



# City of Olympia

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## Meeting Minutes - Final Planning Commission

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**Monday, October 22, 2012**

**6:30 PM**

**Council Chambers**

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### Special Meeting

#### 1. CALL TO ORDER

##### 1.A ROLL CALL

**Present:** 7 - Commissioner Judy Bardin, Commissioner Roger Horn, Commissioner Paul Ingman, Vice Chair Larry Leveen, Commissioner Jerome Parker, Commissioner James Reddick, and Chair Amy Tousley

**Excused:** 2 - Commissioner Agnieszka Kiswa, and Commissioner Rob Richards

#### 2. APPROVAL OF AGENDA

Chair Tousley proposed moving two agenda items: 1) Approval of minutes before Item 8 - Reports; 2) Provide a 5-minute break following Trillium deliberations. Commissioner Horn stated the Planning Commission approved the September 24, 2012 Commission minutes at the October 15 Commission meeting. The September 24 minutes were removed from the agenda. Chair Horn corrected Item 7 to read Long-Range Investment Strategy, not Long-Term Investment Strategy.

**Commissioner Reddick moved, seconded by Commissioner Parker, to approve the agenda as amended. Motion passed unanimously.**

#### 4. PUBLIC COMMENT

00:04:09 - Teresa Goen-Burgman (2525 9th Avenue SE, Olympia). Staff report states that most of the Medela site is within one-quarter mile from Pacific Avenue. That is factually true; however, people cannot access the site from Pacific Avenue, and that increases the distance once accessed from Boulevard Road.

00:06:12 - Gus Guethlien (3322 Wiggins Rd., Olympia). A few weeks ago he mentioned the need to provide value for environmental resources. SUBMITTED "THE NATURAL VALUE OF THURSTON COUNTY" STUDY to Commissioners.

#### 5. ANNOUNCEMENTS

Chair Tousley announced the November 12 meeting has been rescheduled to December 10 due to November 12 being a City holiday. The Commission will further discuss the December date at the end of the meeting, and may decide to hold the meeting on December 17 instead.

Chair Tousley announced she will be at the Council's Land Use and Environment Committee on Thursday, October 25, regarding a request to extend the OPC's Comprehensive Plan Update review schedule through March 31, 2013. The meeting begins at 5:30 p.m.

**Commissioner Bardin moved, seconded by Commissioner Ingman, that General**

Government look into changing the advisory board by-laws to allow members to vote by phone this year. Chair Tousley stated she conveyed this issue to General Government earlier this year. They expressed support for the idea, but said they may not discuss it further due to a full work program this year. The motion failed for lack of a majority.

## 6. BUSINESS ITEMS

[12-0673](#)

Deliberations and Recommendation on Trillium Comprehensive Plan Amendment and Rezone (Case #11-0152, 12-0001)

**Attachments:** [1.Vicinity Map.pdf](#)  
[2.Future Land Use Map.pdf](#)  
[3.Zoning Map.pdf](#)  
[4.Responses to Deliberations.pdf](#)  
[5.Analysis.pdf](#)

Staff Nemens answered questions regarding the ability of the City to restrict a development proposal based on environmental regulations. He said the City reviews projects for compliance with zoning and the State Environmental Protection Act, and may impose restrictions. There was further discussion about the SEIS, the original rezone proposal, the ridgeline, and why the City does not support the split zone.

Public Works Staff Eric Christensen responded to questions about the acreage and ridgeline. Mr. Nemens clarified the County and City assessments of the site in response to questions from Commissioner Parker. Mr. Christensen answered questions about the effect of development on stormwater discharge. There was a discussion about provisions for maintenance of the ditch and City-County coordination. Questions were raised about how this project might worsen flooding conditions for other jurisdictions. County Staff Jeremy Davis answered questions about wetland buffers in the County and a buffer review area which is shown on the County map in the Commissioner's packet. There was then a discussion of whether or not there are wetlands on the Trillium site. Chambers Basin moratorium evaluation was also discussed.

Commissioners discussed the options for zoning on the site including balancing density with environmental concerns. Commissioner Reddick proposed R4 on 50 acres to the east and R6-12 for the remainder. Chair Tousley was in agreement that a mixed zone would be good. Commissioners discussed concerns about flooding on the site, the ditch, SEPA, and lack of consensus on the site between the City and the County. It was noted that the City Council will hold its public hearing in less than two weeks and stated that the Commission should not delay in providing a recommendation. After Commissioner Reddick's motion failed, the Commissioners discussed presenting their concerns to the City Council without a formal proposal. Chair Tousley proposed a letter to the Council that expresses their concerns and why they couldn't agree on a recommendation. Commissioners discussed preparing a formal letter to the Council. Key concerns are:

