



City of Olympia

City Hall
601 4th Avenue E
Olympia, WA 98501

Information: 360.753.8447

Meeting Agenda City Council

Tuesday, January 7, 2014

7:00 PM

Council Chambers

1. ROLL CALL

1.A ANNOUNCEMENTS

1.B APPROVAL OF AGENDA

2. SPECIAL RECOGNITION

2.A [14-0023](#) Swearing in of Newly Elected Councilmembers

3. PUBLIC COMMUNICATION

*(Estimated Time: 0-30 Minutes) (Sign Up Sheets are Provided in the Foyer)
During this portion of the meeting, citizens may address the Council regarding only items related to City business, including items on the Agenda, except on agenda items for which the City Council either held a Public Hearing in the last 45 days, or will hold a Public Hearing within 45 days. Individual testimony is limited to three minutes or less. In order to hear as many people as possible during the 30-minutes set aside for Public Communication, the Council will refrain from commenting on individual testimony until all public comment has been taken. The City Council will allow for additional testimony to be taken at the end of the meeting for those who signed up at the beginning of the meeting and did not get an opportunity to speak during the allotted 30-minutes.*

COUNCIL RESPONSE TO PUBLIC COMMUNICATION (Optional)

4. CONSENT CALENDAR

(Items of a Routine Nature)

4.A [14-0008](#) Approval of December 17, 2013 City Council Meeting Minutes

Attachments: [Minutes](#)

4.B [14-0017](#) Approval to Initiate the Process to Amend the PY2013 Community Development Block Grant (CDBG) Action Plan to Redirect Use of \$25,650 for the Downtown Ambassador Program

Attachments: [Downtown Ambassador Program Funding chart](#)
[Ambassador Job Description](#)
[Clean Team Job Description](#)
[Proposed PY 2013 Annual Action Plan](#)

SECOND READINGS - None

FIRST READINGS - None**5. PUBLIC HEARING - None****6. OTHER BUSINESS**

- 6.A** [14-0013](#) Approval of Recommendation to the Board of County Commissioners for the Medela Joint Olympia/Thurston Comprehensive Plan Amendment and Site Specific Rezone

Attachments: [Medela Area Map](#)
[Land Use Analysis and Application](#)
[Neighborhood Collector Design](#)
[Medela Process Timeline](#)
[Public Comments - Medela](#)
[SEPA Determination-Medela](#)
[Hearing Examiner SEPA Appeal Recommendation to BOCC](#)

- 6.B** [14-0024](#) Approval of Agenda for Annual City Council Retreat

Attachments: [Proposed Retreat Agenda](#)

7. CONTINUED PUBLIC COMMUNICATION

(If needed for those who signed up earlier and did not get an opportunity to speak during the allotted 30 minutes)

8. REPORTS AND REFERRALS**8.A COUNCIL INTERGOVERNMENTAL/COMMITTEE REPORTS AND REFERRALS****8.B CITY MANAGER'S REPORT AND REFERRALS****9. ADJOURNMENT**

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 Council meeting, please contact the Council's Secretary at 360.753-8244 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.

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City Council

Swearing in of Newly Elected Councilmembers

Agenda Date: 1/7/2014

Agenda Number: 2.A

File Number: 14-0023

File Type: recognition

Version: 1

Status: Recognition

..Title

Swearing in of Newly Elected Councilmembers

..Report

Issue:

The following Councilmembers will be sworn in:

Councilmember Jim Cooper
Councilmember Julie Hankins
Councilmember Jeannine Roe
Councilmember Cheryl Selby

A short reception will follow the swearing in ceremony.



City of Olympia

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Meeting Minutes - Draft City Council

Tuesday, December 17, 2013

7:00 PM

Council Chambers

1. ROLL CALL

Present: 6 - Mayor Stephen H. Buxbaum, Mayor Pro Tem Nathaniel Jones, Councilmember Jim Cooper, Councilmember Steve Langer, Councilmember Jeannine Roe and Councilmember Karen Rogers

Excused: 1 - Councilmember Julie Hankins

1.A ANNOUNCEMENTS

Mayor Buxbaum recognized members in the audience including former Mayors Doug Mah, Bob Jacobs, and Mark Foutch and former Councilmember Craig Ottavelli.

2. SPECIAL RECOGNITION

2.A 13-1071 Recognition of Outgoing Councilmember Karen Rogers

Mayor Buxbaum recognized outgoing Councilmember Rogers and invited her to speak. Councilmember Rogers recognized and thanked members in the audience who have helped her over the past four years and shared some stories during her tenure.

Councilmembers thanked Councilmember Rogers for her contributions. Mayor Buxbaum presented her with a framed photograph of Mount Rainier, taken by City Attorney Tom Morrill. The meeting recessed for a brief reception honoring Councilmember Rogers.

The recognition was received.

ROLL CALL UPDATE

Councilmember Hankins arrived at the meeting at approximately 7:20 p.m.

Present: 7 - Mayor Stephen H. Buxbaum, Mayor Pro Tem Nathaniel Jones, Councilmember Jim Cooper, Councilmember Steve Langer, Councilmember Jeannine Roe, Councilmember Karen Rogers and Councilmember Julie Hankins

1.B APPROVAL OF AGENDA

Mayor Buxbaum asked to add an item to the Agenda under Other Business regarding

reconsideration of the ordinance amending section 10.16.140 of the parking regulations regarding potential penalties. The Council agreed to the addition.

Councilmember Langer moved, seconded by Mayor Pro Tem Jones, to approve the agenda as amended. The motion carried by the following vote:

Aye: 7 - Mayor Buxbaum, Mayor Pro Tem Jones, Councilmember Cooper, Councilmember Langer, Councilmember Roe, Councilmember Rogers and Councilmember Hankins

3. PUBLIC COMMUNICATION

City Manager Steve Hall clarified the parking ordinance that was recently adopted by the Council. He said the bottom line is that if an individual wants to use a parking lot for uses other than parking, a permit is required. He said this ordinance contains restrictions that already exist in other parts of City ordinances.

Mr. Dan Meyerpeter, 5308 65th Ave SE, said his church supports Crazy Faith and believes they should be able to continue using the parking lot to feed the homeless.

Ms. Ruth Kendall, 2713 Hibiscus Ct SE, student of Mr. Meyerpeter's youth group said she supports feeding the homeless.

Ms. Adrienne Cook, 8615 Queets Dr NE said she is a member of Mr. Meyerpeter's youth group and supports feeding the homeless.

Ms. Susan Cook, 8615 Queets Dr NE, said she had personal experience with a family member being homeless and is pleased to say he is now helping others who are homeless. She supports ministries that are helping those less fortunate.

Mr. Tim Russell, homeless, thanked the ministries for helping feed the homeless. He said as a 21-year old, he has trouble finding a shelter.

Mr. Jerry Reilly, Cardigan Loop NW, Chair of Olympia Capitol Park Foundation, thanked the Council for its leadership in purchasing property on the isthmus.

Mr. Fred Silsby, Capitol Way N, spoke in support of helping the homeless and the People's House.

Ms. Lisa Smith, Enterprise for Equity, thanked the City for its contributions over the years.

Mr. Jeff Jaksich, 812 San Francisco Ave NE, spoke in support of siting a facility for the homeless away from residential areas.

COUNCIL RESPONSE TO PUBLIC COMMUNICATION (Optional)

Councilmember Roe asked staff to provide the names of available shelter facilities to Mr. Russell.

Councilmembers thanked those who spoke. Mayor Buxbaum said the Council wants to help the homeless.

4. CONSENT CALENDAR

Councilmember Roe pulled Item 4E for discussion following the Consent Calendar.

- 4.A 13-1069** Approval of December 10, 2013 City Council Meeting Minutes

The minutes were adopted.

- 4.B 13-1070** Bills and Payroll Certification

Payroll check numbers 86516 through 86517, 86524 through 86575 and Direct Deposit transmissions: Total: \$4,648,205.50; Claim check numbers 340187 through 341626: Total: \$7,989,936.47.

The report was adopted.

- 4.C 13-1026** Approval of Resolution to Reject All Bids for the Percival Landing F Float Replacement Project

The resolution was adopted.

- 4.D 13-1053** Approval of Amendment to the City Manager's Employment Contract

The contract was adopted.

- 4.F 13-1060** Approval of Agreement between the City Of Olympia and Thurston County for Sharing Geospatial Data

The contract was adopted.

- 4.G 13-1061** Approval of Purchase and Sale Agreement for the Site of the Future Southeast Olympia Water Supply Reservoir

The contract was adopted.

- 4.H 13-1064** Approval of Intergovernmental Agreement for Maintenance of the Amtrak Depot

The contract was adopted.

- 4.I 13-1072** Approval of Interlocal Agreement with Lewis County for Jail Services

The contract was adopted.

SECOND READINGS

- 4.J 13-0912** Approval of Ordinance Amending Transportation Impact Fees
- The ordinance was adopted on second reading. Councilmember Rogers registered a Nay vote.**
- 4.K 13-0913** Approval of Ordinance Amending Olympia Municipal Code to Add Reclaimed Water Engineering Fees
- The ordinance was adopted on second reading.**
- 4.L 13-0980** Approval of Ordinance Adopting 2014 Park Impact Fee Rate Adjustment
- The ordinance was adopted on second reading. Councilmember Rogers registered a Nay vote.**
- 4.M 13-1005** Approval of Ordinance Amending School Impact Fees
- The ordinance was adopted on second reading.**
- 4.N 13-1015** Approval of Ordinance Amending Utility Tax Rate on Drinking Water
- The ordinance was adopted on second reading.**
- 4.O 13-1017** Approval of Ordinance Appropriating 2014 Special Funds
- The ordinance was adopted on second reading.**
- 4.P 13-1021** Approval of Ordinance Adopting the 2014 Utility Rates and General Facilities Charges
- The ordinance was adopted on second reading.**
- 4.Q 13-1033** Approval of Ordinance Updating Obsolete and Outdated Sections of the Olympia Municipal Code and Correcting Scrivener Errors
- The ordinance was adopted on second reading.**
- 4.R 13-1011** Approval of Ordinance Adopting the 2014 - 2019 Capital Facilities Plan (CFP) and Appropriating Funds for 2014
- The ordinance was adopted on second reading.**
- 4.S 13-1010** Approval of Ordinance Adopting the 2014 Operating Budget
- The ordinance was adopted on second reading. Councilmember Rogers registered a Nay vote.**

Approval of the Consent Agenda

Councilmember Langer moved, seconded by Councilmember Hankins, to adopt the Consent Calendar, except item 4E, which was pulled for discussion. Councilmember Rogers registered Nay votes on items 4J, 4L, and 4S. The motion carried by the following vote:

Aye: 7 - Mayor Buxbaum, Mayor Pro Tem Jones, Councilmember Cooper, Councilmember Langer, Councilmember Roe, Councilmember Rogers and Councilmember Hankins

FIRST READINGS - None

PULLED FROM CONSENT CALENDAR

4.E 13-1059 Approval of Memorandum of Understanding with the Olympia Capitol Park Foundation Regarding Isthmus Property

Board members of the Olympia Capitol Park Foundation presented a check in the amount of \$100,000 to the Council to help cover the cost to remove some of the buildings on the isthmus property.

Councilmembers noted their appreciation for the support from the Olympia Capitol Park Foundation.

City Manager Steve Hall reported the City will apply for a \$200,000 EPA grant to help abate the asbestos in the buildings on the isthmus.

Mayor Pro Tem Jones moved, seconded by Councilmember Langer, to approve the Memorandum of Understanding between the City of Olympia and the Olympia Capitol Park Foundation regarding fundraising for demolition and development of isthmus properties. The motion carried by the following vote:

Aye: 7 - Mayor Buxbaum, Mayor Pro Tem Jones, Councilmember Cooper, Councilmember Langer, Councilmember Roe, Councilmember Rogers and Councilmember Hankins

5. PUBLIC HEARING

5.A 13-0985 Proposed Amendment of 2013 Community Development Block Grant (CDBG) Action Plan to include Section 108 Loan for Downtown Safety Improvements

Community Planning and Development Deputy Director Leonard Bauer provided a brief background. He noted written comment will be taken through 5:00 p.m. on January 6. He reviewed the two phases these loan proceeds will be used for, which include:

1. Alleyway lighting improvements in the downtown area
2. Pedestrian improvements along State Avenue near Columbia St.

The public hearing was opened. No one signed up to speak. The public hearing was closed.

The public hearing was held and closed.

6. OTHER BUSINESS

Reconsideration of an Ordinance Amending Section 10.16.140 of the Parking Regulations Regarding Potential Penalties

Mayor Buxbaum noted the action is to clarify that only a civil infraction will apply; it will not be a criminal offense.

Councilmember Langer moved, seconded by Mayor Pro Tem Jones, to approve amending the last sentence in section 10.16.140 to add "(b)" at the end of that sentence, so the sentence will read "The penalties for violation of this section shall be the penalties as set forth on OMC 12.24.160(b)." The motion carried by the following vote:

Aye: 7 - Mayor Buxbaum, Mayor Pro Tem Jones, Councilmember Cooper, Councilmember Langer, Councilmember Roe, Councilmember Rogers and Councilmember Hankins

6.A 13-0893 Year End Accomplishments Review

Assistant City Manager Jay Burney introduced this item.

Assistant City Engineer Steve Sperr shared a Powerpoint presentation of the capital construction projects completed in 2013, projects in progress, and projects scheduled for 2014.

Mr. Burney presented a Powerpoint of highlights and accomplishments during the past year.

Mr. Hall noted being a Councilmember is hard work and he thanked the Council for their efforts throughout the year.

The report was received.

7. CONTINUED PUBLIC COMMUNICATION

8. REPORTS AND REFERRALS

8.A COUNCIL INTERGOVERNMENTAL/COMMITTEE REPORTS AND REFERRALS

Councilmember Hankins provided highlights on the Coalition of Neighborhood

Association meeting and the Land Use and Environment Committee meeting.

Mayor Pro Tem Jones reported on highlights of the Intercity Transit Authority Board meeting, the Parks and Recreation Advisory Committee meeting, the Thurston Regional Planning Council meeting, the groundbreaking event for the Bridging the Gap bicycle trail project near Pacific Avenue, and noted the installation of the City's new glass seal behind the dais.

Councilmember Roe reported on highlights of the General Government Committee meeting.

Councilmember Langer stated he also attended the groundbreaking event for Bridging the Gap.

Councilmember Rogers reported on highlights of the Transportation Policy Board meeting.

Councilmember Cooper reported on highlights of the Olympic Region Clean Air Agency meeting.

Mayor Buxbaum reported on highlights of the Finance Committee meeting. He noted the first scheduled meeting of 2014 is Monday, January 6, with the Thurston County Board of Health. He also stated the Council's annual retreat is January 10 and 11 at the new fire station off Lilly Road.

Councilmembers thanked staff for their hard work and support throughout the year .

8.B CITY MANAGER'S REPORT AND REFERRALS

City Manager Steve Hall noted that staff has been working with the property owner of some trees near 13th & Boundary. Staff has evaluated the trees and found only one to be hazardous and the City may remove it. He said staff will get back to Mr. Lyons who brought this up at last week's Council meeting.

He also reported the State Department of Information System is replacing the 1063 Building on the corner of Capitol Way and 11th where the Hands On Children's Museum used to be. Assistant City Manager Jay Burney will represent the City on the Evaluation Committee.

9. ADJOURNMENT

The meeting adjourned at 9:41 p.m.

City of Olympia

City Council

City Hall
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360-753-8447

Approval to Initiate the Process to Amend the PY2013 Community Development Block Grant (CDBG) Action Plan to Redirect Use of \$25,650 for the Downtown Ambassador Program

Agenda Date: 1/7/2014

Agenda Number: 4.B

File Number: 14-0017

File Type: decision

Version: 1

Status: Consent Calendar

..Title

Approval to Initiate the Process to Amend the PY2013 Community Development Block Grant (CDBG) Action Plan to Redirect Use of \$25,650 for the Downtown Ambassador Program

..Recommended Action

Committee Recommendation:

The General Government Committee recommends:

1. Drafting an amendment to the PY2013 City of Olympia CDBG Action Plan to fund one staff position within the Downtown Ambassador/Clean Team program for six months (March 1 - August 31, 2014), and
2. Scheduling a 30-day public comment period, including a public hearing, on the draft CDBG Action Plan amendment.

City Manager Recommendation:

Move to direct staff to:

1. Draft an amendment to the PY2013 City of Olympia CDBG Action Plan to fund one staff position within the Downtown Ambassador/Clean Team program for six months (March 1 - August 31, 2014) and
2. Schedule a 30-day public comment period, including a public hearing, on the draft CDBG Action Plan amendment.

..Report

Issue:

Should the City amend its PY2013 CDBG Action Plan to shift \$25,650 from Isthmus Park Project to Downtown Ambassador program?

Staff Contact:

Leonard Bauer, Deputy Director, Community Planning and Development Department, 360.753.8206

Presenter(s):

Leonard Bauer, Deputy Director, Community Planning and Development Department

Background and Analysis:

The Community Development Block Grant (CDBG) is a program of the U.S.

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Department of Housing and Urban Development. There are two basic sources of Community Development Block Grant funds.

Annual Entitlement Grants: The City receives CDBG funds as an entitlement grant from the Department of Housing and Urban Development (HUD). The funds must be used in accordance with detailed regulations to benefit low- and moderate-income households or aid in the elimination of slum or blighted conditions. The CDBG grant in PY2013 is \$357,000.

Program Income: In previous years, housing rehabilitation funding was distributed by the City in the form of loans. These are repaid to the City according to the loan terms and reused for other housing projects that benefit low- and moderate-income households. These funds are called "Program Income". During PY2013 the City anticipates receiving approximately \$300,000 in program income.

Olympia's adopted CDBG Action Plan allocates approximately \$1.02 million towards a variety of projects for PY2013. See Proposed PY 2013 Annual Action Plan attachment.

This \$1.02 million allocation is predicated on all additional program income being utilized for the Isthmus Park project, up to \$450,000.

This recommendation would divert \$25,650 of the program income currently allocated to the Isthmus Park to fund one position in the Downtown Ambassador program. A timeline chart and Downtown Ambassador/Clean Team position descriptions are included in the attachments. The City Council can consider extending CDBG funding for the position in the PY2014 CDBG Action Plan, which it will consider for adoption in late spring or early summer 2014. The City Council could also consider "re-funding" \$25,650 to the Isthmus Park project in the PY2014 CDBG Action Plan.

Neighborhood/Community Interests (if known):

The CDBG program is a city-wide program created to help low to moderate income residents. Downtown Olympia is within a low to moderate income census block group.

Options:

1. Direct staff to:
 - a. Draft an amendment to the PY2013 City of Olympia CDBG Action Plan to fund one staff position within the Downtown Ambassador program for six months (March 1 - August 31, 2014) and
 - b. Schedule a 30-day public comment period, including a public hearing, on the draft CDBG Action Plan amendment.

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- c. Final action by Council will be taken after the public comment period.

- 2. Choose not to pursue an amendment to the PY2013 City of Olympia CDBG Action Plan at this time.

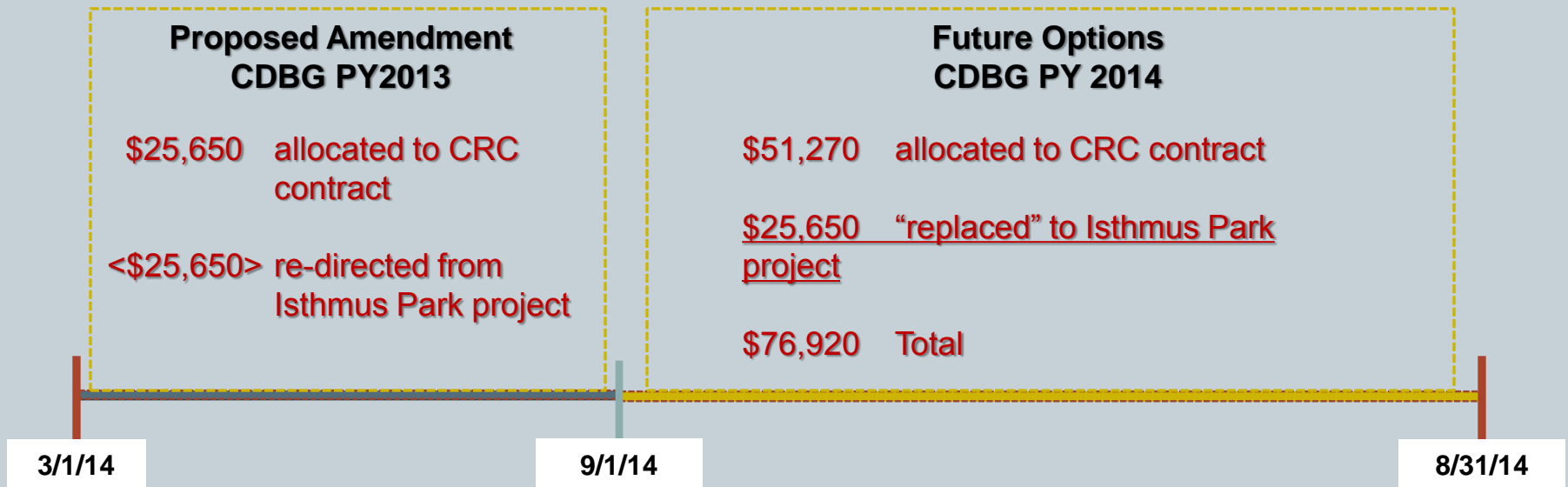
Financial Impact:

Re-direct use of \$25,650 CDBG program income.

Downtown Ambassador Program Funding PY 2013 -PY 2014



- Capital Recovery Center Ambassador: \$4,272/month





Safe and Welcome | Clean and Comfortable

Ambassador Job Description

Downtown Ambassadors act as goodwill ambassadors on behalf of all members of the downtown community. They present a positive attitude and customer-service oriented approach. Ambassadors patrol the 18 block-Downtown core. Their primary role is to provide information, referrals to resources, and support to citizens and visitors to the area, as well as to be on call should conflict arise.

Program Activities

- Attend and participate in meetings as necessary to support all program activities.
- Be knowledgeable of Olympia history, sites of interest, local businesses, recreation activities, current entertainment, social services and other information to assist and direct shoppers, visitors, and others.
- Greet every passerby with a friendly attitude and smile.
- Deliver information to businesses in regards to downtown events, news, parking, and updates on the Ambassador Program.
- Work with City Departments and other organizations to provide expertise and resources for work program activities.
- Collaborate daily with social service agencies to help determine and refer services to those in need on the streets.
- Aid in communications among businesses and organizations with the service area.
- Provide information and directions to Downtown users.
- Conflict and dispute resolution.
- Engage in problem solving with local social service agencies, City of Olympia, Olympia Police Department, and other interested parties in order to address quality of life and place-making issues within the service area.
- Other duties as assigned.



Safe and Welcome | Clean and Comfortable

Clean Team Job Description

The Clean Team seeks to improve the atmosphere in Downtown Olympia by focusing their energy on making daily improvements to the cleanliness of the core, and by bringing positivity and a solutions-based approach to their daily work.

Duties

- Report to Team Lead
 - Services/work orders
 - Stakeholder communication
 - Scheduling
 - Personnel matters
- Adhere to all CRC policies and procedures
- Arrive to work on time; take breaks/lunches as scheduled
- Communicate any schedule deviations to via established procedure
- Conduct daily litter patrol throughout entire zone
- Collect program data as directed by Program Manager
- Complete work orders in a timely manner
 - Maintain a work order schedule
 - Communicate to stakeholders about the status of their ticket
- Monitor sidewalks and storefronts daily for graffiti, posters, stickers, and any other issue requiring Clean Team attention, and submit work orders accordingly

Responsibilities

- Represent the program in a friendly and positive manner. This may include occasionally providing simple directions and assistance to Downtown shoppers, visitors, and employees
- Develop and continually improve data tracking system in order to refine Clean Team work plan
- Enhance and improve the general atmosphere of Downtown, including increasing communication and engagement with stakeholders
- Develop and maintain relationships with stakeholders
- Assist with other duties as assigned by Team Lead and/or Program Manager

PROPOSED PY 2013 ANNUAL ACTION PLAN

FUND SOURCE	ORGANIZATION	PROJECT TITLE	PROJECT DESCRIPTION	ALLOCATION AMOUNT
Olympia CDBG New Allocation Plus CDBG Program Income	Panza	Quixote Village	Cottage Housing for up to 30 formerly homeless people	\$55,000
	Community Youth Services	Rosie's Drop-In Young Adult Center	45 youth drop-in center clients daily; 10 shelter beds providing 3,650 bed nights annually	\$144,000
	Family Support Center	Smith Building Family Shelter and Affordable Housing Project	6 homeless families accommodated; 7 formerly homeless families housed; 60 total people assisted	\$158,000
	Panza	Quixote Village Social Services	Social services for up to 30 formerly homeless people	\$40,500
	Community Youth Services	Transitional Housing for Youth	55 youth housed in 15 housing units annually	\$10,000
	Out of the Woods	Family Shelter	Shelter for up to 48 family members providing 2,190 bed nights annually	\$12,000
	Together!	Evergreen Villages Youth Program	40 to 50 youth drop in visitors daily; 60 to 70 adults drop-in clients twice monthly	\$13,627
	Enterprise for Equity	Microenterprise Training	9 to 12 entrepreneurs trained; 25 to 28 existing businesses assisted	\$25,500
	City of Olympia	Isthmus Park	Two derelict buildings demolished * Contingency use of any additional program income received **Includes an additional \$48,885 allocated by Olympia Council from new CDBG funds*	\$450,000* **
City of Olympia	General admin. (20% cap)		\$60,000	
City of Olympia	Rehab. Projects Delivery Costs		\$50,000	

Total Olympia CDBG: \$1,018,627

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City Council

Approval of Recommendation to the Board of County Commissioners for the Medela Joint Olympia/Thurston Comprehensive Plan Amendment and Site Specific Rezone

Agenda Date: 1/7/2014

Agenda Number: 6.A

File Number: 14-0013

File Type: recommendation

Version: 1

Status: Other Business

..Title

Approval of Recommendation to the Board of County Commissioners for the Medela Joint Olympia/Thurston Comprehensive Plan Amendment and Site Specific Rezone

..Recommended Action

Olympia Planning Commission (OPC) Recommendation:

Recommend that the City Council forward a recommendation to the Board of County Commissioners that the proposed area be rezoned from Residential 4-8 units per acre (R4-8) to Residential Multi-Family 18 Units per Acre (RM 18) (as *proposed by applicant.*)

City Manager Recommendation:

Move to recommend to the Board of County Commissioners that the proposed area be rezoned from Residential 4-8 units per acre (R4-8) to Residential Multi-Family 18 Units per Acre (RM 18).

..Report

Issue:

Following a briefing from City and County staff, the City Council will deliberate on a recommendation to the Board of County Commissioners on a proposed joint Thurston/Olympia Comprehensive Plan amendment and site specific rezone for 9.01 acres in Olympia's Urban Growth Area (UGA). The area, referred to as "Medela," is located east of Boulevard Road between Pacific Avenue and Interstate 5 (see attached map.)

Staff Contact:

Amy Buckler, Associate Planner, Community Planning & Development (CP&D)
360.570.5847

Presenter(s):

Amy Buckler
Christy Osborne, Associate Planner, Thurston County

Background and Analysis:

The City Council annually reviews proposals for amendments to the Comprehensive Plan. Proposals are submitted by private applicants or City or County staff.

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File Number: 14-0013

The 2012 amendment docket included a proposal from a private applicant referred to as the Medela Olympia/Thurston Joint Plan Amendment and Rezone. In their proposal, Medela Group, LLC requests approval of a site specific land use change and rezone for 9.01± acres located east of Boulevard Road, south of Pacific Avenue and north of Interstate-5. The proposal is to change the land use and zoning of this area from Residential Four to Eight Units per Acre (R 4-8) to Residential Multifamily Eighteen Units per Acre (RM-18).

The Olympia City Council held a public hearing on Medela on November 5, 2012, and closed the record for this matter. The Council then placed any further deliberation on hold pending an appeal of the County's SEPA (environmental review) determination. On April 10, 2013, following a public hearing and subsequent recommendation by the County's Hearing Examiner, the Board of County Commissioners upheld the SEPA Determination of Non-Significance (DNS) and denied the appeal. The Commissioners have now asked the Olympia City Council to complete their deliberation and provide them with a recommendation prior to their decision tentatively scheduled for late January or early February 2014. Council's decision in this matter is based on the record that was compiled at the conclusion of the public hearing held on November 5, 2012.

Joint Planning Process

The Growth Management Act (GMA) requires most counties and the cities within them to designate urban growth areas (UGA's). These areas include the incorporated city and an unincorporated area planned for future annexation. Urban growth is to be encouraged within the UGA, while areas outside the UGA are to be rural in order to protect habitat, agriculture and other important lands.

Thurston County and the City of Olympia jointly plan for areas within Olympia's unincorporated UGA. Accordingly, applicable sections of Olympia's comprehensive plan are jointly adopted by Thurston County. These sections are referred to as "the Joint Plan.")

The process used for this application is as follows:

- City and County staff assist each other in review of proposals, development of a staff recommendation and various associated tasks. (*The County is lead on the Medela review.*)
- County and City Planning Commissions hold a joint public hearing, then forward separate recommendations to their elected officials.
- The City Council makes a recommendation to the Board of County Commissioners.

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- The Board of County Commissioners issues a final decision.

The jointly adopted plan and zoning will serve as the basis for County planning decisions, as the pre-annexation comprehensive plan for the city to use when annexations are proposed, and as the City's pre-annexation zoning.

Policy LU 5.1 in Olympia's Comprehensive Plan regarding the UGA states, "... Establish the same zones in both the county and city (pre-annexation zoning) to provide predictability for property owners and the public, and to facilitate utility and transportation planning." The purpose of this provision is to spare the larger community the expense of retrofitting development to meet urban standards (water, sewer, stormwater, roadways) upon eventual annexation.

How the Proposal Relates to Development Review

Although this proposed rezone is identified for a specific area, it is considered a non-project action because it is a change to the Comprehensive Plan and Zoning Map, and is not associated with a specific project. A decision in this matter does not equate to a development permit. Regardless of the decision, any future development permits will be subject to review for compliance with applicable regulations and a project-level SEPA (environmental) review.

Because there is a range of potential development options for a particular zone, realistic impacts or proper mitigation cannot be known until a specific project request is made. Specific associated impacts (noise, traffic, environmental protection, design) and mitigation would be assessed once a specific project has been submitted.

The City and County have adopted consistent (but not quite identical) regulations for areas in the unincorporated UGA. As long as this property is within County jurisdiction, any permits (except water and sewer extensions) will be handled by the County and subject to the County's development standards. If this property is annexed into the City as part of the proposed Boulevard Island Annexation first, the permits will be handled by the City and subject to the City's development standards.

How the Proposal Relates to the Boulevard/I-5 Annexation

Currently, the City is considering an Interlocal Agreement to annex a 205 acre unincorporated island near I-5 and Boulevard Road. If the Interlocal process maintains its current timeline, it is expected an annexation agreement may be reached by late spring/early summer 2014. Meanwhile, Thurston County has requested the City Council's recommendation on the Medela joint plan amendment/rezone by the end of January 2014 in anticipation of their decision soon thereafter.

The process and decision-making criteria for the joint plan amendment/rezone and annexation are separate. It should be noted that the area will be served with City

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transportation, utility and emergency services according to the proposed Interlocal agreement. Staff has not found any technical reasons why either proposed option in the Medela staff report would affect the annexation process or criteria .

How the Proposal Relates to the Comprehensive Plan Update

The Medela joint plan amendment was placed on the County's official comprehensive plan docket in 2009, and was reviewed under the currently adopted joint plan. Accordingly, the recommended draft of the Olympia Comprehensive Plan Update, for which the City Council will hold a study session on January 21, is not relevant to the Medela decision.

The particular area referred to as Medela was not a primary focus of the Olympia Planning Commission's discussion regarding the Comprehensive Plan Update . However, it may be helpful to know that their final recommendation on Future Land Use for this area is generally consistent with the proposed land use.

If the County moves forward with the rezone, 9th Avenue between Boulevard Road and Chambers Street from 'Local Access Street' to 'Neighborhood Collector' will need to be reclassified. OPC and staff would recommend this reclassification for internal Plan consistency.

Land Use Analysis of Proposal

Attached

Neighborhood/Community Interests (if known):

Primary concerns include:

- Neighborhood safety and character (compatibility with existing single family development)
- Flooding and impacts to critical areas including Indian Creek
- Impacts to wildlife habitat, deer herd
- Traffic concerns, ingress and egress to and from site
- Pedestrian and bicycle safety
- Impacts to adjacent cemetery property
- Air and noise impacts from I-5
- Impacts to a home on 7th Ave on the historic register

All written public comments received by the City and County are attached.

Written notice of this item on the January 7, 2014 City Council agenda was sent to parties of record, and properties and neighborhood organizations within 300' on December 20, 2013.

Agenda Date: 1/7/2014

Agenda Number: 6.A

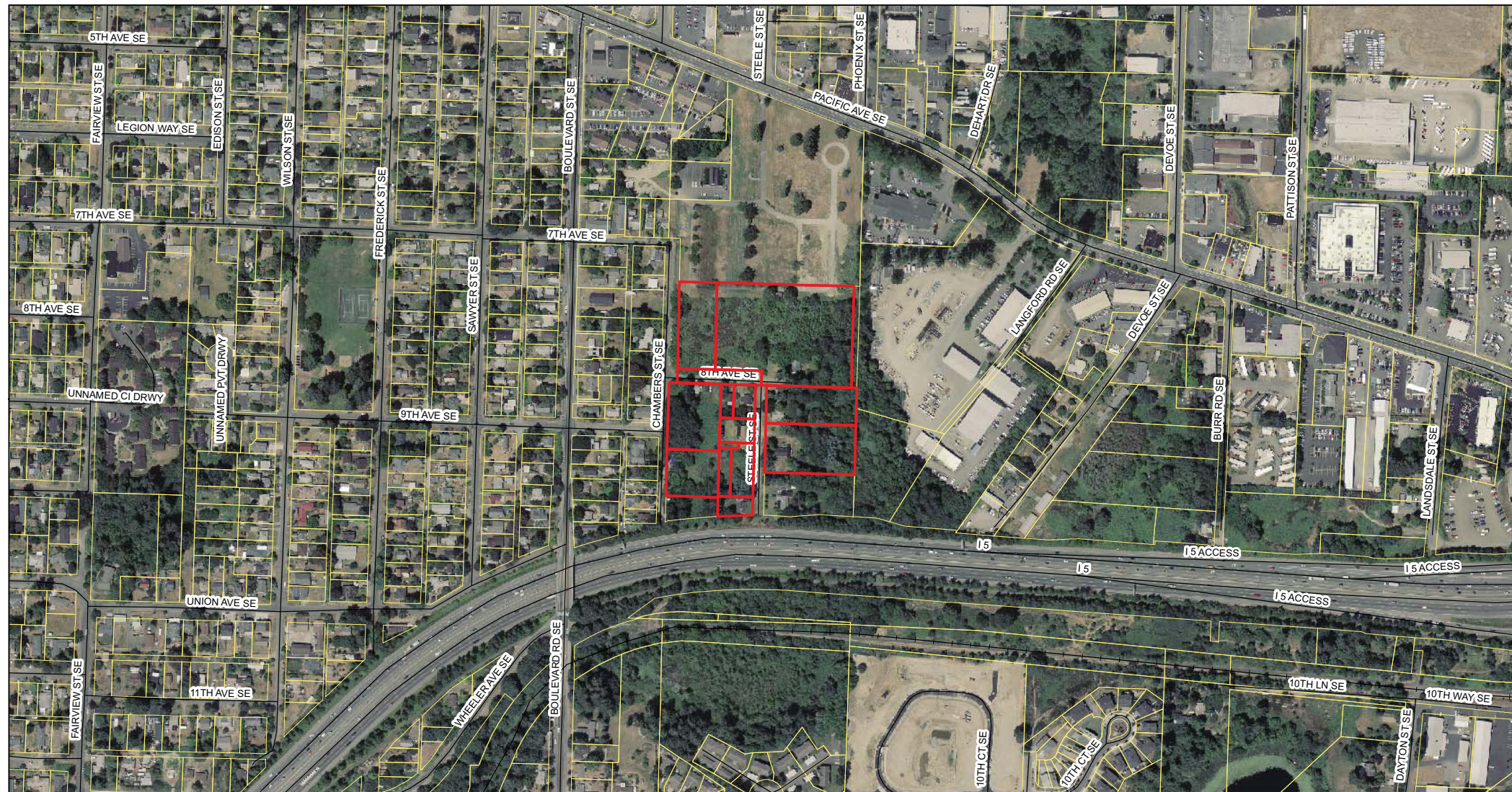
File Number: 14-0013

Options:

1. Move to recommend to the Board of County Commissioners that the proposed area be rezoned from Residential 4-8 units per acre (R4-8) to Residential Multi-Family 18 Units per Acre (RM 18).
2. Move to recommend to the Board of County Commissioners that the rezone request not be granted.

