



City of Olympia

City Hall
601 4th Avenue E
Olympia, WA 98501

Information: 360.753.8447

Meeting Agenda

Land Use & Environment Committee

Thursday, October 23, 2014

5:30 PM

Council Chambers

1. ROLL CALL

2. CALL TO ORDER

3. APPROVAL OF MINUTES

- 3.A [14-0992](#) Approval of September 25, 2014 Land Use and Environment Committee Meeting Minutes

Attachments: [Minutes](#)

4. COMMITTEE BUSINESS

- 4.A [14-1003](#) Shoreline Master Program Update -- Comments Received by Department of Ecology

Attachments: [Public Comments with Preliminary City Response](#)
[Comment summary by commenter](#)

- 4.B [14-0981](#) Annual Annexations Briefing

Attachments: [Urban Growth Areas](#)
[City Park Sites](#)
[Annexations map](#)

- 4.C [14-1011](#) Artesian Commons Fence

- 4.D [14-0887](#) Community Planning and Development (CPD) Work Program Update

Attachments: [CPD Annual Baseline Planning Work Program Summary](#)
[CPD Planning Projects Gantt Chart COUNCIL Involvement - Updated 9.18.14](#)

- 4.E [14-1008](#) Status Reports and Updates

5. ADJOURNMENT

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City of Olympia

Land Use & Environment Committee

Approval of September 25, 2014 Land Use and Environment Committee Meeting Minutes

Agenda Date: 10/23/2014
Agenda Item Number: 3.A
File Number:14-0992

Type: minutes **Version:** 1 **Status:** In Committee

Title

Approval of September 25, 2014 Land Use and Environment Committee Meeting Minutes



City of Olympia

City Hall
601 4th Avenue E
Olympia, WA 98501

Information: 360.753.8447

Meeting Minutes - Draft Land Use & Environment Committee

Thursday, September 25, 2014

5:30 PM

Council Chambers

1. ROLL CALL

Present: 3 - Chair Steve Langer, Committee Member Jeannine Roe and Committee Member Julie Hankins

OTHERS PRESENT

Community Planning and Development Director Keith Stahley
Downtown Liaison Brian Wilson
Public Works Engineering City Engineer Fran Eide
City Surveyor Ladd Cluff
Assistant City Engineer Steve Sperr
City Manager Steve Hall

2. CALL TO ORDER

Chair Langer called the meeting to order at 5:31 p.m.

3. APPROVAL OF MINUTES

3.A [14-0893](#) Approval of August 28, 2014 Land Use & Environment Committee Meeting Minutes

The minutes were approved.

4. COMMITTEE BUSINESS

4.A [14-0921](#) Downtown Project III Update

Mr. Wilson briefed the Committee on the latest progress of several projects including; the Alcohol Impact Area, Artesian Commons, alleyway lighting, Clean Team update, Downtown Ambassadors, and other projects.

Discussion:

- Placing the Artesian Commons mural on the Consent Calendar.
- Obsidian Club, a performance space restaurant and coffee shop, due to open in October.

The report was completed.

4.B [14-0887](#) Community Planning and Development (CPD) Work Program Update

This item was postponed to the next meeting due to staff illness and unavailability.

The report was postponed and referred back to the Land Use & Environment Committee.

4.C [14-0733](#) Vacating Street and Alley Right-of-Way

Ms. Eide gave a presentation entitled "Vacating Streets and Alleyways" which outlined the application process, criteria for approval, process for staff review and evaluation, and fee structure.

Mr. Ladd explained right-of-way, dedication, and public interest/rights. He discussed the intention behind the Municipal Code to ensure that vacating City streets and alleys, or portions thereof, will not have negative effects on private properties or the general public, and how the process is intended to assure the City's long range transportation and land use goals are met. He described how City streets and alleys are considered community resources and how their abandonment through this process should uphold the public's interest. He described an example of vacating right of way to extend a park.

Discussion:

- Notification process of adjacent property owners.
- 1890 statute of unused alleyways vacation.
- Pathway programs and reluctance to give up any public right of way.
- Looking at all alternatives before giving up any public access.

Mr. Walt Jorgenson inquired about the process of petitioning abutting property owners and determination of whether vested rights are affected.

Mr. Sperr explained how a Site Plan Review Committee is selected.

The report was completed.

4.D [14-0907](#) Briefing on Engineering Design and Development Standards

Mr. Sperr discussed the proposed Engineering Design and Development Standards (EDDS) updates and reviewed how proposed changes will affect bicycle facility requirements, requirements for LED light standards to replace high pressure sodium (HPS), and solid waste receptacle placement standards.

Ms. Karen Messmer, a representative of the Olympia City Streets Campaign, discussed the letter sent from this organization. She expressed concern about the citizen participation process and the difficulty when comments get integrated the following year, rather than the year in which they are submitted.

Discussion:

- Lighting and the effects of color temperature on wildlife corridors.
- Problems of current lighting color and temperature which does not meet quality of life standards.
- Speed bumps and neighborhood street limits.
- EDDS and action plan coordination.
- Concern about feedback timeframe allowed on Oly Speaks and the problems with inadequate processing by the City, and insufficient archiving which would allow for continuity, reference, and appropriate integration.

Chair Langer thanked Ms. Messmer for her active participation and the excellent level of detailed advice in the letter. He suggested changes to the Oly Speaks tracking system based on her comments and staff agreed to address Ms. Messmer's concerns confirming the goal of the City website to support public engagement.

It was moved by Commissioner Roe, seconded by Commissioner Hankins, to recommend the proposed updates move to a public hearing before City Council. The motion passed unanimously.

Mr. Daniel Einstein from the Olympia Coalition for Ecosystems Preservation spoke about the organization's efforts to conserve the West Bay woods and Schneider Creek basin. He read a prepared letter and will submit the letter by email to Councilmembers.

Chair Langer thanked Mr. Einstein and explained the Committee's role and who makes decisions regarding development. He recommended Mr. Einstein meet with Mr. Hall to discuss effective strategies for further City involvement.

The report was completed.

5. ADJOURNMENT

The meeting was adjourned at 7:18 p.m.



City of Olympia

Land Use & Environment Committee

Shoreline Master Program Update -- Comments Received by Department of Ecology

Agenda Date: 10/23/2014
Agenda Item Number: 4.A
File Number:14-1003

Type: discussion **Version:** 1 **Status:** In Committee

Title

Shoreline Master Program Update -- Comments Received by Department of Ecology

Recommended Action

Committee Recommendation:

No prior Committee review on this aspect of Shoreline Master Program.

City Manager Recommendation:

Briefing and discussion.

Report

Issue:

Late in 2013 the City of Olympia submitted a proposed update of its Shoreline Master Program for review and approval by the Department of Ecology. Between July 23 and September 8 of 2014, Ecology accepted public comment on the proposal. Pursuant to Ecology's standard review process, the City now has an opportunity to respond to those comments. The City's response, if any, is due early in November. This briefing will provide Committee members with an opportunity to discuss a tentative response.

Staff Contact:

Keith Stahley, Director, Community Planning and Development Department, 360.753.8227

Presenter(s):

Todd Stamm, Principal Planner, Community Planning and Development Department

Background and Analysis:

Washington's Shoreline Management Act (SMA) requires that each city and county adopt and administer a 'Shoreline Master Program' (SMP) approved by the Washington Department of Ecology. These programs apply to 'shoreslines of the state' (major water bodies) and nearby lands. Such programs usually include local goals, policies, development regulations and standards. The goals and policies become part of the local Comprehensive Plan. A 2003 amendment of the Act requires periodic updates of all SMPs.

In 2007 Olympia began an update of its Shoreline Master Program with an adoption target of

December 1, 2011. Due to an extended public process, the City's proposed update was not forwarded to Ecology until December of 2013. Ecology's staff is now reviewing the City's proposal - until approved by Ecology, it will not be in effect.

In general, Ecology is to review the City's proposal for consistency with the Act and SMP update guidelines and procedures. As part of that review process, Ecology held a public hearing on July 31 and accepted public comment until September 8, 2014. The next step in the standard process is for the City to respond to the comments received by Ecology. Ecology staff will then review the proposal and all comments including the City's response. Ecology will then issue 'findings and conclusions.' These may include approval of the proposal, or Ecology may require or recommend changes to the proposal. If changes are proposed, the City will have at least thirty days to respond to Ecology's proposal. These procedures are described in more detail in Washington Administrative Code 173-26-120.

