



City of Olympia

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Meeting Minutes Planning Commission

Monday, May 6, 2013

6:30 PM

Council Chambers

1. CALL TO ORDER

The meeting was called to order at 6:30 p.m.

1.A ROLL CALL

Present: 8 - Chair Jerome Parker, Vice Chair Judy Bardin, Commissioner Kim Andresen, Commissioner Max Brown, Commissioner Darrell Hoppe, Commissioner Agnieszka Kiswa, Commissioner Roger Horn, and Commissioner Missy Watts

2. APPROVAL OF AGENDA

The agenda was approved.

3. SPECIAL RECOGNITION

New Planning Commission members introduced themselves.

4. PUBLIC COMMENT

There were no public comments.

5. ANNOUNCEMENTS

There were no announcements.

6. INFORMATION REQUESTS

Chair Parker confirmed the deadline for submitting transmittal recommendation letters on the Comprehensive Plan Update to staff is May 8.

7. BUSINESS ITEMS

[13-0353](#)

Final Deliberation on Proposed Landscaping and Screening Code Amendment Related to Screening of Solid Waste Receptacles (Containers)

Associate Planner Amy Buckler provided an overview of the relationship between the

Comprehensive Plan and development regulations. The Comprehensive Plan is a broad goal and policy document that informs the development codes, which contain more detailed regulations.

Public Works Waste ReSources Program Specialist Ron Jones briefed the Commission on a proposed development code update regarding screening standards for waste receptacle bins. Olympia Municipal Code (OMC) Title 18.36 is the landscaping & screening code. It requires development to provide 100 percent solid sight barrier screening for waste bins in all commercial or multi-family uses.

Some challenges arose to accessing bins behind screening enclosures when the City switched from front- to side- loading garbage trucks in 2004. Mr. Jones described the issue and shared photographs.

Commission Discussion and Questions:

- What, if any, are the requirements for ADA accessibility? This is addressed by engineering standards, and it comes up during permit review.
- Minimum road width is in the engineering standards.
- Garbage truck drivers have been asked about possible solutions. They prefer to stay in the truck. "Stab and go" is a goal because it minimizes risk and injury and allows the City to do more with fewer resources. Drivers would prefer bins with 2- or 3-sided screening, rather than 4-sided.
- Trucks can adjust to various heights of containers or road.
- The shortest type of garbage bin used by the City is probably 18" off the ground.
- It would not be ideal for the trucks to pick up bins behind even a 3' or 4' fence because the trucks are jerky; wouldn't want to destroy fencing.
- If the bin is behind a strip mall, outside of public space, what is the point of screening? (rhetorical question.)
- Would it make a difference if the bins looked better? The City has purchased galvanized dumpsters because they have a longer life span than steel. More attractive dumpsters could be purchased, but with an additional cost to the utility, which would be passed onto the ratepayer.
- Aesthetic issue is often about garbage lying around the dumpster, rather than dumpster itself.
- Security is important, and dumpsters can be locked. Some people commented that a space under the gate is nice so you can see if people are in the enclosure.
- The developer pays for the enclosure.
- Different types of uses may need different types of enclosures, depending on compatibility between adjacent uses.
- An example that works well is a fence with colored slats.
- It makes sense that if the City changes conditions that affect functionality of the bin enclosures, then the City should help mitigate the costs.
- A development will be subject to the standards in place at the time their application is deemed complete. The City does not have the ability to retroactively make developments come into compliance with codes that were not in place when the initial application was vested.
- Could look for grants for city beautification.

- Functionality vs. screening is the basic issue.
- With parking lots now located behind buildings and other newer codes, perhaps it is smarter to move closer to functionality than screening.
- There is a concern about difficult to access enclosures not being used. What happens to them? They just sit there. It's up to the owner of the property to do something with them.
- Are there any incentives to reduce the amount of material in the first place?
- Perhaps European cities have some good examples of materials or trucks that could help.
- Look at Seattle's process for compacting garbage and let the Planning Commission know. The "Bullet Foundation Building" uses an interesting process.
- The Commission would like to see the recommended code change at the public hearing.
- Chair Parker will submit comments to staff in writing.

