



City of Olympia

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Meeting Minutes Planning Commission

Monday, November 4, 2013

6:30 PM

Room 207

1. CALL TO ORDER

Chair Parker called the meeting to order at 6:28 p.m.

1.A ROLL CALL

Present: 9 - Chair Jerome Parker, Vice Chair Judy Bardin, Commissioner Kim Andresen, Commissioner Jessica Bateman, Commissioner Max Brown, Commissioner Darrell Hoppe, Commissioner Roger Horn, Commissioner Carole Richmond, and Commissioner Missy Watts

OTHERS PRESENT

Staff Present:

Community Planning and Development Deputy Director Leonard Bauer, Principal Planner Todd Stamm, Public Works Senior Program Specialist Ron Jones

Guests Present:

Olympia School District Assistant Superintendent Jennifer Priddy, Coalition of Neighborhood Associations (CNA) Chair Bob Jones and Vice Chair Phil Schulte

2. APPROVAL OF AGENDA

The agenda was approved.

3. PUBLIC COMMENT - None

4. ANNOUNCEMENTS

The last public forum on the Comprehensive Plan will be held November 7, 2013 at The Olympia Center. A short course about local planning will be held at Lacey City Hall November 13, 2013 from 6:30 to 9:30 p.m. and all Commissioners are invited to attend.

5. INFORMATION REQUESTS - None

6. BUSINESS ITEMS

[13-0918](#)

Sub-Area Planning Briefing & Discussion with Coalition of

Neighborhoods

Mr. Bob Jones reviewed a map by the CNA that represents Olympia's sub-areas or districts. He described the northeast quadrant or sub-area A.

Discussion Included:

- A sub-area planning process proposed by the CNA and a two-year pilot effort to implement this process in one sub-area of Olympia.
- Outline of the 5 active neighborhoods in sub-area A for pilot project.
- Engaging the participation of all neighborhoods and the organization of those that currently do not have associations.
- Distribution of the most recent version of the sub-area planning process proposed by the CNA.
- Possible fast-track zoning options.

Mr. Schulte spoke about the genesis of the participation of the CNA and the original desire of the neighborhoods to define "active participation in City decision-making". He discussed the creation of the Memorandum of Understanding (MOU) and spoke about the CNA's January 2013 proposal to the Land Use and Environment Committee (LUEC), including the action plan and the development of the implementation strategy. He spoke about the challenges and opportunities faced by the Coalition in working with the City and highlighted the policy and procedural recommendations made to the CNA by the LUEC.

Both speakers urged the Commission to remove the sub-area map from the Comprehensive Plan and to make it part of the implementation plan. Each noted the boundaries of the sub-areas would change as development occurs and indicated these changes should not require amendment of the Comprehensive Plan.

Discussion Included:

- Review of LUEC recommendations.
- Budget/funding implementation and CNA resource allotment.
- Importance of open-ended decision processes.
- Maintaining the unique differences between neighborhoods.
- Possibility of a more rapid evolution and implementation.
- Identification of neighborhood hot spots.
- Consistency of neighborhood development with the Comprehensive Plan.
- Lack of funding and delayed start time.
- Practicality of using volunteers.
- Achieving results and accountability.
- West Side boundaries and homogeneity.
- Residential, mixed use and the complex issues involving multi-purpose differences.
- Resident involvement and planning actions regarding fundamental redevelopment.
- Process of communication and information sharing with staff.
- Non-conformity of pilot project.
- Need for funding in 2014 for a 90-day implementation strategy.
- Community forum to review the sub area plan.
- Consulting with Public Works and Finance about infrastructure and utility references.

-Reviewing the Comprehensive Plan's goals and policies.

The report was discussed and deliberation will continue at the next Planning Commission meeting on 11/18/2013.

[13-0911](#) PUBLIC HEARING (Continued): High Density Corridor Zone
Building Step-backs and Setbacks

The public hearing was opened at 7:16 p.m.

Property owner R. L. Thiebe of 4340 Martin Way spoke about the potential for adverse economic impacts of restricting development in his area. He does not support the emergency ordinance currently in place and believes the requirements for setbacks are inappropriate for Martin Way.

Discussion:

- Definition of detached residential property and whether it includes mobile homes.
- Confusion surrounding the definition of mixed use areas.

Property owner Carolyn Roos of 2109 Bush Avenue NW spoke about reasons for the original proposal which pertained to a 6-story apartment building and problems related to that building. She supports the setback amendment and wants traffic for High Density Corridor (HDC) developments to be directed away from Bing and Jackson streets, two small local access streets which were not intended to carry traffic to HDC zones.

Discussion:

- Potential noise and air pollution problems without a buffer between single-family homes and high density corridor traffic.
- Although not included in the moratorium, buffer considerations need to be considered.

