



City of Olympia

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Meeting Minutes Planning Commission

Monday, May 20, 2013

6:30 PM

Council Chambers

1. CALL TO ORDER

The meeting was called to order at 6:30 p.m.

1.A ROLL CALL

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

2. APPROVAL OF AGENDA

The agenda was approved.

3. SPECIAL RECOGNITION

New Planning Commissioner Jessica Bateman introduced herself.

4. PUBLIC COMMENT - None

5. ANNOUNCEMENTS

Associate Planner Amy Buckler announced the Planning Commission recommended draft of the Comprehensive Plan Update was posted online today.

6. INFORMATION REQUESTS

Chair Parker gave an overview of the presentation at last week's West Olympia Business Association (WOBA) meeting regarding the City Council's Community Renewal Act (CRA) project. There were no questions.

7. BUSINESS ITEMS

[13-0313](#) Public Hearing - Code Amendments Related to Large Commercial Buildings In Residential Neighborhoods

Chair Parker reminded the Commission that the City, not the Olympia School District, is the proponent of this proposed code amendment.

Planning Manager Steve Friddle gave an overview of the proposed code amendment regarding how we deal with large buildings in a residential settings. The staff report provides a timeline and rationale for the proposal. Mr. Friddle passed out a document that is referenced in the bill-format of proposed changes, regarding the Hearing Examiner process.

Mr. Friddle confirmed this proposed amendment would apply only for conditional uses over 5,000 square feet in residential areas R4, R4-8 and R6-12. Conditional uses are reviewed by the hearing examiner. It would apply to schools, churches and other conditional uses in these residential zones that meet the criteria.

Chair Parker opened the public hearing at 6:53 p.m.

Olympia School District Superintendent Dick Cvitanich , 1113 Legion Way, spoke in favor of the proposed code change. Olympia Regional Learning Academy (ORLA) will be the first new building in the district in 15 years. Safety is of paramount concern, including visibility and separation of buildings from the streets. The District held 3 community meetings, and attendees were in support of the plan.

TCF Architecture (School District Design Firm) Architect Brian Fitzgerald spoke in favor of the proposed change. Safety is the main concern, including having a single point of entry to the building and ability to supervise from both the street and building to see who is on site.

Ms. Gretchen Borck, 12th Ave SE, spoke in support of the design for the school and the proposed change to place parking in front of the school.

Ms. Jean Covington, 12th Ave SE, spoke in support of the design of the school so that traffic does not come down 12th Ave. She had questions about traffic.

Indian Creek Neighborhood Association President Bill Nevue, Beacon Ave SE, spoke in favor of the school design and proposed code change. The District has effectively reached out to the neighborhood, and neighbors are also in support for neighborhood design and environmental factors.

Mr. Allen Miller, Sylvester St SW, spoke in support of putting a parking lot in front of a building in order to protect children.

Mr. H.G. Hollweger, South Bay Rd NE, spoke in favor of the design and proposed code change. He is very impressed with the proposal.

Commission Questions/Responses:

Mr. Fitzgerald responded to safety concerns about how children can move safely across the parking lot to the entrance. There are designated crossing areas, and stop signs. This is a common situation for cities, and he expects many will change their codes to accommodate the need for safety and good design.

Mr. Fitzgerald responded to questions about the traffic pattern, parking, fencing, bike parking, landscaping, and other design issues specific to the ORLA building, rather than the proposed code change. Mr. Fitzgerald will submit a traffic diagram and traffic report to staff to forward to the Planning Commission.

Mr. Friddle clarified that the landscape code addresses the need for screening you can see through under "alternatives."

Chair Parker closed the public hearing at 7:47 p.m. and the Commission took a 5-minute break.

[13-0407](#)

Briefing on Proposed Changes to the Reclaimed Water Ordinance

Senior Program Specialist Donna Buxton gave a briefing about proposed changes to the reclaimed water ordinance. The public hearing will be in July. The use of reclaimed water is a key part of goals to reduce nutrient loads into Budd Inlet and stretch the water supply out through transfer of water rights and conservation.