- Community concerns
- Difference in stormwater assessment between County and City
- SEPA addressing stormwater
- Better coordination between City, County and ditch district
- Impervious surface
- Higher density in NW corner
- No higher density than R4 on east side
- Need to meet density goals

- Need for coordinated intergovernmental approach for Chambers Basin so there aren't offsite impacts
- Pipe needs to be constructed

Commissioner Reddick moved, seconded by Chair Tousley, that this report be failed for want of a majority and with Commissioner Parker abstaining. Commissioner Ingman moved to zone the entire area R-4; the motion died for lack of a second. Commissioner Ingman moved, seconded by Chair Tousley for discussion, that half the site be zoned R-4 on the eastern side and the remaining western portion be zoned R4-8. Commissioners discussed other possible designations such as low impact development, R4-CB (Chambers Basin), and stormwater development standards. Commissioner Parker mentioned in absence of a decision the fallback speaks to the staff recommendation which is R4-8 for the entire site. Three Commissioners voted in support of the motion; three voted against. Commissioner Reddick called for another vote on his earlier motion for R-4 designation on the east side 50 acres and R4-8 on the remaining 30 acres on the west side. Commissioner Barden abstained. There was no reconsideration of the motion, though Commissioners agreed that the 50 acres on the eastern side should be designated R-4. The Commission did not reach consensus regarding zoning for the remaining 30 acres.

#### [12-0679](#)

JOINT OLYMPIA/THURSTON COUNTY COMPREHENSIVE PLAN AMENDMENTS

- Attachments:**
- [1. Joint Plan Amendment Process](#)
  - [2. Future Land Use Map Showing County Rezone Areas](#)

Chair Tousley reviewed the topics for the Commissioners to discuss. Staff Buckler described the proposals and process for review.

The report was received.

#### [12-0678](#)

Deliberation and Recommendation on S. Olympia/Chambers Proposed Joint Plan Amendments and Rezones

- Attachments:**
- [1. City Staff Recommendation.S. Olympia/Chambers.](#)
  - [2. Olympia Zoning Map](#)
  - [3. 2008 Olympia Chambers Basin Moratorium Study](#)
  - [4. Olympia Chambers Moratorium Map](#)
  - [5. Preliminary County Staff Report. French Loop/Chambers](#)
  - [6. Public Comments. S Oly/Chambers](#)
  - [7. SEPA Determination for French Loop & Chambers](#)

Staff Buckler explained the staff proposals for the S. Olympia/Chambers proposed joint plan amendment and rezone. Staff clarified the different zoning east and west of Wiggins Road. There was a discussion about issues with splitting the zoning. City Staff Christensen talked about stormwater issues and County Staff Jeremy Davis explained the County's Moratorium Map. Staff clarified development regulations and stormwater dispersion. Staff Christensen talked about soil and water infiltration. Staff

Davis said County staff was waiting to make a recommendation to the County Planning Commission until after the Olympia Planning Commission made theirs. Commissioners discussed building coverage in different zones. Staff Davis explained the County water staff recommendation and the staff review. Staff explained the County and City zoning tables and what would happen if the County and City don't agree on zoning. The final decision rests with the County Commissioners.

**Commissioner Reddick moved to recommend the staff recommendations to re-designate the area north of Chambers Ditch from Residential 4-8 units per acre (R4-8) to Residential 4-Chambers Basin (R-4CB); re-designate the area south of Chambers Ditch from Residential 4-8 units per acre (R4-8) to Residential 4 units per acre, and keep the entire area within the Urban Growth Area (UGA); seconded by Commissioner Horn, that the recommendation be approved. Motion passed unanimously.**

[12-0676](#)

Recommendation on Medela Site Specific Proposed Olympia/Thurston Joint Plan Amendment and Rezoning

**Attachments:**

- [1. City Staff Recommendation. Medela](#)
- [2. Neighborhood Collector Design](#)
- [3. Preliminary County Staff Report. Medela](#)
- [4. Public Comments. Medela](#)
- [5. SEPA Determination for Medela](#)

Staff Buckler described the proposed rezone of the "Medela" site within the City's Urban Growth Area and the staff's recommendation. City Staff David Smith explained the current right-of-way and what the staff recommendation for Local Access street would be, as well as what street frontage improvements would be made. There was a discussion of other possible access points such as Devoe St. Staff Buckler noted that the Washington State Department of Transportation does not have a setback from the freeway and the County has no specific setback or screening requirements for I-5. Staff Buckler explained the County's SEPA Determination of Nonsignificance and County Staff explained the appeal process. Staff Buckler explained the recent attempts by the City to annex "islands" within the City borders. City Staff David Smith responded to questions about drivers cutting through private property. There was then a discussion about the City's connected streets policy, and safe crosswalks on Boulevard Road. Staff Smith answered questions about how trip generation is calculated for street classification. Staff Buckler answered questions about parcel ownership, zoning designation and freeway buffers. There was a discussion about urban corridors; neighborhood collector road improvement requirements related to traffic impact analysis. Staff Smith explained what neighborhood collector and local access streets are. There was a discussion of new County impact fees, SEPA, and possible mitigations for the freeway proximity. Staff Smith answered questions about the roadway network related to the site. Commissioners discussed whether or not they support the staff recommendation and why. Support for the staff proposal was cited for consistency with citywide goals for urban corridors, the need to annex the site, and the proximity of other high density areas. Concerns include lack of more access to the site, proximity to the freeway and environmental issues related to high density building on the site. There was a discussion of other possible zoning designations that staff reviewed.

