



City of Olympia

City Hall
601 4th Avenue E
Olympia, WA 98501

Contact: Amy Buckler
(360) 570-5847

Meeting Minutes Planning Commission

Monday, March 4, 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: 9 - Commissioner Roger Horn, Commissioner Paul Ingman, Commissioner Agnieszka Kiswa, Commissioner James Reddick, Commissioner Rob Richards, Commissioner Amy Tousley, Chair Jerome Parker, Vice Chair Judy Bardin, and Commissioner Larry Leveen

2. APPROVAL OF AGENDA

The agenda was approved.

3. PUBLIC COMMENT

There were no public comments.

4. ANNOUNCEMENTS

Commissioner Tousley gave an update on Thurston Regional Planning Council's (TRPC) Sustainability Task Force. Chair Parker announced an Urban Corridors meeting sponsored by TRPC later in the month. Vice Chair Bardin recapped a recent community meeting about the Tumwater Brewery District.

5. QUESTION TIME

Chair Parker suggested that each meeting packet include a section entitled, "Planning in the Region" that describes regional meetings that may be helpful to Commissioners. Planning Manager Todd Stamm said that "events in the region" could be included. Commissioner Leveen said Commissioners could tell staff if they want to be on the email distribution lists of other planning commissions and related organizations; that would relieve staff of having to track these events. Associate Planner Amy Buckler said she would look into it to see what resources are available.

Commissioner Leveen asked whether staff is aware of other jurisdictions that have removed parking requirements for residential development. Staff Buckler shared some examples.

Vice Chair Bardin asked whether any of the "B" items would be included in future meetings. Chair Parker postponed discussion to the end of the meeting.

6. BUSINESS ITEMS

[13-0194](#) Final Deliberations on the Comprehensive Plan Update

Change Tables

Vice Chair Bardin said she recently noticed there are many changes between the 1994 Comprehensive Plan and the draft update which was given to the Commission in July 2012. She said she is not comfortable with many of the changes; she feels the Commission needs to be able to track deleted items; some of the modified policies have lost substance. There was a discussion of whether an index or track changes might have been helpful in tracking the policies.

Planning Manager Todd Stamm and Associate Planner Amy Buckler explained the process of writing the July draft. There was a discussion of whether there is time left in the Commission's review process to review all the language changes from the 1994 plan to the July draft. It was mentioned that perhaps staff could create a document showing items for the action plan and for development regulations that were pulled from the 1994 plan. Chair Parker said the Commission had the opportunity to review the proposed policies and raise concerns. It was noted that the plan can be changed annually and Commissioners who have concerns may raise them later. Staff was asked to consider a means to address Vice Chair Bardin's concerns. Mr. Stamm suggested staff provide the City Council a list that shows policies that have been implemented or moved to regulation documents, and what was set aside for inclusion in the action plan. He added there is not time to provide this to Commissioners before they conclude their review.

Heights and Views

Vice Chair Bardin discussed her suggested changes to goals and policies related to heights and views contained within proposed Land Use Goal 7 and proposed Policies 7.1 -PL7.8. There was discussion about creating a matrix to reflect important heights and views and having a public process to determine the protected views. Commissioners decided to vote on the proposals by consensus unless a vote was requested.

There was discussion about whether the City can and should protect private property views, as Vice Chair Bardin and Commissioner Ingman are recommending. It was noted the Shoreline Management Act already requires protection of residential shoreline views. It was clarified that the proposal is for goals and policies related to heights and views to remain in

the July draft, and the proposed policies are intended to be in addition to the existing goals and policies, with these exceptions: 1) The new PL7.8 would replace the existing PL6.10, and 2) move PL3.3 to be a new policy PL7.3.

1. Discussion of Goal 7 (see page 6). Commissioners discussed the goal and chose to rephrase it as: "Community views are protected, preserved and enhanced."
2. Discussion of PL7.1 (see page 6). Commissioners discussed the policy and chose to make the following changes: change "2013" to "Olympia's." "After processes," add "including the use of Olympia's digital simulation software."
3. Discussion of PL7.2 (see page 6). Commissioners discussed the policy and chose to make the following changes: Change "2013" to "Olympia's." Remove "maximize" and "which provide the maximum development capacity for downtown."

There was discussion of the possible need to define terms such as "sight line heights" and "view planes." Commissioners didn't feel this was necessary.

4. Discussion of proposed policy PL7.3, regarding establishing the maximum height for State office buildings north of the Legislative Buildings which are below the base of the World War I Memorial. Commissioners discussed the policy and chose to make the following changes: Change "Capital" to "Capitol." There was a lengthy discussion about what views are currently visible from which memorials and how the policy would affect future building on State property. **During the discussion of the proposed language Commissioner Tousley registered a "no" vote. Commissioner Ingman moved to adopt "Establish the maximum height for new State office buildings to provide public panoramic landmark views to Puget Sound and the Olympic Mountains from all west Capitol Campus War and Law Enforcement Memorials."** Vice Chair Bardin seconded it. No discussion was held. Vice Chair Bardin and Commissioner Ingman voted in favor, Commissioners Kiswa and Reddick abstained, Commissioner Leveen, Chair Parker, Commissioners Richards and Tousley voted no and the motion failed.
5. Discussion of PL7.4 (see page 6). There was a lengthy discussion about which views and viewpoints were included. **Commissioner Tousley registered a "no" vote on this proposal. Commissioner Kiswa moved to adopt, "Prevent blockage of landmark views by limiting the heights of buildings and structures on the west and east Olympia ridge lines."** Vice Chair Bardin seconded it, and there was discussion of the motion. Commissioner Richards, Vice Chair Bardin, Commissioners Horn, Reddick, Ingman and Kiswa voted in support, Commissioners Leveen and Tousley voted no. The motion carried.

