



City of Olympia

City Hall
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Olympia, WA 98501

Information: 360-753-8447

Meeting Minutes Land Use and Environment Committee

Thursday, August 23, 2012

5:30 PM

Council Chambers

1. ROLL CALL

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

Staff Present

City Manager Steve Hall, Community Planning and Development Director Keith Stahley, Building Official Tom Hill, Senior Planner Cari Hornbein, Code Enforcement Officer Brian Wilson, Fire Marshall Robert Bradley, Police Lieutenant Paul Lower

Guests Present

Walt Jorgensen, Erin Christensen - Mithun Group, Jason Steiner - Mithun Group

2. CALL TO ORDER

The August 23, 2012 meeting of the Land Use and Environment Committee was called to order by Councilmember Langer at 5:32pm.

3. APPROVAL OF MINUTES

[12-0175](#)

Approval of July 26, 2012 Land Use & Environment Committee Minutes

Attachments: [1. Minutes](#)

Councilmember Roe moved, seconded by Councilmember Hankins, to approve the minutes. Motion passed unanimously.

4. COMMITTEE BUSINESS

[12-0177](#)

Green Building Code

Attachments: [1. IGCC Synopsis](#)

Building Official Tom Hill delivered a PowerPoint presentation on the International Green Construction Code (IGCC). Mr. Hill pointed out that one key reason for green building codes is that approximately 71% of electricity consumption is from buildings. The green construction code applies just to commercial buildings. Mr. Hill gave an overview of all the elements that would be in an adopted green construction code. The green construction code will provide standards and guidance for builders to use in constructing buildings that can meet internationally approved standards for green,

energy-efficient buildings. Implementation of the upcoming international green construction codes would require adoption by Council.

Councilmember Langer asked what the next step would be if the City wanted to look at having the codes adopted locally. Mr. Hill responded that the first step will be to have staff look at the City's existing codes to see how they compare to the new codes before making any changes. The City would also need to see if the State adopts green building standards. State mandates could drive the City's adoption process.

Mr. Hill noted that green construction standards for residential construction will eventually be developed by the ICC.

Councilmember Langer asked what the financial impacts would be to builders. Mr. Hill responded that those numbers are still being worked out.

Councilmember Hankins asked whether these codes would be difficult to enforce and Mr. Hill responded that there will definitely be challenges.

Mr. Hill will continue to monitor developments related to green construction and will provide the committee with updates as more information becomes available.

The report was received.

[12-0447](#)

Residential Fire Sprinklers

- Attachments:**
- [1. IRC Appendices R and S](#)
 - [2. Current Olympia Sprinkler Ordinance](#)
 - [3. Deployment Mode](#)
 - [4. Fire Flow Calcs](#)
 - [5. Fire Loss 2010-2011](#)
 - [6. Selected Sprinkler Ordinances](#)
 - [7. Scottsdale 15 Year Report](#)
 - [8. Fire Sprinkler Selected Reading](#)

Fire Marshall Robert Bradley addressed the committee and provided an overview of the staff report. He noted that an ordinance that passed in 2006 required narrower streets in subdivisions. Homes on these streets are required to provide residential sprinklers. There is a debate about whether all residences should have sprinklers. Fire Marshalls tend to support a universal requirement for sprinklers, whereas the building community generally supports making sprinklers voluntary. Mr. Bradley noted that the majority of fires are caused by cooking, and four out of every five fire-related deaths occur in private residences. Mr. Bradley stated that fire calls to structures with sprinklers typically require fewer staff resources and also tend to use much less water. Mr. Bradley stated that sprinkled systems are 97-98% effective, but because they work so well the fires that are extinguished by sprinklers don't make the news.

Mr. Hill addressed the Committee to state the reason the issue of sprinklers is being discussed tonight is that the International Residential Code provision requiring sprinklers was removed by the State Building Code Council. However, local jurisdictions can still adopt the provision if they elect to without returning to the Building Code Council.