Reclaimed water is provided through "purple pipe." Ms. Buxton showed a map with public facilities that currently use reclaimed water or have stub outs for purple pipe. There are plans to extend this service in the future. The City previously decided not to pursue a requirement for development projects to extend purple pipe due to the monetary expense of installing such infrastructure. The program strategy is "opportunistic" to guide expansion by development and respond quickly to funding opportunities. The Department is now trying to enhance the strategy with an update to the ordinance and water system plan.

The current ordinance does not address subsequent advances in reclaimed water uses.

Proposed changes will include:

- Closing regulatory gaps and achieving consistency with other laws
- Adding fees, charges and rates
- Eliminating redundant and inconsistent language
- Reorganization to such an extent that it is being "repealed and replaced"

The Department will conduct stakeholder outreach during June. They hope to have the new ordinance adopted by the end of this year.

Commission Questions/Responses:

Ms. Buxton confirmed there is a 70 percent rate incentive for use of reclaimed water. Currently, the rate pays for operational costs, but not capital costs, which are very expensive.

Currently, the City does not provide rate incentives for large commercial buildings far from purple pipe to provide micro-treatment onsite.

Currently, developers are responsible for installing and paying the costs to extend purple pipe. The City has not prioritized this due to the expense.

Environmental groups will be included in stakeholder outreach.

Ms. Buxton was unsure if there is a toxicologist involved in the groundwater recharge scientific study being conducted by LOTT (quasi-public water purveyor which stands for Lacey, Olympia, Tumwater, Thurston.)

The City has enforcement authority in city limits, and coordinates this service within the urban growth area and County. The City has decided not to include provisions for purple pipe outside of city limits in order to keep the enforcement authority "clean."

Staff will provide specific code language for the Commission's public hearing on this, scheduled for July 15, 2013.

The report was received.

[13-0310](#) 2013 Planning Commission Work Program

Associate Planner Amy Buckler provided an overview of potential 2013 work items for the Planning Commission, as provided in the staff report. The Commission gave each item a ranking of high, medium and low. The Commission ranked all items as "high" priorities, except for the work items proposed by staff, which were ranked as "medium" by both staff and the Commission.

Chair Parker and staff will put together a draft work program for the Commission to vote on at the next meeting.

The recommendation was discussed and closed.

[13-0312](#) 2013 Annual Planning Commission Retreat

The item was tabled for June 3, 2013.

8. APPROVAL OF MINUTES

[13-0417](#) Approval of April 15, 2013 Planning Commission Meeting Minutes

The minutes were approved as amended.

[13-0316](#) Approval of April 1, 2013 Planning Commission Meeting Minutes

The minutes were approved as amended.

[13-0368](#) Approval of March 11, 2013 Planning Commission Meeting Minutes
(includes minutes from continuation of meeting which occurred on March 13, 2013)

The minutes were approved as amended.

[13-0367](#) Approval of March 6, 2013 Planning Commission Urban
Neighborhoods/Corridors Subcommittee Meeting Minutes

The minutes were approved as amended.

9. REPORTS

[13-0418](#) Selection of Advisory Board Liaisons, Finance Subcommittee members, and
CRA Citizens Advisory Committee member

The Commission selected who will be liaisons to other advisory boards:

- *Design Review Board (DRB) - Darrell Hoppe
- *Parks & Recreation Advisory Committee (PRAC) - Jessica Bateman
- *Olympia Heritage Commission (OHC) - Judy Bardin
- *Utility Advisory Commission (UAC) - Kim Andresen

Non-Voting Volunteer Liaisons:

- *Bicycle & Pedestrian Advisory Committee (BPAC), Volunteer Liaison- Roger Horn
- *Parking & Business Improvement Area (PBIA) & Olympia Downtown Association (ODA) - this
is volunteer, so Commissioners can attend when they are able to. Missy Watts, ad hoc
volunteer.

The Commission selected members for the OPC Finance Subcommittee (Commissioner Horn
indicates this will be 5-6 meetings over the summer, typically from 6:30-8:30 p.m., plus a
day meeting with staff. Anyone can come to the first meeting to learn more before making
a commitment.)

Roger Horn, Subcommittee Chair
Kim Andresen (maybe)
Jerry Parker
Judy Bardin

The Commission selected members for the Community Renewal Area Citizens Advisory
Committee (CAC):

- *Jerry Parker
- *Max Brown

The report was completed.

10. ADJOURNMENT

The meeting adjourned.