

**OLYMPIA CITY COUNCIL  
STUDY SESSION  
MINUTES  
June 19, 2012 7:00 pm**

**PRESENT:** Mayor Stephen Buxbaum, Mayor Pro Tem Nathaniel Jones, Councilmembers Julie Hankins, Jeannine Roe, Steve Langer, Karen Rogers, and Jim Cooper.

**Charter for Comprehensive Plan**

Mayor Buxbaum noted the Study Session has two items and explained there will be a break between the two items in order to allow other people to be seated at the table. He thanked members of the Planning Commission for attending and said the purpose of the meeting is to accept the Commission's input on the Charter.

Planning Commission Chair Amy Tousley and Rob Richards provided an overview of the work done to date and actions needed at future Planning Commission meetings.

Questions and concerns raised by Councilmembers included the following:

- Is urban agriculture being integrated into the Comp Plan? Ms. Tousley said they have not seen the code amendments on this item. Planning Commissioner Larry Levine said that due to time constrictions, there is not enough time to work on this issue.
- Want more involvement from advisory committees.
- Annual Comp Plan amendments include the Trillium rezone, parks impact fees and Quixote Village.
- Would like process for sharing information between the Planning Commission and the Council.
- Planning Commission should meet monthly with the Land Use & Environment Committee to give a brief update.

City Manager Steve Hall noted it has been 18 years since the last Comprehensive Plan and this is a high level policy document.

Mayor Buxbaum stated this is the citizens' planning document and it should be written very clearly. The Council agreed.

**Joint Meeting with Olympia Planning Commission Regarding the Shoreline Master Program**

Mayor Buxbaum noted discussion on this item includes the former Planning Commission members.

Chair Amy Tousley introduced the former Planning Commission members who were involved in deliberations on the Shoreline Master Program (SMP) and provided a brief background of the work done to date.

Deputy City Attorney Darren Nienaber stated this is the final handoff of the SMP to Council and is not a night for substantive information. The Planning Commission will provide comments and clarification on previous information provided to the Council. He said there will be additional

opportunities to ask for clarifying information. He said the Council will take no vote tonight and a public hearing on this item is upcoming. He said the Council should retain an open mind.

Mayor Buxbaum acknowledged there are multiple perspectives at play and the Council wants to hear those various perspectives. He honored the hard work of the commissioners over the past 2-1/2 years.

Summary remarks by Commission Members include the following:

Paul Ingman - Said for him the vision was the law and public comments. He was concerned about how do we know if we have adequate space between the high water mark and the setback.

Roger Horn stated his letter represented a minority opinion. He reviewed his eight vision guidelines:

- Should be mixed use with variety of residences, businesses, public areas
- Should work with downtown to create synergy between shoreline and downtown to bring people into the downtown
- Should be a system of trails and parks that extend through entire Budd Bay area.
- Create tangible transition between sea and land
- Should emphasize iconic visuals of Mt. Rainier, the Capitol dome, Olympic mountains and water views
- Should be the gateway to the capital city
- Should include sub-districts
- Should make attempt to clean up water and enhance flora

He reviewed his Guiding Principles:

- Should have minimum setback of 50 feet
- Should include setback heights
- Should include a park

James Reddick spoke of the confusion between urban intensity and urban conservancy. He said conservancy needs to go through Ecology. He said he supports a big "W" pathway through downtown.

Tom Muller stated he would like to have a park around the big "W ." He also believes we need a balance between development and the environment. Mr. Muller suggested the City needs to use experts such as TRPC more.

Rob Richards stated he sees a great need to protect shorelines.

Amy Tousley stated development could still occur along shoreline, and mitigation is key. She said there is a requirement to amend the SMP every 8 years and we must look at economic impacts.

Larry Levine said he is in favor of economic development along the shoreline.

Carol Law stated restoration of the shoreline can be done in urban intensity.

Richard Wolf stated the Council needs to review all decisions made and recommended the Council take staff's recommendations based on science and reject the Planning Commission's recommendations.

Council comments included the following:

- There is a concern about whether the SMP is visionary or it's reflecting current conditions.
- If changes are made, what impact will it have on nonconforming uses.
- Buildings could be conforming - but surrounding area would be nonconforming.
- Conduct an independent economic impact.
- Very little data was provided regarding sea level rise.

Mayor Buxbaum stated a public workshop is scheduled for Saturday, July 28, to gather public input. Councilmembers discussed scheduling a meeting after this workshop and possibly having stakeholder meetings with the Squaxin Indian Tribe, the Port, and the Downtown Association.

Council agreed to schedule an Other Business Item to review the structure of the July 28 workshop.

Meeting adjourned at 9:06 pm.