Councilmember Hankins: How much does it cost to put fire sprinklers in a house? Mr. Bradley responded that on a 2000 sq foot house it could be \$4000-\$4500, and possibly more in rural areas where pumps could be required.

Councilmember Langer: What are the implications for the cost of fire insurance? Fire Marshal Bradley will look into what the rate reduction might be.

Councilmember Roe: How many house fires have we had in 2011? Fire Marshal Bradley responded that 14 houses in 2010, with one fatality.

Councilmember Roe: What are the arguments against this? Fire Marshal Bradley that the cost is the number one concern.

Councilmember Roe expressed the concern that the cost could make it more difficult to build.

Councilmember Roe: How can we separate the deployment of fire trucks and paramedic units so that we are not expending resources to send fire trucks to medical emergencies? Fire Marshal Bradley responded that staff for paramedic response also do fire response. If a call for fire response were to come in while staff are responding to a medical emergency they would need the fire equipment available.

Councilmember Roe: Have other jurisdictions required sprinklers? Fire Marshal Bradley Yes – DuPont, Redmond.

The Committee reconvened outside for a demonstration of a sprinkler system from the State Fire Marshall.

Fire Marshall Bradley requested that the Committee move to the full Council for consideration of adopting R&S of the International Residential Code requiring sprinklers as part of the residential building code.

Councilmember Roe stated she would like a cost/benefit analysis.

Councilmember Roe moved, seconded by Councilmember Hankins, to send the residential fire sprinkler issue to the full Council. Motion passed unanimously.

[12-0483](#)

Shoreline Master Program Process and Schedule

Attachments: [1. Proposed SMP Process](#)

Director of Community Planning and Development Keith Stahley submitted a more developed, revised proposal for the upcoming SMP development and adoption process. The proposed timeline projects an adoption date of March 26, 2013, and includes a series of workshops and meetings between now and the date of adoption. The discussion focused primarily on the following proposed workshop meetings:

September 11, 2012 (Tuesday 5:15 to 6:30): Workshop II A - State of Washington Department of Ecology.

Discuss DOE interests and positions and hear their recommendations and guidance on the proposed SMP and process.

1. Brief overview of regulations affecting shoreline use and development – (Keith

- Stahley review SMP Issues and Tools Matrix. 10 minutes)*
2. *Presentation by DOE of their recommendations and guidance on June 2012 Draft SMP and process suggestions for successfully completing the update process -- (DOE Staff. 15 minutes)*
 3. *Discussion (50 minutes)*

Staff available prior to the meeting for questions and answers.

September 25, 2012 (Tuesday 6:30 to 9:00): Workshop II B – Other Organizations Interests.

Hear interests and positions from business associations, neighborhood associations with an interest in the shoreline, environmental organizations and discuss desired outcomes and possible solutions. A workshop meeting that may include representatives from the EDC, ODA, WOBA, Master Builders, the Chamber of Commerce, Thurston County Realtors Association, International Longshoremen's Union, West Bay/East Bay Drive Neighborhood Associations, Friends of the Waterfront, Olympia Capitol Park Foundation, Sustainable South Sound, Black Hills Audubon Society and similar associations, groups and organizations.

1. *Brief overview of staff inventory and characterization of the built marine shoreline and impacts of the proposed SMP – (Keith Stahley/Gary Cooper 15 minutes)*
2. *Facilitated discussion (2 hours)*
 - a. *What aspect(s) of the proposed SMP gives your organization the most concern(s)?*
 - b. *How would you amend the proposed SMP to address those concerns?*

Staff available prior to the meeting for questions and answers.

October 2, 2012 (Tuesday): Workshop II C - Other Government Interests.

Hear interests and positions from other affected governments and discuss possible solutions. A workshop meeting involving affected governmental interests including the Port Commissioners and representatives from LOTT, State of Washington Department of Enterprise Services and Department of Natural Resources, Olympia Parks and Recreation and Public Works Departments and Squaxin Island Tribe.

