



Meeting Agenda - Final-revised

City Council

City Hall
601 4th Avenue E
Olympia, WA 98501

Information: 360.753.8447

Tuesday, December 8, 2015

7:00 PM

Council Chambers

1. ROLL CALL

1.A ANNOUNCEMENTS

1.B APPROVAL OF AGENDA

2. SPECIAL RECOGNITION

2.A [15-1207](#) Special Recognition -- "Where's Melnic?" Scavenger Hunt

2.B [15-1057](#) Special Recognition - Olympia's Stormwater Retrofit Program

2.C [15-1208](#) Resolution on the Issue of Refugees from Tyranny and Civil Unrest

Attachments: [Resolution](#)

3. PUBLIC COMMUNICATION

(Estimated Time: 0-30 Minutes) (Sign-up Sheets are provided in the Foyer.)

During this portion of the meeting, citizens may address the City Council regarding items related to City business, including items on the Agenda. In order for the City Council to maintain impartiality and the appearance of fairness in upcoming matters and to comply with Public Disclosure Law for political campaigns, speakers will not be permitted to make public comments before the Council in these three areas: (1) on agenda items for which the City Council either held a Public Hearing in the last 45 days, or will hold a Public Hearing within 45 days, or (2) where the public testimony may implicate a matter on which the City Council will be required to act in a quasi-judicial capacity, or (3) where the speaker promotes or opposes a candidate for public office or a ballot measure.

Individual comments are limited to three (3) minutes or less. In order to hear as many people as possible during the 30-minutes set aside for Public Communication, the City Council will refrain from commenting on individual remarks until all public comment has been taken. The City Council will allow for additional public comment to be taken at the end of the meeting for those who signed up at the beginning of the meeting and did not get an opportunity to speak during the allotted 30-minutes.

COUNCIL RESPONSE TO PUBLIC COMMUNICATION (Optional)

4. CONSENT CALENDAR

(Items of a Routine Nature)

4.A [15-1205](#) Approval of December 1, 2015 Study Session Meeting Minutes

Attachments: [Minutes](#)

4.B [15-1204](#) Approval of December 1, 2015 City Council Meeting Minutes

Attachments: [Minutes](#)

4.C [15-1186](#) Approval of 2017-2022 Transportation Improvement Program

Attachments: [Resolution](#)
[Project Summary 2017-2022](#)
[Maps](#)
[WSDOT Report](#)

4. SECOND READINGS

4.D [15-1138](#) Approval of Annual Comprehensive Plan Amendments and Copper Trail Rezone Ordinance

Attachments: [Comprehensive Plan Ordinance](#)

4. FIRST READINGS

4.E [15-1139](#) Approval of Medela Rezone - Ordinance Amending Zoning Map

Attachments: [Medela Rezone Ordinance](#)

4.F [15-1158](#) Approval of Ordinance Adopting 2016 Park Impact Fee Rate Adjustment

Attachments: [Ordinance](#)

4.G [15-1157](#) Approval of Ordinance Amending School Impact Fees

Attachments: [Ordinance](#)

4.H [15-1189](#) Approval of Ordinance Amending Transportation Impact Fees

Attachments: [Ordinance](#)
[Summary](#)
[Cost Distribution](#)

4.I [15-1156](#) Approval of Ordinance Adopting the 2016 Operating Budget

Attachments: [Ordinance](#)
[Finance Committee Budget Proposal](#)

4.J [15-1159](#) Approval of Ordinance Adopting the 2016 - 2021 Capital Facilities Plan (CFP) and Appropriating Funds for 2016

Attachments: [Ordinance](#)
[Changes to CFP - Preliminary to Final](#)
[2016 Final CFP Project Summary Report](#)

4.K [15-1163](#) Approval of Ordinance Appropriating 2016 Special Funds

Attachments: [Ordinance](#)

- 4.L [15-1179](#) Approval of Ordinance Adopting the 2016 Utility Rates and General Facilities Charges
Attachments: [Ordinance](#)
[UAC Letter of Support for 2016 Utility Rates and GFCs 10-12-15](#)
- 4.M [15-1164](#) Approval of 2015 Quarterly Special Funds Adjustment
Attachments: [Ordinance](#)
- 4.N [15-1165](#) Approval of 2015 Quarterly Capital Budget Adjustment
Attachments: [Ordinance](#)
- 4.O [15-1168](#) Approval of 2015 Quarterly Operating Budget Adjustment
Attachments: [Ordinance](#)
5. **PUBLIC HEARING**
6. **OTHER BUSINESS**
- 6.A [15-1172](#) Approval of Interim Ordinance on Proposed Zoning and Buffer Changes for Cannabis Land Uses
Attachments: [Interim Regulations Ordinance RE Retail Marijuana Sales](#)
[Proposed Marijuana Zoning Changes Statistics](#)
[Current MJ zoning - East](#)
[Proposed MJ Parcels - East - with existing shops](#)
[Proposed MJ zoning - East](#)
[Proposed MJ Parcels - East](#)
[Proposed MJ Parcels - West - with existing shops](#)
[Current MJ zoning - West](#)
[Proposed MJ zoning - West](#)
[Proposed MJ Parcels - West](#)
- 6.B [15-1187](#) Approval of the 2016 Parking and Business Improvement Area (PBIA) Budget
Attachments: [PBIA 2016 Proposed Budget](#)
[PBIA Survey Data 2016](#)
- 6.C [15-1202](#) Update on the Olympia Downtown Strategy
Attachments: [1. Process Summary for Downtown Strategy](#)
[2. Link to Downtown Strategy webpage](#)
[3. Link to Olyspeaks.org](#)

7. CONTINUED PUBLIC COMMUNICATION

(If needed for those who signed up earlier and did not get an opportunity to speak during the allotted 30 minutes)

8. REPORTS AND REFERRALS**8.A COUNCIL INTERGOVERNMENTAL/COMMITTEE REPORTS AND REFERRALS****8.B CITY MANAGER'S REPORT AND REFERRALS****9. ADJOURNMENT**

The City of Olympia is committed to the non-discriminatory treatment of all persons in employment and the delivery of services and resources. If you require accommodation for your attendance at the City Council meeting, please contact the Council's Secretary at 360.753-8244 at least 48 hours in advance of the meeting. For hearing impaired, please contact us by dialing the Washington State Relay Service at 7-1-1 or 1.800.833.6384.



City Council

Special Recognition -- "Where's Melnic?" Scavenger Hunt

Agenda Date: 12/8/2015
Agenda Item Number: 2.A
File Number: 15-1207

Type: recognition **Version:** 1 **Status:** Recognition

Title

Special Recognition -- "Where's Melnic?" Scavenger Hunt

Recommended Action

Committee Recommendation:

Not referred to a committee.

City Manager Recommendation:

Recognize the Olympia Police Department "Where's Melnic?" scavenger hunt.

Report

Issue:

Introducing the "Where's Melnic?" scavenger hunt - a Downtown for the Holidays event to support downtown businesses.

Presenter(s):

Lt. Paul Lower, 360.753.8410

Background and Analysis:

In 2014, the Olympia Police Department (OPD) launched a holiday contest called, "Where's Melnic?" to encourage families to come downtown during the holiday season. In its first year, the game attracted 15 businesses who participated and over three dozen players.

Players are tasked with finding posters of Melnic that are hung in a variety of businesses. They note the location of the posters on a playing card provided by OPD. When five photos are found, the player returns the card to OPD for a personally "pawtographed" photo of Melnic. In addition, players are invited to meet Melnic and his handler at a "Meet Melnic" event held in February.

This year, 32 Olympia businesses and 20 Olympia School District schools are participating in the 2nd Annual "Where's Melnic?" fun. *The Olympian* is a sponsor and has provided advertising for the event and the Olympia Downtown Association (ODA) has partnered with OPD to promote the scavenger hunt with its members.



City Council

Special Recognition - Olympia's Stormwater Retrofit Program

Agenda Date: 12/8/2015
Agenda Item Number: 2.B
File Number: 15-1057

Type: recognition **Version:** 1 **Status:** Recognition

Title

Special Recognition - Olympia's Stormwater Retrofit Program

Recommended Action

Committee Recommendation:

Not referred to a committee.

City Manager Recommendation:

Recognize City staff for their success at retrofitting City stormwater systems for water quality treatment.

Report

Issue:

The stormwater retrofit program represents a noteworthy example of staff's ability to consistently receive State grants and loans to support City environmental goals.

Staff Contact:

Eric Christensen, Engineering and Planning Manager, Public Works Water Resources, 360.570.3741
Andy Haub, Water Resources Director, 360.753.8475

Presenter(s):

Eric Christensen, Public Works Water Resources

Background and Analysis:

Treating urban stormwater runoff to remove contaminants is a local, regional, and state priority. Contaminants entering our stormwater system contribute to unhealthy streams, wetlands, and marine waters.

The City's Storm and Surface Water Utility provides local leadership and funding for managing stormwater in our community. In 2007, Utility staff set a goal to fund and construct one major stormwater retrofit project on an older arterial street or business district each year. Recent projects range from the high profile stormwater project at Yauger Park on Olympia's Westside to less visible projects such as building an underground water treatment system along 4th and State Avenues.

Olympia's success with these projects is made possible with recent grants and low interest loans from the Washington Department of Ecology. In the past six years, Ecology funded six major stormwater projects in Olympia. The retrofit projects use different treatment technologies based on the unique circumstances of the site. Each project results in the removal of sediment, metals, nutrients, and petroleum-based chemicals found in stormwater runoff.

Utility's work to update stormwater systems in older areas of Olympia, combined with the work by private development to install stormwater treatment systems, is improving the quality of stormwater in Olympia.

Neighborhood/Community Interests (if known):

Environmental protection and enhancement is strongly supported by the City's Comprehensive Plan and ongoing community action.

Options:

N/A

Financial Impact:

The stormwater grants typically require a 25 percent local financial match. The local match is funded through Olympia's Storm and Surface Water Utility rates.

Attachment(s):

N/A



City Council

Resolution on the Issue of Refugees from Tyranny and Civil Unrest

Agenda Date: 12/8/2015
Agenda Item Number: 2.C
File Number: 15-1208

Type: recognition **Version:** 1 **Status:** Recognition

Title

Resolution on the Issue of Refugees from Tyranny and Civil Unrest

Recommended Action

Committee Recommendation:

Not referred to a committee.

City Manager Recommendation:

Resolution - Oral Report

Report

Issue:

Resolution on the Issue of Refugees from Tyranny and Civil Unrest

Presenter(s):

Jay Burney, Assistant City Manager, 360.753.8740

Background and Analysis:

At the November 24th, 2015 Council meeting, a citizen requested that the Olympia City Council consider a resolution welcoming Syrian refugees into our community. Council asked staff to draft a resolution and bring it forward at a future Council meeting.

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OLYMPIA, WASHINGTON, ON
THE ISSUE OF REFUGEES FROM TYRANNY AND CIVIL UNREST**

WHEREAS, the United States of America was founded by those seeking to escape tyranny and secure for themselves and their posterity a better future; and

WHEREAS, millions of Americans can proudly trace their ancestry back to immigrants or refugees from other nations, and routinely celebrate the history, customs, and traditions of those lands; and

WHEREAS, the conflict in Syria has caused a refugee crisis; and

WHEREAS, the number of refugees fleeing the conflict in Syria to neighboring countries has now eclipsed four million, thus confirming the Syrian refugee crisis as the world's single largest refugee crisis in almost a quarter century; and

WHEREAS, President Obama has stated that "we do not close our hearts to these victims of such violence and somehow start equating the issue of refugees with the issue of terrorism"; and

WHEREAS, Governor Inslee has stated that "Washington will continue to be a state that welcomes those seeking refuge from persecution, regardless of where they come from or the religion they practice, and that Washington has been and will continue to be a state that embraces compassion and eschews fear mongering"; and

WHEREAS, all refugees should be treated with dignity, care, and compassion that every person deserves; and

WHEREAS, the City of Olympia has been enriched by the contributions of generations of people from around the world;

NOW, THEREFORE, THE OLYMPIA CITY COUNCIL DOES HEREBY RESOLVE that the City of Olympia continues to welcome all visitors and prospective residents, regardless of national origin or refugee status.


PASSED BY THE OLYMPIA CITY COUNCIL this _____ day of _____ 2015.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:



CITY ATTORNEY



City Hall
601 4th Avenue E.
Olympia, WA 98501
360-753-8447

City Council

Approval of December 1, 2015 Study Session Meeting Minutes

Agenda Date: 12/8/2015
Agenda Item Number: 4.A
File Number: 15-1205

Type: minutes **Version:** 1 **Status:** Consent Calendar

Title

Approval of December 1, 2015 Study Session Meeting Minutes



Meeting Minutes - Draft

City Council

City Hall
601 4th Avenue E
Olympia, WA 98501

Information: 360.753.8447

Tuesday, December 1, 2015

6:00 PM

Council Chambers

Study Session

1. ROLL CALL

Present: 6 - Mayor Pro Tem Nathaniel Jones, Councilmember Jim Cooper, Councilmember Julie Hankins, Councilmember Steve Langer, Councilmember Jeannine Roe and Councilmember Cheryl Selby

Excused: 1 - Mayor Stephen H. Buxbaum

2. BUSINESS ITEM

2.A [15-0934](#) US 101 / West Olympia Access Project Update

Transportation Engineering and Planning Manager Randy Wesselman briefed the Council on the US 101/West Olympia Access Project. He reviewed the two freeway access ramps proposed to accommodate the increased traffic at Black Lake Boulevard and Cooper Point Road. The ramps will provide further route options and improve access to medical offices and businesses.

Parametrix Project Manager John Perlic reviewed State Environmental Policy Act analysis for the project to include Ecosystems, Visual Quality, Noise, Land Use, Social Resources & Environmental Justice, Water Resources, and Cultural Resources. He also shared the status of the Interchange Justification Report and documents required by the Washington State Department of Transportation.

Mr. Wesselman reviewed next steps for the project.

Councilmembers asked clarifying questions.

The study session was completed.

3. ADJOURNMENT

The Study Session at 6:53 p.m.



City Hall
601 4th Avenue E.
Olympia, WA 98501
360-753-8447

City Council

Approval of December 1, 2015 City Council Meeting Minutes

Agenda Date: 12/8/2015
Agenda Item Number: 4.B
File Number: 15-1204

Type: minutes **Version:** 1 **Status:** Consent Calendar

Title

Approval of December 1, 2015 City Council Meeting Minutes



Meeting Minutes - Draft

City Council

City Hall
601 4th Avenue E
Olympia, WA 98501

Information: 360.753.8447

Tuesday, December 1, 2015

7:00 PM

Council Chambers

1. ROLL CALL

Present: 6 - Mayor Pro Tem Nathaniel Jones, Councilmember Jim Cooper, Councilmember Julie Hankins, Councilmember Steve Langer, Councilmember Jeannine Roe and Councilmember Cheryl Selby

Excused: 1 - Mayor Stephen H. Buxbaum

1.A ANNOUNCEMENTS - None

1.B APPROVAL OF AGENDA

The agenda was approved.

2. SPECIAL RECOGNITION - None

3. PUBLIC COMMUNICATION

The following people spoke Jim Rainwood, Jack Horton, Patrick Seifert, Bruce Roundtree, Randy Madden, Katherine Seifert, Dustin Bruce, Dante Cammarata, Andrew Collins, Marcus Reum, Ronald Nesbitt, Dylan Guthridge, and Allen Miller.

COUNCIL RESPONSE TO PUBLIC COMMUNICATION (Optional)

Councilmember Roe discussed having a monitoring mechanism and policy that tracks and seeks land acquisition opportunities that are available to the city.

4. CONSENT CALENDAR

4.A [15-1182](#) Approval of November 24, 2015 Special Study Session Meeting Minutes

The minutes were adopted.

4.B [15-1183](#) Approval of November 24, 2015 City Council Meeting Minutes

The minutes were adopted.

4.C [15-1161](#) Bills and Payroll Certification

Payroll check numbers 88233 through 88254 and Direct Deposit transmissions:

Total: \$3,834,381.19; Claim check numbers 3666260 through 3667390: Total: \$5,078,250.70.

The decision was adopted.

- 4.D [15-1144](#) Approval of Cammarano Park Land Donation

The decision was adopted.

- 4.E [15-1145](#) Approval of Trademark Coexistence Agreement for use of "Experience It!"

The decision was adopted.

4. SECOND READINGS

- 4.F [15-0997](#) Approval of Ordinance Adopting the 2015 Engineering Design & Development Standards Update on First Reading

The ordinance was adopted on second reading.

4. FIRST READINGS

- 4.G [15-1138](#) Approval of Annual Comprehensive Plan Amendments and Copper Trail Rezone Ordinance

The ordinance was approved on first reading and moved to second reading.

Approval of the Consent Agenda

Councilmember Langer moved, seconded by Councilmember Hankins, to adopt the Consent Calendar. The motion carried by the following vote:

Aye: 6 - Mayor Pro Tem Jones, Councilmember Cooper, Councilmember Hankins, Councilmember Langer, Councilmember Roe and Councilmember Selby

Excused: 1 - Mayor Buxbaum

5. PUBLIC HEARING - None

6. OTHER BUSINESS

- 6.A [15-1147](#) Update on Major City Planning Projects

Community Planning and Development Director Leonard Bauer briefed the Council on the progress of major City planning projects.

Councilmembers asked clarifying questions.

The information was provided.

7. CONTINUED PUBLIC COMMUNICATION - None

8. REPORTS AND REFERRALS

8.A COUNCIL INTERGOVERNMENTAL/COMMITTEE REPORTS AND REFERRALS

Councilmembers reported on meetings and events attended.

8.B CITY MANAGER'S REPORT AND REFERRALS

City Manager Steve Hall noted a request to add a permit specialist will be brought forward at the December 15 City Council meeting. He also noted the draft Parks Plan is currently available for comment.

9. ADJOURNMENT

The meeting adjourned at 8:13 p.m.



City Council

Approval of 2017-2022 Transportation Improvement Program

Agenda Date: 12/8/2015
Agenda Item Number: 4.C
File Number: 15-1186

Type: resolution **Version:** 1 **Status:** Consent Calendar

Title

Approval of 2017-2022 Transportation Improvement Program

Recommended Action

Committee Recommendation:

Not referred to a committee.

City Manager Recommendation:

Move to approve the revised 2017-2022 Six-Year Transportation Improvement Program (TIP) and adopt the resolution.

Report

Issue:

Whether the City Council should approve the revised Six-year Transportation Improvement Program (TIP) and approve a resolution to adopt the 2017-2022 TIP.

Staff Contact:

David Smith, Transportation Project Engineer, Public Works Department, 360.753.8496

Presenter(s):

None - Consent Calendar Item

Background and Analysis:

Following public testimony during the November 17, 2015 Public Hearing, City Council directed staff to incorporate the Olympia Woodland Trail - Phase 4 Project into the TIP. In response, staff added this project with a total project cost of \$20,000,000. The project will extend from Henderson Boulevard to Tumwater Historical Park

Washington State Department of Transportation (WSDOT) requires local governments to outline their specific transportation needs in a six-year TIP. Projects need to be identified in the TIP before cities can receive state and federal funding. City staff updates the TIP annually to ensure that all projects identified in the *Capital Facilities Plan* (CFP) are reflected in the TIP. The TIP will be submitted in July of each year to WSDOT.

A table summarizing the revised 2017-2022 TIP is attached. The revised 2017-2022 Six-year TIP in the required WSDOT format, which will be sent to WSDOT, is also attached.

It is important to note that City staff works closely with state and federal agencies to understand funding criteria. Every year, staff reviews projects and makes revisions to the TIP so that the City is in the best position to successfully secure funding.

The cost estimates and project schedules in the TIP are preliminary and will be updated when funding is requested. The TIP is organized as follows:

1. Fully Funded Projects. These projects have received grant funding and are in the process of being implemented.
2. Capacity Projects. These projects do not meet current levels of service (capacity) as defined by the Olympia Comprehensive Plan (Comp Plan). They often have multiple funding sources including impact fees, grants, and City general fund dollars.
3. Annual Programs. These programs fund multiple projects within specific categories such as; Access and Safety Improvements, Bike Improvements, Sidewalks and Pathways, and Street Repair and Reconstruction.
4. Parks, Arts and Recreation Projects, in priority order. These projects are included in order to qualify them for state and federal funding.

Neighborhood/Community Interests (if known):

City staff distributed the draft 2017-2022 TIP and gave notice of the Public Hearing to the following organizations: City-recognized neighborhood associations, the West Olympia Business Association, Intercity Transit and WSDOT, Thurston Regional Planning Council, the cities of Lacey and Tumwater, Thurston County, Bicycle Pedestrian Advisory Committee (BPAC), Olympia Safe Streets Campaign, and other interested parties.

Options:

1. Approve the 2017-2022 Six-year Transportation Improvement Program (TIP) and adopt the resolution. This will allow the City to meet state law for updating the TIP annually and allow the City to be eligible for grant funding on the listed projects.
2. Incorporate City Council changes to the 2017-2022 Six-year TIP that are consistent with the 2016-2021 CFP and adopt the resolution.
3. Delay approving the TIP so City Council can consider deleting, revising and adding projects. Council would need to take action no later than July 26, 2016 in order to meet WSDOT's July 31, 2016 deadline.

Financial Impact:

The 2017-2022 TIP identifies 19 projects totaling approximately \$115 million. The City is seeking more than \$31 million in federal funding and \$23.4 million in state funding. The CFP establishes specific funding sources and commitment for funding of the projects in the TIP.

Attachments:

- 1 - TIP 2017-2022 Resolution
- 2 - TIP Project Summary 2017-2022
- 3 - TIP Project Maps
- 4 - TIP WSDOT Report 2017-2022

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OLYMPIA, WASHINGTON,
ADOPTING THE SIX-YEAR TRANSPORTATION IMPROVEMENT PROGRAM FOR THE
YEARS 2017-2022.**

WHEREAS, pursuant to the requirements of RCW 35.77.010, the City of Olympia has prepared a Transportation Improvement Program for the ensuing six calendar years; and

WHEREAS, pursuant to this law, the City Council of the City of Olympia did hold a public hearing on the Transportation Improvement Program on November 17, 2015, at City Hall in Olympia, Washington;

NOW, THEREFORE, THE OLYMPIA CITY COUNCIL DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The City of Olympia Transportation Improvement Program, a copy of which is attached hereto and made a part hereof, is adopted. Two copies of the City of Olympia Transportation Improvement Program for the ensuing six calendar years, together with a copy of this Resolution, shall be filed with the Secretary of the Department of Transportation, State of Washington.

Section 2. The City of Olympia has reviewed the work accomplished under the prior program and determines that the attached program is adopted in order to meet current City transportation needs. The TIP contains information as to how the City will spend money for non-motorized transportation purposes. If former railroad right-of-ways become available, the City will evaluate such right-of-way in relation to identified needs in the TIP and the City's Capital Facilities Plan.

Section 3. The City of Olympia determines that this program is consistent with the *Olympia Comprehensive Plan*.

PASSED BY THE OLYMPIA CITY COUNCIL this ____ day of _____ 2015.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:



CITY ATTORNEY



Six Year Transportation Improvement Program Summary 2017 - 2022

The City is required by State law to prepare a six-year Transportation Improvement Program (TIP) and submit it to the Washington State Department of Transportation (WSDOT). City staff updates the TIP annually to reflect the City's most recent Capital Facilities Plan (CFP). Projects need to be identified in the TIP before cities can receive state and federal funding. The following includes a list of the current TIP projects. For more detailed information please refer to the complete 2017-2022 Capital Facilities Plan.