The report was discussed and continued to the Planning Commission for a public hearing on 6/17/2013.

[13-0310](#) 2013 Planning Commission Work Program

The Commission listed ideas for the 2013 Work Program on a white board. Staff will provide the list for further discussion in the next packet.

The recommendation was discussed and continued to the Planning Commission for 5/20/2013.

[13-0365](#) Final Recommendation on Urban Neighborhoods proposal

The Commission discussed the Addendum to the Urban Neighborhoods proposal that was included in the packet, and made revisions. Staff made revisions to the proposal on a Word document during the meeting. The revised proposal and map will be forwarded to the City Council with the Commission's Addendum to their Cover Letter.

Chair Parker moved, seconded by Commissioner Hoppe, to remove the word "evergreen [tree]" from the policy on gateways. Chair Parker, Commissioners Horn, Watts, Andresen, Hoppe and Brown voted in favor. Vice Chair Bardin voted nay, and Commissioner Kizza abstained.

Commissioner Horn moved, seconded by Chair Parker, that the Addendum letter to City Council will make it clear that the Urban Neighborhoods/Future Land Use map adopted tonight is the preferred map being forwarded to the City Council (replaces the Urban Neighborhoods map accepted on March 18.) The preferred map should also include the changes to the Future Land Use map designations made by the Commission in their final vote on the Comprehensive Plan Update on March 18. Commissioner Kizza made a motion to amend the motion to remove "high density on the Port of Olympia site." The motion to amend died for lack of a second. The main motion passed with all in favor.

Chair Parker moved, seconded by Commissioner Horn, to adopt the goals, policies, and

Appendix A of the Urban Neighborhood proposal as revised tonight. The motion passed with all in favor.

Staff confirmed the draft plan to be released on May 20 will include the original Urban Neighborhoods proposal from March 18. An Addendum to the Chair's Cover Letter will include tonight's amended proposal.

The recommendation was approved as amended.

[13-0366](#) Approval of Transmittal Cover Letter for OPC's recommendation on the Comprehensive Plan Update

The Commission made revisions to its transmittal letter, which staff captured on a Word document at the meeting. The revised letter will be forwarded to the City Council.

The letter was approved as amended.

8. APPROVAL OF MINUTES

The minutes were tabled for a future meeting.

[13-0367](#) Approval of March 6, 2013 Planning Commission Urban Neighborhoods/Corridors Subcommittee Meeting Minutes

The minutes were postponed for a future meeting.

[13-0368](#) Approval of March 11, 2013 Planning Commission Meeting Minutes
(includes minutes from continuation of meeting which occurred on March 13, 2013)

The minutes were postponed for a future meeting.

[13-0316](#) Approval of April 1, 2013 Planning Commission Meeting Minutes

The minutes were postponed for a future meeting.

9. REPORTS

There are four other City advisory boards in which a seated member is a Planning Commissioner. Staff will provide information about these in the next packet and via email. The Commission will choose who will sit on these other boards at the next meeting.

Finance Subcommittee Chair Roger Horn reported that the Subcommittee will again be reviewing the Capital Facilities Plan (CFP) this year, and also the 20-year CFP goals and policies. He is looking for 3-4 people to serve on this committee. For context, staff will send out copies of prior year recommendation letters via email.

Commissioner Liaison to the Utility Advisory Committee (UAC) Judy Bardin reported at the last meeting they discussed the Planning Commission recommendation on the Comprehensive Plan. There was some concern about the Commission recommending removal of the Goal PO1 and two related policies regarding sustainability. There was also concern about leaving the Kaiser Road area in a light industrial land use designation since it is located within the Allison Springs wellhead.

ADJOURNMENT

The meeting was adjourned.