



City of Olympia

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Meeting Minutes Planning Commission

Monday, May 5, 2014

6:30 PM

Room 207

1. CALL TO ORDER

Chair Brown called the meeting to order at 6:33 p.m.

1.A ROLL CALL

Present: 8 - Commissioner Jessica Bateman, Commissioner Roger Horn, Commissioner Missy Watts, Chair Max Brown, Vice Chair Kim Andresen, Commissioner Judy Bardin, Commissioner Jerome Parker, and Commissioner Carole Richmond

Excused: 1 - Commissioner Darrell Hoppe

OTHERS PRESENT

Community Planning and Development Associate Planner Amy Buckler
Thurston Economic Development Council Executive Director Michael Cade
Public Works Transportation Engineering and Planning Supervisor Randy Wesselman

2. APPROVAL OF AGENDA

The agenda was adopted with additional item to discuss the Heritage Commission's proposal regarding cell tower siting.

3. APPROVAL OF MINUTES

[14-0439](#) Approval of April 14, 2014 Planning Commission Meeting Minutes

The minutes were approved as amended.

[14-0440](#) Approval of April 21, 2014 Planning Commission Meeting Minutes

The minutes were approved as amended.

4. PUBLIC COMMENT - NONE

5. ANNOUNCEMENTS

Ms. Buckler will be attending two community meetings, one on May 7, 2014 at City Hall with the Wildwood, Governor Stevens, and Carlyon Neighborhood Associations to

discuss the Comprehensive Plan (CP), and another with the Eastside Neighborhood Association at the Newbridge Community Church on May 14, 2014. She reminded Commissioners of upcoming public hearings on May 19, June 2, June 16 and August 18, 2014.

Commissioner Horn reported a Coalition of Neighborhood Associations (CNA) representative requested members of the Planning Commission attend the CNA meeting on May 12, 2014.

6. INFORMATION REQUESTS

Update on Westside Olympia Interstate Justification Report from Transportation Engineering and Planning Supervisor Randy Wesselman Estimated Time: 15 minutes with Q&A

Mr. Wesselman discussed outcomes of the West Olympia Access study which evaluated transportation needs on Olympia's Westside. He presented material related to two new proposed US Highway 101 ramps on Kaiser Road and Yauger Way. He discussed aspects of the project including management, public involvement, traffic modeling, tribal relationships, timeline, environmental impact report, and funding.

Discussion:

- Planning Commission recommended to Council that the Capital Facilities Plan (CFP) reflect the Comprehensive Plan (CP) and investment should follow
- Project may contribute to sprawl and inefficient land use
- What is the percentage of all impact fees consumed by only the project design phase
- What is the commitment of the City to funding
- Concern about planning for automobile usage when future goal is less, rather than more, traffic and reliance on automobile transport
- Project phases 1 and 2, their constraints and sequencing
- Available options to street adjustment for current congestion problem
- Interstate ramp changes impact on the connections for through traffic on auto mall and Decatur Street
- Public process focuses on design elements, environmental impacts, and does not address need or consistency with the CP
- What are the City and Washington State Department of Transportation approval requirements?
- Assumptions about car usage when project is 15 to 20 years away from completion
- Need for a future trend analysis on a regional level
- \$26 million price tag, and potential for using that money for alternative transit

7. BUSINESS ITEMS

[14-0436](#) Briefing on Olympia's Economic Landscape

Ms. Buckler discussed the meaning of economic development and read a letter by

Pope Francis about the goal of economics. She addressed the role of local government in quality of life issues, which provide the underlying goals of economic development. She outlined the new role of cities in economic development and the shift from a detached focus on attracting, retaining and expanding business and jobs, to a more holistic focus on programs, policies and activities that improve the economic well-being and quality of life for the entire community.

Mr. Cade gave a broad overview of the economic landscape of the Thurston County region and the City of Olympia. He discussed the region's greatest strengths and challenges, provided data about the short and long term economic outlook, and illustrated current efforts and activities that could leverage strengths. He presented detailed information on employment sector opportunities in Thurston County.

Discussion:

- The impact of new building on existing development
- The competitive retail market in Thurston County
- Attracting the "creative class" to Olympia
- Ameliorating the high cost of development
- Educational system needs to change to include entrepreneurial in K-12
- Need for class curriculum to keep pace with a changing business environment

The report was received.

[14-0437](#) Discussion about Neighborhood Outreach and Scoping the Neighborhood Center Code

Commissioners discussed the letter from the Heritage Commission's Proposal regarding cell tower siting.

Chair Brown discussed neighborhood outreach and the attendance of neighborhood association meetings by staff and commissioners. Commissioners agreed there is a need for more comprehensive conversations about zoning specifics and design, and how that impacts neighborhood centers.

Ms. Buckler discussed City regulations and the current processes for engaging neighborhoods.

Discussion:

- The problem with a one size fits all mentality and opportunity for developing different scenarios
- Communicating with the CNA and providing greater clarity about retail centers and the language regarding placement of neighborhood centers.

The work session was completed. It was agreed the Commission will respond to the letter and invite Heritage Commission members to share their perspective at the public hearing.

[14-0438](#)

Discussion about 2014 Annual Planning Commission Retreat

Chair Brown discussed the leadership team's desire to have a conversation about moving forward as a productive Planning Commission, and receiving a status report of downtown to include an overview of all studies done.

Discussion:

- Thurston Regional Planning Council (TRPC) extensive projects and planning archives
- Brainstorming about fostering greater relationships between advisory groups/committees, PC, CNA, and other groups
- Working on sustainability issues

The work session was completed.

8. REPORTS

Leadership Team:

Chair Brown reported they had discussions about the retreat and neighborhood centers.

Finance Subcommittee:

Commissioner Horn reported May 22, 2014 will be the meeting date. He discussed an approach to gain greater understanding of the goals of the Community Economic Revitalization Committee (CERC).

Liaison Assignments:

Commissioner Richmond reported on the meeting of the Utilities Advisory Committee. She discussed presentations given on a water system plan update, water resources reclamation projects, and a new approach to presenting the CP to the public.

Commissioner Horn reported on the Bicycle and Pedestrian Advisory Committee meeting. They are accepting applications for the Neighborhood Pathways Program and discussed four City quadrants used for siting bicycle boulevards and the importance of way finding for siting routes.

Commissioner Bardin reported on the Heritage Commission meeting. They will be awarding their historic preservation award to Ira Coyne. She also reported on the Land Use and Environment Committee meeting.

Chair Brown requested a liaison to the Coalition of Neighborhood Associations. Commissioners Horn and Bardin volunteered to share the position.

9. ADJOURNMENT

The meeting was adjourned at 9:34 p.m.