Map No.	Project Name	Description	Project Origin	Planned Grant Funds	Planned Local Funds	Total Funds	Comments
1	Boulevard Road and Morse-Merryman Road Roundabout	<i>Project Limits:</i> Intersection of Boulevard Road and Morse-Merryman Road <ul style="list-style-type: none"> Construct a single lane roundabout, sidewalks, planter strips, street lighting, bike lanes, stormwater improvements and underground overhead utilities. 	Capacity Need	\$2,038,162	\$2,269,788	\$4,307,950	Design and Right of Way phases are funded. Construction phase is partially funded.
2	Pacific Avenue Pedestrian Crossing Improvements	<i>Project Limits:</i> Intersections of Pacific Avenue and Devoe Street, Pacific Avenue and Lansdale Street <ul style="list-style-type: none"> Install a crosswalk, signing and pedestrian-activated beacons. Replace or install curb access ramps to meet ADA standards as needed. 	Access and Safety Improvement	\$273,200	\$0	\$273,200	Funding secured. Construction in 2017.
3	Quince Street Sidewalk	<i>Project Limits:</i> Quince Street sidewalk from Miller Avenue to Reeves Middle School <ul style="list-style-type: none"> Remove existing asphalt walking path and replace it with curb and a 6-foot wide concrete sidewalk. Implement bicycle and pedestrian safety education efforts. 	Parks & Pathways Sidewalk Program	\$172,050	\$37,635	\$209,685	
4	Mottman Road Bike Lanes and Half Street Frontage Improvement	<i>Project Limits:</i> Mottman Road from Mottman Court to SPSCC <ul style="list-style-type: none"> Construct sidewalk, planter strip and streetlights on one side; widen for Class II bike lanes and pave street. 	Street Repair and Reconstruction Program	\$5,860,000	\$0	\$5,860,000	

Map No.	Project Name	Description	Project Origin	Planned Grant Funds	Planned Local Funds	Total Funds	Comments
5	Boulevard Road and Log Cabin Road – Phase 2: East Leg	<p><i>Project Limits:</i> Intersection of Boulevard Road and Log Cabin Road</p> <ul style="list-style-type: none"> Construct fourth leg of the roundabout to the east; includes sidewalk, planter strip, streetlighting and 2 to 3 lanes. 	Capacity Need	\$1,359,433	\$1,491,954	\$2,851,387	
6	Fones Road Widening	<p><i>Project Limits:</i> Fones Road from 18th Avenue to Pacific Avenue</p> <ul style="list-style-type: none"> Widen to 3 to 5 lanes, sidewalks, planter strips, bike lanes, streetlighting, stormwater improvements, underground overhead utilities, and roundabout. 	Capacity Need	\$8,229,040	\$9,054,187	\$17,283,227	
7	Cain Road and North Street Intersection Improvements	<p><i>Project Limits:</i> Intersection of Cain Road and North Street; 300 feet south of North Street to 300 feet north of North Street</p> <ul style="list-style-type: none"> Intersection capacity improvements may include lane striping and signal, bike lanes, sidewalks, planter strips, streetlighting, and underground overhead utilities. 	Capacity Need	\$1,458,568	\$1,610,423	\$3,068,991	
8	Henderson Boulevard and Eskridge Boulevard Intersection Improvements	<p><i>Project Limits:</i> Intersection of Henderson Boulevard and Eskridge Boulevard; 300 feet south of Eskridge and 300 feet north of Eskridge</p> <ul style="list-style-type: none"> Intersection capacity improvements include roundabout, sidewalks, planter strips, bike lanes, streetlighting, stormwater, and underground overhead utilities. 	Capacity Need	\$1,801,541	\$1,981,415	\$3,782,956	
9	Wiggins Road and 37 th Avenue Intersection Improvements	<p><i>Project Limits:</i> Intersection of Wiggins Road and 37th Avenue; 300 feet north of 37th to 300 feet south of 37th</p> <ul style="list-style-type: none"> Intersection capacity improvements include roundabout, sidewalks, planter strips, bike lanes, streetlighting, stormwater, and underground overhead utilities. 	Capacity Need	\$3,433,041	\$3,787,209	\$7,220,250	

Map No.	Project Name	Description	Project Origin	Planned Grant Funds	Planned Local Funds	Total Funds	Comments
10	Log Cabin Road Extension	<p><i>Project Limits:</i> Log Cabin Road from Boulevard Road to Hoffman Road</p> <ul style="list-style-type: none"> Extend Minor Arterial roadway. Funding is to construct median. 	Capacity Need	\$0	\$4,265,722	\$4,265,722	
Various Locations Citywide	Access and Safety Improvements	<p><i>Project Limits:</i> Various locations</p> <ul style="list-style-type: none"> The purpose of this program is to improve access and safety for all users of the transportation system: Hazard Elimination and Safety projects improve safety on high accident street sections or intersections. Projects may include new guardrails, railroad crossings, and intersection improvements. Pedestrian Crossing Improvements help pedestrians cross major streets. Improvements may include bulb-outs, crossing islands, and/or flashing crosswalk beacons. Street Access projects remove barriers on walkways for persons with disabilities. Projects may include ADA access ramps or audible pedestrian signals. 	Access and Safety Improvements	\$0	\$200,000	\$200,000	
Various Locations Citywide	Bike Improvements	<p><i>Project Limits:</i> Various locations</p> <ul style="list-style-type: none"> The purpose of this program is to complete elements of the bicycle network: Bike Corridors: Low-volume, low-stress streets improved for bicycle travel. Other improvements: Gaps and spot improvements in the bike lane network. 	Bicycle Improvements	\$0	\$151,530	\$151,530	
Various Locations Citywide	Sidewalks and Pathways	<p><i>Project Limits:</i> Various Locations</p> <ul style="list-style-type: none"> The purpose of this program is to: Maintain and repair sidewalks and pathways. Construct pathways for pedestrians and bicyclists. Pathways are non-motorized short-cuts that link streets to parks, schools, trails, and other streets. Pathways for improvement will be identified by neighborhoods. Construct new sidewalks based upon the 2004 Sidewalk Program. The program focuses on building sidewalks on at least one side of arterials, major collectors, and neighborhood collectors. 	Sidewalks and Pathways	\$0	\$7,269,000	\$7,269,000	

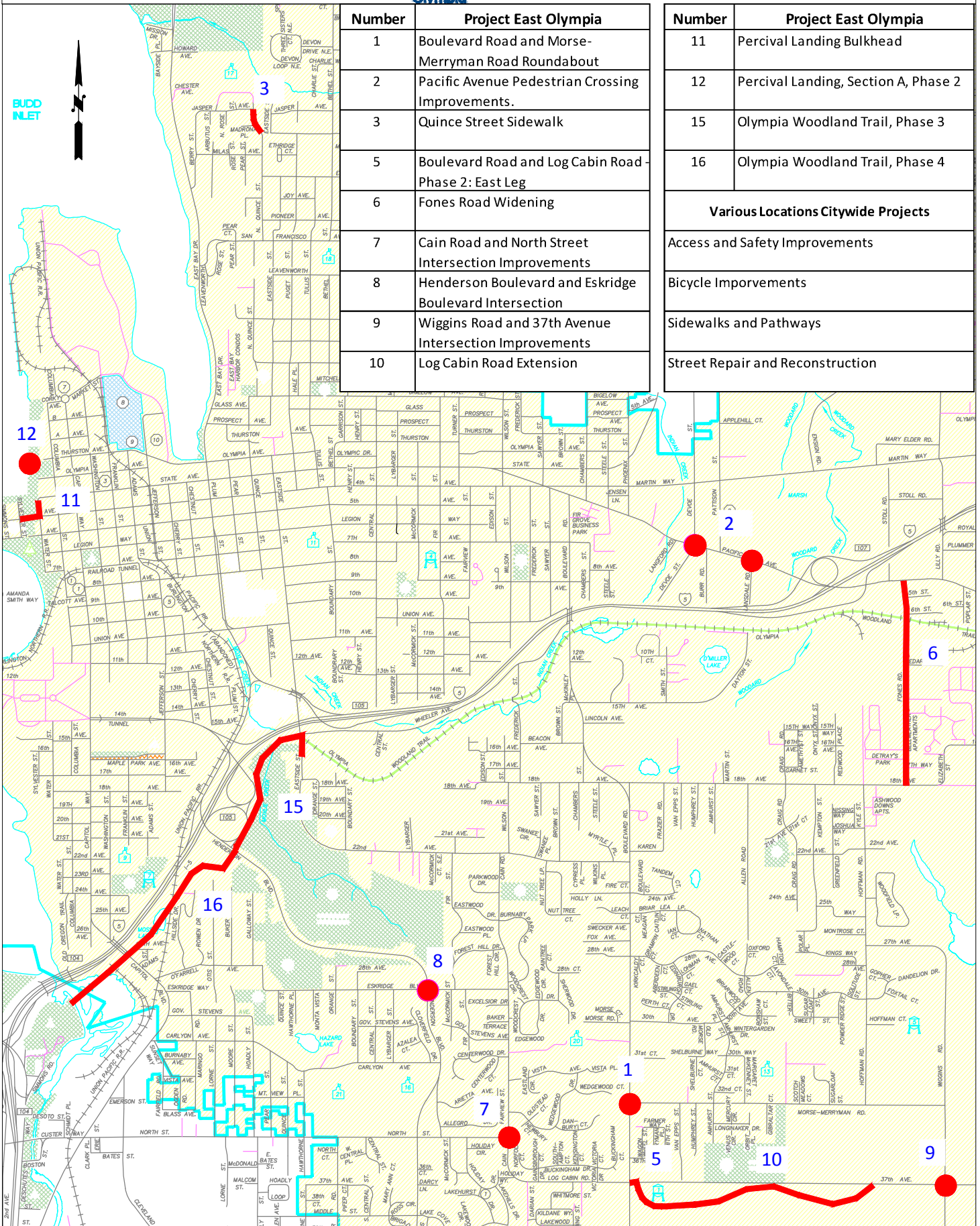
Map No.	Project Name	Description	Project Origin	Planned Grant Funds	Planned Local Funds	Total Funds	Comments
Various Locations Citywide	Street Repair and Reconstruction	<p><i>Project Limits:</i> Various locations</p> <ul style="list-style-type: none"> This program addresses: Complete Street Reconstruction projects address streets with pavement in the worst condition. These reconstruction projects add bicycle and pedestrian facilities at the time the street is reconstructed. Maintenance projects that are beyond the capacity of City maintenance crews. These projects include, for example, repairing and replacing striping, guardrails, railing, signals and lighting. Major Resurfacing projects are repaving projects that may include other elements such as ADA access ramps and bulb-outs for pedestrians at intersections. Street Preservation is an on-going effort to preserve the condition of our streets and delay major reconstruction. This may include, for example, chip sealing streets and sealing cracks. 	Street Repair and Reconstruction Program	\$0	\$13,584,000	\$13,584,000	
11	Percival Landing Bulkhead	<p><i>Project Limits:</i> State Avenue and 4th Avenue</p> <ul style="list-style-type: none"> Construct a bulkhead along Water Street and 4th Avenue to protect the existing streets and utilities. 	2010 Parks, Arts & Recreation Plan	\$1,929,500	\$1,070,500	\$3,000,000	
12	Percival Landing, Section A, Phase 2	<p><i>Project Limits:</i> Percival Landing</p> <ul style="list-style-type: none"> Boardwalk and float replacement. 	Identified Maintenance Needs	\$10,840,600	\$5,339,400	\$16,180,000	
13	Grass Lake Nature Park Trail Connection	<p><i>Project Limits:</i> Cooper Point Road to Regional Trail.</p> <ul style="list-style-type: none"> Design and construct trail. 	2010 Parks, Arts & Recreation Plan	\$402,000	\$198,000	\$600,000	
14	Yauger Park Trail Connection	<p><i>Project Limits:</i> Yauger Park to Harrison Avenue</p> <ul style="list-style-type: none"> Design and construct trail. 	2010 Parks, Arts & Recreation Plan	\$323,610	\$159,390	\$483,000	
15	Olympia Woodland Trail, Phase 3	<p><i>Project Limits:</i> From Henderson Boulevard to Eastside Street</p> <ul style="list-style-type: none"> Design and construct trail. 	2010 Parks, Arts & Recreation Plan	\$2,983,000	\$1,492,000	\$4,475,000	
16	Olympia Woodland Trail, Phase 4	<p><i>Project Limits:</i> From Tumwater Historical Park to Henderson Boulevard</p>	2010 Parks, Arts & Recreation Plan	\$13,333,000	\$6,667,000	\$20,000,000	

2017 - 2022 Projects

Six-Year Transportation Improvement Program



Olympia and Vicinity



Number	Project East Olympia
1	Boulevard Road and Morse-Merryman Road Roundabout
2	Pacific Avenue Pedestrian Crossing Improvements.
3	Quince Street Sidewalk
5	Boulevard Road and Log Cabin Road - Phase 2: East Leg
6	Fones Road Widening
7	Cain Road and North Street Intersection Improvements
8	Henderson Boulevard and Eskridge Boulevard Intersection
9	Wiggins Road and 37th Avenue Intersection Improvements
10	Log Cabin Road Extension

Number	Project East Olympia
11	Percival Landing Bulkhead
12	Percival Landing, Section A, Phase 2
15	Olympia Woodland Trail, Phase 3
16	Olympia Woodland Trail, Phase 4
Various Locations Citywide Projects	
Access and Safety Improvements	
Bicycle Improvements	
Sidewalks and Pathways	
Street Repair and Reconstruction	

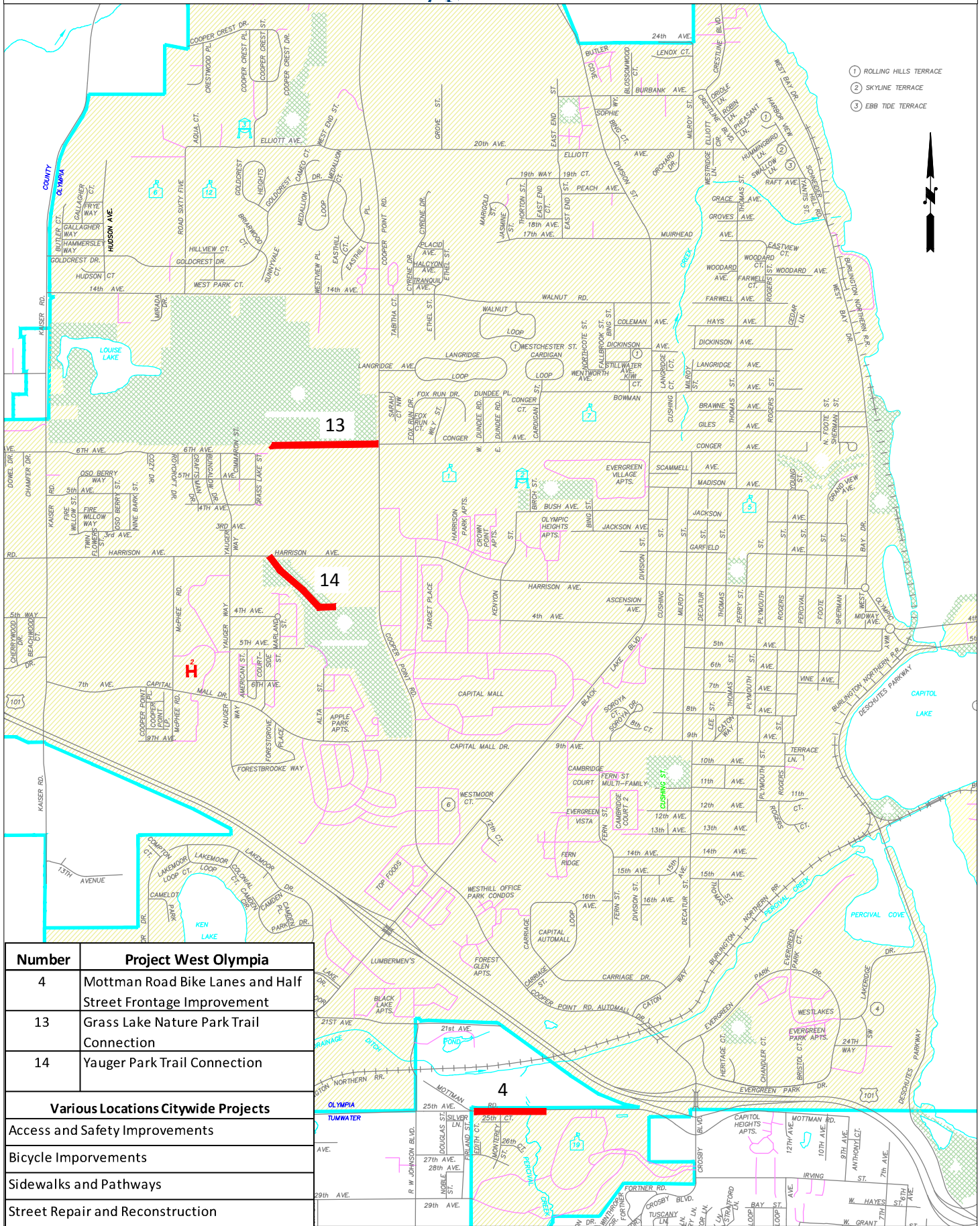
2017 - 2022 Projects

Six-Year Transportation Improvement Program



Olympia and Vicinity

- ① ROLLING HILLS TERRACE
- ② SKYLINE TERRACE
- ③ EBB TIDE TERRACE



Number	Project West Olympia
4	Mottman Road Bike Lanes and Half Street Frontage Improvement
13	Grass Lake Nature Park Trail Connection
14	Yauger Park Trail Connection
Various Locations Citywide Projects	
Access and Safety Improvements	
Bicycle Improvements	
Sidewalks and Pathways	
Street Repair and Reconstruction	

Agency: Olympia
 County: Thurston
 MPO: TRPC MPO

Hearing Date: 11/17/2015
 Adoption Date: Amendment Date:
 Resolution #: Amendment #:

**Six Year Transportation Improvement Program
 From 2017 to 2022**

Functional Class	Priority Number	Project Title Road Name Structure Id from: Beginning Terminus to: End Terminus Project Description	Regionally Significant (Y/N)	Improvement Type	Total Length	Utility Codes	Project Phase	Status	Phase Start	Project Costs					Fed. Funded Projects Only		
										Fund Source Information					Envir. Type	R/W Reqrd? (Date)	
										Federal Funding		State Funding					
Fed.Fund Code	Cost by Phase	Fund Code	State Funds	Local Funds	Total Funds												
16		Boulevard Road and Morse-Merryman Road Roundabout N Boulevard Road from: at Morse-Merryman Road to: N/A Structure Id Construct a single lane roundabout, sidewalks, planter strips, street lighting, bike lanes, stormwater improvements and undergrounding of overhead utilities.		3	0.20	C G P S T W	CN	P	2017			TIB	1266375	2149335	3,415,710	CE	Y
										STP(US)	771787			120453	892,240		
Totals										771,787	1,266,375	2,269,788	4,307,950				
0		Pacific Avenue Pedestrian Crossing Improvements N Pacific Avenue from: Devoe Street to: Landsdale Road Structure Id At Devoe Street and Landsdale Road, install a crosswalk, signing and pedestrian-activated flashing beacons. Replace or install curb access ramps to meet ADA standards as needed.		28			CN	S	2017	HSIP	273200			273,200	CE	Y	
Totals										273,200			273,200				
17		Quince Street Sidewalk N Quince Street Sidewalk from: Miller Avenue to: Reeves Middle School Structure Id Remove existing asphalt walking path and replace it with curb and a concrete sidewalk.		28	0.14		CN	S	2017	TAP(SR)	172050		37635	209,685	CE	N	
Totals										172,050		37,635	209,685				
17		Mottman Road Bike Lanes and Half Street Frontage Improvement N Mottman Road from: Mottman Court to: SPSC Structure Id Construct Sidewalk, Planter Strip, and Streetlights on one side; Widen for Class II Bike Lanes and Overlay Street.		28	0.18	G P S T W	PE	S	2022			OTHER	552600		552,600	CE	Y
												OTHER	599500		599,500		
												OTHER	4707900		4,707,900		
										Totals							
16		Boulevard Road and Log Cabin Road - Phase 2: East Leg Y Log Cabin Road from: Boulevard Road to: N/A Structure Id Construct fourth leg of the roundabout to the east; includes sidewalk, planter strip, streetlighting and 2/3 lane street cross-section.		1	0.11	C G P S T W	PE	P	2019			TIB	101891	111824	213,715	CE	N
														TIB	1257542		
Totals												1,359,433	1,491,954	2,851,387			

Agency: Olympia
 County: Thurston
 MPO: TRPC MPO

Hearing Date: 11/17/2015
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 Resolution #: Amendment #:

Six Year Transportation Improvement Program
From 2017 to 2022

Functional Class	Priority Number	Project Title Regionally Significant (Y/N) Road Name Structure Id from: Beginning Terminus to: End Terminus Project Description	Improvement Type	Total Length	Utility Codes	Project Phase	Status	Phase Start	Project Costs					Fed. Funded Projects Only		
									Fund Source Information					Envir. Type	R/W Reqrd? (Date)	
									Federal Funding		State Funding					
Fed.Fund Code	Cost by Phase	Fund Code	State Funds	Local Funds	Total Funds											
16		Fones Road Widening Y Fones Road from: 18th Avenue to: Pacific Avenue Structure Id Widen to 3/5 lanes, sidewalks, planter strips, bike lanes, streetlighting, stormwater improvements, undergrounding of overhead utilities and roundabout.		0.67	C G P T W	PE RW CN	P P P	2018 2018 2019			TIB TIB TIB	515997 2308224 5404819	567737 2539676 5946774	1,083,734 4,847,900 11,351,593	CE	Y
Totals												8,229,040	9,054,187	17,283,227		
16		Cain Road and North Street Intersection Improvements N Cain Road from: 300 feet south of North Street to: 300 feet north of North Street Structure Id Intersection capacity improvements may include lane channelization and signal, bike lanes, sidewalks, planter strips, streetlighting and undergrounding of overhead utilities.		0.12	C G P T	PE RW CN	P P P	2019 2019 2020			TIB TIB TIB	99923 77135 1281510	110327 85165 1414931	210,250 162,300 2,696,441	CE	Y
Totals												1,458,568	1,610,423	3,068,991		
16		Henderson Boulevard and Eskridge Boulevard Intersection Improvements N Henderson Boulevard from: 300 feet south of Eskridge Bl to: 300 feet north of Eskridge Bl Structure Id Intersection capacity improvements include roundabout, sidewalks, planter strips, bike lanes, streetlighting, stormwater and undergrounding of overhead utilities.		0.12	C G P T	PE RW CN	P P P	2019 2019 2020			TIB TIB TIB	96197 134200 1571144	105801 147600 1728014	201,998 281,800 3,299,158	CE	Y
Totals												1,801,541	1,981,415	3,782,956		
17		Wiggins Road and 37th Avenue Intersection Improvements N Wiggins Road from: 300 feet north of 37th Ave. to: 300 feet south of 37th Ave. Structure Id Intersection capacity improvements include roundabout, sidewalks, planter strips, bike lanes, streetlighting, stormwater and undergrounding of overhead utilities.		0.12	C G P T	PE RW CN	P P P	2020 2020 2021			TIB TIB TIB	157765 572756 2702520	174041 631844 2981324	331,806 1,204,600 5,683,844	CE	Y
Totals												3,433,041	3,787,209	7,220,250		
16		Log Cabin Road Extension N Log Cabin Road from: Boulevard Road to: Hoffman Road Structure Id Extend Minor Arterial roadway. Funding is to construct median.		1.00	C G P S T W	ALL	P	2017					4265722	4,265,722	CE	Y
Totals													4,265,722	4,265,722		

Agency: Olympia
 County: Thurston
 MPO: TRPC MPO

Hearing Date: 11/17/2015
 Adoption Date: Amendment Date:
 Resolution #: Amendment #:

