



City of Olympia

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Meeting Minutes Planning Commission

Monday, February 25, 2013

6:30 PM

Council Chambers

1. CALL TO ORDER

Chair Parker called the meeting to order at 6:30 p.m.

1.A ROLL CALL

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

2. APPROVAL OF AGENDA

Commissioner Leveen asked move the transportation discussion above urban agriculture. Vice Chair Bardin said she may leave the meeting early and mentioned that the Urban Corridors Subcommittee needs to know what other Commissioners are going to approve or not approve regarding the transportation edits. Commissioners decided to move item B3 "sea level rise" to the top of the agenda. After that, they will address urban agriculture, then transportation, then proceed through the remaining topics in the order in which they are in the packet.

Commissioner Leveen moved, seconded by Commissioner Tousley, that the agenda be adopted as amended. The motion carried by the following vote:

Aye: 8 - Chair Parker, Vice Chair Bardin, Commissioner Reddick, Commissioner Richards, Commissioner Tousley, Commissioner Leveen, Commissioner Kiswa and Commissioner Horn

Nay: 1 - Commissioner Ingman

3. PUBLIC COMMENT

Mr. Karol Kersh asked whether he could address the Commission regarding the Comprehensive Plan Update.

There was a discussion about how citizens can communicate with the Commission now that the hearing record is closed. Citizens may talk one-on-one with a topic sponsor outside of a meeting, or submit comments in writing. However, the Commission is no longer accepting oral testimony on the Comprehensive Plan Update.

4. ANNOUNCEMENTS - None

5. QUESTION TIME

Vice Chair Bardin said after reviewing the Comprehensive Plan and Environmental Impact Statement materials she does not feel comfortable voting without more material in order to make decisions. When reviewing the 1994 Land Use, Environment and Urban Forestry Chapters she felt many policies were removed between the current plan and the July Draft. Commissioner Ingman said he also wants to know the the process for removing policies.

Associate Planner Amy Buckler said the writing team process was to remove redundant policies and to use "plain talk" in revising the policies, which resulted in shorter policies. Details that are already in the Code were removed, action items were removed for inclusion in the forthcoming Action Plan, and all the substantive changes (change in practice or policy) were identified in the 62 items of the Substantive Change List.

Associate Planner Jennifer Kenny added there are "change notes" embedded in the July Draft that denote new, deleted or merged policies.

Ms. Buckler offered to send the Commission a matrix prepared by staff, outlining how goals and policies in the existing plan are addressed, or not, in the July Draft.

Chair Parker asked staff to explain why the transportation chapter is longer than other chapters. Ms. Buckler explained the Growth Management Act outlines many more detailed requirements for the transportation element than other elements of the Comprehensive Plan.

6. BUSINESS ITEMS

[13-0167](#) Final Deliberations on the Comprehensive Plan Update

Topic #1- Sea Level Rise. Proposed policies for the Natural Environment chapter

The item sponsor, Vice Chair Bardin, discussed the goals and policies in the July Draft dealing with sea level rise. She said the predicted rise in sea level is now higher than previously thought and described predictions for Olympia in particular. She discussed her proposed new language to be added to the existing July Draft goals and policies.

Vice Chair Bardin proposed to make policy PN4.4 a goal with additional language and new policies as outlined in the packet. She wanted to add "engage the community in a discussion of the different mitigation scenarios and adaptation strategies and response and the cost" to the list of proposed policies. The Commission discussed changing GU11 to be consistent with the new goal proposed by Vice Chair Bardin to replace PN4.4.

Commissioner Tousley moved, seconded by Commissioner Reddick, to approve the proposed language for PN4.5 and GU11, as amended. The motion passed unanimously.

Following is the language recommended:

Replace PN4.4 with a new goal and related policies as follows:

Goal: The City has used best available information to devise and implement a sea level rise strategy.

Policy 1: Evaluate all options, including retreat, to deal with the impacts of sea level rise in Olympia.

Policy 2: Consider different scenarios for varying amounts of sea level rise, and the accompanying adaptation and response options for each scenario.

Policy 3: Perform a cost-benefit analysis for each adaptation strategy. Consider the physical, environmental and social factors as well as costs in the analysis.

