



# City of Olympia

City Hall  
601 4th Avenue E  
Olympia, WA 98501

## Meeting Minutes City Council

Information: 360-753-8447

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Tuesday, October 23, 2012

7:00 PM

Council Chambers

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### 1. ROLL CALL

**Present:** 7 - Mayor Stephen H. Buxbaum, Mayor Pro Tem Nathaniel Jones, Councilmember Jim Cooper, Councilmember Julie Hankins, Councilmember Steve Langer, Councilmember Jeannine Roe and Councilmember Karen Rogers

### 1.A ANNOUNCEMENTS

*Mayor Buxbaum noted the Council met as scheduled at 6:00 pm and recessed to Executive Session for no more than an hour to discuss a potential litigation matter and a real estate matter. No decisions were made and the City Attorney was present.*

### 1.B APPROVAL OF AGENDA

**Councilmember Langer moved, seconded by Mayor Pro Tem Jones, to approve the agenda. The motion carried by the following vote:**

**Aye:** 7 - Mayor Buxbaum, Mayor Pro Tem Jones, Councilmember Cooper, Councilmember Hankins, Councilmember Langer, Councilmember Roe and Councilmember Rogers

### 2. SPECIAL RECOGNITION - None

### 3. PUBLIC COMMUNICATION

*Mr. Jim Reeves spoke of impending disasters in Washington State.*

*Ms. Carolyn Roos, 2109 Bush Ave. NW, spoke on the appeal of the Bing Street Apartments. She asked that the City seriously consider the issues the neighborhood has raised.*

*Mr. Robert Whittock said citizens should carefully read the propositions before voting.*

### COUNCIL RESPONSE TO PUBLIC COMMUNICATION

*Councilmember Roe asked the City Manager to respond to the issue brought up by Ms. Roos. Mr. Hall said staff is looking at all information and appreciates the information brought in by the neighborhood.*

### 4. CONSENT CALENDAR - None

### SECOND READINGS - None

**FIRST READINGS - None****5. PUBLIC HEARING - None****6. OTHER BUSINESS**

- 6.A**     [12-0669](#)     Continuing Shoreline Master Program (SMP) Discussions on Setbacks, Building Heights, Vegetative Buffers and other Shoreline Regulations.

**Attachments:**     [1. Questions from Council and Answers](#)  
                          [2. Questions from Councilmember Jones and Answers](#)  
                          [3. June Draft - SMP Document](#)  
                          [4. Submittal Checklist to State DOE and Comments](#)  
                          [5. Shoreline West to East Bay](#)  
                          [6. Issues - Summary Matrix](#)  
                          [7. Link to online documents](#)

*Mayor Buxbaum acknowledged the hard work done by the Council last week on this issue. The City Council continued discussion and guidance to staff on the Shoreline Master Program update.*

*Mayor Buxbaum proposed including Marathon Park in CAP 6 and the "Waterfront Recreation" shoreline environment designation. Other council members concurred.*

*CPD Director Keith Stahley gave a PowerPoint presentation on setbacks and buffers. He referred to a table of Dept of Ecology general recommendations for setbacks and buffers which suggested that more developed areas would have smaller setbacks.*

**GUIDANCE ON SHORELINE SETBACKS AND BUILDING HEIGHTS*****BUDD 4 – Percival Landing***

- *Council supported 30' setback based on existing development, extensive shoreline armoring and addressing sea level rise. Setback would apply only to new development. Shoreline restoration would be addressed by local, state, and other agencies at time of permit application.*
- *CPD Director Stahley provided overview of zoning heights along Budd Inlet. He explained that building height in the shoreline jurisdiction is measured to the highest point on a building including mechanical equipment.*
- *Council supported heights based on zoning but address discrepancy in how height is calculated in the SMP and zoning code (mid-point of roof). BUDD 4 located in the Urban Waterfront-35 zone, with corresponding height of 35'.*

***BUDD 3A – West Bay***

- *Council expressed support to maintain West Bay master plan in development of SMP regulations. Support 30' setback/vegetation buffer with confirmation from staff that it is adequate to achieve shoreline softening, trail construction, and vegetative buffer.*
- *CPD Director Stahley provided an overview of height bonuses for the West Bay zoning.*

- Council supported heights based on zoning. BUDD 3A is located in the Urban Waterfront 42-65 and Urban Waterfront 65 zones with corresponding heights of 42 – 65' (with height bonus incentives) and 65'.