**Six Year Transportation Improvement Program
 From 2017 to 2022**

Functional Class	Priority Number	Project Title Regionally Significant (Y/N) Road Name Structure Id from: Beginning Terminus to: End Terminus Project Description	Improvement Type	Total Length	Utility Codes	Project Phase	Status	Phase Start	Project Costs					Fed. Funded Projects Only		
									Fund Source Information					Envir. Type	R/W Reqrd? (Date)	
									Federal Funding		State Funding					
Fed.Fund Code	Cost by Phase	Fund Code	State Funds	Local Funds	Total Funds											
0		Access and Safety Improvements N Various Locations from: N/A to: N/A Structure Id The purpose of this program is to improve access and safety for all users of the transportation system: Hazard Elimination and Safety projects improve safety on high accident street sections or intersections. Projects may include new guardrails, railroad crossings, and intersection improvements. Pedestrian Crossing Improvements help pedestrians cross major streets. Improvements may include bulb-outs, crossing islands, and/or flashing crosswalk beacons. Street Access projects remove barriers on walkways for persons with disabilities. Projects may include ADA access ramps or audible pedestrian signals.		28	C G P T W	PE CN	P P	2017 2017					40800 159200	40,800 159,200	CE	N
Totals													200,000	200,000		
0		Bike Improvements N Various Locations from: N/A to: N/A Structure Id The purpose of this program is to complete elements of the bicycle network: Bike Corridors: Low-volume, low-stress streets improved for bicycle travel. Other Improvements: Gaps and spot improvements in the bike lane network.		28		PE CN	P P	2017 2017					36060 115470	36,060 115,470	CE	N
Totals													151,530	151,530		
0		Sidewalks and Pathways N Various Locations from: N/A to: N/A Structure Id This purpose of this program is to: Maintain and repair sidewalks and pathways. Construct pathways for pedestrians and bicyclists. Pathways are non-motorized short-cuts that link streets to parks, schools, trails, and other streets. Pathways for improvement will be identified by neighborhoods. Construct new sidewalks based upon the 2004 Sidewalk Program. The program focuses on building sidewalks on at least one side of arterials, major collectors, and neighborhood collectors.		28		PE CN	P P	2017 2017					989000 6280000	989,000 6,280,000	CE	N
Totals													7,269,000	7,269,000		

Agency: Olympia
 County: Thurston
 MPO: TRPC MPO

Hearing Date: 11/17/2015
 Adoption Date: Amendment Date:
 Resolution #: Amendment #:

Six Year Transportation Improvement Program

From 2017 to 2022

Functional Class	Priority Number	Project Title Regionally Significant (Y/N) Road Name Structure Id from: Beginning Terminus to: End Terminus Project Description	Improvement Type	Total Length	Utility Codes	Project Phase	Status	Phase Start	Project Costs				Fed. Funded Projects Only			
									Federal Funding		State Funding			Envir. Type	R/W Reqrd? (Date)	
									Fed. Fund Code	Cost by Phase	Fund Code	State Funds	Local Funds			Total Funds
0		Street Repair and Reconstruction N Various Locations from: N/A to: N/A Structure Id This program addresses: Complete Street Reconstruction projects address streets with pavement in the worst condition. These reconstruction projects add bicycle and pedestrian facilities at the time the street is reconstructed. Maintenance projects that are beyond the capacity of City maintenance crews. These projects include, for example, repairing and replacing striping, guardrails, railing, signals, and lighting. Major Resurfacing projects are repaving projects that may include other elements such as ADA access ramps and bulb-outs for pedestrians at intersections. Street Preservation is an on-going effort to preserve the condition of our streets and delay major reconstruction. This may include, for example, chip sealing streets and sealing cracks.	4		C G T W	PE CN	P P	2017 2017				2863000 10721000	2,863,000 10,721,000	CE	N	
Totals											13,584,000	13,584,000				
0		Percival Landing Bulkhead N from: State Avenue to: 4th Avenue Structure Id Construct a bulkhead along Water Street and 4th Avenue to protect the existing streets and utilities.	28	0.10		CN PE	P P	2019 2017	STP(E) STP(E)	1729500 200000			970500 100000	2,700,000 300,000	CE	N
Totals											1,929,500	1,070,500	3,000,000			
0		Percival Landing, Section A, Phase 2 N Percival Landing from: N/A to: N/A Structure Id Boardwalk and float replacement from south end of phase 1 to north end of 'D' dock.	28			CN PE	P P	2020 2019	STP(E) STP(E)	10217500 623100			5032500 306900	15,250,000 930,000	CE	N
Totals											10,840,600	5,339,400	16,180,000			
0		Grass Lake Nature Park Trail Connection N from: Cooper Point Road to: Regional Trail Structure Id Design and construct multi-modal trail.	28	1.00		PE CN	P P	2019 2020	STP(E) STP(E)	67000 335000			33000 165000	100,000 500,000	CE	N
Totals											402,000	198,000	600,000			

Agency: Olympia
 County: Thurston
 MPO: TRPC MPO

Hearing Date: 11/17/2015
 Adoption Date: Amendment Date:
 Resolution #: Amendment #:

Six Year Transportation Improvement Program
From 2017 to 2022

Functional Class	Priority Number	Project Title Regionally Significant (Y/N) Road Name Structure Id from: Beginning Terminus to: End Terminus Project Description	Improvement Type	Total Length	Utility Codes	Project Phase	Status	Phase Start	Project Costs				Fed. Funded Projects Only			
									Fund Source Information				Envir. Type	R/W Reqd? (Date)		
									Federal Funding		State Funding					
Fed.Fund Code	Cost by Phase	Fund Code	State Funds	Local Funds	Total Funds											
0		Yauger Park Trail Connection N STIP ID: Oly1153a Fed. Aid # Agency ID: 502 MPO ID: NRS from: Yauger Park to: Harrison Boulevard Structure Id Design and construct trail connection.	28	0.40		PE	P	2020	STP(E)	42210			20790	63,000	CE	N
						CN	P	2021	STP(E)	281400			138600	420,000		
Totals										323,610		159,390	483,000			
0		Olympia Woodland Trail, Phase 3 N STIP ID: Oly1154a Fed. Aid # Agency ID: 503 MPO ID: B2 NRS from: Henderson Boulevard to: Eastside Street Structure Id Design and construct multi-modal trail.	28	0.40		PE	P	2017	STP(E)	450000			225000	675,000	CE	N
						CN	P	2019	STP(E)	2533000			1267000	3,800,000		
Totals										2,983,000		1,492,000	4,475,000			
0		Olympia Woodland Trail, Phase 4 N STIP ID: Oly1754b Fed. Aid # Agency ID: 504 MPO ID: from: Tumwater Historical Park to: Henderson Boulevard Structure Id Design and construct a multi-modal trail.	28	0.94		PE	P	2021	STP(E)	2200000			1100000	3,300,000	CE	N
						CN	P	2022	STP(E)	11133000			5567000	16,700,000		
Totals										13,333,000		6,667,000	20,000,000			
Grand Totals for Olympia										31,028,747		23,407,998	60,629,153	115,065,898		



City Council

Approval of Annual Comprehensive Plan Amendments and Copper Trail Rezone Ordinance

Agenda Date: 12/8/2015
Agenda Item Number: 4.D
File Number: 15-1138

Type: ordinance **Version:** 2 **Status:** 2d Reading-Consent

Title

Approval of Annual Comprehensive Plan Amendments and Copper Trail Rezone Ordinance

Recommended Action

Committee Recommendation:

The Planning Commission recommends approval as proposed.

City Manager Recommendation:

Move to adopt the proposed Comprehensive Plan and Zoning Map amendments as described below on second reading.

Report

Issue:

The Growth Management Act provides that the City of Olympia can amend its Comprehensive Plan once each year. Pursuant to the procedures set forth in Olympia Municipal Code 18.59.030, this year the City Council forwarded three proposals to the Planning Commission for review, public hearing and recommendation to the Council. These proposals included an update of the Waste ReSources (solid waste) section of the Plan, a set of revisions of the Transportation system maps, and the 'Copper Trail' property-owner's proposal to amend both the Future Land Use Map and Zoning Map with regard to property along Capital Mall Drive. The proposed ordinance would adopt these changes as recommended by the Planning Commission.

Staff Contact:

Todd Stamm, Principal Planner, Community Planning and Development Department, 360.753.8597

Presenter):

None; consent calendar item.

Background and Analysis:

On April 21, 2015, the City Council referred a set of three proposed Comprehensive Plan amendments and one zoning map amendment to the Planning Commission for review and recommendation. These proposals were:

1. An update of certain aspects of the Waste ReSources (solid waste) section of the Plan
2. An update and refinement of the Transportation 2030 Maps with regard to certain local streets
3. Amendment of the Future Land Use Map for a portion of the Copper Trail property bordering Capital Mall Drive SW along with a concurrent review of a zoning map amendment within this area. (Olympia Municipal Code 18.58.020 provides for concurrent review of rezones associated with a proposed Comprehensive Plan amendment.)

The first two amendments were initiated by City staff. The last was proposed by the private property owner, Inland Capital Mall LLC (also known as Inland Group and Inland Construction). On June 15, 2015, the Planning Commission received a pre-hearing briefing regarding these proposals. On August 3, 2015, the Commission held a duly-noticed public hearing regarding these proposals. Written comments were forwarded to the Commission and considered during deliberations on August 17, 2015. At that meeting the Commission requested that the Chair draft a letter consistent with their discussion with final Commission review to occur on September 21. On September 17, the City's SEPA (State Environmental Policy Act) official issued a 'Determination of Non-significance' for this set of Plan amendments and the related Copper Trail rezone. On September 21, the Commission recommended approval of the proposed amendments.

The Commission's recommendations were reviewed by the City Council on October 6, 2015. Additional details regarding the proposals are included and attached to the staff report provided at that meeting. Following that review, the Council directed staff to prepare and present an ordinance consistent with and implementing the Commission's recommendations. That ordinance is attached. If approved by the City Council, the proposed amendments would be effective on January 1, 2016.

Neighborhood/Community Interests (if known):

Extensive applicant and public comments were received by the staff and Planning Commission. Most of those comments focused on a transportation map amendment related to Ninth Avenue SE. All public comments were attached to the report of October 6, 2015.

Options:

Pursuant to Olympia Municipal Code 18.59.060, the City Council may:

1. Adopt the proposed ordinance on second reading
2. Postpone action and modify the ordinance to come back for second reading in the future.
3. Reject the ordinance.

Financial Impact:

Review of the proposal amendments was part of standard budget; as set forth in related materials, no substantial fiscal impacts are anticipated from these amendments.

Ordinance No. _____

AN ORDINANCE OF THE CITY OF OLYMPIA, WASHINGTON, ADOPTING ANNUAL COMPREHENSIVE PLAN AMENDMENTS FOR 2015, AND PARTICULARLY AMENDING THE CITY OF OLYMPIA COMPREHENSIVE PLAN WITH RESPECT TO THE SOLID WASTE SECTION, THE TRANSPORTATION SYSTEM MAPS, AND AMENDING THE FUTURE LAND USE MAP WITH RESPECT TO LANDS BORDERING CAPITOL MALL DRIVE SW; AND ALSO AMENDING THE OFFICIAL ZONING MAP AND UPDATING THE RELATED DESIGN REVIEW MAP.

WHEREAS, the Washington Growth Management Act (RCW Ch.36.70A) requires that the City of Olympia and other jurisdictions within Thurston County adopt comprehensive plans; and

WHEREAS, on December 16, 2014, by Ordinance No. 6945, the Olympia City Council approved a substantially updated Olympia Comprehensive Plan; and

WHEREAS, the Growth Management Act allows amendments to comprehensive plans on an annual basis; and

WHEREAS, one of the amendments proposed in 2015 concerns a staff-proposed revision to update and revise information, goals, and policies related to solid waste services, also known as 'Waste ReSources;' and

WHEREAS, City staff also proposed a set of amendments with regard to existing and future 'neighborhood collector' streets as shown on the three 'Transportation 2030' maps of the Plan attached to this Ordinance; and

WHEREAS, the owner of Lots A and B of Boundary Line Adjustment No. 13-0130 in the vicinity of the Copper Trails Apartments and Capital Mall Drive SW proposed amendment of the Future Land Use Map and concurrent amendment of the Zoning Map to allow professional office use of that property (the Proposed Amendments); and

WHEREAS, the Olympia Planning Commission received a briefing on the Proposed Amendments on June 15, 2015, held a duly-noticed public hearing on August 3, 2015, accepted comments until August 7, 2015, deliberated on August 17, 2015, and issued its recommendations on September 21, 2015; and

WHEREAS, pursuant to the State Environmental Policy Act (SEPA), the City issued a Determination of Non-Significance on the Proposed Amendments on September 14, 2015; and

WHEREAS, no appeal of the SEPA Determination of Non-Significance was received; and

WHEREAS, the Washington State Department of Commerce was provided with '60-day notice' on August 28, 2015, pursuant to RCW 36.70A.106; and

WHEREAS, the concurrent amendment of the Zoning Map and associated Design Review Map reflecting the zoning will result in development regulations consistent with and implementing the Comprehensive Plan; and

WHEREAS, on October 6, 2015, the City Council considered the recommendation of the Planning Commission and other information available in the record and directed that this Ordinance be prepared; and

WHEREAS, this Ordinance meets the goals and requirements of the Growth Management Act; and

WHEREAS, Chapters 35A.63 and 36.70 RCW and Article 11, Section 11 of the Washington State Constitution authorize and permit the City to adopt this Ordinance; and

WHEREAS, this Ordinance is supported by the staff report and materials associated with this Ordinance, along with other documents on file with the City of Olympia, including but not limited to documents of Community Planning and Development File 15-0001 regarding to this set of proposed amendments to the Plan; and

WHEREAS, this Ordinance is also supported by the professional judgment and experience of the City staff who have worked on this proposal; and

WHEREAS, City Staff are known to the City Council, and staff's curriculum vitae shall be part of the record in support of this Ordinance;

NOW, THEREFORE, THE OLYMPIA CITY COUNCIL ORDAINS AS FOLLOWS:

Section 1. Amendment of Comprehensive Plan Utilities Chapter. The current Olympia Comprehensive Plan Utilities Chapter is hereby amended as reflected in Exhibit A attached hereto, which is incorporated by reference as though fully set forth herein.

Section 2. Amendment of Comprehensive Plan Transportation Chapter. The current Olympia Comprehensive Plan Transportation Chapter, and specifically Appendix B thereof, is hereby amended by replacing the three current Transportation 2030 maps ('Northeast,' 'Southeast' and 'Westside and Downtown') with the three maps attached hereto as Exhibit B, which is incorporated by reference as though fully set forth herein.

Section 3. Amendment of Land Use and Urban Design Chapter. The current Olympia Comprehensive Plan Land Use and Urban Design Chapter, and specifically the Future Land Use Map thereof, is hereby amended by replacing the current Future Land Use Map with the map attached hereto as Exhibit C, which is incorporated by reference as though fully set forth herein.

Section 4. Amendment of Official Zoning Map and Official Design Review Map. The Official Zoning Map of Olympia and the related Official Design Review Map of Olympia, as referenced by Olympia Municipal Code Sections 18.02.160 and 18.100.080, are hereby amended by replacing the current Official Zoning Map of Olympia and the related Official Design Review Map of Olympia with the maps attached hereto as Exhibits D and E, respectively, which are incorporated by reference as though fully set forth herein.

Section 5. Official Maps. Copies of the Official Zoning Map and the Official Design Review Map are and shall be retained on file with the City Clerk.

Section 6. Severability. If any provision of this Ordinance or its application to any person or circumstance is held invalid, the remainder of the ordinance or application of the provisions to other persons or circumstances shall remain unaffected.

Section 7. Ratification. Any act consistent with the authority and prior to the effective date of this Ordinance is hereby ratified and affirmed.

Section 8. Effective Date. This Ordinance shall take effect on January 1, 2016, being more than five (5) days after publication, as provided by law.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:



CITY ATTORNEY

PASSED:

APPROVED:

PUBLISHED:

EXHIBIT A

Comprehensive Plan Amendment - Waste ReSources - 2015

Utilities Chapter

Towards Zero Waste

Waste is an expanding global problem caused by a growing population and increasing consumption. Our national economy is based on extracting resources, manufacturing and distributing products; a system that encourages excessive waste and does not take into account the full environmental and social costs of this activity. The result is increasing depletion of natural resources, increasing greenhouse gas emissions, and deteriorating air and water pollution - all of which are environmentally unsustainable and costly to society.

The amount of waste collected per person each day in Olympia, ~~is increasing. This~~ coupled with an increasing population, puts pressure on our already strained regional waste management system. Olympians can help solve these problems through a variety of regional and local actions that seek to reduce the amount of waste generated, and increase the amount recycled and recovered for reuse.



Compost at home to reduce waste.

Olympia's Waste ReSources Utility is responsible for ensuring that all of the City's waste is properly managed, and is directly responsible for providing collection services for residential and commercial garbage, residential recyclables and residential organics.

In June 2006, the Olympia City Council adopted a Zero Waste Resolution, which established a vision for the City and a new direction for the Waste ReSources Utility. This resolution gave rise to a new strategic and operational six-year plan - Olympia's Waste ReSources Plan, which

EXHIBIT A

focuses on a Zero Waste approach. In fact, Olympia's Waste ReSources Plan anticipates a future in which "waste" is viewed as an inefficient use of resources. The Plan is regularly updated.

In the next 20 years, the utility will face the following challenges and opportunities:

- **Reduce sources of waste.** The whole life cycle of a product must be considered as we find ways to reduce waste in both "upstream" production and distribution processes and "downstream" consumer choices and waste management practices.
- **Respond to an ever-evolving waste stream. Continue adapting to changes in packaging, markets, and product recyclability.**
- **Optimize the current collection system.** Continue to increase the portion of waste that is recycled or composted, while maintaining efficient operations.
- **~~Evaluate the~~ Maximize commercial recycling market. ~~Continue to evaluate~~ ing the potential for ~~Assess the pros and cons of entering into the~~ City-provided commercial recycling services ~~market.~~**

Goals and Policies

GU12

Solid waste is managed as a resource to provide environmental, economic, and social benefits.

PU12.1 Reduce waste and encourage recycling through the City's purchasing, recycling and disposal policies.

PU12.2 Follow the solid waste management hierarchy established in federal and state legislation, which sets waste reduction as the highest priority management option, followed by reuse, recycling and responsible disposal.

PU12.3 Expand, when practical and feasible, the City's recycling, composting and waste reduction programs to maximize the diversion of material from disposal into remanufacture and reuse.

PU12.4 Support the goals and policies of the Thurston County Solid Waste Management Plan.

EXHIBIT A

GU13

Solid waste is managed in a responsible and cost-effective manner.

PU13.1 Encourage and promote waste reduction and recycling.

PU13.2 Manage waste locally to reduce transfer and disposal costs.

PU13.3 Explore new methods of reducing, reusing, recycling and disposing of solid wastes.

PU13.4 Use technology to create and maintain efficient and effective routing and collection programs.

PU13.5 Develop specific targets for waste reduction in Olympia in utility master plans.

GU14

Environmental impacts caused by solid waste management are minimal.

PU14.1 Handle and dispose of solid waste in ways that minimize land, air and water pollution and protect public health.

PU14.2 Work cooperatively with Thurston County to ensure that the operations of the Thurston County Waste and Recovery Center (WARC) are in compliance with state and federal regulations, and are responsibly managed.

Utilities Chapter, Appendix A: Utilities inventory and future needs

Waste Resources

Inventory

The Waste ReSources Utility has two core programs: Waste Prevention and Reduction, and Collections. The Waste Prevention and Reduction Program is responsible for preparing and periodically updating the Utility's waste management plans, and for developing and implementing policies and programs. This program focuses on reducing overall waste and increasing reuse, recycling and composting.

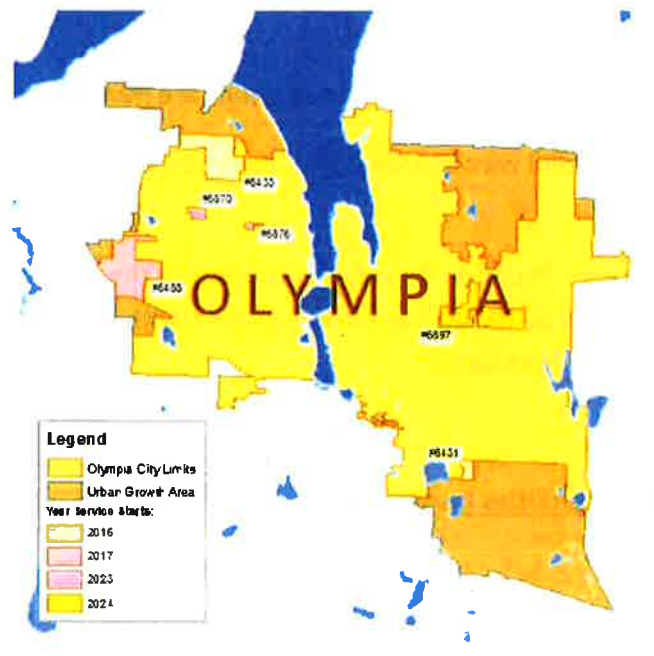
The Collections Program operates the drop-box and curbside collection services, so waste can be disposed of reliably, with minimal impact on environmental and public health and worker safety. In addition to daily residential and commercial collection, the collections staff empties

EXHIBIT A

downtown trash containers, removes waste from community events, and cleans up illegal dump sites. They design collection routes, provide onsite technical assistance and customer service, deliver and remove City-owned waste receptacles, and handle billing for drop boxes and commercial dumpsters.

Existing Capacity

The Collections Program serves ~~more about 14,000~~ ~~than 12,000~~ single-family residential customers, ~~about 130-150~~ multi-family buildings, and ~~roughly 1,510-1,500~~ commercial customers within the city limits. Single-family residential waste is collected in carts. Olympia's Waste Resources ~~Residential~~-Collection Area map shows the utility's ~~four residential collection~~ current and future service areas.

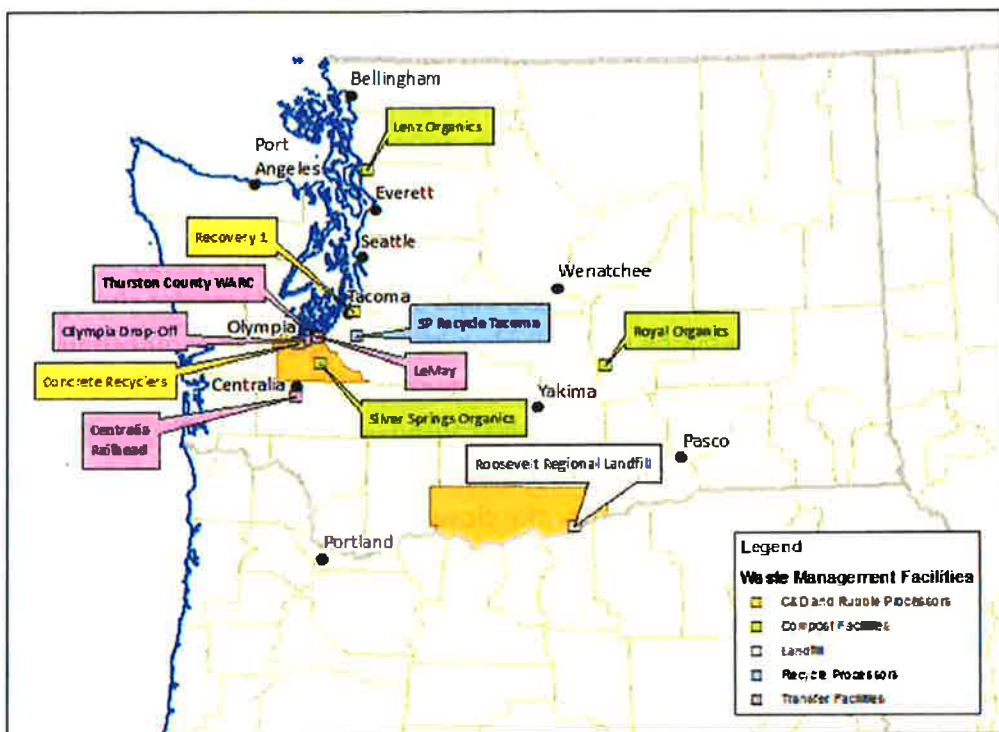


Map 1: Waste ReSources Service Area

Most waste from multifamily customers is collected in carts or dumpsters, and waste from commercial customers in carts, cans, dumpsters and drop boxes.

EXHIBIT A

The map below shows the regional processing facilities the City uses for our materials.



Map 2: Waste Facilities Map

Yard debris Mixed organic waste (yard debris, food scraps and food-soiled paper) and garbage are delivered by City vehicles to the Waste and Recovery Center (WARC) at Hawks Prairie. Thurston County owns the WARC and contracts with Allied Waste Services for transfer, transport and landfilling of garbage - and for the transfer, hauling and composting of organic waste materials ~~yard debris~~. Currently, commingled recyclables are taken to a private transfer station near the County's WARC, and then to a regional Materials Recovery Facility in Tacoma, Washington.