Bob Jacobs of 720 Governor Stevens Avenue spoke about Tumwater's approach to this problem. He gave examples of poorly executed buildings which he thinks look terrible, but has setback compliance that conforms to zoning requirements. He urged the Commission to look at the Key Bank building as an example of compliance that works. He spoke about problems associated with private property owners' decisions to build smaller buildings, the effect on zoning for adjacent property and spoke against the emergency ordinance. He suggested the City not contradict zoning adopted by public process as was done with the emergency ordinance to restrict development in the urban corridor zones.

Ruben Bernal of Bush Avenue spoke about problems associated with the proposed Bush Avenue apartments. He is especially concerned about the dangerous situation for kids and other pedestrians, and the potential for decreased property values as traffic increases.

Chris van Daalen of 3203 Lawrence Street spoke about the recent forum on green

urbanism. He supports redevelopment for HDC using design specifics for pedestrian and alternative transportation proven to support a greater quality of life.

The public hearing closed at 7:43 p.m.

Discussion:

- Possible denial of the previously proposed project for traffic, design and stormwater reasons.
- Proximity of HDC zone and single-family homes.
- Implications of emergency code.
- The differences between high density zone (HDZ) and high density corridor.
- Buildings height limits in the HDC.
- Effect on single-family property owners when zones historically single-family are converted to multi-use.

The decision was forwarded to the next Planning Commission meeting on 11/18/2013.

[13-0928](#) Final Deliberation and Recommendation on Proposed Landscaping and Screening Code Amendment Related to Screening of Solid Waste Receptacles (Containers)

Mr. Ron Jones outlined changes made to the final version of the screening proposal. Utility will work with property owners individually for areas that are special situations such as higher pedestrian traffic areas.

Discussion:

- New pilot project to decorate dumpsters in 2014.
- Unified color coded system.
- Concerns about viewing dumpsters from above for people in apartments.

The Planning Commission recommended to the City Council amendment of the OMC 18.36.060 Landscaping and Screening, sub-sections (I) and (L), with or without additional amendments.

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

Nay: 1 - Commissioner Hoppe

[13-0920](#) Initial Deliberation on Olympia School District’s Capital Facilities Plan (CFP)

Ms. Priddy presented an overview of the Olympia School District Capital Facilities Plan for 2014 - 2019. The material included answers to questions previously sent by the Commissioners regarding the calculation of impact fees.

Discussion Included:

- The correct fee amounts.

- The future need for an earlier release of Plan material enabling the Commission to address inconsistencies.
- Speeding the process using the latest data instead of last year's data.
- Drafting a letter to City Council with this new information.

Discussion will continue at the next meeting on November 18, 2013.

[13-0921](#) Review of the 'Urban Neighborhoods' proposal

Mr. Bauer spoke to the Commission about the proposal.

Discussion Included:

- Accuracy of the draft map.
- Description of medium density neighborhoods.
- Height limits on the Westside and State Street.
- The 35-foot limit in the code prior to the emergency ordinance.
- Problem with continuous buildings of 35 feet with limited setbacks.
- The Comprehensive Plan (CP) and conceptual boundaries versus specific zoning.
- The March 18 proposal and a refined addendum for the Council.
- Changes including a significant reduction of overall size of urban corridor.
- Non-conforming existing buildings.
- The Woodland Square, Capital Way, Brewery and 4th Avenue area nodes.
- Problems with traffic noise and air pollution for urban corridors with denser housing.
- Increased exposure may be an environmental justice issue.
- Port jurisdiction of areas that are designated high density residential.
- Urban neighborhood proposal height limits.
- Landmark view retention.
- Downtown height limits application.
- Current central business 4-story height limit.
- Comprehensive Plan parameters for urban neighborhood inclusion.
- Earthquake hazards and liquefaction potential of proposed high density neighborhoods in downtown..
- The Shoreline Master Plan prohibits housing within 200 feet of shoreline.
- Consideration of climate change effects.

Discussion will continue at the next meeting on November 18, 2014.

7. APPROVAL OF MINUTES

[13-0923](#) Approval of August 16, 2013 Planning Commission (Downtown Tour) Meeting Minutes

The minutes were approved.

[13-0925](#) Approval of October 7, 2013 Planning Commission Meeting Minutes

The minutes were approved as amended.

8. REPORTS

Leadership Team:

Chair Parker and Commissioners Andresen, Bateman, and Brown, will participate in polling for upcoming appointments.

Finance Sub-committee:

Chair Parker and Commissioner Horn provided the draft letter to the Olympia School District.

Liaison:

Citizen Advisory Committee will meet on November 20, 2013. The Tree Committee, composed mostly of members of the Olympia Parks and Utilities Advisory Committees, met to brainstorm urban forestry approaches and evaluate other jurisdictions' plans. Their next meeting will be November 20, 2013.

Utilities:

There has been a change in membership.

9. OTHER TOPICS - None**10. ADJOURNMENT**

The meeting was adjourned at 9:35 p.m.