



City of Olympia

City Hall
601 4th Avenue E
Olympia, WA 98501

Information: 360-753-8447

Meeting Minutes City Council

Tuesday, March 19, 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 announced the General Government Committee met at 5:30 p.m.

1.B APPROVAL OF AGENDA

Mayor Buxbaum requested a change to the order of the Other Business items to hear Item 6D, *Council Priorities for 2013 - 2017 CDBG Consolidation Plan and Annual Action Plan*, ahead of Item 6B, *Continued Deliberation on the Shoreline Master Program, Including Reach 3A*. Councilmember Rogers asked whether Item 6D could be postponed to a later meeting. Mayor Buxbaum explained timelines for the CDBG process.

Councilmember Langer moved, seconded by Councilmember Hankins, to approve the agenda as amended. 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 - None

3. PUBLIC COMMUNICATION

Mr. Jim Reeves discussed a possible volcanic eruption of Mt. Rainier in the near future.

Ms. Stacy Denton started to talk about several topics but offered no clearly stated comments.

Mr. Jefferson Doyle outlined his efforts to help the homeless in the community and spoke in support of using \$2,500 from the \$35,000 for the low-barrier shelter effort to go to Partners in Prevention Education's immediate needs.

COUNCIL RESPONSE TO PUBLIC COMMUNICATION - None

- This project is only for the exterior. Any interior projects are the responsibility of the Washington Center.

Councilmember Cooper moved, seconded by Councilmember Roe, to award and authorize the City Manager to sign the construction contract for the base bid plus the alternate and additive options to the lowest responsible bidder, Corp Inc. Construction of Salem, Oregon, in the amount of \$3,317,281.55.

Councilmember Rogers suggested moving forward with Option B if the grant is not received. Councilmembers Cooper and Roe spoke in support of the motion for Option A. 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.D [13-0235](#) **Council Priorities for 2013 - 2017 CDBG Consolidated Plan and Annual Action Plan**

Housing Program Manager Anna Schlecht presented the 2013-2017 CDBG Consolidated Plan and Annual Action Plan. She outlined the purpose of the plan, discussed eligible activities for the funding, suggested next steps, and noted the timeline between tonight and submission of the plan to Housing Urban Development (HUD) by July 15.

Council Discussion:

- City (calendar) versus County (Sept 1 - Aug 31) fiscal year.
- The County has not elected to shift to a calendar year program schedule.
- The current consolidated plan that was approved 3 years ago by the Olympia City Council is a 16-month fiscal cycle this year.
- Preference for the Olympia plan to be in harmony with the County regional plan.
- Consider a Study Session April 9 at 5:30 or as part of the Council business meeting.
- Consider HUD-approved plan, which is 16 months.
- The City Manager can check with the County Administrator regarding interest in changing the program year in advance of the Study Session. Perhaps it can be a joint Study Session with the County.
- Council questions should be sent to staff in advance of the Study Session; can also meet with staff to address questions prior to the April 9 Study Session.
- If the County doesn't shift to a calendar program year, the current public process would address the concern of changing it.
- The Section 108 program will be called out in the plan as one of the resources the City will pursue.

Mr. Hall read language from the CDBG Consolidated Plan approved by the Council and sent to HUD in 2010 regarding CDBG Program administrative changes being considered:

1. Moving to a 3-year consolidated plan (did this)
2. Changing to a CDBG Program year January-December instead of September-August (still up in the air)

3. Making multiple year commitments for capital projects (did this last year)
4. Administering the program more closely with Thurston County (in progress, being done informally)

Mr. Hall agreed to contact County Administrator Don Krupp to discuss advantages to considering a change to the calendar year program schedule, as well as get an update regarding the County's entitlement process. He will also explore how best to jointly collaborate on the April 9 presentation as part of the Study Session.

The decision was referred to the City Council due back on 4/9/2013.

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

Community Planning & Development Director Keith Stahley noted tonight's deliberation will be on Reach 3A, Department of Enterprise Services (DES) concerns, and Council direction to staff on next steps. He reviewed the Reach 3A area, which includes the northern component of the West Bay shoreline from the Reliable Steel building to just north of Tugboat Annie's. He recapped Council's action in December adopting a 30' setback with an overlapping 30' vegetation conservation area (VCA) for this reach and highlighted the vision and policies in the Comprehensive Plan for the West Bay Drive plan. He discussed DES's February 5 letter outlining concerns regarding this and other reaches around Capitol Lake and north basin.

