



City of Olympia

City Hall
601 4th Avenue E
Olympia, WA 98501

Contact: Amy Buckler
(360) 570-5847

Meeting Minutes Planning Commission

Monday, September 17, 2012

6:30 PM

Room 207

Regular Meeting

1. CALL TO ORDER

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

1.A ROLL CALL

Present: 8 - Commissioner Judy Bardin, Commissioner Roger Horn, Commissioner Paul Ingman, Vice Chair Larry Leveen, Commissioner Jerome Parker, Commissioner James Reddick, Commissioner Rob Richards, and Chair Amy Tousley

Excused: 1 - Commissioner Agnieszka Kiswa

2. APPROVAL OF AGENDA

Mid-way through deliberations on the Foundations topic, the Commission will hold their first public comment period of the evening regarding the Comprehensive Plan Update, and then take a 5 minute break.

After the Foundations topic concludes, the Commission will hold a second comment period.

The agenda was approved as amended.

3. PUBLIC COMMENT

No general public comments.

4. ANNOUNCEMENTS

Staff Amy Buckler informed the Commission of issues remaining with the recording mechanism used for Planning Commission meetings. The recording of the Planning Commission's Monday, September 10, 2012 meeting was not available to publish to the City website on Tuesday, September 11th. The City is working with the vendor to find a solution to the problem.

Chair Tousley announced the City Council will vote whether or not to confirm the Olympia Planning Commission to remain as a nine-member body.

5. BUSINESS ITEMS

[12-0515](#)

Briefing on Two Proposed Rezones in Olympia Urban Growth Area

Attachments: [Proposed French Road and Chambers Rezone Staff Report](#)
 [Proposed Medela Rezone Staff Report](#)

Chair Tousley introduced Thurston County Senior Planner Jeremy Davis and Thurston County Associate Planner Christy Osborn.

Mr. Davis briefed the Commission on the rezone proposal for reconsideration of the City's Urban Growth Area Boundary and zoning for property in the French Loop/Road and Butler Cove Study Area, and the South Olympia/Chambers Study Area.

Commission discussion with County Planner Davis:

- Some existing properties will be provided an opportunity to unhook from older septic systems and hook-up to City sewer services.

- Property owners currently on City sewer whose properties are taken out of the UGA continue to be serviced by the City of Olympia; however, it precludes them to be annexed by the City any time in the future until re-included back into the UGA.

- Option 1 - Topography limits extending sewer service in this area which supports downzoning the area to Residential 1 unit per 5 acres.

- Thurston County Commissioners are the ultimate decision-makers in the process.

Mr. Davis briefed the Commission on the rezone proposal for reconsideration of the City's Urban Growth Area Boundary and zoning for property in the South Olympia/Chambers Study Area noting the following:

Commission discussion with County Planner Davis:

- Chambers Ditch was originally developed to allow for agricultural and farming to drain the present wetlands.

- R4-CB Chambers Basin, a good option and in-line with the Olympia UGA zoning Ordinance.

- Implementing R1-5, residential 1 home in 5 acres, in the Chambers Basin area remains somewhat consistent with the Comprehensive Plan except in this case Macmore is a holding zone for future development.

- Property owners in the southern portion of the study area are concerned with flooding issues caused by increase in development.

- Above ground Glendon septic systems accommodate the challenges in the high groundwater area.

- County standard for stormwater ponds is 6 ft. separation between the high point of groundwater and the bottom of the stormwater pond.

Thurston County Associate Planner Christy Osborn briefed the Commission on a Joint Plan Site Specific Land Use Plan and Rezoning Amendment for 9.01 acres, Medela property, at 8th Avenue SE and Steele Street in Olympia.

Commission discussion with County Associate Planner Osborn:

- Suggestion raised to include a bicycle/pedestrian path to Devoe Street consistent

with Olympia's Comprehensive Plan.

- Clarified the proposal is to change the zoning from R4-8 units per acre to Residential Multifamily up to 18 units per acre for the subject property and the two properties to the south.
- Indian Creek is under the Puget Sound Energy site, east of the project site.
- Guided by the City of Olympia landscaping code, construction under zoning RM-18 requires only a landscaping buffer.
- Potential wetlands exist on the adjacent Puget Sound Energy property however not on the subject property or the adjacent properties to the south.
- There is no actual direct access from the subject property to I-5. Access is provided by City roadways and Pacific Avenue.
- A barrier wall buffer is normally erected by the Washington State Department of Transportation as part of mitigation, not usually the property owner's responsibility. Associate Planner Osborn will research and confirm for the Commission.

The report was received.

[12-0516](#)

Deliberations on CFP Recommendation Letter to City Council

Attachments: [UAC.2013 Prelim CFP Recommendation](#)
 [PRAC.2013 Prelim CFP Recommendation](#)

Finance Subcommittee Chair Horn and Subcommittee members Reddick, Leveen, Kizza, and Bardin briefed the Commission on the substance of the draft CFP letter.

- The Commission reviewed the letter and made changes.
- Commissioner Horn will try to get the CFP letter changes to staff by Wednesday, October 17th, for inclusion in the October 22nd Planning Commission meeting packet.

Recessed at 8:15, and took a five minute break.

The report was received.

