



City of Olympia

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Meeting Minutes Planning Commission

Monday, September 10, 2012

6:30 PM

Council Chambers

Regular Meeting

1. CALL TO ORDER

Chair Tousley called the meeting to order at 6:33 p.m.

1.A Roll Call

Present: 6 - Commissioner Judy Bardin, Commissioner Roger Horn, Commissioner Jerome Parker, Commissioner James Reddick, Commissioner Rob Richards, and Chair Amy Tousley

Excused: 3 - Commissioner Paul Ingman, Commissioner Agnieszka Kiswa, and Vice Chair Larry Leveen

2. APPROVAL OF AGENDA

Commissioner Richards moved, seconded by Commissioner Parker to move Item #3-Approval of Minutes, to follow the Trillium deliberations. The motion passed unanimously.

Commissioner Richards moved, seconded by Commissioner Parker, to move Item 3, Approval of Minutes, to follow the Trillium deliberations. Motion passed unanimously.

4. PUBLIC COMMENT

There were no general public comments.

5. ANNOUNCEMENTS

Associate Planner Amy Buckler announced that staff is looking into options to improve audio recording in Room 207. The vendor has indicated it could take up to two months to complete. In the meantime, the Commission will meet in the Council Chambers as often as possible. When the Commission meets in Room 207 the meetings will be still be recorded, but there will be a delay in posting the audio on the public Legistar system.

Chair Tousley announced the City Council will hold a work session regarding the Shoreline Master Program on September 11, 2012 at 5:30 p.m. The State Department of Ecology will be present to go over the guidelines

6. EXECUTIVE SESSION

Chair Tousley announced that the Commission will go into Executive Session for

about a half hour. The subject is tentative litigation. No decisions will be made during the session.

7. BUSINESS ITEMS

[12-0506](#)

Deliberations and Recommendation on Trillium Comprehensive Plan Amendment and Rezone

Attachments: [1. Vicinity Map](#)
[2. Comprehensive Plan Future Land Use Map](#)
[3. Zoning Map](#)
[4. Analysis](#)
[5. Andy Haub Memo](#)

Associate Planner David Nemens gave a brief overview of the applicant's request on the Trillium Comprehensive Plan Amendment and Rezone.

Commissioner Reddick announced that he was not present during the public hearing on August 20, 2012, but he listened to the audio recording and so will participate in tonight's deliberations.

Deputy City Attorney Darren Nienaber clarified that six Planning Commissioners constitutes a quorum, and a majority of the quorum will pass a vote.

Water Resources Engineering and Planning Supervisor Andy Haub provided information and responded to concerns and questions about stormwater flooding. Mr. Haub acknowledged that testimony received suggests that increased volumes of stormwater will affect downstream resources. However, the department typically sees downstream impacts, such as flooding and erosion associated with peak flows during peak events. The City's stormwater manual was updated in 2009, and addresses peak flows – keeping peak flows and their duration at predevelopment levels as well as expressly mandates that erosive flows in the channel not be exceeded. So, the department does not anticipate increased flooding or increased erosion in the channels. He explained what the modeling and other calculations suggest.

- Stormwater manual requirements do not address zoning. They are applicable at the time the specific development permit is reviewed.

- New developments in Olympia are required to use precipitation data provided by the County. We can see precipitation changes in western Washington due to climate change, otherwise the manual does not explicitly address climate change.

- Changing the zoning district would not impact peak flow, because the manual requires no matter what that the site not exceed the peak flow at predevelopment levels.

- Lowering overall density would reduce the size of stormwater ponds. If one area has a higher density, that area may require a larger pond.

- Most SW comes from the streets.

- Stormwater is managed regardless of zoning and development.

- If the proposal was approved and the property developed, other developments

could take advantage of Trillium's stormwater system.

Mr. Nemens responded to questions:

- All testimony provided at public hearing was considered by staff.
- Staff feels the staff recommendation is consistent with the Comprehensive Plan.
- Four existing zoning designations were analyzed in the SEIS.
- Staff considered a split zone, but the consensus was to recommend R4-8.
- The final SEIS will respond to public comments received on the SEIS.
- Zoning and comp plan amendments are typically referred to as non project actions.
- He is unsure where the property is that was purchased by OSD.