Public Comments and Response

As noted above, at this stage the City is being provided an opportunity to respond to public comments submitted to Ecology. In brief, the public's comments focused on:

- Flood and earthquake risks
- Sea level rise
- Building heights and view protection
- Building setbacks, especially along Budd Inlet
- Public access, especially to Budd Inlet
- Heritage Park area

To assist the City in responding, Ecology staff provided a summary of those comments. That summary, organized by topic, is attached and includes tentative responses drafted by City staff. Also attached for convenience is a City-staff-prepared comment summary organized by commenter. Upon request, Olympia Community Planning and Development staff can provide a copy of all comments received by Ecology.

Staff's draft of proposed responses generally focus on the extensive public process employed by the City, the Cumulative Impacts Analysis and Inventory and Characterization, the broad range of alternatives considered, the balancing of Shoreline Management Act goals in the proposal ultimately approved by the Council, and consistency of the proposal with local plans and values. Any comments, suggestions or directions from the Committee regarding these responses will be welcomed by staff.

Neighborhood/Community Interests (if known):

Community interest and participation in the update of Olympia's Shoreline Master Program has been extensive and intensive, and is expected to continue.

Options:

1. Concur with approach being considered by staff.
2. Provide specific suggestions or direction regarding City responses to comments.
3. Refer matter to City Council for consideration on October 28 or November 3.

Type: discussion **Version:** 1 **Status:** In Committee

Financial Impact:
Within current budget.

Responsiveness Summary: City of Olympia Locally Adopted Shoreline Master Program (SMP)

Ecology Public Comment Period: July 23, 2014 through 5:00 pm on September 8, 2014

City responses by name, date

Comment Number	Comment Topic and/or SMP Citation	Commenter(s)	Comment (Summary)	{Tentative} Local Government Response and Rationale	State Response and Rationale
1.	Sea Level Rise	Jeanette Dickison	SMP draft does a good job of protecting shoreline and responding to Sea Level Rise (SLR).	Concur; and see flooding response below.	
2.	Building Heights	Jeanette Dickison	Satisfied with plan as it applies to West Bay Drive; elsewhere, "views" have usurped heights and will prevent urban densities along the rest of Olympia's shoreline and the Port Peninsula. Plan does little to bring a housing district to downtown and inhibits the ability of the Port to respond to exchange of goods and ideas.	Proposed height limitation and view protection provisions strike a balance consistent with Shoreline Management Act (SMA), local values and community's vision for downtown.	
3.	Existing Buildings and Uses	Bob Van Schoorl/Olympia Yacht Club Gary Ball Walt Schefter Vita Zvirzdys-Farler Kevin Stormans/Bayview Thriftway James Lengenfelder	Supports nonconforming development provisions. Clarity regarding the ability to maintain, repair and restore existing structures and uses is critical to existing property owners.	Concur.	
4.	Setbacks and Vegetation Conservation Areas (VCAs)	Bob Van Schoorl/Olympia Yacht Club Gary Ball Walt Schefter	Increased setbacks to 30 feet within downtown waterfront corridor/Urban Intensity area represents well-crafted compromise between appropriate shoreline protections and flexibility for downtown waterfront. Setbacks are consistent with the shoreline inventory and recognize existing shoreline environment in the downtown area. Cumulative impacts assessment agreed no net loss standard can be achieved with recommended standards.	Concur.	
5.	Public Access	Bob Van Schoorl/Olympia Yacht Club Gary Ball Walt Schefter Vita Zvirzdys-Farler	Want to make sure public access is a partnership not a mandate. Accommodating public access on private property is not a valid basis to significantly increase setbacks. Shoreline Management Act (SMA) requires public access opportunities but not a public trail around the entirety of Olympia's waterfront.	Proposed public access provisions, especially for non-water-oriented uses, are consistent with SMA balancing of public enjoyment and access, water dependent uses and environmental protection.	
6.	Covered Moorage	Bob Van Schoorl/Olympia Yacht Club	There are mandates in the SMP that should not be; these should be between the property user and the lessee and be taken care of when we negotiate our new lease with the Department of Natural Resources. We need the ability to maintain our boathouses.	Proposed covered moorage limitations are consistent with recommendations of state agencies and environmental protection.	
7.	Mixed Use	Bob Van Schoorl/Olympia Yacht Club	Agree with some of the mixed use provisions. Believes we should have a mix of waterfront, retail, office, recreational opportunities.	Concur.	
8.	Environment Designation for the Olympia Yacht Club	Bonnie Jacobs/Friends of the Waterfront	Doesn't understand why the yacht club is designated Urban Intensity, believes it should be Urban Recreation.	Urban Intensity designation of this area is consistent with 'inventory and characterization,' neighboring shoreline uses and providing for new uses of the site.	
9.	Flooding	Bonnie Jacobs/Friends of the Waterfront	SMP does not address flooding and appears to punt. Wants to know how Olympia will defend the city against water, where the line of defense will be and who will pay for it. Will we encourage more publicly financed buildings in the flood zone? It is also a liquefaction	Proposal includes adopting Olympia's critical area regulations, including references to flood risk management and seismic regulations. SMA does not require that SMPs	

Comment Number	Comment Topic and/or SMP Citation	Commenter(s)	Comment (Summary)	{Tentative} Local Government Response and Rationale	State Response and Rationale
			zone.	include a specific flood-control plan. The City continues to develop strategies for responding to sea level rise through close monitoring of the evolving science and gathering data and conducting research unique to Olympia and Budd Inlet.	
10.	Building Setbacks in Urban Intensity Designation	Bonnie Jacobs/Friends of the Waterfront	30 foot building setback will limit options to stem rising tides that might be more effective, less costly, and create a more pleasing waterfront experience. Wants to see setbacks of 50 feet or more.	Thirty-foot distance balances such opportunities for sea level rise protection with development potential of private property; consistent with SMA goals.	
11.	Building Setbacks in Urban Intensity Designation	Bonnie Jacobs/Friends of the Waterfront	(In response to other testimony) - keep hearing compromise and balance and there was no compromise on the 30-foot setback. That was a bare minimum and that's what they chose. They did not compromise 6 inches on 30-foot setback.	See above response.	
12.	Community Visioning	Susan Ahlschwede	Community gatherings should have continued on a regular basis throughout the process. More structure and direction from the council and the community would have made it clear what Olympia really wanted in our SMP.	As reflected in the record, Olympia's public process continued for many years and included over 100 well-documented meetings and other opportunities for public participation of both the Planning Commission and the Olympia City Council, all consistent with SMA and the Growth Management Act.	
13.	Building Setbacks in Urban Intensity Designation	Susan Ahlschwede	Environment designations were hotly debated and changed many times between Urban Conservancy and Urban Intensity. 30-foot setback for urban intensity reaches of Budd Inlet is a mistake; the minimum should be 50 feet excluding the marine terminal. Health and safety issues associated with flooding will magnify; protection methods can be built into a 50 foot setback. A 30 foot setback means buildings would be smack dab up against a future trail. This would not create the right feeling and would make future maintenance difficult. Restoration also must occur in these areas. If all of the above (restoration, trail and flood control) can't happen in 30 feet, it isn't enough.	Selection of thirty-foot setback was result of balancing many interests consistent with SMA. To extend consistent with SMA and guidelines, such local judgment should be approved by Ecology. Given existing ownership and development patterns much of the Urban Intensity SED will continue to enjoy setbacks in excess of 30 feet.	
14.	Setbacks and Vegetation Conservation Areas (VCAs)	Vita Zvirzdys-Farler	Strongly supports setback and VCA provisions in the urban intensity area. Would have liked to have seen 10-foot setbacks but the 30-foot setbacks within downtown waterfront core represent a good compromise between shoreline protections and flexibility.	See above re setbacks.	
15.	Public Access and Mixed Use	Vita Zvirzdys-Farler James Lengenfelder Adam Frank/Olympia Master Builders (OMB)	Mixed-use commercial development is only allowed when providing both public access and shoreline enhancement/restoration. Ecology's regulations related to mixed use development are not this restrictive. SMP should allow mixed use commercial developments that provide significant public benefit, which may include - but is not limited to - public access and/or shoreline restoration. OMB supports mixed uses in the shoreline, but public access through private property should not always be required.	See response above re non-water-oriented uses. Local judgment regarding public access to be provided upon such uses is appropriate.	
16.	Building Setbacks in Urban Intensity	Bob Jacobs/Friends of the Waterfront	Not much consideration was given to the 30 foot setback or how it would work in the future and is inadequate. Impression is Council	Many alternative setbacks were considered by staff, Planning Commission and City	