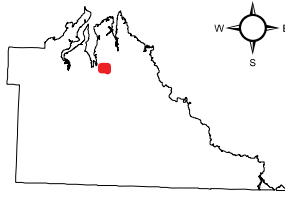
Financial Impact:

Review process included in base budget



Applicant:
 Ron Niemi/Woodard Bay Works, Inc
Amendment:
 Residential 4 to 8 Units Per Acre to
 Residential Multifamily 18
Project Info:
 9 +/- Acres

Application #:
 2009103063



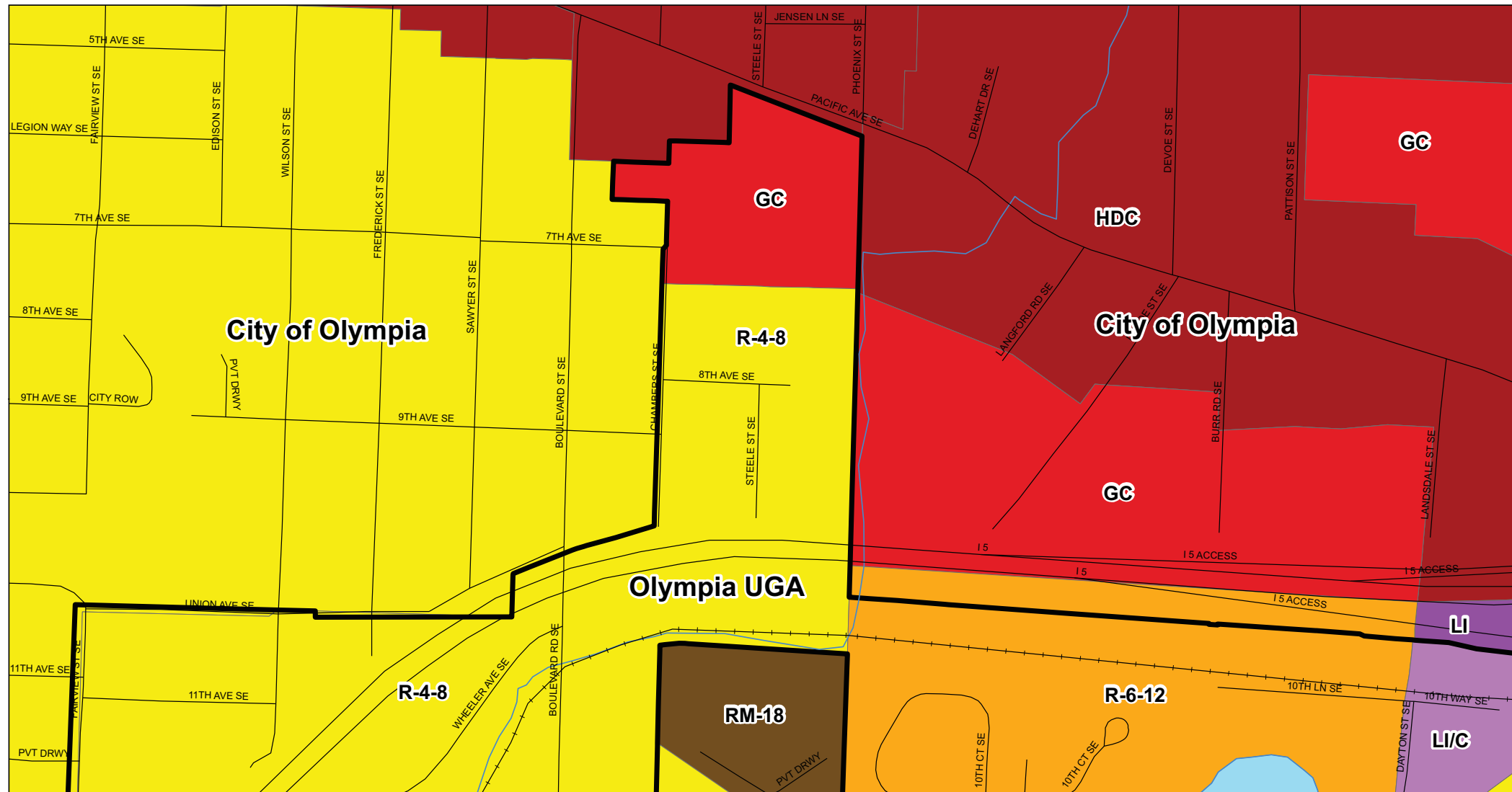
2009 Aerial Photos



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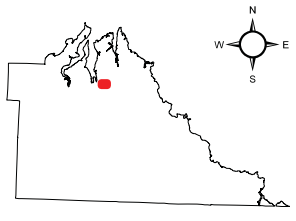
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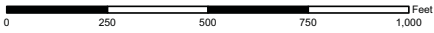
Applicant:
Ron Niemi/Woodard Bay Works, Inc
Amendment:
Residential 4 to 8 Units Per Acre to Residential Multifamily 18
Project Info:
9 +/- Acres

Application #:
2009103063



Olympia UGA Zoning

- R-4-8 - Residential 4-8
- R-6-12 - Residential 6-12
- LI-C - Light Industrial-Commercial
- GC - General Commercial



City of Olympia Zoning

- R-4-8 - Residential 4-8
- R-6-12 - Residential 6-12
- RM-18 - Residential Multifamily 18
- LI - Light Industrial
- GC - General Commercial
- HDC - High Density Corridor



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**Olympia/Thurston Joint Comprehensive Plan
Medela Site Specific Plan Amendment & Rezone
Staff Report for Olympia City Council Review**

1
2
3
4

City Council Deliberation Date: January 7, 2014

Public Hearing Dates: November 7, 2012

Prepared by: Amy Buckler, Associate Planner,
City of Olympia
Christy Osborn, Associate
Planner, Thurston County

Proponent/Applicant: Medela Group LLC, c/o Melvin
Armstrong, Property Owners

Applicant Representative: Ron Niemi
Woodard Bay Works, Inc.

Tax Parcels: 09480045000, 09480046000,
09480048000, 09480049000,
09480050000, 09480051000,
09480052000, 09480053000,
09480054000, 09480056000,
09480057000, 52900100100,
52900200900, 00948004700*,
09480050005, 02900200700*

*In addition to the originally
proposed parcels (explanation
below.)

Action Requested: Amend the Olympia/Thurston
County Joint Comprehensive
Plan Land Use Map to change
the designated land use from
Residential 4 to 8 units per acre
(R 4-8) to Residential Multi-
Family 18 (RM-18); Amend the
Official Thurston County Zoning
Map and City of Olympia Zoning
Map (UGA pre-zoning), to
change the zoning from
Residential Four to Eight Units
Per Acre (R 4-8) to Residential
Multifamily Eighteen Units per
Acre (RM-18)

Location:

In vicinity East of Boulevard Road, South of Pacific Avenue and north of Interstate-5. Near 8th Avenue SE and Steele Street.

Acreage:

Approximately 9.01 acres

State Environmental Policy Act (SEPA) Determination:

Thurston County is the lead SEPA agency for this proposal. The County issued a Determination of Non-Significance (DNS) on October 11, 2012.

The SEPA DNS was appealed on November 1, 2012 by “Concerned Eastside Neighbors/ Teresa Goen-Burgman, Joe Hanna, et al.” On April 10, 2013, following a public hearing and subsequent recommendation by the County’s Hearing Examiner, the Board of County Commissioners upheld the SEPA Determination of Non-Significance (DNS) and denied the appeal.

- Map Changes Text Changes Both Affects Comprehensive Plans/documents
- Affected Jurisdictions: City of Olympia & Thurston County

1 **ISSUE:**

2 The applicant requests approval of a site specific Comprehensive Plan amendment and
3 associated rezone of 9.01± largely undeveloped acres located at 8th Avenue SE and
4 Steele Street SE. This property is located in an unincorporated county island to the
5 north of Interstate 5 and south of Pacific Avenue SE in Olympia’s urban growth area.
6

7 The request would change the land use and zoning from Residential Four to Eight Units
8 per Acre (R 4-8) to Residential Multifamily Eighteen Units per Acre (RM-18). The
9 amendment would change Joint Olympia/Thurston Comprehensive Plan, the Thurston
10 County Zoning map and the City of Olympia Zoning map (UGA pre-zoning.)
11

12 In order for the Plan to be internally consistent, County and City staff also recommends
13 the following: Reclassify 9th Avenue between Boulevard Road and Chambers Street
14 from ‘Local Access Street’ to ‘Neighborhood Collector’ (*described below.*)

1 **BACKGROUND:**

2 Property located in the unincorporated portion of the Olympia UGA falls under the
3 Olympia/Thurston County Joint Plan and the Olympia Urban Growth Area Zoning
4 Ordinance in Title 23 of the Thurston County Code.
5

6 The property is comprised of 14 contiguous parcels currently developed with nine single
7 family structures. Two of the existing structures are currently vacant due to their age
8 and condition. The request is to change the land use and associated zoning from low-
9 density residential to medium-density residential, to allow for the redevelopment of the
10 property with a mix of housing types.
11

12 Surrounding Land Use and Zoning:

13 **East:**

14 Land Use: This property is within the City of Olympia. The predominant development
15 pattern is industrial warehouse and commercial. A Puget Sound Energy storage yard
16 and offices are located to the east of the project site.

17 Zoning: Properties are located within the General Commercial (GC) and High Density
18 Corridor 4 (HDC-4) zoning district of the Olympia UGA.

19 **West:**

20 Land Use: Property to the west is located within the City of Olympia. The predominant
21 development pattern is single family residential development with a density of three to
22 four and a half units per acre with lot sizes starting at 5,500 square feet.

23 Zoning: Properties are located in the Residential Four to Eight Units per Acre (R 4-8)
24 Olympia UGA zoning district.

25 **North:**

26 Land Use: Forest Cemetery is located adjacent to and north of the subject properties.
27 This property is located in the Olympia UGA.

28 Zoning: The cemetery is located within the General Commercial (GC) zoning district on
29 the Official Zoning Map for North County Urban Growth Areas. The 2013 City of
30 Olympia Zoning map also shows this area of the UGA pre-zoned as GC.

31 **South:**

32 Land Use: There is an existing single family home site at the end of Steele Street
33 located southeast of the subject properties. Interstate 5 traverses the remainder of the
34 southernmost boundary of the property.

35 Zoning: Adjacent properties are located within the Residential Four to Eight Units per
36 Acre zone. Properties located across Interstate-5 are located both inside the city limits
37 of Olympia and are zoned Residential Multifamily Eighteen Units per Acre and inside
38 the Olympia UGA and are zoned R 4-8 and R 6-12. (See map Attachment A).

39 Access and Traffic Generation:

40 Access to the property is provided from Boulevard Street SE off of Pacific Avenue SE.
41 Boulevard Street SE provides access to 7th Avenue SE and 9th Avenue SE which tie into
42 Chambers Street SE which forms the western boundary of the site. Internal access to
43 the site is provided via 8th Avenue SE via Chambers Road.

1 A preliminary assessment of traffic trips was completed using the ITE Trip Generation
2 Manual, 8th Edition. Based on a preliminary development concept plan with achievable
3 densities of 15.5 units per acre and the proposed land use, the proposal would
4 significantly increase traffic volumes on Chambers Street, 7th Avenue SE and 8th
5 Avenue SE. Access to the Medela site off Boulevard Road SE is provided by 7th and 9th
6 Avenues, which are both classified as 'Local Access Streets' in Olympia's
7 Comprehensive Plan. The number of trips generated by the proposed density would
8 exceed the 500 daily trip threshold for 'Local Access Streets.'

9 Street Reclassification:

10 In order for the land use and transportation elements of the Joint Plan to be internally
11 consistent, to designate the area as RM-18 would require an additional Plan
12 amendment to reclassify 9th Avenue between Boulevard Road and Chambers from a
13 Local Access Street to a Neighborhood Collector.

14
15 A 'Neighborhood Collector' has includes two vehicle lanes, a sidewalk, planter strip,
16 utility easement, curb and gutter (See attached detail.) The physical street improvement
17 would be required for a development project generating over 500 average daily trips.
18 Typically, the developer pays for such improvements; however this would ultimately be
19 decided at time of land use review.

20
21 Other Traffic Impacts

22 Should development of the site occur, there may be other on-site and off-site traffic
23 improvements required; however, what those specific improvements would be can only
24 be accurately determined at the time a project application is submitted. An applicant
25 would be required to submit a Traffic Impact Analysis (TIA) as part of the application.

26
27 In addition, impact or traffic mitigation fees to address offsite impacts may be applied at
28 the time of development permit. As lead agency on SEPA (environmental review) within
29 their jurisdiction, the County may require the developer to pay traffic mitigation fees,
30 which would then be applied to traffic improvements; the City may request such fees be
31 applied while commenting on SEPA. Likewise, if the property is within City of Olympia
32 jurisdiction at time of development application, the City may apply applicable
33 transportation impact or mitigation fees.

34
35 Sewer and Water Service:

36 There is City sewer and water servicing this property. The capacity/sizing will be
37 assessed during the review of any specific development or building permit applications.

38
39 Environmental Concerns:

40 The preliminary analysis from GeoData shows a wetland and 100-year FEMA flood area
41 directly to the east of the subject property on the Puget Sound Energy property.

42
43 Indian Creek is shown under the Puget Sound Energy site just east of the project site.
44 The creek is shown as being piped underground in this area. The source of the creek is
45 the Biglow Lake wetland near South Bay Rd. which is then directed under Interstate 5 to
46 join Moxlie Creek which is piped into East Bay. Indian Creek has been identified as a
47 fish bearing stream and would be regulated under the Thurston County Critical Areas
48 Ordinance (or City of Olympia CAO if in City jurisdiction at time of application.) Potential

1 buffer areas from the creek may impact the development of the site. A more in-depth
2 analysis with other agencies will be conducted during the review of any specific
3 development or building permit applications.

4
5 **PLANNING DEPARTMENTS' ANALYSIS:**

6
7 Thurston County County- Wide Planning Policies

8 The Thurston County County-Wide Planning Policies contain the following direction
9 applicable to joint planning in within urban growth areas:

10
11 Thurston County and the cities and towns within its borders will jointly plan the
12 unincorporated portions of urban growth areas as follows:

13
14 3.1 Each city and town will assume lead responsibility for preparing the joint plan for
15 its growth area in consultation with the county and adjoining jurisdictions.

16
17 a. The lead city or town and the county will jointly agree to the level and role
18 of county involvement at the outset of the project, including the role of
19 each jurisdiction's planning commission.

20
21 b. A scope of work, schedule and budget will be jointly developed and
22 individually adopted by each jurisdiction.

23
24 c. The process will ensure participation by area residents and affected
25 entities.

26
27 3.2 The jointly adopted plan or zoning will serve as the basis for county planning
28 decisions and as the pre-annexation comprehensive plan for the city to use when
29 annexations are proposed.

30
31 3.3 Each joint plan or zoning will include an agreement to honor the plan or zoning
32 for a mutually agreeable period following adoption of the plan or annexation.

33
34 3.4 Nothing in these policies shall be interpreted to change any duties and roles of
35 local governmental bodies mandated by state law; for example, statutory
36 requirements that each jurisdiction's planning commission hold hearings and
37 make recommendations on comprehensive plans and zoning ordinances.

38
39 Consistency with the Olympia/Thurston County Joint Plan

40 Land use policies in the Comprehensive Plan for the City of Olympia and the Olympia
41 Urban Growth Area encourage growth to be focused in areas with the capacity to
42 absorb development, areas with vacant or underutilized land, available services that can
43 provide for mass transit service, and areas where adverse environmental impacts can
44 be avoided or adequately mitigated.

45
46 Various goals and policies within the Land Use & Transportation elements of the Joint
47 Comprehensive Plan for Olympia and its UGA aim to:

- 1 • Maintain or improve the character and livability of established neighborhoods;
- 2
- 3 • Provide for a variety of transportation alternatives to enable less reliance on
- 4 automobiles;
- 5
- 6 • Provide people with opportunities to live close to work;
- 7
- 8 • Create desirable, livable neighborhoods that provide a variety of housing
- 9 opportunities, accommodate different lifestyles and income levels, and provide a
- 10 sense of community;
- 11
- 12 • Provide for a compact growth pattern to efficiently use the remaining buildable land
- 13 and enable cost effective provision of utilities and services.
- 14
- 15 • Encourage well-designed “infill” development so that Olympia will become more
- 16 urban
- 17

18 The Joint Plan contains the following land use designation description for the
 19 Residential Multifamily 18 designation. The plan states “This designation provides for
 20 multifamily development at densities averaging eighteen (18) units per acre. The
 21 permitted density will be on or near arterial or collector streets at a density and
 22 configuration that facilitates effective and efficient mass transit service, enables
 23 affordable housing and is designed to be compatible with adjoining uses including
 24 existing and proposed single-family.”

25
 26 Most of the Medela site is within ¼ mile from Pacific Avenue, an arterial envisioned for
 27 greater development intensity and activity. Over time, the Plan calls for this area to
 28 transition into an ‘urban corridor’ that accommodates a balanced mix of commercial,
 29 residential, and recreational uses. Within these areas, an average of 15 units per acre is
 30 desired in order to facilitate efficient and effective mass transit. Olympia’s
 31 Comprehensive Plan is consistent with the Thurston Regional Transportation Plan,
 32 which focuses heavily on the urban corridors concept to help our region achieve its
 33 sustainable land use and transportation goals.

34
 35 Olympia UGA Zoning Ordinance

36 The general purposes of the residential districts contained in Section 23.04.020 of the
 37 Olympia Urban Growth Area Zoning are outlined as follows:

- 38
- 39 1. To provide a sustainable residential development pattern for future generations;
- 40
- 41 2. To encourage development of attractive residential areas that provides a sense
- 42 of community and contains a variety of housing types to accommodate different
- 43 lifestyles and household sizes;
- 44
- 45 3. To maintain or improve the character, appearance, and livability of established
- 46 neighborhoods by protecting them from incompatible uses, excessive noise,
- 47 illumination, glare, odor, and similar significant nuisances;
- 48

- 1 4. To establish a compact growth pattern to efficiently use the remaining
2 developable land; enable cost effective extension and maintenance of utilities,
3 streets and mass transit; and enable development of affordable housing;
4
- 5 5. To enable community residents to reside and work within walking or bicycling
6 distance of mass transit, employment centers, and businesses offering needed
7 goods and services in order to reduce traffic congestion, energy consumption,
8 and air pollution;
9
- 10 6. To provide for development of neighborhoods with attractive, well connected
11 streets, sidewalks, and trails that enable convenient, direct access to
12 neighborhood centers, parks, and transit stops;
13
- 14 7. To ensure adequate light, air, and readily accessible open space for each
15 dwelling unit in order to maintain public health, safety, and welfare;
16
- 17 8. To ensure the compatibility of dissimilar adjoining land uses;
18
- 19 9. To protect or enhance the character of historic structures and areas;
20
- 21 10. To provide residential areas of sufficient size and density to accommodate the
22 City's projected population growth, consistent with Section 36.70A.110, RCW;
23
- 24 11. To preserve or enhance environmental quality and protect ground water used as
25 a public water source from contamination;
26
- 27 12. To minimize the potential for significant flooding and allow recharge of ground
28 water;
29
- 30 13. To allow innovative approaches for providing housing, consistent with the policies
31 of the Olympia Joint Plan;
32
- 33 14. To ensure that development without municipal utilities is at a density and in a
34 configuration that enables cost effective urban density development when
35 municipal utilities become available.
36

37 The stated purpose of the current R 4-8 zone is to accommodate single-family houses
38 and townhouses at densities ranging from a minimum of four units per acre to a
39 maximum of eight units per acre; to allow sufficient residential density to facilitate mass
40 transit service; and to help maintain the character of established neighborhoods.
41

42 The RM-18 district is intended to accommodate predominantly multifamily housing, at
43 an average maximum density of eighteen units per acre, along or near (e.g., one-fourth
44 mile) arterial or major collector streets where such development can be arranged and
45 designed to be compatible with adjoining uses; to provide for development with a
46 density and configuration that facilitates effective and efficient mass transit service; and
47 to enable provision of affordable housing.
48

1 In addition to the properties originally included in this proposal, there are two properties
2 located adjacent to and south of the subject site. These properties are also currently
3 zoned R 4-8. If the proposed site is rezoned to the RM-18 zoning district and the
4 property to the south of I-5 is currently in the RM-18 district, these properties would be
5 the only two properties that would remain in the R 4-8 zone, creating a 'spot zone
6 situation.' In order to rectify this potential situation, the staff and Olympia Planning
7 Commission recommendation includes these two properties (parcels 00948004700 and
8 00948005000) as well as the Interstate 5 right-of-way be included in the land use
9 designation and rezone request. The applicants' proposal also indicates that there is an
10 option to purchase these two properties.

11 12 Thurston County Decision Criteria for Rezones

13 Chapter 23.58 of Title 23 Olympia Urban Growth Area Zoning specifies one or more
14 criteria that a rezoning amendment must be consistent with. *Rezoning shall only be*
15 *allowed if the applicant demonstrates by clear and convincing evidence that:*

- 16
17 *A. The land to be rezoned was zoned in error and as presently zoned, is*
18 *inconsistent with the policies and goals of the Olympia Joint Plan;*
19
20 *B. Conditions in the area for which rezoning is requested have changed or are*
21 *changing to such a degree that it is in the public interest to encourage a*
22 *redevelopment, or change in land use for the area; or*
23
24 *C. The proposed rezoning is necessary in order to provide land for a community-*
25 *related use which was not anticipated at the time of the adoption of the*
26 *Olympia Joint Plan, and that such rezoning will be consistent with the policies*
27 *of the Olympia Joint Plan.*

28 29 City of Olympia Decision Criteria for Rezones

30 Although the applicable criteria for the associated rezone are found in Title 23
31 of the County Zoning Code, City staff also looked at the City's criteria in Title
32 18.59 of the Olympia Municipal Code for guidance:

33 34 **18.59.050 Decision criteria for rezone requests**

35 *The Department shall forward rezone requests to the Planning Commission for review*
36 *and recommendation and to the City Council for consideration for review and action.*
37 *The following criteria will be used to evaluate the rezone request.*

- 38 *A. The rezone is consistent with an approved amendment to the future land use*
39 *map.*
40 *B. The rezone is consistent with the Comprehensive Plan; and*
41 *C. The rezone will maintain the public health, safety, or welfare; and*
42 *D. The rezone is warranted in order to achieve consistency with the Comprehensive*
43 *Plan, or because of a need for additional property in the proposed land use district*
44 *classification, or because the proposed zoning classification is appropriate for*
45 *reasonable development of the subject property; and*

1 *E. The rezone will not be materially detrimental to uses or property in the immediate*
2 *vicinity of the subject property.*

3 *Rezone requests not accepted for review may be resubmitted by the proponent, subject*
4 *to the timelines contained in this chapter.*

5 **18.59.060 Planning Commission and City Council review and adoption**
6 **process**

7 *A. Following one or more public hearings the Planning Commission shall forward its*
8 *written recommendation regarding each amendment, including rezones, to the*
9 *Council.*

10 *B. The Council shall review the recommendations of the Planning Commission, may*
11 *hold a public hearing, and shall decide whether to adopt, modify and adopt, reject or*
12 *defer to a later date, each proposed amendment, including rezones.*

13 *C. Each proponent shall be notified by mail of all public hearings and of the Council's*
14 *final decision.*

15
16 Since the rezone request is in conjunction with a Joint Plan amendment, the rezone
17 must be consistent with an approved amendment to the future land use map (Joint Plan
18 amendment.) Presuming that, the above criteria are consistent and the above process
19 has been followed for this proposal.

20
21 Other land use designations/zoning considered:

22 In addition to the proposed RM 18 land use designation, City staff also considered the
23 implications of re-designating and rezoning the area to Mixed Residential 10-18 (MR 10-
24 18) Units per Acre, or Mixed Residential 7-13 (MR 7-13) Units per Acre.

25 The City and County have similar regulations pertaining to these land use designations
26 as well. Like RM-18, both MR 10-18 and MR 7-13 require buffering between existing
27 single-family and multi-family. In addition to the minimum and maximum density
28 requirements, key differences include:

- 29 • These mixed zones are more prescriptive and require specific ratios of multi-
30 family and single-family with the uses intermixed on the site.

- 31
32 ○ **MR 10-18** - A minimum of thirty-five (35) percent and a maximum of
33 seventy-five (75) percent of the authorized dwelling units in a
34 development must be single family dwellings.

- 35
36 ○ **MR 7-13** - A minimum of sixty-five (65) percent and a maximum of
37 seventy-five (75) percent of the total authorized units in a development
38 must be single family dwellings. At least seventy (70) percent of these
39 single family dwellings must be detached.

- 40 • There is a 50% open space requirement in these mixed zones, wherein at least
41 fifty (50) percent of such open space must be available for the common use of
42 the residents.

1
2 Preliminary traffic analysis suggests rezoning to MR 10-18 or MR 7-13 would also
3 require reclassification of 9th Avenue between Boulevard Rd. and Chambers from a
4 Local Access Street to a Neighborhood Collector.
5

6 While these could also be appropriate designations for the area, they are not being
7 provided as options in the staff report since they were not proposed by the applicant or
8 recommended by the Olympia Planning Commission.
9

10 **PLANNING COMMISSION RECOMMENDATIONS:**

11 The Thurston County and Olympia Planning Commissions held a joint public hearing on
12 October 10, 2012.
13

14 On October 22, 2012, the Olympia Planning Commission issued a 5-2 majority
15 recommendation of approval, arguing the proposal is consistent with local and regional
16 visions for increased density in proximity to urban corridors (Pacific Ave) to facilitate
17 urban transit services and mixed use development. The minority expressed concerns
18 about lack of connectivity and human health due to proximity to I-5.
19

20 On November 7, 2012, the Thurston County Planning Commission issued a 4-3 majority
21 recommendation of denial, arguing that despite regional and City visions for urban
22 corridors, in the majority opinion, it is bad planning to put multi-family housing near
23 single-family residential and a cemetery
24

25 **PUBLIC COMMENTS:**

26 (See attached)

27 Concerns raised by the public include neighborhood safety and character, flooding and
28 loss of wildlife habitat related to development of the site. Many of these concerns are
29 addressed by regulations that would be applied at the time a permit is issued.
30

31 Residents of the City who live west of the subject sight testified about concerns
32 regarding loss of neighborhood character should multi-family development occur. The
33 City and County have similar RM18 zoning that attempts to address such concerns.
34 RM-18 regulations provide for buffering between existing single-family districts and
35 multifamily developments – if over 5 acres. Townhouses, duplexes, or detached houses
36 shall be located along the boundary of multifamily housing sites over five (5) acres in
37 size which adjoin, but do not directly face, existing detached single-family housing.
38 Exceptions may be granted where existing or proposed landscaping, screening, or
39 buffers would provide an effective transition between the uses.
40

41 **PUBLIC NOTIFICATION:**

42 Written notice of the January 7, 2014 City Council meeting was sent to parties of record,
43 properties within 300' and nearby recognized neighborhood organizations on December
44 20, 2013.
45

46 Written notice of the following two public hearings was published in The Olympian and
47 posted to the site at least 20-days before the hearings, and sent to property owners

1 within 300 feet, parties of record and nearby neighborhood associations at least ten
2 days before the public hearings, in accordance with City of Olympia and Thurston
3 County policies.

4

- 5 • Olympia City Council Public Hearing – November 5, 2012
- 6 • Joint Olympia/Thurston Planning Commission Public Hearing – October 10, 2012

7

8 **APPENDIX:**

9 Attachment A

Maps

10 Attachment B

Excerpts from the Joint Olympia/Thurston Comprehensive Plan

11 Attachment C

Excerpts from the Olympia Zoning Ordinance

12 Attachment D

Application and SEPA Checklist

13

14

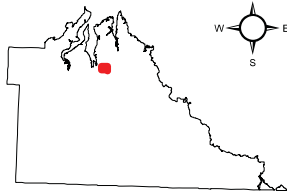
Attachment A: Maps



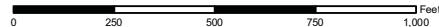
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Project Info:
9 +/- Acres

Application #:
2009103063

Thurston County Planning Department
Map Created on 24 June 2010 - jkb



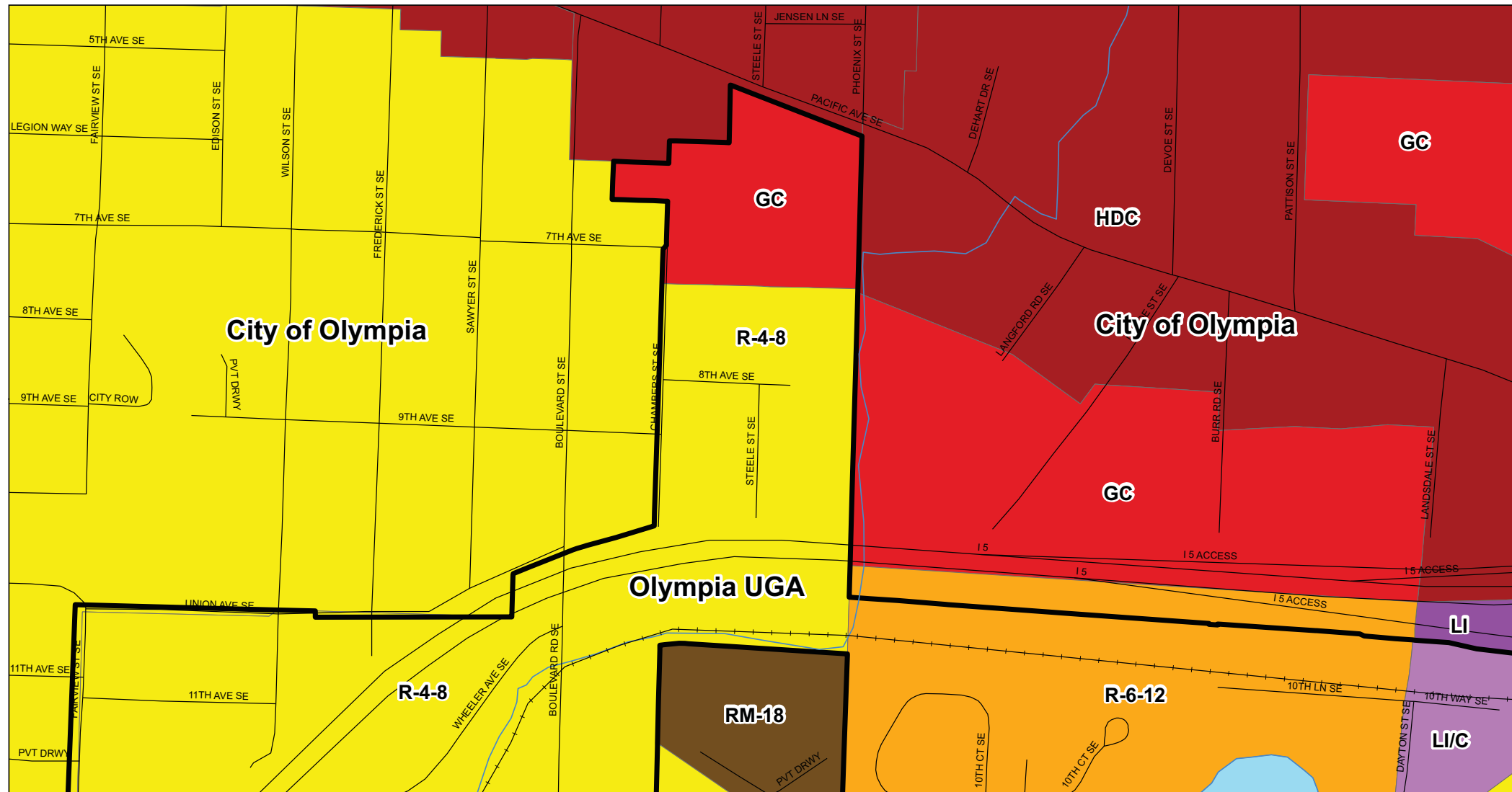
2009 Aerial Photos



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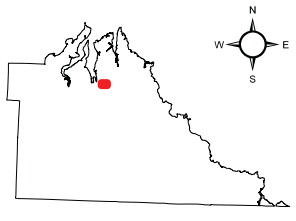
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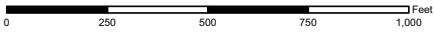
Applicant:
Ron Niemi/Woodard Bay Works, Inc
Amendment:
Residential 4 to 8 Units Per Acre to Residential Multifamily 18
Project Info:
9 +/- Acres

Application #:
2009103063



Olympia UGA Zoning

- R-4-8 - Residential 4-8
- R-6-12 - Residential 6-12
- LI-C - Light Industrial-Commercial
- GC - General Commercial



City of Olympia Zoning

- R-4-8 - Residential 4-8
- R-6-12 - Residential 6-12
- RM-18 - Residential Multifamily 18
- LI - Light Industrial
- GC - General Commercial
- HDC - High Density Corridor



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Attachment B: Comprehensive Plan for Olympia and the
Olympia Urban Growth Area Excerpts

- Protect views and features of the regional landscape which are unique to Olympia, such as Budd Inlet, the Capitol Dome, the Black Hills, Mount Rainier, and the Olympic Mountains.

GOAL LU1*. To accommodate the city's expected population growth in a sustainable manner that maintains or improves the community's character, environmental quality, and quality of life.

POLICIES:

- LU 1.1* Focus growth in areas with the capacity to absorb development (i.e., areas with vacant or underutilized land and available utility, street, park and school capacity, or where such facilities can be cost effectively provided); in areas where development will facilitate efficient, effective mass transit service; where adverse environmental impacts can be avoided or adequately mitigated; and where development will enhance the area's appearance or vitality.

- LU 1.2* Avoid high density development where the existing development pattern or terrain are not conducive to walking, bicycling, and frequent transit service; or where new development would have a significant adverse impact upon the habitat within designated sensitive drainage basins. (Ordinance #6140, 08/28/01)

- LU 1.3* Increase the overall housing densities in Olympia, and ultimately in the unincorporated growth area, in order to efficiently use the remaining buildable land while considering environmental constraints; to enable efficient, cost-effective provision of city facilities, services and to enable provision of affordable housing: (Ordinance #6140, 08/28/01)

- a. Establish incentives (e.g., density bonuses) and requirements (e.g., minimum housing densities) in the zoning ordinance to ensure that residential development is sufficiently dense to accommodate the city's anticipated population growth. (Ord. #6140, 08/28/01)

- b. Establish minimum and maximum housing densities for residential districts. Establish minimum densities for the High Density Corridors (see LU17), neighborhood villages and urban villages (see LU9) which provide sufficient residential density to facilitate frequent transit service and to sustain area businesses.

- c. Allow minimum densities to be reduced to the extent necessary to accommodate site constraints (e.g., difficult topography, stormwater drainage problems, aquatic habitat protection or wellhead protection areas) that impede development at higher densities. (See Land Use Designations.) (Ordinance #6140, 08/28/01)

- d. Encourage compact development through density bonuses and by allowing small minimum lot sizes and innovative lot configurations. (See LU 4.2.)

- e. Encourage well-designed "infill" development and redevelopment in established areas which maintains or improves neighborhood character.

POLICIES:

- LU 18.18 Expansion of existing industrial uses should only be permitted within properties currently used for industrial purposes.
- LU 18.19 New industrial uses should be limited to water-dependent or water-related industrial uses (as defined by the Shoreline Master Program). (Ordinance #6140, 08/28/01)
- LU 18.20 New structures along the shoreline should be located and designed to minimize the blockage of views from upland residences and offices.
- LU 18.21 In the event that the rail line adjacent to West Bay Drive is abandoned, consideration should be given to using the southern portion of the rail line right-of-way (near the wildlife tidal lagoon) for an urban trail connecting to the Percival Landing and Deschutes Parkway waterfront facilities. (See the Urban Trails Plan.) (Ordinance No. 5569, 12/19/95; Ordinance #6140, 08/28/01)

LAND USE DESIGNATIONS

This section provides a brief description of the land use designations shown on Map 1-3. Figure 1-5 summarizes the types of uses, densities of development, and building heights generally allowed in under these designations. Figure 1-6 lists the acreage of land area proposed for each land use in each neighborhood. The zoning ordinance will provide more detailed direction regarding the development of these areas, consistent with the policies of this chapter.

Residential- 1 Unit Per 5 Acres. This designation provides for low-density residential development in designated sensitive drainage basins in a manner that protects aquatic habitat from degradation.

Residential Low Impact. This designation provides for mixed density single-family residential development at average housing densities from two to four units per acre, provided that the development avoids adverse impacts upon aquatic habitat and does not create off-site stormwater problems. (Ordinance #6140, 08/28/01)

Residential - 4. This designation provides for single family residential development at densities that will maintain environmental quality and prevent stormwater related problems. Residential development may occur in these areas at densities of up to four units per acre, provided that the applicant demonstrates that stormwater generated by the proposed development can be accommodated without creating off-site problems. (See the Drainage Design and Erosion Control Manual.)

Residential 4-8. This designation provides for single family and townhouse development at densities between four and eight units per acre. Housing on sites without sewer service must be clustered on a portion of the site, consistent with Environmental Health requirements, so that the overall site can achieve a minimum density of four units per acre upon provision of sewer service. (See LU5.)

Residential 6-12. This designation provides for single family, duplex, and townhouse development at densities from six to twelve units per acre. Areas designated for such use should be relatively close to arterials or major collectors with transit service. Parcels located in the High Density Corridor Transition Area are allowed triplex and fourplex housing types as permitted uses.

Residential Mixed Use. This designation provides for downtown high density housing mixed with commercial uses. The commercial uses are intended to help preserve the residential use of the area by providing retail and personal services within walking distance of the housing.

Residential Multifamily 18. This designation provides for multifamily development at densities averaging eighteen (18) units per acre.

