

PLANNING COMMISSION MINUTE EXCERPTS

ANNUAL COMPREHENSIVE PLAN AMENDMENTS OF 2015

June 15, 2015, Pre-Hearing Briefing

6.B 15-0606 Annual Comprehensive Plan Amendment Briefing

Commissioner Andresen discussed her reasons for recusing herself from the discussion and left the room.

Ms. Ray distributed additional materials and explained their significance. She gave an overview of the amendments which included: Update of the Waste ReSources (solid waste) utility aspects of the Plan, Update of the Transportation Maps of the Plan (with regard to certain local streets), Amendment of the Future Land Use Map for a portion of the Copper Trails property north of Capital Mall Drive (plus an associated zoning map amendment to be considered concurrently).

Discussion:

- How PORM portion in the same buildings are integrated as mixed use within structures.

The information was received.

August 3, 2015, Public Hearing

6.B 15-0742 Annual Comprehensive Plan Amendments of 2015 - Planning Commission Hearing

Mr. Stamm gave an overview of the annual Comprehensive Plan amendment process. He outlined the 3 amendments under consideration and discussed the role of the PC and a timeframe for recommendations to Council.

Mr. David Smith discussed how the reclassification of 9th Avenue, a 300-foot block of existing street and right-of-way, would be changed from local access to neighborhood collector, and how this change to the map would guide all future improvements.

Discussion:

- If major collector streets have two lanes of traffic with bicycle lanes, why this project does not include any bicycle lanes.

The Public Hearing was opened at 7:52 p.m.

Joe Hanna of 815 Chambers St. SE spoke against the reclassification of 9th Ave. He believes the only benefit would be to the Medela development and is concerned about actual costs and who pays for the change. He questioned whether the project is responsible when the City claims an inability to maintain current street infrastructure due to lack of funding.

Discussion:

- Concern of citizens about the detrimental consequences of loss of street parking and

absence of bike lanes.

Ron Niemi of 6135 Woodard Bay Rd. NE, a representative of Medela, spoke in support of reclassification. He discussed several past Council votes to upgrade this street to a neighborhood collector. He emphasized historically poor access and safety issues as compelling this reclassification and a logical and necessary step for consistency with the CP.

Discussion:

- Costs of reclassification "build out" are typically paid for by the developer.
- Bike lanes are generally not located on neighborhood collectors.
- Streets west of Boulevard are designated local access.

Mel Armstrong of 250 Courtney Creek Lane, a partner in the Medela group, spoke in favor of reclassification and discussed the poor condition of 2 of the homes on the property which are uninhabitable. He reviewed the history of the area and former Council approval for street improvements when the property was in the County prior to annexation by the City.

Dallen Bounds of 902 Boulevard Rd. SE spoke about the problem of using the word "typically" when referring to who pays the costs of street improvements. He requested City staff to use accurate language when providing information to the public regarding costs and benefits for projects.

Amy Mock of 2312 9th Ave. SE spoke in opposition to reclassification. Her driveway will be impacted adversely and she supports alternative approaches to improving the street.

Discussion:

- Staff outlined the limited alternatives.
- Property title reports clearly define the parameters of right of way and code determines set back limits.

Courtney Kaylor of 701 5th Ave. Ste. 6600, Seattle, a representative for Friendly Village (FV), distributed a comment letter in opposition to the proposed Transportation map amendment to illustrate an interconnected set of new streets to be built within the park. She emphasized the late notification of Friendly Village inhibited their timely participation and requested the rezone be postponed until after an opportunity for a mutually beneficial conversation between staff and FV is facilitated. She believes the amendment is inconsistent with the current development agreement with FV and is motivated by the possibility the property would redevelop in the near future, which is unlikely based on her understanding of the property owner's intent and the right of first purchase enjoyed by the home owners.

Discussion:

- 240 units in the park are privately owned by individuals and new uses have not been identified.
- The new Westside freeway off-ramp plan is not consistent with this grid proposal.

Kathleen Blanchette of 4610 28th Ave. SE spoke in opposition to the 9th Ave. reclassification. She discussed how this encourages a car centric mobility and how that adversely impacts pedestrians and bicyclists who should be encouraged to use these roads.

Discussion:

- The limiting factor of a 60ft of right of way does not allow adequate room for a bike lane.
- The short length of the road and designation as a neighborhood collector street limits construction of a bike lane.

Ken Rubin of 418 Wilson spoke against the reclassification of 9th Ave. and the potential for an increase in traffic in an area currently supporting 1900 daily

automobile trips.