Comment Number	Comment Topic and/or SMP Citation	Commenter(s)	Comment (Summary)	{Tentative} Local Government Response and Rationale	State Response and Rationale
	Designation	Sherri Goulet	chose the least width they could for reasons they kept to themselves. Considering how it's measured, 30 feet means around 20 feet of flat land, which is not enough to accommodate a multi use path (City standard is 22 feet). Need 50 foot or more setbacks, 40 feet of flat land with no buildings on it, for quality public access, which is required by the SMA. Shoreline recreational uses are a preferred use under the SMA.	Council. Final decision is well-supported by the record as an appropriate judgment of the Council.	
17.	Building Heights	Bob Jacobs/Friends of the Waterfront	A 3 story building so close to a path provides a looming wall that is unpleasant to path users and doesn't represent quality access.	City received a wide variety of comments on this issue and carefully evaluated options. Ultimate conclusion as expressed in the proposal should be approved.	
18.	Flooding	Bob Jacobs/Friends of the Waterfront Sherri Goulet	SMP submittal fails to comply with RCW 90.58.100(2)(h). Verbal testimony refers to three maps (exhibits) that represent why wider setbacks are needed. The SMP essentially says the city will deal with flooding in the future, which isn't an adequate response to a statutory requirement to prevent and minimize flood damages. Specific actions, costs, fund sources and a timeline for each portion of the shoreline are needed. 20 feet of flat land is insufficient for flood prevention structures and the equipment needed to install and maintain them. A narrow setback forecloses more desirable options in terms of effectiveness, cost and public access.	See responses above.	
19.	Liquefaction	Bob Jacobs/Friends of the Waterfront	Basically all the waterfront downtown except for East Bay Drive is in a liquefaction zone. SMA requires the SMP to require against adverse effects to public health. Also, cities are required to protect property. Wider setbacks would further both objectives by putting buildings back further from the water so you get less damage to them and the people in them - areas near the water and whatever is on top of them are likely to flow into the water in the event of an earthquake.	Much of downtown Olympia including many areas well removed from the shoreline are subject to liquefaction. Pursuant to State directives including the Growth Management Act, the City of Olympia requires that all new structures comply with seismic standards intended to reduce such risks. SMA does not require exceptional standards in the shoreline area.	
20.	City SMP approval	Bob and Bonnie Jacobs/Friends of the Waterfront	SMP submitted by City was approved in a troubling context. Certain Council members (1) downplayed the importance of the SMA and stated it was not appropriate to manage land use within shoreline jurisdiction, and (2) promoted reduction of Ecology's role in implementation, to be accomplished by keeping SMP provisions weak so Council could maximize City's flexibility.	Council members extensively and carefully considered the proposed SMP, the governing law and Ecology staff role and guidance.	
21.	Public Access, section 2.15B on page 16	Bob and Bonnie Jacobs/Friends of the Waterfront Jeffrey Jaksich	Change cited section to require public access be incorporated to maximum extent practicable in all new development or redevelopment. This would comply with the SMA policy in RCW 90.58.020, paragraph 4 and statutory policies that public access is a preferred use under the Act.	City proposed policy is consistent with SMA and reflects public access priority of the Act.	
22.	Industrial Development, section 3.52B on page 66	Bob and Bonnie Jacobs/Friends of the Waterfront Jeffrey Jaksich	Amend cited section to specify this applies only to <u>light</u> industrial uses. Except for Marine Terminal, new or expanded non-water dependent and non-water related <u>heavy</u> industrial uses are not appropriate.	Specific reference is to the content of an application for industrial development, and should apply to all industry. Limitations on industry location are determined by combination of the SMP and local zoning, and not by these SMP-wide standards. Table 6.1	

Comment Number	Comment Topic and/or SMP Citation	Commenter(s)	Comment (Summary)	{Tentative} Local Government Response and Rationale	State Response and Rationale
				permits new industrial uses in the Urban Intensity and Port Marine Industrial SEDs only as water dependent or water oriented only. These uses are generally prohibited in all other SEDs.	
23.	Industrial Development, section 3.52G.5 on page 67	Bob and Bonnie Jacobs/Friends of the Waterfront Jeffrey Jaksich	Remove sanitary sewer outfalls from cited section; all sanitary sewage is now and for the foreseeable future will be processed by LOTT.	Although rarely exercised, the potential for individual industrial uses to provide separate wastewater treatment and outfall should be retained.	
24.	Vegetation Conservation Areas (VCAs), section 3.31 on page 50	Bob and Bonnie Jacobs/Friends of the Waterfront Jeffrey Jaksich	In cited section, reconsider allowed activities in VCAs that are inconsistent with function and purpose of VCAs (loading equipment for transport of logs and picnic shelters).	Uses to be allowed within VCAs were carefully considered to provide for water-oriented uses and public access. Proposed VCAs are larger than minimum needed specifically so these uses can be accommodated.	
25.	Boat Storage and Covered Moorage, sections 3.47 and 3.48 on page 65	Bob and Bonnie Jacobs/Friends of the Waterfront Jeffrey Jaksich	Term "dry moorage" is an oxymoron. "Moorage" means in the water. Suggest defining "moorage" as in water and "boat storage" as out of the water, whether on land or in/on a structure over the water. Merge section 3.48B into 3.47. Allow boat storage in shoreline jurisdiction only for single family residences.	For consistency, proposed definitions are consistent with SMP guidelines and definitions utilized by State agencies. Specific references can be provided on request.	
26.	Table 6.2 on page 60	Bob and Bonnie Jacobs/Friends of the Waterfront Jeffrey Jaksich	Budd 3A: 65-foot height limit is inappropriate, will allow for view blockage to many properties on adjacent hill. 35-foot height limit would be consistent with express statutory direction (RCW 90.58.320). If 65-foot height limit is allowed, require a VCA as in 7-9-13 City Council hearing draft.	These building height allowances and related mitigation were carefully considered to balance view protection and consistency with community vision as expressed in City's comprehensive plan. Impacts on views will be addressed during the development review process.	
27.	Table 6.2 on page 60	Bob and Bonnie Jacobs/Friends of the Waterfront Jeffrey Jaksich	Urban Intensity: for readability, change "all others" to Budd 4 and 5A.	City staff welcomes any proposals by Ecology for increasing readability and clarity of the proposed SMP.	
28.	Table 6.2 on page 60	Bob and Bonnie Jacobs/Friends of the Waterfront Jeffrey Jaksich	Urban Intensity: under "all others" (Budd 4 and 5A), height limit of 35 feet would achieve human scale development. Building step backs should be imposed for same purpose.	See responses above regarding building locations and heights.	
29.	Table 6.2 on page 60	Bob and Bonnie Jacobs/Friends of the Waterfront Jeffrey Jaksich	Waterfront Recreation: change maximum standard building height from 42 feet and 35 feet to 15 feet. Buildings taller than 15 feet are not appropriate in shoreline jurisdiction for public parks with the exception of the carillon at the south end of Heritage Park (Cap 6).	See responses above regarding building locations and heights. Proposed SMP would allow State flexibility to revise Heritage Park plans within SMP constraints – SMA does not require limiting to current plans for site.	
30.	Table 6.2 on page 60	Bob and Bonnie Jacobs/Friends of the Waterfront Jeffrey Jaksich	Reach Budd 4: 35-foot height limit is suggested to match current zoning. For reaches 5A and 6A, 35-foot limit waterward of streets and 45 feet in remainder would maintain human scale.	See responses above regarding building locations and heights.	
31.	Table 6.3 on pages 61 and 62	Bob and Bonnie Jacobs/Friends of the Waterfront	Minimum setbacks from ordinary high water mark under any conditions should be at least 50 feet except for the Marine Terminal (Budd 5B), Ward Lake and Ken Lake, and shelters for public access to	See responses above regarding building locations and heights; setbacks along lakes were based on balance of environmental	