The permitted maximum density will be on or near arterial or collector streets at a density and configuration that facilitates effective and efficient mass transit service, enables affordable housing and is designed to be compatible with adjoining uses including existing and proposed single-family. (Ord. #5757, 12/16/97)

Residential Multifamily 24. This designation provides for multifamily development at densities averaging twenty-four (24) units per acre. The permitted maximum density will be on or near arterial or major collector streets at a density and configuration that facilitates effective and efficient mass transit service, that enables affordable housing and is close to major employment and/or major shopping areas (e.g. the Capital Mall and the Lilly Road medical complex). (Ord. #5757, 12/16/97)

High Density MultiFamily. This designation provides for downtown mid-rise multifamily housing near the center of the City, the Capitol Campus, shopping, and transit. It is intended to encourage dense downtown neighborhoods with a wide range of housing types, prices, and rent levels.

Urban Residential. This designation accommodates multifamily housing in multistory structures in or near the State Capitol Campus, downtown, High Density Corridor or other activity center areas; to provide opportunities for people to live close to work, shopping, and services; to help achieve City density goals, to create or maintain a desirable urban living environment for residents of the district; and to ensure that new urban residential buildings incorporate features which encourage walking and add interest to the urban environment. (Ordinance #6323, 10/15/2004)

Mixed Density 7-13. This designation provides for a mixture of single and multifamily development at densities averaging seven to thirteen units per acre. The zoning ordinance may establish requirements for the minimum proportions of various types and densities of residential uses in projects developed under this designation. Neighborhood centers may be established in these districts subject to the policies of this chapter.

Mixed Density - 10-18. This designation provides for multifamily housing averaging ten to eighteen units per acre. Neighborhood centers may be established in these areas, consistent with applicable policies in this chapter.

Neighborhood Centers. This designation provides for the development of neighborhood centers, which will typically include neighborhood oriented convenience businesses and a small park (see Figure 1-1). The locations for neighborhood centers shown on Map 1-3, Future Land Use are approximate, but are intended to apply within the bounds of the districts in which they appear on the map. The exact location and mix of uses of the centers in these areas will be established at the time of project approval, consistent with applicable policies and requirements. Additional neighborhood centers may be established consistent with the policies of this chapter and other applicable regulations. (See LU9.)

Neighborhood Commercial. This designation provides for specific neighborhood convenience commercial uses in residential areas, [to be defined in the zoning ordinance]. [Language in brackets not adopted by Thurston County Board of County Commissioners.]

Community Oriented Shopping Center. This designation provides for the development of community-oriented shopping centers. Such centers will typically contain a supermarket and drug store, and a variety of personal and professional services scaled and oriented to serve the surrounding neighborhood (e.g., 1-1/2 mile radius). On larger sites, residential uses may be incorporated into the site design. The zoning ordinance will provide standards for the development of such districts to ensure that they are compatible with adjoining uses.

Neighborhood Village. This designation provides for a compatible mix of single and multifamily housing (averaging seven to thirteen units per acre) and a neighborhood center. This designation will enable development of innovative residential communities offering a wide variety of compatible housing types and densities,

neighborhood convenience businesses, recreational uses, open space, trails and other amenities that are seldom achieved under conventional, segregated zoning districts. Specific requirements for the siting and relationship of the various land uses, dwelling types, and densities in these developments will be established in the zoning ordinance, consistent with the applicable policies of this chapter. The actual mix and arrangement of uses will be established by the project's binding site plan. (See page LU10.)

Land under this designation may be redesignated for another use upon demonstration that the site is not viable for development of a neighborhood village due to site conditions, infrastructure or street capacity or, in the case of multiple ownerships, land assembly problems.

Urban Villages. This designation provides for the development of urban villages. Urban villages are essentially the same as neighborhood villages, except the commercial component is bigger and caters to a larger area. (See LU10.)

Land under this designation may be redesignated for another use upon demonstration the site is not viable for development of an urban village due to site conditions or inadequate infrastructure or street capacity.

Medical Services. This designation provides for medical services and facilities, associated uses, and moderate to high density housing.

Professional Office/MultiFamily. This designation accommodates a wide range of offices, services, limited retail uses specifically authorized by the applicable zoning district and moderate-to-high density multifamily housing in structures as large as four stories. (Ord. #5757, 12/16/97)

General Commercial (GC). This designation provides for commercial uses and activities which are heavily dependent on convenient vehicle access but which minimize adverse impact on the community, especially on adjacent properties having more restrictive development characteristics. The area should have safe efficient access to major transportation routes, but discourage extension of "strip" development by filling in available space in a way that

accommodates and encourages pedestrian activity. (Ord/ #5757, 12/16/97)

High Density Corridor-1 (HDC-1). This designation provides for a mix of office, moderate to high-density multifamily residential, and small-scale commercial uses. The area should be a safe, convenient and attractive pedestrian environment that includes access by a full range of travel modes in order to reduce the number and frequency of vehicle trips. Opportunities to live, work, shop and recreate are encouraged within walking distance of these areas. (Ord. 6073, 12/12/00)

High Density Corridor-2 (HDC-2). This designation provides for a mix of office, medium intensity commercial and moderate to high-density multifamily residential uses. Opportunities to live, work, shop and recreate are encouraged within walking distance of these areas. The area should be a safe, convenient and attractive pedestrian environment that includes access by a full range of travel modes in order to reduce the number and frequency of vehicle trips. (Ord. 6073, 12/12/00)

High Density Corridor-3 (HDC-3). This designation provides for a mix of medium to high-intensity commercial, offices, and moderate to high-density multifamily residential uses. Neighborhood and community shoppers will be encouraged to frequent these areas. As redevelopment occurs the access and needs of pedestrians, bicyclists, transit riders and motorists should be addressed. (Ord. 6073, 12/12/00)

High Density Corridor-4 (HDC-4). This designation provides for a mix of high-intensity commercial, offices, and high-density multifamily residential uses. Over time this area will transform into a more dense form of community activity centers and as continuous a street edge as possible which balances the access needs of pedestrians, bicyclists, transit riders and motorists. (Ord. 6073, 12/12/00)

Urban Waterfront. This designation provides for a compatible mix of commercial, light industrial, limited heavy industrial, and multifamily residential uses along the

waterfront, consistent with the Shoreline Master Program for Thurston Region. (Ord. #5757, 12/16/97)

Urban Waterfront – Housing (UW-H). This designation provides for a neighborhood of residential housing with limited retail/commercial/office. This area is intended to help meet city housing density goals for downtown, and sustainability goals through the use of land for housing in a location – and at a density – that makes the use of a car a choice and not a necessity. Housing in these high amenity areas will: contribute to downtown vitality; result in well-designed buildings on continuous street edges; link one area with another; encourage pedestrian activity; add resident surveillance of public spaces to increase safety and decrease vandalism or other security problems; and help the city achieve land use, transportation, environmental and housing goals. Development with 200 feet of the shoreline are subject to The Shoreline Master Program for the Thurston Region as amended. (Ord. #6195, 07/03/02)

Light Industrial. The designation provides for light industrial uses (e.g., assembly of products, warehousing) and compatible, complementary commercial uses.

Industrial. The designation provides for heavy industrial development, such as manufacturing, transportation terminals and bulk storage, and complementary commercial uses. Much of the land under this designation is subject to the provisions of the Shoreline Master Program for Thurston Region.

Downtown Business (DB). This designation provides for a wide range of activities that make downtown Olympia the cultural, civic, commercial and employment heart of the community. A dense mix of housing, pedestrian oriented land uses and design and proximity to transit make a convenient link between downtown, the State Capitol, the waterfront, and other activity centers in the region. The scale, height and bulk of development reinforces downtown Olympia's historic character, buildings, places and street layout. (Ord. #5757, 12/16/97)

Capitol Campus and Commercial Services - High Density. This designation contains the State of Washington Capitol Campus and areas where limited commercial services and high density multifamily can enhance activities near chief employment centers such as the Capitol Campus, Downtown Business District and Central Waterfront. The zoning ordinance will establish building height limits which protect views of the Capitol Dome. (Ord. #5757, 12/16/97)

Manufactured Housing Park. This designation is intended to provide suitable locations for retaining existing manufactured housing parks or allowing for the development of new ones. This designation should also allow other residential forms that are comparable to manufactured housing parks in development intensity, such as single-family homes, duplexes, townhouses, and the like. (Ord. #5661, 12/26/96.)

Planned Unit Development (Ord. #5757, 12/16/97)

Evergreen Park Development. This designation provides for development and use of properties in Evergreen Park Planned Unit Development in accordance with the original project approval granted by Ordinance No. 3544 and all subsequent amendments thereto, including, but not limited to, Ordinance Nos. 3579, 3730, 3776, 4835, and 5215.

FIGURE 1-5

LAND USE CATEGORIES

(Ord. #5661, 12/26/96; Ord. #5757, 12/16/97; Ord. #6073, 12/12/00; Ord. #6140, 08/28/01, Ord. 5#6195, 07/03/02, Ord. #6323, 10/15/04)

CATEGORY	TYPICAL LAND USES ALLOWED	ALLOWABLE DENSITY (UNITS PER ACRE)				
		MINIMUM ⁴ DENSITY	MINIMUM ¹ AVERAGE DENSITY	MAXIMUM AVERAGE DENSITY	MAXIMUM DENSITY	MAXIMUM HEIGHT
Residential 1-5 (Thurston County)	Single-Family Houses	0.2	0.2	0.2	1/5 acre	2 stories
Residential - 4	Single-Family Houses	---	---	---	4	2 stories
Residential - 4-8	Single-Family ⁵ and Townhouses	4	---	---	8	2 stories
Residential - 6-12	Single-Family ² , Duplexes, Townhouses and Condos	6	---	---	12-14	2 stories
Residential Low Impact	Single-Family, Duplexes, and Townhouses	2	--	4	4	3 stories
Residential Multifamily 18	Single-Family, Townhouses, Condos and Apartments, Manufactured Housing Parks	---	Manufactured Housing Parks: 5; All others: 8-18	8	24	3 stories
Residential Multifamily 24	Single-Family, Townhouses, Condos and Apartments, Manufactured Housing Parks	---	Manufactured Housing Parks: 5; All others: 8-18	18	30 ⁶	3 stories
Residential Mixed Use	All Residential Types, Plus Small Scale Retail and Personal Services	---	---	---	None	3-5 stories
Urban Residential	Residential Plus Limited Commercial	---	---	---	None	3-8 stories
High Rise Multifamily	Single-Family, Townhouses, Condos and Apartments	---	---	---	None	5 stories
Neighborhood Center	Neighborhood Commercial Uses, Apartments, Condos, Townhouses, Parks, Civic Uses	7	---	---	24	3 stories
Neighborhood Retail ⁷	Neighborhood Oriented Commercial, Existing Commercial Uses.	---	---	---	---	2 stories
Urban Village	Single-Family ² , Townhouses, Condos, Apartments, Neighborhood Center, Supermarket	---	7	14	24 ³	3 stories
Neighborhood Village	Single-Family ² , Townhouses, Apartments, Condos, Neighborhood Center	---	7	13	24 ³	3 stories
Community Oriented Shopping Center	Community oriented supermarket, personal and professional services and residential uses.	---	7	13	24	3 stories
Mixed Density 7-13	Single-Family ² , Townhouses, Condos, Apartments and Manufactured Housing Parks	---	7	13	24 ³	4 stories
Mixed Density 10-18		---	10	18	30 ³	4 stories
Medical Services	Medical Offices, Limited Commercial, Townhouses, Condos and Apartments	7	---	---	None	6 stories
High Density Corridor-1 (HDC-1)	Mix of office, moderate to high-density multifamily residential and small-scale commercial uses.	--	--	--	None	3
High Density Corridor-2 (HDC-2)	Mix of office, medium intensity commercial and moderate to high-density multifamily residential uses.	--	--	--	None	3
High Density Corridor-3 (HDC-3)	Mix of medium to high-intensity commercial, offices, and moderate to high-density multifamily residential uses.	--	--	--	None	3-6 Stories
High Density Corridor-4 (HDC-4)	Mix of high-intensity commercial, offices, and high-density multifamily residential uses.	--	--	--	None	3-6 Stories
PORM & PUD	Offices, Townhouses and Apartments	7	---	---	None	3-4 stories
Downtown Business	Commercial, Office, Apartments, Townhouses and Condos	7	---	---	None	8 stories
General Commercial	Commercial, Office, Apartments, Townhouses and Condos	7	---	---	None	3-6 stories
Urban Waterfront	Limited Industrial, Marinas, Hotels, Apartments, Townhouses, Condos, Offices and Retail Businesses	7	---	---	None	5 stories
Urban Waterfront - Housing	Condos, apartments, townhouses, limited retail, commercial, office	15	--	--	None	5-7 stories ⁵
Light Industrial	Light Manufacturing and Warehouses	---	---	---	---	5 stories
Industrial	Heavy Industrial Uses	---	---	---	---	5 stories
Capitol Campus and Commercial Services - High Density	State Government	---	---	---	---	---
Manufactured Housing Park	Mobile/manufactured Housing Parks, Manufactured Housing on Individual Lots, Single-family ² , Duplexes, Townhouses and Condos	5	--	--	12-14	2 stories

¹ Densities are calculated based upon net buildable residential areas. Environmentally critical areas are excluded. Minimum densities may be reduced as necessary to accommodate other site constraints such as poor drainage or difficult topography.

² Includes zero lot line development and other innovative lot types.

³ This refers to the maximum density of individual project components (e.g., an apartment building may have 24 units per acre, but overall the development cannot exceed the maximum average density allowed for the site.)

⁴ See page 52 in Land Use and Urban Design for clarification of City and County adopted definition.

⁵ Height and building configurations have been established for specific blocks in this land use category.

Attachment C: Olympia UGA Zoning Ordinance, Thurston
County Title 23, Excerpts

Chapter 23.04

RESIDENTIAL DISTRICTS

Sections:

- 23.04.020 Purposes.
- 23.04.040 Permitted, special, and prohibited uses.
- 23.04.060 Residential districts' use standards.
- 23.04.080 Residential districts' development standards.
- 23.04.090 Additional regulations.

23.04.020 Purposes.

A. The general purposes of the residential districts contained in this chapter are as follows:

1. To provide a sustainable residential development pattern for future generations;
2. To encourage development of attractive residential areas that provide a sense of community and contain a variety of housing types to accommodate different lifestyles and household sizes;
3. To maintain or improve the character, appearance, and livability of established neighborhoods by protecting them from incompatible uses, excessive noise, illumination, glare, odor, and similar significant nuisances;
4. To establish a compact growth pattern to efficiently use the remaining developable land; enable cost effective extension and maintenance of utilities, streets and mass transit; and enable development of affordable housing;
5. To enable community residents to reside and work within walking or bicycling distance of mass transit, employment centers, and businesses offering needed goods and services in order to reduce traffic congestion, energy consumption, and air pollution;
6. To provide for development of neighborhoods with attractive, well connected streets, sidewalks, and trails that enable convenient, direct access to neighborhood centers, parks, and transit stops;
7. To ensure adequate light, air, and readily accessible open space for each dwelling unit in order to maintain public health, safety, and welfare;
8. To ensure the compatibility of dissimilar adjoining land uses;
9. To protect or enhance the character of historic structures and areas;
10. To provide residential areas of sufficient size and density to accommodate the City's projected population growth, consistent with Section 36.70A.110, RCW;
11. To preserve or enhance environmental quality and protect ground water used as a public water source from contamination;

12. To minimize the potential for significant flooding and allow recharge of ground water;

13. To allow innovative approaches for providing housing, consistent with the policies of the Olympia Joint Plan;

14. To ensure that development without municipal utilities is at a density and in a configuration that enables cost effective urban density development when municipal utilities become available.

B. The additional purposes of each individual residential district are as follows:

1. Residential One Unit per Five Acres (R 1/5). To provide for low-density residential development in designated sensitive drainage basins.

2. Residential Low Impact Two to Four Units per Acre (RLI 2-4). To provide for residential development in designated sensitive drainage basins.

3. Residential Four Units per Acre (R-4). To accommodate residential development in areas sensitive to stormwater runoff in a manner and at a density (up to four units per acre) that avoids stormwater related problems (e.g., flooding and degradation of environmentally critical areas);

4. Residential Four to Eight Units per Acre (R 4-8). To accommodate single-family houses and townhouses at densities ranging from a minimum of four units per acre to a maximum of eight units per acre; to allow sufficient residential density to facilitate effective mass transit service; and to help maintain the character of established neighborhoods;

5. Residential Six to Twelve Units per Acre (R 6-12). To accommodate single-family houses, duplexes and townhouses, at densities between six and twelve units per acre, in locations with frequent mass transit service (existing or planned). This includes areas along or near (e.g., within one-fourth mile) arterial and major collector streets;

6. Mixed Residential Seven to Thirteen Units per Acre (MR 7-13). To accommodate a compatible mixture of houses, duplexes, townhouses, and apartments in integrated developments with densities averaging between seven and thirteen units per acre; to provide a broad range of housing opportunities; to provide a variety of housing types and styles; and to provide for development with a density and configuration that facilitates effective and efficient mass transit service. This district generally consists of parcels along arterial or collector streets of sufficient size to enable development of a variety of housing types;

7. Mixed Residential Ten to Eighteen Units per Acre (MR 10-18). To accommodate a compatible mixture of single-family and multifamily dwellings in integrated developments close to major shopping and/or employment areas (at densities averaging between ten and eighteen units per acre); to provide a variety of housing types and

styles; to provide for development with a density and configuration that facilitates effective and efficient mass transit service; to provide opportunities for people to live close to work and shopping in order to reduce the number and length of

automobile trips; and to enable provision of affordable housing.

8. Residential Multifamily Eighteen Units per Acre (RM-18). To accommodate predominantly multifamily housing, at an average maximum density of eighteen units per acre, along or near (e.g., one-fourth mile) arterial or major collector streets where such development can be arranged and designed to be compatible with adjoining uses; to provide for development with a density and configuration that facilitates effective and efficient mass transit service; and to enable provision of affordable housing. (Ord. 1257 (part), 2001; Ord. 1124 § 3 (part), 1996)

23.04.040 Permitted, special, and prohibited uses.

A. Permitted and Special Uses. Table 4.01, Permitted and Special Uses, identifies land uses in the residential districts which are permitted outright (P) or subject to a special use permit (S). The applicable requirements for these uses and activities are identified by a number referencing the list of use regulations under Section 23.04.060, use standards. Numbers listed under the heading "Applicable Regulations" apply to the corresponding land use in all of the residential districts. Regulations that pertain only to a specific use in a specific district are identified by a number in the space corresponding to that use and district. (Also see Section 23.04.080, development standards, and Chapter 23.48, Special Uses.)

B. Prohibited and Unspecified Uses. Land uses which are not listed in Table 4.01 as permitted or special uses are prohibited. However, the department may authorize unlisted uses consistent with Section 23.02.080, Interpretations. In addition to those uses prohibited by Table 4.01, the following uses are prohibited in these districts:

1. All Residential Districts.

a. Adult oriented businesses (see Chapter 23.02, General provisions);

b. Mobile homes, except in approved mobile home/manufactured home parks or when used as emergency housing or contractors' offices consistent with Section 23.04.060(29), Temporary Uses;

c. Habitation of recreational vehicles;

d. Junk yards;

e. Uses which customarily create noise, vibration, smoke, dust, glare, or toxic or noxious emissions exceeding those typically generated by allowed uses.

2. All Residential Districts. Conversion of residences to a commercial use (not including home occupations). (Ord. 12577 (part), 2001; Ord. 11867 § 4 (part), 1998; Ord. 11274 § 3 (part), 1996)

**Table 4.01
Permitted and Special Uses**

District	R1/5	RLI 2-4	R- 4	R 4- 8	R 6- 12	MR 7-13	MR 10-18	RM 18	Applicable Regula- tions
District-Wide Regulations						23.04.060(17)	23.04.060(17)	23.04.060(14)	
1. Single-Family Housing									
Accessory dwelling units	P	P	P	P	P	P	P	P	23.04.060(1)
Co-housing	P	P	P	P	P	P	P	P	23.04.060(6)
Cottage housing	P	P		P	P	P	P	P	23.04.060(8)
Manufactured/mobile home parks (rental spaces)							S	S	23.04.060(16)
Manufactured homes	P	P	P	P	P	P	P	P	23.04.060(15)
Single-family residences	P	P	P	P	P	P	P	P	
Townhouses	P	P	P	P	P	P	P	P	23.64
2. Multifamily Housing									
Apartments		P				P	P	P	23.04.060(14)
Boarding homes		P					P	P	
Dormitories	P	P					P	P	
Duplexes - existing	P	P	P	P	P	P	P	P	23.04.060(10)
Duplexes	P	P			P	P	P	P	
Fraternal organizations, sororities	P	P					P	P	
Group homes with six or fewer clients and confi- dential shelters	P	P	P	P	P	P	P	P	23.04.060(11) 23.04.060(23)
Group homes with seven or more clients	S	S		S	S	S	S	S	23.04.060(11)
Lodging houses								P	
Nursing/convalescent homes	S	S		S	S	S	S	S	23.04.060(19)
Retirement homes						P	P	P	
3. Commercial									
Child day care centers			S	S	S	S	P	P	23.04.060(4)
Commercial printing									
Drive-in and drive-through businesses—existing									23.04.060(10)
Food Stores									
Hardware Stores									

Table 4.01 (Cont.)

District	R1/5	RLI 2-4	R-4	R 4-8	R 6-12	MR 7-13	MR 10-18	RM 18	Applicable Regulations
District-Wide Regulations						23.04.060(17)	23.04.060(17)	23.04.060(14)	
Home occupations (including adult day care, elder care homes, family child care homes, and bed and breakfast houses)	P	P	P	P	P	P	P	P	23.04.060(12)
Hospice Care	S	S				S	S	S	23.04.060(13)
Nursery (retail and/or wholesale sales)	S	S	S	S	S	S	S	S	23.04.060(7)
Laundries									
Offices									
Personal Services									
Pharmacies									
Restaurants, without Drive-In and Drive-Through									
Servicing of Personal Apparel and Equipment									
Specialty Stores									
Veterinary Clinics	P	P	P	P	P				23.04.060(10)
4. Accessory Uses									
Accessory Structures	P	P	P	P	P	P	P	P	23.04.060(2)
Large Garages				S	S	S	S	S	23.04.060(2)
Satellite Dish/Antennae	P	P	P	P	P	P	P	P	23.04.060(27)
5. Recreational Uses									
Community Parks and Playgrounds	S	S	S	S	S	S	S	S	23.04.060(20)
Country Clubs	S	S	S	S	S	S	S	S	
Golf Courses			S	S	S	S	S	S	
Neighborhood Parks	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	23.04.060(20)
Open Space—Public	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	23.04.060(20)
Racing and Performing Pigeons		S	S	S	S				23.04.060(25)
Stables, Commercial and Private—Existing			S	S					23.04.060(10)
Trails—Public	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	23.04.060(20)
6. Agricultural Uses									
Agricultural Uses	P	P	P	P	P	P	P	P	
Greenhouses, Bulb Farms	S	S	S	S	S	S	S	S	23.04.060(7)
7. Temporary Uses									
Contractor Offices	P	P	P	P	P	P	P	P	23.04.060(29)
District-Wide Regulations						23.04.060(17)	23.04.060(17)	23.04.060(14)	
Emergency Housing	P	P	P	P	P	P	P	P	23.04.060(29)
Garage/Yard Sales	P	P	P	P	P	P	P	P	23.04.060(29)

Table 4.01 (Cont.)

District	R1/5	RLI 2-4	R-4	R 4-8	R 6-12	MR 7-13	MR 10-18	RM 18	Applicable Regulations
Model Homes	P	P	P	P	P	P	P	P	23.04.060(29)
Outdoor Art and Craft Shows	P	P	P	P	P	P	P	P	23.04.060(29)
Residence Rented for Social Event, 6 times or less in 1 year	P	P	P	P	P	P	P	P	23.04.060(29)
Residence Rented for Social Event, 7 times or more in 1 year	S	S	S	S	S	S	S	S	23.04.060(29)
Rummage or Other Outdoor Sales	P	P	P	P	P	P	P	P	23.04.060(29)
8. Other									
Animals	P	P	P	P	P	P	P	P	23.04.060(3)
Cemeteries			S	S	S	S	S	S	23.04.060(5)
Community Clubhouses	P	P	P	P	P	P	P	P	
Crises Intervention	S	S	S	S	S	S	S	S	23.04.060(9)
Fraternal Organizations									
Historic House Museum			S	S	S	S	S	S	
Parking Lots and Structures									23.38.220 and 23.38.240
Places of Worship	S	S	S	S	S	S	S	S	23.04.060(21)
Public Facilities	S	S	S	S	S	S	S	S	23.04.060(22)
Public Facilities-Essential	S	S	S	S	S	S	S	S	23.04.060(23)
Schools	S	S		S	S	S	S	S	23.04.060(28)
Mineral Extraction-Existing				S		S			23.04.060(10)
Utility Facility	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	23.04.060(24)
Wireless communication facilities and other antenna support structures	S	S	S	S	S	S	S	S	Chapter 20.33
Workshops for Disabled People	S	S		S	S	S	S	S	23.04.060(18)

Legend:

P = Permitted use

R 4-8 = Residential 4-8

MR 10-18 = Mixed residential 10-18

S = Special use

R 6-12 = Residential 6-12

RM 18 = Residential multifamily 18

R-4 = Residential 4

MR 7-13 = Mixed residential 7-13

(Ord. 13058 § 38, 2003)

Table 4.04
Residential Development Standards

23.04.080

District	R-5	RLI2-4	R4	R 4-8	R 6-12	MR 7-13	MR 10-18	RM-18	Additional Regulations
Maximum housing density (in units per acre)	1/5	4	4	8	12	24	30	24	23.04.080A
Maximum average housing density (in units per acre)	---	4	4	8	12	13	18	18	23.04.080A2
Minimum average housing density (in units per acre)	---	2	---	4	6	7	10	Manufactured housing Parks = 5 All others = 8	23.04.080B
Minimum lot size	4 acres = residential use 5 acres = nonresidential use	2,000 SF minimum, 3,000 SF average = townhouse 4,000 SF = zero lot 6,000 SF = duplex 7,200 SF = multifamily 5,000 SF = other	2,000 SF minimum, 3,000 SF average = townhouse 5,000 SF = other	2,500 SF = cottage 4,000 SF = zero lot 2,000 SF minimum, 3,000 SF average = townhouse 5,000 SF = other	2,000 SF = cottage 3,500 SF = zero lot 1,600 SF minimum, 2,400 SF average = townhouse 7,200 SF = duplex 5,000 SF = other	1,600 SF = cottage 3,000 SF = zero lot 1,600 SF minimum, 2,400 SF average = townhouse 6,000 SF = duplex 9,000 SF = multifamily 4,500 SF = other	1,600 SF = cottage 3,000 SF = zero lot 1,600 SF minimum, 2,400 SF average = townhouse 6,000 SF = duplex 7,200 SF = multifamily 4,000 SF = other	1,600 = cottage 3,000 = zero lot 1,600 SF minimum, 2,400 SF average = townhouse 6,000 SF = duplex 7,200 SF = multifamily 4,000 SF = other	23.04.080C 23.04.080D 23.04.080E 23.04.080F Chapter 23.64 (Townhouses)
Minimum lot width	20' except: 18' = 1 story townhouse 16' = 2 story townhouse 60' = duplex	30' except: 18' = 1 story townhouse 16' = 2 story townhouse 60' = duplex 80' = multifamily	50' except: 22' = 1 story townhouse 18' = 2 story townhouse	50' except: 35' = cottage 45' = zero lot 22' = 1 story townhouse 18' = 2 story townhouse	50' except: 30' = cottage 40' = zero lot 18' = 1 story townhouse 16' = 2 story townhouse 80' = duplex	50' except: 30' = cottage 40' = zero lot 18' = 1 story townhouse 16' = 2 story townhouse 70' = duplex 80' = multifamily	50' except: 30' = cottage 40' = zero lot 18' = 1 story townhouse 16' = 2 story townhouse 70' = duplex 80' = multifamily	---	23.04.080D1 23.04.080F 23.04.080G

Table 4.04 (Cont.)

District	R-5	RLI2-4	R4	R 4-8	R 6-12	MR 7-13	MR 10-18	RM-18	Additional Regulations
Minimum front yard setbacks	20' except: 50' for agricultural buildings with farm animals	20' except: 10' with side or rear parking; 10' for flag lots; 50' for agricultural buildings with farm animals	20'	20' except: 10' with side or rear parking; 10' for flag lots; 50' for agricultural buildings with farm animals	20' except: 10' with side or rear parking; 10' for flag lots; 50' for agricultural buildings with farm animals	20' except: 10' with side or rear parking; 10' for flag lots; 50' for agricultural buildings with farm animals	15' except: 10' with side or rear parking; 10' for flag lots; 50' for agricultural buildings with farm animals	10'	23.04.080H
Minimum rear yard setbacks	10' except: 50' for agricultural buildings with farm animals	10' except: 50' for agricultural buildings with farm animals	25'	20' except: 50' for agricultural buildings with farm animals; 10' for cottages, wedge shaped lots and zero lots	20' except: 50' for agricultural buildings with farm animals; 10' for cottages, wedge shaped lots and zero lots	20' except: 15' for multifamily; 10' for cottages, wedge shaped lots and zero lots	15' except: 10' for cottages, wedge shaped lots and zero lots; 20' with alley access	10' except: 15' for multifamily	23.04.080D 23.04.080F 23.04.080H
Minimum side yard setbacks	5' except: 10' along flanking streets provided garages are set back 20'; 6' on one side of zero lot; 3' for cottages; 50' for agricultural buildings with farm animals	5' except: 10' along flanking streets provided garages are set back 20'; 6' on one side of zero lot; 3' for cottages; 50' for agricultural buildings with farm animals	5' except: 10' along flanking street except garages shall be set back 20'; 6' on one side of zero lot; 50' for agricultural building with farm animals	5' except: 10' along flanking streets except garages shall be set back 20'; 6' on one side of zero lot; 3' for cottages; 50' for agricultural buildings with farm animals	5' except: 10' along flanking streets except garages shall be set back 20'; 6' on one side of zero lot; 3' for cottages; 50' for agricultural buildings with farm animals	5' except: 10' along flanking streets except garages shall be set back 20'; 6' on one side of zero lot; 3' for cottages	5' except: 10' along flanking streets except garages shall be set back 20'; 6' on one side of zero lot; 3' for cottages	5' except: 10' along flanking streets except garages shall be set back 20'; 6' on one side of zero lot; 3' for cottages; 10' for multifamily; 20' next to R 4'8, or R 6-12 district	23.04.080H

Table 4.04 (Cont.)

District	R-5	RL12-4	R4	R 4-8	R 6-12	MR 7-13	MR 10-18	RM-18	Additional Regulations
Maximum building height	35'	3 stories or 40', whichever is less, except: 16' for accessory buildings	2 stories or 35', whichever is less, except: 16' for accessory buildings	2 stories or 35', whichever is less, except: 16' for accessory buildings; 25' for cottage buildings; 35' on sites 1 acre or more, if setbacks equal or exceed building height	2 stories or 35', whichever is less, except: 16' for accessory buildings; 25' for cottage buildings	4 stories or 45', whichever is less, except: 25' for cottage; 16' for accessory buildings	4 stories or 45', whichever is less, except: 25' for cottage; 16' for accessory buildings	3 stories or 35', whichever is less, except: 16' for accessory buildings; 25' for cottage	23.04.080J
Maximum building coverage	45%=lots of 10,000 sq.ft. 25%=lots 10,001 sq.ft. to 1 acre 6% = 1.01 acre or more	45%	35%	45% = .25 acre or less 40% = .26 acre or more	55% = .25 acre or less 40% = .26 acre or more	45%	50%	50%	
Maximum impervious surface coverage	45%=lots of 10,000 sq.ft. 25%=lots 10,001 sq.ft. to 1 acre 6% = 1.01 acre or more	45%	35%	55% = .25 acre or less 50% = .26 acre or more 60% = townhouses	65% = .25 acre or less 50% = .26 acre or more 70% = townhouses	70%	70%	70%	
Minimum open space	60%	60%		450 SF/unit for cottage developments	450 SF/unit for cottage developments	30% for multifamily cottage developments 450 SF/unit for cottage developments	30% for multifamily cottage developments 450 SF/unit for cottage developments	30%	23.04.080J

Legend:

SF = Square feet MR 10-18 = Mixed Residential 10-18

R-4 = Residential-4 --- = No regulation

MR 7-13 = Mixed Residential 7-13 R 6-12 = Residential 6-12

Zero lot = A lot with only one side yard RM 18 = Residential Multifamily-18

R 4-8 = Residential 4-8 R 1/5 = Residential 1/5 RLI = Residential Low Impact 2-4

Attachment D: Application and SEPA Checklist



Thurston County Permit Assistance Center
 2000 Lakeridge Dr. SW, Olympia, WA 98502
 (360)786-5490 / (360)754-2939 (Fax)
 TDD Line (360) 754-2933
 Email: permit@co.thurston.wa.us
www.co.thurston.wa.us/permitting

MASTER APPLICATION

STAFF USE ONLY	DATE STAMP
<p>09 109494 VC</p> <p>Permit Type: Comprehensive Plan Amendment Sub Type: Quasi-judicial Work Type: Rezone Site: 2504 8TH AVE SE OLYMPIA WA 98501 Assessor Property ID: 09480045000 Applicant: Ron Niemi/Woodard Bay Works, Inc Owner: MEDELA GROUP LLC</p>	<p>THURSTON COUNTY RECEIVED</p> <p>NOV 12 2009</p> <p>PERMIT ASSISTANCE CENTER</p>
	<p>Intake by: <u>Mac</u></p>

The Master Application is required for all projects and shall accompany a project-specific supplemental application(s). The Master Application may not be submitted alone. Check the appropriate box for each supplemental application being submitted with this Master Application.

Type of Project (check all that apply):

<p>Building:</p> <p><input type="checkbox"/> Residential (form SA001) <input type="checkbox"/> Non-Residential (form SA002) <input type="checkbox"/> Non-Residential Hood & Duct (form SA003) <input type="checkbox"/> Non-Residential Sign (form SA004) <input type="checkbox"/> Manufactured Home Placement (form SA005) <input type="checkbox"/> Minor Permit (form SA006) (Mechanical/Plumbing/Fire/Re-roof /Re-siding/Demo) <input type="checkbox"/> Adult Family Home Inspection (form SA007) <input type="checkbox"/> Fire Code Permit (form SA008 – SA012)</p> <p>Roads:</p> <p><input type="checkbox"/> Encroachment Permit (form SA013) <input type="checkbox"/> Construction Permit (form SA014) <input type="checkbox"/> Variance (form SA015)</p> <p>Environmental Health:</p> <p><input type="checkbox"/> On-Site Sewage System (form SA016) <input type="checkbox"/> On-Site Sewage System Abandonment (form SA017) <input type="checkbox"/> On-Site Sewage Evaluation (form SA018) <input type="checkbox"/> Water System Design (Group B or 2 Party) (form SA019) <input type="checkbox"/> Well Site (form SA020)</p> <p>PROJECT DESCRIPTION:</p> <p style="border: 1px solid black; padding: 5px;">Rezone proposal from R4-8 to R4-16/1 within Olympia UGA, vicinity of 8th Ave. SE and Steele Street.</p>	<p>Planning:</p> <p><input type="checkbox"/> Administrative Variance (form SA021) <input type="checkbox"/> Binding Site Plan (form SA022) <input type="checkbox"/> Boundary Line Adjustment /Lot Consolidation (form SA023) <input type="checkbox"/> Critical Area Review (form SA024) <input type="checkbox"/> Design Review (form SA025) <input type="checkbox"/> Division of Land (form SA026) <input type="checkbox"/> Division of Land Final Map (form SA026a) <input type="checkbox"/> Environmental Checklist (SEPA) (form SA027) <input type="checkbox"/> Forest Practice Activities (form SA028) <input type="checkbox"/> Innocent Purchaser (form SA029) <input type="checkbox"/> Joint Aquatic Resources Permit Application (JARPA) (form SA030) <input type="checkbox"/> Legal Lot Determination (form SA031) <input type="checkbox"/> Other Administrative Actions (form SA032) <input type="checkbox"/> Presubmission Conference (form SA033) <input type="checkbox"/> Reasonable Use Exception (form SA034) <input type="checkbox"/> Release of Moratorium (form SA035) <input checked="" type="checkbox"/> Rezone, Comp Plan Amendment, Open Space (form SA036) <input type="checkbox"/> Shoreline Administrative Variance (form SA037) <input type="checkbox"/> Site Plan Review (form SA038) <input type="checkbox"/> Special Use Permit (form SA039) <input type="checkbox"/> Variance – Hearing Examiner (form SA040)</p>
---	--

Property Tax Parcel Number(s):
 (Attach separate sheet if needed) See Attached List ~ 14 Parcels

Lot # and Subdivision Name (if applicable): NA **Total Acreage:** 9.01

Property Address: 8th Avenue SE and Steele Street **City:** Olympia **State:** WA **Zip Code:** 98501

Directions to the Property:
 From Pacific Avenue, South on Boulevard Rd. to 9th Avenue SE. Left on Chambers Street. Right on 8th Avenue SE.

Nearest Cross Street: Chambers Street

Property Access Issues (locked gate, code required, dogs or other animals): No Yes

Describe:
OWNER IS RESPONSIBLE FOR SECURING ANIMALS BEFORE SITE VISIT.