Keith James, a representative of Inland Capital Mall LLC of Spokane, WA, discussed reasons for requesting the change to the 3.5 acre area along Capital Mall Drive to allow for professional office development. He outlined challenges to developing the parcels at 723 Alta Street and 3505 Capital Mall Drive under the current zoning. Mr. Jones gave an update of the Waste ReSources (solid waste) aspects of the proposed Comprehensive Plan amendments and explained how this would align the Comprehensive Plan with the draft 6-year 2015-2020 Waste Management Plan.

Discussion:

- Influencing the recycle market by joining with other municipalities to create greater demand for better recycling.
- Educational opportunities need to be developed and better understood.
- Product bans are expensive but draft strategies are in place to work on product stewardship.

The public hearing was held and closed with the written record left open until 5:00 p.m. on August 7, 2015.

August 17, 2015, Deliberation

6.A 15-0783 Annual Comprehensive Plan Amendments of 2015 - Commission Deliberation and Recommendation

Commissioner Parker moved, seconded by Commissioner Brown, to recommend to Council as part of the Annual Comprehensive Plan Amendments of 2015 the update of the Waste ReSources (solid waste) section of the Plan. The motion passed unanimously.

Commissioners discussed the proposed rezone of the Copper Trail property as consistent with generating compatible opportunities and venues to support more walkable communities.

Commissioner Parker moved, seconded by Commissioner Brown, to recommend to Council as part of the Annual Comprehensive Plan Amendments of 2015 an Amendment of the Future Land Use Map for a portion of the Copper Trail property bordering Capital Mall Drive concurrently with a zoning map amendment within this area. The motion passed unanimously.

Mr. Stamm explained staff is in conversation with the owners of Friendly Village (FV) with the intention to have a proposal agreeable to both parties by the next meeting on September 21, 2015.

Commissioner Brown, seconded by Commissioner Ragland, moved to postpone the recommendation as part of the Annual Comprehensive Plan Amendments of 2015 to Update the Transportation 2030 Maps of the Plan with regard to the FV area. The motion passed unanimously.

Commissioner Brown, seconded by Commissioner Parker, moved to recommend as part of the Annual Comprehensive Plan Amendments of 2015 to Update the Transportation 2030 Maps of the Plan with regard to the Cooper
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Crest area. The motion passed unanimously.**

Commissioner Horn recused himself from the discussion and vote on the reclassification of 9th Ave.

Discussion:

- The problematic nature of the area without direct street access to Pacific Ave other than Boulevard Rd.
- Hearing examiner recommendation for rezone is suggested to be contingent on reclassification of 9th Ave.
- Development of an annual comprehensive plan amendment to change the boundary for the urban corridor.
- 60 foot right of way was codified in 1890 and extending the road width to 60 feet will not infringe on private property.
- Potential of increased traffic on Boulevard might inhibit, rather than support, greater density and pedestrian movement.
- ADA compliance is part of every road improvement unless conditions necessitate a variance.

Commissioner Brown moved, seconded by Vice Chair Andresen, to recommend as part of the Annual Comprehensive Plan Amendments of 2015 to Update the Transportation 2030 Maps of the Plan and reclassify 9th. Ave. as a neighborhood collector street. The motion passed with Commissioners Parker, Ragland, Andresen, Brown and Bateman voting in favor, and Commissioners Richmond and Hoppe voting against.

Commissioner Brown moved, seconded by Vice Chair Andresen, to recommend as part of the Annual Comprehensive Plan Amendments of 2015 to Update the Transportation 2030 Maps of the Plan with accurate representation of other miscellaneous constructed streets. The motion passed unanimously.

Mr. Stamm outlined the process for drafting a letter to Council.

Some recommendations were recommended for approval.

September 21, 2015 Recommendation (Draft Minutes – to be reviewed October 5)

6C. 15-0876 Annual Comprehensive Plan Amendments of 2015 - Recommendation

Mr. Stamm discussed the attachments to the staff report regarding Friendly Village and Copper Trails.

Commissioner Brown moved, seconded by Commissioner Parker, to recommend for approval all proposals as presented except for two items:

1. With respect to the Copper Trail amendment of the Future Land Use map, the staff recommends the comparable attached-version of the map amendment prepared by City staff.
2. With respect to the Transportation Map amendment in the vicinity of the Friendly Village mobile home park, the staff recommends that, in lieu of the proposed amendment, the following text be added to all three of the Transportation 2030 maps. "Future development will provide a street network and connections to adjacent streets and parcels consistent with the City of Olympia Engineering Design and Development Standards."

The motion passed with Commissioner Hoppe voting against.

The recommendation was recommended for approval.