Transportation Project Engineer David Smith clarified that currently roundabouts at Morse Merryman and Wiggins Road are impact fee-funded projects that the City is collecting for. Regardless of the trip generation resulting from development of this site, the need will remain for these projects.

Mr. Haub responded to questions about low impact development standards.

Mr. Smith responded to questions:

- Based on a map, the closest intercity transit stop to the Trillium site is about 3,000 feet (3/4 mile). The transit stop would be about 1 ½ miles to the farthest corner of the Trillium site.
- Mr. Smith will get back to the Commission regarding what the recommended distance from residential to nearest bus stop is.

The Neighborhood Village Trillium project was denied because a requirement that a transit stop be provided within the site could not be met.

The Commission deliberated on the proposal:

Would like to see the County and City resolve differences related to stormwater

Need to better understand basis for the staff recommendation

Would liked to have seen different zoning proposals for the area, including low and high density on the same site

Concern about school district capacity in the area

- Concern about locating density in an area so far from the transit system. It's not sustainable.

Not all questions are answered.

- What happens to the wildlife?
- Tending toward staff recommendation. Satisfied that the staff has looked into the stormwater issues.

Concerns about Chambers Ditch authority, which doesn't have finances to maintain this difficult ditch.

- Need more study on how to implement Comp Plan policy PN1.2 regarding coordination between entities.

Would like to analysis on other zones, such as R1 and R4 CB

Like to see more analysis in the SEIS about stormwater impacts in different zones.

Would like to see more about clustering and other environmental protections, and how those tie into corridors, habitat and tree stands.

- Area needs to be treated like it's in the urban growth area, but that doesn't mean it needs to be all built out either.

Commissioner Parker made a motion, seconded by Chair Tousley, that OPC's recommendation to the City Council be to delay a decision until the following actions are completed:

1. Hold a work session between City and County stormwater staff and OPC to attempt to resolve issues, and if no resolution is reached a consensus be reached on needed studies, including timelines and budgets.

2. Wait for the final EIS, and consider alternative zoning designations and combinations of zoning designations.

There was discussion about the Commission's role in bringing City and County staff together.

Commissioner Parker withdrew his motion.

Commissioner Parker made a proposal, seconded by Commissioner Reddick that the OPC recommendation be to delay a decision by City Council until the following actions are completed:

1. Invite City and County stormwater staff to a work session with OPC to attempt to resolve issues, and if no resolution they request a consensus on needed studies, including timelines and budgets.

2. Wait for the final EIS, and consider alternative zoning designations and combinations of zoning designations.

The motion failed for lack of a majority. Commissioners Tousley, Horn and Richards voted no. Commissioners Parker, Bardin and Reddick voted yes.

Discussion:

- The target for completion of the final SEIS is currently mid October.

- The R-4 CB Zone was developed just for Chambers Basin, and a zoning designation created specifically for this area might work.

- Mr. Nienaber confirmed OPC does not have the authority to direct the SEPA official to add analysis of alternative zoning designations not currently included in the draft

SEIS. OPC can ask staff to consider the zoning designations recommended by public, including asking the SEPA official to include this information in the final SEIS.

Commissioner Horn moved, seconded by Commissioner Reddick, to defer deliberation until October 22 and encourage staff, to the extent possible within the time remaining, to provide further discussion and analysis on alternative zones to those analyzed in the SEIS. The Motion passed 5 to 1. Commissioner Richards did not support the motion.

[12-0507](#)

Review of Vision and Values Statements in the July Draft of the Comprehensive Plan Update

Attachments: [Link to the July Draft of the Comprehensive Plan Update](#)
[Link to the existing Comprehensive Plan](#)
[Link to public comments on Imagine Olympia](#)

Chair Tousley encouraged Commissioners not in attendance to listen to tonight's tape.