Property Owner(s):
 (Attach separate sheet if needed) Medela Group LLC (Type or Print)

Mailing Address: 250 Courtney Creek Lane City: Belfair State: WA Zip Code: 98528

Phone #: (360) 275-5243 Ext. _____ Fax #: _____

Cell #: (360) 620-4120 E-mail: mel@hctc.com

Signature: *Melvin R. Edmsburg* * **Date:** 11/12/09
Required for Planning Applications Only

Applicant (if different than owner): Ron Niemi, Woodard Bay Works, Inc. (Type or Print)

Mailing Address: 6135 Woodard Bay Rd. NE City: Olympia State: WA Zip Code: 98506

Phone #: (360) 786-8120 Ext. _____ Fax #: _____

Cell #: (360) 970-8945 E-mail: niemir@comcast.net

Signature: *Ron Niemi* * **Date:** 11-12-09

Point of Contact: Owner Applicant Other (If "Other" complete this section)

Name: _____ (Type or Print)

Mailing Address: _____ City: _____ State: _____ Zip Code: _____

Phone #: _____ Ext. _____ Fax #: _____

Cell #: _____ E-mail: _____

Signature: _____ **Date:** _____

*(Application is hereby made for a permit or permits to authorize the activities described herein. I certify that I am familiar with the information contained in the application and that to the best of my knowledge and belief, such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made or forwarded, the right to enter the above-described location to inspect the proposed, in-progress or completed work. I agree to start work **only** after all necessary permits/approvals have been received.)

NOTE: The point of contact will be the person receiving all County correspondence and invoices regarding this application.



Thurston County Developments Services
 2000 Lakeridge Dr. SW
 Olympia, WA 98502
 (360)786-5490 / (360)754-2939 (Fax)
 Email: permit@co.thurston.wa.us
www.co.thurston.wa.us/permitting

**Application
 Quasi-Judicial Comprehensive Plan Amendment**

STAFF USE ONLY		THURSTON COUNTY	
Intake By: <u>Mac</u>	Zoning: <u>R4-8</u>	RECEIVED	
Folder Sequence Number: <u>09-109494 VC</u>		NOV 12 2009	
Project Number: <u>2009103063</u>		PERMIT ASSISTANCE CENTER	
Fee Paid \$ <u>495.00</u>	Receipt # <u>88962</u>		

Owner Information:
 Name: Medela Group LLC

Mailing Address 250 Courtney Creek Lane City Belfair State WA Zip: 98528
 Phone #: 360-275-5243 Cell Phone #: 360-620-4120 Fax #: _____
 E-mail Address: mel@hctc.com

Contact Person's Information:
 Name: Ron Niemi, Woodard Bay Works, Inc.

Mailing Address 6135 Woodard Bay Rd. NE City Olympia State WA Zip: 98506
 Phone #: 360-786-8120 Cell Phone #: 360-970-8945 Fax #: _____
 E-mail Address: niemir@comcast.net

Assessor Tax Parcel number(s):
14 Parcels See _____ Site _____ Plan _____

- Submittal Information:**
- Fee
 - SEPA Checklist
 - Rezone Application with required materials (if applicable)
 - Legal Description (for site-specific amendments)
 - Site Map* with natural and built features (such as streams, slopes, roads, fences, etc.), as well as adjacent properties and their current land uses.
 - Site Map* with property boundaries, showing existing land use designation and existing zoning (zoning needed only if proposing a zoning change)
 - Site Map* with property boundaries, showing proposed land use designation and zoning, if applicable.

**Maps may be no larger than 11" x 17" and must be reproducible in black-and-white*

Total Acres: 9.01

Is the Property within an Urban Growth Area: Yes No
 Is the Property within the Nisqually or Rochester Sub-Area? : Yes No
 Property Location: 8th Avenue SE and Steele Street, Olympia.

Summary of Request:

Re-Zone from current R4-8 to to R4-16/1. The topography of the site will limit the density naturally, demanding a mix of large and small footprint buildings. The affected parcels have a high likelihood of annexation to Olympia.

Amendments to Land Use Designations

Complete the following section for amendments to land use designations. Attach additional sheets as needed.

<p>A. Identify the land uses surrounding the property affected, and describe how the proposed change would affect those surrounding land uses.</p>	<p>Land use to the South is Interstate 5 Right-of-Way. To the East is Puget Sound Energy's Headquarters (Zoned GC). To the North is Cemetery (Zoned R4-8). To the West is single family residential (Zoned R4-8). There is no affect on land uses to the South, East and North. A buffer of single family cottages and town homes would provide a transition from the single family homes to the West to the Multi-Family use that would border the Cemetery and Puget Sound Energy properties. Approximately 14 single family homes located between the site and Boulevard Rd. or I-5 are affected.</p>
<p>B. Explain why the existing land use designation is not appropriate.</p>	<p>The subject properties are low density, aging and deteriorating single family homes located within the urban growth area. The existing land use designation will not stimulate the highest and best use of the land for a variety of higher density affordable home ownership and home lease options. Proximity to high capacity utilities, public transportation and other alternative commute options lends itself to responsible higher density residential development.</p>
<p>C. How have conditions changed so that the proposed designation is more appropriate than the existing designation.</p>	<p>There was resistance from the original property owner to allow changes, or for the "family farm" to be annexed to the City. The heirs are initiating this change. Over the past 50 years, the Olympia Urban Growth area has filled in, the interstate highway system was built, Boulevard Road has become an arterial, utility corridors have been installed, transit service has been implemented, and planning goals have been established to in-fill and increase density near the urban core to reduce sprawl.</p>
<p>D. Explain why additional land of the designation proposed is needed in Thurston County, and why it is needed at the location proposed.</p>	<p>1. To provide additional housing opportunities close to the urban core. 2. To reduce dependency on single-occupant vehicles, and enable alternative commute options. 3. To more effectively utilize the utility infrastructure that is already in place. 4. To enable the highest and best use of this land, given its topographical and shape constraints. 5. To leverage the positive local economic impacts of construction as well as the ongoing occupancy of the dwellings represented by this higher density. 6. To promote a variety of residential densities and housing types with a neighborhood approach.</p>
<p>E. If the property is in the rural area (outside of an urban growth area), demonstrate, with appropriate data, how the property meets the designation criteria and policies and Chapter 2 – Land Use of the Comprehensive Plan.</p>	<p>N/A. The property is located within the Olympia Urban Growth Boundary.</p>

Text Amendments

Most, but not necessarily all, text amendments are legislative changes; they can be processed only with the consent of the Thurston County Board of Commissioners. However, if a quasi-judicial text amendment is proposed, identify the chapter and page number of the text to be changed, and provide the exact wording changes proposed (attach separate sheets, if needed).

Name of Plan: N/A. This is a Map Change.

Chapter: _____ Page: _____ Section/Other _____

All Amendments

Note: Responses to the following section are required. Attach additional sheets as needed.

1. Explain why the change is needed. What issue or problem is resolved by the proposed change?

The proposed change will enable the redevelopment of an under utilized group of properties within the urban growth boundary. The issues and benefits of redevelopment are outlined in detail in the "Amendments to Land Use Designations" section above.

A Note related to previous density increases in the immediate vicinity:

A successful high-density multi-family development has been in place for many years at 900 Fairview Street, Parcel #09480024000. The Olympia Village is a 48-unit single-story apartment complex sited on 4.27 acres, at a density of 11+ units/acre, and located several blocks West of Boulevard Road.

2. How would the proposed change serve the interests of not only the applicant, but the public as a whole?

By providing a mix of compatible housing types in a responsible approach to land use, with a neighborhood activity center and amenities, in an area with close proximity to employment, shopping, restaurants and entertainment. This proposed change will enable the effective use of available urban services and utility infrastructure. It will enable commute options through access to multi-modal transportation. It will allow the creative use of the existing topography to provide an attractive and innovative mixed-residential development with green space, walking trails and transitional spaces between housing types, while attaining a density that meets the planning goals of the Washington State Growth Management Act, the Thurston County Comprehensive Plan and the Joint City of Olympia/Thurston County Comprehensive Plan.

The Cottage element of the proposed development will follow the "Pocket Neighborhood" model developed successfully throughout the northwest by Ross Chapin Architects and the Cottage Company.

Ross Chapin Port Townsend Example:

<http://www.rosschapin.com/Projects/PocketNeighborhoods/UmatillaHill/Umatilla.html>

The Cottage Company:

<http://www.cottagecompany.com/default.aspx>

The 1,2 and 3 bedroom Apartment element of the proposed development will follow the "Hearthstone" prototype successfully developed in Tumwater in 2008, and planned for West Olympia in 2011:

<http://www.hearthstoneplaza.com/>

3. Explain how the proposed amendment fulfills the goals of the Washington State Growth Management Act (RCW 36.70A.020). A list of the goals is attached.

1. Urban Growth - The proposed amendment will encourage development in an urban area where adequate public facilities and services already exist.
 2. Reduce Sprawl - The proposal reduces the inappropriate conversion of undeveloped land in the outlying rural area into sprawling, low-density development by providing up to 139 housing units on 8.8 acres within the urban growth boundary.
 3. Transportation - Utilizes existing efficient multimodal transportation systems (transit, bicycle lanes and paths, walking, carpooling, motorcycles) that were developed based on regional priorities and coordinated with county and city comprehensive plans.
 4. Housing - The proposed amendment provides affordable housing, both owned and rented, to multiple economic segments of the population, promotes a variety of residential densities and housing types in a single development plan (cottages, townhomes and apartments), and encourages preservation of existing housing stock (up to 6 existing homes to be remodeled and retained).
 5. Economic Development - The one-time construction benefits as well as ongoing occupancy benefits of approximately 350 residents located within the urban growth area.
- Planning Goals 6 through 13 are assured through the fair review of this application, in conjunction with the SEPA Checklist.

4. Explain how the proposed amendment is consistent with the policies of the Thurston County Comprehensive Plan, including any policies of an applicable joint plan or Subarea plan. (Be sure to review the Transportation Chapters.)

Referring to the "County-Wide Planning Policies" & City of Olympia/Thurston County Joint Plan:

- I. Urban Growth Areas ~ These properties meet all of the criteria, particularly the inclusion of vacant land that is capable of supporting urban development, and the provision of municipal utilities.
- II. Promotion of Contiguous and Orderly Development & Provision of Urban Services ~ The amendment is aligned with all aspects, including encouraging infill, phasing development outward from the core area and considering innovative development techniques.
- III. Joint County and City Planning Within Urban Growth Areas ~ Is aligned in every respect with the applicable sections.
- VII. Affordable Housing ~ Provides a rang of housing types and costs in an innovative development approach.
- VIII. Transportation ~ The proposed amendment leverages all of the aspects of the transportation plan, including transit, pedestrian, and bicycle commutes. There will be a need for improvements to 9th Avenue, Chambers St., 8th Avenue and Steele Street to accommodate increased through car trips.
- IX. Environmental Quality ~ Innovative development techniques will preserve topography, open space and provide walking trails between and through various housing types.

Owner Signature(s)

I (We), the undersigned, do hereby affirm and certify, under penalty of perjury, that I am (we are) the owner or owner(s) under contract of the described property, and the above statements are in all respects true and correct on my (our) information as to those matters.

Melvin R. Armstrong Melvin R. Armstrong 11/12/09
Printed Name Signed Date

Printed Name Signed Date












Printed Name Signed Date

Planning Goals
Washington State Growth Management Act
RCW 36.70A.020

1. **Urban Growth.** Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
2. **Reduce Sprawl.** Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
3. **Transportation.** Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.
4. **Housing.** Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
5. **Economic development.** Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.
6. **Property rights.** Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.
7. **Permits.** Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.
8. **Natural resource industries.** Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.
9. **Open space and recreation.** Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.
10. **Environment.** Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.
11. **Citizen participation and coordination.** Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.
12. **Public facilities and services.** Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally-established minimum standards.
13. **Historic preservation.** Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.

Neighborhood Aerial View

LEGEND

-  Major Roads
-  Roads
-  Streams
-  Contours
-  Wetlands
-  Wetland Buffers
-  Flood Zones
-  Water Bodies
-  Zoning
-  Cities
-  Parcels



Disclaimer: Thurston County makes every effort to ensure that this map is a true and accurate representation of the work of County government. However, the County and all related personnel make no warranty, expressed or implied, regarding the accuracy, completeness or convenience of any information disclosed on this map. Nor does the County accept liability for any damage or injury caused by the use of this map.












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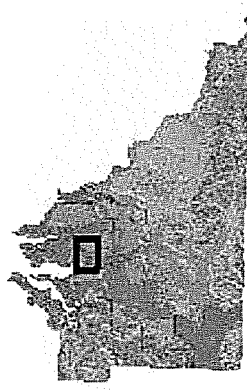
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 2404 Heritage Court SW
 Olympia, WA 98502-6031



Olympia City View

LEGEND

-  Major Roads
-  Roads
-  Streams
-  Contours
-  Wetlands
-  Wetland Duffers
-  Flood Zones
-  Water Bodies
-  Zoning
-  Chips
-  Parcels

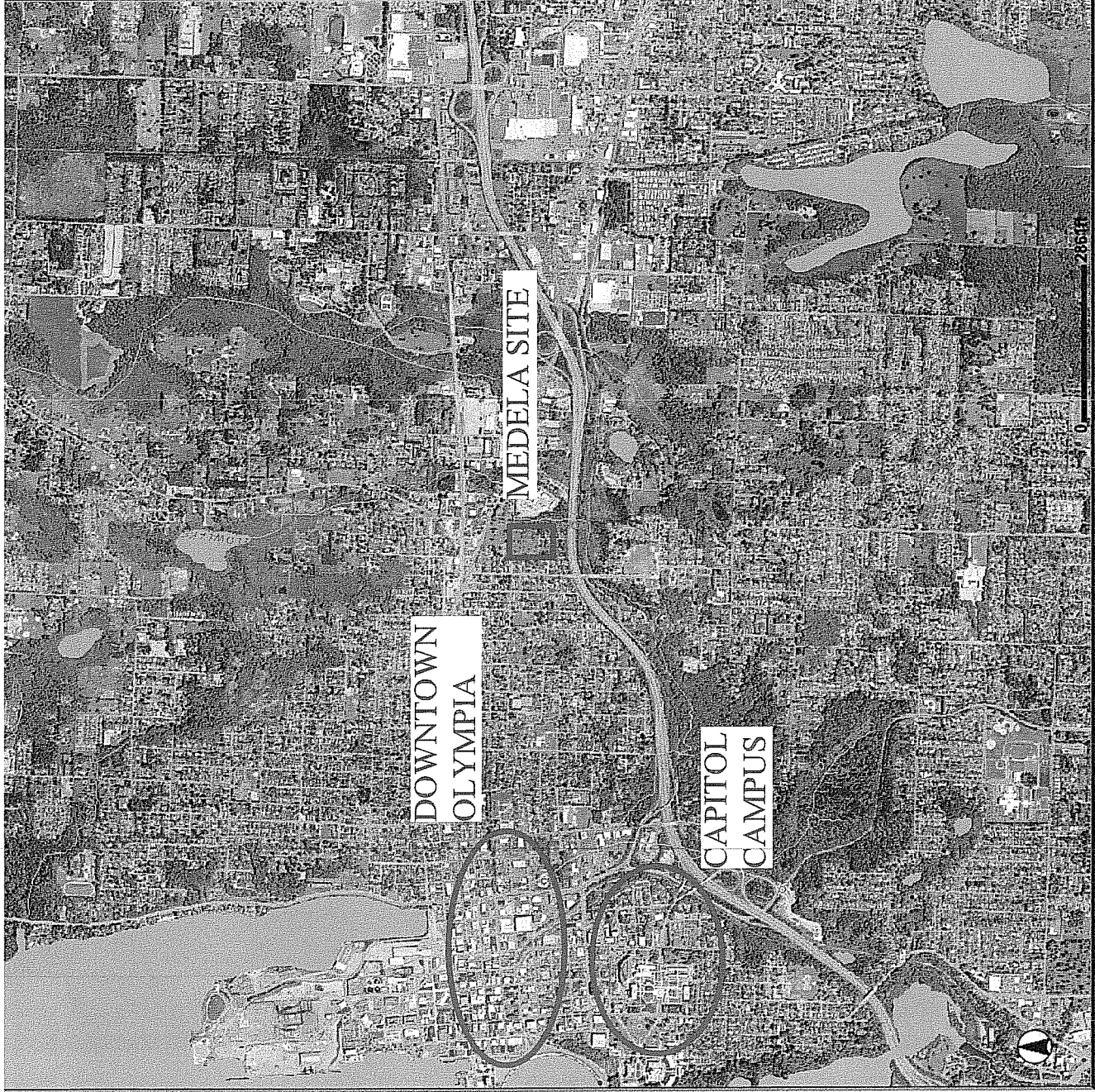


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 Olympia, WA 98502-6031



AFFECTED TAX PARCELS:

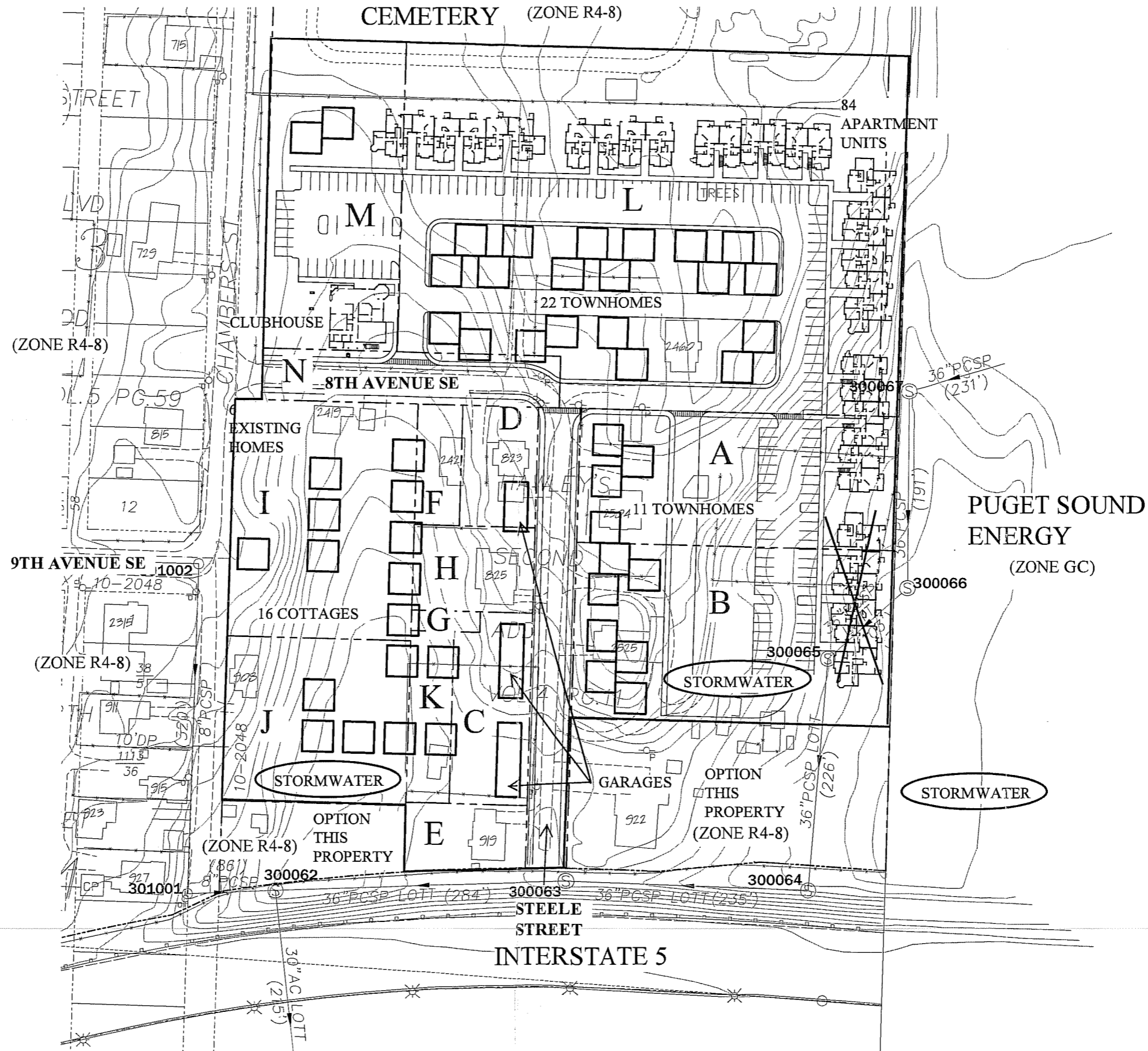
- A. 09480045000 0.65 Acre
 - B. 09480046000 1.19 Acre
 - C. 09480048000 0.27 Acre
 - D. 09480049000 0.19 Acre
 - E. 09480050000 0.21 Acre
 - F. 09480051000 0.16 Acre
 - G. 09480052000 0.07 Acre
 - H. 09480053000 0.25 Acre
 - I. 09480054000 0.89 Acre
 - J. 09480056000 0.65 Acre
 - K. 09480057000 0.33 Acre
 - L. 52900100100 3.27 Acre
 - M. 52900200900 0.75 Acre
 - N. 52900200700 0.13 Acre
- Total # Parcels = 14
Total Acreage = 9.01

PROPOSED ZONING R4-16/1

"The intent of this district is to permit single-family and multifamily residential development up to sixteen dwelling units per acre in areas characterized by: (1) a lack of severe and/or moderate physical limitations; (2) proximity to urban core or incorporated areas; (3) availability of urban services (i.e., water, sewer, roads, shopping, schools, etc.); (4) a likelihood of future annexation; (5) superior transportation access; and (6) designated areas within the Grand Mound urban growth area to ensure more compact development."

PROPOSED DENSITY as SHOWN:

- Existing Houses = 7 units
- Cottages = 16 Units
- Townhomes = 33 Units
- Apartments = 84 Units
- Total Units = 140
- Units/Acre = 15.5



SITE PLAN
SCALE: 1"=50'-0"

W:\Commercial\Clients\Big Rock Construction\091060 - SP1.0.dwg, 8/28/2009 11:27:48 AM, FINE/LINE Technical Services, Inc. (360) 955-0885

Revisions:

Client:
MEDELA GROUP LLC

Prepared By:
TECHNICAL SERVICES, Inc.
614 East 4th Ave, Olympia, Washington 98501
360-955-0885 Business Fax 360-955-0251
E-Mail: FLS@online.com
www.fineandline.com

Sheet Contents:
SITE PLAN

Drawn:
R.C.T.
Designated:
Date:
06-30-09
CAD File:
091060

Sheet:
SP1.0

○ Affected Parcel #s DATA

- ✓ ○ 09480045000, 2504 8th Ave. SE, 0.65 Acre, Zoned R 4-8
 - House, 1367 sf
 - Legal: HEAD DC COM 652.8F N OF SE COR SEC 13 N 130F W 301.68F S0-3 2-W 130
- ✓ ○ 09480046000, 2525 8th Ave. SE, 1.19 Acre, Zoned R 4-8
 - House, 3226 sf
 - Legal: J C HEAD DC COM SE COR SEC 13 N 482.8F POBN 170F W 302.88F S 0-
- ✓ ○ 09480048000, 2525 SE 9th Ave., 0.27 Acre, Zoned R 4-8
 - Legal: J C HEAD DC COM 332.8F N & 305.86 F W OF SE COR SEC 13 W 14.8F N
- ✓ ○ 09480049000, 823 Steele St. SE, 0.19 Acre, Zoned R 4-8
 - House, 690 sf Garage, 280 sf
 - Legal: J C HEAD DC COM 342F W & 702.1F N OF SEC COR SEC 13 W 78 N 117F
- ✓ ○ 09480050000, 2525 SE 9th Ave., 0.21 Acre, Zoned R 4-8
 - House, 852 sf
 - Legal: J C HEAD DC COM 432.1F N & 341F W OF SE COR SEC 13 S0-32 0 W 80F
- ✓ ○ 09480051000, 2412 8th Ave. SE, 0.16 Acre, Zoned R 4-8
 - House, 1200 sf
 - Legal: J C HEAD DC COM 420F W & 702.1F N OF SE COR SEC 13 W 60F 117F E
- ✓ ○ 09480052000, no street address, 0.07 Acre, Zoned R 4-8
 - Legal: J C HEAD DC COM 600.5F N & 395.66 F W OF SE COR SEC 13 N 1 1.6F W
- ✓ ○ 09480053000, 2525 SE 9th Ave., 0.25 Acre, Zoned R 4-8
 - House, 1575 sf
 - Legal: J C HEAD DC COM 622.1 F N & 343 F W OF SE COR SEC 13 N 0-32 0 E 80F
- ✓ ○ 09480054000, 2419 8th Ave SE, 0.89 Acre, Zoned R 4-8
 - Legal: J C HEAD DC COM 660F W & 570F N OF SE COR SEC 13 N 230F 180F S
- ✓ ○ 09480056000, 908 Chambers St. SE, 0.65 Acre, Zoned R 4-8
 - House, 989 sf
 - Legal: J C HEAD DC COM 424.4F N & 480F W OF SE COR SEC 13 N 160F W 180
- ✓ ○ 09480057000, no street address, 0.33 Acre, Zoned R 4-8
 - Legal: J C HEAD DC COM 420F W OF SE COR SEC 13 & 44.7F N FOR POB N 555.8
- ✓ ○ 52900100100, 2502 8th Ave. SE, 3.27 Acre, Zoned R 4-8
 - House, 3068 sf Garage, 616 sf
 - Legal: SECTION 13 TOWNSHIP 18 RANGE 2W QUARTER SE SE PLAT HAWLEYS SECOND ADDITION TO OLYMPIA DIV 2

- ✓ ○ 52900200900, no street address, 0.75 Acre, Zoned R 4-8
 - Legal: HAWLEY 2 L 9 TO 14 B 2 LESS 20F OF 9

- ✓ ○ 52900200700, no street address, 0.13 Acre
 - Legal: HAWLEY 2 L 7 B 2 37F OF W 23.2F L 8 S 37F

Total Acreage = 9.01



Thurston County Developments Services

2000 Lakeridge Dr. SW
 Olympia, WA 98502
 (360)786-5490 / (360)754-2939 (Fax)
 Email: permit@co.thurston.wa.us
www.co.thurston.wa.us/permitting

**Application
 Quasi-Judicial Rezone**

(Associated with a Comprehensive Plan Amendment)

STAFF USE ONLY		THURSTON COUNTY DATE STAMP NOV 12 2009 PERMIT ASSISTANCE CENTER
Intake By: <u>Mac</u> Zoning: <u>R 4-8</u>		
Folder Sequence Number: _____		
Project Number: <u>2009103063</u>		

Owner Name(s): Medela Group LLC
250 Courtney Creek Lane
Belfair, WA 98528 (14 contiguous parcels affected)

Parcel number(s): See Attached List

Explain why the property is not usable as presently zoned (please be specific):
 The property use consists of 9 aging single family rental homes, most in poor condition; and raw land. The location, utility and transportation infrastructure and probability of annexation to the City of Olympia present a unique opportunity to increase density and enable innovative re-development in alignment with the Thurston County Comprehensive Plan and City of Olympia Joint Plan.

Current Zoning: R 4-8 **Proposed Zoning:** R 4-16/1

Current use(s): Single Family Residential **Proposed use(s):** Cottages, Townhomes, Multi-Family Residential

Map Required:
 Attach a black and white map, no larger than 11" x 17", showing the current zoning for the property as well as for adjacent properties. Include street names and north arrow. Add property dimensions and the location of any easements.

Owner Signature(s):
 I (We), the undersigned, do hereby affirm and certify, under penalty of perjury, that I am (we are) the owner(s) or owner(s) under contract of the described property, and the above statements are in all respects true and correct on my (our) information as to those matters.

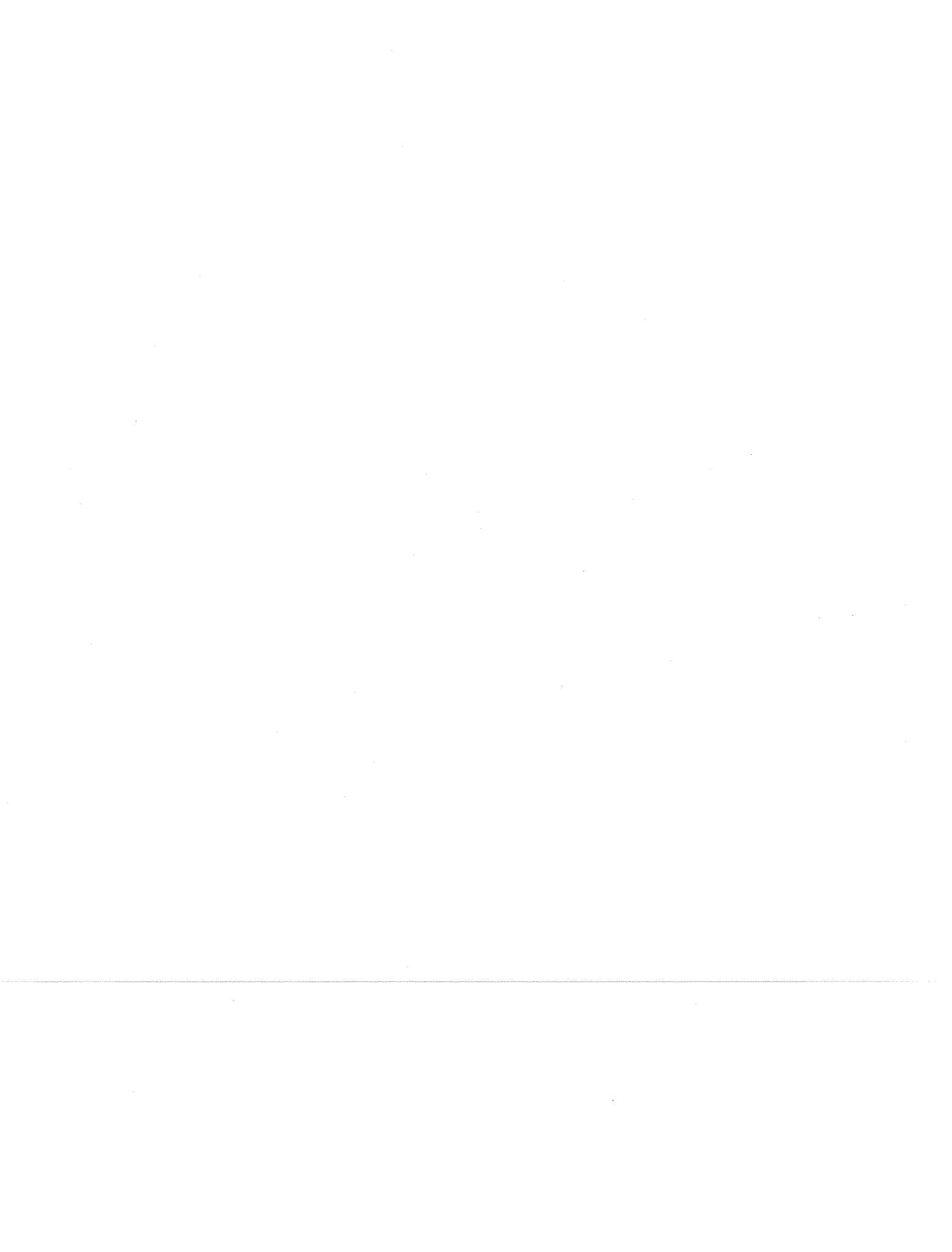
Signed Melvin R. Thomas Group Date 4/12/09
 Signed _____ Date _____
 Signed _____ Date _____

○ **Affected Parcel #s DATA**

- 09480045000, 2504 8th Ave. SE, 0.65 Acre, Zoned R 4-8
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 - Legal: HEAD DC COM 652.8F N OF SE COR SEC 13 N 130F W 301.68F S0-3 2-W 130
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- 09480057000, no street address, 0.33 Acre, Zoned R 4-8
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- 52900100100, 2502 8th Ave. SE, 3.27 Acre, Zoned R 4-8
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 - Legal: HAWLEY 2 L 9 TO 14 B 2 LESS 20F OF 9
- 52900200700, no street address, 0.13 Acre
 - Legal: HAWLEY 2 L 7 B 2 37F OF W 23.2F L 8 S 37F

Total Acreage = 9.01





Thurston County Development Services
 2000 Lakeridge Dr. S.W. Olympia, WA 98502
 (360)786-5490 / (360)754-2939 (Fax)
 TDD Line (360) 754-2933
 Email: permit@co.thurston.wa.us
www.co.thurston.wa.us/permitting

Supplemental Application ENVIRONMENTAL CHECKLIST (SEPA)

STAFF USE ONLY	DATE STAMP
<p style="font-size: 1.2em; font-weight: bold;">09 109600 XA</p> <p>Permit Type: Environmental Checklist Sub Type: Comp Plan Amendment Work Type: County project Site: 2504 8TH AVE SE OLYMPIA WA 98501 Assessor Property ID: 09480045000 Applicant: Ron Niemi/Woodard Bay Works, Inc Owner: MEDELA GROUP LLC</p>	<p style="font-size: 1.2em; font-weight: bold;">THURSTON COUNTY RECEIVED</p> <p style="font-size: 1.5em; font-weight: bold;">NOV 12 2009</p> <p style="font-weight: bold;">PERMIT ASSISTANCE CENTER</p>
	<p>Intake by: <u>Mac</u></p>

This application form cannot be submitted alone. In addition to this form, a complete application package includes:

Applicant Use	SUBMITTAL CHECKLIST	Staff Use Only
<input checked="" type="checkbox"/>	Master application.	<input type="checkbox"/>
<input type="checkbox"/>	Applicable processing fees. <i>Refer to current fee schedules. Depending on the adopted fee structure, additional fees may occur if base hours/fees at intake are exhausted.</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Site plan – One copy of a site plan, drawn to scale on 8 ½ x 11 or 11 X 17 paper, which depicts all items outlined in the attached site plan submittal requirements.	<input type="checkbox"/>
<input type="checkbox"/>	Environmental reports (wetland report, mitigation plan, geotechnical report, etc.) as required.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Signature and date.	<input type="checkbox"/>

Instructions for Applicants

This Environmental Checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an Environmental Impact Statement (EIS). Answer the questions briefly, with the most precise information known, or give the best description you can. **DO NOT WRITE IN THE AREA THAT IS SPECIFIED FOR AGENCY USE ONLY AND USE ONLY THE ENVIRONMENTAL CHECKLIST APPLICATION PROVIDED BY THURSTON COUNTY.**

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be a significant adverse impact.

Use of Checklist for Non-Project Proposals:

Non-project proposals are those which are not tied to a specific site, such as adoption of plans, policies or ordinances. Complete the Environmental Checklist for non-project proposals even though questions may be answered “does not apply.” In addition, complete the Supplemental Sheet for Non-project Actions (Part D).

For non-project actions, the references in the application to the words “project,” “applicant,” and “property” should read as “proposal,” “proposer,” and “affected geographic area,” respectively.

Supplemental and Site Plan Submittal Requirements

This application shall contain and/or address the following in a clear, accurate and intelligible form. Submit this checklist with your application. Check the box for each item addressed. Provide an explanation for any unchecked item.

