



# City of Olympia

City Hall  
601 4th Avenue E  
Olympia, WA 98501

Contact: Amy Buckler  
(360) 570-5847

## Meeting Minutes Planning Commission

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**Monday, October 7, 2013**

**6:30 PM**

**Council Chambers**

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### 1. CALL TO ORDER

Chair Parker called the meeting to order at 6:32 p.m.

#### 1.A ROLL CALL

**Present:** 8 - Chair Jerome Parker, Vice Chair Judy Bardin, Commissioner Kim Andresen, Commissioner Jessica Bateman, Commissioner Darrell Hoppe, Commissioner Roger Horn, Commissioner Carole Richmond, and Commissioner Missy Watts

**Excused:** 1 - Commissioner Max Brown

### 1. OTHERS PRESENT

Staff Present:

Community Planning and Development Deputy Director Leonard Bauer, Associate Planner Amy Buckler, Public Works Senior Planner Sophie Stimson

Guests Present:

Olympia Building Official Tom Hill, Joseph Becker with Ion EcoBuilding, Doug White with Brand X Design & Construction, Jim Greene with Greene Realty Group, Thurston Regional Planning Council Senior Planners Thera Black and Veena Tabbut

### 2. APPROVAL OF AGENDA

**Aye:** 8 - Chair Parker, Vice Chair Bardin, Commissioner Andresen, Commissioner Bateman, Commissioner Hoppe, Commissioner Horn, Commissioner Richmond and Commissioner Watts

### 3. PUBLIC COMMENT

Chris Van Daalen with the NW Eco Building Guild announced the "Vision To Action Series" and 2 upcoming events; the Sustainability Symposium at South Puget Sound Community College on Saturday Oct. 26 and; a sub area planning symposium at City Hall on June 6th.

Bob Jacobs asked about where, and why, the density numbers are used, and if they are appropriate for Olympia. Chair Parker explained that there will be many opportunities for the public to give the commission their input regarding this subject.

Jeffrey J. Jaksick gave an example of an infill community in Seattle that was poorly done and has caused many unforeseen problems. He stressed that Olympia is a unique place and the solutions that work best for this area need to be put forward by thinking creatively, involving the public, and then translating that into action. He believes this is the best form of planning.

Vice Chair Bardin remarked that density numbers need to be more explicit and the commission is working on developing clearer language. Ms. Buckler told the Commission there were new handouts in the packets they received for tonight's meeting that redefined and clarified the language regarding density.

#### **4. ANNOUNCEMENTS**

The public was invited by staff to contact City Hall and ask to speak with the planner on site with any questions they have regarding tonight's presentation and discussion.

#### **5. INFORMATION REQUESTS**

Vice Chair Bardin would like to receive new information regarding the projections about population and density.

#### **6. BUSINESS ITEMS**

##### **13-0803            Special Presentation: Small Infill Housing**

Ms. Buckler made a presentation about duplexes, accessory dwelling units (ADU), and townhouses entitled "Small Infill Housing". The square footage and details specific to each housing type were described. Building heights, setbacks, parking, garage standards, and building and site design were outlined. The attachments provided to the Commission accompanying this presentation can be viewed by the public on the City's website on the calendar tab.

Ms. Buckler introduced the panel members: Mr. Hill; Mr. Becker; Mr. White; Mr. Greene.

##### **Panel Discussion:**

- Description of how impact fees and general utility charges are differentiated.
- The challenges faced by builders and the reasons they don't purchase infill lots.
- Why smaller builders are sometimes more likely to buy and build in town.
- Past and current land values and their effect on building.
- Initiatives to help owner builders do green building.
- Innovative building projects that are happening locally, regionally and nationally.
- ADUs as responsible, thoughtful solutions to keeping neighborhoods intact.
- Examples that demonstrate good design and neighborhood compatibility.
- Backyard programs in Seattle and Toronto.
- The current constraints in building ADUs and the need to be more flexible regarding uses.
- Using the existing sewer, water, etc., infrastructure.
- Additional general facility fees for use.
- Impact fee increases.

- How the current fee schedule does not adequately cover additional usage.
- Waste water and the consideration of new volume based fees.
- Land value recovery in a depressed economy.
- The increasing demand for multiple dwellings.
- What happens when properties change hands.
- Enforcement is problematic.
- Impact fees for ADUs.
- Problems with current setbacks.
- City website online brochure outlining flexibility on setbacks.
- How Vancouver's civic renewal lab, a project based public participation model, could be duplicated.
- The percentages of new homes without buildings versus additions to existing homes.
- Contacting panel members with questions via email.
- This is an ongoing conversation and will continue to be studied by the Commission.