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		Jeffrey Jaksich	the water. This is minimum amount of space needed for future public uses, increased safety and a human scale built environment.	protection with current conditions. See inventory of current building setbacks.	
32.	Cap 6 reach (Heritage Park)	Bob Jacobs	30-foot setback would allow buildings that could be 35 feet tall to be built right behind walking path. This is contrary to the design of park. Setback and height allowance should be changed to at least 100 feet and one story. Only exception should be for construction of carillon at the south end of Heritage Park.	Proposed SMP would allow State flexibility to revise Heritage Park plans within SMP constraints – SMA does not require limiting to current plans for site.	
33.	Building Heights	Sherri Goulet	30-foot setback would allow 35-foot tall buildings immediately adjacent to path; walking along such a path with buildings towering over would not be construed as quality public access. A 50 to 55-foot setback would provide a reasonable quality walking experience.	See response above.	
34.	Earthquake Preparedness	Sherri Goulet	30-foot setbacks are inadequate to mitigate against soil liquefaction along the shorelines caused by earthquakes. Public and private buildings must be protected from the liquefaction ensuing from a severe earthquake.	See response above.	
35.	Setbacks	Adam Frank/Olympia Master Builders	Scientific assessments show there's no need to increase setbacks; 30 feet is sufficient to achieve a no net loss standard while maintaining flexibility for waterfront development. Olympia Master Builders (OMB) would like to voice its strong support for the compromise reached.	Concur.	
36.	Existing Buildings and Uses	Adam Frank/Olympia Master Builders	OMB supports clarity provided by nonconforming development provisions. Imprecise standards can cause anxiety for property owners so it's nice to have clear and easy to understand guidance.	Concur.	
37.	SMP overall	Kevin Stormans/Bayview Thriftway	Encourages adoption of SMP as submitted by the City. Document strikes compromise and balance with different views and opinions that have been expressed as well as Shoreline Master Program Guidelines.	Concur.	
38.	Setbacks	Kevin Stormans/Bayview Thriftway	Nothing in record supports large setbacks within downtown waterfront. 30-foot setbacks represent well-crafted compromise between appropriate shoreline protections and flexibility. Supports City's proposed setback within "Urban Intensity" areas.	Elements of record do support larger setbacks, but these were considered when reaching 30-foot provision of the proposal.	
39.	Vegetation Conservation Areas (VCAs)	Kevin Stormans/Bayview Thriftway	Olympia's downtown waterfront core is identified as a degraded and an artificial shoreline environment with little to no existing shoreline ecological function. The Cumulative Impacts Assessment performed by ESA concluded that the City's SMP will maintain overall condition of shoreline and avoid long-term cumulative impacts.	Concur.	
40.	Existing Buildings and Uses	David Schaffert/Thurston County Chamber	Cites concurrence and agreement with respect to nonconforming development provisions with earlier speakers (Mr. Van Schoorl, Mr. Frank and Ms. Zvirzdys). Ability to repair, maintain, and, ultimately to be able to rebuild if something happens to one's structure was a real concern.	Concur.	
41.	Setbacks	David Schaffert/Thurston County Chamber	A lot of eye of the beholder in this. Concur with citing shoreline inventory and no net loss in support of current proposal.	Concur.	
42.	Mixed Use	David Schaffert/Thurston County Chamber	Chamber is interested in ability to have mixed use in a vibrant downtown urban waterfront. Chamber's adopted vision for urban waterfront is very similar to Friends of the Waterfront, which envisions a mixed-use vibrant waterfront that can be utilized for	Concur.	

Comment Number	Comment Topic and/or SMP Citation	Commenter(s)	Comment (Summary)	{Tentative} Local Government Response and Rationale	State Response and Rationale
			commerce and for people to access and enjoy.		
43.	SMP overall	Mike Reid/Port of Olympia	Port has seen many drafts through this process and is pleased with the current product. It has addressed some of the concerns the Port had. It is filled with compromises that address the issues that were raised; Port supports it.	Concur.	
44.	City SMP approval	Jeffrey Jaksich	Public involvement and input were limited and hampered by self-serving planning staff and some elected officials. Olympia Planning Commission subcommittee and support staff distorted public input and reversed prior City Council buffer policies by bringing back decided policy with narrower buffers and misinformation.	Public involvement process was extensive, fair and consistent with SMA and GMA.	
45.	City SMP approval	Jeffrey Jaksich	Council members (1) downplayed importance of SMA stating it was not appropriate to manage land use within shoreline jurisdiction, and (2) accomplished reduction of Ecology's role in implementation by keeping SMP provisions weak so Council could maximize City's flexibility.	See response above.	
46.	City SMP approval	Jeffrey Jaksich	Staff driven changes allowed for reduced buffer from the wider Olympia saltwater shoreline 50 foot buffer minimum.	Proposal reflects information, comments and opinion from many parties including staff.	
47.	Existing Buildings and Uses	Walt Schefter	Must be recognized that urban uses of the waterfront have existed for hundreds of years and that purpose of SMP process is not to roll back development and squeeze out uses to fulfill vision of some earlier age. It is to protect what is there now and halt any further loss.	Concur.	
48.	SMP overall	John DeMeyer	Proposed SMP is result of long process involving input from all interested parties. It strikes acceptable balance in providing environmental protection and accessibility to the shoreline by general public and water dependent users.	Concur	
49.	SMP overall/West Bay	Mort James III/West Bay Drive Neighborhood Association	Supports October 2013 draft SMP as it pertains to West Bay. West Bay subarea plan balances design considerations, view corridors and density with public amenities, shoreline restoration and enhancement opportunities and incentives; association is dedicated to preserving it consistent with state shoreline regulations. Draft is a good compromise for development, sea level rise concerns and restoration.	Concur.	
50.	City SMP approval	Robert Jensen	Record contains attitudes counterproductive to and that colored development of a credible SMP. Statements by certain Council members either (1) expressed views of SMA as antiquated, unresponsive to today's land use issues and no longer of significant impact, or (2) seek to increase City's flexibility by reducing Ecology's role.	See response above.	
51.	Flooding	Robert Jensen	City is aware of actual and forecast flooding in marine shoreline areas but SMP does not take marine flooding into account. Understands City included a provision providing for further study of flooding issues instead of including an element that addresses flooding per RCW 90.58.100(2)(h). SMP is defective because regulations are not appropriate. SMP should be remanded for consideration of flooding.	See responses above.	
52.	Flooding and Sea Level Rise	Judy Bardin	SMA requires SMP to address flood control including "prevention and mitigation of flood damages" (RCW 90.58.100(2)(h)) and that the City	See responses above. Ecology staff is urged to review cited report and seek additional	

Comment Number	Comment Topic and/or SMP Citation	Commenter(s)	Comment (Summary)	{Tentative} Local Government Response and Rationale	State Response and Rationale
			use the best available scientific information (RCW.90.58.100 (1)(e)). City has not addressed available scientific information and lacks sufficient data to plan for sea level rise impacting flooding risk. Cites findings from "The City of Olympia Engineered Response to Sea Level Rise", December 2011 and states 30-foot setbacks are too risky and may tie City's hands in planning for flood protection.	information as needed. Period updates to the SMP are required and as new information becomes available it will be incorporated into the program.	
53.	Setbacks	James Lengenfelder	Because of community's continued disagreement, seems inappropriate to alter current setbacks. Nothing in record to support larger setbacks being pushed by some folks in the community.	SMP update process does not require that unanimity result; resulting proposal reflects many viewpoints.	
54.	Covered Moorage	James Lengenfelder	Current draft prohibits new covered moorage. Since all are overwater structures, it seems appropriate to discuss building standards for them rather than prohibiting them.	See response above.	
55.	Flooding, sections 2.4D and E on page 10	Lee Montecucco	Plan as submitted does not meet statutory requirement to address flooding. Cited provisions do not address flooding in a meaningful way.	See response above.	
56.	Setbacks	Lee Montecucco	30-foot setbacks for saltwater are inadequate for options in the future which will allow for defense against flooding while preserving public access and space for vegetation conservation areas. In many places, only 20 feet or so would be usable - 50 foot setback would allow for the options mentioned above; 30 feet is not enough.	See response above.	
57.	SMP overall	Paul Ingman	Ecology must call for a moratorium because of a lack of standard scientific proof that the City complied with RCW 90.58.100.2h and other state statues, recent scientific research, the public record, environmental site analysis, and Olympia's Comprehensive Plan (Comp Plan) Update.	See response above regarding flood risks.	
58.	Flooding	Paul Ingman	City has not satisfactorily provided three important considerations to prevent flood damage: Sustainable Strategy, Responsible Choices, and Public Involvement. No sustainable strategy because the SMP is based on "The City of Olympia Engineered Response to Sea Level Rise" December 2011, which was a preliminary analysis and is incomplete; because setback distances are inconsistent between the SMP, the above named study and the Comprehensive Plan update; and because SMP is inconsistent with sea level rise projections, facts, and research. No responsible choices because "Engineered Response to Sea Level Rise" is in terms of physical responses and not natural science responses involving ecology, biology, oceanography etc. No public involvement because no hearing was held on research for flood wall, no hearing comments support idea that City has decided to defend downtown from flooding, no hearing held to integrate Comp Plan update and SMP, and no information on taxpayers financial obligation to continuously increase flood wall heights. City's efforts to manage a strategy to prevent sea level rise flooding are inconsistent with requirements of the SMA.	See responses above.	