Applicant Use	<u>Supplemental and Site Plan Submittal Requirements</u>	Staff Use Only
<input type="checkbox"/>	1. The project site must be identified in the field by posting an identification sign visible from the access road and by flagging the property corners and the center of the driveway/road access location. The purpose of the sign is for project identification rather than public notification. The sign and flagging are provided by Thurston County and can be obtained at the Permit Assistance Center.	<input type="checkbox"/>
<input type="checkbox"/>	2. One copy of a site plan, drawn to scale (standard engineer scale) on 8 ½” x 11” or 11” X 17” paper, which depicts the following:	<input type="checkbox"/>
<input type="checkbox"/>	a. All information drawn to scale (standard engineer scale).	<input type="checkbox"/>
<input type="checkbox"/>	b. A north arrow, map scale, date and site address.	<input type="checkbox"/>
<input type="checkbox"/>	c. Property boundary lines and dimensions for <u>all</u> affected parcel(s).	<input type="checkbox"/>
<input type="checkbox"/>	d. The location of all existing structures, including, but not limited to, mobile homes, houses, sheds, garages, barns, fences, culverts, bridges, and storage tanks.	<input type="checkbox"/>
<input type="checkbox"/>	e. All means, existing and proposed vehicular and pedestrian ingress and egress to and from the site, such as driveways, streets and fire access roads, including existing road names and existing county and state right-of-way.	<input type="checkbox"/>
<input type="checkbox"/>	f. The location of all existing and proposed easements	<input type="checkbox"/>
<input type="checkbox"/>	g. The location of all existing proposed public and on-site utility structures and lines, such as on-site septic tanks, drainfields and reserve areas, water lines, wells and springs.	<input type="checkbox"/>
<input type="checkbox"/>	h. The location of all critical areas including, but not limited to, shorelines, wetlands, streams, flood zones, lakes, high groundwater, and steep slopes.	<input type="checkbox"/>
<input type="checkbox"/>	i. Vicinity sketch, at a scale of not less than three (3) inches to the mile, indicating the boundary lines and names of adjacent developments, streets and boundary lines of adjacent parcels, and the relationship of the proposed development to major roads and highways.	<input type="checkbox"/>
<input type="checkbox"/>	j. Include acreage and square footage within each parcel.	<input type="checkbox"/>
<input type="checkbox"/>	k. Description of proposed grading, including a written estimate of both cut and fill quantities in cubic yards and a map showing the location of cut and fill areas.	<input type="checkbox"/>

Applicant Use	<u>Supplemental and Site Plan Submittal Requirements</u>	Staff Use Only
<input type="checkbox"/>	l. Description of proposed grading, including a written estimate of both cut and fill quantities in cubic yards and a map showing the location of cut and fill areas.	<input type="checkbox"/>
<input type="checkbox"/>	m. Topographic information showing two-foot contours for the entire subject parcel or parcels and a minimum of fifty feet into adjacent parcels, based on available county information. The topographic information may be generalized to the smallest, even-numbered, contour interval that is legible in areas of steep slopes where two-foot contour lines would otherwise be illegible to read.	<input type="checkbox"/>
<input type="checkbox"/>	3. Environmental reports (wetland report, mitigation plan, geotechnical report, etc.) as required.	<input type="checkbox"/>



THURSTON COUNTY
RECEIVED

NOV 12 2009

THURSTON COUNTY
DEVELOPMENT SERVICES PERMIT ASSISTANCE CENTER
ENVIRONMENTAL CHECKLIST

"USE BLACK INK ONLY"

1. Applicant: Medela Group LLC
Address: 250 Courtney Creek Lane
Belfair, WA 98528
Phone: 360-275-5243
Cell: 360-620-4120
E-Mail Address: mel@hctc.com

**** OFFICIAL USE ONLY ****
Folder Sequence # 09-109600 XA
Project # : 2009103063
Related Cases: 09-109494 VC
Date Received: 11/13/09 By: Mac
**** OFFICIAL USE ONLY ****

2. Point of Contact: Ron Niemi, Woodard Bay Works Inc
Address: 6135 Woodard Bay Rd. NE
Olympia, WA 98506
Phone: 360-786-8120
Cell: 360-970-8945
E-Mail Address: niemir@comcast.net

3. Owner: Same as Applicant
Address: _____
Phone: _____
Cell: _____
E-Mail Address: _____

4. Property Address or location:

8th Avenue SE and Steele Street, Olympia WA. Outside the City of Olympia, within the Urban Growth Area

5. Quarter/Quarter Section/Township/Range: 13/18/2W

6. Tax Parcel #: 14 Contiguous Parcels ~ See Attached Site Plan

7. Total Acres: 9.01

8. Permit Type: Residential Zoning Amendment

9. Zoning: R4-8

10. Shoreline Environment: N/A

11. Water Body: N/A

12. Brief Description of the Proposal and Project Name:

Mixed housing type residential development consisting of 7 re-developed Existing Houses, 16 Cottages, 33 Town Homes, 1 Community Center and 84 Apartment Units (total of 140 residential units) on 8.88 acres bounded by Interstate 5, Puget Sound Energy's Headquarters, a Cemetery, and existing properties zoned R4-8. Proposed amended Zoning is R4-16/1.

Thurston County
Development Services
Environmental Checklist

13. Did you attend a presubmission conference for this project? Yes No

If yes, when? _____

14. Estimated Project Completion Date: 2014

15. List of all Permits, Licenses or Government Approvals Required for the Proposal (federal, state and local--including rezones):

None, beyond the zoning amendment request that accompanies this application.

16. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? If yes, explain:

No plans for future additions beyond the attached concept plan.

17. Do you know of any plans by others which may affect the property covered by your proposal? If yes, explain:

None known.

18. Proposed timing or schedule (including phasing, if applicable):

Dependent upon developer's timeline.

A probable scenario would be:
Engineering and building design - 2011.
Permitting, financing and construction start - 2012.
Occupancy - 2014.

19. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

None.



**THURSTON COUNTY
DEVELOPMENT SERVICES
ENVIRONMENTAL ELEMENTS**

**Evaluation for
Agency Use Only**

To be Completed by Applicant

1. Earth

a. General description of the site (check one):

Flat

Rolling

Hilly

Steep Slopes

Mountainous

Other: _____

b. What is the steepest slope on the site (approximate percent slope)?

20%. Building footprints and construction activities will be carefully planned to avoid and minimize slope disturbance.

c. What general types of soils are found on the site (for example, clay, sand gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Yelm fine sandy loam (per Thurston Geo-Data). On site soils investigation has not been performed.

d. Are there surface indicators or history of unstable soils in the immediate vicinity? If so, describe.

No known history of unstable slopes or slides in the immediate vicinity.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Balanced cut and fill using in-situ material. Possible import of structural fill for building pads if on site material not approved. Geo-technical investigation has not yet been conducted.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Yes. There are moderate slopes that will require stabilization and retaining walls, and silt fence required to protect Indian Creek watershed during construction.

To be Completed by Applicant

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Approximately 60% of the total site will be developed as impervious surfaces. Pavers, crushed rock and other pervious surfacing materials will be used wherever possible to mitigate impervious coverage.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Construction erosion control. Grassy swales, detention structures and rain gardens will be employed long-term. Pervious surfacing will be used wherever possible.

2. **Air**

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Emissions from construction equipment during construction, and employee and customer vehicle traffic during operation and use.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None known.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

None.

3. **Water**

- a. **Surface**

- (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Indian Creek is piped under the Puget Sound Energy site just East of the property. Its source is the Bigelow Lake wetland near South Bay Rd. then under Interstate 5 twice, then joins Moxlie Creek, which is piped to East Bay.
<http://www.ci.olympia.wa.us/en/city-utilities/storm-and-surface-water/streams-and-shorelines/streams-and-shorelines-indian-creek-watershed.aspx>

To be Completed by Applicant

- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Yes. Indian Creek is carried through a pipe adjacent to the East property line, and intercepts the Interstate 5 ditch line just South of the property. It is piped under the freeway at that point.

- (3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None.

- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No.

- (5) Does the proposal lie within a 100-year flood plain? If so, note location on the site plan.

The Southeast corner of the site is within the flood plain. No structures will be placed within the flood plain boundary.

- (6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

None anticipated.

b. **Ground**

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximately quantities if known.

No ground water will be withdrawn nor will water be discharged to ground water.

To be Completed by Applicant

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No waste material discharge is anticipated. Sewerage will be discharged to City of Olympia system.

c. **Water Run-off (including stormwater)**

- (1) Describe the source of runoff (including stormwater) and method of collection and disposal, if any (include quantities, in known). Where will this water flow? Will this water flow into other waters? If so, describe.

Parking lots and roadway drainage will be collected, treated, and released along with roof runoff into a series of swales and storm water detention structures.

- (2) Could waste materials enter ground or surface waters? If so, generally describe

No waste materials have been identified on the site and an approved storm water design will be used for the entire site.

- (3) Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Runoff will be treated to remove sediment.

4. **Plants**

- a. Check the types of vegetation found on the site:

Deciduous tree: alder maple aspen other _____

Evergreen tree: fir cedar pine other _____

Shrubs

Grass

Pasture

Crop or grain

Wet soil plants: cattail buttercup bulrush skunk cabbage
other _____

Water plants: water lily eelgrass milfoil other

Other types of vegetation _____

To be Completed by Applicant

- b. What kind and amount of vegetation will be removed or altered?

The majority of existing grass, trees, and shrub vegetation will be removed as required to facilitate construction of the planned project and replaced by vegetation in accordance with an approved landscape plan.

- c. List threatened or endangered species known to be on or near the site.

None known or observed.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

The site will be landscaped in accordance with an approved landscape design to assist with green areas used for water runoff.

5. **Animals**

- a. Check any birds and animals which have been observed on or near the site or are known to be on or near the site:

Birds: hawk, heron, eagle, songbirds,
 other: _____

Mammals deer, bear, elk, beaver,
 other: Small mammals such as Raccoon, squirrel, possum _____

Fish: bass, salmon, trout, herring, shellfish,
 other: _____

- b. List any threatened or endangered species known to be on or near the site.

None known.

- c. Is the site part of a migration route? If so, explain.

No.

- d. Proposed measures to preserve or enhance wildlife, if any:

None.

To be Completed by Applicant

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The proposed project will use a mix of electricity and natural gas/propane as primary energy sources.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any

Recycled construction waste, recycled flooring, energy star appliances, GU-24 fluorescent lighting as well as all State energy code requirements will be incorporated.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No environmental health hazards are anticipated.

- (1) Describe special emergency services that might be required.

No special emergency services will be required.

- (2) Proposed measures to reduce or control environmental health hazards, if any:

No mitigation measures are anticipated.

To be Completed by Applicant

b. Noise

- (1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Interstate 5 traffic. Ambient traffic noise will be mitigated through tree planting per an approved landscape plan.

- (2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

The operation of industrial equipment (earth moving equipment, trucks, power tools) on the project will generate noise during construction.

- (3) Proposed measures to reduce or control noise impacts, if any:

Construction contracts will contain restrictions on the hours of operation, consistent with local noise ordinances. No equipment operation otherwise, unless there is an emergency situation. Long term, green belts and buffers will be installed.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?

The site is currently utilized at a density of 1 aging rental dwelling unit (house) per acre. Interstate 5 is to the South, Puget Sound Energy's Headquarters is to the East, Forest Cemetery is to the North, Residential to the West.

- b. Has the site been used for agriculture? If so, describe.

Yes, portions have been used as livestock pasture and gardens in years past.

- c. Describe any structures on the site.

9 existing and aging homes, in various conditions. There are also some garages and outbuilding associated with the houses.

- d. Will any structures be demolished? If so, what?

2 of the 9 homes will be demolished. The other 7 are proposed to be renovated to fit with the surrounding cottage and town home development.

- e. What is the current zoning classification of the site?

R4 - 8.

To be Completed by Applicant

- f. What is the current comprehensive plan designation of the site?

Residential.

- g. If applicable, what is the current Shoreline Master Program designation of the site?

N/A

- h. Has any part of the site been classified an "environmentally sensitive" area? If so, specify.

No.

- i. Approximately how many people would reside or work in the completed project?

250 - 300 people will reside in the completed project.

- j. Approximately how many people would the completed project displace?

Possibly 8 families currently renting houses. One of the existing houses is occupied by one of the landowners.

- k. Proposed measures to avoid or reduce displacement impacts, if any?

Approach renters with ability to lease/purchase or outright purchase the existing houses. Alternatively, offer the renters an equivalent apartment or town home space for lease.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

By submittal of the Zoning Amendment proposal accompanying this SEPA checklist, and assuring that the proposal aligns with the Thurston County Comprehensive Plan as well as the Joint Plan with the City of Olympia.

9. **Housing**

- a. Approximately how many units would be provided, if any? Indicate whether high-, middle-, or low-income housing.

Mixed housing type residential development consisting of 7 re-developed Existing Houses, 16 Cottages, 33 townhomes, 1 Community Center and 84 Apartment Units. Middle-income housing, with the possibility of some special low-income units in the MF.

To be Completed by Applicant

- b. Approximately how many units, if any, would be eliminated? Indicate whether high-, middle, or low-income housing.

None.

- c. Proposed measures to reduce or control housing impacts, if any:

Offer to lease apartments or town home units to existing rental-home residents, or favorable terms to lease/purchase or purchase.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The tallest structure will be less than 45'. That is the maximum height of the proposed 3-story apartment buildings. Town homes will be 2-story, and Cottages 1-story.

- b. What views in the immediate vicinity would be altered or obstructed?

The view from Pacific Avenue will include 3 story apartment buildings beyond the existing Cemetery. The view from Interstate 5 will also include the new housing units (cottages, townhomes and apartments). The hilly nature of the site will mitigate views.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

The topography of the site, mix of housing unit types and an approved landscape plan with green space, grasses, shrubs and trees will all enhance the aesthetics of the project.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The project grounds will be illuminated from dusk to dawn to provide for safety, security, and to prevent vandalism. Down lights will be used to prevent residual light "leakage" to surrounding properties.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

No.

To be Completed by Applicant

- c. What existing off-site sources of light or glare may affect your proposal?

Interstate 5 right-of-way lighting will provide background light source, but will not adversely affect the project.

- d. Proposed measures to reduce or control light and glare impacts, if any:

Assure that wall packs and parking lights are shielded, or of an intensity that will not affect the neighbors to the West. North, South and East neighbors will experience no impact, due to their uses.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

City of Olympia Lions Park is a few blocks away. Schools within walking distance have playgrounds and sport courts. Bicycle paths nearby.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

The project will incorporate walking trails, basketball court, children's play area, a tranquil garden with water feature at the community center, and fenced dog runs.

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None.

To be Completed by Applicant

- c. Proposed measures to reduce or control impacts, if any

N/A

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

9th Avenue SE, a section of Chambers St., 8th Avenue SE and Steele Street. All are public streets.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

The site is not served. The nearest public transit stop is Intercity Transit's stop #64 on Boulevard Road, approximately 1 block from the site.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

The completed project will have approximately 200 parking spaces. It will eliminate no parking spaces.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

Yes. 9th Avenue SE, a section of Chambers St., 8th Avenue SE and Steele Street will require improvements. All are public (City or County) streets.

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Vehicular trips per day will be generated by a detailed traffic study. Peak volumes will occur at the traditional commuting hours.

To be Completed by Applicant

- g. Proposed measures to reduce or control transportation impacts, if any:

Due to the proximity to shopping, restaurants, the Olympia downtown core, employment centers, the Capitol Campus and transit it is anticipated that many residents will use alternative commute options including transit, walking, bicycle, motorcycle, or carpool.

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

Yes, the project will result in an increased need for public services, i.e., fire protection and police protection. School impacts proportional to the school-age resident increase can be expected.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

None.

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

Electricity, Natural Gas, Water, Refuse Service, Telephone, Sanitary Sewer, Television and Internet Service are all available.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Electricity and gas services will be supplied by Puget Sound Energy. Water, sewer, refuse services will be supplied by the City of Olympia. Phone services will be provided by Qwest and cable television services will be provided by Comcast.

17. Signature

- a. The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Print Name

Melvin R. Armstrong

Date Submitted

11/12/09

Signature:

Melvin R. Armstrong



THURSTON COUNTY
SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS
(Do not use this sheet for project actions)

Non-project proposals are those which are not tied to a specific site, such as adoption of plans, policies, or ordinances.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

To be Completed by Applicant

**Evaluation for
Agency Use Only**

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The project will increase impervious surface area of the site through the development of buildings (roof runoff), parking lots and sidewalks.

Proposed measures to avoid or reduce such increases are:

Pervious surfacing materials such as pavers, crushed rock, pervious concrete and pervious asphalt will be utilized to mitigate the increase in impervious area wherever practical.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

No impact other than the disruption of native vegetation, to be mitigated through implementation of an approved landscape plan.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Erosion control systems and methods will be used to mitigate construction disturbance. Swales, rain gardens, pervious surfacing and green space will mitigate stormwater impacts.

3. How would the proposal be likely to deplete energy or natural resources?

Construction materials and fuel will be required, as well as ongoing energy requirements to fuel the needs of the occupants.

Proposed measures to protect or conserve energy and natural resources are:

Energy and resource-saving measures will include use of construction waste recycling service, installation of drought tolerant plants, GU-24 (pin-type) fluorescent light fixtures, Energy Star Appliances, water-saving plumbing fixtures, rain sensors on irrigation systems. As well, since this is an urban in-fill project, it is located near transit, bicycle paths and pedestrian ways that will encourage alternative commute methods.

To be Completed by Applicant

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, flood plains, or prime farmlands?

No affect.

Proposed measures to protect such resources or to avoid or reduce impacts are:

N/A.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

No affect. This re-zone proposal is consistent with the Thurston County Comprehensive Plan and the Joint Plan with the City of Olympia.

Proposed measures to avoid or reduce shoreline and land use impacts are

N/A.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

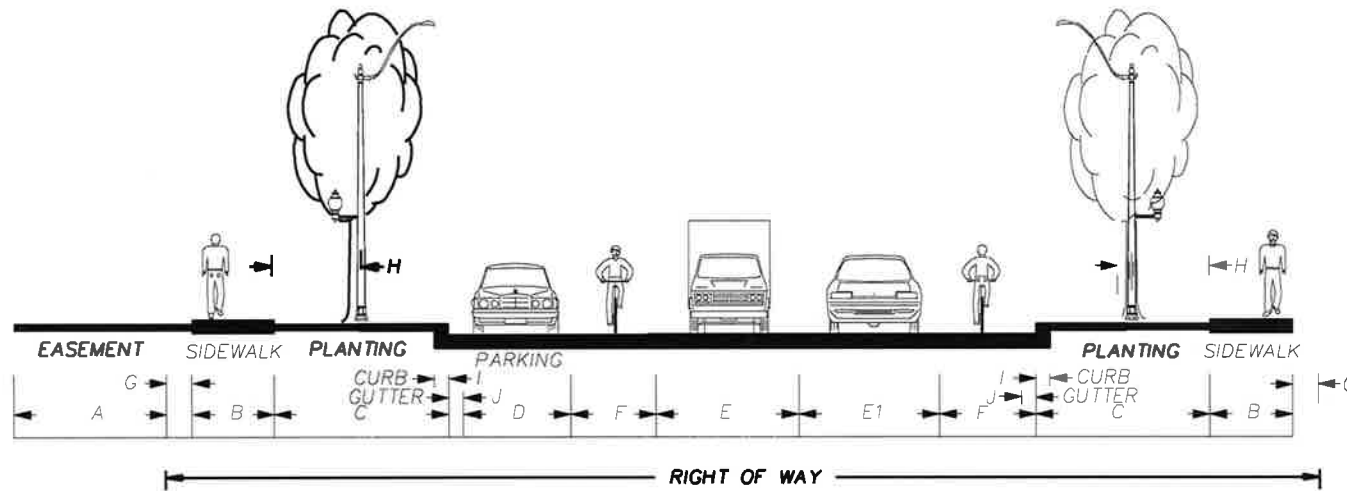
There will be an increased demand on City fire services, roads, parks, schools and utilities.

Proposed measures to reduce or respond to such demand(s) are:

Development Impact fees will be paid to the affected jurisdictions and service providers. Traffic studies will be conducted, utility capacity reviews will be accomplished prior to permit issuance.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment

No conflict with local, state or federal laws.



DIMENSIONS = FEET

NEIGHBORHOOD COLLECTOR	EASEMENT	SIDEWALK	PLANTING	PARKING	LANE	LANE	BIKE LANE	R/W BEHIND SIDEWALK	R/W	H	I	J	SEE STANDARD PLAN 4-6A FOR MINIMUM STRUCTURAL DESIGN AND STREET CROSS SLOPE DESIGN SEE MINIMUM STREET DESIGN STANDARDS TABLE FOR ADDITIONAL DESIGN ELEMENTS ADT 500-3,000
	A	B	C	D	E	E1	F	G					
→ 2 LANES	10	5	8	6	10	9	0	1	55	4	0.5	1	
2 LANES CLASS III*	10	5	8	6	10	10	5	1	65	4	0.5	1	
2 LANES CLASS III*	10	5	8	6	14	14	0	2	65	4	0.5	1	
A= PRIVATE UTILITY EASEMENT													
*GUTTER NOT ALLOWED NEXT TO BIKE FACILITY													

APPROVED BY	REVISED DATE	CITY OF OLYMPIA	STD. PLAN NO.
CITY ENGINEER	12/12/06	NEIGHBORHOOD COLLECTOR STREET	4-21

Timeline of Events for Medela

(Includes Staff and Planning Commission Recommendations)

- November 2009:** Medela Group, LLC files their application with Thurston County
- September 2010:** The proposal is placed on the County's Comprehensive Plan Amendment Docket
- 2010 – 2012:** *Time lapse due to significant budget resource issues for Thurston County*
- June 2012:** County staff meets with City staff, indicating they are ready to move
- October 3, 2012:** City and County staff issue a joint recommendation to approve the proposal to rezone the area from R 4-8 to RM-18. They also recommend an additional plan amendment in order to provide feasible access to the subject property for future development at the higher density; This proposed amendment would reclassify 9th Avenue from Local Access Street to Neighborhood Collector
- October 10, 2012:** County/City Planning Commissions host a joint public hearing
- October 11, 2012:** County issues a SEPA Determination of Non-Significance (SEPA DNS)
- October 22, 2012:** The Olympia Planning Commission issues a 5-2 majority recommendation of approval, arguing the proposal is consistent with local and regional visions for increased density in proximity to urban corridors (Pacific Ave) to facilitate urban transit services and mixed use development. The minority expressed concerns about lack of connectivity and human health due to proximity to I-5.
- November 1, 2012:** The County's SEPA Determination of Non-Significance is appealed by "Concerned Eastside Neighbors/Teresa Goen-Burgman, Joe Hanna, et al."
- November 5, 2012:** The Olympia City Council holds a scheduled public hearing. Since the hearing was noticed prior to the SEPA appeal, the Council holds the public hearing and then announces that their recommendation on the proposal will be placed on hold pending the outcome of the SEPA appeal.
- November 7, 2012:** The Thurston County Planning Commission issues a 4-3 majority recommendation of denial, arguing that despite regional and City visions for urban corridors, in the majority opinion, it is bad planning to put multi-family housing near single-family residential and a cemetery

- February 4, 2013:** The Thurston County Hearing Examiner holds an open record hearing on the SEPA appeal
- February 19, 2013:** The Thurston County Hearing Examiner issues a recommendation to the Board of County Commissioners, finding the appellants did not meet the burden of proof, and recommending they uphold the SEPA DNS and deny the appeal
- April 10, 2013:** The Board of County Commissions issues a decision consistent with the Hearing Examiner's Recommendation
- October 10, 2013:** The County contacts CP&D Director Keith Stahley announcing the item has been placed back on the County's Docket, and requests the Olympia City Council complete their deliberations by end of January 2014 and forward a recommendation to the County Board
- Nov./December:** *The City Manager discusses the request with the Mayor, Mayor Pro Tem and Chair of the Land Use & Environment Committee. They decide to move forward, without need for a further public hearing since nothing about the proposal has changed since the last public hearing closed.*
- December 10, 2013:** Mr. Stahley sends a letter to the County indicating that the City Council will deliberate on the matter in early January 2014
- December 20, 2013:** Notice of the Council's deliberation date is mailed/ emailed to parties of record, 300' property owners/residents, and Registered Neighborhood Associations in the vicinity
- January 7, 2014:** Medela Joint Olympia/Thurston Comprehensive Plan Amendment and Rezone is on the City Council agenda as an 'Other Business' item, including a presentation by City and County staff

Amy Buckler

From: David Smith
Sent: Wednesday, October 03, 2012 4:08 PM
To: Amy Buckler
Subject: Olympia/Thurston Joint Plan Amendments & Rezones 2012

Hi Amy:

Here are a few comments that I have for you.

1. French Loop Road and Butler Cove Study Area (for re-designation and downzone)

The result of a downzone to the French Loop Road and Butler Cove Study Area will not significantly change or effect the outcome of any planned City of Olympia 2012 – 2017 Capital Facility Plan project or planned project needs in the draft 2030 Comprehensive Plan Transportation chapter. No street class designation change is being proposed. As development occurs the most current version of the County's Engineering Design and Development Standards would apply. Property that fronts along Olympia's 28th Avenue NW would apply City of Olympia street standards.

2. S. Olympia/Chambers Study Area (for re-designation and downzone)

The existing City of Olympia 2025 Comprehensive Plan and the proposed 2030 plan identifies 45th Avenue SE as a future major collector and 40th Avenue SE as a future neighborhood collector from Wiggins Road to the east city limits with Lacey. As development occurs in Olympia and 45th and 40th Avenues SE are constructed, these street connections will increase route options, neighborhood connectivity and improve the efficiency of the overall network. Therefore regardless of a proposed downzone these street are needed and will be required as frontage improvements as new development occurs in the future.

3. Medela site specific rezone, an incorporated island at 8th St SE and Steele SE (applicant driven request for re-designation and rezone from R 4-8 to RM-18)

This proposal would significantly increase traffic volumes on Chambers Street, 7th Avenue SE and 8th Avenue SE. A site plan was provided that show 140 apartment/townhouse units. This will generated approximately 87 p.m. peak hour and 931 daily trips for the project. Typically local access street are design to a 500 daily trip threshold. It is likely that that Chambers Street and 7th Avenue would exceed this threshold. The pavement condition on the streets described east of Boulevard Road would not be able to support increased traffic volumes. A full traffic analysis would be necessary to further identify traffic impact to street, intersection capacities and pavement conditions. Therefore the proposed RM-18 zoning may not be able to be fully build-out.

If you have any questions please call me. I am out of the office Thursday and Friday.

Thanks,

Dave S. Smith, P.E.
Transportation Engineer
Olympia, Public Works Dept. Transportation
360.753.8496
924 7th Ave. SE - Suite A
Olympia, WA 98507-1967
dsmith3@ci.olympia.wa.us
www.olympiawa.gov

Christy Osborn - Re: Fwd: FW: Olympia/Thurston Joint Plan Amendments & Rezones 2012

From: Kevin Hughes
To: Davis, Jeremy
Date: 10/11/2012 8:49 AM
Subject: Re: Fwd: FW: Olympia/Thurston Joint Plan Amendments & Rezones 2012

Hey Jeremy,

Full build out of the proposed zoning would most likely require dedication/acquisition of right-of-way (some of which is currently under separate ownership), roadway widening and pavement section upgrades from the site to Boulevard St, intersection improvements at Boulevard St which may include signalization, and other possible offsite upgrades from the increased traffic. Therefore, I concur with David Smith's comment #3 below. Without a full traffic study analyzing roadway/intersection capacity for both vehicle and pedestrian traffic and structural loading of the roadway pavement sections, it's difficult to determine if full build out of the proposed zoning is feasible.

Kevin Hughes
 Development Review
 Thurston County Public Works
 Phone: (360) 867-2042

>>> Jeremy Davis 10/9/2012 5:28 PM >>>
 Look at #3 below for the traffic comments on Medela.

Jeremy

>>> Amy Buckler <abuckler@ci.olympia.wa.us> 10/04/2012 5:32 PM >>>

From: David Smith
Sent: Wednesday, October 03, 2012 4:08 PM
To: Amy Buckler
Subject: Olympia/Thurston Joint Plan Amendments & Rezones 2012

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If you have any questions please call me. I am out of the office Thursday and Friday.

Thanks,

Dave S. Smith, P.E.

Transportation Engineer

Olympia, Public Works Dept. Transportation

360.753.8496

924 7th Ave. SE - Suite A

Olympia, WA 98507-1967

dsmith3@ci.olympia.wa.us

www.olympiawa.gov

Christy Osborn - FW: County Rezones - Oct 22

From: Amy Buckler <abuckler@ci.olympia.wa.us>
To: Christy Osborn <osbornc@co.thurston.wa.us>, 'Jeremy Davis' <davisj@co.th...>
Date: 10/19/2012 7:45 AM
Subject: FW: County Rezones - Oct 22

FYI

From: Andy Haub
Sent: Tuesday, October 16, 2012 4:55 PM
To: Amy Buckler
Subject: RE: County Rezones - Oct 22

Hi Amy,

Yes, Eric will be at the meeting Monday evening. Please schedule time on Thursday as needed.

I'm reluctant to say whether or not utilities are sized right at the Medela property line. Our record indicate that they are available. That's as far as we can go.

Christy Osborn - FW: WSDOT Feedback form: question about specific setback adjacent to I-5 in Olympia

From: Amy Buckler <abuckler@ci.olympia.wa.us>
To: Christy Osborn <osbornc@co.thurston.wa.us>, 'Jeremy Davis' <davisj@co.th...>
Date: 10/19/2012 7:44 AM
Subject: FW: WSDOT Feedback form: question about specific setback adjacent to I-5 in Olympia

FYI

From: Severson, Dale [mailto:SeversD@wsdot.wa.gov]
Sent: Thursday, October 18, 2012 12:36 PM
To: Amy Buckler
Cc: Stowe, Kelly; Ellis, Mark; Ryan, Dick
Subject: FW: WSDOT Feedback form: question about specific setback adjacent to I-5 in Olympia

Hello Amy,

I have the Development Service section here in Olympic Region and I get asked this question a few times a year. WSDOT has no set-back requirements as our jurisdiction ends at our highway right-of-way line. Now with said, we would like to discourage any development or activities that might adversely affect our right-of-way, such as directing stormwater toward our ROW, placing a structure right at the ROW line that may result in an occasional "trespass" to paint the side of the structure, or make a repair, etc. Also, we would have concerns with any activity on the adjacent property that might affect our ROW such as grading, fill, cut work, etc. Bottom line the adjacent property owner should not be "trespassing" on our highway right-of-way.

Since your question was related to activities next to our freeways, we would normally have either a fence or maybe a noise wall that would normally be about 1 foot in from the right-of-way line, but not always, so any activity on their city side of the fence or wall should not adversely our right-of-way. But other than our saying stay off our right-of-way and don't trespass, we have no other control or setbacks.

And fyi we do occasionally allow, usually by a General Permit, an activity that benefits both of us. For example, if the natural stormwater runoff was to our right-of-way we could allow it to continue provided the flow was regulated and treated per our Highway Runoff Manual requirements (which are based on DOE requirements) and we might also allow some grading or cut work to occur with replacement of the fence if the result was mutually beneficial to both parties.

Hope this helps, and if you need more or want to talk more about it please call me.

Thanks

Dale C. Severson, P.E.

Development Services Engineer - WSDOT Olympic Region
(360) 357-2736 | dale.severson@wsdot.wa.gov

-----Original Message-----

From: Ellis, Mark
Sent: Wednesday, October 17, 2012 11:43 AM
To: Severson, Dale
Subject: FW: WSDOT Feedback form: question about specific setback adjacent to I-5 in Olympia

-----Original Message-----

From: Stowe, Kelly On Behalf Of orfeedback
Sent: Wednesday, October 17, 2012 10:16 AM
To: Ryan, Dick; Ellis, Mark
Cc: orfeedback
Subject: FW: WSDOT Feedback form: question about specific setback adjacent to I-5 in Olympia

Can either of you help out with this one?

-----Original Message-----

From: HQ Customer Service
Sent: Wednesday, October 17, 2012 9:30 AM
To: orfeedback
Subject: FW: WSDOT Feedback form: question about specific setback adjacent to I-5 in Olympia

Please have the appropriate staff respond to the email below with a cc to HQ Customer Service by Oct. 24.

Thank you for your time.

Kimberly Colburn
HQ Customer Service
360-705-7438

-----Original Message-----

From: abuckler@ci.olympia.wa.us [mailto:abuckler@ci.olympia.wa.us]
Sent: Monday, October 15, 2012 6:35 PM
To: HQ Customer Service
Subject: WSDOT Feedback form

The following is the contents of a form submitted on 10/15/2012 6:34:31 PM

=====My Contact information=====

Name: Amy Buckler
E-mail: abuckler@ci.olympia.wa.us
Phone: 360.570.5847
Street Address:
City: Olympia
State: WA
Zip Code:

===== My Question/Comment/Complaint =====

Hello,

I work for the City of Olympia. We are considering a new land use designation adjacent to I-5. A question came up at our last meeting that I'm hoping you can answer: Does DOT require a specific setback between the

freeway and adjacent development? Any other safety requirements I should know about?

Thank you,
Amy

=====

=== Browser Type ===

Browser: Mozilla/4.0 (compatible; MSIE 8.0; Windows NT 5.1; Trident/4.0; .NET CLR 1.1.4322; .NET CLR 2.0.50727; .NET CLR 3.0.4506.2152; .NET CLR 3.5.30729; InfoPath.2; .NET4.0C; .NET4.0E)

October 10, 2012

Jeremy Davis

Senior Planner

Planning Department

200 Lakeridge Drive SW

Olympia, WA 98502

Dear Mr. Davis,

As President of the Fir Grove Business Park Owners Association, I have been asked to convey to you the concerns we, the owners of the buildings and businesses located in the Fir Grove Business Park, have regarding the Medela Land Use Plan Amendment.

The Fir Grove Business Park is located on the corner of Boulevard Rd. and Pacific Ave., next to the cemetery and on both sides of the gas station which is on the actual corner of the two aforementioned roads. The proposed amendment would greatly increase the number of residential units that use Boulevard Rd. and Pacific Ave. as their only option to go to and from their place of residence. The proposed plan calls for approximately 200 parking spots.

We are concerned that the increase in traffic caused by this plan will significantly strain the already overloaded intersection at Boulevard Rd. and Pacific Ave.

Current symptoms of overload include:

- Long waits (multiple light cycles) and backups at the intersection of Boulevard Rd. and Pacific Ave.
- Vehicles choosing to “cut-through” the Fir Grove Business Park’s parking lot in order to avoid the light at the intersection of Boulevard Rd. and Pacific Ave. (Note: We have put up multiple speed bumps to discourage this practice, to no avail.)
- Difficulty in exiting the Fir Grove Business Park’s parking lot onto Boulevard Rd. or Pacific Ave. during peak traffic hours due to high vehicle volumes.

We would like the Planning Commissions to consider these problems and let us know how they plan to address them. There is currently no empty land in the vicinity of the intersection of Boulevard Rd. and Pacific Ave. that would allow for significant changes to be made.

Sincerely,

Dr. Matt Fisher, President

Fir Grove Business Park Owners Association

drmatt@fisherjonesfamilydentistry.com

Carol Frink ✓

From: F C <noyb1958@gmail.com>
To: <davisj@co.thurston.wa.us>
Date: 10/10/2012 12:58 AM
Subject: Comment on #20 Medela Land Use Plan Amendment

Mr. Jeremy Davis and members of the Planning Commissions:

I own the property at 914 Boulevard Rd. SE, Olympia, and there have been on-going problems with bus riders who are using the Route 64 bus stop located in front of the address. They trespass and leave trash on the property, and we have been putting up with it for several years.

Now with the proposed Medela land use plan and rezoning amendment for the property generally located at 8th Avenue SE and Steele Street SE, accessed off Boulevard, we are concerned about increasing use of that bus stop. The developer's application states:

14. Transportation.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Answer:

The site is not served. The nearest public transit stop is Intercity Transit's stop #64 on Boulevard Road, approximately 1 block from the site.

The proposal is for added multi-family homes and an apartment complex, providing many additional people in the neighborhood who possibly would use public transit. Because of this we believe that a bus stop closer to the proposed site should be established. The current one in front of 914 is NOT appropriate since it's further away from 8th Ave., the best access to the addition, and would not be directly accessed from the new addition.

If the stop remains in its current location, we are concerned that the additional ridership would leave our property open to more trespassing and trash deposition. It is logical that people will want to take shortcuts from the alley right through our property to the bus stop at the southwest corner of the property, and to protect our property we would be forced to put up fencing and security measures such as cameras, all at great expense to us. The best solution, of course, is to move the stop to the north. However, we contacted Intercity Transit about moving the stop, and the response from IT's Cheryl Arnett was that Intercity Transit has no plans in the immediate future to relocate this bus stop.

The next best solution is for the Medela developers to put up adequate fencing on our property at their expense. If they will agree to this, we will not oppose the development.

Thank you,

Carol M. Frink

Owner: 914 Boulevard, Olympia

Phone: 360-352-9792

Amy Buckler

From: annfriedman@comcast.net
Sent: Saturday, October 13, 2012 10:55 AM
To: Amy Buckler
Subject: notices for planning commission meetings

Dar Ms. Buckler,

I attended the combined City and County planning commission meeting on Oct 10. I am on the mailing list to receive info about County meetings, but not for the City planning commission. Does the City send out email notices about meetings? or postal mail? I'd like to be added to the list please.

thank you,
Ann Friedman

annfriedman@comcast.net

PO Box 12593
Olympia, WA 98508

Amy Buckler

From: Jennifer Kenny
Sent: Tuesday, October 16, 2012 8:31 AM
To: Amy Buckler
Subject: RE: Historic question ...

Hello,

Thank you for checking. No concerns. Since the house is on the Register the owners would have to meet with the OHC prior to making any changes.

Thanks,
Jennifer

From: Amy Buckler
Sent: Monday, October 15, 2012 6:29 PM
To: Jennifer Kenny
Subject: Historic question ...

Hi Jen,

A question came up at the joint hearing last week about a historic structure near the Medela site. The house is at 2324 7th – it's in the City, and offsite of Medela. Is there anything I should know about this (i.e., any impacts to this historic structure should the rezone or future development occur in the Medela area)? I'm thinking no, but let me know if there is something.

Thanks,
Amy Buckler
Associate Planner
Community Planning & Development
601 4th Ave E
P.O. Box 1967
Olympia, WA 98507-1967
Office: (360) 570-5847
Cell: (360) 507-1955
Fax: (360) 753-8087

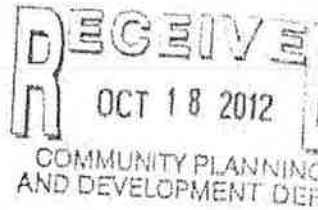
This email is subject to public disclosure

Medela Group, LLC Re-zoning Project
Owners/Siblings, Melvin Armstrong
DeAnn Armstrong Sack
LaRay Armstrong

Oci

LaRay Armstrong

Office: 360.352.1325
Cell: 360.359.0779
armstronglj@comcast.net
www.NuSkin.com



Planning Commission Members:

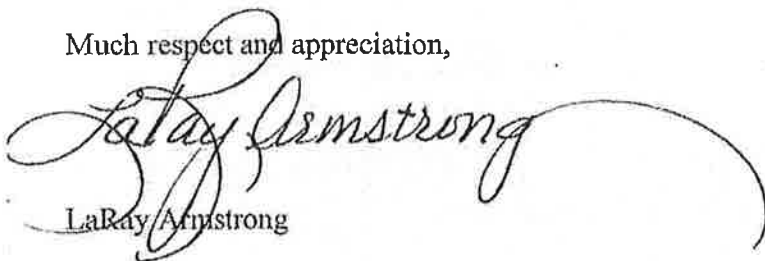
To clarify untruths expressed at the October 10th 2012 Planning Commission hearing, may I qualify my experiences with the Medela property.