Policy 4: Evaluate different financing options for adaptation strategies.

Policy 5: Use the best available science and the experiences of other municipalities in formulating future plans for sea level rise.

Policy 6: Engage the community in a discussion of the different mitigation scenarios and adaptation strategies and response and the cost.

Replace GU11 as follows:

GU 11: The City has used best available information to devise and implement a sea level rise strategy.

Vice Chair Bardin explained her proposal to change PU11.2 to add "environmental and other public interest groups, and downtown residents" to the list of stakeholders.

Commissioner Tousley moved, seconded by Commissioner Reddick, to approve the proposed language for PU 11.2. The motion passed 8 to 1, with Commissioner Horn abstaining. Following is the language recommended:

PU 11.2: Coordinate with other key stakeholders, such as downtown businesses, LOTT Clean Water Alliance and the Port of Olympia, environmental and other public interest groups, and downtown residents.

[No change - recommend same as July Draft] **PU 11.3:** Incorporate flexibility and resiliency into public and private infrastructure in areas predicted to be affected.

[No change - recommend same as July Draft] **PU 11.4:** Maintain public control of downtown shorelines that may be needed to serve flood management functions.

Topic #2- Urban Agriculture Proposed PN4.5, PN 8.7, PR9.1, GL19.3, GL22 and a new PL22, policies 1-9

Sponsor, Commissioner Leveen, described his proposal as outlined in the packet.

Commission Discussion:

- Commissioner Horn proposed adding language to encourage humane treatment of animals in Goal 22. He proposed two additional policies, PL22.10 and PL22.11.
- Vice Chair Bardin said that PL19.3 should include a balance with native plants.
- Regarding PL22.6, Vice Chair Bardin and Commissioner Ingman expressed concerned about allowing height bonuses that may obstruct views. Commissioner Leveen said he willing to remove reference to height bonuses.
- Commissioner Tousley raised concerns about the implications for development regulations if fruit trees are promoted.
- Commissioner Richards doesn't like the phrasing, "mentally and physically active" in PR 9.1.
- Commissioner Richards also doesn't like use of "discourage" in PL 22.2, and would prefer "as an alternative to grass lawns.."
- Commissioner Richards wondered what "minimize its support" means in PL 22.5.
- Regarding new PL22.1, Chair Parker said reference should be to Thurston County, not just the City in the policy, "In its promotion of local food production the City will interpret local food production to include all food production within Thurston County". Commissioner Leveen accepted Commissioner Ingman's suggestion of adding "Thurston County" after local in GL22.
- Commissioner Horn said, for GL22, urban agriculture is included in local food production and so doesn't need to be stated as well.
- There was a discussion of replacing "county" with "region" in GL 22.9, and adding, "offer educational opportunities for promotion and encourage development of a vibrant local food economy." Staff will reword to remove redundancy.

Commissioner Leveen moved, seconded by Commissioner Ingman, to adopt language as amended. There was unanimous approval. Following is the recommended language:

Add the following policy to GN4 (Natural Environment Chapter): PN4.5: Restore and protect the health of Puget Sound as a local food source.

Add the following policy to GN8 (Natural Environment Chapter): PN8.7: Reduce energy use and environmental impact of our food system by encouraging local food production.

Alter PR9.1 to state (Parks Chapter): Provide opportunities that promote a mentally and physically active lifestyle and healthy food including participation in local food production.

Add the following policy to GL19 (Land Use Chapter): PL19.3: Encourage use of appropriate food-producing trees to increase local food self-sufficiency.

Add an entirely new set of goal and policies (Land Use Chapter):

GL22: Local Thurston County food production is encouraged and supported to increase self-sufficiency, reduce environmental impact, promote health, and the humane treatment of animals, and to support our local economy.

PL22.1: The City will actively partner with community organizations to provide education and information about the importance of local food systems.

PL22.2: The City will encourage home gardens as an alternative to maintaining grass/lawn and other landscaping that is either non-productive for local food systems or not supportive of native ecology.

PL22.3: The City will collaborate with community partners to ensure that everyone within Olympia is within biking/walking distance of a place to grow food.

PL22.4: The City will encourage for-profit gardening/farming in the community.

