

City of Olympia, Washington  
RESOLUTION NO. \_\_\_\_\_ 1 7 0 9

**A RESOLUTION adopting Findings of Fact and Conclusions of Law  
Approving the Woodard Lane Co-housing, Preliminary Planned Residential  
Development, CP&D No. 05-0121.**

WHEREAS, on July 15, 2008, the Olympia City Council considered the Woodard Lane Co-Housing Preliminary Planned Residential Development (PRD), as per OMC 18.56.060.C; and

WHEREAS, the City Council approved the co-housing project as recommended by the Hearing Examiner and as subsequently clarified by staff in attachment 3 to the July 15, 2008 staff report, adopted the findings and conclusions of the Hearing Examiner, and directed the City Attorney to prepare supplemental findings and conclusions that reflect the staff responses;

NOW, THEREFORE, the Olympia City Council does hereby resolve as follows:

1. Adoption of Findings and Conclusions of Law. The Findings and Conclusions of Law attached hereto as Exhibit A and incorporated herein by reference are hereby adopted.
2. Ratification. Any act consistent with the authority and prior to the effective date of this Resolution is hereby ratified and affirmed.

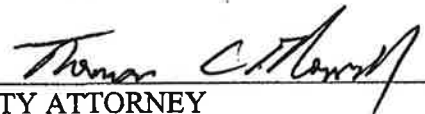
PASSED AND APPROVED this 22<sup>nd</sup> day of July 2008.

  
\_\_\_\_\_  
DOUG MAH  
MAYOR

ATTEST:

  
\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

  
\_\_\_\_\_  
CITY ATTORNEY

**EXHIBIT A**

**BEFORE THE OLYMPIA CITY COUNCIL**

**IN RE:**

**Woodard Lane Co-Housing Preliminary  
Planned Residential Development**

**CP&D #05-0121  
FINDINGS AND CONCLUSIONS OF  
LAW**

**FINDINGS AND CONCLUSIONS OF LAW**

1. The Hearing Examiner held a public hearing regarding the Woodard Lane Co-housing project and issued a decision with findings, conclusions and recommendations related to the project. As part of that decision, the Hearing Examiner tasked staff to follow up on several items and to provide additional information to the Olympia City Council. In Attachment 3 to the Staff Report to the City Council on this matter, staff has provided additional information on each of these items. Attachments 3 through 7 of the Staff Report contain supplemental information that was not available at the time of the hearing, and thus they will be added to the record. Some of the following supplemental findings and conclusions address the questions that were not answered at the time the Hearing Examiner rendered his decision.
2. The Council approves the Woodard Lane Co-housing project preliminary planned residential development as clarified and modified below. The Examiner's recommendations, as clarified and modified below, are adopted as conditions of the preliminary planned residential development approval. The Olympia City Council also accepts the Hearing Examiner's findings and conclusions and adopts them as the Council's own as clarified and modified below. Approval of the final planned residential development is conditioned on the applicant complying with the preliminary approval conditions.
3. Under Recommendation #9 in the Decision, the Hearing Examiner requested that the Department of Community Planning and Development determine the appropriate width of the travel and parking portion of Woodard Avenue. The Department, in its response submitted to Council, said that EDDS standard plan 4-2J is the appropriate depiction of the curb-to-curb street cross-section along with a planter strip. The Council agrees. Standard Plan 4-2J shall be used to govern the form of the street cross-section as well as the planter strip along the project's side of Woodard Avenue.
4. Under recommendations #18 to 20 of the Hearing Examiner's Decision, the Hearing Examiner asked the Department to evaluate whether a reduction in the 10-foot setback between the water and sewer lines could be permitted. The Department's response to the City Council states that the standards do not permit a reduction in the 10-foot separation. The City Council agrees. A reduction in the 10-foot separation would not be consistent with the requirements in EDDS 6.130(A). In light of the denial of reduction of that 10-foot separation, the applicant shall demonstrate to the satisfaction of the Department of

Community Planning and Development that the tree density and other tree requirements are met prior to final approval.

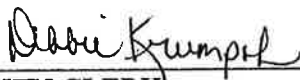
5. Under recommendation #23, the Hearing Examiner requested that the Department examine whether any portion of Schneider Creek on site is subject to Shoreline Management Act jurisdiction. Based on an email from Steve Morrison, a planner from Thurston Regional Planning Council, the Department concluded that no portion of the site is within Shoreline Management Act jurisdiction. See attachment 7 to the staff report. The City Council concludes that no portion of the site is within Shoreline Management Act jurisdiction.
6. Under recommendation #24, the Hearing Examiner required that the Applicant retain a qualified expert to evaluate potential impacts of stormwater discharges to Schneider Creek and to recommend any necessary potential mitigation measures. The applicant hired a qualified expert to evaluate the impacts to Schneider Creek. The report provided various options that could mitigate potential impacts to Schneider Creek. The actual stormwater design will be evaluated at the time of engineering permitting to ensure that the proposed project complies with OMC 18.32.415.

DATED this 22<sup>nd</sup> day of July 2008.



DOUG MAH  
MAYOR

ATTEST:



CITY CLERK

APPROVED AS TO FORM:



CITY ATTORNEY

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