- Air near Interstate 5 is NOT unhealthy.
My family moved to the Medela property in 1942. I was born in 1946. Interstate 5 was completed in 1957 when I was 11 years old. I am now 66 years of age. I continue to live on the Medela property approximately 125 feet from the freeway, inhaling and exhaling the "Interstate 5 air" for 55 years. I have no respiratory illnesses, I have no cancer, I show no signs of Alzheimer's disease or compromised health.
- Half of this property is NOT wetlands.
Indian Creek (which is no longer a creek but is now, only mud) is located to the east on Puget Sound Energy property. On the west side of this property is 20 feet of low land that softens in the winter. In 66 years, never have I encountered surface water.
- Traffic routing will NOT be a concern.
I trust in the knowledge and capabilities of our Thurston county and Olympia city traffic engineers. I'm certain your engineers encounter traffic flow situations on a regular basis and continue to responsibly improve arterial and controlled intersection concerns.

Currently these 9+ acres holds 9 houses, 2 of which are abandoned and rotting. There a 2 small barns and 4 outbuildings, either collapsed or encroached with wild berry vines. The remaining acreage has several evergreen and deciduous tress, vacant land with wild berry vines, noxious Scotch Broom and underbrush. The close proximity to stores and Intercity Transit routes along with the convenient proximity of urban "wooded acreage" is a haven for vagrants.....aggressive vagrants (thieves).

This plat is completely surrounded by Olympia city limits with Olympia city water already in place and the city sewer system immediately adjacent to the property. I'm certain the Planning Commission members can envision a convenient, vital prosperous community providing urban homes for Thurston county families and apartments, possibly housing young college students? These homes and apartments will be close to local retail businesses and Intercity Transit routes. Important beyond the southeast area of Thurston county are the significant county tax revenues this project will generate. The Medela property, with astounding housing and financial potential, is wasting away year after year after year.

Much respect and appreciation,


LaRay Armstrong

Thurston county Planning Commission
City of Olympia Planning Commission

OBJECTIVE:

- To achieve the most beneficial land use of property owned by the Medela Grp. LLC

OWNERS:

- Siblings, Melvin R. Armstrong, DeAnn Armstrong Sack and LaRay Armstrong

LOCATION:

- 700, 800, 900 blocks of Chambers Road SE and
- 2400 and 2500 blocks of 8th and 9th Avenues SE

SURROUNDING PROPERTY:

- To the north: Forest Memorial Gardens cemetery in the 2500 block of Pacific Avenue SE
- To the east: Puget Sound Energy property
- To the south: Interstate 5
- To the west: Chambers Street S.E. and Boulevard Road

This property is completely surrounded by the city of Olympia

AREA:

- 9.2 urban acres

CURRENT USE:

- 9 single family dwellings (2 are abandoned), 2 small barns, 4 out-buildings (collapsed and rotting) with remaining acreage comprised of several evergreen and deciduous trees, vacant land encroached with wild berry vines, noxious Scotch Broom and underbrush.

POTENTIAL USE:

- A vital, prosperous and profitable urban single and multi-family dwelling community.

ADVANTAGE TO RE-ZONING:

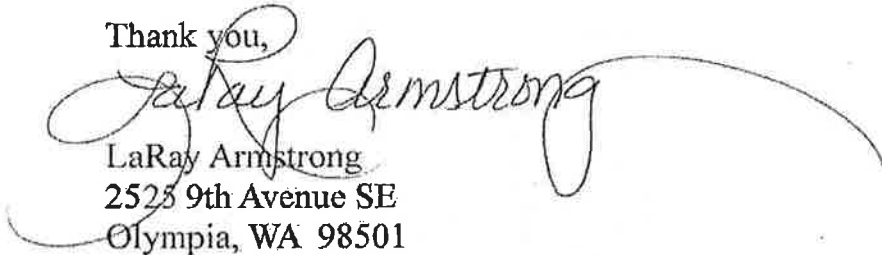
- Allows construction of urban single and multi-family dwellings within close proximity to the city of Olympia including bus routes, grocery stores, gas stations, public schools and a city park. City water is currently in place and Thurston county sewer runs immediately adjacent to this property.
- This project could generate significant Thurston county / Olympia city tax revenue.
(upon annexation)

DISADVANTAGE TO RE-ZONING:

- Not re-zoning this property would perpetuate the decline an urban neighborhood that would otherwise serve many citizens and Thurston county.

Please include the attached submission during your deliberation regarding the re-zoning of the Medela Group LLC.

Thank you,



LaRay Armstrong
2525 9th Avenue SE
Olympia, WA 98501
(360) 352-1325

Good Evening.

My name is Ron Niemi. I reside at 6135 Woodard Bay Rd. NE, Olympia, WA 98506. I'm a 31 year resident of Thurston County.

I am the applicant for this zoning change on behalf of the Medela Group, LLC, which is made up of the family that has owned the property since the 1940's.

We made application for this change three years ago.

Quite simply, this proposed re-zone meets every goal of the Joint Thurston County / City of Olympia Comprehensive Plan, the Washington State Growth Management Act, and the Thurston Regional Transportation Plan.

This change enables this island of under-utilized land to be redeveloped to a higher density and to provide a variety of compatible housing options..... including lease and ownership, multi-family and single family, close to the urban core of Olympia. As it stands now, this land is not serving its highest and best use for the citizens of Olympia, and is burdening its lifetime owners.

This proposal makes use of existing infrastructure including public transportation, alternative commute options, water, sewer, and electric utilities.

The zoning and topography of the land will naturally limit the density and size of structures that will be built on the properties.

We are aware of the discomfort and difficulty that changes represent to the neighborhood, and we DO understand and empathize. We've been through similar changes in our own neighborhoods.

We recognize that there will be traffic and environmental challenges to be met in redevelopment. The City of Olympia and Thurston County have solid processes in place to address these challenges in the public interest, and the ultimate builder will need to work within that framework.

This change will require the redesignation of 9th Ave. from local access to neighborhood collector, requiring a width of 55'. The City currently owns a 60' right-of-way on 9th Avenue. There will be no land acquisition and no demolition of existing structures that we are aware of.

A project-specific review process will be required at the time a specific project is brought forward, and that review will be based on formal soil, traffic impact and environmental studies that are typically not performed as part of this Comprehensive Plan Amendment application.

It's important to recognize that at this time, this is a zoning change request only. In past projects that I've been involved in, there has been an outreach to the neighborhood at the time project-specific planning work began. I would not expect anything different on this project.

This re-zone will reduce sprawl, reduce traffic and provide housing options where they're needed most. It is consistent with nearby City of Olympia zoning just South of Interstate 5, and is consistent with the proposed increase in density proposed in the current City of Olympia DRAFT Comprehensive Plan for the Pacific Avenue corridor. The DRAFT Comprehensive Plan calls for increased density and aligns with the Thurston Regional Transportation Plan, which relies heavily on the

Urban Corridors concept to achieve sustainable land use and transportation goals.

I'd like to acknowledge the County and City Planning Staffs and the respective Planning Commissions for their good work. I'd also like to say that I appreciate the comments and concerns on both sides of the issue.

We will be happy to provide written responses individually, or through City or County planning staff to the comments that are received this evening.

Thank you for the opportunity to comment.

Amy Buckler

From: Lee Keech
Sent: Thursday, November 15, 2012 11:38 AM
To: 'menendezpm@gmail.com'
Cc: Amy Buckler
Subject: Request for crosswalk on Boulevard Rd at 9th Ave
Attachments: 7 - Crosswalk Installation.pdf

Mr. Menendez

This email is in response to your request for a marked pedestrian crossing on Boulevard Road at 9th Avenue. Staff has completed its review of your request which included, but not limited to, speed and volume studies, collisions history, roadway configuration, sight distance analyses, pedestrian usage, and the City of Olympia's procedural process for installing marked crosswalks.

Findings:

Average daily Traffic (ADT) for Boulevard Road at 9th Avenue, 8,500 vehicles (combined direction)

Speeds: 85% of the vehicles are traveling at 33 MPH or below.

Collision history showed one right angle collision occurred during the three year period from 01/01/2009 thru 12/31/2011. There were no pedestrian involved collisions at this location.

Boulevard Road consists of two travel lanes (one in each direction), Bicycle lanes both sides, and parking both sides, with multiple private driveways.

Sight distance looking both directions from 9th Avenue along Boulevard Road exceeds the minimum of 200 feet.

A pedestrian study was conducted on November 14, 2012. This study was done for a total of six hours from 7:00 AM to 9:00 AM, 11:00 AM to 1:00 PM and from 4:00 PM to 6:00 PM. Only one pedestrian crossed Boulevard Road in the vicinity of 9th Avenue during this six hour period.

Conclusion:

In accordance with the City of Olympia's procedural statement (see attached document) for a marked crosswalk to be installed there needs to be an average daily pedestrian crossing volume of 15 or more pedestrians in a two hour period. Only one pedestrian crossed Boulevard Road at 9th Avenue during the six hours of observation. Therefore the City will not be installing a marked crosswalk at this time. However we will continue to monitor this location and if or when future development or changes occur we will reevaluate this location for a marked pedestrian crossing.

It should also be noted that all intersection within the city unless otherwise marked are legal pedestrian crossings.

Please feel free to contact me with any further questions you may have regarding this issue.

Sincerely,

Lee

Lee Keech

Transportation Engineering Designer

Olympia Public Works Department

(360) 753-8565

FAX (360) 709-2797

lkeech@ci.olympia.wa.us

(This message and any reply are subject to public disclosure)

Amy Buckler

From: patrick menendez <menendezpm@gmail.com>
Sent: Wednesday, November 07, 2012 12:25 PM
To: Amy Buckler
Cc: Randy Wesselman; CityCouncil
Subject: Re: medela development rezone pedestrian safety

ok,

yes, right now it is a bad place to cross the street (9th and boulevard).

after the rezone, worse. unless the city puts a crosswalk in.

with a crosswalk there it would be a perfectly fine "walkable" neighborhood right now, with a rezone. and we won't have wait decades.

and there are also intercity transit bus stops on 9th that head to downtown olympia and lacey, that workers and students will need to access.

On 11/07/2012 10:49 AM, Amy Buckler wrote:

Patrick,

The Comprehensive Plan is a broad visionary, goal and policy document. It is a long-term (20 year) planning document that serves a foundation for all other City plans and programs. Based on public input and regional priorities, it envisions redevelopment of Pacific Avenue into a more walk-able urban corridor with a mix of uses, and establishes policies to help achieve that vision. Increasing density along the corridor could help facilitate more walk-ability, as more people living in proximity of Pacific means – in theory - they would be close enough to walk there. Plus there would be more people = more financial support for restaurants, shops, offices, and other types of things people like to walk to. As redevelopment occurs along the corridor, the goal is that the City's development regulations would further encourage walk-ability by requiring developers to put buildings close-up to the street, landscaping, pedestrian amenities and other things that make it nice and safe to walk down the corridor. It could take decades for this transformation to occur. Many of the improvements would be paid for by private development on privately owned lots. To the extent possible, the City also invests in public projects and improvements.

The Comprehensive Plan does not include implementation details such as where a specific crosswalk should go. Other transportation plans and programs address the details. I do not work on those plans and programs, so I don't know the details about how crosswalk decisions are made or what the budget is, which is why I have forwarded your message to Randy Wesselman in Public Works Transportation. There may very well be a need for a crosswalk on Boulevard, and his department is in the best position to address that.

Please keep in mind that the Medela project is still in review, and that it was initiated by a private applicant. Neither the City Council nor ultimately the Thurston County Board of Commissioners has decided whether or not to approve the rezone request. The rezone decision needs to occur first before an applicant can apply for redevelopment at a level that would result in 900 trips. If and when a development application is submitted, a traffic impact analysis would be required. Based on that

analysis, any needed traffic improvements resulting from the new development would be required. That said, if there is a need for a crosswalk already, perhaps Public Works Transportation can look into it.

&n

bsp; ;

Amy Buckler

Associate Planner

Community Planning & Development

601 4th Ave E

P.O. Box 1967

Olympia, WA 98507-1967

Office: (360) 570-5847

Cell: (360) 507-1955

Fax: (360) 753-8087

This email is subject to public disclosure

From: patrick menendez [<mailto:menendezpm@gmail.com>]

Sent: Wednesday, November 07, 2012 9:10 AM

To: Amy Buckler

Cc: Randy Wesselman; CityCouncil

Subject: Re: medela development rezone pedestrian safety

amy,

ok, now im confused.

correct me if im wrong here please, but i thought "walkable" in the olympia comprehensive plan meant crosswalks and stuff.

how do do you not plan for any crosswalks, while adding 900 car trips, and call it "walkable"?

here ill ask you, because you wrote the staff report:

which retail locations are "walkable" from the medela rezone location?

please give me their names.

if you are not comfortable naming them, just give me a number of how many you estimate are located near the rezone.

On 11/07/2012 08:52 AM, Amy Buckler wrote:

Patrick,

Thanks for your comments. Planning and installing crosswalks is not part of my job, so I'm afraid I know little about it. I will forward your note to Randy Wesselman, who is the Transportation Manager. He can forward this to someone who is in a position to address your comments.

Thanks, Amy

From: patrick menendez [mailto:menendezpm@gmail.com]
Sent: Tuesday, November 06, 2012 8:13 PM
To: Amy Buckler
Subject: Re: medela development rezone pedestrian safety

amy,

go over and even ask anna schlect, she lives 2 blocks from me, and i live like 2 blocks from the rezone. im telling you the truth. ralphs is the only grocery store you can walk to from that location, and you have to cross boulevard at 9th to get there safely.

On 11/06/2012 07:25 PM, patrick menendez wrote:

hey amy,

there are no stores accessible on pacific ave via foot or bike from that location. people have to cross boulevard (with bad visibility) to get to any stores by foot, or to lions park or to downtown olympia. but you are now adding 900 car trips on boulevard, with no crosswalk.

do you see the problem yet?

just put a crosswalk in at 9th, your spending the money on the collector street design anyway. break out the extra paint cans, and put up a sign saying "crosswalk".

do it for pedestrian safety of the future residents of that micro community. don't make it just for cars only. thats bad planning, and out of line with the comprehensive plan.

On 11/06/2012 05:01 PM, Amy Buckler wrote:

Hi Patrick,

I'm going to forward your request to Randy Wesselman in Transportation. I'm not sure exactly how the need for crosswalks are determined.

The Medela proposal is still under consideration by the City Council and Thurston County Board of Commissioners, and a decision will likely not be issued until end of this year, early next year. So far, the City staff and Planning Commission have recommended that 9th Ave between Chambers and Boulevard be reclassified from a local access street to a Neighborhood Collector Street. In the future, if a traffic impact analysis required at time of a development permit application indicates that the development will trigger more daily

vehicle trips than a local access street can handle, then the development would be required to improve that portion of 9th to Neighborhood Collector standards. This includes a 2 land road, sidewalk, planter strip, curbs/gutter and street trees. The design does not include a crosswalk.

Best,

Amy Buckler
Associate Planner
Community Planning & Development
601 4th Ave E
P.O. Box 1967
Olympia, WA 98507-1967

Office: (360) 570-5847
Cell: (360) 507-1955
Fax: (360) 753-8087

This email is subject to public disclosure

-----Original Message-----

From: patrick menendez
[mailto:menendezpm@gmail.com]
Sent: Monday, November 05, 2012 8:20 AM
To: Amy Buckler
Subject: medela development rezone
pedestrian safety

hi amy,

so is 9th and boulevard getting a crosswalk put in?

please tell me yes. _____

if not, i would like to ask that one be put in for pedestrian safety and bus access reasons.

thank you,

patrick

Amy Buckler

From: Amy Buckler
Sent: Wednesday, November 07, 2012 10:50 AM
To: 'patrick menendez'
Subject: RE: medela development rezone pedestrian safety

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Community Planning & Development
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Sent: Wednesday, November 07, 2012 9:10 AM
To: Amy Buckler
Cc: Randy Wesselman; CityCouncil
Subject: Re: medela development rezone pedestrian safety

amy,

ok, now im confused.

correct me if im wrong here please, but i thought "walkable" in the olympia comprehensive plan meant crosswalks and stuff.

how do do you not plan for any crosswalks, while adding 900 car trips, and call it "walkable"?

here ill ask you, because you wrote the staff report:

which retail locations are "walkable" from the medela rezone location?

please give me their names.

if you are not comfortable naming them, just give me a number of how many you estimate are located near the rezone.

On 11/07/2012 08:52 AM, Amy Buckler wrote:

Patrick,

Thanks for your comments. Planning and installing crosswalks is not part of my job, so I'm afraid I know little about it. I will forward your note to Randy Wesselman, who is the Transportation Manager. He can forward this to someone who is in a position to address your comments.

Thanks, Amy

From: patrick menendez [<mailto:menendezpm@gmail.com>]
Sent: Tuesday, November 06, 2012 8:13 PM
To: Amy Buckler
Subject: Re: medela development rezone pedestrian safety

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go over and even ask anna schlect, she lives 2 blocks from me, and i live like 2 blocks from the rezone. im telling you the truth. ralphs is the only grocery store you can walk to from that location, and you have to cross boulevard at 9th to get there safely.

On 11/06/2012 07:25 PM, patrick menendez wrote:

hey amy,

there are no stores accessible on pacific ave via foot or bike from that location. people have to cross boulevard (with bad visibility) to get to any stores by foot, or to lions park or to downtown olympia. but you are now adding 900 car trips on boulevard, with no crosswalk.

do you see the problem yet?

just put a crosswalk in at 9th, your spending the money on the collector street design anyway. break out the extra paint cans, and put up a sign saying "crosswalk".

do it for pedestrian safety of the future residents of that micro community. don't make it just for cars only. thats bad planning, and out of line with the comprehensive plan.

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Cell: (360) 507-1955
Fax: (360) 753-8087

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To: Amy Buckler

Subject: medela development rezone pedestrian safety

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From: Todd Stamm
Sent: Wednesday, October 10, 2012 9:33 AM
To: Amy Buckler
Cc: David Smith
Subject: RE: medela rezone pedestrian safety

City staff could formally ask that County provide or require applicant to provide info demonstrating that if upgraded as planned the 1.5 rights-of-way accessing the site would be adequate to serve the new zoning at full buildout. For zoning-stage 'buildout' we usually analyze both traffic at maximum density permitted by the new zoning, and the 'likely' density using the density TRPC has for this zone in the buildable lands report. (We don't use applicant's preliminary design because there is no commitment to any particular design at the zoning stage.) Instead of asking for analysis by others, we could simply take Dave's analysis and formalize it. "Criteria" to the extent there are any specific ones are 'consistency' with other provisions of the joint plan, which would include the adopted levels of service for these streets and intersections. If analysis indicates that fully improved facilities would be inadequate, then we look at alternatives such as amending comp plan for the street system serving the area, recommending a lower density zone, and/or consideration of a 'failure' location re LOS. (We've designated LOS failure intersections, but I don't think we've ever done that for a street segment.)

From: Amy Buckler
Sent: Wednesday, October 10, 2012 8:39 AM
To: Todd Stamm; David Smith; Rich Hoey; Keith Stahley
Cc: Andy Haub
Subject: FW: medela rezone pedestrian safety

FYI - There will be public concerns about traffic pertaining to Medela.

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hi amy,

i live on sawyer st right next the proposed medela rezone. i have no issue with the proposal itself, but i am concerned that boulevard rd is not safe for pedestrians and that this proposal and its associated 900 extra daily auto trips will make that worse.

so, please tell steve hall i said to put some well lit crosswalks in on boulevard, maybe at least at 7th and boulevard. i dont want to get hit by any more trucks in olympia.

thank you.

patrick menendez

From: [cpdinfo](#)
To: [CPD Planning-Long Range](#)
Subject: FW: Written Comments for Olympia City Council's Public Hearing on November 5th 2012
Date: Wednesday, October 31, 2012 8:59:50 AM

Received through cpdinfo

Pam Fant
Permit Specialist/Supervisor
360-753-8288
pfant@ci.olympia.wa.us

From: Mathew Fisher [mailto:DrMatt@FisherJonesFamilyDentistry.com]
Sent: Tuesday, October 30, 2012 4:29 PM
To: cpdinfo
Cc: Amy Buckler
Subject: Written Comments for Olympia City Council's Public Hearing on November 5th 2012

October 30, 2012

Olympia City Council
Olympia City Hall
601 4th Ave E
Olympia, WA 98501

Dear Councilmember's,

As President of the Fir Grove Business Park Owners Association, I have been asked to convey to you the grave concerns we, the owners of the ten (10) buildings and multiple businesses located in the Fir Grove Business Park, have regarding the proposal to change the zoning designation of a 9.01-acre site in the unincorporated Urban Growth Area (UGA) located at 8th Avenue SE and Steele Street SE.

The Fir Grove Business Park is located on the corner of Boulevard Rd. and Pacific Ave., next to the cemetery and on both sides of the gas station which is on the actual corner of the two aforementioned roads. The proposed amendment would greatly increase the number of residential units that use Boulevard Rd. and Pacific Ave. as their only option to go to and from their place of residence. The proposed plan calls for approximately 200 parking spots.

We are very concerned because the increase in traffic caused by this plan will significantly strain the already overloaded intersection at Boulevard Rd. and Pacific Ave.

Current symptoms of overload include:

- Long waits (multiple light cycles) and backups at the intersection of Boulevard Rd. and Pacific Ave.
- Vehicles choosing to "cut-through" the Fir Grove Business Park's parking lot in order to avoid the light at the intersection of Boulevard Rd. and Pacific Ave. (Note: We have already put up multiple speed bumps throughout our parking lot to discourage this practice, to no avail.)
- Difficulty in exiting the Fir Grove Business Park's parking lot onto Boulevard Rd. or Pacific

Ave. during peak traffic hours due to high vehicle volumes.

We would like the Olympia City Council to thoughtfully consider the serious traffic problems that changing the land use designation as proposed would cause and let us know how they plan to address them. There is currently no empty land in the vicinity of the intersection of Boulevard Rd. and Pacific Ave. that would allow for significant changes to be made.

Sincerely,
Dr. Matt Fisher, President
Fir Grove Business Park Owners Association

Dr. Matt

Medela 11/5/12

Finding of Non-Significance: an appeal has been filed and numerous negative comments have been made. Members of the local neighborhood raised the \$1710 to file the appeal and have raised a number of issues related to the environmental impact of rezoning this property. Not a single issue has been addressed that was raised by citizens related to the appeal. Your own planning commissioners questioned voting on the issue until such time as the comment and appeal deadline had expired. They were told by staff that no comments and/or appeal had been filed. Why the rush to ramrod this rezoning request thru without the process playing out? For this reason alone, I would recommend that the Council wait to consider this issue until pending processes have played out and not end up in another situation like the 7-11 issue on the Westside.

Traffic: staff review and recommendations from both the county and cities engineers show the significant impact traffic will have on any future site proposal if the rezoning occurs. Both have actually recommended that traffic studies be conducted and commented that neither Chambers nor 7th Ave have the existing structure to support any upgrade in their existing use. Both of these streets are 1 ½ lanes wide at best and require one car to pull off if to allow for oncoming traffic to pass. Staff went so far as to recommend the reclassification of 9th Ave to a collector distributor. Unfortunately, staff did not address Chambers St or 7th Ave in their recommendation. I believe this is because they did not want to tell the planning commission or you that to reclassify 7th and/or Chambers would result in existing homes and structures having to be torn down. The initial indication is that there will be over 900 additional vehicle trips per day on these small side streets and that per staff this is based on a phantom site plan that is not coming close to maximum potential build out of this site if you recommend RM18. Staff's answers for much to the commissions questions regarding the recommendation where that if/when a site specific plan is proposed they could require developer to mitigation traffic issues. Will they really have the far reaching hand to address the additional trips each day that will affect the Boulevard/Pacific interchange that staff did not appear to even consider and is already a mess at best?

Decision Criteria for Rezones: I am wondering which of the three options staff and the planning commission used to determine that a rezone was appropriate

for this piece of property? Title 23 of the Olympia UGA specifies that one or more of the three criteria must be demonstrated by the applicant by clear convincing evidence to have either; 1) zoned in error and the present zoning is inconsistent with policies and goals of the Olympia Joint Plan; 2) the conditions have changed or are changing to such a degree that it is in the public interest to encourage a redevelopment or change in land use for the area; or 3) the proposed rezoning is necessary in order to provide land for a community-related use which was not anticipated at the time of the Olympia Joint Plan. I do not see that any of the three have been demonstrated by the applicant. I haven't heard anyone say there was an error; there has not been any change to the immediate area in years with the exception of some infilling based on existing R4-8 zoning; and I don't see any demonstration of the necessity of lands for a community-related use. The only thing the rezoning will do is put additional monies in the property owner's pockets. I would not be standing here tonight if they proposed to develop the property under existing zoning, which would generate a huge cash flow for the property owners, I guess not enough though? Staff have referenced Pacific Avenue as the urban corridor and state that the property lies about a quarter of mile from Pacific. This is really a stretch as they measured "as the bird flies" which would require trespassing on the historic cemetery to the north of the property.

Olympia UZA Zoning Ordinance: #3 to maintain or improve the character, appearance and livability of established neighborhoods by protecting them from incompatible uses, excessive noise, illumination, glare, odor, and similar significant nuisances. The phantom site plan indicates that all of these issues will occur in our quiet little neighborhood. #5 to enable community residents to reside and work within walking or bicycling distance of mass transit, employment centers and businesses offering needed goods and services in order to reduce traffic congestion. One of the commissioners actually commented that they felt the proposed rezone would not only not promote less vehicle trips a day but would encourage it. There are not any employment centers and business offering needed goods and services within walking distance, except the cemetery and I personally am not inclined to use their services.

Ms Armstrongs Clarafications of Untruths: I will assume that Ms Armstrong will concede that she is not an air quality expert and that she nor the Medela group have not had an air quality study done. This is an issue that would be addressed if there is a finding of significance as related to the environmental impact and I am sure that there are a number of reports in existence that would refute her claim. In fact, a commissioner brought up the requirement in California that developments have an offset of 500 ft from any interstate. I don't know that anyone has made a claim that half of the property is wetlands. I do believe in her own comment she states that portions of the land softens in the winter. Is this not significant? She is making the argument for those of us that filed the appeal of the determination of non-significance. It is exactly this type of situation that needs to be reviewed before any action on this request for rezone goes forward. As for her statement that traffic routes will not be of concern. Maybe not for her as I assume when she pockets her millions she will no longer be living in the area, if even in the county. It is of great concern to those of us that live in this area and the Eastside Neighborhood. How much do they need to make from this project, as I said before, if they simple developed the property as it is currently zoned I wouldn't be here tonight. As for the condition of the existing homes and outbuildings on the property I would ask Ms Armstrong why she would let her properties become in such disrepair. Her claim of vagrants and aggressive vagrants is of concern to me as I have not read, seen or heard of any police responses to the area related to vagrants on anything other than very occasionally. I would guess much less than the downtown has. And finally, back to money again, which she will have plenty of regardless of how the property is developed as will the county and city.

Significant Historical Value: I believe the council needs to consider the significant historical value of both the existing neighborhood and the cemetery. Many of the homes in this neighborhood are 80 years old or more, with one on the Cities local historic properties list. A walk thru the cemetery is a who's who of Thurston County history. You will see names such as Ruddell, Kinney, Sylvester, Bigelow and many other historically significant families buried within it. It also holds the remains of many of the very earliest asian immigrant families to both the city and

county. Do we really want a historical treasure in our community to have apartment homes looking down upon it and suffer from what can only be anticipated additional vandalism. I think not.

I encourage you to at a minimum delay any vote or decision on the rezoning proposal until the existing appeal is heard and decided on, but would prefer that you vote no on the staff's recommendation to rezone the proposed property to RM18. This neighborhood would be drastically changed forever in a very negative way that does not meet any of your own requirements for change. Don't let your decision be based on \$\$ or possible future tax revenue. Base it on what is really the good of the city and the wishes of the people of our beautiful city. There are places of this type of zoning and this is not one of them.



Joe Hanna
815 Chambers St SE
Olympia, WA
11/5/12

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LEG

- Major Roads
- Roads
- Streams
- Contours

From: [Nancy Lenzi](#)
To: "[Judy Bardin](#)"; [Amy Buckler](#); "[Roger Horn](#)"; "[paulingman@ymail.com](#)"; "[Agnieska Kiszka](#)"; "[Larry Leveen](#)"; "[Jerome Parker](#)"; "[James Reddick](#)"; "[Rob Richards \(ofthecity@gmail.com\)](#)"; "[Amy Tousley](#)"
Cc: [Amy Buckler](#)
Subject: FW: Olympia Planning Commission
Date: Monday, November 05, 2012 3:42:38 PM
Attachments: [ethic_complaint.docx](#)

Good afternoon, Commissioners.

I spoke with Mr. Hanna a few moments ago and as a customer service effort offered to send his message to you via email.

*/Nancy Lenzi|Planning Division|CP&D|
/601 4th Avenue East|PO Box 1967, Olympia WA 98507-1967|360.753-8735|
/Emails are public records, potentially eligible for release. |11/5/2012 3:41 PM*

From: Lisa Hanna [<mailto:mollyhanna11@gmail.com>]
Sent: Monday, November 05, 2012 3:39 PM
To: Nancy Lenzi
Subject: FW: Olympia Planning Commission

I just spoke you about forwarding the below email to individual planning commissioners. Thanks for your assistance!

From: Lisa Hanna [<mailto:Mollyhanna11@gmail.com>]
Sent: Monday, November 05, 2012 3:01 PM
To: 'sbuxbaum@ci.olympia.wa.us'; 'shall@ci.olympia.wa.us'
Cc: 'jroe@ci.olympia.wa.us'; 'jcooper@ci.olympia.wa.us'; 'jhankins@ci.olympia.wa.us'; 'krogers@ci.olympia.wa.us'; 'njones@ci.olympia.wa.us'; 'slanger@ci.olympia.wa.us'; 'akisza@ci.olympia.wa.us'; 'jreddick@ci.olympia.wa.us'; 'jparker@ci.olympia.wa.us'; 'jbardin@ci.olympia.wa.us'; 'lleveen@ci.olympia.wa.us'; 'pingman@ci.olympia.wa.us'; 'rrichards@ci.olympia.wa.us'; 'rhorn@ci.olympia.wa.us'
Subject: RE: Olympia Planning Commission - Madela Rezone

To: The City of Olympia
From: Joe Hanna, Resident/Property Owner City of Olympia
RE: Question of unethical conduct by Planning Commissioner Tousley

On the night of October 22, 2012, the City of Olympia Planning Commission held a Special Meeting to address three rezoning issues and vote on those rezoning issues. According to the published audio file of this meeting Commissioner/Chair Tousley announced that Commissioner Leveen had recused himself from the first topic and subsequent vote on the first topic. I assume this was as he had a possible conflict of interest or lack of impartiality. This action set a prime example for the Commission and I wish others would have taken notice.

The issue I am concerned about is related to a later matter involving the Medela application for rezoning. It is my understanding that Commissioner Tousley works for Puget Sound Energy, as the Municipal Liaison Manager. I and many others feel that in her role with PSE, Commissioner Tousley should have recused herself as her college had demonstrated earlier in the evening.

For background the Medela proposal is to rezone approximately 9 acres of property that is currently zoned R4-8 to RM18. The piece of property in question has a common property line with the PSE storage yard and office on the entire east boarder. Unfortunately, it appears Commissioner Tousley failed to consider that her position with PSE could be considered a possible conflict of interest or that perception could lead one to believe she would have a potential conflict of interest.

To: The City of Olympia

From: Joe Hanna, Resident/Property Owner City of Olympia

RE: Unethical conduct by Planning Commissioner Tousley

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For background the Medela proposal is to rezone approximately 9 acres of property that is currently zoned R4-8 to RM18. The piece of property in question has a common property line with the PSE storage yard and office on the entire east border. Unfortunately, it appears Commissioner Tousley failed to consider that her position with PSE could be considered a possible conflict of interest or that perception could lead one to believe she would have a potential conflict of interest.

Ms. Tousley not only put her ethics in question by not recusing herself from this topic and subsequent vote, she appears from the audio to have been very much influential in seeing that staff recommendation to approve the rezoning request was given an approval by the Commission. As chair, Ms. Tousley asked for a motion on the topic and held a vote that resulted in a 3 for, 3 against and one abstained. Ms. Tousley voted for. Ms. Tousley said on multiple occasions that she was looking at the clock and needed to move this topic along. Instead of accepting the vote that was in place she called for additional motions, the first resulting in no second and finally a duplicate motion of the first motion that had already been voted on. This vote resulted in not only a change of the abstained vote but one of the commissioners changing their vote to for. I also believe staff misrepresented the zoning of the two parcels not currently owned by the Medela group, in that they represented the two parcels were too small to build out RM18 but did not address that if they were purchased by the Medela group they could be added into any whole project.

If Ms. Tousley had done the correct thing and recused herself from this vote, there would not have been a second vote and the commission would have voted 2 for, 3 against and one abstained. The motion would have failed.

State law identifies unethical behavior by state employees under RCW 42.52.020: No state officer or state employee may have an interest, financial or **otherwise**, direct or **indirect**, or engage in a business or transaction or professional activity, or incur an obligation of any nature, that is in conflict with the proper discharge of the state officer's or state employee's official duties. Luckily for Ms. Tousley she doesn't fall under that jurisdiction related to her actions.

Ms. Tousley has an interest in the outcome of the vote as the Municipal Liaison Manager for Puget Sound Energy, as they have a direct interest both financially and otherwise in the vote. Increased rate payers if the proposed rezoning is approved as the current 8 homes could become more than 162 apartments, but also in the potential increase in value of the adjoining land that Puget Sound Energy owns.

Obviously, this issue is personal for me in that I live across the street from the proposed rezoning and I don't want to see apartment buildings and the increased traffic I will suffer and all of the additional issues you will hear about at the next City Council Meeting. It is also of concern to me and quite offensive that Ms. Tousley would not only make the assumption that one of her fellow commissioners would encourage a member of the public to raise this issue, but that she has publicly made this allegation. (please see attached email from Amy Tousley to Amy Buckler) I have in fact to the best of my knowledge, to this date, never communicated with any specific member(s) of the Planning Commission about any issue outside of statements I have made at public comment. As a public servant myself and having set my own moral and ethical standards high, I expect the same of those that are making decisions for the public.

Of bigger issue to me is that the City of Olympia has someone representing them in such a high position, that not only does not listen to the residence of the city and their opinion but fails to make the simple self assessment that they have a conflict of interest on a matter that leads me to have to write this letter. I would ask for an immediate investigation into this matter.



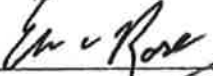
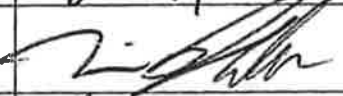

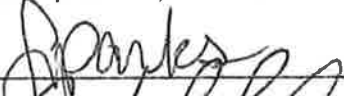




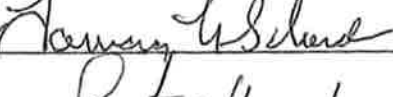
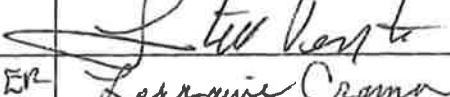
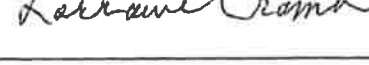
I am also quite disappointed that the City of Olympia does not have a standard process to deal with this type of complaint.

I am available if you have any questions or need additional information from me related to this matter. Please feel free to contact on my cell phone during the day at 253-691-1445 or at home 360-956-1453 in the evenings. I can also be reached by email, although I don't check in consistently at lookn4psa@yahoo.com

Sincerely,

Joe Hanna

We oppose the rezoning amendment of the Medela Land Use Plan

Printed full Name	Signature	Address
DAVID PATTERSON		
Kathleen Blaudette		4610 28th Ave SE Lacey, WA 98503
Eric Rose		5334 45th Ave SE Lacey WA 98803
Quinn Sommerfeld		722 Sawyer St NE Oly WA 98501
Ryan Haagen		722 Sawyer St NE Oly WA 98501
Faye Parks		810 Sawyer St. Oly, WA 98501
CARLA R BAKER		827 Blvd Rd SE Olympia, WA 98501
Pam Gasen		1085 Boulevard Rd Oly. WA. 98501
Eric Vops		1010 Sawyer street
Willie Smith		903 Sawyer St
Tami Schwanda		1903 11th Ave SE
STEVE VENTO		703 Sawyer SE.
LORRAINE CRAMER		719 Sawyer St, SE

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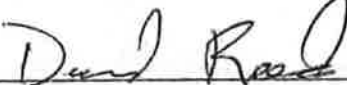

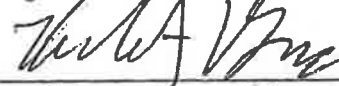

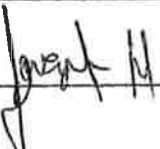
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Sincerely,

Joe Hanna

We oppose the rezoning amendment of the

Printed full Name	Signature	Address
Cheryl Ann Braun		2318 7 th Ave NE
Luis Leon		2327 7 th Ave S.E.
Traci Burns		715 Chambers
Brittan Burns		715 chambers
David Reed		915 CHAMBERS ST SE
Braeden Reed		
Braeden Reed		915 Chambers St SE
Herbert McGeorge		828 Boulevard RD SE
Nancy L. Van Kirk	NANCY L. VAN KIRK	806 BLVD. RD.
DALE R VAN KIRK	DALE R VAN KIRK	806 BLVD RD
JAMES ROSE		702 BOULEVARD RD
Ryan Reazney	Reazney	4122 Parrot St
Sam Harmon		6945 Woodford Blvd NE

We oppose the rezoning amendment of ...