Olympia's Proposed Shoreline Master Program (SMP) Comprehensive Update

Summary of Ecology Public Hearing Comments

Comments received at hearing on July 31, 2014:

Commenter	Summary
Bob van Schoorl for Olympia Yacht Club (OYC)	SMP should consider history of waterfront OYC supports clear nonconforming regulations as proposed OYC supports 30-foot setbacks and vegetation conservation areas as proposed – ‘a compromise that works’ for downtown Public access should be a partnership, not a mandate Proposal is too restrictive regarding covered moorage; should be a Department of Natural Resources (DNR) lessor/lessee issue; need maintenance options Support some mixed use provisions OYC benefits the community; membership participates in shoreline and water quality activities and is present at this hearing
Bonnie Jacobs of Friends for the Waterfront	Consider placing OYC property in ‘urban recreation’ instead of ‘urban intensity’ SMP should more directly address flooding and liquefaction risk SMP should include response to sea level rise 30-foot setback along marine waters not enough; too limiting of options Setbacks of 50-feet or more should be required; and more if flooding not addressed
Susan Ahlschwede	Process should have included more community visioning 30-foot setback too small; should be 50-feet along marine waters – needed for flood control, adequate space for public trail, and for shoreline restoration (to address pollution); except zero setback okay at marine terminal Goal should be more than ‘no net loss’
Vida Zvirzdys- Farler of Image Source	Support proposed nonconforming provisions of SMP Support proposed setbacks and vegetation conservation areas – “good compromise” – need for larger setbacks not supported by record Should allow more mixed use – public access and shoreline restoration requirements too restrictive for this desirable use
Bob Jacobs	Major issue is urban intensity area setbacks 30-foot setback not enough space for “multi-use path”; 3-story buildings would be too close; Image Source building example of too narrow; need at least 50 feet of setback – 40 feet of flat land whether public or private Wider setback also needed for options to address flooding – see submitted graphics Wider setback appropriate to address liquefaction risk
Sherri Goulet	Urban Intensity 30-foot setback inadequate; not wide enough for multi-use pathway; allows 35-foot buildings adjacent to path; not enough space to address flooding, earthquake and liquefaction risks
Adam Frank for Olympia Master Builders	OMB supports the ‘compromise’ regarding setbacks and clear nonconforming development regulation 30-foot setback sufficient to achieve ‘no net loss’ Public access should not be required for mixed use – recommends removing that requirement

Kevin Stormans (Bayview grocery)	Recommends adopting SMP as proposed; strikes a balance and compromise and conformance to the shoreline guidelines
David Schaffert for Thurston County Chamber of Commerce	Concurs with support for proposed nonconforming regulations – Oyster House example Proposed setbacks consistent with the cumulative impacts assessment Mixed use key element of Chambers’ vision for the waterfront
Mike Reid for Port of Olympia	Support for SMP as proposed (including compromises)
Bonnie Jacobs	30-foot setback was not a compromise, it was a minimum proposed by city staff

Written comments received prior to September 9, 2014:

Commenter	Summary
Paul Ingman - Sept. 8 letter	SMP is not adequate to prevent flood damage; no sustainable strategy regarding sea level rise, no responsible choices (armoring will harm the environment), and no public involvement with sea level rise
John DeMeyer - Sept. 3 email	OYC member - proposed SMP ‘strikes an acceptable balance’ and should be approved
Bob Van Schoorl – Sept. 1 letter	Reaffirming comments at July 30 hearing – details regarding same points
Bob Jacobs – August 4 email	Regarding ‘Cap-6’ and Heritage Park; setback should be 100-feet and buildings limited to one-story consistent with Park plan, with an exception for a carillon
Gary Ball – Sept. 3 letter	OYC member – support for SMP as proposed
Edward, Victor, and Tom Zvirzdys and Vida Zvirzdys- Farler – Sept. 6 letter	Support for nonconforming provisions as proposed and for proposed setbacks and vegetative conservation areas in Urban Intensity; Public access and shoreline enhancement/restoration should not be required as a condition of mixed use development; significant public benefit should be required, but not those specific elements
Judy Bardin – Sept. 6 letter	Sea level rise and risk of flooding are not adequately addressed in proposed SMP ‘The City of Olympia Engineered Response to Sea Level Rise’ should be considered Given ‘data gaps,’ the proposed 30-foot setback is not adequate to provide enough flexibility for addressing flood risks
Walter Schefter – Sept. 3 letter	OYC member – support for SMP as proposed; larger setbacks not needed nor justified; OYC committed to shoreline preservation and ‘no net loss’ concept in modern context
Leslie Montecucco – Sept. 8 email	Proposed SMP does not meet statutory requirements regarding flooding Marine water 30-foot setback not sufficient to retain options to address flooding or sea level rise while preserving public access possibilities and vegetation conservation space 50-foot setback recommended
Dick Binns – Sept. 8 letter	OYC representative -- support for proposed nonconforming regulations, setbacks and vegetation conservation areas Support for mix of private and public uses, with reference to setbacks and public access in other communities like Portland and Seattle

James Legenfelder – Sept. 7 letter	Downtown waterfront setbacks should remain ‘as is’ (not increase to 30 feet) until there is community consensus Record doesn’t support setbacks greater than 30 feet Nonconforming repair provision should be exercised by repairing Percival Landing New covered moorage should be subject to standards, but not prohibited Specifically requiring public access and shoreline restoration is too restrictive regarding desirable mixed use – ‘significant public benefit’ should be required
Kevin Stormans – Sept. 5 email	Support for SMP as proposed; specifically nonconforming structure and use regulations, 30-foot setback downtown, and vegetation conservation area provisions
Robert Jensen – Sept. 3 letter	Request to “remand” to City of Olympia SMP fails to address flood risk as required by SMA, citing RCW 90.58.100 Particularly, marine flooding and sea level rise not adequately addressed
Jeffrey Jaksich – August 20 letter	Friends of Waterfront member Numerous public process flaws, including distortion and suppression of public input Intentional reduction in role of SMA and Ecology staff Require public access to the maximum extent practicable SMP lacks required plan for flood prevention Lacking ‘actual plans’ addressing flooding risk setbacks should be at least 50 to 55 feet. SMP should be specific regarding ‘light industrial uses’; heavy industry should be limited to marine terminal Sanitary sewer outfall associated with industry should be prohibited Uses of vegetation conservation areas should be carefully reviewed Moorage, boat storage and similar provisions are not clear Various building heights should be more limited Except for marine terminal (Budd 5B), Ward and Ken Lakes and shelters for public access, all minimum setbacks should be at least 50 feet
Mort James – August 14 letter	Comments of West Bay Drive Neighborhood Association Confirms prior comments and support for “West Bay Subarea Plan” Proposed SMP is good ‘compromise,’ approval encouraged
Jeanette Dickison – public hearing comment form	Proposed SMP does ‘good job’ of protecting shoreline and responding to sea level rise Approve with respect to West Bay Drive and “West Bay Plan” Disappointed “views” have usurped heights and providing density in other areas Contrary to vision of compact and dense small city; proposed SMP ‘does little to bring housing downtown Proposal would inhibit Port in exchange of goods and ideas



City of Olympia

Land Use & Environment Committee

Annual Annexations Briefing

Agenda Date: 10/23/2014
Agenda Item Number: 4.B
File Number: 14-0981

Type: discussion **Version:** 1 **Status:** In Committee

Title

Annual Annexations Briefing

Recommended Action

City Manager Recommendation:

Receive briefing regarding annexation issues and provide initial guidance as to whether City should staff explore annexation of Friendly Grove and Ward Lake Park sites, including potential of including surrounding areas. (Option 1)

Report

Issue:

Whether the City should initiate any new annexation proceedings.

Staff Contact:

Todd Stamm, Principal Planner, Community Planning and Development, 360.753.8597

Presenter:

Todd Stamm, Principal Planner, Community Planning and Development

Background and Analysis:

Olympia's Urban Growth Area (UGA) was created by Thurston County consistent with the Growth Management Act, the County-wide Planning Policies, and the joint City-County Comprehensive Plan. Annexation beyond the UGA boundary is prohibited by the Washington's Growth Management Act. Among the goals set forth in the Urban Growth Management and Annexation chapter of the Comprehensive Plan are to, "Support annexations which create logical boundaries and reasonable service areas within the urban growth area, including annexation of unincorporated islands within the city limits," and to, "Annex only areas where the City has the capacity to provide services." This report provides an update regarding recent annexations and addresses additional annexation possibilities. The attached map displays all possible annexation areas.

Only under special circumstances has it been the City's practice to initiate annexation of new territory. Instead, annexations are generally initiated by interested property owners.