#### *BUDD 3B – West Bay*

- Reaches BUDD 3B and 3C were combined at previous meeting into single 3B reach extending from the west side of the 4th Ave Bridge to just north of Rotary Park.
- Council supported 150' setback/vegetation buffer based on desire to maximize protection of shoreline ecology. Trail would be allowed within setback and could meander to provide areas for restoration as well as areas for recreation uses and public access (physical and visual). Council envisioned development similar to those found in the existing Rotary Park such as play areas, seating areas, picnic areas and shoreline access would be allowed in this buffer area.
- Staff to clarify what activities can occur within the setback/vegetation buffer. Also work with Parks staff to develop a vegetation management approach for view corridors.
- Road expansion allowed within existing right-of-way.
- Council supported heights based on zoning. The southern portion of the reach is in the Professional Office/Residential Multifamily zone with corresponding height of 35' or 60' depending on proximity to R6-12 zone and not to exceed 5 feet above the centerline of West Bay Drive.

#### *BUDD 5A – Percival Landing*

- Council supported 30' setback and zoning heights. BUDD 5A is located in the Urban Waterfront-35 zone, with corresponding height of 35'.

#### *BUDD 5B – Marine Terminal*

- Council supported 0' setback and zoning heights. BUDD 5B is located in the Industrial zone with corresponding height of 50'.

#### *BUDD 8A and 8B – Priest Point Park*

- Council supported a 200' setback.

#### *BUDD 7 – East Bay Drive*

- Council supported a 30' setback and no vegetation buffer.

#### *BUDD 6B – East Bay Drive*

- Council supported 30' setback.
- Everything on west side of road would be vegetated buffer, except for existing viewing platform/viewing area.
- Maximize restoration, but allow viewing areas to continue.
- Take similar approach to vegetation management and view corridors as West Bay Drive.

#### *BUDD 6A – Olympic Ave/Marine Drive*

- Council supported the road edge as the setback.
- Council supported zoning heights in the "Urban Intensity" parallel designation, but did not support any buildings within the "Urban Conservancy parallel designation.

#### *BUDD 5C – Port Peninsula/East Bay*

- Look toward Percival Landing as model for what could happen in this reach, taking into consideration the Port's long term plans.
- Council supported 50' setback with maximum building height of 25'. Setbacks of less than 50' allowed with shoreline restoration/enhancement, but in no case can setback be less than 30'. At the 75' setback, building heights can increase to 40'.
- Council suggested a similar approach for West Bay.

*CAP 6 – Capitol Lake*

- Council supported 150' setback and zoning heights.

*CAP 6B*

- Council agreed with OPC's recommendation.

*Roadway Issues*

- Fran Eide provided an overview of road improvements within the shoreline jurisdiction. In some places there is adequate right-of-way but in other areas, right-of-way may be lacking.
- Council directed to develop a flexible approach to address the City's road needs.

*Scheduling*

- Now that Council has provided direction, there is no need for the Nov. 3 and Nov. 13 meetings, but there should be a meeting for staff to identify critical issues before going out to the public with the next draft. The mayor expressed an interest in collapsing the schedule and moving the hearing date up.
- It was agreed to schedule this item on the agenda under Other Business for Council action in early January with the public hearing to be scheduled in late January or early February.

**7. CONTINUED PUBLIC COMMUNICATION****8. REPORTS AND REFERRALS**

*Councilmember Hankins moved, seconded by Councilmember Cooper, to table REPORTS. The motion passed unanimously.*

**9. ADJOURNMENT**

*Meeting adjourned at 11:10 pm*