Garbage and non-recyclable construction and demolition debris is compacted into large containers and hauled to a railhead in Centralia. This debris is transported by rail to the Roosevelt Regional Landfill in Klickitat County, which is operated by Rabanco, an Allied Waste subsidiary. Mixed organic waste (yard debris, food scraps and food-soiled paper) is hauled from the WARC to a-approved composting facilities ~~in the State, near Tenino~~. Some woody debris and organic waste is taken to industrial sites for burning as hog fuel for energy.

Future Facilities

Future needs for the City's Waste ReSources (solid waste) Utility will be met by adapting programs to an ever-evolving waste stream while considering disposal, transfer, recycling and

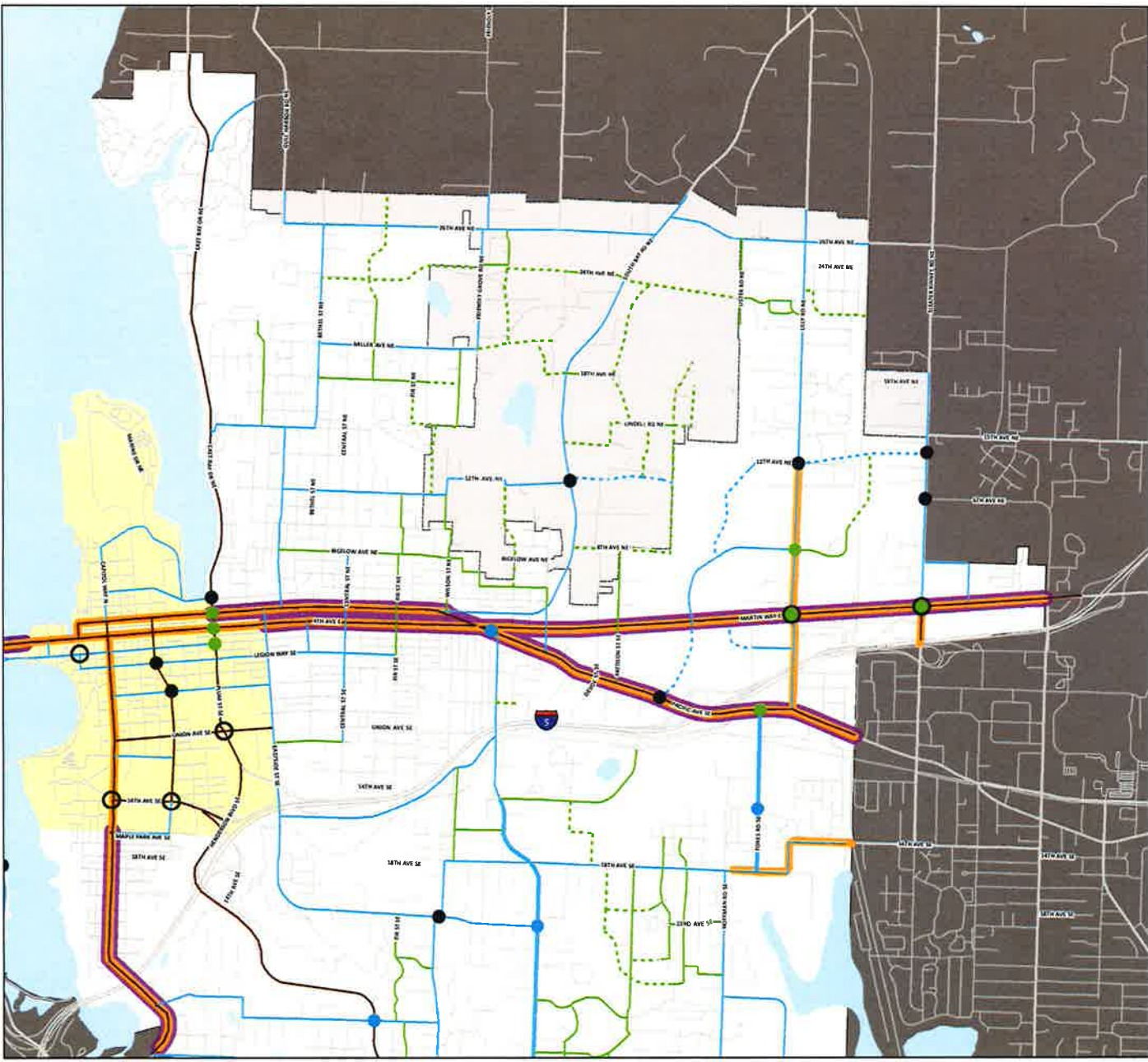
EXHIBIT A

composting capacities and technologies. The City depends on both public and private facilities to responsibly manage its waste: Olympia's garbage is delivered to the county-owned Hawks Prairie transfer station, then hauled to the privately-owned Roosevelt Regional Landfill in Klickitat County. By 2021, Thurston County's transfer station, paid for by customer fees, ~~will~~ may need to expand its capacity. However, landfill capacity at Roosevelt Regional is expected to last another 70 to 80 years.

The City also relies on a private transfer operation to deliver its commingled recycling to a regional sorting facility in Tacoma, Washington. A City-owned and operated transfer site could greatly improve the City's position in working with recycle sorting facilities and composting operations. The capacity for composting and waste-to-energy continues to be an issue because of odors and contamination. This has ,~~which has resulted caused in the closure of some local options, which means waste must travel further.~~ The capacity for composting and burning organic waste for energy was recently reduced after the closure of two nearby composting operations and a waste-to-energy plant in Grays Harbor. ~~Meanwhile, the Silver Springs composting facility near Tenino is undergoing a major renovation to control odors. The City may need to consider alternatives if Silver Springs experiences continued problems managing odors and quality. The City~~ Waste ReSources will need to plan for customer growth as housing density increases ~~spurts as areas of~~ and its Urban Growth Areas are annexed.

Transportation 2030 Northeast

Draft update
September 2015



- Add Signal or Roundabout
- Add Turn Lanes Only
- Add Roundabout
- Level of Service (LOS) F*
- Existing Arterial
- Widening of Existing Arterial
- - - - Future Arterial
- Existing Major Collector
- Widening of Existing Major Collector
- - - - Future Major Collector
- Existing Neighborhood Collector
- - - - Future Neighborhood Collector
- Strategy Corridor
- Urban Corridor
- Downtown
- Urban Growth Area
- City Limits

TRANSPORT
 B

* LOS will be allowed to fall below adopted levels of service at these sites. Some types of improvements are appropriate.

Notes:
 On Strategy Corridors, level of service may fall below adopted standards. Widening may not be a solution to congestion on these streets. Other improvements are needed for mobility.

In the downtown and along Urban Corridors LOS E will be acceptable on arterial and major collectors. In the rest of the City and Urban Growth Area LOS D is acceptable.

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 specific alignment of the future streets will be determined based on more detailed analysis during development review or City alignment studies.

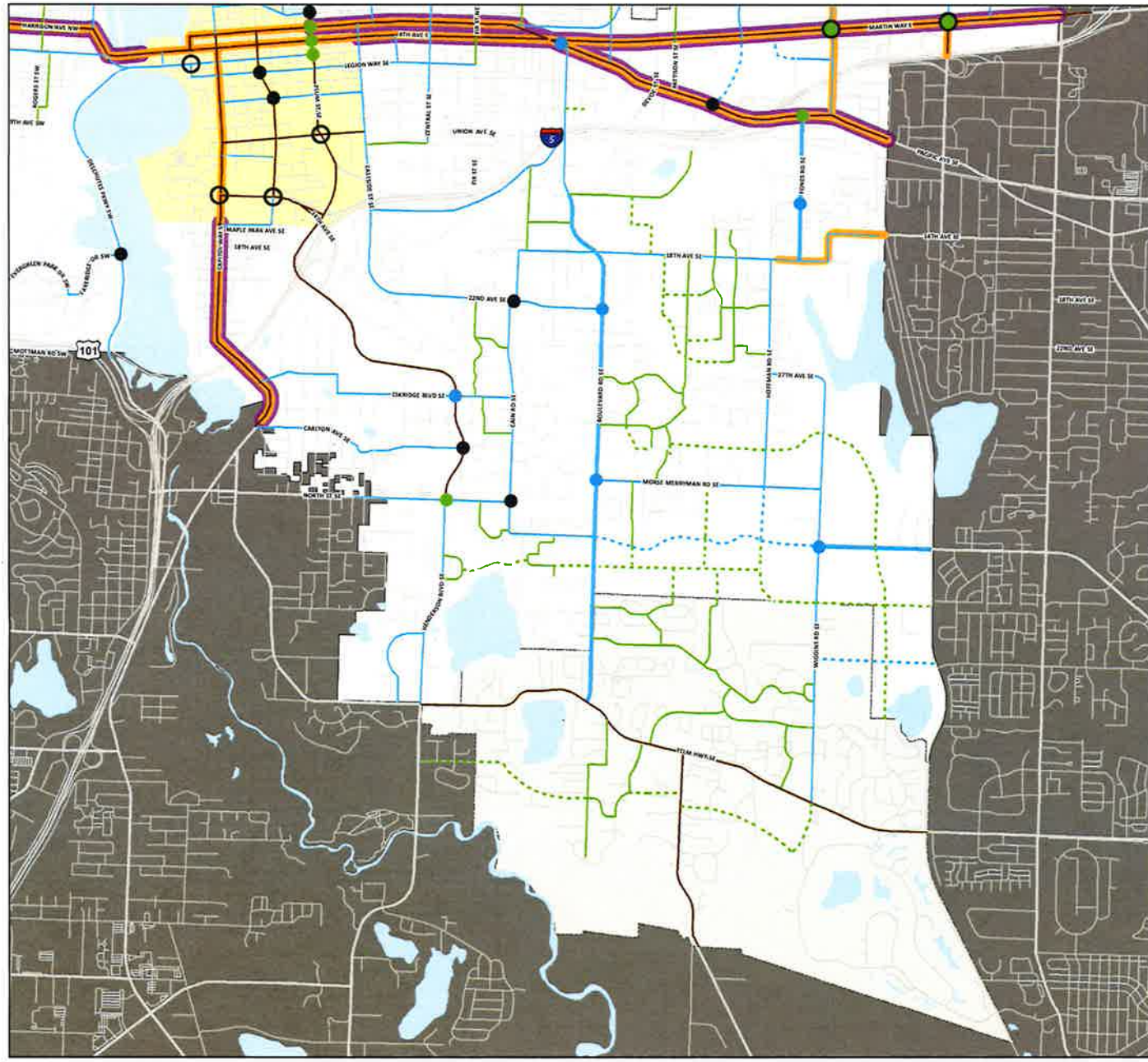
All widening projects will be built to current street standards.



The City of Olympia and its personnel cannot assure the accuracy, completeness, reliability, or suitability of this information for any particular purpose. The parcels, right-of-ways, utilities and structures depicted herein are based on record information and aerial photos only. It is recommended the recipient and/or user field verify all information prior to use. The use of the data for purposes other than those for which they were created may yield inaccurate or misleading results. The recipient may not assert any proprietary rights to this information. The City of Olympia and its personnel neither accept or assume liability or responsibility, whatsoever, for any activity involving this information with respect to lost profits, lost savings or any other consequential damages.

Transportation 2030 Southeast

Draft update
September 2015



- Add Signal or Roundabout
- Add Turn Lanes Only
- Add Roundabout
- Level of Service (LOS) F*
- Existing Arterial
- Widening of Existing Arterial
- - - - Future Arterial
- Existing Major Collector
- Widening of Existing Major Collector
- - - - Future Major Collector
- Existing Neighborhood Collector
- - - - Future Neighborhood Collector
- Strategy Corridor
- Urban Corridor
- Downtown
- - - - Urban Growth Area
- City Limits

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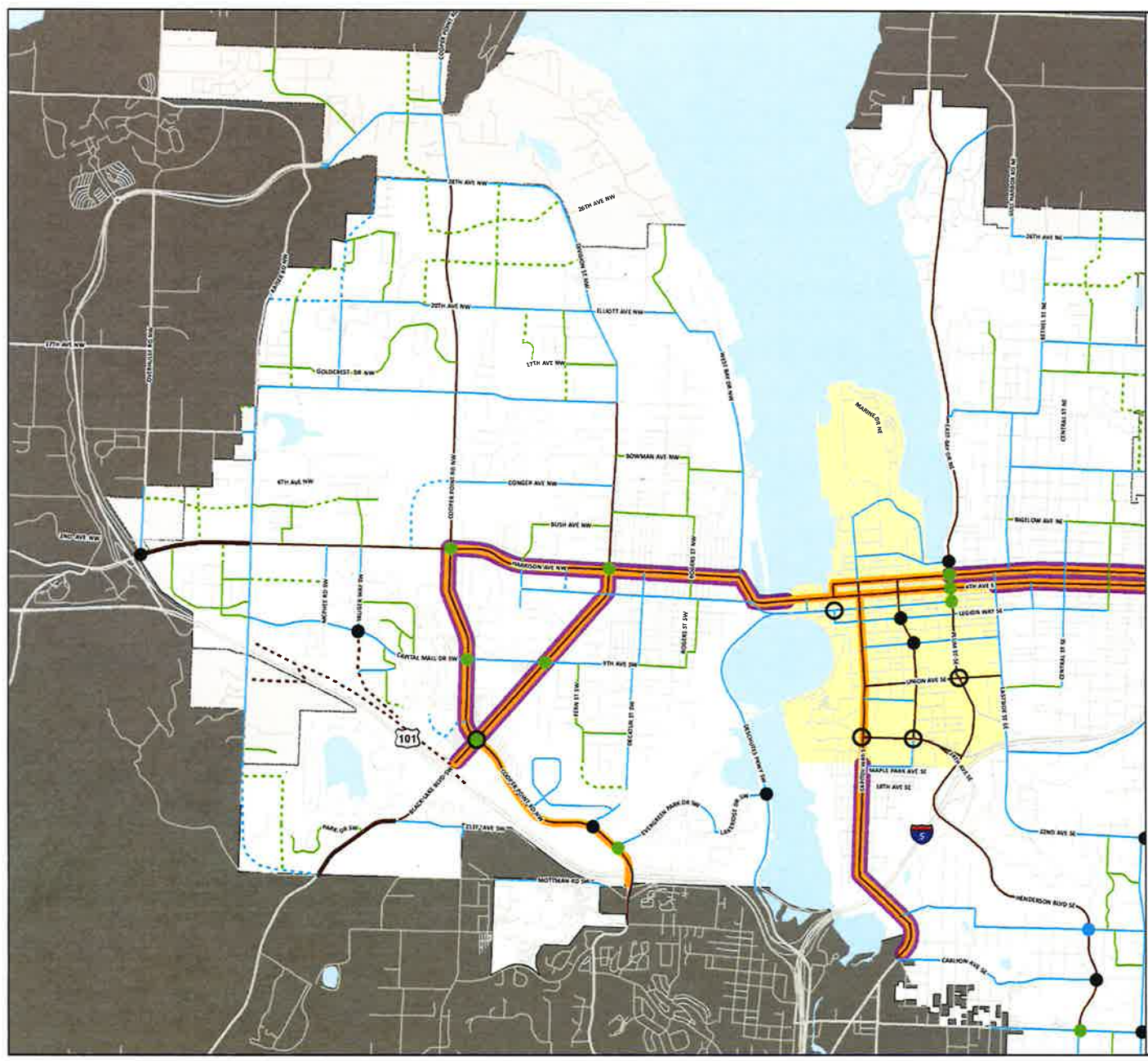


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EXHIBIT B

Transportation 2030 Westside and Downtown

Draft update
September 2015



- Add Signal or Roundabout
- Add Turn Lanes Only
- Add Roundabout
- Level of Service (LOS) F*
- Existing Arterial
- Widening of Existing Arterial
- - - Future Arterial
- Existing Major Collector
- Widening of Existing Major Collector
- - - Future Major Collector
- Existing Neighborhood Collector
- - - Future Neighborhood Collector
- ▬ Strategy Corridor
- ▬ Urban Corridor
- ▭ Downtown
- - - Urban Growth Area
- ▭ City Limits

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Notes:

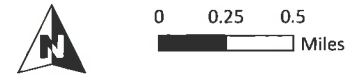
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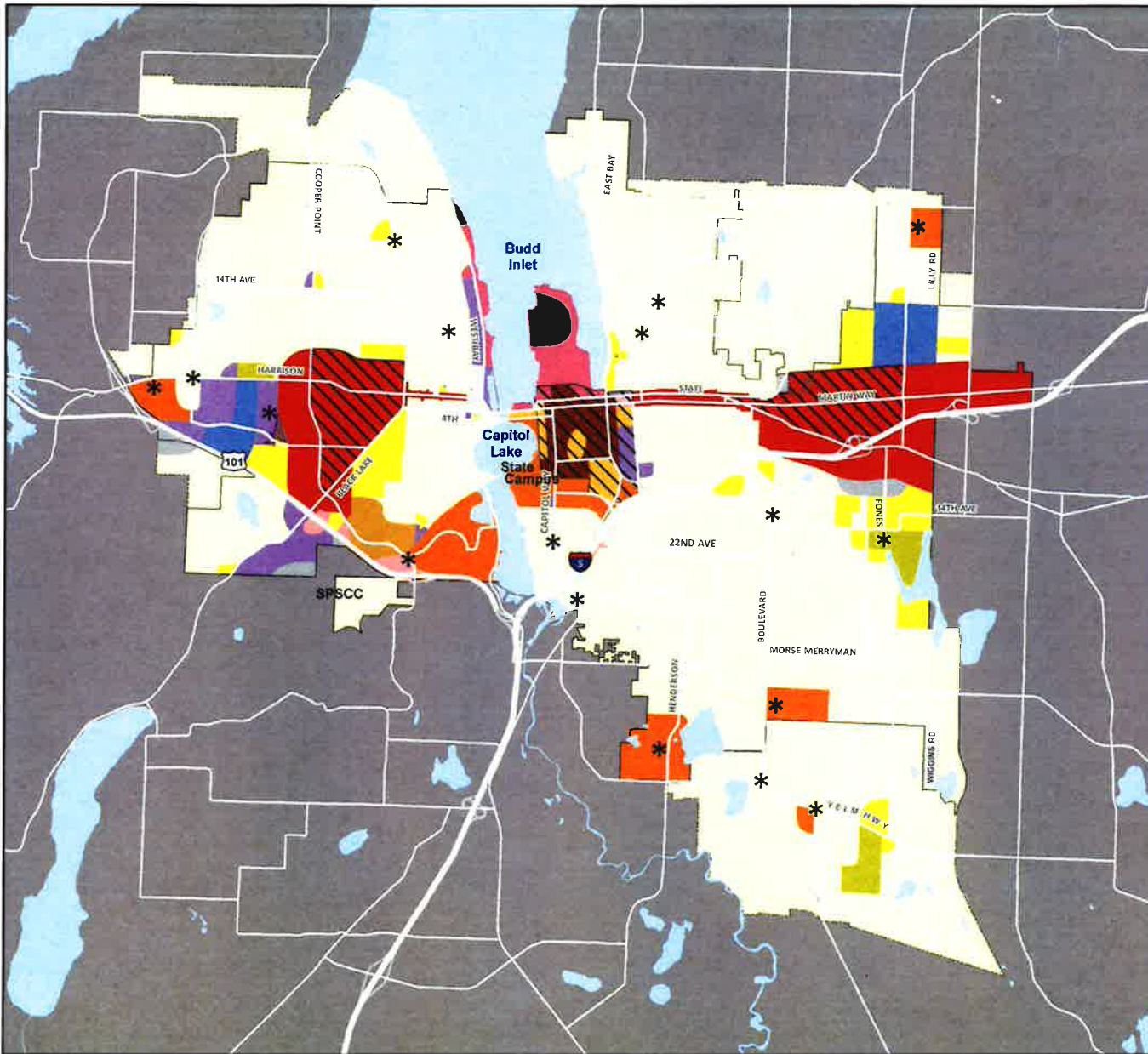
CONSULT
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Future Land Use

Publication Date: [REDACTED] Effective Date: [REDACTED]

Ordinance # [REDACTED]

-  High Density Neighborhoods Overlay
-  Low Density Neighborhoods
-  Medium Density Neighborhoods
-  Mixed Residential
-  Neighborhood Centers
-  Residential Mixed Use
-  Planned Developments
-  Professional Office & Multi-family Housing
-  Urban Corridor
-  Urban Waterfront
-  Central Business District
-  General Commerce
-  Auto Services
-  Medical Services
-  Light Industry
-  Industry
-  City Limits
-  Urban Growth Area



0 0.5 1
Miles

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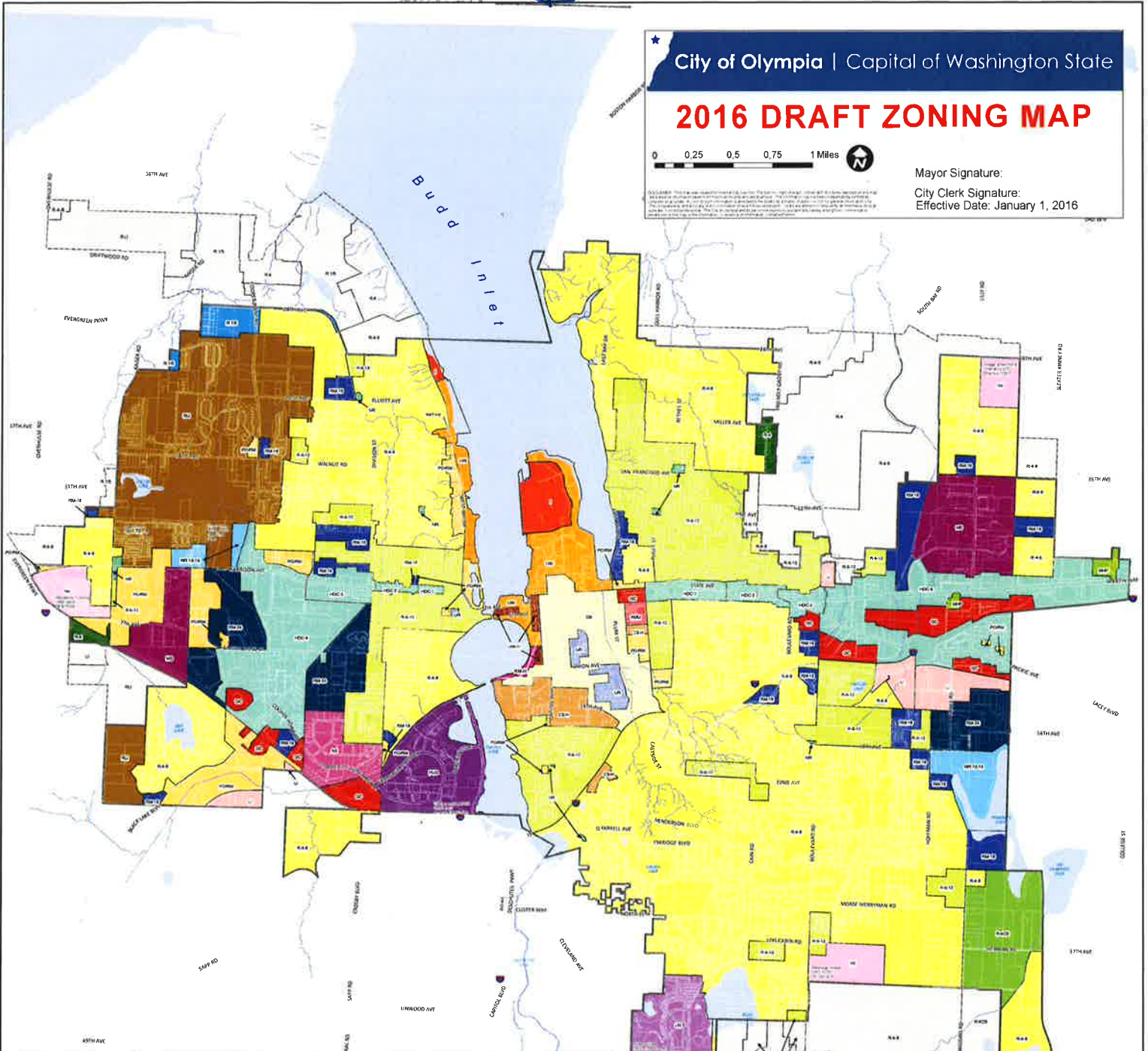
EXHIBIT 