Printed full Name	Signature	Address
Sarah DeStasio		717 Unit B Oly WA Boulevard Rd SE 98501
Hazel Butler		723 Blvd Rd SE Oly 98501
Cornelia Perez		814 Boulevard Rd SE Olympia WA 98501
Heidi L. Smith		614 Boulevard Rd SE Olympia WA 98501
Robert Hough		614 Boulevard Rd SE Olympia WA 98501
MIKE CARNEY		1422 PARROT ST SE Olympia WA 98501
Kayla Carney		1422 Parrot St SE OLYMPIA WA 98501
Desmond Walker		1404 Conkers Dr SE 101 C Lacey WA 98503
Tami Carney		1422 Parrot St
Alexandra Garrison		
Joyce Williams		3030 Wilderness Dr Olympia WA 98501
STAN WILLMS		3030 WILDERNESS OLYMPIA, WA 98501
ADRIANE WOLFE		1146 RAKERS DR SE Olympic WA 98513

We oppose the rezoning amendment of the me...

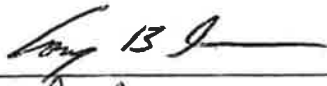
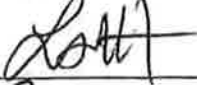
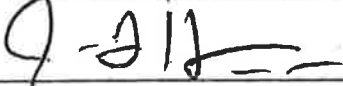
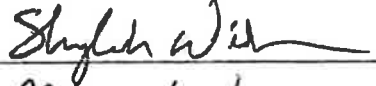



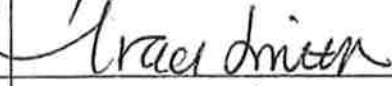



Printed full Name	Signature	Address
Deborah Smithing	[Signature]	2324 7th Ave SE 9000
* I-in Brack	[Signature]	616 Boulevard Rd SE
SueAnn Roberts	[Signature]	600 W Boulevard Rd
James Louchart	[Signature]	427 Boulevard
Konna Louchart	[Signature]	427 SE Blvd Rd
Willow Brooke	[Signature]	419 Boulevard Rd
Naomi Gonzalez	[Signature]	503 Boulevard Rd
Drewan Tyson	[Signature]	531 Blvd Rd
Marlene White	[Signature]	531 Boulevard Rd
Gary Jonah	[Signature]	609 Boulevard SE
Wade McReynolds	[Signature]	617 Boulevard Rd SE
Wendy Thorstensen	[Signature]	621 Blvd Rd SE
Justin Lowe	[Signature]	621 Blvd Rd SE

We oppose the rezoning amendment of the Mede

Printed full Name	Signature	Address
Ife Capone	Ife Capone	2501 Pacific Ave SE Olympia, WA 98501
Timothy N. OVERTURE	T. N. Overture	2501 PACIFIC AVE SE OLYMPIA, WA 98501
Jamuel J. Cantor	J. Cantor	2501 Pacific Ave SE Oly.
MARSHA S. NESSECAR	M. S. Nesselcar	2501 PACIFIC AVE SE OLY 98501
Kenneth G. Cheney	K. G. Cheney	2501 Pacific Ave SE OLY, WA 98501
KENNETH HAARTMAN	K. Haartman	622 SAWYER ST SE OLY, WA 98501
Aaron Cobel	A. Cobel	520 Sawyer St
Bill Richardson	W. H. Richardson	514 SAWYER ST SE OLY WA. 98501
Aaron Howard	A. Howard	559 Maibu Dr SE Lacey, WA 98503
Greta Lou Guathileci Gretchen Guathileci	G. Guathileci	3222 Wiggins Oly 98501
William Kellington	W. Kellington	621 Sawyer St SE Olympia, WA
DENNIS DOTSON	D. Dotson	609 SAWYER ST SE OLYMPIA WA
Chris & Carolyn Parks 427 Sawyer SE	C. Parks	427 Sawyer

18th of Oct -/ make use

We oppose the rezoning amendment of the Mede

Printed full Name	Signature	Address
Cory B Goen		2501 Pacific Ave, Olympia, WA ⁹⁸⁵⁰¹
LISA Hanna		815 Chambers St SE
Joe Hanna		815 Chambers St SE
Shyloh Wideman		729 Chambers St SE ⁹⁸⁵⁰¹
Melisa Wideman		729 Chambers St SE ⁹⁸⁵⁰¹
ELIZABETH WEIKS		2704 Pacific Ave SE
Louie L. Weiks		2704 Pacific Ave SE
TRACI L. SMITH		911 Chambers St SE
Zara Dixon		1708 Chambers St SE
Dan Lynch		424 Wilson St SE
Greta Lynch		424 Wilson St SE

From: Tousley, Amy [<mailto:Amy.Tousley@pse.com>]
Sent: Friday, October 26, 2012 2:13 PM
To: Amy Buckler
Cc: Tom Morrill; Steve Hall; Keith Stahley; Darren Nienaber; Jay Burney
Subject: [Forwarded from DataCove] Olympia Planning Commission - Madela Rezone
Importance: High

Ms. Buckler,

Thank you for informing me of Mr. Joe Hanna's upcoming ethics complaint against myself. I presume this is the Joe Hanna who resides at 815 Chambers St SE. Mr. Hanna did attend the joint public hearing with the Thurston County Planning Commission on October 10th. This is in regard to the proposed City/County rezone known as Madela.

The proposed rezone properties (approximately 9 acres) is near the Puget Sound Energy (PSE) property at 2711 Pacific Avenue SE. Some of the proposed properties are adjacent on the eastern edge. The PSE property is not part of the proposal being consider by the respective Planning Commissions, Olympia City Council and the Thurston County Board of Commissioners. PSE's property is not part of the approval or disapproval of the rezone.

While it is true that I am an employee of Puget Sound Energy, I did not believe that there was any need to recuse myself from the proceedings nor did I believe that I had to make any declaration about being employed by an adjacent property owner who is not part of the proposal. I do not gain any financial benefit from the proposal. I firmly believe that there is no case for any Conflict of Interest or Appearance of Fairness regarding my participation in the public hearing and deliberations by the Olympia Planning Commission. I believe that I have a solid understanding of these two statutes.

October 22, 2010

Commissioners Richards and Kiszka were excused. This left seven members which qualifies as a quorum of the Commission. To pass a successful motion, a majority vote or four members was necessary that evening.

A thorough discussion of the proposal by the Commission occurred with a great deal of question and answer regarding the testimony received at the public hearing and staff's proposal about the rezone. This included a proposed development rendering submitted by the applicant in the package. It was made quite clearly that Commissioners were not making a recommendation on the development, only the rezone.

1st Motion

Commissioner Reddick, seconded by Commissioner Horn to concur with staff's

Ms. Tousley not only put her ethics in question by not recusing herself from this topic and subsequent vote, she appears from the audio to have been very much influential in seeing that staff recommendation to approve the rezone request was given an approval by the Commission. As chair, Ms. Tousley asked for a motion on the topic and held a vote that resulted in a 3 for, 3 against and one abstained. Ms. Tousley voted for. Ms. Tousley said on multiple occasions that she was looking at the clock and needed to move this topic along. Instead of accepting the vote that was in place she called for additional motions, the first resulting in no second and finally a duplicate motion of the first motion that had already been voted on. This vote resulted in not only a change of the abstained vote but one of the commissioners changing their vote to for. I also believe staff misrepresented the zoning of the two parcels not currently owned by the Medela group, in that they represented the two parcels where too small to build out RM18 but did not address that if they were purchased by the Medela group they could be added into any whole project.

If Ms. Tousley had done the correct thing and recused herself from this vote, there would not have been a second vote and the commission would have voted 2 for, 3 against and one abstained. The motion would have failed.

State law identifies unethical behavior by state employees under RCW 42.52.020: No state officer or state employee may have an interest, financial or **otherwise**, direct or **indirect**, or engage in a business or transaction or professional activity, or incur an obligation of any nature, that is in conflict with the proper discharge of the state officer's or state employee's official duties. Luckily for Ms. Tousley she doesn't fall under that jurisdiction related to her actions.

Ms. Tousley has an interest in the outcome of the vote as the Municipal Liaison Manager for Puget Sound Energy, as they have a direct interest both financially and otherwise in the vote. Increased rate payers if the proposed rezoning is approved as the current 8 homes could become more than 162 apartments, but also in the potential increase in value of the adjoining land that Puget Sound Energy owns.

Obviously, this issue is personal for me in that I live across the street from the proposed rezoning and I don't want to see apartment buildings and the increased traffic I will suffer and all of the additional issues you will hear about at the next City Council Meeting. It is also of concern to me and quite offensive that Ms. Tousley would not only make the assumption that one of her fellow commissioners would encourage a member of the public to raise this issue, but that she has publicly made this allegation. (please see attached email below from Amy Tousley to Amy Buckler obtained thru public records request) I have in fact to the best of my knowledge, to this date, never communicated with any specific member(s) of the Planning Commission about any issue outside of statements I have made at public comment. I have never discussed my questioning of the issues related to Ms. Tousley not recusing herself with any member of the commission. As a public servant myself and having set my own moral and ethical standards high, I expect the same of those that are making decisions for me, that will directly affect me and for the public.

Of bigger issue to me is that the City of Olympia has someone representing them in such a high position, that not only does not listen to the residence of the city and their opinion but fails to make the simple self assessment that they have or the public might conceive that they have a conflict of interest on a matter that leads me to have to write this letter. I would ask for an immediate investigation into this matter.

I am also quite disappointed that the City of Olympia does not have a standard process to deal with this type of complaint.

I am available if you have any questions or need additional information from me related to this matter. Please feel free to contact on my cell phone during the day at 253-691-1445 or at home 360-956-1453 in the evenings. I can also be reached by email, although I don't check in consistently at lookn4psa@yahoo.com

Sincerely,
Joe Hanna

recommendation for a rezone of RM-18.

Commissioners Reddick, Horn and Tousley voted for the motion.

Commissioners Parker, Igman and Bardin voted against the motion.

Commissioner Leveen abstained citing concerns of ensuring guarantees of mitigation.

Motion failed on a vote of 3-3-1

Commissioner Parker brought up his concerns about ownership of the parcels in the proposed rezone. He was desirous about making the rezone contingent upon purchase of the 2 lots at the southern edge. He suggested a different zoning category of R-4 for these two parcels.

2nd Motion

Commissioner Parked made a motion to rezone to RM-18 for those parcels under single ownership, and R-4 for the other two parcels.

Motion died for lack of a second.

After a discussion that nothing would occur on the two parcels not owned by the applicant, Commissioner Parker indicated an interest in having the 1st motion reintroduced. According to Robert's Rules, a member of the Commission which voted no was required to introduce the motion.

3rd Motion

Commissioner Parker made a motion to concur with the staff recommendation for a rezone to RM-18, seconded by Commissioner Reddick.

Commissioners Parker, Reddick, Horn, Leveen and Tousley voted for the motion. Commissioners Ingman and Bardin voted against the motion.

Motion passes 5-2

In closing, I have my own personal deductions of why this resident has sought to submit a complaint. Unfortunately, I believe that this includes encouragement from fellow Planning Commissioners who did not prevail in the final recommendation. Moreover, current political issues may also be playing into this matter.. In my opinion, there is no correlation between the complaint and my actions as a Planning Commissioner. Please know that I have informed my legal counsel and superiors here at PSE about this situation as well.

Please provide me a copy of any material submitted to the City or County regarding the matter. Thank you.

Cordially,
Amy Tousley

Amy Buckler

From: Ron Niemi <Ron@southsounddevelopers.com>
Sent: Friday, November 09, 2012 11:35 AM
To: Stacey Ray
Cc: Amy Buckler; M R Armstrong; Nancy Lenzi; Armstrong LaRay; Bill Stutz; 'Christy Osborn'
Subject: RE: Olympia City Council Nov. 5 Public Hearing, public comments received on 'Medela' amendment proposal
Attachments: Medela_City Response Final 11-9-12.pdf; Attach A - Binder.Medela.110712.pdf.pdf; Attach B - PC Memo 110712.pdf.pdf; Attach C - Medela 11-05-12.pdf

Good morning Stacey,

Attached please find Medela's response to public comments, and associated attachments. Please let me know if you need anything further.

Thank you,

Ron Niemi
Woodard Bay Works, Inc.
(360) 545-3759

This message may contain confidential and/or privileged information. If you are not the addressee or authorized to receive this for the addressee, you must not use, copy, disclose, or take any action based on this message or any information herein. If you have received this message in error, please advise the sender immediately by reply e-mail and delete this message. Thank you for your cooperation.

From: Stacey Ray [<mailto:sray@ci.olympia.wa.us>]
Sent: Thursday, November 08, 2012 10:23 AM
To: Ron Niemi
Cc: Amy Buckler; M R Armstrong; Nancy Lenzi
Subject: RE: Olympia City Council Nov. 5 Public Hearing, public comments received on 'Medela' amendment proposal
Importance: High

Hello Ron,

Attached you'll find the public comments for Medela—REVISED. Two additional pages were added to Mr. Joe Hanna's comments (pages 3-6 of the PDF document). Please let me know if you find any additional inconsistencies, and we will correct them as soon as possible.

Thank you,

Stacey Ray, Associate Planner
Community Planning and Development
City of Olympia WA | PO Box 1967 | Olympia WA 98507-1967
360-753-8046
sray@ci.olympia.wa.us

From: Ron Niemi [<mailto:Ron@southsounddevelopers.com>]
Sent: Thursday, November 08, 2012 9:37 AM
To: Stacey Ray
Cc: Amy Buckler; M R Armstrong
Subject: FW: Olympia City Council Nov. 5 Public Hearing, public comments received on 'Medela' amendment proposal
Importance: High

Hi Stacey,
We're working on responses.

It appears that there is one page or more missing from your PDF binder. Joe Hanna's document, that begins on PDF page 3, does not look continuous with his comments on PDF page 4.

Please advise. We want to be certain that we do a complete response.

Thanks,

Ron Niemi
Woodard Bay Works, Inc.
(360) 545-3759

This message may contain confidential and/or privileged information. If you are not the addressee or authorized to receive this for the addressee, you must not use, copy, disclose, or take any action based on this message or any information herein. If you have received this message in error, please advise the sender immediately by reply e-mail and delete this message. Thank you for your cooperation.

From: Stacey Ray [<mailto:sray@ci.olympia.wa.us>]
Sent: Wednesday, November 07, 2012 3:47 PM
To: Ron Niemi
Cc: Amy Buckler; Todd Stamm
Subject: Olympia City Council Nov. 5 Public Hearing, public comments received on 'Medela' amendment proposal

Good Afternoon Ron,

Attached are the public comments received on the 'Medela' proposal for the Olympia City Council's Nov. 5 Public Hearing. Per Council's direction provided at the hearing, you may have two days to prepare and submit a response. Please submit your response to me no later than 5:00 PM on Friday. I will forward your comments to Council on Monday.

If you have any questions, please don't hesitate to contact me, Amy Buckler, or Todd Stamm. However, I will be out of the office on Friday. If you need to reach someone on Friday, please contact Amy Buckler.

Thank you,

Stacey Ray, Associate Planner
Community Planning and Development
City of Olympia WA | PO Box 1967 | Olympia WA 98507-1967
360-753-8046
sray@ci.olympia.wa.us

Response to Medela Quasi-Judicial Comprehensive Plan Amendment Application
Written Public Comments Provided by City of Olympia Planning Staff
November 9, 2012

1. The Fir Grove Business Park Owners Association (President, Mathew Fisher) is concerned that additional vehicle trips generated by the proposed increased density of the Medela property will impact the intersection traffic at Pacific Avenue and Boulevard Road, time required to egress their site, as well as increasing the current practice of vehicles "shortcutting" through their property to bypass the intersection traffic signal.

RESPONSE: There is the potential for additional traffic generation by the Medela property, and other underdeveloped properties that affect the Pacific Ave./Boulevard Road intersection) regardless of whether the proposed rezone occurs. Under current zoning, the current 7 dwelling units located on the Medela properties could increase to 72. That would impact the intersection under current zoning. When a project-specific development plan is submitted, it will be accompanied by a Traffic Impact Analysis (TIA) that will identify impacts along all affected traffic routes. The City may request traffic mitigation fees to address off-site impacts within the City through the project-specific SEPA. As lead agency on SEPA within their jurisdiction, the County may require the developer to pay traffic mitigation fees, which would then be applied to traffic improvements. These traffic mitigation processes are well defined across all jurisdictions in Washington under state law.

There are several options that businesses and neighborhoods utilized as "shortcut" routes have utilized to manage the problem, including but not limited to traffic calming devices, internal parking lot configuration, internal curbs and planters, signage and enforcement measures.

2. Joe Hanna is concerned that the SEPA appeal has and will not be addressed, and that the rezone request is being 'ram-rodged' through the process.

RESPONSE: The SEPA appeal process is underway, with the County in the lead role as the jurisdiction that issued the Determination of Nonsignificance (DNS). There is a defined process in place that is being adhered to.

3. Joe Hanna is concerned that traffic impacts have not been fully identified, and that Chambers Street has not been considered.

RESPONSE: The City's primary concern at this (proposed comprehensive plan amendment) stage is to assure that internal consistency is achieved within the comprehensive plan. The City's preliminary traffic analysis shows that the density proposed will likely exceed the daily trip threshold for local access streets. The City proposes an accompanying comprehensive plan amendment to re-designate 9th Avenue between Chambers Street and Boulevard Road from Local Access to Neighborhood Collector. We concur. The project-specific review will identify changes necessary, if any, to Chambers Street, which is within County jurisdiction. It is quite possible that 9th Avenue could be extended into the site after crossing Chambers, for example. The City proposes that 9th be upgraded rather than 7th in part, because the City owns 60 feet of right-of-way on 9th, while they do not own enough right-of-way on 7th for a Neighborhood Collector. When a project-specific development plan is submitted, it will be accompanied by a Traffic Impact Analysis (TIA) that will identify impacts along all affected traffic routes. The City may request traffic mitigation fees to address off-site impacts within the City through the project-specific SEPA. As lead agency on SEPA within their jurisdiction, the County may require the developer to pay

Response to Medela Quasi-Judicial Comprehensive Plan Amendment Application
Written Public Comments Provided by City of Olympia Planning Staff
November 9, 2012

traffic mitigation fees, which would then be applied to traffic improvements. These traffic mitigation processes are well defined across all jurisdictions in Washington under state law.

4. Joe Hanna is concerned that Planning Commission Chair Amy Tousley has a conflict of interest related to the Medela rezone request, and should have recused herself from the proceedings related to the Medela application.

RESPONSE: We concur completely with Ms. Tousley's written response. The members of The Medela Group LLC, nor the applicant have had any relationship or discussions with Ms. Tousley regarding the Medela application. Nor have the members of The Medela Group LLC or the applicant had any discussions with any PSE representative regarding the Medela application.

5. Joe Hanna is concerned that criteria for rezone request has not been met, or demonstrated. He is concerned that the only benefit of this proposal is to increase the dollar value of the property.

RESPONSE: We highlight Criteria 2) *The conditions have changed or are changing to such a degree that it is in the public interest to encourage a redevelopment or change in land use for the area.* We refer to the attached joint City/County Staff Report (Attachment B) for the specific references to the current Joint Comprehensive Plan and Thurston Regional Transportation Plan that pertain to this property, and apply directly to Criteria 2. Further, the value associated with attaining the highest and best use of land extends well beyond the current property owner, and the current timeframe. If density is increased within the Urban Growth Area as the Comprehensive Plan and Regional Transportation Plan suggest, rather than continuing to expand housing into outlying areas, there are large, ongoing societal benefits. That is a major reason why responsibly increasing density in and around the urban core has been a key urban planning tenet for many years. With that said, change is not always easy. Other real values associated with highest and best use of available land include establishment of a thriving neighborhood that will support efficient and effective transit service, an enhanced and solid tax base, consolidation of public services, project-related construction and maintenance jobs, and the like. As communities are developed outside the inner core, those in the outlying communities drive to the inner core for shopping, entertainment and services. This alone has an adverse impact on traffic congestion and transportation infrastructure. More so than if high density areas are responsibly developed within the inner core that are within proximity to the shopping and services folks need. Alternative means of transportation, such as walking, riding bikes and using mass/public transportation can then be used, which has a positive impact in a number of ways.

6. Joe Hanna is concerned that neighborhood livability will be negatively affected.

RESPONSE: New building construction materials and methods, exterior lighting products, security and surveillance systems and life safety equipment incorporated into current developments are all geared to enhance sustainability and livability. There are dozens of examples of multi-family and single-family developments that have been responsibly developed in concert between Thurston County, the City of Olympia and the development community, and responsibly managed by Homeowner Associations and Management Companies. We would argue against type-casting new development, and its potential residents as negative impacts on the neighborhood.

**Response to Medela Quasi-Judicial Comprehensive Plan Amendment Application
Written Public Comments Provided by City of Olympia Planning Staff
November 9, 2012**

7. Joe Hanna is concerned with some of Ms. Armstrong's statements regarding untruths.

RESPONSE: Specific health, safety, wetland, soil, groundwater, traffic and other related issues will be addressed at the time of a project-specific development proposal. Detailed studies will be performed by licensed professionals, and submitted through a well-defined process. The City and County have well developed processes with checks and balances for the permitting of projects.

8. Joe Hanna is concerned that higher density development will impact the neighborhood's historical value, and result in vandalism.

RESPONSE: Infill or redevelopment of urban properties occurs throughout the country, and adjacent to highways, neighborhoods and other uses. The City of Olympia and Thurston County have zoning and development requirements in place that prevent irresponsible and arbitrary development. Their planning professionals have applied those principals, and have reported on them. Regarding vandalism, we refer to our comment above relative to negatively type-casting new development and its residents. There are some excellent examples of well run multi-family communities in Thurston County that have enhanced the surrounding neighborhoods. There are numbers of examples of infill redevelopment in Thurston County that have complemented and improved the neighborhood property values, reduced crime, and spurred additional neighborhood improvements.

9. Joe Hanna states that this proposed rezone does not align with Olympia's plan, and that there are places for this type of redevelopment but this is not one of them.

RESPONSE: We refer to the City of Olympia Planning Staff Report, Attachment B.

10. Signatures of community members on multiple pages, opposing the rezoning amendment of the Medela land use plan.

RESPONSE: The MEDELA rezone request is in complete and total compliance with the Joint Thurston County/City of Olympia long range Comprehensive Plan previously approved and validated by the Thurston County Planning Commission and the Olympia Planning Commission. High density housing within the existing Urban Growth Area, and near proposed Urban Corridors is the expressed goal of Thurston County, the City of Olympia, and the Thurston Regional Transportation Plan.

Attachments:

- A. Public Comments that this document is responding to
- B. Joint City of Olympia/Thurston County Planning Staff Recommendations
- C. Written testimony by Ron Niemi, Applicant on behalf of the Medela Group LLC.

DETERMINATION OF NONSIGNIFICANCE

Proponent: Thurston County Development Services
2000 Lakeridge Drive SW, Building #1
Olympia, WA 98502
Contact: Jeremy Davis (360) 754-3355 ex 7010

Description of Proposal:

This SEPA review is for 2012 Thurston County Comprehensive Plan Land Use Amendments and associated development regulations and zoning amendments. This update is part of a schedule of periodic reviews required by the Growth Management Act. Because these proposed amendments are not associated with a specific development proposal, they are being reviewed as Non-project Actions, in accordance with the requirements of the State Environmental Policy Act (SEPA).

Following is a brief summary of the proposed code changes. If you would like a more detailed description of the proposed changes, please go to the web page at: http://www.co.thurston.wa.us/PLANNING/comp_plan/comp_plan_home.htm and http://www.co.thurston.wa.us/PLANNING/subdivision/subdivision_home.htm, or contact staff above.

A. Olympia UGA Site Specific Comprehensive Plan, Land Use Plan Amendment - Project Number 2009103063 Medela, S13/T18/R1W

The proposal is to amend the Comprehensive Plan for the City of Olympia and the Olympia UGA to change the land use plan from Residential 4 to 8 units per Acre (R 4-8) to Residential Multifamily 18 (RM 18). A variety of density proposals will be evaluated.

Critical areas, including Indian Creek and an associated wetland system, lie to the east and southeast of the subject area and may limit development around this area or require the transfer of density outside of critical areas and buffers.

Location of Proposal: Thurston County
Section/Township/Range: N/A **Tax Parcel No.:** Multiple

Threshold Determination: The lead agency for this proposal has determined that it does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement is not required under RCW 43.21C.030(2)(C). This decision was made after review by the Lead Agency of a completed Environmental Checklist and other information on file with the Lead Agency. This information is available to the public on request.

Jurisdiction: Thurston County
Lead Agency: Development Services
Responsible Official: Cliff Moore, Resource Stewardship Director

Date of Issue: October 11, 2012
Comment Deadline: October 25, 2012
Appeal Deadline: November 1, 2012


Cynthia Wilson, Environmental Review Officer

This Determination of Nonsignificance (DNS) is issued under 197-11-340; the lead agency will not act on this proposal for 14 days from the date of issue. No permits may be issued, and the applicant shall not begin work until after the comment and any appeal periods have expired and any other necessary permits are issued. If conditions are added, deleted, or modified during the 14-day review period, a modified DNS will be issued. Otherwise, this DNS will become final after the expiration of the comment deadline and appeal period, if applicable.

APPEALS: Threshold determinations may be appealed pursuant to TCC 1709.160 if: (1) a written notice of appeal, meeting the requirements of TCC 17.09.160(4), and the appropriate appeal fee is received by the Thurston County Development Services Department within seven calendar days of the last day of the comment period; and (2) the person filing the appeal meets the requirements of TCC 17.09.160(2).

NOTE: The issuance of this Determination of Nonsignificance does not constitute project approval. The applicant must comply with all applicable requirements of Thurston County Departments and/or the Hearing Examiner prior to receiving permits.

Thurston County Development Services, Cynthia Wilson
Building #1, Administration
2000 Lakeridge Drive SW
Olympia, WA 98502 (360) 786-5475

cc: Department of Ecology
Thurston Co Roads & Transportation Service
Roads Development Review
Washington Department of Transportation
City of Tenino, Mayor
City of Yelm
City of Tumwater
City of Olympia, Planning
Port of Olympia
Squaxin Island Tribe
Nisqually Tribe
WDNR
Jeremy Davis

Thurston Co Environmental Health Dept
Department of Fish & Wildlife
Sub Area # All
Town of Rainier, Mayor
Town of Bucoda, Mayor
City of Lacey
Holly Gilbert, TRPC
Scott Clark
Chehalis Tribe
T.C. Water and Waste Management
Interested Parties
Medela APO list
Christy Osborn

10/11/12 CT



COUNTY COMMISSIONERS

Cathy Wolfe
District One
Sandra Romero
District Two
Karen Valenzuela
District Three

HEARING EXAMINER

Creating Solutions for Our Future

**BEFORE THE HEARING EXAMINER
FOR THURSTON COUNTY**

In the matter of the Appeal of)	
)	
Concerned Eastside Neighbors/ Teresa Goen-Burgman, Joe Hanna, et al.)	APPEAL No. 12-118110VE Project No. 2009103063
)	
)	
)	Medela Group LLC
)	Rezone and Comprehensive Plan
Of the County's October 11, 2012)	Amendment
<u>SEPA Determination of Non-Significance</u>)	

SUMMARY OF RECOMMENDATION

The Appellants have not met the burden of proving that the County SEPA Responsible Official's environmental threshold determination was in error. The October 11, 2012 determination of non-significance should be upheld and the appeal should be denied.

SUMMARY OF RECORD

Underlying Request

Medela Group, LLC proposed a Comprehensive Plan Land Use amendment and site-specific rezone from Residential 4 to 8 units per acre (R 4-8) to Residential Multifamily 18 (RM 18) within the City of Olympia Urban Growth Area (UGA). The 9.01-acre property subject to the application is located generally north of Interstate 5, east of Boulevard Street SE, and south of Pacific Avenue SE on an unincorporated island of Thurston County in the vicinity of 8th Avenue SE and Steele Street SE, Olympia, Washington.

Thurston County reviewed the Comprehensive Plan and zoning map amendments for compliance with the requirements of the State Environmental Policy Act (SEPA) and issued a determination of non-significance (DNS) on the proposed non-project action on October 11, 2012.¹

¹Under SEPA, "nonproject actions" involve decisions on policies, plans, or programs, including: (i) The adoption or amendment of legislation, ordinances, rules, or regulations that contain standards controlling use or modification of the environment; (ii) The adoption or amendment of comprehensive land use plans or zoning ordinances; (iii) The adoption of any policy, plan, or program that will govern the development of a series of connected actions (WAC 197-11-060), but not including any policy, plan, or program for which approval must be obtained from any federal

Appeal

Teresa Goen-Burgman, Tim Burgman, Lisa Hanna, Joe Hanna, Kathleen Blanchette, Carla Baker, and Deborah Smithingell, known collectively as the Concerned Eastside Neighbors (Appellants), timely appealed the DNS on November 1, 2012.

Hearing Date

After a November 16, 2012 pre-hearing conference to clarify issues and procedures on appeal, the Thurston County Hearing Examiner conducted an open record appeal hearing on the SEPA appeal on February 4, 2013.

Testimony

At the open record appeal hearing, the following individuals presented testimony under oath:

- Joe Hanna, Appellant
- Teresa Goes-Burgman, Appellant
- Cynthia Wilson, Thurston County Planning Department
- Christy Osborn, Thurston County Planning Department
- Arthur Saint, Thurston County Public Works
- Ron Niemi, Woodard Bay Works, Inc, Applicant
- Lisa Palazzi, JW Morissette & Associates Inc., Applicant Representative
- Amy Buckler, City of Olympia

Attorney Representation

Jeff Fancher, Deputy Prosecuting Attorney, represented Thurston County.

Exhibits

The following exhibits were admitted in the record of this matter:

EXHIBIT 1 Appeal of an Administrative Decision, November 1, 2012, submitted by Appellants

EXHIBIT 2 Long Range Planning Department Staff Report, submitted by the County, with the following attachments:

- Attachment a Notice of Public Hearing
- Attachment b SEPA determination issued October 11, 2012
- Attachment c Vicinity Maps (2)
- Attachment d Application and SEPA checklist dated November 12, 2009
- Attachment e Appeal received November 1, 2012

agency prior to implementation; (iv) Creation of a district or annexations to any city, town or district; (v) Capital budgets; and (vi) Road, street, and highway plans. *WAC 197-11-704(2)(b), emphasis added.*

Attachment f	Pre-Hearing order November 20, 2012
Attachment g	Thurston County Zoning Map of Medela Property
Attachment h	City of Olympia and UGA Zoning Map of Medela Property
Attachment i	Memo to the Thurston County Planning Commission from Christy Osborn dated November 7, 2012 regarding the City of Olympia Planning Commission Recommendation for the Medela Site Specific comprehensive Plan/Rezone Amendment and Public Hearing Comments, with attachments: <ol style="list-style-type: none"> 1. Map of Project site 2. Vicinity Map 3. Map of Indian Creek 4. Land Use Designations 5. Neighborhood Collector Street Specifications 6. Written Agency Comments on rezone 7. Written Public Comments on rezone
Attachment j	Staff Report for the Thurston County Planning Commission dated September 19, 2012, prepared by Christy Osborn-Medela Olympia/Thurston County Joint Plan Site Specific Land Use Plan and Rezoning Amendment
Attachment k	Staff Report to City of Olympia Planning Commission dated October 22, 2012, prepared by Amy Buckler
Attachment l	Memo to file from Cynthia Wilson dated 11/19, 2012
Attachment m	Aerials and Lidar from Geodata <ol style="list-style-type: none"> 1. Aerial, 2012 2. Aerial, 2012 with 2 foot contours 3. Aerial, 2012 with Wetland, Stream, 100-year Floodplain Overlays 4. 2011 Lidar Mapping from Geodata
Attachment n	Comment Letters <ol style="list-style-type: none"> 1. 10/25/2012 Comment letter from Department of Ecology 2. 10/10/2012 Comment letter from Bigelow House Preservation Association 3. 10/24, 2012 Comment letter from Deborah Smithingell 4. 10/24/2012 Comment letter from Tim Burgman 5. 10/24/2012 Comment letter from Joe Hanna 6. 10/24/2012 Comment letter from Lisa Hanna 7. 10/24/2012 Comment letter from Kathleen Blanchette 8. 10/25, 2012 Comment letter from Carla Baker 9. 10/24/2012 Comment letter from Teresa Goen-Burgman

- Attachment o January 10, 2013 Summary Report Responding to DNS appeal prepared by Lisa Palazzi, PWS of JW Morrisette and Associates, Inc. P.S. for the Medela group
- Attachment p Professional resume and qualifications for Lisa Palazzi
- Attachment q January 10, 2013, Prairie Habitat and Species Reconnaissance report submitted by Key Mc Murray, Owner, Professional Stream and Wildlife Biologist, Key Environmental Solutions, LLC
- Attachment r Professional resume and qualifications for Key McMurry
- EXHIBIT 3 Summary Report responding to DNS Appeal, Lisa Palazzi, CPSS, PWS of J.W. Morrisette & Associates, Inc. P.S., January 10, 2013, submitted by Applicant
- EXHIBIT 4 Prairie Habitat and Species Recon, Key McMurray, Key Environmental Solutions, LLC, January 8, 2013, submitted by Applicant
- EXHIBIT 5 Professional Resume of Lisa M. Palazzi, submitted by Applicant
- EXHIBIT 6 Professional Resume of Key McMurray, submitted by Applicant
- EXHIBIT 7 Correspondence from Paul Elvig, January 31, 2013, submitted by Appellants
- EXHIBIT 8 Professional Background of Paul M. Elvig, submitted by Appellants
- EXHIBIT 9 Court of Appeals Published Opinion No. 30178-8-III, Spokane County, Headwaters Development Group, LLC. And Red Maple Investment Group, LLC. vs. Eastern Washington Growth Management Hearings Board and Michael and Mary Fenke, Donald Lafferty, Leland and Darlene Lessig, David and Bobbie Masinter, Lawrence McGee, David and Barbara Shields, Bert Walkley and Robert and Camille Watson, filed January 31, 2013, submitted by County
- EXHIBIT 10 Correspondence from Steve Erickson, January 30, 2013, submitted by Applicant
- EXHIBIT 11 Correspondence from Lettie M. Arnold, Masonic Memorial Park, undated, submitted by Applicant
- EXHIBIT 12 Correspondence from Jamie Glasgow, Wild Fish Conservancy NW, January 31, 2013, submitted by Appellants
- EXHIBIT 13 Report: Thurston County, WA Urban Forest Data Development, completed January 2011, prepared by AMEC Earth and Environmental, Inc., submitted by Appellants

- EXHIBIT 14 Air Quality and Land Use Handbook: A Community Health Perspective, April 2005, California Environmental Protection Agency California Air Resources Board, submitted by Appellants
- EXHIBIT 15 Chapter 173-WAC Maximum Environmental Noise Levels, submitted by Appellants
- EXHIBIT 16 Correspondence from Adam Sant, South Puget Sound Salmon Enhancement Group, January 29, 2013, submitted by Appellants
- EXHIBIT 17 Historic Cemetery Burials, submitted by Appellants
- EXHIBIT 18 Color photos submitted by Appellants (46 photos)
- EXHIBIT 19 "A Case For Water Typing in Washington State", a 14-minute video distributed by the Wild Fish Conservancy, submitted by Appellants
- EXHIBIT 20 Sound level measurements, taken by Tracy Burns and Teresa Goen-Burgman, submitted by Appellants
- EXHIBIT 21 "Conservancy, the Lifeblood of Puget Sound", promotional materials prepared by Wild Fish Conservancy, submitted by Appellants
- EXHIBIT 22 Excerpt of DRAFT Mazama Pocket Gopher Status Update and Recovery Plan, prepared by Washington Department of Fish and Wildlife, January 2013, cover and page 81 only, submitted by Appellants
- EXHIBIT 23 PowerPoint presentation slides prepared by Liza Palazzi, submitted by Applicant
- EXHIBIT 24 Four graphics submitted by Lisa Palazzi, referenced in her PowerPoint presentation:
- a. Puget Sound Electric Olympia Service Center Parking Lot Repaving As-Built, dated July 10, 1991
 - b. City of Olympia Pacific Avenue Crossing As-Built, map dated February 1987
 - c. City of Olympia Underground Utility Map (current version available, undated)
 - d. Washington State Department of Transportation map, "As-Built, State Route 5 Plum Street to Pacific Avenue" (15 pages)
- Exhibit 25 Written comments of Ron Niemi, submitted by Applicant

Based on the record developed at hearing, the Hearing Examiner enters the following findings and conclusions.