It has been the City's practice to:

- seek annexation of the largest area practical
- avoid piecemeal annexations and avoid creating 'remainder' areas that are difficult to

- annex
- annex property where development is pending and lack of annexation may result in development being substantially inconsistent with City standards
- conduct the annexation process in an open public setting.

There are ten different statutory means by which the City of Olympia may annex an area. The most common of these is the 'petition method' usually initiated by the owners of 10% of the assessed value of the proposed area. This method requires that a minimum of 60% of the assessed value sign the annexation petition. (Only 50% of value is required if 80% of annexation area boundary is a city limit line.) Upon receipt of such a petition the City Council votes whether to annex the area as proposed; the annexation is not subject to a referendum or other election.

Since 1995, Olympia has required anyone seeking new water or sewer service outside the City limits to provide the City with the authority, i.e., 'power of attorney,' to sign such a petition as 'owner' of the served property. Similarly, owners of property already served by such utilities may obtain services at a reduced rate by providing this authority for future annexation. These provisions have resulted in numerous 'commitments to annex.' See attached map. Note that although these commitments authorize the City to sign an annexation petition, they do not waive a resident or property owner's right to object to annexation.

"Island" Annexations

A few years ago the City formally initiated annexation of three unincorporated areas that were surrounded by the city. Annexation of these areas, numbers 4, 9, and 10 on the attached map, was completed in the last few months and they are now part of the City of Olympia.

Perimeter Growth Area

The city limits of Olympia now encompass almost 13,000 acres with an assessed value of over \$400,000 per acre. In the growth area surrounding the city, there are seven contiguous unincorporated areas totaling about 4,000 acres. The largest of these is the area along Yelm Highway, which is over one-tenth the size of the City of Olympia. The utility extension practices described above have resulted in 'commitments to annex' for over 60% of the assessed value of this area. As summarized in the table below, some smaller areas also meet this threshold. (Note that all numbers are approximate.)

LOCATION	AREA (acres)	ASSESSED VALUE	VALUE PER ACRE	PERCENT COMMITTED
1. Cooper Point	700	\$253,333,680	\$360,000	57%
2. South Bay Road	1050	\$149,033,720	\$140,000	36%
3. Sleater-Kinney Road	40	\$13,705,100	\$340,000	0
4. 'I-5' island	200	\$43,869,850	\$220,000	Annexed
5. Yelm Highway area	1860	\$734,473,880	\$390,000	67%
6. Kaiser Road South	120	\$12,417,930	\$100,000	52%
7. Overhulse Road	40	\$8,264,050	\$210,000	68%
8. Kaiser Road North	10	\$2,843,700	\$280,000	31%

9. 14th Ave. NW island	20	\$2,227,600	\$110,000	Annexed
10. Division St. island	10	\$4,242,100	\$420,000	Annexed
TOTALS	4050			
acres	\$1,224,411,610			
	\$300,000			

These remaining areas include three park sites owned by the City of Olympia. Two are along Yelm Highway, and the other is Friendly Grove Park in the South Bay Road area. (See attached map excerpts.) Friendly Grove is an improved park serving the northeast part of the community, while the two sites in the southeast have not yet been developed.

As noted, it has been the City’s practice to generally respond to property owner requests for annexation, and to prefer large annexations over small piecemeal expansion of the City limits. But large annexations can have significant fiscal implications for residents, property owners, and local governments such as fire districts.

Annexation of smaller areas could serve to bring at least two of the park sites under city jurisdiction without these larger repercussions. To that end, staff proposes that the city begin exploring the possibility of neighborhood-scale annexations in the vicinity of the Friendly Grove and Ward Lake park sites. At minimum, this process would include contacting all potentially affected public service providers, such as the fire districts, and informational notice to residents and property owners in the area - including at least one public meeting in each area. Note that this activity would be preliminary to any formal annexation proceedings - which could only be initiated by City Council, voter, or property-owner action.

Neighborhood/Community Interests:

The possibility of annexation raises many questions and some concern about changes in taxes, public services and governance. Interested parties in the unincorporated urban growth areas have expressed both support for and objections to annexations over the years. Any future annexations are likely to result in similar interest from residents, business and property owners, and neighbors.

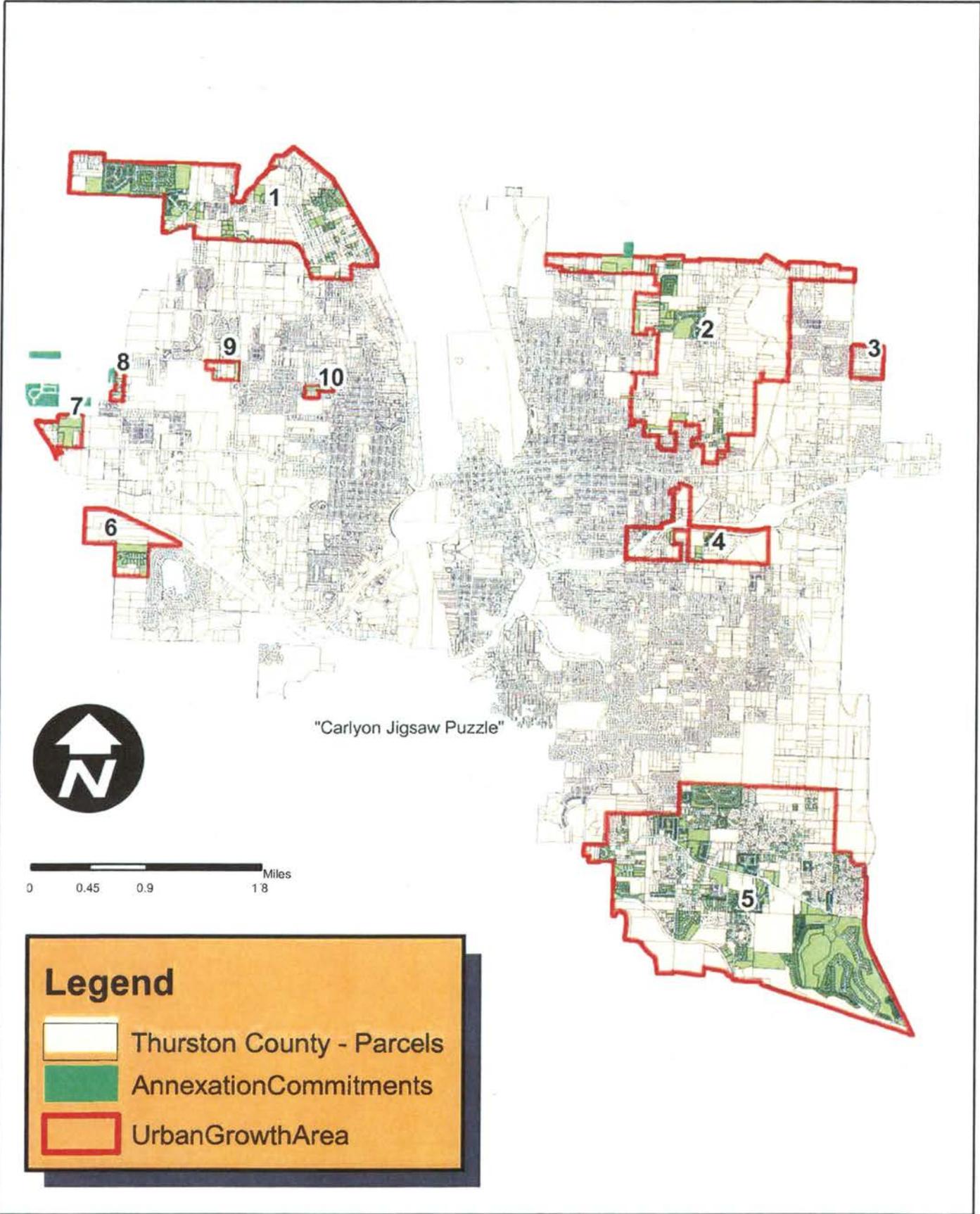
Options:

1. Provided guidance on whether to conduct preliminary study of annexation of Friendly Grove and/or Ward Lake park areas, including public information meetings, and report to Land Use and Environment Committee in approximately six months.
2. Direct no annexation activities in next twelve months except for responding to privately-initiated annexations.
3. Direct other annexation activities deemed appropriate by the Committee.

