



Meeting Minutes

Planning Commission

City Hall
601 4th Avenue E
Olympia, WA 98501
Contact: Joyce Phillips
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Monday, June 5, 2017

6:30 PM

Room 207

1. CALL TO ORDER

Chair Mark called the meeting to order at 6:30 p.m.

1.A ROLL CALL

Commissioner Burns arrived after the roll call was taken.

Present: 6 - Chair Brian Mark, Vice Chair Mike Auderer, Commissioner Travis Burns, Commissioner Paula Ehlers, Commissioner Negheen Kamkar and Commissioner Carole Richmond

Excused: 1 - Commissioner Rad Cunningham

Absent: 1 - Commissioner Darrell Hoppe

OTHERS PRESENT

Community Planning and Development:
Deputy Director Leonard Bauer
Senior Planner Joyce Phillips
Senior Planner Amy Buckler
Office Specialist/Minutes Recorder Stacey Rodell
Police Department:
Administrative Services Manager Laura Wohl

2. APPROVAL OF AGENDA

The agenda was approved.

3. APPROVAL OF MINUTES

3.A [17-0603](#) Approval of the May 15, 2017 Olympia Planning Commission Meeting Minutes

The minutes were approved.

4. PUBLIC COMMENT - NONE

5. STAFF ANNOUNCEMENTS

Ms. Phillips announced the following:

- The Land Use & Environment Committee held two meetings in May - one at Olympia High School and one at Capital High School. Both were conducted after one hour open houses on the Missing Middle Infill Housing topics.
- Council will have a midyear retreat on Saturday, June 10, 2017 beginning at 9:00 a.m. at the LOTT Cleanwater Alliance conference room.
- On June 6, 2017 City Council is likely to appoint a new Planning Commissioner, to fill the position vacated by Commissioner Watts.
- Thurston County is in the process of updating its Comprehensive Plan. As part of that process the City of Olympia will work with the County on the preparation of a Joint Plan that will apply to the Olympia Urban Growth Area. A joint meeting and/or public hearing between the two Planning Commissions is likely to occur in the fall. More information will be provided at a briefing to the Planning Commission over the summer.
- On Wednesday, June 14, 2017 beginning at 6:00 p.m. in City Hall there will be a neighborhood meeting about the Avalon Project (aka - the former Griswold's building located at 308-310 4th Avenue East).
- The City of Olympia Annual Report has been released to the community. It tells the story of how we are doing on the implementation of the Comprehensive Plan.

6. BUSINESS ITEMS

6.A [17-0609](#) Ordinance Removing Zoning Designations from the State Capitol Campus

Mr. Bauer presented information on and showed a map of the existing zoning of the Capitol Campus.

Commission Mark opened the public hearing.

Howard Goldberg spoke about street parking near the former State Capital Historical Museum at the Lord Mansion site. He is concerned with future use of the building.

There being no further public comment, Commissioner Mark closed the public hearing and opened up Commission deliberations.

Commissioner Auderer moved, seconded by Commissioner Burns, to recommend adoption of the ordinance removing zoning designations from the State Capitol Campus on the City Zoning Map and forward to City Council for approval. The motion passed unanimously.

6.B [17-0586](#) Olympia Police Department Briefing

Ms. Wohl passed out the 2016 Olympia Police Department Year in Review. She discussed the following via a PowerPoint presentation:

- Facts and Figures: 68 Officers, 15 Corrections staff and 15 Administrative staff
- Programs: Patrol, Detectives, Crime Analysis, Walking Patrol, K9, Traffic, School Resource Officers, Volunteers, Crime Prevention, Corrections,

Evidence, Records, Communications and Administration

- What do we care about? - Safety, Community and Service
- Part I Crimes breakdown from April 16, 2017 - May 16, 2017
 - Vehicle prowl 32
 - Burglary residential 17
 - Burglary commercial 11
 - Auto theft 7
 - Aggravated assault 6
 - Rape 3
 - Robbery 2
 - Auto Recovery 1
- Where we want to go
 - Additional walking patrol
 - Mental health response team
 - Community Liaison Officers
 - Additional program support

The report was received.

6.C [17-0593](#) Briefing on Downtown Zoning Recommendations

Mr. Bauer presented a briefing on the update of the Downtown zoning and development standards. He reviewed the following via a PowerPoint presentation:

- Character Areas
- Downtown business zoning
- Urban waterfront zoning
- Urban residential zoning
- View protection
- Public process

The report was received.

6.D [17-0600](#) Briefing on State Environmental Policy Act (SEPA) Exemption Recommendations

Mr. Bauer presented a briefing on the State Environmental Protection Act (SEPA) infill exemption area in Downtown. He reviewed the following via a PowerPoint presentation:

- Exempts projects in Downtown from SEPA process:
 - Applies to:
 - Stand alone residential
 - Mixed use
 - Stand alone commercial less than 65,000 (except retail)
 - Does not apply to:
 - Industrial uses
 - Lands covered by water
 - Projects with both exempt and non-exempt actions
 - Other specific cases outlined in statute

- Address mitigation upfront in Code
- Identify 'gaps' where the City had used SEPA mitigation in the past to address recurring issues and adopt codes to fill those gaps prior to adopting SEPA exemption
 - Flood risk
 - Adopted downtown building elevation requirements in 2016
 - City, LOTT and Port partnership to develop Sea Level Rise Response Plan
 - Off-site traffic impacts
 - Adopt current requirements for traffic impact analysis into Engineering Design and Development Standards (November 2017)
 - Cultural/Archaeological resource protection
 - Coordinate with Washington Department of Archaeology and Historic Preservation and local tribal nations
 - Draft code amendments to ensure earlier notice and potential substantive conditions on all new development and redevelopment that could affect resources

Discussion:

- Consider greenhouse gas emission reduction through this process
- Consider additional research of long term impacts for SEPA exemptions
- Consider unanticipated situations and their unintended consequences during this process

The report was received.

7. REPORTS

Commissioner Richmond reported on:

- Two recent Missing Middle open house events
- Missing Middle workgroup meeting
- Olympians for People-Oriented Places (OPOP) infill housing walking tour

Chair Mark reported he has been in contact with Phil Schulte, Chair of Coalition of Neighborhood Associations (CNA), and this will be discussed further under Item 8 of the agenda. Northeast Neighborhood Association (NENA) will host an event on Sunday - June 11, 2017 from 6:00-7:00 p.m. as part of its community engagement plan.

Commissioner Ehlers reported she attended the Missing Middle workgroup meeting.

8. OTHER TOPICS

Chair Mark spoke about a joint meeting with the CNA and the Planning Commission. The Commission discussed a few options that could be discussed during this meeting. Nuisance ordinance in relation homes with illegal drug activity will be proposed as the topic for the joint meeting.

9. ADJOURNMENT

The meeting adjourned at 8:25 p.m.