



Meeting Minutes

City Hall
601 4th Avenue E
Olympia, WA 98501

Land Use & Environment Committee

Information: 360.753.8447

Thursday, August 28, 2014

5:30 PM

Council Chambers

1. ROLL CALL

Present: 3 - Chair Steve Langer, Committee Member Jeannine Roe and Committee Member Julie Hankins

OTHERS PRESENT

Community Planning and Development Director Keith Stahley
Senior Planner Todd Stamm
Associate Planner Stacey Ray
Downtown Liaison Brian Wilson
City Manager Steve Hall
Assistant City Manager Jay Burney
Planning Commissioner Roger Horn
Utilities Advisory Committee Chair Thad Curtz

2. CALL TO ORDER

Chair Langer called the meeting to order at 5:31 p.m.

3. APPROVAL OF MINUTES

- 3.A** [14-0713](#) Approval of June 19, 2014 Land Use & Environment Committee Meeting Minutes

The minutes were approved.

4. COMMITTEE BUSINESS

- 4.A** [14-0829](#) Comprehensive Plan / Action Plan

Ms. Ray discussed the Draft Action Plan which will carry out the goals and policies in the Comprehensive Plan. She reviewed draft performance measures and public participation concepts, and gave an update on the project timeline.

Discussion:

- Concern about missing aspects in the new plan which were part of the last version and had important significance.
- Process for identifying those missing aspects.
- Performance measures are preliminary and the community will need to provide input

on important considerations.

- How to stimulate enthusiasm for Imagine Olympia.
- How other jurisdictions handled successful planning and community outreach strategies.
- The importance of hearing from "fresh" voices in the community.

The report was received.

4.B [14-0814](#) Development Code Amendments for Comprehensive Plan Update Consistency

Mr. Stamm explained how the Growth Management Act (GMA) requirement for 'consistency' between the Comprehensive Plan and development regulations does not specify how quickly regulations must be amended when the Comprehensive Plan is revised. The City is seeking to minimize any period of inconsistency between the current regulations and the updated Plan now being considered by the City Council. He provided an overview of staff proposals and Planning Commission review of development code amendments. Council directed the Commission and staff to work on those code amendments in order to be brought before the Council quickly after the updated Plan is adopted.

The report was received.

4.C [14-0820](#) Comprehensive Plan Update - Energy Comments and Issues

Mr. Stamm discussed the City's role in the support of alternative, especially solar, energy and how the language used for regulating development to achieve solar energy opportunities and access protection, as well as other alternatives to fossil fuel consumption, can be a viable means. He outlined the potential differences in outcomes when the words "require," "encourage," or "support" are implemented.

Mr. Stahley discussed the challenges to implementation when regulatory compliance is difficult to oversee.

Mr. Curtz explained some processes used in other jurisdictions.

Mr. Hall discussed the complexity of the issue when regulations are either too ambiguous or too rigid.

Mr. Stamm was asked to bring new language to the next meeting for consideration for inclusion in the Energy section of the Land Use and Urban Design Chapter.

The recommendation was referred back to the Land Use & Environment Committee for continued discussion at the September 25 meeting.

4.D [14-0733](#) Vacating Street and Alley Right-of-Way

The report was postponed to the September 25 meeting.

4.E [14-0825](#) Status Reports and Updates

Mr. Wilson updated the Committee on the progress of several projects including the Alcohol Impact Area data collection process, the Artesian Commons programming, and alleyway lighting. He discussed the downtown ambassador program operated by Capital Recovery Program and announced a Parking & Business Improvement Area grant for a mural at the Artesian Well. The closing date for proposal submissions is September 15, 2014.

The report was received.

5. ADJOURNMENT

The Committee and Mr. Stahley discussed agenda topics and designated speakers for the Land Use & Environment Committee presentation at the upcoming mid-year retreat on August 30, 2014.

Chair Langer commended Committee members on their hard work and successful efforts over the year in accomplishing their goals.

The meeting was adjourned at 7:32 p.m.