**A motion was made by Commissioner Reddick to recommend the staff recommendation - redesignate the area from Residential 4-8 units per acre (R4-8) to Residential Multi-Family 18 units per acre (RM 18) and reclassify 9th Avenue between Boulevard Road and Chambers Street from Local Access Street to Neighborhood Collector; seconded by Commissioner Horn, but died for lack of**

a majority vote. A motion was made by Commissioner Parker to approve RM 18 for the parcel in single ownership and retain R 4 for the two parcels adjacent to the freeway. The motion died for lack of a second.

Commissioner Parker moved, seconded by Commissioner Reddick, to adopt the staff recommendation. Motion passed 5-2.

[12-0677](#)

Recommendation on French Road and Chambers Proposed Joint Plan Amendment and Rezone

- Attachments:**
- [1. City Staff Recommendation. French Loop/Butler Cove](#)
  - [2. Long and Short Term Growth Boundaries](#)
  - [3. Preliminary County Staff Report. French Loop & Chambers](#)
  - [4. Public Comments. French Loop](#)
  - [5. SEPA Determination for French Loop/Butler Cove](#)

Staff Buckler explained the staff proposal to rezone French Loop/Butler Cove area of the Urban Growth Area (UGA). Staff Steve Sperr discussed waste water challenges and possible systems that could work on the site. There was a discussion on the benefits of connecting houses to the sewer system and also on whether this site is appropriate for development given its topography and traffic concerns. There was a discussion about other possible designations of the site and why staff didn't recommend them, for example, there's a difference between County and City impervious surface standards. County Staff Jeremy Davis answered questions about allowing sewer connections where it is already available. He went on to explain sewer connection issues if the properties are removed from the Urban Growth Area. Staff Buckler said higher density is possible if the properties were connected to sewer. Staff Davis discussed the right-of-way and engineering challenges to widen the roads in this area. Draft Land Use Option One was discussed, which proposes to leave part of the area in the UGA and remove other parts. Commissioners discussed whether or not they support the motion and why.

**Commissioner Horn moved to concur with the staff recommendations; seconded by Commissioner Reddick. Motion passed unanimously.**

7. [12-0681](#) Final Recommendation on Long Term Community Development Investment Plan

- Attachments:** [1. Final Draft Letter](#)

Commissioner Horn described a Finance Committee letter related to a Long-Term Community Development (LTCD) Investment Plan. There was a discussion on adding "community groups" to the stakeholders, a typo was found on 5, and clarification was made about what the LTCD would focus on.

Commissioner Ingman left the meeting prior to the vote.

Vice Chair Leveen moved, seconded by Commissioner Reddick to approve the letter as amended. The motion carried by unanimous vote. Commissioner Ingman departed the meeting prior to the vote.

### 3. APPROVAL OF MINUTES

[12-0608](#)

Approval of August 10, 2012 Planning Commission Finance Subcommittee Meeting Minutes

**Attachments:** [Draft Minutes](#)

Approval of the minutes was postponed to a later meeting.

[12-0680](#) Approval of September 17, 2012 Planning Commission Meeting Minutes

**Attachments:** [Draft minutes](#)

Approval of the minutes was postponed to a later meeting.

[12-0646](#) Approval of September 24, 2012 Planning Commission Meeting Minutes

**Attachments:** [Draft Minutes](#)

Approval of the minutes was postponed to a later meeting.

[12-0668](#) Approval of October 3, 2012 Planning Commission Finance Subcommittee Meeting Minutes

**Attachments:** [Draft minutes](#)

Approval of the minutes was postponed to a later meeting.

**8. REPORTS**

Reports were deferred to a later meeting.

**9. ADJOURNMENT**

Commissioner Leveen complimented Staff Buckler on her fine work. The meeting adjourned at 10:38 p.m.

**Accommodations**

The City of Olympia is committed to the non-discriminatory treatment of all persons in employment and the delivery of services and resources. If you require accommodation for your attendance at the City Advisory Committee meeting, please contact Community Planning & Development at (360) 753-8314 at least 48 hours in advance of the meeting. For hearing impaired, please contact us by dialing the Washington State Relay Service at 7-1-1 or 1.800.833.6384.