2016 DRAFT ZONING MAP

0 0.25 0.5 0.75 1 Miles



Mayor Signature:
 City Clerk Signature:
 Effective Date: January 1, 2016



Zoning Map Legend

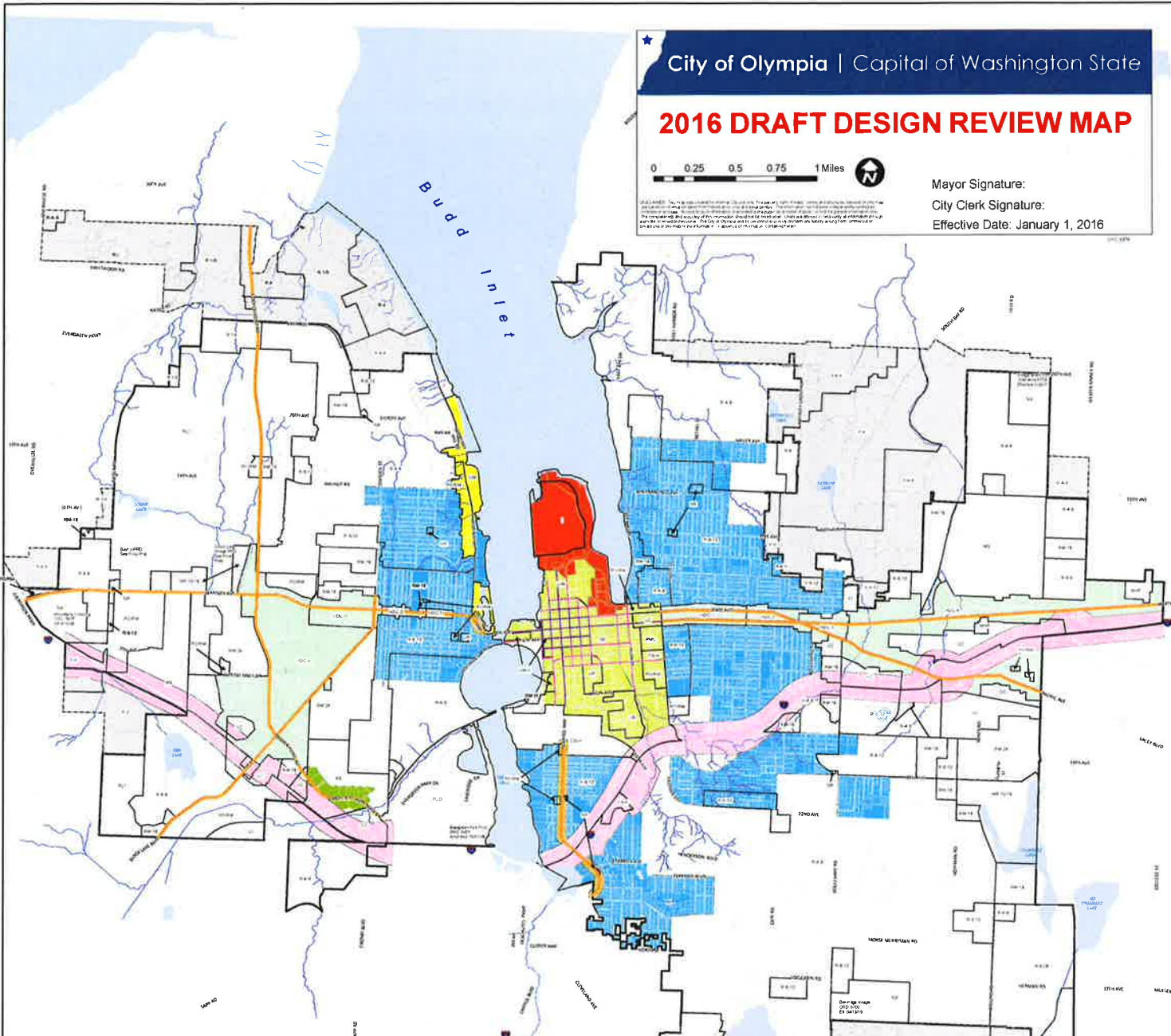
	Olympia City Limits		RESIDENTIAL 1 UNIT PER 5 ACRE
	Urban Growth Area		MIXED RESIDENTIAL 7-13 UNITS
Zone Name			MIXED RESIDENTIAL 10-18 UNITS
	HIGH DENSITY CORRIDOR 1		RESIDENTIAL MULTIFAMILY 16 UNITS
	HIGH DENSITY CORRIDOR 2		RESIDENTIAL MULTIFAMILY 24 UNITS
	HIGH DENSITY CORRIDOR 3		SINGLE-FAMILY RESIDENTIAL (CHAMBERS BASIN)
	HIGH DENSITY CORRIDOR 4		SINGLE-FAMILY RESIDENTIAL 4
	AUTO SERVICES		SINGLE-FAMILY RESIDENTIAL 4-8
	COMMERCIAL SERVICE HIGH DENSITY		TWO FAMILY RESIDENTIAL 6-12
	COMMUNITY ORIENTED SHOPPING CENTER		MANUFACTURED HOUSING PARK
	DOWNTOWN BUSINESS		RESIDENTIAL LOW IMPACT
	GENERAL COMMERCIAL		RESIDENTIAL MIXED USE
	INDUSTRIAL		PLANNED UNIT DEVELOPMENT
	LIGHT INDUSTRIAL		NEIGHBORHOOD VILLAGE
	HIGH RISE MULTIFAMILY		URBAN RESIDENTIAL
	MEDICAL SERVICE		URBAN VILLAGE
	PROFESSIONAL OFFICE/RESIDENTIAL MULTIFAMILY		URBAN WATERFRONT
	NEIGHBORHOOD RETAIL		URBAN WATERFRONT HOUSING

2016 DRAFT DESIGN REVIEW MAP



Mayor Signature:
City Clerk Signature:
Effective Date: January 1, 2016

ALL RIGHTS RESERVED. This map is the property of the City of Olympia. It is provided for informational purposes only. The City of Olympia does not warrant the accuracy of the information shown on this map. The City of Olympia is not responsible for any errors or omissions on this map. The City of Olympia is not responsible for any damages or losses resulting from the use of this map. The City of Olympia is not responsible for any claims or liabilities arising from the use of this map. The City of Olympia is not responsible for any claims or liabilities arising from the use of this map.



Design Review Map Legend

- Olympia City Limits
- Urban Growth Area
- Design Review District Name**
- AUTO ORIENTED DISTRICT
- DESIGN REVIEW CORRIDOR
- DOWNTOWN DISTRICT
- FREEWAY CORRIDOR
- HIGH DENSITY CORRIDOR
- INFILL REGULATIONS
- PEDESTRIAN OVERLAY STREET A
- PEDESTRIAN OVERLAY STREET B
- PORT DESIGN DISTRICT
- RESIDENTIAL SCALE CORRIDOR
- WEST BAY DRIVE DISTRICT
- Pedestrian Streets**
- A
- B
- Design Review Corridors

Zoning Code Name

HC-1	HIGH DENSITY CORRIDOR 1
HC-2	HIGH DENSITY CORRIDOR 2
HC-3	HIGH DENSITY CORRIDOR 3
HC-4	HIGH DENSITY CORRIDOR 4
AS	AUTO SERVICES
CS-H	COMMERCIAL SERVICE HIGH DENSITY
CCSC	COMMUNITY ORIENTED SHOPPING CENTER
DB	DOWNTOWN BUSINESS
GC	GENERAL COMMERCIAL
I	INDUSTRIAL
LI	LIGHT INDUSTRIAL
HMF	HIGH RISE MULTIFAMILY
MS	MEDICAL SERVICE
POOR	PROFESSIONAL OFFICE/RESIDENTIAL MULTIFAMILY
NR	NEIGHBORHOOD RETAIL
MRF	MIXED RESIDENTIAL 7-13
MRF-18	MIXED RESIDENTIAL 10-18 UNITS
RS	RESIDENTIAL 1 UNIT PER 5 ACRE
MRF-18	RESIDENTIAL MULTIFAMILY 18
MRF-24	RESIDENTIAL MULTIFAMILY 24 UNITS PER ACRE
SFR	SINGLE-FAMILY RESIDENTIAL (CHAMBERS BASIN)
RS-4	SINGLE-FAMILY RESIDENTIAL 4
RS-8	SINGLE-FAMILY RESIDENTIAL 4-8
RS-12	TWO FAMILY RESIDENTIAL 6-12
MHP	MANUFACTURED HOUSING PARK
RLI	RESIDENTIAL LOW IMPACT
RMU	RESIDENTIAL MIXED USE
PLU	PLANNED UNIT DEVELOPMENT
NVD	NEIGHBORHOOD VILLAGE
UR	URBAN RESIDENTIAL
UV	URBAN VILLAGE
UWF	URBAN WATERFRONT
UWF-H	URBAN WATERFRONT HOUSING



City Council

Approval of Medela Rezone - Ordinance Amending Zoning Map

Agenda Date: 12/8/2015
Agenda Item Number: 4.F
File Number: 15-1139

Type: ordinance **Version:** 1 **Status:** 1st Reading-Consent

Title

Approval of Medela Rezone - Ordinance Amending Zoning Map

Recommended Action

Committee Recommendation:

Not referred to a committee

Olympia Hearing Examiner Recommendation:

"The Hearing Examiner recommends to the City Council:

1. That the Medela Property be rezoned to RM-18 (Multi-Family Residential 18 units per acre) conditioned upon the re-designation of 9th Avenue East as a Neighborhood Collector Street.
2. That if 9th Avenue East is not re-designated as a Neighborhood Collector, the Medela Property be rezoned to MR10-18 (Mixed Residential 10 to 18 units per acre).
3. That the Banomi Property be rezoned in the same manner as the Medela Property.
4. That the City Council considers additional Development Regulations for development occurring adjacent to cemeteries."

City Manager Recommendation:

Move to approve on first reading the ordinance amending the Zoning Map from Single-Family Residential 4 to 8 to Residential Multi-Family 18 with respect to the Medela and Banomi properties consistent with Examiner's recommendations #1 and #3 and move to second reading.

Report

Issue:

On January 14, 2015, the Medela Group, LLC, submitted a request to change the land-use zoning of approximately nine acres south of Pacific Avenue and east of Boulevard Road from Single-Family Residential 4 to 8 units per acre (R4-8) to Residential Multi-Family 18 units per acre (RM-18). This proposal was the subject of a public hearing held by the Olympia Hearing Examiner on July 20, 2015. The City Council reviewed the Examiner's recommendation on October 13, 2015, and directed preparation and presentation of an ordinance approving the request and including the adjacent

property owned by Thomas Banomi as recommended by the Examiner.

Staff Contact:

Todd Stamm, Principal Planner, Community Planning and Development Department, 360.753.8597

Presenter:

None; consent calendar item.

Background and Analysis:

Procedural Background

The rezone proposal submitted to the City of Olympia by the Medela Group on January 14, 2015, to 'rezone' nine acres from single-family to multi-family zoning as described in the attached record was similar to but separate from a proposal submitted to Thurston County on November 12, 2009. On June 20, 2014, the site was annexed into the City of Olympia along with surrounding properties as part of the I-5/Boulevard Road "island" annexation. In December 2014, the City of Olympia's updated Comprehensive Plan was adopted, including - in part - designation of this site as part of the "Urban Corridor."

The application proposed for approval was received by the City the following month. Pursuant to the Olympia Development Code, this type of rezone request is subject to an open-record public hearing to be held by the Olympia Hearing Examiner. The Examiner evaluated the proposal for consistency with the Comprehensive Plan, as well as the other rezone criteria recently adopted by the City Council, and issued the recommendation summarized above.

On October 13, 2015, the City Council reviewed the Examiner's recommendation and other relevant information and directed that an ordinance be prepared and presented consistent with Examiner's recommendations #1 and #3. (On October 6, 2015, the Council had decided to re-designate Ninth Avenue SE as described in #1 above.) The Council considered the Examiner's recommendation regarding cemetery-related development regulations but directed no changes with respect to that aspect of the zoning code. The attached ordinance would change the land use zoning of the Medela and Banomi properties from R4-8 to RM-18 effective on January 1, 2015.

Neighborhood/Community Interests (if known):

This proposal has been the subject of intense public interest as set forth in the recommendation and the hearing record.

Options:

1. Approve first reading attached ordinance as proposed and move to second reading.
2. Direct modification of the proposed ordinance prior to second reading.
3. Reject the proposed ordinance.

Financial Impact:

No direct impacts on City finances. Change in zoning may affect property values in the area and upon development would result in different demands for public services.

AN ORDINANCE OF THE CITY OF OLYMPIA, WASHINGTON, AMENDING THE OFFICIAL ZONING MAP OF OLYMPIA AND UPDATING THE RELATED OFFICIAL DESIGN REVIEW MAP, AND, IN PARTICULAR, REVISING THE ZONING OF THE MEDELA AND BANOMI PROPERTIES FROM SINGLE-FAMILY RESIDENTIAL 4-8 UNITS PER ACRE TO RESIDENTIAL MULTI-FAMILY 18 UNITS PER ACRE.

WHEREAS, on January 14, 2015, the Medela Group, LLC, submitted a request to change the zoning of certain properties totaling approximately nine acres located generally south of Pacific Avenue SE and east of Boulevard Road SE (herein the "Medela Property"); and

WHEREAS, City staff proposed that a similar change in zoning of an adjoining parcel known as the Banomi property (herein the "Banomi Property") be concurrently considered; and

WHEREAS, the Olympia Planning Commission (herein the "OPC") reviewed these proposals on June 1, 2015, and recommended that the Hearing Examiner proceed without a recommendation from the OPC; and

WHEREAS, on June 1, 2015, pursuant to the State Environmental Policy Act, the City of Olympia issued a Determination of Non-Significance, which was not appealed; and

WHEREAS, on July 20, 2015, the Olympia Hearing Examiner (herein the "Examiner") held a duly-noticed, open-record public hearing regarding these proposals; and

WHEREAS, on August 11, 2015, the Examiner recommended that the land use zoning of both the Medela Property and the Banomi Property be changed from Single-Family Residential 4-8 to Multi-family Residential 18 units per acre; and

WHEREAS, the Examiner's recommendation was contingent upon the Comprehensive Plan being amended to designate the block of Ninth Avenue SE east of Boulevard Road as a 'neighborhood collector' street; and

WHEREAS, the City Council has concurrently approved a separate ordinance amending the Comprehensive Plan to designate that block of Ninth Avenue SE as a neighborhood collector street effective January 1, 2016; and

WHEREAS, pursuant to Olympia Municipal Code Chapter 18.59, on October 13, 2015, the City Council considered the recommendation of the Examiner and directed preparation of an ordinance consistent with the Examiner's recommendation as described above; and

WHEREAS, the City Council hereby adopts the findings and conclusions as set forth in the Examiner's recommendation; and

WHEREAS, as recommended by the Examiner, the City Council considered additional development regulations for development occurring adjacent to cemeteries and elected not to adopt such regulations; and

WHEREAS, this Zoning Map amendment meets the goals and requirements of the Growth Management Act; and

WHEREAS, the Official Zoning Map of Olympia forms the base layer of the Official Design Review Map of Olympia. It is therefore necessary to update the Official Design Review Map to reflect the Zoning Map amendment described above; and

WHEREAS, Chapters 35A.63 and 36.70 RCW and Article 11, Section 11 of the Washington State Constitution authorize and permit the City to adopt this Ordinance; and

WHEREAS, this Ordinance is supported by the staff report and materials associated with this Ordinance, along with other documents on file with the City of Olympia;

NOW, THEREFORE, THE OLYMPIA CITY COUNCIL ORDAINS AS FOLLOWS:

Section 1. Amendment of Official Zoning Map and Official Design Review Map The Official Zoning Map of Olympia and the related Official Design Review Map of Olympia, as referenced by Olympia Municipal Code Sections 18.02.160 and 18.100.080, are hereby amended by replacing the current Official Zoning Map of Olympia and the related Official Design Review Map of Olympia with the maps attached hereto as Exhibits A and B, respectively, which are incorporated by reference as though fully set forth herein.

Section 2. Official Maps. Copies of the Official Zoning Map of Olympia and the Official Design Review Map of Olympia are and shall be retained on file with the City Clerk.

Section 3. Severability. If any provision of this Ordinance or its application to any person or circumstance is held invalid, the remainder of the ordinance or application of the provisions to other persons or circumstances shall remain unaffected.

Section 4. Ratification. Any act consistent with the authority and prior to the effective date of this Ordinance is hereby ratified and affirmed.

Section 5. Effective Date. This Ordinance shall take effect on January 1, 2016, being five (5) days after publication, as provided by law.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:



CITY ATTORNEY

PASSED:

APPROVED:

PUBLISHED:

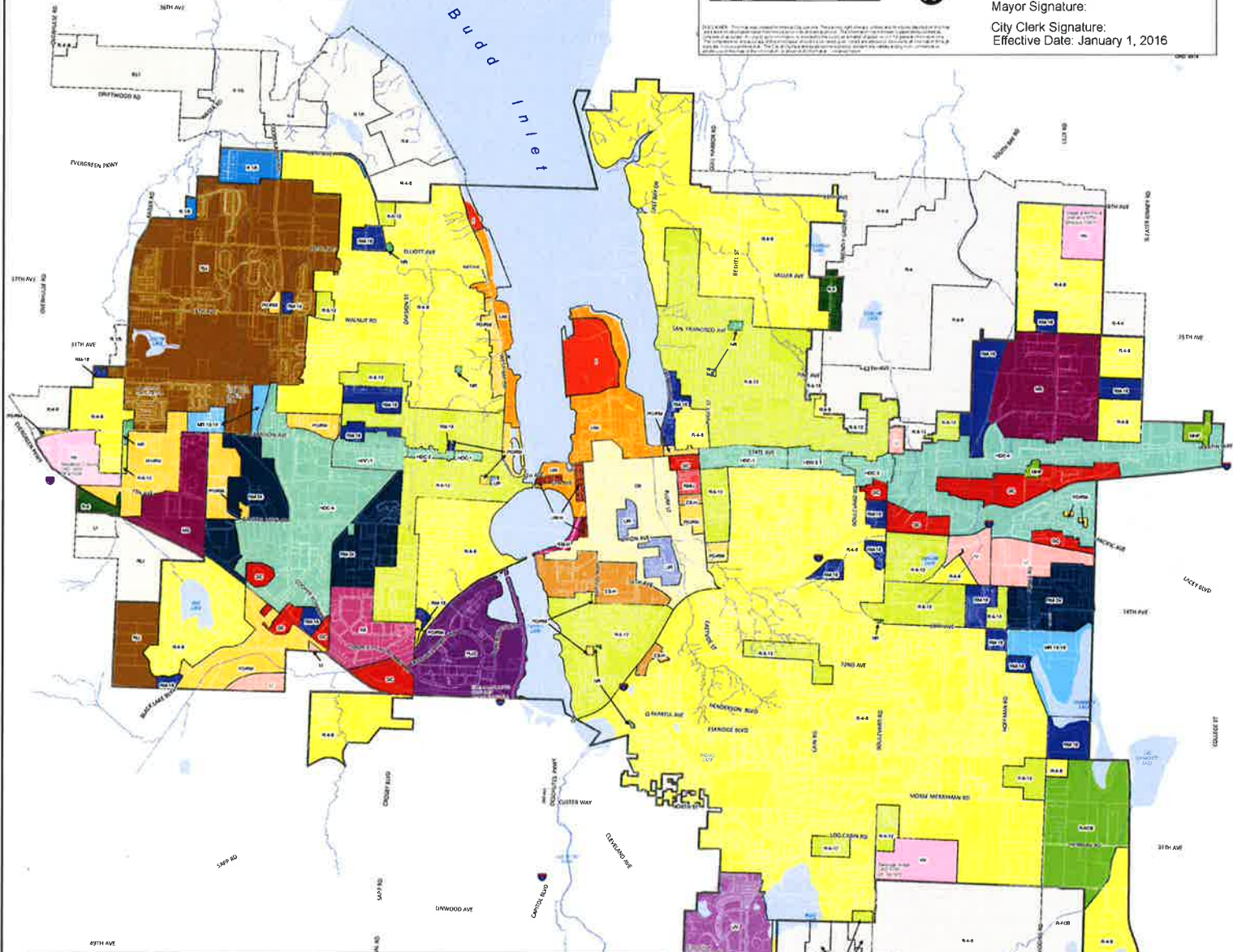
EXHIBIT A

City of Olympia | Capital of Washington State

2016 DRAFT ZONING MAP



Mayor Signature:
 City Clerk Signature:
 Effective Date: January 1, 2016



Zoning Map Legend

	Olympia City Limits		RESIDENTIAL 1 UNIT PER 5 ACRE
	Urban Growth Area		MIXED RESIDENTIAL 7-13 UNITS
Zone Name			MIXED RESIDENTIAL 10-18 UNITS
	HIGH DENSITY CORRIDOR 1		RESIDENTIAL MULTIFAMILY 18 UNITS
	HIGH DENSITY CORRIDOR 2		RESIDENTIAL MULTIFAMILY 24 UNITS
	HIGH DENSITY CORRIDOR 3		SINGLE-FAMILY RESIDENTIAL (CHAMBERS BASIN)
	HIGH DENSITY CORRIDOR 4		SINGLE-FAMILY RESIDENTIAL 4
	AUTO SERVICES		SINGLE-FAMILY RESIDENTIAL 4-8
	COMMERCIAL SERVICE HIGH DENSITY		TWO FAMILY RESIDENTIAL 6-12
	COMMUNITY ORIENTED SHOPPING CENTER		MANUFACTURED HOUSING PARK
	DOWNTOWN BUSINESS		RESIDENTIAL LOW IMPACT
	GENERAL COMMERCIAL		RESIDENTIAL MIXED USE
	INDUSTRIAL		PLANNED UNIT DEVELOPMENT
	LIGHT INDUSTRIAL		NEIGHBORHOOD VILLAGE
	HIGH RISE MULTIFAMILY		URBAN RESIDENTIAL
	MEDICAL SERVICE		URBAN VILLAGE
	PROFESSIONAL OFFICE/RESIDENTIAL MULTIFAMILY		URBAN WATERFRONT
	NEIGHBORHOOD RETAIL		URBAN WATERFRONT HOUSING

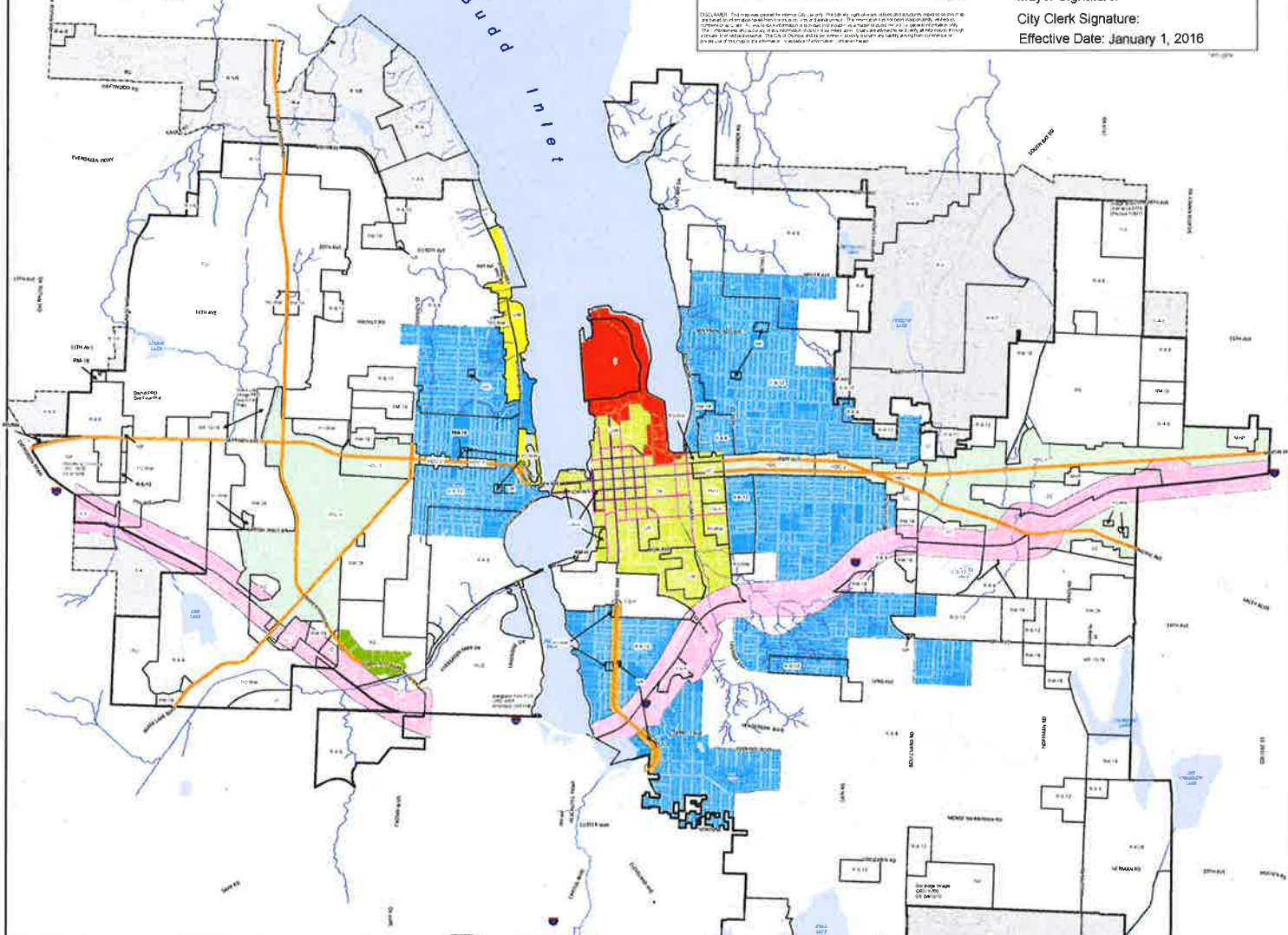
EXHIBIT **B**

2016 DRAFT DESIGN REVIEW MAP



Mayor Signature:
 City Clerk Signature:
 Effective Date: January 1, 2016

DISCLAIMER: This map was created by the City of Olympia. The City and Olympia Planning Commission do not warrant the accuracy or completeness of the information shown on this map. The information shown on this map is for general informational purposes only. The information shown on this map is not intended to be used as a basis for any legal or financial decision. The City and Olympia Planning Commission do not assume any liability for any errors or omissions on this map. The City and Olympia Planning Commission do not assume any liability for any damages, including consequential damages, arising from the use of this map.



