



City of Olympia

City Hall
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Meeting Minutes

Land Use & Environment Committee

Thursday, March 27, 2014

5:30 PM

Council Chambers

2. CALL TO ORDER

Chair Langer called the meeting to order at 5:32 p.m.

1. ROLL CALL

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

OTHER PRESENT

Parks, Arts and Recreation Director, Paul Simmons, Community Planning and Development Director Keith Stahley, Deputy Director Leonard Bauer, Downtown Liaison Brian Wilson, City Manager Steve Hall, Police Lieutenant Paul Lower, Planning Commissioners Roger Horn and Judy Bardin

3. APPROVAL OF MINUTES

- 3.A [14-0297](#) Approval of January 23, 2014 Land Use and Environment Committee Meeting Minutes

The minutes were approved.

- 3.B [14-0205](#) Approval of February 20, 2014 Land Use & Environment Committee Meeting Minutes

The minutes were approved.

4. COMMITTEE BUSINESS

- 4.A [14-0292](#) Oral Report: Percival Landing Status

Mr. Simmons gave a presentation on the status of repairs and restoration to Percival Landing which focused on goals, an inspection program, and the annual Capital Facilities Plan (CFP). He answered committee member questions about the budget, F Dock condition and cost for replacement, E Dock usage prior to water and power removal, deferred maintenance problems, and strategies for attracting boaters.

Mr. Hall outlined the history of efforts to address the problems and why costs have risen dramatically since 2005.

The report was received.

4.B [14-0273](#) Comprehensive Plan Policies Regarding Rezoning Criteria and High Density Neighborhoods Minimum Density Requirements

Mr. Bauer discussed the differences between the Planning Commission (PC) recommendations and the City Manager recommendations. He explained the annual process for rezoning and how criteria can help to define the need and scope for rezones.

Commissioner Horn stated the Commission is comfortable with the City Manager recommendations except for #3 and recommends instead: Compatibility with adjoining zones and transition where appropriate to ensure compatibility. He discussed how sub-area planning will define the criteria.

Commissioner Bardin mentioned the PC has discussed changing rezones to come before the Planning Commission rather than the Hearing Examiner. Council will eventually decide where they are heard.

Mr. Stahley directed the Committee to look at the Comprehensive Plan component.

Chair Langer asked for public comment and there was none.

Mr. Bauer discussed the high-density neighborhoods overlay areas. He described how the height of buildings and whether there is structured parking, or minimal off-street parking, can affect cost, site design, and density.

Commissioner Bardin detailed how the original formation of three density “zones” of high, medium, and low, were intended to create three distinctly different density areas.

Mr. Stahley explained how the impacts of a minimum density requirement can hinder or support certain types of development.

Public Comment:

Adam Frank of Olympia Master Builders spoke about the need to be responsive to the market and the problem with ordinances or policies that are too prescriptive.

Wildwood Neighborhood Association Chair Janae Huber spoke about the problem of sprawl and the production of uniform buildings and the need to preserve green space.

Teresa Goen Bergman spoke about the Forest Cemetery and how several widening

projects on Pacific Avenue have displaced human remains. She is very concerned that historic cemeteries are shrinking because of these projects.

Eastside Neighborhood Association Board Member Brian Brannies expressed his concerns for the historic homes and neighborhoods in the overlay areas, although they do not occur on the eastside.

Red Door Owner Lara Anderson offered her perspective as a downtown business owner. She believes it is very important to have high density housing downtown and supports development.

Mary Wilkinson spoke of needing to keep density numbers high to achieve maximum housing resources.

Walt Jorgensen spoke about defining a balance desired by citizens, the need for finishing the Comprehensive Plan, and better maps that clearly delineate the areas. He said density should initially be focused downtown.

The Committee discussed historic preservation, reuse and redevelopment of downtown buildings, considering intensity of use rather than number of people, optimal use of sites, focusing exclusively on downtown.

Consensus was reached for recommendations to Council for inclusion in its public hearing draft:

Rezoning Criteria - agreement with the criteria in the City Manager's recommendation on Attachment 2 of the packet with one change: the third of the four items will be changed to read "Compatibility with adjoining zoning districts and transitioning where appropriate to ensure compatibility."

High-density Neighborhood Minimum Density - retain a minimum density of 25 dwelling units per acre for residential developments, with the following exceptions: reuse or redevelopment of existing structures, and developments with mixed residential and commercial uses within a single structure, for which a minimum floor area ratio for commercial should be used in combination with a minimum residential density.

The recommendation was referred to City Council.

4.C [14-0293](#) Oral Report: Downtown Project 3 - First Quarter Update

Mr. Wilson gave an update on Downtown Project 3, a multi-pronged approach toward accomplishing the City Council goal of creating a safe and welcome environment for

all users of downtown Olympia. He outlined several projects highlighting infrastructure and safety improvements.

The report was received.

5. ADJOURNMENT

The meeting adjourned at 7:53 p.m.