



City of Olympia

City Hall
601 4th Avenue E
Olympia, WA 98501

Information: 360-753-8447

Meeting Minutes City Council

Tuesday, March 26, 2013

7:00 PM

Council Chambers

1. ROLL CALL

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

1.A ANNOUNCEMENTS

Mayor Buxbaum noted the Council met earlier in the evening in Executive Session regarding a real estate matter. No decisions were made and the City Attorney was present.

1.B APPROVAL OF AGENDA

Councilmember Langer moved, seconded by Councilmember Hankins, to approve the agenda. The motion carried by the following vote:

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

2. SPECIAL RECOGNITION

2.A [13-0198](#) 2013 Construction Projects

Technical Services Director Debbie Sullivan provided an overview of current and upcoming construction projects.

The report was received.

3. PUBLIC COMMUNICATION

Mr. Philip Cornell, 1502 15th Ave SW, newly elected president of the Southwest Neighborhood Assn., stated there are no sidewalks from 9th to 11th Avenue and this is a safety concern. He asked that this project be moved up on the list of priorities.

Ms. Sara Pete', Senior Librarian of Adult Services at Timberland Regional Library, shared upcoming events to be held at the library.

Mr. Jim Reeves spoke of the healing artesian waters in Olympia.

Mr. James Wellings, a former homeless individual, spoke of the plights of the homeless and suggested they be given disaster awareness training.

COUNCIL RESPONSE TO PUBLIC COMMUNICATION (Optional)

Councilmember Rogers stated the artesian water is the only water her friend uses for health reasons.

Mayor Buxbaum and Councilmembers Langer and Roe thanked Ms. Pete' for information on the library.

Mayor Buxbaum thanked Mr. Wellings for his information and said he would like to get him in touch with Theresa Slusher of Thurston County.

4. CONSENT CALENDAR

- 4.A** [13-0261](#) Approval of March 19, 2013 City Council Meeting Minutes

The minutes were adopted.

- 4.B** [12-0854](#) Approval of Hearings Examiner Appointment

The decision was adopted.

- 4.C** [13-0127](#) Approval of Finance Committee Workplan

The decision was adopted.

- 4.D** [13-0157](#) Approval of 12th Avenue Storm Utility Easement

The decision was adopted.

SECOND READINGS - None

FIRST READINGS

- 4.E** [13-0204](#) Approval of Amendment to Ordinance 6835 (Operating Budget)

The ordinance was approved on first reading and moved to second reading.

- 4.F** [13-0205](#) Approval of Amendment to Ordinance 6833 (Special Funds)

The ordinance was approved on first reading and moved to second reading.

- 4.G** [13-0207](#) Approval of Amendment to Ordinance 6827 (Capital Budget)

The ordinance was approved on first reading and moved to second reading.

Approval of the Consent Agenda

Councilmember Langer moved, seconded by Councilmember Roe, to adopt the Consent Calendar. The motion carried by the following vote:

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

5. PUBLIC HEARING None

6. OTHER BUSINESS

6.A [13-0105](#) Approval of West Bay Sidewalk Public Art Design

Program Manager Stephanie Johnson and Arts Commission Chair Trent Hart reviewed public art proposals.

Councilmember Rogers suggested alternative funding for the art work.

City Manager Steve Hall said the ordinance allows one percent of major construction projects over \$500,000 to be used for art projects.

Councilmember Cooper moved, seconded by Councilmember Hankins, to approve public art design Walking on Land by Water by Carolyn Law for the West Bay Sidewalk Project. The motion carried by the following vote:

Aye: 6 - Mayor Buxbaum, Mayor Pro Tem Jones, Councilmember Cooper, Councilmember Hankins, Councilmember Langer and Councilmember Roe

Nay: 1 - Councilmember Rogers

6.B [13-0255](#) Status Report on Planning Commission's Recommendation on Comprehensive Plan and Next Steps

Associate Planner Amy Buckler reviewed progress on the Comprehensive Plan to date. She said she is pleased to announce the Planning Commission completed their deliberations on schedule.

She noted the plan will be online May 20 along with online tools. She then reviewed next steps in the process.

Planning Commission Chair Jerry Parker reviewed major topics of the plan.

Councilmember Langer thanked everyone who worked so hard on this plan and noted the Land Use and Environment Committee will discuss this issue at this Thursday's meeting.

Councilmember Roe thanked members of the Planning Commission for their work and welcomed the new Chair. She suggested our website keep citizens up to date on the progress.

The report was received.

6.C [13-0176](#) Continued Deliberation on the Shoreline Master Program

Community Planning and Development Director Keith Stahley reviewed the items to be covered in this evening's deliberations. These include:

Department of Enterprise Services (DES) issues

Heights

Stepbacks

West Bay planning process

Next steps

Council direction to staff

He noted the videos from last week's Mithun presentations are now online for viewing. Mr. Stahley gave a brief history of the West Bay area and provided details for the various issues.