Community Planning & Development Director Keith Stahley explained that in 2010 a sub group of the Commission revised the original vision statement into the format proposed in the July Draft. There were just a few public comments regarding the vision/values statements in the April and July drafts. Potential changes to the Vision/Value statement were discussed, but nothing was formally approved. Commissioner Parker submitted a handout of suggested changes, and the Commission asked staff to consider incorporating them.

The report was received.

3. APPROVAL OF MINUTES

9:06 - item begins.

[12-0](#)

Approval of June 4, 2012 Planning Commission Meeting Minutes

Attachments: [Draft Minutes](#)

Commissioner Reddick moved, seconded by Commissioner Parker, to approve the minutes. The motion carried by the following vote:

Aye: 6 - Commissioner Bardin, Commissioner Horn, Commissioner Parker, Commissioner Reddick, Commissioner Richards and Chair Tousley

Excused: 3 - Commissioner Ingman, Commissioner Kiswa and Vice Chair Leveen

[12-0502](#)

Approval of August 1, 2012 Planning Commission Meeting Minutes

Attachments: [Draft Minutes](#)

Commissioner Reddick moved, seconded by Commissioner Richards, to adopt the minutes as amended. The motion passed unanimously.

[12-0503](#)

Approval of August 6, 2012 Planning Commission Meeting Minutes

Attachments: [Draft Minutes](#)

Commissioner Horn moved, seconded by Commissioner Richards, to adopt the minutes as amended. The motion passed unanimously.

[12-0504](#) Approval of August 8, 2012 Planning Commission Meeting Minutes

Attachments: [Draft minutes](#)

Commissioner Reddick moved, seconded by Commissioner Richards, to adopt the minutes as amended. The motion passed unanimously.

[12-0505](#) Approval of August 20, 2012 Planning Commission Meeting Minutes

Attachments: [Draft Minutes](#)

Commissioner Richards moved, seconded by Commissioner Reddick, to adopt the minutes as amended. The motion passed unanimously.

[12-0463](#) Approval of June 20, 2012 Planning Commission Comprehensive Plan Subcommittee Meeting Minutes

Attachments: [Draft Minutes](#)

Commissioner Richards moved, seconded by Commissioner Reddick, to adopt the minutes as amended. The motion passed unanimously.

[12-0464](#) Approval of July 11, 2012 Planning Commission Comprehensive Plan Subcommittee Meeting Minutes

Attachments: [Draft Minutes](#)

Commissioner Parker moved, seconded by Commissioner Richards, to adopt the minutes. The motion passed unanimously.

[12-0523](#) Approval of August 13, 2012 Comprehensive Plan Update Subcommittee Meeting Minutes

Attachments: [Draft Minutes](#)

Commissioner Parker moved, seconded by Commissioner Reddick, to adopt the minutes as amended. The motion passed unanimously.

8. REPORTS

Commissioner Horn announced the Finance Subcommittee's last meeting will be September 12, 2012 at 6:30 p.m. Due to a tight turn-around, the draft letter will not be attached to the staff report for the Commission's September 17 review. Commissioner Horn will probably need to submit the draft letter to the Commission for review in a separate email. They will discuss the long-term financial strategy separately with the Council's Finance Committee on September 13, 2012

Commissioner Richards announced the CPU Subcommittee will meet again on October 17. Topics may include transitioning into the final deliberation phase and the

upcoming public hearing on October 29th. A topic for the November 28 meeting could be transmittal of the Commission's recommendation to City Council.

Commissioner Bardin announced the Utility Advisory Committee met last week. She invited UAC members to the Commission's upcoming initial deliberations and public hearings, particularly for the Environmental topic. At the UAC meeting, they discussed reclaimed water and Olympia seems to be on hold for purple pipe. Commissioner Reddick gave a report on the recent PRAC meeting. Fifty members of the public were in attendance to discuss retrofits at Lion's Park, including to the shelter house, showers, play equipment and ADA accessibility. They also discussed their CFP recommendation letter to Council.

Commissioner Parker announced that the CNA meets at the same time as the Planning Commission, so he has been unable to attend the CNA meetings.

9. ADJOURNMENT

The meeting was adjourned at 9:42 p.m.