**The report was received.**

**13-0804            Briefing: Regional and Local Transportation Plans & Strategies  
                          Related to the Urban Corridors (Cont. review of the 'Urban  
                          Neighborhoods' proposals)**

Thurston Regional Planning Council Senior Planner Thera Black presented "Urban Corridors" which described the Transportation Strategies and the urban corridor. She began by reading a priority goal of the Sustainable Thurston Vision: "to create vibrant centers, corridors, and neighborhoods while accommodating growth" which means that density and corridors need to be in alignment with the way we grow our communities. Options available to Thurston County and their relevancy were described and plans since the enactment of the Washington State Growth Act in 1993 were outlined. Copies of the report were distributed.

Public Works Senior Planner Sophie Stimson presented the Transportation Mobility Strategy. Redevelopment efforts, financing options, and the smart corridors project were covered. She and Thurston Regional Planning Senior Planner Veena Tabbut answered questions.

**Commission Discussion and Answers:**

- The 5 lane limit will not preclude the development of light rail or bus express. In many other cities this occurs on the urban corridors. For the Thurston region Inter City Transit is the sole transit authority with connections to other transit authorities.
- The quarter mile designation along the corridors indicates the distance length that people are willing to walk to shopping. The vision for greater density along the corridors, meaning less sprawl, will only happen if funding is made available to implement this vision.
- Research about people who live near highly traveled roadways establishes that health risks, especially respiratory, and other problems, are greater. These health risks are associated with very large numbers of vehicles and the area being discussed encompasses only about one tenth of that. Statistics from other areas are very different depending on how metropolitan, etc. the areas are, and cannot be compared with an area this size. This has been discussed in the Tumwater region with retail on the corridor and residential set back in a buffered zone.
- On 2nd Ave. in Seattle there are very few commercial enterprises along the bus route and

this seems problematic.

-A node is a district or place, a walkable area along the corridor which can be small or large. Residents need to be able to get from node to node relatively quickly using alternative transportation in order to reduce the use of cars.

-A corridor district is another way of describing an area of urban activity that identifies a unique area on the corridor.

-The current speed limit is 25 to 35mph, but generally the desire is for slower traffic. Because streets must be designed to create this, simply changing the posted limit does not work. This presents a new challenge for designers, especially on arterial roadways.

Mr. Bauer expressed his appreciation for the presentations. They are very helpful to the Commission in reviewing the May addendum and the urban neighborhood proposals in the addendum. Questions for the Commission to consider when deliberating were presented.

**The report was received.**

**13-0805 PUBLIC HEARING & Deliberation: OPC Recommendation on the Draft 2014-2019 Capital Facilities Plan**

The Public Hearing was opened and the public was invited to submit testimony. Chair Parker asked for comments 3 times and closed the hearing when no members of the public came forward to comment.

Chair Parker moved, seconded by Vice Chair Bardin, to accept Commissioner Horn's draft of the letter to Council as the base document for submission at the October 8th council meeting. Chair Parker moved and Vice Chair Bardin seconded to add Commissioner Richmond's recommendations regarding neighborhood park acquisition on page 3, as an amendment to the letter. Commissioner Andresen questioned why, after so much review, were they adding additional language? Commissioner Richmond explained that it was in response to Chair Parker's questions during review which was new material and not included in their packets before tonight. Commissioner Andresen expressed concern that they did not have sufficient time to reevaluate the new material. The new material is more of a refinement than a substantial change. Commissioner Hoppe asked for more clarification on the maintenance part of the new material.

Vote to amend the draft letter by adding the paragraphs 1 and 3 in Commissioner Richmond's revision was taken. Chair Parker, Commissioner Watts and Andresen voted Nay and the vote failed.

Commissioner Bateman reported that Parks Committee (PC) had met and agreed with all the recommendations by the Commission on the Capital Facilities Plan. There were 3 areas that the committee wanted emphasis on; maintenance of existing park buildings and systems has the highest priority; new bonds should support the purchase of new parks; the need to develop comprehensive funding plan for development and maintenance of new parks and funding for the maintenance of existing parks has to be instituted. Where that funding will come from needs to be determined. Commissioner Andresen asked about the current funding coverage and discussion followed. Because the New Parks Plan has to be updated every 6 years current funding covers through 2016. There was conferment of committee to



The meeting adjourned at 10:10 p.m.

### **Accommodations**