PL22.5: The City will support local food production with its own purchasing power.

PL22.6: The City will allow rooftop food production and consider incentives for providing food-producing greenhouses atop buildings.

PL22.7: The City recognizes the value of open space and other green spaces as areas of potential food production.

PL22.8: The City will partner with community organizations to measure and set goals for increasing local food production, and develop strategies to accomplish these goals.

PL22.9*: The City will work with other local governments throughout the region to encourage the protection of existing agricultural lands, offer educational opportunities for promotion, and encourage the development of a vibrant local food economy. *Staff will change order of listed so "encourage" is not redundant.

PL22.10: Partner with community organizations to provide education to citizens raising animals for food in the City to ensure protection from predators, and to provide sanitary conditions and humane treatment for these animals.

PL22.11: Educate and encourage citizens to purchase from local farms and small producers as an alternative to factory farms that engage in inhumane treatment of animals.

Topic #3- Edits to Transportation Chapter

Commissioner Leveen discussed his proposed changes to the Transportation Chapter. Staff Sophie Stimson and Randy Wessleman responded to Commissioner Leveen's proposed language and answered questions by Commissioners.

There was a discussion of speed limit changes, where the proposed language doesn't line up

with the development regulations, and Growth Management Act capacity requirements.

Commission Discussion:

- Commissioner Horn suggested adding "place a high priority on protecting the street pavement by resurfacing with low-cost treatments before they deteriorate to a point that requires a major reconstruction" in PT28.2.
- There was a discussion of how to proceed since there are so many policies and not much meeting time left. Commissioners decided to discuss only the items on which there is not agreement as well as those "flagged" by transportation staff.
- There were no concerns on Page 18.
- Commissioner Kisza would like to add language to PT1.4 to deal with buffers for bike lanes. This may be part of the transmission to Council or new language in the draft. The Commission agreed this could be part of the transmission to Council.
- Commissioner Tousley suggested that speed limit assessment should be done as part of the sub-area planning process. (Pg. 19- PT1.3)
- There was a discussion about the intent of the policy on pg. 20- PT2.1. Commissioner Horn added language to clarify the policy.
- Chair Parker asked for clarification on the policy on pg. 21- PT2.4, whether it applied to existing streets. He suggested adding "rain gardens" into planting strips language, but is alright with leaving it out. Staff clarified the definition of "planting strips" is broad enough to include rain gardens.
- Commissioner Richards said it's valuable to change the uses of urban alleys to community spaces if they aren't needed for transportation (referring to pg. 22.)
- There were no concerns on page 23.
- Commissioner Horn proposed adding parenthesis around language referencing Appendix B and in other areas where appendices are referenced. (PT4.13)
- Vice Chair Bardin doesn't like the additional language on pg. 25 PT7.1. It was pulled for later discussion.
- Commissioners discussed referring items related to urban corridors to the Urban Corridors Subcommittee, which will meet next week.
- It was decided that policies PT12.5 and PT12.6 may be part of sub-area planning, but this needs more discussion by the Urban Corridors Subcommittee.
- Chair Parker proposed combining Goal 13 and Goal 16 (pg. 28-29) but the Commission did not agree.
- There were no concerns on pg. 32, 35 or 36
- Additional edits, as well as items pulled for the Urban Corridors Subcommittee, are reflected in Attachment 1 to the minutes.

Commissioner Leveen moved, seconded by Commissioner Reddick, to approve edits to the Transportation Chapter as amended, except for those that were pulled for the Urban Corridors Subcommittee to discuss. The motion passed 8-1. Vice Chair Bardin was absent, as she had to leave the meeting before the the vote. [The recommended language is included in Attachment 1 to the draft minutes reviewed on March 18, 2013.]

There was a discussion of whether the Commission wants to schedule a continuance of the March 4 meeting. The Commission decided they will likely need to continue the March 4 meeting on March 11.

The recommendation was discussed and closed.

7. APPROVAL OF MINUTES

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

The minutes was postponed and referred to the Planning Commission due back on March 4, 2013.

8. REPORTS

No reports were given.

9. ADJOURNMENT

The meeting adjourned at 9:55 p.m.