Financial Impact:

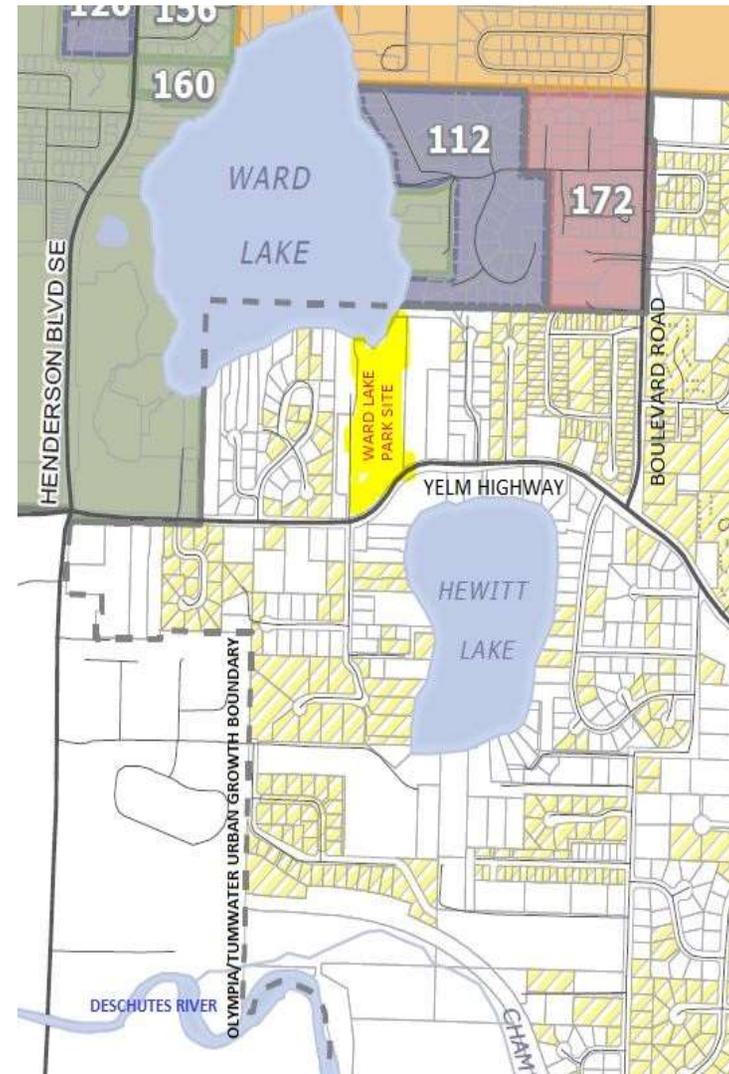
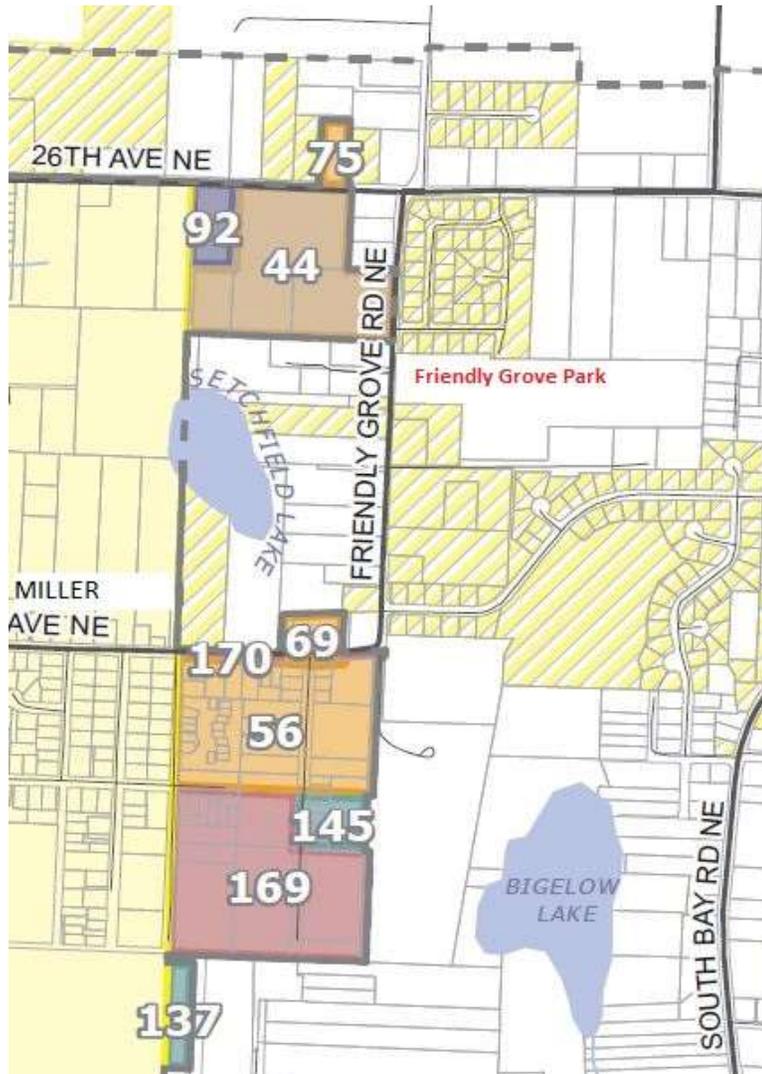
All options are within scope of annual budget and work programs.

City of Olympia UGAs and Commitments to Annex



CITY PARK SITES IN UNINCORPORATED AREA NEAR CITY LIMITS

- 'Cross-hatched' areas indicate properties that have "agreed" to annexation.
- Numbers identify prior annexation areas.





City of Olympia

Land Use & Environment Committee

Artesian Commons Fence

Agenda Date: 10/23/2014
Agenda Item Number: 4.C
File Number: 14-1011

Type: decision **Version:** 1 **Status:** In Committee

Title

Artesian Commons Fence

Recommended Action

City Manager Recommendation:

Authorize staff to proceed with a 6-foot tall wrought iron fence at Artesian Commons that is consistent with design around existing porta-potty and fleet parking lot.

[Note: at the LUEC meeting, staff will present visuals of the proposed location and fencing.]

Report

Issue:

Approve final design of fence to be installed at Artesian Commons.

Staff Contact:

David Hanna, Associate Director, Parks, Arts and Recreation, 360.753.8020

Presenter(s):

Paul Simmons, Director, Parks, Arts and Recreation

Background and Analysis:

Staff presented an Artesian Commons status report to Council on September 9, 2014 and received approval for the following:

1. Install fencing and basketball hoop, and
2. Pursue an administrative rule banning smoking of tobacco, e-cigarettes and marijuana.

Staff updated Council on the progress of PBIA to fund and install a mural on one of the adjoining building walls.

City Council approved the fence subject to the design being presented and approved by the LUEC. Staff reviewed several fence design options. Given the existing fence style that is in place around the porta-potty and fleet parking, higher cost of more decorative styles, and acceptable functionality of the existing style, it seemed to make sense to stay with the style of the existing fence.

At the LUEC meeting, staff will present visuals of the proposed location and fencing, plus an update on other efforts at the Artesian Commons.

Neighborhood/Community Interests (if known):

Outreach to the PBIA, youth and stakeholder groups have resulted in many recommendations for the park. The basketball hoop is high on everyone's list. Fencing is needed to keep players safe and balls from entering the street, and manage destructive behaviors.

Options:

1. Install a 6-foot tall wrought iron fence consistent with the existing fence around the porta potty to fully enclose the Artesian Commons.
2. Install a 5-foot tall wrought iron fence consistent with the existing fence around the porta potty to fully enclose the Artesian Commons.
3. Install a fence design to be determined by Land Use and Environment Committee.

Financial Impact:

Council approved a transfer of \$25,000 to the project on September 9, 2014 to fund the fence and basketball hoop.



City of Olympia

Land Use & Environment Committee

Community Planning and Development (CPD) Work Program Update

Agenda Date: 10/23/2014
Agenda Item Number: 4.D
File Number:14-0887

Type: report **Version:** 1 **Status:** In Committee

Title

Community Planning and Development (CPD) Work Program Update

Recommended Action

Status update - no action required.

Report

Issue:

The CPD Work Program was reviewed by the City Council at its January 2014 retreat. Staff will provide a status report and update.

Staff Contacts:

Leonard Bauer, Deputy Director, Community Planning and Development Department, 360.753.8206

Presenter:

Leonard Bauer, Deputy Director, Community Planning and Department

Background and Analysis:

CPD presented a three-year work program at the January 2014 City Council retreat. The work program consists of two parts:

1. Annual Baseline (i.e., on-going services and programs)
2. 'Discretionary' Planning Projects

Updated versions of these two parts are included in the attachments. Some work items have been completed or delayed based on City Council direction or City partners' schedule changes. Other items are added due to changes to state rules or for consistency with city processes. Staff will review the adjustments made to the CPD work program to fit these changes within existing staff resources.

