



## Meeting Minutes

City Hall  
601 4th Avenue E  
Olympia, WA 98501

### Land Use & Environment Committee

Information: 360.753.8244

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**Thursday, December 10, 2015**

**5:30 PM**

**Council Chambers**

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#### 1. ROLL CALL

**Present:** 2 - Chair Steve Langer and Committee member Julie Hankins

**Excused:** 1 - Committee member Jeannine Roe

#### OTHERS PRESENT

Community Planning and Development Director Keith Stahley  
Deputy Director Leonard Bauer  
Senior Planner Amy Buckler  
Associate Planner Michelle Sadlier  
Program Specialist Bonnie Herrington  
City Manager Steve Hall  
Public Works Director Rich Hoey  
Manager Andy Haub  
Senior Planner Laura Keehan  
City Engineer Fran Eide  
City Surveyor Ladd Cluff  
Associate Planner Jesse Barham  
Parks, Arts, and Recreation Associate Director David Hanna  
Deputy City Attorney Darren Nienaber  
Assistant City Attorney Annaliese Harksen  
Port of Olympia Business Development Senior Manager Mike Reid  
Harbor Master Bruce Marshall

#### 2. CALL TO ORDER

Chair Langer called the meeting to order at 5:32 p.m.

#### 3. APPROVAL OF MINUTES

- 3.A [15-1185](#) Approval of November 19, 2015 Land Use and Environment Committee Meeting Minutes

**The minutes were approved.**

#### 4. COMMITTEE BUSINESS

- 4.A [15-1170](#) Low Impact Development Code Revisions Update

One handout, LID Elements/Low Impact Development Overview was distributed.

Mr. Haub announced an anticipated final Code Revisions update to Council in Spring 2016. He discussed revision elements required by the Washington State Department of Ecology (WSDOE) now ready for public review. The Utility Advisory Committee (UAC) is writing recommendations to be forwarded to the Planning Commission and City Council, and staff will meet with local residents in a focus-group for input.

Discussion:

- Importance of developer participation for relevant expertise in future planning.
- Low-impact development implementation results will take some time to be recognized by the public.
- There is currently no baseline measuring of water quality at the site level by City staff, and they will be relying on the WSDOE's regional analysis.

**The report was received.**

**4.B**     [15-1171](#)     West Bay Restoration Assessment Update

Mr. Barham gave an update including comprehensive analysis of shoreline restoration options and public access; project area starts at 5th Ave and continues out to City limits at Dunlap Towing. Forty acres of fill have been placed since early 1870s. The City is looking to restore natural processes as much as possible. Properly functioning shoreline can be seen at Priest Point Park (driftwood, sand/gravel mix, native vegetation, less steep slope). Salt Marsh at Priest Point is an alternative idea for West Bay. One concept is to decrease the slope. Objectives include: Compatible with restoration, trail corridor-bike/pedestrian, visual and physical access to water.

Next steps:

1. Early January-final report,
2. Late January/February-stakeholder involvement (NA's and shoreline owners),
3. February-public open house,
4. 2017-Westbay Park master planning.

He noted the Squaxin tribe is fully participating in the process: commenting, meeting and discussing. The City is not collecting Geotechnical data right now, but that is a concern that should be addressed.

**The report was received.**

**4.C**     [15-1191](#)     Port of Olympia Development Plan Update

Three handouts were distributed: Port of Olympia 2013-2025 Strategic Plan/Vision 2025, Comprehensive Scheme of Harbor Improvements, and Port of Olympia 2011 Development Guidelines.

Mr. Reid gave a PowerPoint presentation. He believes the City and the Port can work together on most of the downtown strategy currently being discussed. He gave a brief overview of what planning at the Port of Olympia looks like, including: The Strategic Plan, Comprehensive Scheme of Harbor improvements, and 2011 Development Guidelines (closest nexus to what they would be updating to work with the downtown strategy).

East Bay District Redevelopment: the Port still has six available parcels to develop. Their intent for this area is to take advantage of high volume frontage with commercial and retail uses, and the waterfront views and access. Development character in this area should be a pedestrian-oriented, walkable, business district. Walker John is interested in parcels #2 and #3. The Port has a one-year agreement with Mr. John while he figures out how he can use the parcels.

Swantown District: The Strategic Plan would include a marina village retail shopping and office complex, 159-slip marina expansion, marine fuel dock, and related services for recreational boaters.

2011 Development Guidelines include: 404 permit land use restrictions, landscaping guidelines, transportation network, design concepts, etc.

Chair Langer stated he appreciates the relationship between the City and the Port, and commented he would like to see some sort of hospitality installation (hotel) that is more than two blocks from the freeway.

Mr. Marshall gave an update about Swantown Marina Fuel Dock. The commission has not made a decision on the fuel dock - staff is applying for permits and hopes to present in March or April and get a decision from the commission at that time.

Development in South Marina: The Port refers to this as South Marina Project - small boat dock addition amongst other small projects. The Port has recorded guest moorage of 2500-3000 per year.

**The report was received.**

**4.D**      [15-1056](#)      Recommendation to Improve Right of Way Acquisition Process for Projects Previously approved by the City Council

Two handouts were distributed: Transportation with Impact Fees and Ordinance. Ms. Eide began the discussion with a brief overview of the area prompting this acquisition process improvement - Boulevard and Morse-Merryman.

Mr. Cluff walked the Committee through the current general process of acquisition.

Ms. Harksen spoke on behalf of Mark Barber to strongly express his legal support for this change on behalf of the City's legal team.

There are two exceptions from requiring Council approval in the current ordinance and

this is a suggestion to add a third exception for projects previously approved by Council in the Capital Facilities Plan.

Discussion:

- Concerns by property owners who want the extra step allowing them the opportunity to contemplate the agreement longer.
- Highlighting the right-of-way acquisition issues when the Capital Facilities Plan is presented to Council.

**Committee member Hankins moved, seconded by Chair Langer, to forward the recommendation to Council for approval. The motion carried by the following vote:**

**Aye:** 2 - Chair Langer and Committee member Hankins

**Excused:** 1 - Committee member Roe

## 5. ADJOURNMENT

The meeting adjourned at 7:16 p.m.