Design Review Map Legend

- Olympia City Limits
- Urban Growth Area
- Design Review District Name**
- AUTO ORIENTED DISTRICT
- DESIGN REVIEW CORRIDOR
- DOWNTOWN DISTRICT
- FREEWAY CORRIDOR
- HIGH DENSITY CORRIDOR
- INFILL REGULATIONS
- PEDESTRIAN OVERLAY STREET A
- PEDESTRIAN OVERLAY STREET B
- PORT DESIGN DISTRICT
- RESIDENTIAL SCALE CORRIDOR
- WEST BAY DRIVE DISTRICT
- Pedestrian Streets**
- A
- B
- Design Review Corridors
- Zoning Code Name**
- HO-1 HIGH DENSITY CORRIDOR 1
- HO-2 HIGH DENSITY CORRIDOR 2
- HO-3 HIGH DENSITY CORRIDOR 3
- HO-4 HIGH DENSITY CORRIDOR 4
- AS AUTO SERVICES
- CS+ COMMERCIAL SERVICE HIGH DENSITY
- CO+ COMMUNITY ORIENTED SHOPPING CENTER
- DB DOWNTOWN BUSINESS
- GC GENERAL COMMERCIAL
- I INDUSTRIAL
- LI LIGHT INDUSTRIAL
- HRM HIGH RISE MULTIFAMILY
- MS MEDICAL SERVICE
- PO+ PROFESSIONAL OFFICE/RESIDENTIAL MULTIFAMILY
- NR NEIGHBORHOOD RETAIL
- MIR MIXED RESIDENTIAL 7-13
- MIR-18 MIXED RESIDENTIAL 10-18 UNITS
- R1 RESIDENTIAL 1 UNIT PER 5 ACRE
- R18 RESIDENTIAL MULTIFAMILY 18
- R24 RESIDENTIAL MULTIFAMILY 24 UNITS PER ACRE
- RS-4 SINGLE-FAMILY RESIDENTIAL (CHAMBERS BASIN)
- R4 SINGLE-FAMILY RESIDENTIAL 4
- R4-6 SINGLE-FAMILY RESIDENTIAL 4-6
- R6-12 SINGLE-FAMILY RESIDENTIAL 6-12
- MHP MANUFACTURED HOUSING PARK
- RL RESIDENTIAL LOW IMPACT
- RML RESIDENTIAL MIXED USE
- PLD PLANNED LIGHT DEVELOPMENT
- NV NEIGHBORHOOD VILLAGE
- UR URBAN RESIDENTIAL
- UV URBAN VILLAGE
- URW URBAN WATERFRONT
- URWH URBAN WATERFRONT HOUSING



City Council

Approval of Ordinance Adopting 2016 Park Impact Fee Rate Adjustment

Agenda Date: 12/8/2015
Agenda Item Number: 4.G
File Number: 15-1158

Type: ordinance **Version:** 1 **Status:** 1st Reading-Consent

Title

Approval of Ordinance Adopting 2016 Park Impact Fee Rate Adjustment

Recommended Action

Committee Recommendation:

Not referred to a committee.

City Manager Recommendation:

Move to approve an ordinance amending Olympia Municipal Code Section 15.16.010, Park Impact Fee Rates, resulting in a 1.93% increase in Park Impact Fee rates.

Report

Issue:

The City amends the Park Impact Fee ordinance annually to update the rates based on changes in park land acquisition and development costs.

Staff Contact:

Jonathon Turlove, Associate Planner, Parks, Arts and Recreation, 360.753.8068

Presenter(s):

None. Consent calendar item..

Background and Analysis:

In 2008, Council implemented a Park Impact Fee rate adjustment mechanism to ensure that Park Impact Fees accurately reflect the current costs of park land, design, and development. The adjustment mechanism adjusts each of these three components annually.

- **The land component** is adjusted by the Thurston County Assessor's Office median change in residential values for residential vacant land in Thurston County for assessment year 2015. This represents the change from 1/1/14 - 1/1/15. For assessment year 2015, there was no change in value.
- **The design component** represents staff time for design, permitting, contracting, and construction oversight. This is based on the City of Olympia Cost of Living Adjustment (COLA).

There was a 3% COLA in 2015.

- **The construction component** utilizes the Seattle Construction Cost Index (CCI) published by the Engineering News Record. The Seattle CCI during the period 1/1/14-1/1/15 was a 2.5% increase.

Following is the adjustment formula that is applied separately for each of Olympia's three park types; community parks, neighborhood parks and open space:

FTCA = (DS*(1+COLA)) + (DV*(1+CCI)) + (LD*(1+PV)), where:

FTCA = Facility Type Cost per Acre
DS - Current Year Design Cost
DV = Current Year Development Cost
LD = Current Year Land Cost
COLA = Cost of Living Adjustment Percent
CCI = Construction Cost Index (Seattle) Percent
PV = Property Value Change Percent

Neighborhood/Community Interests (if known):

Updating Park Impact Fees reflects inflationary increases or decreases in project costs and ensures that new developments pay their fair share of project costs.

Options:

1. Move to approve an ordinance amending Olympia Municipal Code Section 15.16.010, Park Impact Fee Rates, resulting in a 1.93% increase in the Park Impact Fee rates.

Implications

- a. Park Impact Fee rate would increase 1.93%. This would result in an increase of \$103 per single family residence, from \$5,334 to \$5,437.
- b. Park Impact Fee rate would more closely reflect actual costs of park acquisition and development.

2. Do not approve an ordinance amending Olympia Municipal Code Section 15.16.010, Park Impact Fee Rates that result in an increase in the Park Impact Fee rate of 1.93%.

Implications

- a. The Park Impact Fee rate on new residential development would remain unchanged.
- b. Park Impact Fees collected on new residential development would be less than the actual cost of park land acquisition, design and development needed to serve the occupants of the new residential development.

Financial Impact:

The proposed change would result in a Park Impact Fee rate 1.93% higher in 2016 than in 2015.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF OLYMPIA, WASHINGTON, ADJUSTING PARK IMPACT FEES AND AMENDING SECTION 15.16.010 OF THE OLYMPIA MUNICIPAL CODE.

WHEREAS, RCW 82.02.050 - .090 authorizes the City of Olympia to adopt an ordinance imposing impact fees; and

WHEREAS, in Ordinance Nos. 5490 and 6164, the City of Olympia did adopt such impact fees, to include "Park Impact Fees"; and

WHEREAS, in 2008, the City Council approved an annual adjustment mechanism for Park Impact Fees based on land, design, and development costs; and

WHEREAS, the City Council has called for an annual review of impact fees, concurrent with the annual review of the Capital Facilities Plan (CFP) element of the City's Comprehensive Plan, to consider adjustments to the fees; and

WHEREAS, following said review of the 2016-2021 CFP, the Olympia City Council desires to amend Park Impact Fees to account for costs of labor, construction materials, and real property; and

WHEREAS, this Ordinance is adopted pursuant to Article 11, Section 11, of the Washington Constitution; and

WHEREAS, this Ordinance is supported by the staff report, attachments, and documents on file with the Olympia Parks, Arts and Recreation Department;

NOW, THEREFORE, THE OLYMPIA CITY COUNCIL ORDAINS AS FOLLOWS:

Section 1. Amendment of OMC 15.16.010. Olympia Municipal Code Section 15.16.010 is hereby amended to read as follows:

15.16.010 Schedule A, park impact fee

For complete building permit applications, the following schedule shall apply to residential development:
Housing Type:

TYPE OF DWELLING UNIT	Neighborhood Park	Community Park	Open Space	TOTALS
Single Family including Manufactured Homes on individual lots	\$851 <u>\$868</u>	\$3,233 <u>\$3,295</u>	\$1,250 <u>\$1,274</u>	\$5,334 <u>\$5,437</u>
Duplex (per unit)	\$579 <u>\$590</u>	\$2,199 <u>\$2,241</u>	\$850 <u>\$867</u>	\$3,628 <u>\$3,698</u>

TYPE OF DWELLING UNIT	Neighborhood Park	Community Park	Open Space	TOTALS
Multi Family (including Townhouses)	\$579	\$2,199	\$850	\$3,628
	\$590	\$2,241	\$867	\$3,698
Units in Senior Housing Developments (including single family units)	\$579	\$2,199	\$850	\$3,628
	\$590	\$2,241	\$867	\$3,698
Mobile Home in Mobile Home Parks	\$579	\$2,199	\$850	\$3,628
	\$590	\$2,241	\$867	\$3,698
Accessory Dwelling Units (separate structure)	\$341	\$1,293	\$500	\$2,134
	\$347	\$1,318	\$510	\$2,175
Single Room Occupancy Units	\$341	\$1,293	\$500	\$2,134
	\$347	\$1,318	\$510	\$2,175
Downtown Multi Family (including Townhouses)	\$443	\$1,681	\$650	\$2,774
	\$451	\$1,714	\$663	\$2,827

Section 2. Severability. The provisions of this Ordinance are declared separate and severable. If any provision of this Ordinance or its application to any person or circumstance is held invalid, the remainder of this Ordinance or application of the provision to other persons or circumstances shall be unaffected.

Section 3. Ratification. Any act consistent with the authority and prior to the effective date of this Ordinance is hereby ratified and affirmed.


Section 4. Effective Date. This Ordinance shall be in force and effect on January 1, 2016, after its passage by the Olympia City Council and publication, as provided by law.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:



CITY ATTORNEY (ACA)

PASSED:

APPROVED:

PUBLISHED:



City Council

Approval of Ordinance Amending School Impact Fees

Agenda Date: 12/8/2015
Agenda Item Number: 4.H
File Number: 15-1157

Type: ordinance **Version:** 1 **Status:** 1st Reading-Consent

Title

Approval of Ordinance Amending School Impact Fees

Recommended Action

Committee Recommendation:

Not referred to a committee. The full Council received a presentation on school impact fees.

City Manager Recommendation:

Move to approve on first reading and forward to second reading the ordinance amending School Impact Fees.

Report

Issue:

Should the Council amend the School Impact fees for 2016?

Staff Contact:

Jane Kirkemo, Administrative Services Director, 360.753.8499

Presenter(s):

None. Consent Calendar item.

Background and Analysis:

The proposed update to the school impact fees is based on the adoption by the School Board of the Olympia School District's 2016 - 2021 Capital Facilities Plan (CFP). Representatives from the School District met with the Planning Commission and City Council to review their CFP and proposed impact fees changes. The rates for impact fees are calculated based, in part, on the projects set forth in the District's CFP that are needed to address the impacts of projected growth. School impact fees are only charged to residential projects inside the city limits of Olympia.

The City collects the impact fees for the school district and remits the fees with any interest to them on a monthly basis. Based on the school districts CFP, the fees are as follows:

	2015	2016
Single Family	\$4,978	\$5,240
Multi-Family	\$1,676	\$2,498
Downtown Multi-Family	- 0 -	- 0 -

Neighborhood/Community Interests (if known):

The Olympia School District held a public meeting to discuss their CFP and corresponding impact fees and the Council had two public hearings that included the School District CFP.

Options:

The City can only adopt the changes proposed by the Olympia School Board or not charge school impact fees. The City has no basis for changing the calculations for school impact fees.

Option 1: Approve School Impact Fees Ordinance and forward to second reading.

Option 2: Do not move forward with revised impact fees.

Financial Impact:

Depends on the number of new single family or multi-family residential permits issued.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF OLYMPIA, WASHINGTON, AMENDING SCHOOL IMPACT FEES, AND AMENDING SECTION 15.16.030 OF THE OLYMPIA MUNICIPAL CODE.

WHEREAS, RCW 82.02.050 - .090 authorizes the City of Olympia to adopt an ordinance imposing impact fees; and

WHEREAS, in Ordinance Nos. 5490 and 6164, the City of Olympia did adopt such impact fees, to include "School Impact Fees"; and

WHEREAS, the Olympia School District has updated its capital facility plan and revised its proposed impact fees as reflected in the School District's adopted 2015-2020 Capital Facility Plan; and

WHEREAS, the City Council has called for an annual review of impact fees, concurrent with the annual review of the Capital Facilities Plan (CFP) element of the City's Comprehensive Plan, to consider adjustments to the fees; and

WHEREAS, following said review of the 2016-2021 CFP, the Olympia City Council desires to revise School Impact Fees as adopted in the Olympia School District's 2015-2020 Capital Facility Plan; and

WHEREAS, this Ordinance is adopted pursuant to Article 11, Section 11, of the Washington State Constitution; and

WHEREAS, this Ordinance is supported by the staff report, attachments, and documents on file with the Department of Administrative Services;

NOW, THEREFORE, THE OLYMPIA CITY COUNCIL ORDAINS AS FOLLOWS:

Section 1. Amendment of OMC 15.16.030. Section 15.16.030 of the Olympia Municipal Code is hereby amended to read as follows:

15.16.030 - Schedule C, School Impact Fees

For complete building permit applications submitted after the effective date of this title, the following schedule shall apply:

(Applies to residential development only)

Housing Type:	
Single Family - detached (including manufactured homes on individual lots)	\$4,978 <u>\$5,240</u>
Multifamily per unit (including townhouses)	\$1,676 <u>\$2,498</u>
Downtown Multi Family per units (including townhouses)	\$0

Section 2. Severability. The provisions of this Ordinance are declared separate and severable. If any provision of this Ordinance or its application to any person or circumstance is held invalid, the remainder of this Ordinance or application of the provision to other persons or circumstances, shall be unaffected.

Section 3. Ratification. Any act consistent with the authority and prior to the effective date of this Ordinance is hereby ratified and affirmed.

Section 4. Effective Date. This Ordinance shall be in force and effect on January 1, 2016, after its passage by the Olympia City Council and publication, as provided by law.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:


CITY ATTORNEY (AAA)

PASSED:

APPROVED:

PUBLISHED:



City Council

Approval of Ordinance Amending Transportation Impact Fees

Agenda Date: 12/8/2015
Agenda Item Number: 4.I
File Number: 15-1189

Type: ordinance **Version:** 1 **Status:** 1st Reading-Consent

Title

Approval of Ordinance Amending Transportation Impact Fees

Recommended Action

Committee Recommendation:

Not referred to a committee.

City Manager Recommendation:

Move to approve on first reading and forward to second reading the ordinance amending Transportation Impact Fees.

Report

Issue:

Whether to adopt an ordinance that amends Transportation Impact Fees to adjust for increases or decreases in the cost of labor, construction materials, and real property.

Staff Contact:

Randy Wesselman, Transportation Engineering and Planning Manager, Public Works Transportation, 360.753.8477

Presenter(s):

None - Consent Item.

Background and Analysis:

The City charges developers a Transportation Impact Fee to offset the impact of new development on the transportation system. Transportation Impact Fees fund future transportation capital improvement projects. The cost is calculated based on the type of land use and the projected number of afternoon, peak-hour vehicle trips generated by the development.

Each year, staff updates the City's Transportation Impact Fee calculations to reflect inflationary increases or decreases in project costs. The recommended adjustments are based on 2015-2016 project costs. These costs are consistent with the 2016-2021 *Capital Facilities Plan*.

Staff recommends increasing the Transportation Impact Fee cost per trip from \$2,688 to \$2,913

(8.38%). This reflects an increase in engineering labor and construction costs and an increase to purchase Rights-of-Way (ROW). Additional detail on the cost of labor, construction materials, and real property can be found in the attachment.

The proposed amendments to the Transportation Impact Fee Ordinance can be found in Schedule D of the Ordinance.

Neighborhood/Community Interests (if known):

Public Hearings were held on October 13 and November 17, 2015. No comments were received concerning the increase in Transportation Impact Fees.

Options:

1. Approve the Ordinance amending Transportation Impact Fees on second reading. Project costs will remain current with the cost of labor, construction materials, and real property.
2. Approve the Ordinance with changes to some of the proposed impact fee rates. Any changes recommended by Council will be incorporated in the Ordinance for second reading.
3. Do not move forward with an update of the Transportation Impact Fee Ordinance at this time. Project costs will not remain current with the cost of labor, construction materials, and real property.

Financial Impact:

The proposed fees will result in Transportation Impact Fees increasing by approximately 8.38 percent.

Attachments:

1. Ordinance
2. Summary
3. Cost Distribution

Ordinance No. _____

AN ORDINANCE OF THE CITY OF OLYMPIA, WASHINGTON AMENDING TRANSPORTATION IMPACT FEES, AND AMENDING SECTION 15.16.040 OF THE OLYMPIA MUNICIPAL CODE.

WHEREAS, RCW 82.02.050 - .090 authorizes the City of Olympia to adopt an ordinance imposing impact fees; and

WHEREAS, in Ordinance Nos. 5490 and 6164, the City of Olympia did adopt such impact fees, to include "Transportation Impact Fees"; and

WHEREAS, the City Council has called for an annual review of impact fees, concurrent with the annual review of the Capital Facilities Plan (CFP) element of the City's Comprehensive Plan, to consider adjustments to the fees; and

WHEREAS, following said review of the 2016-2021 CFP, the Olympia City Council desires to amend Transportation Impact Fees to account for costs of labor, construction materials, and real property;

WHEREAS, this Ordinance is adopted pursuant to Article 11, Section 11, of the Washington Constitution; and

WHEREAS, this Ordinance is supported by the staff report, attachments, and documents on file with the Department of Public Works;

NOW, THEREFORE, THE OLYMPIA CITY COUNCIL ORDAINS AS FOLLOWS:

Section 1. Amendment of OMC 15.16.040. Section 15.16.040 of the Olympia Municipal Code is hereby amended to read as follows:

15.16.040 - Schedule D, Transportation Impact Fees

**SCHEDULE D
TRANSPORTATION IMPACT FEE RATE SCHEDULE
Effective January 1, 2015 2016**

Land Uses	Unit of Measure	Rate
Cost per New Trip Generated:		\$2,688 \$2,913
<i>Residential</i>		
Single Family (Detached)	dwelling	\$3,167 \$3,432
Multi Family-Townhouse & Duplex	dwelling	\$2,055 \$2,227

Land Uses	Unit of Measure	Rate
Senior Housing & Accessory Dwelling	dwelling	\$778 \$843
Mobile Home	dwelling	\$1,850 \$2,005
<i>Commercial – Services</i>		
Bank	sq ft / GFA	\$17.35 \$18.80
Day Care	sq ft / GFA	\$16.75 \$18.15
Hotel/Motel	room	\$2,115 \$2,292
Service Station ¹	fueling position	\$6,114 \$6,626
Quick Lubrication Vehicle Shop	servicing positions	\$5,534 \$5,997
Automobile Care Center	sq ft / GLA	\$5.00 \$5.42
Movie Theater	seat	\$123 \$133
Health Club	sq ft / GFA	\$7.35 \$7.97
Marina	berth	\$475 \$515
<i>Institutional</i>		
Elementary /Jr. High/ High School	student	\$186 \$202
University/College	student	\$508 \$551
Church	sq ft / GFA	\$1.82 \$1.98
Hospital	sq ft / GFA	\$4.09 \$4.43

Land Uses	Unit of Measure	Rate
Assisted Living, Nursing Home, Group Home	bed	\$552 \$598
<i>Industrial</i>		
Light Industry/Manufacturing/Industrial Park	sq ft / GFA	\$3.93 \$4.26
Warehousing/Storage	sq ft / GFA	\$1.46 \$1.58
Mini Warehouse	sq ft / GFA	\$1.19 \$1.29
<i>Restaurant</i>		
Restaurant	sq ft / GFA	\$18.25 \$19.78
Fast Food Restaurant	sq ft / GFA	\$30.32 \$32.86
<i>Commercial – Retail</i>		
Retail Shopping Center:		
up to 49,999	sq ft / GLA	\$5.85 \$6.34
50,000-99,999	sq ft / GLA	\$5.17 \$5.61
100,000-199,999	sq ft / GLA	\$5.08 \$5.51
200,000-299,999	sq ft / GLA	\$4.65 \$5.04
300,000-399,999	sq ft / GLA	\$5.55 \$6.01
over 400,000	sq ft / GLA	\$6.24 \$6.76
Supermarket > 5,000 SF	sq ft / GFA	\$14.82 \$16.06

Land Uses	Unit of Measure	Rate
Convenience Market < 5,000 SF	sq ft / GFA	\$27.47 \$29.77
Furniture Store	sq ft / GFA	\$0.41 \$0.45
Car Sales - New/Used	sq ft / GFA	\$8.54 \$9.25
Nursery/Garden Center	sq ft / GFA	\$5.01 \$5.42
Pharmacy/Drugstore	sq ft / GFA	\$6.41 \$6.95
Hardware/Building Materials Store < 25,000 SF	sq ft / GFA	\$5.07 \$5.49
Discount Merchandise Store (Free Standing)	sq ft / GFA	\$5.85 \$6.34
Video Rental	sq ft / GFA	\$9.32 \$10.10
Home Improvement Superstore > 25,000 SF	sq ft / GFA	\$2.45 \$2.66
Miscellaneous Retail	sq ft / GLA	\$6.02 \$6.52
Commercial – Office		
Administrative Office:		
0-99,999	sq ft / GFA	\$11.15 \$12.08
100,000-199,999	sq ft / GFA	\$6.79 \$7.35
200,000-299,999	sq ft / GFA	\$5.92 \$6.42
over 300,000	sq ft / GFA	\$5.55 \$6.02
Medical Office/Clinic	sq ft / GFA	\$11.16 \$12.09

Land Uses	Unit of Measure	Rate
<i>Downtown² Fees</i>		
Multi Family-Townhouse, & Duplex	dwelling	\$843 \$913
Senior Housing & Accessory Dwelling	dwelling	\$349 \$378
Assisted Living, Nursing Home, Group Home	bed	\$375 \$406
Hotel/Motel	room	\$1,568 \$1,699
Movie Theater	seat	\$101 \$110
Marina	berth	\$291 \$315
Downtown Services/Retail ³	sq ft / GLA	\$3.55 \$3.85
Administrative Office:		
0-99,999	sq ft / GFA	\$7.24 \$7.84
100,000-199,999	sq ft / GFA	\$5.43 \$5.88
200,000-299,999	sq ft / GFA	\$4.70 \$5.10
over 300,000	sq ft / GFA	\$3.98 \$4.31
Medical Office/Clinic	sq ft / GFA	\$9.77 \$10.58
Industrial Park	sq ft / GFA	\$2.47 \$2.67
Warehousing/Storage	sq ft / GFA	\$0.92 \$0.99
Mini Warehouse	sq ft / GFA	\$0.75 \$0.81

Notes: For uses with Unit of Measure in "sq ft / GFA" or "sq ft/GLA", impact fee is dollars per square foot.

