



Meeting Minutes - Draft

Land Use & Environment Committee

City Hall
601 4th Avenue E
Olympia, WA 98501
Information: 360.753.8447

Thursday, August 27, 2015

5:30 PM

Council Chambers

1. ROLL CALL

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

OTHERS PRESENT

Community Planning and Development (CP&D) Director Karen Kenneson
Public Works Senior Planner Laura Keehan
CP&D Principal Planner Todd Stamm
CP&D Principal Planner Tim Smith

2. CALL TO ORDER

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

3. APPROVAL OF MINUTES - None

4. COMMITTEE BUSINESS

4.A [15-0486](#) Oral Report - Parking Strategy Update

New strategy goals include:

- Increase short term parking.
- Effectively manage downtown residential parking.
- Provide easy and affordable parking options for customers, employees, and residents.
- Inform the public of parking options.
- Explore public/private partnerships to maximize use of surface lots.
- Conduct a parking study.
- Review and potentially revise parking regulations and amenities.

The report was received.

4.B [15-0637](#) Olympia Water System Plan Update

The 2015-2020 Plan is currently at the Land Use and Environment Committee stage, scheduled to go to City Council on October 6. Plan objectives include water use efficiency, conservation, and loss prevention.

The report was received.

4.C [15-0790](#) State Avenue (Bigelow neighborhood) Zoning

- A decision can be made for this instance or addressed as a larger issue.
- Height and compatibility are contributing issues.
- It was suggested to do a work program to address the issues.
- Lines were drawn before large development projects were a prospect.

The Committee discussed the zoning presentation. Desire was expressed for more comprehensive maps to lay the issues out in-depth and smooth transition from short to tall structures. Interest was expressed in enforcing 35 ft. height limits.

The discussion was completed.

PUBLIC COMMENT

Interest was expressed in processing this issue through the Planning Commission. Appreciation was expressed for the care being given to the project beyond the immediate decision.

4.D [15-0802](#) Annual Annexation Report

Factors when considering annexation candidates include:

- Distance from service facilities.
- Amount of rural land in an area.
- Potential Mazama pocket gopher territory.
- Land features, such as large bodies of water.

Direction was requested to proceed with friendly annexation inquiries in the northeast around Lilly Rd.

Committee discussion:

- Consider implementation in small sections that have urban density.
- Some areas may have no benefit in being annexed.
- Desire to go with area from Yelm Highway up, despite the additional work due to gopher habitat.

The discussion was completed.

PUBLIC COMMENT

Comments from residents on the benefits of being annexed:

- Would not have to go through the Sheriff's office for law enforcement needs.
- Improved service could reduce the climbing number of break-ins and crime.
- Utility services would be improved, including access to sewer.

The Fire Department would appreciate taking a slow approach to help plan their approach to services.

Support was expressed for the approach seen in Tumwater, which provided timelines for changes and mitigated impacts when possible.

4.E [15-0792](#) Hulbert Notice of Intent to Annex

Mr. Smith introduced himself to the Land Use and Environment Committee.

The annexation of the area at Henderson Blvd and Yelm Hwy was requested. A formal petition was submitted, signed by >60% of the owners.

Staff recommends acceptance of the petition for processing and moving to Council with accepted petition as proposed.

The Committee approved staff's recommendation.

PUBLIC COMMENT

The Fire Department would support the annexation and would be minimally impacted.

4.F [15-0813](#) Status Reports and Update

5. ADJOURNMENT

The meeting was adjourned at 7:59 p.m.