1. *Brief overview of public ownership interests along the shoreline and impacts of the proposed SMP on those interests – (Gary Cooper 15 minutes)*
2. *Facilitated discussion (1:45 minutes)*
 - a. *What aspect(s) of the proposed SMP gives your organization the most concern(s)?*
 - b. *How would you amend the proposed SMP to address those concerns?*

Staff available prior to the meeting for questions and answers.

Mr. Stahley recommended that the September 25th meeting be designed as a workshop for an in-depth discussion of all the issues and that a facilitator also be used. Mr. Stahley requested some feedback from the Committee on what level of participation the Committee would like to see from other stakeholders. Should the organizations be represented by their full boards or memberships, or just by selected representatives.

Councilmember Roe inquired about the meeting on the 11th. Will Ecology give specific feedback on areas they may have issues or problems with so the City does not waste time pursuing efforts that are not acceptable? Mr. Stahley responded that

it is our understanding that they will share their concerns and provide recommendations on what might be acceptable to the Department of Ecology.

Councilmember Roe stated that for the meeting on the 25th we should include potentially affected property owners. Mr. Stahley expressed some concern about the number of people this might involve and whether it could make the meeting size unwieldy.

Councilmember Hankins expressed a concern about having too many people participating in the meeting and stated she would like to know what the purpose of the meeting would be with respect to obtaining public input or comments. Mr. Stahley said the purpose would be to provide enough information and feedback to the Council to let them know what they will be deciding on when the time for a public hearing comes.

Councilmember Langer added that he is concerned about rehashing old topics that have been addressed a previous meetings and he wants to make sure that whatever the Council takes up is not simply repeating something that has already been done, but is in fact new business.

Councilmember Langer stated he is also concerned that the number of participants for the meeting on the 25th, even if they only have 5 minutes, would make for a very long and involved meeting.

Councilmember Roe stated she thinks there are a lot of anxious people who have not had an opportunity to comment since January and wants to make sure that everyone has an opportunity to weigh in.

Councilmember Langer stated he is still not sure this would be doing something new and would like to make sure that people know there will be public hearings on the SMP in the future.

Mr. Stahley stated the Council at this point has not heard from the public about this specific proposal yet. The record has been closed since January 2010.

Councilmember Roe stated that the reason for providing this opportunity is to see what comments they may want to provide concerning developments over the last 20 months. She has heard from some groups that they feel as if they have been left out of the process up to this point.

Councilmember Langer stated he wants to make sure that we do not lose sight of the fact that there will be public hearings on the SMP update.

Councilmember Hankins suggested that the meetings could be structured around the goal of finding out what the groups need from this plan/process.

Audience: In response to your question about why include the organizations when we are going to have a hearing. The organizations want to be heard in the same way that other government and business interests are being heard. Also, the public hearing is not scheduled until Feb 2013, and the organizations would like to be heard before then.

Audience: We have spent 2.5 years working on the SMP without creating a vision.

Audience: The property owners have not had an opportunity to comment at all on the Planning Commission draft in a "safe" environment that would not be accomplished at a public hearing.

Councilmember Roe stated she wants a list of what everyone's concerns are. It does not feel like there is a concise list of what the issues are.

Mr. Stahley stated that one of the intentions of the workshops would be to develop that list, and the facilitator would play a role in crafting it. It will not be an easy process. A lot of work has already been done by Senior Planner Cari Hornbein and Program Assistant Jenna Whitman, so many of these issues can be presented at the appropriate time.

Councilmember Roe asked how we address the concern about having the hearing in February, which seems so far down the road?

Councilmember Langer stated he thinks these proposed meetings are supposed to address that and added that the proposal to use a facilitator has not been decided yet.

Mr. Stahley stated there are going to be a lot of people at the table. A facilitator will help keep the meeting on track in light of all the people involved.