1) Service Station can include Mini Mart (less than or equal to 2,500 square feet) and/ or Car Wash. Mini Mart greater than 2,500 square feet is calculated separately.

2) Downtown: As defined in Olympia Municipal Code 15.040.020.O.

3) Downtown Services/Retail includes Retail Stores, Restaurants, Supermarkets, Convenience Markets, Video Rentals, Banks, Health Clubs, Day Cares, and Libraries.

Section 2. Severability. The provisions of this Ordinance are declared separate and severable. If any provision of this Ordinance or its application to any person or circumstance is held invalid, the remainder of this Ordinance or application of the provision to other persons or circumstances, shall be unaffected.

Section 3. Ratification. Any act consistent with the authority and prior to the effective date of this Ordinance is hereby ratified and affirmed.


Section 4. Effective Date. This Ordinance shall be in force and effect on January 1, 2016, after its passage by the Olympia City Council and publication, as provided by law.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:



CITY ATTORNEY (ACA)

PASSED:

APPROVED:

PUBLISHED:

2016 TRANSPORTATION IMPACT FEE
Annual Adjustment of Transportation Impact Fee
For Increases/Decreases in Cost of Labor, Construction Materials and Real Property
2016 - 2021 Capital Facilities Plan Cycle

Method: Inflate based on updated 2015 CFP cost and WSDOT CCI 8.8%, COLA 3%, ROW varies.

FN = $(L*(1+COLA)) + (C*(1+CCI)) + (ROW*(1+PI))$, where:

FN = Funds Needed that are adjusted for inflation

L = Current Year Labor Cost

C = Current Year Construction Cost

ROW = Current Year Right-of-Way Cost

COLA = Cost of Living Adjustment Percent

CCI = Construction Cost Index (WSDOT CCI) Percent (3-year average)

PI = Property Value Inflation Percent

Boulevard Rd and Log Cabin Rd - Phase 2, East Leg				
		<u>2015</u>	<u>Inflation</u>	<u>2016</u>
	Engineering	344,900	1.03	355,200
	Construction	2,331,900	1.088	2,537,100
	TOTAL	2,676,800		2,892,300
Boulevard Rd and Morse Merryman Intersection Improvements				
(Updated for 2016 based on current project estimate.)				
		<u>2015</u>	<u>Inflation</u>	<u>2016</u>
	Engineering	948,400	x	1,946,840
	Construction	3,312,100	x	3,689,560
	Right of Way	448,500	x	365,000
	TOTAL	4,709,000		6,001,400
Boulevard Rd and 22nd Ave Intersection Improvements				
(Estimate for 2016 based on project estimate)				
		<u>2015</u>	<u>Inflation</u>	<u>2016</u>
	Engineering	1,212,080	x	
	Construction	2,903,480	x	
	Right of Way	775,000	x	
	TOTAL	4,890,560		
Cain Road & North Street Intersection Improvements				
		<u>2015</u>	<u>Inflation</u>	<u>2016</u>
	Engineering	310,200	1.03	319,500
	Construction	2,387,400	1.088	2,597,500
	Right of Way	160,100	1.014	162,300
	TOTAL	2,857,700		3,079,300
Fones Road from 17th Ave to Pacific Ave Phase 2b (North/South), Roadway Widening				
		<u>2015</u>	<u>Inflation</u>	<u>2016</u>
	Engineering	1,626,300	1.03	1,675,100
	Construction	9,964,700	1.088	10,841,600
	Right of Way	4,804,700	1.009	4,847,900
		16,395,700		17,364,600

2016 TRANSPORTATION IMPACT FEE
Annual Adjustment of Transportation Impact Fee
For Increases/Decreases in Cost of Labor, Construction Materials and Real Property
2016 - 2021 Capital Facilities Plan Cycle

Henderson Boulevard & Eskridge Boulevard Intersection Improvements			<u>2015</u>	<u>Inflation</u>	<u>2016</u>
	Engineering		406,200	1.03	418,400
	Construction		2,944,900	1.088	3,204,100
	Right of Way		277,900	1.014	281,800
	TOTAL		3,629,000		3,904,300
Log Cabin Road Extension			<u>2015</u>	<u>Inflation</u>	<u>2016</u>
	Engineering		1,745,000	1.03	1,797,400
	Construction		10,243,300	1.088	11,144,700
	Right of Way		4,325,400	0.99	4,282,100
	TOTAL		16,313,700		17,224,200
	City Share 25%		4,078,425		4,306,050
West Olympia Access Interchange Justification Report (IJR)			<u>2015</u>	<u>Inflation</u>	<u>2016</u>
	Engineering		1,600,000	x	1,600,000
(Updated estimate based on US 101/West Olympia Access Project IJR estimate.)	Construction		0	x	0
	Right of Way		0	x	0
			1,600,000		1,600,000
Wiggins Road & 37th Avenue Intersection Improvements			<u>2015</u>	<u>Inflation</u>	<u>2016</u>
	Engineering		691,900	1.03	712,700
	Construction		5,080,600	1.088	5,527,700
	Right of Way		1,188,000	1.014	1,204,600
	TOTAL		6,960,500		7,445,000

Transportation Impact Fee
Cost Distribution

PROJECT/STREET	A1	A15	A18	A19	A20
	Cost	Total Funds Appropriated or Assigned through August 31, 2015	Not Debt Financed	Payment Schedule for Horizon Year Debt Based on Bond Issuance	Total Funds Needed for Horizon Year A18+ A19
Fones Road - 18th Avenue to Pacific	\$17,364,600	\$104,518	\$17,260,082	\$0	\$17,260,082
Henderson Boulevard & Eskridge Boulevard Intersection Improvements	\$3,904,300	\$125,639	\$3,778,661	\$0	\$3,778,661
Wiggins Road & 37th Avenue Intersection Improvements	\$7,445,000	\$244,333	\$7,200,667	\$0	\$7,200,667
Cain Road & North Street Intersection Improvements	\$3,079,300	\$20,012	\$3,059,288	\$0	\$3,059,288
Boulevard Road Intersection Improvements - Log Cabin - Phase 2 (East Leg)	\$2,892,300	\$40,944	\$2,851,356	\$0	\$2,851,356
Boulevard Road Intersection Improvements - 22nd Avenue	\$4,890,560	\$3,576,269	\$1,314,291	\$0	\$1,314,291
Boulevard Road Intersection Improvements - Morse-Merryman Road	\$6,001,400	\$2,353,293	\$3,648,107	\$0	\$3,648,107
Log Cabin Road Extension, Phase I - County Property to Extension of Hoffman Road	\$4,306,050	\$40,337	\$4,265,713	\$0	\$4,265,713
West Olympia Access Study - Interchange Justification Report	\$1,600,000	\$850,884	\$749,116	\$0	\$749,116
Debt Service	\$2,620,525	\$0		\$2,620,525	\$2,620,525
Total	\$54,104,035	\$7,356,229	\$44,127,281	\$2,620,525	\$46,747,806

Percent of new project traffic due to growth within City of Olympia and UGA	65.1713636%
Project Costs Allowable for Impact Fees	\$30,466,183
New PM Peak Hour Trips	10,458
Cost Per Trip	\$2,913



City Council

Approval of Ordinance Adopting the 2016 Operating Budget

Agenda Date: 12/8/2015
Agenda Item Number: 4.J
File Number: 15-1156

Type: ordinance **Version:** 1 **Status:** 1st Reading-Consent

Title

Approval of Ordinance Adopting the 2016 Operating Budget

Recommended Action

Committee Recommendation:

Adopt the budget as amended.

City Manager Recommendation:

Move to approve on first reading and forward to second reading the 2016 Operating Budget Ordinance.

Report

Issue:

Should the Council adopt the 2016 operating budget ordinance?

Staff Contact:

Jane Kirkemo, Administrative Services Director, 360.753.8499

Presenter(s):

None. Consent Calendar Item.

Background and Analysis:

State law requires the City Manager to present a balanced operating budget each year. The Council held two public hearings, plus several additional study sessions to review the budget. In addition, the Finance Committee has reviewed various aspects of the budget at each of their meetings this year. By state law the budget must be adopted no later than December 31st.

Attachment 1 outlines the significant additions to the budget along with the corresponding funding sources to the preliminary budget. Through earlier ordinances, the City created a Development Fee Fund and a Parking Fund. These become sub-funds of the General Fund and are listed on the attached ordinance.

Neighborhood/Community Interests (if known):

The Planning Commission held a public hearing on the CFP and the Parks and Recreation

Commission (PRAC), as well as the Utility Advisory Committee (UAC), each met and discussed various aspects of the budget. In addition, the City Council held a public hearing inviting public input on the budget.

Options:

Option 1: Approve the Operating Budget Ordinance and move to second reading.

Option 2: Make additional changes to the budget and pass and move to second reading of the operating budget.

Financial Impact:

The total expenditure budget for 2016 is \$132,579,079.

Ordinance No.

AN ORDINANCE OF THE CITY OF OLYMPIA, WASHINGTON, RELATING TO BUDGETS, FINANCE, AND SALARIES, AND ADOPTING THE 2016 CALENDAR YEAR BUDGET.

WHEREAS, the tax estimates and budget for the City of Olympia, Washington, for the 2016 calendar year have been prepared and filed as provided by the laws of the State of Washington; and

WHEREAS, the preliminary budget was printed for distribution and notice published in the official paper of the City of Olympia, setting the time and place for hearing on the budget and stating that all taxpayers requesting a copy from the City Clerk would be furnished a copy of the preliminary budget to review; and

WHEREAS, the Olympia City Council held a public hearing on the preliminary budget on November 17, 2015, as required by law, and has considered the public testimony presented;

NOW, THEREFORE, THE OLYMPIA CITY COUNCIL ORDAINS AS FOLLOWS:

Section 1. 2016 Budget. The budget for the calendar year 2016 is hereby adopted in the amounts and for the purposes as shown below; and the following sums, or so much thereof as shall severally be found necessary, are hereby appropriated out of any of the monies in the several funds in the City Treasury hereinafter named.

FUND	APPROP. FUND BALANCE	ESTIMATED REVENUE	APPROP.	ADDITIONS TO FUND BALANCE
General, Regular Operations	\$116,500	\$67,226,965	\$67,343,465	\$-
General, Special Sub-Funds				
Special Accounts	264,880	1,053,000	1,317,880	-
Development Fee Revenue	-	3,037,211	3,037,211	-
Parking	-	1,518,700	1,338,268	180,432
Washington Center	5,000	320,872	325,872	-
Municipal Arts	400	50,000	50,400	-
Equip & Facilities Reserve	-	1,184,575	1,184,575	-
Total General Fund	386,780	74,391,323	74,597,671	180,432
4 th /5 th Avenue Corridor Bridge Loan	2,306	554,673	556,979	-
LTGO Bond Fund - 2006 Parks	-	1,191,750	1,191,750	-
UTGO Bond Fund – 2009 Fire	-	1,198,140	1,193,731	4,409
City Hall Debt Fund – 2009	962	2,420,156	2,421,118	-
2010 LTGO Bond – Street Projects	-	438,667	438,663	4
L.O.C.A.L. Debt Fund – 2010	1	178,281	178,282	-
2010B LTGO Bonds - HOCM	-	420,688	420,688	-
2013 LTGO Bond Fund	-	671,675	671,675	-
Water Utility O&M	-	12,328,250	12,328,250	-
Sewer Utility O&M	86,382	18,853,133	18,939,515	-
Solid Waste Utility	-	10,547,363	10,528,483	18,880
Storm Water Utility	53,861	5,137,826	5,191,687	-
Water/Sewer Bonds	-	2,040,532	2,013,281	27,251

Stormwater Debt Fund	-	103,311	103,219	92
Equipment Rental	-	1,744,767	1,744,087	680
TOTALS	\$530,292	\$132,220,535	\$132,519,079	\$231,748

Section 2. Administration. The City Manager shall administer the budget, and in doing so may authorize adjustments within the funds set forth in Section 1 above, to the extent that such adjustments are consistent with the budget approved in Section 1.

Section 3. Salaries and Compensation. The salaries and compensation for the City of Olympia employees for the calendar year 2016 shall be as set forth in the "Supplementary Information" section of the 2016 Adopted Operating Budget document, or as the same may be amended by the City Manager as part of his administration of the budget pursuant to Section 2 above.

Section 4. Benefit Cost Sharing. The City Manager is authorized to modify and establish benefit cost sharing for City employees; and such programs may be based, in part, on an employee's start date with the City.

Section 5. Severability. The provisions of this Ordinance are declared separate and severable. If any provision of this Ordinance or its application to any person or circumstances is held invalid, the remainder of this Ordinance or application of the provision to other persons or circumstances shall be unaffected.

Section 6. Ratification. Any act consistent with the authority and prior to the effective date of this Ordinance is hereby ratified and affirmed.

Section 7. Effective Date. This Ordinance shall take effect January 1, 2016.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:



ASSISTANT CITY ATTORNEY

PASSED:

APPROVED:

PUBLISHED:



Finance Committee Proposal

numbers are rounded



2015 Council Goal Money **\$116,500**

- Display cases \$2,000
- Renewable energy \$8,500
- Police Training \$106,000

General Fund On going revenue **\$280,424**

- Police training \$128,050
- Welcome center lease \$20,000
- Ambassadors salary \$16,200
- Police Walking patrol \$60,000

\$56,174 appropriated to 2016 council goal funds



City Council

Approval of Ordinance Adopting the 2016 - 2021 Capital Facilities Plan (CFP) and Appropriating Funds for 2016

Agenda Date: 12/8/2015
Agenda Item Number: 4.K
File Number: 15-1159

Type: ordinance **Version:** 1 **Status:** 1st Reading-Consent

Title

Approval of Ordinance Adopting the 2016 - 2021 Capital Facilities Plan (CFP) and Appropriating Funds for 2016

Recommended Action

Committee Recommendation:

Move to approve the CFP as amended and forward to second reading an ordinance adopting the CFP and appropriating the 2016 budget.

City Manager Recommendation:

Move to approve on first reading and forward to second reading an ordinance adopting the 2016 - 2021 Capital Facilities Plan and appropriating funds for the 2016 year of the plan.

Report

Issue:

Should the Council adopt the 2016 - 2021 Capital Facilities Plan and appropriate funds for 2016?

Staff Contact:

Jane Kirkemo, Administrative Services Director, 360.753.8499

Presenter(s):

None. Consent calendar item.

Background and Analysis:

The budget process began with the Capital Facilities Plan presented in July. The Planning Commission held a public hearing and reviewed the plan in detail. Plus, the Council held two public hearings and several meetings to discuss the CFP.

Since the City of Olympia collects impact fees for the School District, both the Planning Commission and the City Council reviewed the school district CFP. The School District's CFP will be incorporated into the Olympia document. The Finance Committee has reviewed aspects of the CFP at each of their meetings since July. State law requires the budget be adopted no later than December 31st.

The dollar amounts on some projects have changed since the Preliminary CFP was presented due to more definitive cost estimates, receipt of grants, impact fee rate increases, or other additional funding sources. The CFP includes increases in Transportation, Park, and School impact fees. Also included in the CFP for review was the Capital Facilities Element (CFE) of the Comprehensive Plan Goals and Policies. The CFE will be adopted as part of the CFP.

The Council made some changes to the CFP (see attachment). In addition, a page will be added to the document outlining the funding sources included in the Capital Improvement Plan funding source. Staff will also add a description of the utility tax on cable television.

Neighborhood/Community Interests (if known):

Council held a public hearing to provide an opportunity for all interested individuals and groups to share their comments directly with Council. In addition, Parks and Public Works representatives met with the Coalition of Neighborhood Associations (CNA) and the Safe Streets Campaign to discuss various aspects of the plan.

Options:

Option 1: Approve the 2016 - 2021 Capital Facilities Plan including the Capital Facilities Element, approve the 2016 Capital budget ordinance, and move to second reading.

Option 2: Make additional changes to the Capital Facilities Plan or 2016 Capital Budget and pass on move to second reading of the CFP.

Financial Impact:

The total 2016 - 2021 CFP is \$138.1 million.

Ordinance No.

AN ORDINANCE ADOPTING THE CITY OF OLYMPIA'S CAPITAL FACILITIES PLAN FOR THE YEARS 2016-2021 AND APPROPRIATING FUNDS FOR THE 2016 PORTION OF SAID CAPITAL FACILITIES PLAN.

WHEREAS, the Olympia City Manager submitted to the City Council a recommended "Capital Facilities Plan," herein referred to as "CFP," for the fiscal years 2016 through 2021; and

WHEREAS, the CFP projects the proposed locations and capacities of expanded or new capital facilities needed to serve growth projected in the City's comprehensive plan, along with a six-year plan that will finance such capital facilities and the anticipated capital expenditures required to construct them for said period; and

WHEREAS, the Olympia School District's Capital Facilities Plan is being incorporated as a component of the City's CFP to allow for the collection of school impact fees; and

WHEREAS, the CFP element of the Comprehensive Plan Goals and Policies is included in the CFP; and

WHEREAS, the City Council has held public hearings and reviewed the recommended CFP along with the CFP Goals and Policies and has made revisions thereto; and

WHEREAS, the revisions made by the City Council have been incorporated into the recommended CFP; and

WHEREAS, the CFP meets the requirements of the Washington State Growth Management Act, including RCW 36.70A.070(3); and

WHEREAS, the CFP is supported by the staff report, attachments and documents on file with the City;

NOW, THEREFORE, THE OLYMPIA CITY COUNCIL ORDAINS AS FOLLOWS:

Section 1. That certain document entitled the "Capital Facilities Plan," covering the years 2016 through 2021, a copy of which will be on file with the Office of the Director of Administrative Services and available on the City's web site, is hereby adopted as the Capital Facilities Plan for the City of Olympia and is incorporated herein as though fully set forth.

Section 2. Upon appropriation by the City Council of funds therefor, the City Manager shall be authorized to prepare plans and specifications, to take bids, and to make expenditures for the projects set forth in the CFP during the year for which said projects are scheduled; provided, however, that any award of bids and execution of contracts for construction shall be approved as provided in OMC Chapter 3.16.

Section 3. It is anticipated that the funding source and the construction schedule for projects identified in the CFP may be changed over the next year. Such changes shall not constitute an amendment to the Comprehensive Plan for purposes of RCW 36.70A.130.

Section 4. The Director of Administrative Services is hereby authorized to bring forward into fiscal year 2016 all appropriations and allocations not otherwise closed, completed, or deleted from prior fiscal years' capital budgets.

Section 5. The following appropriations are hereby made:

FUND	APPROP. FUND BALANCE	ESTIMATED REVENUE	APPROP.	ADDITIONS TO FUND BALANCE
Impact Fee Fund	\$2,649,315	\$ -	\$2,649,315	\$-
SEPA Mitigation Fee Fund	78,501	-	78,501	-
Parks & Recreational Sidewalk, Utility Tax Fund	-	2,409,750	2,409,750	-
Real Estate Excise Tax Fund	744,400	1,200,000	1,944,400	-
Capital Improvement Fund	69,600	10,136,306	10,205,906	-
Water CIP Fund	700,000	7,730,000	8,430,000	-
Sewer CIP Fund	1,311,700	741,300	2,053,000	-
Storm Water CIP Fund	586,000	1,799,000	2,385,000	-
TOTALS	\$6,139,516	\$24,016,356	\$30,155,872	\$0

Section 6. Severability. The provisions of this Ordinance are declared separate and severable. If any provision of this Ordinance or its application to any person or circumstances is held invalid, the remainder of this Ordinance or application of the provision to other persons or circumstances shall be unaffected.

Section 7. Ratification. Any act consistent with the authority and prior to the effective date of this Ordinance is hereby ratified and affirmed.

Section 8. Effective Date. This Ordinance shall take effect January 1, 2016.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:



ASSISTANT CITY ATTORNEY

PASSED:

APPROVED:

PUBLISHED:

2016 Capital Facilities Plan - Dollar Changes Preliminary to Final

Changes Prelim to Final	Prelim	Final	Change	Reason
PARKS				
Community Park Expansion	\$ 883,500	\$ 925,723	\$ 42,223	YAF Grant -Additional \$42,223 to \$151,000= \$193,223 – Awarded a Youth Athletic Facility (YAF) Grant from the Recreation and Conservation Office for 2016. The funds will be used to install synthetic turf at Stevens Field Ballfield #1.
Open Space Acquisition and development	\$ 2,463,500	\$ 2,325,152	\$ (138,348)	\$11,652 – Urban Trails Impact Fees – additional funding for preparation of RCO grant application for Grass Lake Trail (\$150,000) – Open Space Impact Fees – Funds appropriated for the Kaiser Heights option payment
Percival Landing Major Maint.	\$ 357,000	\$ 1,278,500	\$ 921,500	Grant from State Department of Commerce
Small Capital Projects	\$ 130,000	\$ 137,000	\$ 7,000	\$7,000 – SEPA Fees – additional funding needed for the Priest Point Park trail and signage project
TRANSPORTATION WITH IMPACT FEES				
Transportation with Impact Fees	\$ 41,228,513	\$ 44,750,900	\$ 3,522,387	Updated with 2016 Impact fee numbers
TRANSPORTATION				
Bike Improvements	\$ 100,000	\$ 203,060	\$ 103,060	State Multi modal funding (\$51,530 for 2 years)
Sidewalks and Pathways	\$ 7,289,000	\$ 7,239,000	\$ (50,000)	Decrease in Utility Tax Revenue
STORM AND SURFACE WATER				
Flood Mitigation and Collection	\$ 8,010,800	\$ 8,650,800	\$ 640,000	Based on pre-design work performed by KPG this year (Cooper Point/Black Lake Boulevard Stormwater Conveyance, Findings of Preliminary Engineering Study: Final Report, KPG, September 2015).
			\$ 5,047,822	



Project Funding Reports - General Government Projects

Project Funding Reports - General Government Projects: Parks

PARKS PROJECTS	FUNDING	2016	2017-2021	TOTAL
Community Park Expansion	Grant	\$ 193,223	\$ -	\$ 193,223
	Impact Fees	\$ 732,500	\$ -	\$ 732,500
Condition Assessment and Major Maintenance Program (CAMMP)	CIP Fund	\$ 500,000	\$ 2,500,000	\$ 3,000,000
Neighborhood Park Development	Impact Fees	\$ 473,000	\$ 750,000	\$ 1,223,000
Open Space Acquisition and Development	Grants	\$ 500,000	\$ -	\$ 500,000
	Impact Fees	\$ 1,005,152	\$ 820,000	\$ 1,825,152
Parks Bond Issue Debt Service	Voted Utility Tax (V.U.T.)	\$ 1,435,150	\$ 1,210,600	\$ 2,645,750
Parks Land Acquisition	Voted Utility Tax (V.U.T.)	\$ -	\$ 5,000,000	\$ 5,000,000
Percival Landing Major Maintenance and Reconstruction	CIP Fund	\$ 357,000	\$ -	\$ 357,000
	Grant	\$ 921,500	\$ -	\$ 921,500
Small Capital Projects	SEPA Fees	\$ 12,000	\$ 125,000	\$ 137,000
Total Parks		\$ 6,129,525	\$ 10,405,600	\$ 16,535,125

FUNDING RECAP	FUNDING	2016	2017-2021	TOTAL
	CIP Fund	\$ 857,000	\$ 2,500,000	\$ 3,357,000
	Grant	\$ 1,614,723	\$ -	\$ 1,614,723
	Impact Fees	\$ 2,210,652	\$ 1,570,000	\$ 3,780,652
	SEPA Fees	\$ 12,000	\$ 125,000	\$ 137,000
	Voted Utility Tax (VUT)	\$ 1,435,150	\$ 6,210,600	\$ 7,645,750
Total Parks		\$ 6,129,525	\$ 10,405,600	\$ 16,535,125

This CFP is only a planning document; it does not necessarily represent a budget for expenditures.