Council Discussion:

- Don't want to undo what's been done already with the West Bay Drive planning process and policies; Council direction for Reach 3A should be consistent with that work.
- The request to include a master planning process in the next draft was for the commercial reaches downtown, from the isthmus properties to the plaza; the concept is to engage in partnership with property owners instead of creating disinvestment for properties.
- Staff direction from Council was to include a master plan and how it could be used in the next draft. In continuing discussions with Department of Ecology (DOE), staff has a better understanding of what Bellingham did and how it might be applied to Olympia. The Bellingham option may not work for Olympia.
- A master plan process doesn't necessarily have to be discussed or included in the SMP; whether it is or isn't won't preclude the need to go through the amendment process in the future.
- It would be beneficial to understand master plan opportunities or limitations before moving in that direction in the next draft.
- Consider adding a master plan for the isthmus properties to a work plan if that is the intent, rather than including it in this process.
- Discussion of how a larger setback would impact properties like the Oyster House by increasing the degree of non-conformity.
- Consider honoring DES's request for a 0' VCA along the lake.
- Consider accepting DOE recommended changes on technical advice; will include DOE concerns and recommendations in the next draft and will identify changes.
- Discussion of Kirkland approach on narrow lots to use a percentage of the depth of the lot to establish minimum setback requirements.
- Mitigation banking is one approach to dealing with off-site mitigation, but it is a complex

one; other options may be more appropriate in allowing flexibility to reach development objectives.

- Incentives for Reach 3A should be managed the same as in 4 and 5A except they may need to be tailored to land conditions in 3A; what are the tools to encourage development to achieve community objectives?

The Council did not support DES's request for a 0' setback along the Capitol Lake reaches and retained the staff recommended setback. The preference is to maintain a trail around the lake and retain the space for active use by the public without substantial changes. Mr. Stahley agreed to contact DES for clarification about their concerns with setbacks and VCAs.

The Council paused from this topic at 9:28 p.m. in order to receive the visualization software presentation. Following the presentation discussion continued.

Council Discussion:

- Provide for and incentivize public access; a trail is a critical use for enjoying the water.
- Direction at the last meeting was for a 30' setback with an emphasis on West Bay plan policies, and an option for going to 0' setback under special circumstances.
- The West Bay master plan provides great objectives for mixed use, habitat, don't think it's achievable with a 30' setback; a 50' setback should be the bare minimum.
- Suggestion to stay with a 30' setback and let the rest of the components in development regulations play out.
- A 30' setback maximizes waterfront use by providing the greatest potential for residential development, public access in trails, and recreational use.

Councilmember Langer moved, seconded by Councilmember Cooper, to go with the prior decision made about Reach 3A as presented and discussed last week. The motion passed 5-2, with Mayor Pro Tem Jones and Councilmember Roe voting nay.

Mayor Pro Tem Jones said there are a number of areas that he still has concerns about, including heights; aquatic policies; conflict regarding parking policies, particularly in natural areas; and whether residential is permitted in aquatic and marine areas. He agreed to discuss his concerns with staff, but asked for better clarification from the Council regarding heights.

The Council agreed to continue the discussion at the March 26 Council meeting as Other Business Item 3. Staff confirmed Mithun would not need to be present for next week's meeting.

6.C [13-0219](#) Presentation of Shoreline Visualization

The meeting reconvened at 9:36 p.m. Mr. Stahley introduced Erin Christensen with Mithun Architects and explained tonight's presentation is just an illustration, not a representation of any specific project or proposal.

Ms. Christensen outlined the scope of the presentation software and highlighted features of the visualization images and video that will be seen.

Council Discussion:

- Discussion about parking and impacts that drive coverage and land use; there are a number of other factors besides the SMP that determine development.
- Relationship between view corridors and trails; providing a trail can narrow the view corridor.
- Parking is a function of use; 1.5 parking stalls per residential unit or 3.5 parking stalls per 1000 square feet of office space or 10 parking stalls per 1000 square feet of restaurant.
- The powerpoint presentation can be made available on the City website for public viewing.
- The width of the trail shown is 12 feet.
- The Planning Commission approach was limited to 1 unit per acre in density; given that limitation, office use was preferable.
- The Planning Commission recommended a 50' setback with a 20' height limit back to 70', then increasing to a 35' maximum height.
- Use is very important. Housing will draw people to the water, office space won't; need flexibility to accommodate that.
- Ground floor retail is possible but would likely be a small component due to parking requirements.
- Would prefer shops, restaurants, and residences, not primarily office space; want people to be able to live, work and play in the same area.
- Have more appreciation for step backs than before the presentation; if trying to achieve mixed use and create a destination, current regulations won't get that. Feel like not getting mixed use because parking is driving development.

Public comment regarding the visualization software will be allowed during the comment period on the next draft of the SMP.

The presentation was received.

7. CONTINUED PUBLIC COMMUNICATION**8. REPORTS AND REFERRALS****8.A COUNCIL INTERGOVERNMENTAL/COMMITTEE REPORTS AND REFERRALS**

Mayor Buxbaum proposed, and the Council agreed, to skip reports due to the late hour.

8.B CITY MANAGER'S REPORT AND REFERRALS

City Manager Steve Hall reported on a proposal from Interfaith Works to temporarily use the old Court Services building from March 27 to April 12 for a single women's shelter. He explained how the need arose and responded to Councilmember questions.

The Council agreed with the proposal. Mr. Hall agreed to work with Interfaith Works to formalize an agreement for the temporary use.

Councilmember Langer reported the Hearing Examiner Selection Committee has unanimously endorsed one candidate for the Hearing Examiner position. Consideration for Council approval of the candidate will be on the Consent Calendar next week.

9. ADJOURNMENT

The meeting adjourned at 11:30 p.m.