DES Issues (Marathon Park)

- Trail and road will be maintained.
- Restroom may be relocated.
- Impacts on future dredge operations on the lake will be minimal.

Heights

- A map was shown indicating various heights along the shoreline.
- On West Bay Drive, the view blockage can only be up to 45 percent, and the height is limited to 42 feet, but by providing a waterfront trail, this can be increased.

Buffers and Setbacks

- There are no changes to the setbacks as previously identified.

West Bay Planning Process

- This is a unique plan and led to the West Bay Drive Design Review Standards, included in the development regulations.
- These can be amended through the zoning code amendment process, i.e., stepbacks.

Mayor Buxbaum asked to add a discussion about incentives and priorities by reach.

Discussion on the trail and incentives to provide a trail

- There is no requirement to provide a trail.
- If a waterfront trail is installed, there could be blockage of up to 70 percent of view from West Bay Drive and a maximum building height of 42 feet. If higher than 42 feet, then only 45 percent blockage is allowed. Also, anything over 42 feet would need to include a residential component.
- Having a trail and access to the water is critical.
- Stepbacks and design review will have an impact on view blockage.

Mayor Pro Tem Jones suggested a change to height limitations on Reach 6A between Marine Drive and Olympia Avenue, allowing greater height allowances as you move farther from the waterfront.

After considerable discussion on this issue, Mayor Pro Tem Jones moved, seconded by Councilmember Roe, that in reach 6A, height restrictions be established in the first 100 feet upland from the ordinary high water mark to a limit of 35 feet; the next 50 feet landward be limited to 45 feet in height; and the remainder of the shoreline jurisdiction be allowed to reach the full 65 foot height. The motion failed by the following vote:

Aye: 3 - Mayor Pro Tem Jones, Councilmember Cooper and Councilmember Roe

Nay: 4 - Mayor Buxbaum, Councilmember Hankins, Councilmember Langer and Councilmember Rogers

Mayor Pro Tem Jones suggested the setbacks be made a part of the City's design standards instead of the Shoreline Master Program. Council agreed.

Mayor Pro Tem Jones suggested including a full sized urban pathway 12 feet or wider with 24-hour public access and a more natural shoreline within the Budd Inlet shoreline. Council agreed.

Mayor Buxbaum stated the west side of the Bayview parking lot has a steep rip rap wall. Beyond that is Percival Landing on piers, which is not sustainable. He suggested a better solution would be to bring the boardwalk to the shoreline as has been done on Percival Landing behind the Les Schwab building. He said he is looking for continuing what we've done in Phase II of Percival Landing through a public/private partnership and would like to incentivize a continuation or extension of this form of Phase II all around Percival Landing to the 4th Avenue Bridge.

Mayor Pro Tem Jones suggested that the development standards might address orientation.

With regard to Reaches 4 and 5A, Council agreed that the area from the 5th Avenue Bridge to the Port Plaza would be designated commercial waterfront, which is scaled to people on the waterfront side and attractive with amenities that attract quality development to the area.

Other suggested incentives include a softened shoreline on Reach 5A, and physical access to the shoreline.

Council agreed to ask staff to bring back the incentives for 4, 5A, and 5C in the next draft, which will include flexibility, clarity, and definitions regarding setbacks.

NEXT STEPS

Mr. Stahley noted the next draft will come forward to Council on May 14.

Mayor Pro Tem Jones suggested a change to the timeline which would allow the written record to stay open an additional one to two weeks, and then hold a public hearing. Staff agreed to look at the process and bring back a revised timeline in April.

7. CONTINUED PUBLIC COMMUNICATION

8. REPORTS AND REFERRALS

8.A COUNCIL INTERGOVERNMENTAL/COMMITTEE REPORTS AND REFERRALS

Mayor Pro Tem Jones reported he attended the Transportation Policy Board meeting.

Councilmember Roe reported the General Government Committee interviewed candidates for various advisory boards. The Planning Commission and Utility Advisory Committee interviews will take place April 18. She reported highlights from the PBI meeting she attended.

Councilmember Langer suggested the candidates for the Hearing Examiner position who were not appointed be added to the Pro Tem list.

Mayor Buxbaum noted the Finance Committee met and agreed to approve moving forward with funding the LED street light conversion program.

8.B CITY MANAGER'S REPORT AND REFERRALS

Mr. Hall said the City is replacing the sewer pump at Percival Landing and the bid award will come to Council on a future agenda.

9. ADJOURNMENT

The meeting adjourned at 10:55 p.m.