Findings, Conclusions, and Recommendation
Thurston County Hearing Examiner

Concerned Eastside Neighbors/Goes-Burgman, Hanna et al Appeal No. 12-118110VE
Medela Group LLC Rezone/Comp Plan Amendment #2009103063

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FINDINGS

Site and Vicinity Description

1. On November 12, 2009, the Applicants submitted an application for a Comprehensive Plan Land Use Map amendment and site-specific rezone from Residential 4 to 8 units per acre (R 4-8) to Residential Multifamily 18 (RM 18) within the City of Olympia urban growth area (UGA). The 9.01-acre subject property is located generally north of Interstate 5, east of Boulevard Street SE, and south of Pacific Avenue SE on an unincorporated island of Thurston County near both 8th Avenue SE and Steele Street SE.² Medela Group LLC is a partnership made up of the three siblings of the Armstrong family. *Exhibit 2, Attachment D.*
2. The fourteen contiguous parcels are developed with nine low density single-family homes in various conditions. One of the Armstrong sibling Applicants resides in one of the nine homes; the other eight were originally intended to be rental properties. Two are currently uninhabitable. City of Olympia municipal water and sewer provide existing service to the site. *Exhibit 2; Exhibit 2, Attachments D and M; Exhibit 3.*
3. Adjacent to the north of the site is the Forest Memorial Gardens Funeral Home and Cemetery, also within the UGA; zoning to the north is General Commercial. Land to the east is within the City of Olympia, with General Commercial and High Density Corridor zoning designations. Development includes industrial warehouses and the Puget Sound Energy storage yard and offices, which abut the site's eastern boundary. Properties to the south are zoned R4-8 and RM18 in both the City and the UGA. Development to the south consists of a single-family home site at the end of Steele Street and the I5 corridor. Parcels to the west are within the City of Olympia, zoned R4-8, and developed with single-family residences at three to 4.5 units per acre on lots of 5,500 square feet and larger. *Exhibit 2; Exhibit 2, Attachments C and H.*
4. The site is accessed via Boulevard Street SE off of Pacific Avenue SE, which major arterial is approximately one quarter mile from the subject property as the crow flies. From Boulevard Street SE, one may take either 7th Avenue SE or 9th Avenue SE east to Chambers Street SE, which is the western site boundary. Presently, 8th Avenue SE and Steele Street SE provide access to the existing lots within the subject property. *Exhibit 2, page 4; Exhibit 2, Attachments C and G.*
5. Thurston County GeoData maps show a wetland and 100-year floodplain area abutting the site on the Puget Sound Energy parcel to the east, encumbering a portion of the southeastern corner of the subject property. Indian Creek, a fish-bearing stream, is piped under the Puget Sound Energy site just east of the shared boundary. Staff conducted a site visit for the purpose of inspecting the wetland and floodplain/stream area. The exact location of the underground piped creek is currently unknown, but it is assumed to

² The subject property is comprised of fourteen contiguous tax parcels: 09480045000, 09480046000, 09480048000, 09480049000, 09480050000, 09480051000, 09480052000, 09480053000, 09480054000, 09480056000, 09480057000, 52900100100, 52900200900, and 52900200700. *Exhibit 2, Attachment D.*

daylight into the wetland (which itself is adjacent to I-5) and to then be directed under I-5 in a culvert before joining Moxlie Creek, which flows west and discharges in to Budd Inlet. Both Indian Creek and the wetland are regulated under the Thurston County critical areas ordinance (CAO, Title 24). The on-site area of the wetland and creek and the associated buffer areas would impact the development of the subject property, likely reducing maximum developable density regardless of zoning designation. *Exhibit 2, page 4; Wilson Testimony; Exhibit 2, Attachments L and M.*

Application and Environmental Threshold Determination

6. The application was originally submitted in 2009. At the time, the site was slated to be annexed by the City of Olympia by the end of 2010. However, annexation did not occur and the City has indicated that they are not currently processing any annexations. Because the site is within the UGA, the application was processed jointly by the City and the County via public meetings in the fall of 2012. Once the instant SEPA appeal was filed, the City tabled any action on the proposal pending resolution of the appeal in Thurston County. *Exhibit 2, page 3; Buckler Testimony; Exhibit 3.*

7. According to the application, circumstances surrounding the site have changed over the past 50 years such that a rezone is warranted. The Olympia urban growth area has developed and I-5 was built very near the site. Olympia's Boulevard Road has become an arterial, utility corridors have been developed, and public transit service has been initiated. Within the City of Olympia, Pacific Avenue is an arterial envisioned for greater development intensity. The City's Comprehensive Plan calls for the area to become an urban corridor. The Applicants assert that proximity to high capacity utilities, public transportation, and other alternative commute options renders the site appropriate for responsible higher-density development such that the current zoning designation would not support the highest and best use of the land. The Applicants' representative indicated that the rezone is being processed as part of preparing the property for sale to another party who would develop it. *Exhibit 2, Attachment D; Niemi Testimony; Exhibit 2, Attachment K, Buckler Testimony.*

8. In the City of Olympia's review of the application, City Planning Staff recommended approval of the proposed Comprehensive Plan Land Use Map amendment and rezone, finding the proposal consistent with City of Olympia Comprehensive Plan and Joint Olympia/Thurston County Comprehensive Plan goals and policies including those which aim to:
 - Maintain or improve the character and livability of established neighborhoods;
 - Provide a variety of transportation alternatives to enable less reliance on automobiles;
 - Provide people with opportunities to live closer to work;
 - Create desirable, livable neighborhoods that provide a variety of housing opportunities, accommodate different lifestyles and income levels, and provide a sense of community;

- Provide for a compact growth pattern to efficiently use the remaining buildable land and enable cost effective provision of utilities and services; and
- Encourage well-designed infill development so that Olympia will become more urban.

Exhibit 2, Attachment K; Buckler Testimony.

9. The Appellants' concerns regarding impacts to neighborhood character resulting from development of multifamily housing, expressed in letters submitted in the comment period leading up to the City and the County recommendations of rezone approval, were also addressed in the City's Staff report. City Planning Staff noted that the RM-18 zoning regulations address impacts to neighborhood character by providing for buffering between existing single-family districts and multifamily development when the subject property is greater than five acres. The RM-18 standards require townhomes, duplexes, or single-family residences to be located along the boundary of multifamily housing sites greater than five acres that adjoin existing single-family housing. *Exhibit 2, Attachment K.*
10. After completing State Environmental Policy Act (SEPA) review of the proposed non-project action, the County's Responsible Official issued a determination of non-significance (DNS) on October 11, 2012. The DNS noted that "critical areas including Indian Creek and an associated wetland system ... may limit development around this area or require the transfer of density outside of critical areas and buffers." *Exhibit 2, Attachment B, DNS.*

Appeal

11. On November 1, 2012, Appellants submitted an appeal of the DNS arguing as follows (partially paraphrased and condensed):

Court cases have allowed the use of future studies as a mitigating condition. However, agencies are encouraged to obtain the necessary studies to identify probable impacts before a threshold determination is issued. This allows appropriate mitigation to be added to the permit before any construction activities occur. The Appellants believe the following issues should have been studied prior to issuance of the threshold determination:

- Traffic: the identified 937 increased trips do not reflect maximum possible density under the proposal and traffic impacts on the neighborhood have not been fully analyzed
- On-site soils, wetlands, 100-year floodplain: Appellants believe there are wetland areas on-site and the 100-year floodplain has not been identified
- Mazama pocket gopher: Appellants believe the species could be on-site, affecting maximum densities

- Need for retaining walls
- Air pollution and noise pollution: Appellants believe the proposal would increase air and noise pollution to surrounding residences during construction and road upgrades, as well as through removing existing mature trees
- Street upgrades: Appellants assert that necessary street improvements to handle projected traffic would require "taking" of real property from existing residential parcels
- Impacts to historical cemetery and residence: Appellants assert that inadequate analysis of impacts to historical features in the area was reviewed prior to issuance

For these reasons, Appellants request the DNS be withdrawn and an environmental impact statement be required.

Exhibit 1; Hanna Testimony; Goen-Burgman Testimony; Exhibit 2, Attachment B, DNS.

12. Written notice of public hearing was mailed to the Appellants and published in The Olympian on January 25, 2013, at least ten days prior to the hearing. *Exhibit 2, page 5; Exhibit 2, Attachment A.*

Traffic

13. With the application for Comprehensive Plan Land Use Map amendment and rezone, the Applicant submitted a conceptual development plan showing what a potential development of the site could look like under the proposed zoning.³ It showed single-family homes in the west portion of the site adjacent to the existing development, with the density gradually increasing to the east towards the PSE property. The conceptual design showed 140 townhome and apartment units, representing development at approximately 15.5 units per acre. Using the industry standard ITE Trip Generation Manual, Thurston County Staff extrapolated that this number of units would generate approximately 937 average new daily vehicle trips and an estimated 86 PM peak hour trips. Both County and City Roads Staff noted that the project would likely trigger the 500 trips per day threshold requiring the streets used for access to be upgraded to Neighborhood Collector standards from their current Local Access standards. City and County Staff noted that prior to any development permit issuance, a full traffic impact analysis would be required to determine the extent of additional traffic, required street improvements, and intersection and pavement capacities, among other road standards. *Exhibit 3; Exhibit 2; Exhibit 2, Attachment I.*

³ The conceptual plan was not offered in evidence.

14. Appellants argued that a full traffic study needed to be conducted prior to issuance of the DNS due to the significant increase in traffic volumes likely to result from development consistent with the proposed rezone and due to significant alteration to the existing local access streets that serve residential development around the project site. *Exhibit 1; Hanna Testimony.*
15. County Planning Staff took the position that a traffic study is premature given that no development proposal has been submitted. *Osborn Testimony; Exhibit 2.* City Planning Staff testified that at the rezone stage, traffic is considered in terms of feasibility rather than identification of mitigation because impacts cannot be known until a proposal is submitted. *Buckler Testimony.*
16. The Applicants acknowledged that a full traffic study would be required at the time development is proposed and that mitigation would be required for traffic from any future development of the site. They agreed with City and County Staff that a traffic impact analysis is not typically undertaken at rezone without a specific development proposal under review. *Niemi Testimony; Exhibit 3.*

Soil, Slope, Wetland, and Floodplain

17. Because portions of the site likely contain wetlands and possibly Indian Creek, Appellants argued that lack of detailed soil, wetland, and Indian Creek floodplain studies prior to DNS issuance could result in impacts the critical areas because future development would be too dense. They argued that preliminary information short of "boots on the ground site study" could not provide adequate information upon which to base the DNS. Appellants consulted with Jamie Glasgow, Science and Research Director with Wild Fish Conservancy, regarding their appeal. Mr. Glasgow submitted a letter asserting that failing to require detailed critical areas studies prior to non-project DNS issuance could have the adverse outcome of allowing the Applicants to move forward with inadequate certainty as to how much development their property can sustain in compliance with critical areas regulations. *Exhibit 1; Hanna Testimony; Exhibit 12.*
18. The Appellants did not submit argument or evidence relating to slopes or retaining walls at hearing.
19. The Applicants noted that there are no active landslide areas or other geological hazard areas on-site and the site's soils as mapped are not considered erosion prone by the NRCS. They also noted that slopes would be evaluated for site design purposes once there is a development proposal under consideration and that any grading or engineered retaining walls would be required to satisfy County regulations. *Exhibit 3; Exhibit 23, Slide 5; Palazzi Testimony.*
20. The County responded to the Appellants' critical areas arguments noting that the site was inspected and analyzed to determine if rezoning would cause a significant impact to the on-site critical areas including the creek, the wetland, and the potential for Mazama pocket gopher habitat on-site. Because the CAO would prohibit impacts to critical areas

regardless of density, the County Responsible Official determined that the rezone would result in no significant impacts to the critical areas. All information indicates that there is developable area outside of the sensitive areas capable of being developed to the proposed zoning designation. *Wilson Testimony; Exhibit 2, pages 6-7.*

21. The Applicants acknowledged that a detailed soil study and wetland delineation/creek study would be required when a development proposal is reviewed. They noted that delineation of the wetland boundary and the wetland and creek buffer areas would be required in order to determine the required setbacks from critical areas and thus the size of the development envelope, which would determine the allowed density. *Exhibit 3.*

22. To respond to the SEPA appeal, the Applicants commissioned a professionally prepared critical areas and soil survey of the site. The southwestern portion of the site contains two natural swales. According to the Applicant's consultant who conducted the survey, the western of the two swales does not contain wetland hydrology, hydrophytic soils, or wetland vegetation. The eastern of the two swales contains a Palustrine Forested/ Palustrine Scrub/Shrub wetland fed by piped flow from Indian Creek and also by stormwater flows from the adjacent PSE site (and potentially other properties including I-5). Indian Creek is a Type 3 fish-bearing stream requiring a 150-foot buffer based on stream width (measuring its width upstream of Pacific Avenue where it is free flowing). Based on her site visit, the Applicants' consultant estimated that approximately 1/4 acre of the wetland is within the subject property, while the rest is located to the east and south. Preliminary rating of the entire wetland indicates it is a Category 3 wetland with a score of 47 points, including 19 habitat points. Pursuant to the CAO, such a wetland must be provided with a 100-foot buffer. At the time a development proposal is reviewed, the wetland would be accurately delineated. The Applicants' consultant postulated that on-site portions of the stream buffer would fall within the 100-foot wetland buffer.⁴ Regardless, the actual square footage of the on-site critical areas would be subtracted from the total site area for the purpose of calculating maximum density. The buffers would be protected from development but would not be subtracted from the site area for the purpose of calculating maximum density. The site visit confirmed that site soils are consistent with existing mapping. The Applicants' consultant concluded from her review of the site that the property is developable. She has no concerns that any critical areas would be adversely impacted by development consistent with the proposed rezone, due to the fact that any development would be required to comply with the County's CAO and other development regulations. *Exhibit 23; Palazzi Testimony.*

Mazama Pocket Gopher

23. The Appellants argued that the DNS was inappropriately issued without a site study to determine the presence of the Mazama pocket gopher, a species which is a candidate for listing under the federal Endangered Species Act and is designated as threatened by the State. They argued that the gopher survey conducted by the Applicants' consultant was

⁴ Jamie Glasgow of the Wild Fish Conservancy commented that the creek might require up to a 200-foot buffer. Ms. Palazzi noted that even a 200-foot stream buffer for Indian Creek is likely to fall within the 100-foot buffer for the Category 3 wetland. *Exhibit 23; Palazzi Testimony.*

performed at the wrong time of the year, outside of the optimal April through October window. They noted that the owner of Calvary Cemetery says its site has prairie soils. Appellants contended that no site soil samples were taken prior to DNS issuance. *Exhibit 1; Hanna Testimony.*

24. Per Thurston County GeoData, the sites soils are comprised primarily of Yelm fine sandy loam. *Exhibit 2, Attachment D.*
25. The excerpt of the Washington Department of Fish and Wildlife (WDFW) Draft Mazama Pocket Gopher Status Update and Recovery Plan (January 2013) submitted by Appellants rates the likely presence of the gophers based on soil types. The Draft Plan rates Yelm fine sandy loam as a "D" gopher soil. "D" soils are "gravelly, silt loam, or sandy soils with variable high seasonal water table [and] a small number of gopher occurrences." *Exhibit 22.*
26. Based on the appeal, the Applicants commissioned and submitted a professionally prepared prairie habitat reconnaissance study of the subject property. The study was performed on January 3, 2013, in response to the November 1, 2013 appeal. The study reported that no Mazama pocket gopher mounds, prairie plants, or oaks were observed on-site, while numerous moles were observed. The consultant submitted her professional opinion that no prairie species, including Mazama pocket gophers, exist on-site. The document stated that another site visit would occur in April to survey for then-current gopher presence within the WDFW-recommended window. *Exhibits 4, 6, and 6.a.* Ms. Palazzi reviewed and concurred with the determination that the site did not contain evidence of Mazama pocket gophers or other prairie species/habitats. *Palazzi Testimony; Exhibit 23.*

Noise and Air Pollution

27. The Environmental Checklists states, at Item 4.b: "The majority of existing grass, trees, and shrub vegetation will be removed as required to facilitate construction of the planned project and replaced by vegetation in accordance with an approved landscape plan." *Exhibit 2, Attachment D, page 7.*
28. The Appellants asserted that the site's mature vegetation acts to shield existing residences in the neighborhood from air and noise pollution caused by I-5 south of the subject property. Citing a Thurston County Urban Forest Data Development report, they noted that urban trees are known to reduce air and noise pollution, in addition to providing other benefits. They argued that removal of the site's mature trees would improperly increase noise and air pollution from I-5 in the neighborhood north of the subject property. Using a sound level measuring device from Radioshack, members of the Appellant team took sound measurements south of the site. According to their measurements, noise from the freeway already exceeds the County's adopted noise standards; they contended that removal of the trees would increase sound levels from the freeway. They noted that noise and air pollution are referenced in the first question of County's supplemental questionnaire form for non-project actions, arguing that this

means noise and air pollution must be studied prior to issuance of environmental threshold determinations in non-project actions. *Exhibit 1; Hanna Testimony; Exhibit 20.*

29. The Applicant noted that the Appellants' sound measurements were not conducted by professionals using professionally calibrated equipment. *Niemi Testimony.* The Appellants conceded this to be true. *Hanna Testimony.*
30. The Applicants contended that air and noise pollution studies are not typically undertaken during the rezone process, but they are sometimes required during design phases when specific development is proposed. No local regulations require noise studies prior to development or prohibit development of residential property adjacent to I-5 or to other residential property. Sometimes noise abatement design is included in developments where known noise sources exist or where the development would result in noise impacts; however, no development proposal has been submitted that can be reviewed to determine whether or not noise abatement is appropriate. *Exhibit 3.*

Street Upgrades Resulting in Taking of Real Property

31. The Appellants argued that due to traffic volumes that would trigger Neighborhood Collector standards and because neither Chambers Street SE nor 7th Avenue SE have 60 feet of right-of-way, the rezone would result in significant taking of real property on several parcels. Offering photographs taken by group members over the last two months from the edges of the respective rights-of-way, the Appellants contended that several lots would lose their entire yards, that at least three homes would have to be taken down, and that the required road widening would encroach into the adjacent cemetery. *Exhibit 1; Hanna Testimony; Exhibit 18.*
32. The City of Olympia Planning Department has recommended to the City that 9th Avenue SE be reclassified from Local Access to a Neighborhood Collector in conjunction with rezone/ land use map amendment in order to provide access to the subject property for future development. Currently, 9th Avenue SE has a 60-foot right-of-way, which would allow for the improvements required of a Neighborhood Collector. This would also require the portion of Chambers Street SE between 8th and 9th Avenues to be upgraded to Neighborhood Collector. Because anticipated traffic volumes would be expected to exceed capacity for the existing rights-of-way along much of Chambers Street SE and along 7th Avenue SE, measures may be required to channel traffic off of these road segments. Access for development at the proposed new densities might require some deviation from standards along part of the route, such as eliminating a planter strip on one side or other minor deviations. County Public Works Staff testified that a variance could be required, but indicated that access to the site at the proposed densities appears to be feasible. City Planning Staff also testified that access at the proposed density appears to be preliminarily feasible. *Exhibit 2, Attachment K; Saint Testimony; Osborn Testimony; Buckler Testimony.*
33. The County has never used eminent domain powers to acquire private property for the benefit of a private development. It would be a private civil matter between the future

developer and each property owner along the proposed access route as to whether any parcel gives up any real property to accommodate future development of the subject property. *Saint Testimony; Osborn Testimony.*

34. The Applicants noted that there are multiple options for providing site access that do not require the acquisition of additional property. Ninth Avenue SE already has 60 feet of right-of-way. The subject property abuts Chambers Street SE along most of its western boundary; needed right-of-way along Chambers could be dedicated from the site by the future developer. No new off-site land would be required to construct adequate roads. *Exhibit 3; Niemi Testimony.*

Impacts to Historical Cemetery and Historical Residence on 7th Avenue

35. The Appellants argued that approval of the rezone would adversely affect the adjacent historical Forest Memorial Gardens cemetery, established prior to statehood, where several Thurston County founding families have been laid to rest. They argued that environmental checklist item 13.b didn't reflect the cemetery or the historical house on 7th Avenue SE nearby, which is on the Olympia Heritage Register. Appellants contended that no cemeteries in Thurston County abut higher density residential development and that the proposed density is not compatible with a cemetery, suggesting that people at graveside services "don't need three stories of apartment windows looking in on their grief". Appellants asserted that farmland should abut cemeteries. *Exhibit 1; Hanna Testimony.*
36. County Planning Staff commented that there is no proposed development or intrusion on the cemetery property or on any historical site. They noted that at the time a specific site plan is reviewed, mitigation such as screening or visual buffers may be required depending on the design of the development. County Staff indicated that their review revealed no significant adverse impacts to historical properties identified from the proposed rezone. *Exhibit 2, page 7.* City Planning Staff testified that protections for historic sites prohibit redevelopment of historic sites, not development of adjacent land and that the City has no concerns about the rezone's potential to impact any historic sites. *Buckler Testimony.*
37. The Applicants argued that many existing cemeteries peacefully exist adjacent to residential and commercial development. Any project-specific impacts to the adjacent historic properties from future site development could be addressed through design. They submitted comments from managers of other Thurston County cemeteries indicating that residential development is more desirable next to cemeteries than vacant land, because in the experience of those commenting, adjacent residential development tends to reduce trespass and vandalism. The Applicants submitted testimony indicating that they have family buried at Forest Memorial Gardens and that they would never do anything to harm the adjacent cemetery. *Niemi Testimony; Exhibit 3; Exhibit 10; Exhibit 11.*

Final Arguments

38. As argued by the County in its staff report:

Although this proposed rezone is identified for a specific area, it is considered a non-project action because it is a change in the Comprehensive Plan and there is not a site specific project being evaluated. SEPA review of a rezone evaluates whether the rezoning action will cause a significant adverse impact. There is a range of potential development for a particular zone. ...[F]or any proposed site specific project, additional information will be required based on the specific proposal itself. The number of units may vary as could the location and design of the development. ... Issuing a DNS for the rezone does not allow development of the site. ...[A] site specific SEPA [review] will be required for any development proposal over nine units and any development under that level would still be required to meet all City and County codes and requirements. *TCC 17.09.055*. For the proposed rezone request, the impacts to the elements of the environment were considered and it was determined that for the rezone, there were no significant impacts. At the time of project submittal, specific impacts, reports and mitigation would be evaluated. No project would be approved that could not meet the requirements of the Thurston County code.

Exhibit 2, page 6.

39. The Applicants argued in conclusion that the application has been through a complex dual jurisdiction process, resulting in determinations by both the City and the County that the non-project action would not result in any probable significant adverse environmental impacts. The critical areas studies prepared in response to the appeal go beyond the level of detail usually required at the point of rezone and were provided specifically to address the Appellants' concerns, rather than because they are required by any applicable regulations. The Applicants contended that all evidence in the record supports the County's determination that the proposed rezone would not result in probable, significant, adverse environmental impacts. *Niemi Testimony*.
40. In conclusion, the Appellants reiterate that it is not unheard of to do more complete traffic analysis at the rezone level and that for the people living in the neighborhood, it would be nice to know as early as possible what changes will occur to their neighborhood in terms of traffic volumes and road configurations. They disputed that the subject property is within the Urban Corridor associated with Pacific Avenue. They reiterated that those whose property may be affected by road upgrades want to know as soon as possible what impacts to their properties are going to result from higher density development. *Hanna Testimony*.

CONCLUSIONS

Jurisdiction

The Examiner is authorized to decide appeals of environmental threshold determinations made pursuant to the State Environmental Policy Act pursuant to TCC 2.06.010(E) and TCC 17.09.160(A).

SEPA Appeal Criteria and Standards for Review

The State Environmental Policy Act (Chapter 43.21C RCW or “SEPA”) specifies the environmental review procedures the County must follow for proposals that may have an impact on the environment. One purpose of SEPA is to “insure that presently unquantified environmental amenities and values will be given appropriate consideration in decision making along with economic and technical considerations.” Every proposal that may impact the environment (unless it is exempt from the act) must undergo some level of environmental review. *RCW 43.21C.030 (b)*.

The SEPA threshold determination is a determination as to whether a proposal is “likely to have a probable significant adverse environmental impact.” *WAC 197-11-330*. If the responsible official determines that a proposal will not have a probable, significant adverse environmental impact, a Determination of Non-Significance (DNS) is issued. If the responsible official determines that a proposal *will* have a probable, significant adverse environmental impact, a Determination of Significance (DS) is issued and an Environmental Impact Statement (EIS) must be prepared. SEPA provides a process in which a Mitigated Determination of Non-Significance (MDNS) may be issued to address identified probable significant adverse environmental impacts so that an EIS need not be prepared. *WAC 197-11-350*.

“Significant” as used in SEPA means a reasonable likelihood of more than a moderate adverse impact on the environment. Significance involves context and intensity and does not lend itself to a formula or a quantifiable test. *WAC 197-11-794*. Several marginal impacts when considered together may result in a significant adverse impact. *WAC 197-11-330(3)(c)*.

“Probable” means likely or reasonably likely to occur. The word probable is used to distinguish likely impacts from those that merely have a possibility of occurring, but are remote or speculative. *WAC 197-111-782*.

The lead agency must make its threshold determination “based upon information reasonably sufficient to evaluate the environmental impact of a proposal.” *WAC 197-11-335*.

In deciding whether to require an EIS, the lead agency must consider mitigation measures that the agency or Applicant will implement as part of the proposal, including any mitigation measures required by development regulations, comprehensive plans, or other existing environmental rules or laws. *WAC 197-11-330(1)(c)*. The lead agency’s reliance on existing laws and plans to mitigate some of the environmental impacts of a project need not be disclosed in the MDNS. *Moss v. City of Bellingham*, 109 Wn. App. 6, 21-23 (2001). Use of mitigation to

bring a project into compliance with SEPA, without promulgation of an EIS, has been viewed favorably by Washington Courts. *Anderson v. Pierce County*, 86 Wn. App. 290, 303 (1997).

Clear error is the standard of review applicable to substantive decisions under SEPA. *Cougar Mt. Assocs. v. King County*, 111 Wn.2d 742, 747, 765 P.2d 264 (1988). The determination by the governmental agency is clearly erroneous only if the reviewing tribunal is left with “the definite and firm conviction that a mistake has been committed.” *Id.* at 747 (quoting *Polygon Corp. v. Seattle*, 90 Wn.2d 59, 69, (1978)).

The Hearing Examiner may consider environmental information presented after issuance of the threshold determination in deciding the appeal. The purposes of SEPA are accomplished if the environmental impacts of the development are mitigated below the threshold of significance, even if the mitigation is not identified in the SEPA document. *Moss v. City of Bellingham*, 109 Wn. App. 6, 25 (2001).

The burden of proof is on the Appellant to show that the proposal will have probable, significant adverse environmental impacts. *Boehm v. City of Vancouver*, 111 Wn. App. 711, 719, 47 P.3d 137 (2002).

The procedural determination of the County's Responsible Official shall be accorded substantial weight in appeals. *TCC 17.09.160.I.2; TCC 17.09.160.S; RCW 43.21C.075(3)(d); RCW 43.21C.090.*

Conclusions Based on Findings

1. **Appellants did not show clear error on the part of the County Responsible Official in reaching the determination of non-significance.** The Appellants' concern that detailed studies of specific traffic and critical areas impacts must be done to allow "appropriate mitigation to be added to the permit before any construction activities occur" is not disputed by any party. Assertions that such study can and should be done prior to submittal of an actual development proposal in the present case are misguided. The Appellants have not shown that waiting to review future development for compliance with traffic, road standards, and critical areas regulations (among all other development standards) in place at the time a development application is submitted would a) prevent applicable regulations from being effectively applied at the time of project review or b) be any way inconsistent with current procedural requirements. The Appellants have shown no error. *Findings 3, 4, 5, 13, 15, 16, 19, 20, 21, 22, 24, 25, 26, 30, 32, 33, 34, 36, and 37.*
2. **The County relied on adequate information in reaching its environmental threshold determination.** The Applicants submitted a completed environmental checklist and additional information that the County found adequate to support review of the proposed rezone. Joint City/County public meetings were held to identify concerns with the proposal and many of the appeal issues were submitted in the comments prior to DNS issuance. Using a conceptual site plan designed to show a potential project that could be developed if the rezone were approved, County Staff estimated new traffic generation

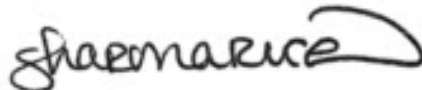
and concluded that road upgrades to provide access to the increased density of development would be feasible. County Planning Staff conducted site visits to verify the critical areas information in the environmental checklist. The nature and scope of information relied on were consistent with the SEPA regulations. WAC 197-11-330(1)(a)(ii). The County's DNS was based on information sufficient to evaluate the impacts of the proposed amendments. The information submitted by the Applicants in response to the appeal, including the "boots on the ground" wetland and creek review done by Ms. Palazzi and the Pocket gopher survey done by Ms. McMurray, corroborate the DNS. Findings 5, 8, 9, 10, 13, 19, 20, 21, 22, 24, 25, 26, 29, 30, 32, 33, 34, 36, and 37.

3. **The Appellants did not demonstrate probable, significant, adverse environmental impacts that would result from the rezone and land use map amendment.** Any future development of the site would be subject to review for compliance with then-applicable regulations. The site would be closely studied for slope, prairie habitat, and the exact extent and location of all critical areas - and all other County requirements - at the time development is proposed. Any development of the site would be constrained by required protections for critical areas. The number of units allowed to be built would be constrained by availability of adequate access. The Appellants' concerns that real property would be forcibly taken by the County or a future developer are misplaced. While they voiced opinions regarding what type of development is appropriate adjacent to cemeteries, the Appellants have not shown any adverse impacts to the cemetery from the proposed rezone. The Appellants' arguments essentially amount to generalized opposition to the proposed increase in density without showing any specific harm. Having failed to show any lack of compliance with applicable plans or regulations, their opposition is not sufficient to stop the owner of the adjacent property from doing what the law allows. Findings 15, 16, 18, 19, 20, 21, 22, 25, 26, 32, 33, 34, 35, 36, 37, 38, 39, and 40; *Sunderland Servs. v. Pasco*, 127 Wn.2d 782, 797 (1995)⁵; *Parkridge v. City of Seattle*, 89 Wn.2d 454, 462 (1978); *Maranatha Mining, Inc. v. Pierce County*, 59 Wn. App. 795 (1990).
4. Any arguments not addressed were deemed unpersuasive.

RECOMMENDATION

Based on the preceding findings and conclusions, the October 11, 2012 determination of non-significance should be upheld and the appeal should be denied.

DECIDED this 19th day of February 2013.



Sharon A. Rice
Thurston County Hearing Examiner

⁵ "While the opposition of the community may be given substantial weight, it cannot alone justify a local land use decision." *Sunderland Servs. V. Pasco*, 127 Wn.2d 782, 797 (1995).

City of Olympia

City Council

City Hall
601 4th Avenue E.
Olympia, WA 98501
360-753-8447

Approval of Agenda for Annual City Council Retreat

Agenda Date: 1/7/2014

Agenda Number: 6.B

File Number: 14-0024

File Type: decision

Version: 1

Status: Other Business

..Title

Approval of Agenda for Annual City Council Retreat

..Recommended Action

Committee Recommendation:

None

City Manager Recommendation:

Move to approve the agenda after discussion and edits as necessary.

..Report

Issue:

The City Council's annual goal setting retreat is scheduled for this coming Friday and Saturday, January 10-11. Approval of the proposed agenda will allow time for timely advance posting on the City's website. The proposed agenda is attached.

Staff Contact:

Steven R. Hall, City Manager, 360.753.8447

Presenter(s):

Steven R. Hall, City Manager

Background and Analysis:

Each year, the City Council meets for its annual goal setting retreat. In addition, to setting goals for the year, the Council will also determine intergovernmental assignments, Council Committee assignments, its annual calendar, and other pertinent information.

Ms. Kendra Dahlen, the retreat facilitator, has met with individual Councilmembers to gather topics and expectations for the retreat. Ms. Dahlen then met with the Mayor, Mayor Pro Tem, the City Manager, and other key staff to develop the draft. The proposed agenda is intended to provide an opportunity for the City Council's interests and issues.

Neighborhood/Community Interests (if known):

None

Options:

1. Accept proposed agenda

Agenda Date: 1/7/2014
Agenda Number: 6.B
File Number: 14-0024

2. Amend agenda

Financial Impact:
None at this time.

AGENDA

2014 OLYMPIA CITY COUNCIL RETREAT

January 10 – 11, 2014

Northeast Fire Station 04

3525 Stoll Rd SE

Olympia, WA 98501



Friday, January 10

11:30 a.m. - 5:00 p.m.

11:30 p.m. – 11:40 p.m.

WELCOME ~ RETREAT OVERVIEW ~ GOALS

Kendra Dahlen,
Facilitator,
Athena Group

- Councilmember Interview Themes
- Preparation for 2014
- Retreat Agenda
 - 2013 Goals and Accomplishments
 - Calendar and Assignments
 - 2014 Policy Priorities
 - 2014 Work Plan

11:40 p.m. – 12:30 p.m.

[continue through lunch]

INDIVIDUAL REPORTS

Councilmembers
Steve Hall,
City Manager

- Council Experience
 - What Worked Well in 2013?
 - Who helped with success?
 - Current and Emerging Issues:
 - What will impact 2014?
- 2013 City Councilmember Highlights
 - Personal Perspectives
 - Significant Achievements
 - Lessons Learned
 - Achieving High Performing Council Criteria
 - Personal Aspirations for 2014

12:30 p.m. - 1:00 p.m.

LUNCH

Kendra Dahlen,
Facilitator

- Review / Approve Criteria for Council Assignments
- Discussion
 - Council Committee Assignments
 - Inter-jurisdictional Assignments

1:00 p.m. - 1:30 p.m.

**COMMITTEE ASSIGNMENTS AND
APPOINTMENTS / APPROVE COUNCIL
CALENDAR**

Kendra Dahlen,
Facilitator,
Steve Hall,
City Manager

**PART I - 2014 POLICY AGENDA/
DEFINING CITY PRIORITIES**

[take break as needed]

1:30 p.m. - 1:45 p.m.

2013 GOALS and ACCOMPLISHMENTS:

- Adopt a Sustainable Budget
- Champion Downtown
- Change the Culture of Community Dev.
- Inspire Strong Relationships

Kendra Dahlen,
Facilitator,
Executive Team

1:45 p.m. - 3:00 p.m.

[Approx. 15 Min. per
Goal Area Group]

BREAK-OUT SESSIONS (Council will rotate)

- 4 Groups by Goal Area
- What are the issues / opportunities that will impact the City's 2014 policy agenda?
- Brainstorming / SWOT Analysis:
 - Strengths
 - Weaknesses
 - Opportunities
 - Threats

3:00 p.m. - 4:30 p.m.

[4 groups: 15 min. +
30 min. discussion]

BREAK-OUT SESSION REPORTS

- Presentation from each group
 - Current and Emerging Issues
 - Internal /External Issues
 - Opportunities, Strengths, Threats
- Common themes from group reports
- Revisions to Goals?

Kendra Dahlen,
Facilitator
All

4:30 p.m. - 5:00 p.m.

ADDITIONAL OR UNFINISHED ITEMS

ALL

6:00 p.m.

☞ SOCIAL DINNER ☛
The Waterstreet Cafe'
610 Water Street
Alcove Room

AGENDA

2014 OLYMPIA CITY COUNCIL RETREAT



Saturday, January 11

8:30 a.m. - 5:00 p.m.

PART II - 2014 POLICY AGENDA/ DEFINING CITY PRIORITIES

8:30 a.m. - 8:40 a.m.	ARRIVE, MINGLE, REFRESHMENTS	
8:40 a.m. - 8:45 a.m.	WELCOME ~ OVERVIEW OF DAY <ul style="list-style-type: none">• Friday Accomplishments• Part II: Policy Agenda• Flexibility in agenda and schedule	Kendra Dahlen, Facilitator, Athena Group
8:45 a.m. - 10:00 a.m.	FRAMEWORK - ULTIMATE POLICY INTENT <ul style="list-style-type: none">• Policy Framework• Inter-relationships of Goal Areas• CP&D Planning Projects• Actions and Outcomes	Faith/Kendra Faith Leonard Bauer Faith/Kendra
10:00 a.m. - 10:15 a.m.	BREAK	
10:15 a.m. - 12:00 p.m. [Discussion may extend into lunch]	ECONOMIC REDEVELOPMENT OF DOWNTOWN <ul style="list-style-type: none">• CRA Decisions• Action Plan - First Steps• Purpose, Process and Outcomes• Discussion• Next Steps	Faith Trimble, Facilitator, Athena Group, Keith Stahley, Director, CP&D And Lorelei Juntunen, Senior Planner, Econorthwest
12:00 p.m. - 1:00 p.m.	LUNCH ~ WALK / STRETCH/FRESH AIR	

1:00 p.m. – 3:30 p.m.

2014 GOALS AND WORKPLAN

- Review results from Friday Break-Out Sessions
- Issues and Approach per Goal Area
- Action Plans and Activities
- Roles and Responsibilities
- Measures
- Partnerships
- Timeframes

Kendra Dahlen,
Facilitator
ALL
Keith Stahley,
Director CP&D
Leonard Bauer,
Deputy
Director, CP&D
Jay Burney,
Assistant City
Manager

3:30 p.m. - 3:40 p.m.

BREAK

3:40 p.m. – 4:30 p.m.

COMMUNICATION

- What is working well?
- What to improve?
- How to improve?
- How /when do we 'tell the story?'
- Pro-active vs. Reactive
- Levels of Public Participation (IAP2)

Kendra Dahlen,
Facilitator
ALL

4:30 p.m. – 5:00 p.m.

WRAP UP

- Next Steps to Achieve 2014 Workplan

Kendra Dahlen,
Facilitator
Steve Hall,
City Manager

Thank You and Enjoy Your Evening!



'People of the Water'
by
Andrea Marie Wilbur-Sigo

DRAFT