Councilmember Langer stated that with regard to participation in the upcoming meetings, representatives in lieu of elected officials would be fine.

Councilmember Roe stated that the Port should have elected officials, but representatives from other organizations is fine (committee agreed on this).

Councilmember Langer stated he is looking forward to the process and wants to be able to move forward to the public hearing with an open mind, but wants a clear set of options to choose from.

The Committee generally concurred with Mr. Stahley's recommendation for the workshops proposed through October 16, 2012, including the use of a facilitator.

The report was received.

[12-0481](#)

Oral Report - Demonstration of Development Simulation Software by the Mithun Group (Seattle)

Walt Jorgenson introduced the presentation by Mithun Group. Jason Steiner, Director of Digital Design and Erin Christensen, Associate Principal.

Erin Christensen: Mithun Group is from Seattle and is an integrated design firm with expertise in sustainability issues. Some examples of recent work include:

- Lloyd Crossing in Portland, a commercial area near the Convention Center where Mithun designed a green neighborhood.*
- Facilitated a process for the Eco-district Initiative in Portland.*
- Conducted a cultural audit in Denver as part of a comprehensive community based outreach and needs assessment.*

Jason Steiner: Demonstrated Mithun Group's available technology tools for creating models that allows one model to be used for a range of needs and purposes, rather than having to build multiple models. 3 dimensional GIS data-driven models.

Councilmember Roe: Thinking of the isthmus issue, it would have been fascinating to be able to use the 3-D animation to visualize scenarios.

Councilmember Langer: Could still be relevant for discussions that are occurring on West Bay and East Bay drives concerning building heights, setbacks, etc.

Audience: Can you provide a stripped down model that focuses just on views, etc.. without all the extra levels of detail. A: Yes.

Audience: Do you have any sea level modeling available. A: Yes Mithun has done some sea level rise simulation.

Audience: Can you work between macro and micro levels so you look at zoning districts and look at things like maximum potential buildouts?

Audience: What is the purpose of this presentation? Is it for the Committee to recommend purchasing a program or service?

Councilmember Langer: The purpose tonight is merely for demonstration.

Audience: Could it be used for form-based codes? A: Yes.

The report was received.

[12-0482](#)

Oral Report - Status Reports and Updates

Downtown Liaison Brian Wilson delivered a status report on the 5th Avenue Parklet and showed photos to the Committee of the progress that has been made on the project to date. Completion of the project is likely before the next Committee meeting.

Mr. Wilson also provided an update on lighting in the vicinity of the City's downtown artesian well. Behaviors at the artesian well have become a concern. Potential lighting designs for the well area that would promote a greater sense of public safety are being reviewed.

Councilmember Hankins asked whether the lighting proposals mean that electricity will be brought to the site? Mr. Wilson replied yes, and that there will also be electrical outlets that could be used for other purposes. The timing is the very near future.

Police Lieutenant Paul Lower discussed efforts to regulate behaviors at the well. Many emails/complaints have been received. OPD has increased patrolling of the area, including an emphasis patrol that will be looking for nuisance behaviors in the area.

Mr. Wilson informed the Committee that the Downtown Ambassadors are also now out on the streets and are focusing on this area.

Councilmember Hankins inquired about the status of the installation of tree benches, and Mr. Wilson responded that the plan is to install them at the same time as the proposed parklet in front of Darby's restaurant is being constructed.

Director of Community Planning and Development Keith Stahley provided a status update behalf of City Engineer Fran Eide. Mr. Stahley informed the Committee that there was a problem in table four of the Engineering and Design Standards (EDDS) and it had to be resubmitted to the Department of Commerce. The 60-day review period for the EDDS has been extended to accommodate the re-submittal of the document.

The report was received.

5. ADJOURNMENT

The meeting was adjourned at 8:26.

Next meeting is scheduled for September 27, 2012 and includes: Downtown Project – next steps; Review and consider results of artesian well design process; annexation update; Comprehensive Plan implementation issues; status reports and updates.