6. Discussion of PL7.5 (see page 6). Commissioners discussed the policy and possible changes to the wording. **The final version is: "Height bonuses and incentives shall not interfere with landmark views."** The language was approved by consensus.

7. Discussion of PL7.6: Commissioners discussed proposed policy PL7.6, regarding deleting all height bonus and incentives in state capital City policies, and all development codes, and requiring that "height means height." The proposal would also delete maximum allowable heights from discretion of City staff or private individuals. **Chair Parker made a motion that the proposed PL 7.6 be rejected, Commissioner Horn seconded it and there was a discussion of the proper procedure for making the motion. It was decided that the motion should be in the affirmative so Chair Parker moved that the Commission adopt PL7.6; Commissioner Ingman seconded it; there was another discussion about the procedure of making the motion and whether the policy is too proscriptive. Commissioner Ingman, Vice Chair Bardin and Commissioner Kizza voted in favor, and Commissioner Leveen, Chair Parker, Commissioners Horn, Reddick and Tousley voted no. The motion failed and PL7.6 will not be included.**

As 9:30 p.m. approached, Commissioners decided to extend the meeting in order to finish items on the agenda.

8. Discussion of proposed policy PL7.7 regarding deleting "Visual Impact Assessment" analysis and requirements from all development permits. Commissioners discussed how this policy relates to utilities and dark skies language, as well as how the policy may be re-worded. **Commissioner Horn moved to eliminate PL7.7 and Commissioner Leveen seconded it; there was no discussion. Commissioners Leveen, Richards, Chair Parker, Commissioners Tousley, Horn and Reddick voted in favor of the motion. The motion carried.**

9. Discussion of PL7.8 (see page 6). Commissioners discussed the policy and chose to make the following changes to the "matrix": "Capital" needs to be changed to "Capitol;" a colon is needed after "observation points;" there should be an apostrophe in "Valley's;" and "valley" shouldn't be capitalized; "Capital Lake" should be changed to "Capitol Lake/Estuary;" add (portions) to the end "streets" and "W" should be changed to "the Olympia Waterfront Route 22 Map in the Parks Plan." **The final proposed policy language is: "Set absolute maximum building heights to preserve views of landmarks from observation points such as those identified in the following matrix, as determined through public process." Commissioners agreed to the language on consensus.**

The following is the language that is being recommended:

Goal 7:

Community views are protected, preserved and enhanced.

Policies:

PL7.1: Implement public processes, including the use of Olympia's digital simulation software, to identify important landmark views and observation points.

PL7.2: Utilize Olympia's digital simulation software to identify view planes* and sightline heights* between the landmark view and observation point. [*find a way to define words early on so public can understand.]

PL7.4: Prevent blockage of landmark views by limiting the heights of buildings or structures on the west and east Olympia ridge lines.

PL7.5: Height bonuses and incentives shall not interfere with landmark views.

PL7.8: Set absolute maximum building heights to preserve views of landmarks from observation points, such as those identified in the following matrix, as determined through public process:

Landmark Views: (Landmark views involve State Capitol Campus, mountains, waterways, and hills.)

- Olympic Mountains
- Puget Sound
- Mt. Rainier

State Capitol Campus Promontory

- Olympia valleys' treed hill slopes
- Capitol Lake/ Estuary
- Black Hills

Observation Points: (Observations points are either static or dynamic from: Puget Sound, State Capitol Campus, public parks, public rights-of-way, the Olympia Waterfront Route, Map 2.2 in Parks Plan, downtown Olympia, and the surrounding community.)

- Puget Sound's Navigational Channel
- State Capitol Campus Promontory
- Parks: West Bay Park, Priest Point Park, North Point, Sunrise Park, Madison Scenic Park, and Percival Landing
- Streets: State, 4th Avenue, Harrison, Deschutes, West Bay, East Bay Drive, 4th Avenue Bridge, Boulevard Road, Pacific Avenue, Martin Way, Brawne, Foote, Capitol Way (portions)

- Washington “W” walkway and bikeway system (portions)
- Downtown: Hands On Children’s Museum and old/new City Hall

The Commission voted not to include policies proposed in the packet: PL7.3, PL7.6 and PL7.7

Downtown

Commissioner Richards said the work of the Urban Corridors Subcommittee encompassed his ideas about downtown. He added that the question to be decided is whether or not the Downtown Master Plan should be adopted as part of the Comprehensive Plan or kept as a separate document. His feeling is that it should be a separate document, as this will add flexibility and maximize public process. There was a discussion of the implications of removing the Downtown Plan from the Comprehensive Plan and whether to adopt certain portions of the Downtown Plan, and other subarea plans, into the Comprehensive Plan. Commissioner Richards moved to recommend to City Council that the Downtown Master Plan be a separate document from the Comprehensive Plan (as proposed by staff in PL14.1) and Commissioner Leveen seconded it. There was a discussion of the possible ramifications and benefits of this change. Vice Chair Bardin and Commissioner Tousley voted no, Commissioner Kiszka abstained, Commissioners Leveen, Reddick, Horn, Richards, Chair Parker and Commissioner Ingman voted yes and the motion carried.

Commissioner Reddick left the meeting at 10:16 p.m.

The recommendation was discussed and closed.

7. APPROVAL OF MINUTES

[13-0150](#) Approval of January 28, 2013 Planning Commission Meeting Minutes

The minutes were approved as amended.

[13-0193](#) Approval of February 11, 2013 Planning Commission Meeting Minutes

The minutes were approved as amended.

8. REPORTS

Commissioner Ingman announced an Urban Corridors Subcommittee meeting on Wednesday, March 6, at 6:30 p.m. at Olympia City Hall.

9. ADJOURNMENT

The meeting adjourned at 10:18 p.m.