[12-0517](#)

PUBLIC HEARING & Initial Deliberations on Comprehensive Plan Update: Foundations (Process & Assumptions)

- Attachments:**
- [1. OPC Initial Deliberation Topics](#)
 - [2. Topic Summary. General Assumptions](#)
 - [3. Scope of Update with staff response.](#)
 - [4. Comp Plan Relationship to Other Planning Documents](#)
 - [5. Topic Summary. Growth Management Act Compliance Scope & Schedule](#)
 - [6. GMA Checklist](#)
 - [7. Influences and Effects](#)
 - [8. Topic Summary. Growth Forecasting](#)
 - [9. TRPC forecast model](#)
 - [10. Summary Presentation of OFM Projections](#)
 - [11. OFM projections data and methods draft report](#)
- [Public Comments from July 27 to Sept 12 2012](#)

Determined to have 20 minute discussion; pause for public comment. Break at 9:50 p.m. for public testimony.

Introductory briefings from staff: Associate Planner Amy Buckler and Planning Manager Todd Stamm. Orient Commissioners to elements of the meeting packet and requests that staff leave tonight with requests for additional information or a desired outcome for the final deliberations.

- Confirmed that those sub-sections that had been accidentally deleted due to a clerical error approximately a year ago had been replaced with this update (schools, cable television).

- The document is confusing and not relatable unless it is grounded in a sense of or identification of place.

- Staff reiterates that the document distributed lists examples of issues that potentially arise from anticipated or real growth. It is in a "report card" format; staff will not expand on this model.

Break for public testimony: 9:00 p.m.

02:30:57 Carol Richmond, 3003 Langridge Loop NW, Olympia, WA: This update is a departure from the previous plan; scope of the update looked minimal; urges Commissioners to look at the future planning horizon-very different from the past 20 years; adopt a carbon reduction goal.

02:34:26 Walt Jorgenson, 823 North Street, Tumwater, WA: Population highlights excerpts from state demographer; method for projections, affects of the recession, county population distributions; revisit those validations/methods/assumptions; determine the county planning target.

02:37:54 Rachel Newmann, 2005 Water St, Olympia, WA: Consider integrating a livability index and a happiness index to evaluate the quality of life in the city.

Conclude public comment: 9:12 p.m.

Commission discussion.

- The Comp Plan is not a regulatory document. Staff acknowledges 'Sutton' decision.

Staff would need to start over with major changes to the document if the courts confirm the Plan is a regulatory document.

- Darren Nienaber, Deputy City Attorney: Notes that there is a completely conflicting court decision by a Judge Pomeroy. Neither decision has to do with the requirements of the GMA; as part of the update process, the city must implement the Plan through development regulations. Implementation is through specific development regulations.

- For the record, Commissioner Parker notes that he feels the 'Pomeroy' decision does not have bearing on the 'Sutton' decision.

- Use more specifics in the Plan; for example, we have a policy that addresses sea-level rise, but not carbon reduction.

- The Plan is not a static document; there are opportunities for annual updates.

- Information on population projections irrelevant - climate change and the economy will have more impact on population projections.

- Information request: Can we get information on how other communities have adapted Comprehensive Plans for adaptive, responsive planning?

- Comfortable with population projection - add language that these are uncertain times in planning, and the existing population projections are the best that can be relied on at this time.

- The new population projections will be provided in the next few months and will be provided to Commissioners.

- Information request - note for OPC what parts of the Plan are directly affected by population projections; identify where, if any, if population changes.

- Birth-rate seems to have lowered. The over-65 population is projected to grow. There doesn't seem to be any goals or policies addressed at accommodating aging population. Does the Plan include language on the impact of environmental degradation on the human population?

- Suggest discussion for a 'state of the city' report. Credibility would be enhanced by a brief statement of what needs to change; what are the burning issues/challenges; things that we'd like to see improved.

- Alignment of Comp Plan and other planning processes. There is an opportunity with the development regulations, Action Plan, and SMP to do something significant.

- There will be difficulty in meeting performance measures when the city is impacted by factors out of our control.

- Concerned that such issues as the backlog of foreclosures may mean less robust economy. May affect the Economic section.

- Public comment: Sustainable Thurston did an analysis on housing - tracking housing through a HUD grant. Commissioner Parker will follow-up with TRPC staff member Thera Black.

9:42 p.m.: *Second request for public comment.*

03:13:34 *Lou Guethlein, 3222 Wiggins Rd SE, Olympia, WA: Annual amendments build flexibility and adaptiveness into the process; need long-term review for stability; according to Sustainable Thurston-building houses at a higher rate than creating jobs for those new residents; the Plan includes goals and policies to control carbon footprint.*

The Commission requested additional information and started a "parking lot list" of issues to address during final deliberations. Staff will maintain the list.

Agenda item closed at 10:00 p.m.

The public hearing was held and closed.

6. REPORTS

Chair Tousley announced that the Leadership Team will meet on Friday, September 21.

Commissioner Richards announced the CPU Subcommittee has not met since the last Commission meeting.

Commissioner Horn reported on the Finance Subcommittee meeting on September 12. At the meeting, there was a lively discussion about the long-term financial strategy. The Mayor would like the OPC Finance Subcommittee to provide some recommendations regarding the long-term financial strategy. Thus, the subcommittee may need to meet one more time in early October to draft recommendations and bring them back to the full Commission.

Chair Tousley announced the City of Olympia is making some changes to the City's flood plain ordinance. The amendments will go straight to City Council for a public hearing on October 2, and adopt on October 9.

In addition, the Council has referred urban agriculture code amendments to the Commission for a recommendation this year; staff and Chair Tousley are looking into the request.

7. ADJOURNMENT

The meeting adjourned at 9:36 p.m.