Neighborhood/Community Interests (if known):

There is substantial community interest in many of the items on the work program. Community outreach is included in each project, as appropriate.

Options:

Status update only - no action required at this time

Financial Impact:

This three-year work program is designed specifically to fit within existing budget and staffing resources for Community Planning and Development Department.

**ANNUAL BASELINE
CP&D Planning Program
(as of 7/15/14)**

PROJECT	Annual FTE
Olympia Planning Commission (OPC) Support	.5
Olympia Heritage Commission (OHC) Support	.4
Current Planning (Includes Hearings Examiner, Design Review Board and Heritage Program Support)	4.3
Coalition of Neighborhood Associations (CNA) and Recognized Neighborhood Associations (RNA) Liaisons	.20
Proactive Approach to Community Development - Ongoing permit process improvements - Regular code amendments for clarification - Outreach/clarification assistance on potential development projects	.70
Urban Forestry Program	.75
Community Development Block Grant (CDBG)/Housing Program	2.0
Planning Administrative and Support (plus necessary temp position)	1.2
<i>Subtotal</i>	<i>10.05 FTE</i>
TOTAL CAPACITY	12.75 FTE
“Discretionary”	2.7 FTE

2014 -2016 CPD PLANNING PROJECTS - "Discretionary" - 9.18.14 DRAFT

PROJECT/COUNCIL INVOLVEMENT	FTE	ESTIMATED TIMELINE												Annual FTE			
		2014				2015				2016							
		Jan- Mar	Apr - Jun	Jul - Sep	Oct - Dec	Jan- Mar	Apr - Jun	Jun - Sep	Oct - Dec	Jan- Mar	Apr - Jun	Jun - Sep	Oct - Dec	2014	2015	2016	
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4				
1	Martin Way Study -- Review and Accept.	0.2	X	X	X										0.15	0.00	0.00
2	Boulevard Road / I-5 Annexation* -- Initiate, Review and Approve.	0	X	X											0.00	0.00	0.00
3	Comprehensive Plan Update -- Briefings, Deliberations and Approval.	1.5	X	X	X	X									1.50	0.00	0.00
4	CFP Goals/Policies Update -- Review and Approve.	0.1					X	X	X						0.00	0.08	0.00
5	Comprehensive Plan Implementation Strategy -- LUEC Briefing, Deliberation and Recommendation. Council -- Review and Approve.																
	<i>a. Develop Strategy and Performance Measures</i>	0.3		X	X	X	X								0.23	0.08	0.00
	<i>b. Performance Measure Tracking and Reporting</i>	0.2						X	X	X	X	X	X	X	0.00	0.15	0.20
	<i>c. Comprehensive Plan Implementation Projects & Coordination Citywide</i>	0.5						X	X	X	X	X	X	X	0.00	0.38	0.50
6	Zoning Code and Map Amendments Necessary for Consistency with Comprehensive Plan (Form Based Codes not included) -- Review and Approve.	0.2		X	X	X	X								0.15	0.05	0.00
7	CRA Community Renewal Plan and Implementation** -- CERC Briefings, Deliberations and Recommendation. Council -- Review and Approve.	0	X	X	X	X	X	X	X						0.00	0.00	0.00
8	CRA Investment Strategy Opportunity Areas Action Plan Implementation*** -- CERC Committee Briefings, Deliberations and Recommendation. Council -- Review and Approve.																
	<i>a. Headwaters (see #1 Martin Way Study)</i>	0													0.00	0.00	0.00
	<i>b. Olympia Landfill - complete environmental assessment (legal department lead)</i>	0													0.00	0.00	0.00
	<i>c. K-mart Site - coordinate with property owners and with #1 Martin Way Study</i>	0													0.00	0.00	0.00
	<i>d. Division/Harrison - Focus area plan; potential form-based code (with DPW)</i>	0.3								X	X	X	X		0.00	0.00	0.30
	<i>e. Kaiser/Harrison - Focus area plan; potential zoning amendments</i>	0.3	X							X	X	X	X		0.08	0.00	0.30
9	Port of Olympia Planned Action -- Briefings, Deliberation, Approval	0.1					X	X	X	X	X				0.00	0.10	0.05
10	Homeless Shelter Zoning Text Amendment	0.1													0.00	0.00	0.00
11	Section 108 Loan Program -- CERC Committee Briefings, Deliberations, and Recommendation. Council - Review and Approve	0.2	X	X	X	X	X	X	X	X	X	X	X		0.20	0.20	0.20
12	Annual CFP Update (Liaison to Administrative Services)	0.1			X	X			X	X			X	X	0.05	0.05	0.05
13	Critical Areas Ordinance Review/Update -- Review and Approve.	0.2					X	X	X						0.00	0.15	0.00
14	Subarea Plan (Pilot) -- LUEC Briefing, Deliberation and Recommendation -- Council Review and Accept	0.25				X	X	X	X						0.06	0.19	0.00
15	SMP Ecology Coordination/Final Adoption -- Briefings, Deliberations and Approval.	0.2				X	X	X							0.05	0.10	0.00
17	Downtown Subarea Plan Scoping -- LUEC Deliberation, Consideration and Recommendation. Council -- Review and Approve.	0.4					X	X							0.00	0.20	0.00
18	Downtown Subarea Plan (includes Scenic Views)-- LUEC Briefings, Deliberations, and Recommendations. Council -- Review and Approve.	1							X	X	X	X			0.00	0.50	0.50
19	County Joint Plan, UGA and CWPP Updates -- Review and Approve.	0.1					X	X	X	X	X	X			0.00	0.10	0.05
20	Liaison to Lacey and Tumwater Comprehensive Plan Updates	0.1					X	X	X	X	X	X			0.00	0.10	0.05
21	Urban Forestry Management Plan - Review and Accept	0.1					X	X							0.05	0.05	0.00
22	Low-Impact Development Codes (with DPW) - Review and Approve	0.25		X	X	X	X	X	X						0.19	0.19	0.00
23	Greening America's Capitals - Capitol Way Project	0.1		X	X	X									0.08	0.00	0.00
24	Capitol Campus Plan Update (coordinate with State DES)**	0				X	X	X	X						0.00	0.00	0.00
25	SEPA Code Update (To meet updated statute and rules.) -- Review and Approve.	0.2						X	X	X					0.00	0.15	0.00
26	Subarea Plan #2 -- LUEC Briefing, Deliberation and Recommendation -- Council Review and Accept	0.25								X	X	X	X		0.00	0.00	0.25
27	Annual Comp Plan Updates -- LUEC Briefing, Deliberation and Recommendation -- Council Review and Approve	0.2					X	X	X	X	X	X	X		0.00	0.20	0.20
TOTAL ****															2.78	3.00	2.65
28	Sustainable Thurston Implementation	TBD													0.00	0.00	0.00

29	Shoreline Master Program Monitoring and Restoration Plan - Review and Approve	TBD												0.00	0.00	0.00
30	Urban Agriculture Policies -- Committee Briefings, Deliberation and Recommendation. Council - Review and Approve.	TBD												0.00	0.00	0.00

* Annexation supported by temporary staff. FTE not included in this budget.

** Supported by CPD Director. FTE not included in this budget.

*** Approximately \$200,000 in City Council Goal Money has been allocated for Community Development Process that could be allotted for this work item.

**** Work items below are **not** included in the staffing plan and would likely occur after 2016 under current staffing resources.

Significant Council time required.

Significant Committee and Council time required.



City of Olympia

Land Use & Environment Committee

Status Reports and Updates

Agenda Date: 10/23/2014
Agenda Item Number: 4.E
File Number: 14-1008

Type: report **Version:** 1 **Status:** In Committee

Title

Status Reports and Updates

Recommended Action

N/A

Report

Issue:

Provide the Land Use and Environment Committee with a status report and update on the Downtown Project III. Subjects include recently approved mural artwork, the Downtown Ambassador Program, and other Downtown Project III programs.

Staff Contact:

Brian Wilson, Downtown Liaison, Community Planning & Development, 360.570.3798

Presenter(s):

Brian Wilson, Downtown Liaison, Community Planning & Development, 360.570.3798

Background and Analysis:

The Downtown Project is a multi-pronged approach to achieving City Council's goal of creating a safe and welcoming downtown for all.

Neighborhood/Community Interests (if known):

The Downtown Project involves partnering with several local stakeholder groups.

Options:

Hear report and provide feedback and direction

Financial Impact:

Existing resources.