Project Funding Reports - General Government Projects: Transportation

TRANSPORTATION PROJECTS		FUNDING	2016	2017-2021	TOTAL
Access and Safety Improvements	CIP Fund	\$	200,000	\$ -	\$ 200,000
Bike Improvements	CIP Fund	\$	151,530	\$ 51,530	\$ 203,060
Sidewalks and Pathways	CIP Fund	\$	20,000	\$	\$ 20,000
	Stormwater Utility Rates	\$	186,500	\$ 932,500	\$ 1,119,000
	Voted Utility Tax - Parks & Sidewalks	\$	975,000	\$ 5,125,000	\$ 6,100,000
Street Repair and Reconstruction	CIP Fund	\$	1,437,000	\$ 6,445,000	\$ 7,882,000
	Gas Tax	\$	275,000	\$ 1,375,000	\$ 1,650,000
	Transportation Benefit District (TBD)	\$	870,000	\$ 3,500,000	\$ 4,370,000
Total Transportation		\$	4,115,030	\$ 17,429,030	\$ 21,544,060

FUNDING RECAP		FUNDING	2016	2017-2021	TOTAL
	CIP Fund	\$	1,808,530	\$ 6,496,530	\$ 8,305,060
	Gas Tax	\$	275,000	\$ 1,375,000	\$ 1,650,000
	TBD	\$	870,000	\$ 3,500,000	\$ 4,370,000
	Storm Water Utility Rate	\$	186,500	\$932,500	\$1,119,000
	Voted Utility Tax-Parks & Sidewalks	\$	975,000	\$ 5,125,000	\$ 6,100,000
Total Transportation		\$	4,115,030	\$ 17,429,030	\$ 21,544,060

This CFP is only a planning document; it does not necessarily represent a budget for expenditures.



Project Funding Reports - General Government Projects: Transportation with Impact Fees

TRANSPORTATION IMPACT FEE PROJECTS	FUNDING	2016	2017-2021	TOTAL
2010 Transportation Stimulus Project Repayment	Impact Fees	\$ 438,663	\$ 2,181,862	\$ 2,620,525
Boulevard Road - Intersection Improvements (Program #0628)	Grant	\$ -	\$ 1,359,433	\$ 1,359,433
	Impact Fees	\$ -	\$ 5,140,030	\$ 5,140,030
	SEPA	\$ 9,767	\$ -	\$ 9,767
Cain Road & North Street - Intersection Improvements	Grant	\$ -	\$ 1,458,568	\$ 1,458,568
	Impact Fees	\$ -	\$ 1,600,720	\$ 1,600,720
	SEPA	\$ 9,703	\$ -	\$ 9,703
Fones Road—Transportation (Program #0623)	Grant	\$ -	\$ 8,229,040	\$ 8,229,040
	Impact Fees	\$ -	\$ 9,031,042	\$ 9,031,042
	SEPA	\$ 23,145	\$ -	\$ 23,145
Henderson Boulevard & Eskridge Boulevard - Intersection Improvements	Grant	\$ -	\$ 1,801,541	\$ 1,801,541
	Impact Fees	\$ -	\$ 1,977,120	\$ 1,977,120
	SEPA	\$ 4,295	\$ -	\$ 4,295
Log Cabin Road Extension - Impact Fee Collection (Program #0616)	Impact Fees	\$ -	\$ 4,265,713	\$ 4,265,713
	SEPA	\$ 9	\$ -	\$ 9
Wiggins Road and 37th Ave Intersection Improvements	Grant	\$ -	\$ 3,433,041	\$ 3,433,041
	Impact Fees	\$ -	\$ 3,767,626	\$ 3,767,626
	SEPA	\$ 19,582	\$ -	\$ 19,582
Total Transportation with Impact Fee		\$ 505,164	\$ 44,245,736	\$ 44,750,900

FUNDING RECAP	FUNDING	2016	2017-2021	TOTAL
	Grant	\$ -	\$ 16,281,623	\$ 16,281,623
	Impact Fees	\$ 438,663	\$ 27,964,113	\$ 28,402,776
	SEPA	\$ 66,501	\$ -	\$ 66,501
Total Transportation with Impact Fees		\$ 505,164	\$ 44,245,736	\$ 44,750,900

This CFP is only a planning document; it does not necessarily represent a budget for expenditures.



Project Funding Reports - General Government Projects: General Capital Facilities

GENERAL CAPITAL FACILITIES PROJECTS	FUNDING	2016	2017-2021	TOTAL
Building Repair and Replacement	CIP Fund	\$ 1,330,000	\$ 7,000,000	\$ 8,330,000
Total General Capital Facilities		\$ 1,330,000	\$ 7,000,000	\$ 8,330,000

FUNDING RECAP	FUNDING	2016	2017-2021	TOTAL
	CIP Fund	\$ 1,330,000	\$ 7,000,000	\$ 8,330,000
Total General Capital Facilities		\$ 1,330,000	\$ 7,000,000	\$ 8,330,000

Summary of Funding Sources for General Government Projects

FUNDING SOURCES	2016	2017-2021	TOTAL
CIP Fund	\$ 3,995,530	\$ 15,996,530	\$ 19,992,060
Gas Tax	\$ 275,000	\$ 1,375,000	\$ 1,650,000
Grant	\$ 1,614,723	\$ 16,281,623	\$ 17,896,346
Impact Fees	\$ 2,649,315	\$ 29,534,113	\$ 32,183,428
SEPA	\$ 78,501	\$ 125,000	\$ 203,501
Stormwater Utility Rates	\$ 186,500	\$ 932,500	\$ 1,119,000
TBD	\$ 870,000	\$ 3,500,000	\$ 4,370,000
Voted Utility Tax	\$ 2,410,150	\$ 11,335,600	\$ 13,745,750
Total General Government	\$ 12,079,719	\$ 79,080,366	\$ 91,160,085

This CFP is only a planning document; it does not necessarily represent a budget for expenditures.



Project Funding Reports - Utilities Projects

Project Funding Reports - Utilities Projects: Drinking Water

DRINKING WATER PROJECTS	FUNDING	2016	2017-2021	TOTAL
Asphalt Overlay Adjustments—Water (Program # 9021)	Rates	\$ 11,000	\$ 55,000	\$ 66,000
Groundwater Protection—Water (Program #9701)	Rates	\$ 158,000	\$ 889,000	\$ 1,047,000
Infrastructure Pre-Design and Planning—Water (Program #9903)	Rates	\$ 22,000	\$ 110,000	\$ 132,000
Reclaimed Water (Program #9710)	General Facility Charges	\$ -	\$ -	\$ -
	Rates	\$ -	\$ 418,000	\$ 418,000
Small Diameter Water Pipe Replacement—Water (Program #9408)	Rates	\$ 525,000	\$ 2,625,000	\$ 3,150,000
Transmission and Distribution Projects—Water (Program #9609)	General Facility Charges	\$ -	\$ 199,500	\$ 199,500
	Rates	\$ 3,863,000	\$ 7,641,500	\$ 11,504,500
Water Source Development and Protection (Program #9700)	General Facility Charges	\$ 1,140,500	\$ 293,000	\$ 1,433,500
	Rates	\$ 2,710,500	\$ 240,000	\$ 2,950,500
Water Storage Systems (Program #9610)	General Facility Charges	\$ -	\$ -	\$ -
	Rates	\$ -	\$ 3,600,000	\$ 3,600,000
Water System Planning (Program #9906)	General Facility Charges	\$ -	\$ 157,500	\$ 157,500
	Rates	\$ -	\$ 157,500	\$ 157,500
Total Drinking Water		\$ 8,430,000	\$ 16,386,000	\$ 24,816,000

Project Funding Reports - Utilities Projects: Wastewater

WASTEWATER PROJECTS	FUNDING	2016	2017-2021	TOTAL
Asphalt Overlay Adjustments - Sewer (Program #9021)	Rates	\$ 11,000	\$ 55,000	\$ 66,000
Infrastructure Predesign and Planning - Sewer (Program #9903)	Rates	\$ 39,000	\$ 195,000	\$ 234,000
Lift Stations—Sewer (Program #9806)	General Facility Charges	\$ -	\$ 1,890,500	\$ 1,890,500
	Rates	\$ 630,000	\$ 1,228,500	\$ 1,858,500
Onsite Sewage System Conversions - Sewer (Program #9813)	General Facility Charges	\$ 158,000	\$ 1,840,000	\$ 1,998,000
Replacement and Repair Projects - Sewer (Program #9703)	Rates	\$ 405,000	\$ 2,220,000	\$ 2,625,000
Sewer Systems Extensions - Sewer (Program #9809)	General Facility Charges	\$ 788,000	\$ -	\$ 788,000
Sewer System Planning - Sewer (Program #9808)	Rates	\$ 22,000	\$ 110,000	\$ 132,000
Total Wastewater		\$ 2,053,000	\$ 7,539,000	\$ 9,592,000

Project Funding Reports - Utilities Projects: Stormwater

STORMWATER PROJECTS	FUNDING	2016	2017-2021	TOTAL
Aquatic Habitat Improvements - Stormwater (Program #9024)	Rates	\$ 250,000	\$ 625,000	\$ 875,000
Flood Mitigation & Collection - Stormwater (Program #9028)	General Facility Charges	\$ -	\$ 2,691,650	\$ 2,691,650
	Rates	\$ 519,500	\$ 5,439,650	\$ 5,959,150
Infrastructure Pre-Design & Planning - Stormwater (Program #9903)	Rates	\$ 28,400	\$ 142,000	\$ 170,400
Water Quality Improvements - Stormwater (Program #9027)	Grants	\$ 570,975	\$ 1,617,750	\$ 2,188,725
	Rates	\$ 190,325	\$ 539,250	\$ 729,575
Total Stormwater		\$ 1,559,200	\$ 11,055,300	\$ 12,614,500

Additionally: Included in the Transportation Section are Projects funded by transfers from the Stormwater Utility as follows:

PROJECT	FUNDING	2016	2017-2021	TOTAL
Sidewalks and Pathways—Transportation Section	Stormwater Utility Rates	\$ 186,500	\$ 932,500	\$ 1,119,000
	Total	\$ 186,500	\$ 932,500	\$ 1,119,000

This CFP is only a planning document; it does not necessarily represent a budget for expenditures.

Summary of Funding Sources for Utilities Projects

FUNDING SOURCES	2016	2017-2021	TOTAL
General Facility Charges	\$ 2,086,500	\$ 7,072,150	\$ 9,158,650
Rates	\$ 9,384,725	\$ 26,290,400	\$ 35,675,125
Stormwater Grants or Loans	\$ 570,975	\$ 1,617,750	\$ 2,188,725
Total Utilities	\$ 12,042,200	\$ 34,980,300	\$ 47,022,500

Combined Summary of Funding Sources for Both General Government and Utilities Projects

FUNDING SOURCES	2016	2017-2021	TOTAL
CIP Fund	\$ 3,995,530	\$ 15,996,530	\$ 19,992,060
Gas Tax	\$ 275,000	\$ 1,375,000	\$ 1,650,000
General Facility Charges	\$ 2,086,500	\$ 7,072,150	\$ 9,158,650
Grant	\$ 1,614,723	\$ 16,281,623	\$ 17,896,346
Impact Fees	\$ 2,649,315	\$ 29,534,113	\$ 32,183,428
Rates	\$ 9,384,725	\$ 26,290,400	\$ 35,675,125
SEPA	\$ 78,501	\$ 125,000	\$ 203,501
Stormwater Grants or Loans	\$ 570,975	\$ 1,617,750	\$ 2,188,725
Stormwater Utility Rates	\$ 186,500	\$ 932,500	\$ 1,119,000
TBD	\$ 870,000	\$ 3,500,000	\$ 4,370,000
Voted Utility Tax	\$ 2,410,150	\$ 11,335,600	\$ 13,745,750
Total	\$ 24,121,919	\$ 114,060,666	\$ 138,182,585

This CFP is only a planning document; it does not necessarily represent a budget for expenditures.



City Council

Approval of Ordinance Appropriating 2016 Special Funds

Agenda Date: 12/8/2015
Agenda Item Number: 4.L
File Number: 15-1163

Type: ordinance **Version:** 1 **Status:** 1st Reading-Consent

Title:

Approval of Ordinance Appropriating 2016 Special Funds

Recommended Action

Committee Recommendation:

Not referred to a committee.

City Manager Recommendation:

Move to approve the ordinance appropriating 2016 special funds on first reading and move to second reading.

Report

Issue:

Whether to appropriate various Special Funds.

Staff Contact:

Dean Walz, Fiscal Services Director, Administrative Services Department, 360.753.8465

Presenter(s):

None. Consent calendar item.

Background and Analysis:

The City has several special accounts and funds that are not part of the Operating or Capital Budgets. These Funds have been established for administrative purposes and/or to segregate funds for special purposes.

Neighborhood/Community Interests (if known):

None.

Options:

- 1) Pass the ordinance on first reading and move to second reading as presented. The ordinance provides authority to expend funds for various purposes.
- 2) Pass the ordinance on first reading with different amounts and move to second reading. The

ordinance would be changed as directed by Council for presentation on second reading.

Financial Impact:

Appropriations of	\$6,943,459	To various Special Funds.
Funding:	\$2,144,565	Revenue from external sources
	\$4,933,040	Revenue from internal sources
	\$ 134,146	Net gain to fund balances

Ordinance No.

AN ORDINANCE OF THE CITY OF OLYMPIA, WASHINGTON, APPROPRIATING FUNDS WITHIN VARIOUS SPECIAL FUNDS.

NOW, THEREFORE, THE OLYMPIA CITY COUNCIL ORDAINS AS FOLLOWS:

Section 1. The following appropriations are hereby made:

FUND	APPROP. FUND BALANCE	ESTIMATED REVENUE	APPROP.	ADDITIONS TO FUND BALANCE
HUD Fund	\$-	\$463,265	\$463,265	\$-
Fire Equipment Replacement Fund	-	125,500	120,000	5,500
Lodging Tax Fund	-	650,000	566,188	83,812
Parks & Recreational Sidewalk Utility Tax Fund	91,725	489,403	581,128	-
Parking Business Improvement Area Fund	10,000	100,000	110,000	-
Farmers Market Repair & Replacement Fund	10,000	-	10,000	-
Hands On Children's Museum	-	434,688	434,688	-
Equipment Rental Replacement Reserve Fund	-	1,547,660	1,201,101	346,559
Unemployment Compensation Fund	-	210,500	210,500	-
Insurance Trust Fund	50,000	1,501,880	1,551,880	-
Workers Compensation Fund	140,000	1,550,000	1,690,000	-
Washington Center Endowment Fund	-	4,709	4,709	-
TOTALS	\$301,725	\$7,077,605	\$6,943,459	\$435,871

Section 2. Severability. The provisions of this Ordinance are declared separate and severable. If any provision of this Ordinance or its application to any person or circumstances is held invalid, the remainder of this Ordinance or application of the provision to other persons or circumstances, shall be unaffected.

Section 3. Ratification. Any act consistent with the authority and prior to the effective date of this Ordinance is hereby ratified and affirmed.

Section 4. Effective Date. This Ordinance shall take effect January 1, 2016.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:



ASSISTANT CITY ATTORNEY

PASSED:

APPROVED:

PUBLISHED:



City Council

Approval of Ordinance Adopting the 2016 Utility Rates and General Facilities Charges

Agenda Date: 12/8/2015
Agenda Item Number: 4.M
File Number: 15-1179

Type: ordinance **Version:** 1 **Status:** 1st Reading-Consent

Title

Approval of Ordinance Adopting the 2016 Utility Rates and General Facilities Charges

Recommended Action

Committee Recommendation:

The Finance Committee reviewed and discussed the proposed 2016 Utility rates and general facility charges (GFCs) on October 23, 2015, and the City Council held a public hearing on November 17, 2015. The review considered recommendations forwarded to Council by the Utility Advisory Committee (see attached letter). The proposed rates and charges reflect recommendations from the City Council and the Utility Advisory Committee.

City Manager Recommendation:

Move to approve the ordinance adopting the 2016 utility rates and general facilities charges on first reading and forward to second.

Report

Issue:

Whether to approve an ordinance adopting the 2016 utility rates and general facility charges (GFC). Increases in LOTT Clean Water Alliance rates and capacity development charges are included in budget discussions of the ordinance.

Staff Contact:

Dan Daniels, Director, Public Works Waste ReSources, 360.753.8780
Andy Haub, P.E., Director, Public Works Water Resources, 360.753.8475

Presenter(s):

None. Consent calendar Item.

Background and Analysis:

The proposed 2016 utility rates and general facility charges (GFCs) are consistent with the Council-adopted utility master plans and the City of Olympia's Comprehensive Plan. The Utilities provide key public and environmental health services for our community.

For 2016, rate increases are proposed for the utilities of Drinking Water, Wastewater, Storm and

Surface Water, and Waste ReSources. GFCs are proposed for the Drinking Water, Wastewater and Storm and Surface Water utilities. GFCs are charged to new development and recover the costs of customers that connect to the system.

Lacey, Olympia, Tumwater, Thurston County (LOTT) Clean Water Alliance Board of Directors approved increases for both monthly wastewater treatment rates and their capital development charge (CDC). The CDC is similar to the City's GFC. The City collects monthly rates and CDC for LOTT through the utility billing and development permitting processes.

If approved, the overall impact of the proposed rates to a typical residential customer for 2016 will be 4.5 percent or an \$10.06 increase in their bi-monthly bills (\$5.03/month). City GFCs and LOTT capacity development charges will increase \$549 for a new single family home.

Summaries of proposed rates for each utility and GFCs are as follows:

Drinking Water

7.3 Percent Increase Proposed. Increase GFCs by 6.7 percent.

The rate proposal is consistent with the *2015-2020 Water System Plan* that was adopted by City Council on October 6, 2015.

The proposed rate will result in an average single family residential charge increasing by \$1.64/month. Bi-monthly charges for a typical single family residence will be approximately \$48.25. Each customer class (residential, non-residential and irrigation) will see the increase, although actual increases on customer bills will vary depending on water usage.

Reclaimed water rates were modified in 2014 and remain appropriate for 2016. Reclaimed water revenues closely mimic costs.

A 6.7 percent increase in general facility charges for drinking water is also proposed. The new GFC will be \$3,687.

Wastewater

No Rate Increase Proposed. However, implementing volume-based wastewater rates will result in a rate decrease for some customers and an increase for others. Increase GFCs by 3 percent.

The Wastewater utility safely conveys wastewater from our homes and businesses to the LOTT Clean Water Alliance treatment facility in downtown Olympia.

An inflationary increase of 3 percent (\$100) is proposed for the wastewater general facility charge. The new GFC will be \$3,442 per single family home.

Volume-based Wastewater Rates

Under the proposed new rate structure, wastewater rates will be based on drinking water consumption. The volume-based rate is a recommendation of the City's Utility Advisory Committee as well as the *2013-2018 Wastewater Management Plan*.

On July 21, 2015, staff presented a three-tier rate structure to City Council. As proposed,

approximately 17 percent of single family wastewater customers will receive a 35 percent rate reduction. Approximately 70 percent of all customers, including multifamily and commercial, will pay five percent more. The other 13 percent of customers will see little or no change.

Wastewater Treatment Services - LOTT Clean Water Alliance

LOTT Clean Water Alliance rates and capacity development charges are set by the LOTT Board of Directors. Capacity development charges (CDCs) are similar to City GFCs.

LOTT is proposing a 3 percent inflationary adjustment to monthly rates for 2016. With the rate increase, LOTT charges will increase by \$1.08 per month for a single family residence. The current LOTT charge of \$72.12 bi-monthly for single family residences will increase to \$74.28.

The LOTT CDC is proposed to increase 4.3 percent, to \$5,354, for a new single family home.

Storm and Surface Water

6.7 Percent Increase Proposed. Increase trip-generation component of GFCs from \$3.15 to \$4.50.

The proposed 2016 Storm and Surface Water utility budget maintains current levels of service for flood mitigation, water quality improvement, and aquatic habitat enhancement.

With the rate increase, single family residences will see a \$1.60 bi-monthly (\$0.80 monthly) increase in their storm and surface water rates. Single family and duplex and surface rates in 2016 will be \$25.49 bi-monthly.

The base general facility charge for stormwater GFCs will stay at \$1,190 for a new single family home. Consistent with last year's decision to phase-in increases to the trip-generation component of the stormwater GFC, this component will increase from \$3.15 to \$4.50 per daily vehicle trip. The trip-generation component of the GFC recognizes the water quality implications of vehicle use. Land uses with high vehicle use (e.g. convenience mart) pay a higher charge than land uses with modest vehicle use (e.g. single family residences). For example, industry standards document that single family residences generate approximately 9.7 vehicle trips/day.

Waste ReSources

Variable Rate Increases Proposed

The Waste ReSources utility provides a wide range of waste reduction, recycling and disposal services. It implements programs for residential, commercial, drop box, and organics customers. Policy direction is set by the *Towards Zero Waste: Olympia's Waste ReSources Plan 2015-2020*.

Proposed rate increases for 2016 include the following:

- Drop box 3 percent
- Residential 5.5 percent
- Commercial 4 percent
- Organics 9 percent

Neighborhood/Community Interests (if known):

City utilities provide vital public health services for Olympia residents. Utility rates are set to ensure reliable, uninterrupted levels of service.

Options:

Option 1: Move to approve the ordinance approving utility rates and charges for 2016.

Implications:

- Supports essential City public and environmental health services.
- Increases rates for customers and charges for new development.

Option 2: Modify or decline the proposed 2016 increases.

Implications:

- Avoids, or lessens, additional customer costs.
- Risk failures in fulfilling City public and environmental health responsibilities.

Financial Impact:

The proposed rate and GFC increases will generate revenue to implement Council-adopted utility master plans and ensure financially responsible management of City Utilities.

Attachment(s):

2016 Utility Rates Ordinance

Signed UAC 2016 Rate and WW Volume Bases Rate Recommendation Letter

Ordinance No.

AN ORDINANCE OF THE CITY OF OLYMPIA, WASHINGTON, RELATING TO UTILITY FEES AND CHARGES, AMENDING SUBSECTIONS 4.24.010A, 4.24.010B, 4.24.010C, AND 4.24.010D OF THE OLYMPIA MUNICIPAL CODE.

WHEREAS, the City's utilities are managed with a goal of resource sustainability in order to maintain, rebuild, expand systems, and prepare for revenue variability; and

WHEREAS, the City Council intends to meet the goals and polices for utility fiscal management set forth in the Comprehensive Plan and utility master plans; and

WHEREAS, the City Council intends to promote rate equity through cost recovery by customer class, and to smooth out rate spikes over a period of up to six years, the time period for which the CFP is developed; and

WHEREAS, the City's Storm and Surface Water Utility and the Wastewater Utility are managed to maintain minimum operating expense reserves of ten (10) percent, and the Drinking Water Utility is managed to maintain minimum operating expense reserves of twenty five (25) percent; and

WHEREAS, in order to incorporate the foregoing principles into City Water Utility, City Storm and Surface Water Utility, City Wastewater collection and LOTT Cleanwater Alliance wastewater (LOTT) treatment rates, the City Council received recommendations from the Utility Advisory Committee, held hearings, and reviewed the utility rates set forth in this Ordinance; and

WHEREAS, pursuant to the Interlocal Cooperation Act Agreement for Sewer Treatment, the LOTT Board of Directors is empowered to "impose, alter, regulate, and control rates, charges, and assessments;" and the LOTT Board of Directors held a public hearing and approved certain rate increases, which the City Council must annually adopt;

NOW, THEREFORE, THE OLYMPIA CITY COUNCIL ORDAINS AS FOLLOWS:

Section 1. Amendment of OMC Section 4.24.010. Section 4.24.010 of the Olympia Municipal Code is hereby amended to read as follows:

04.24.010 - Computation and assessment of charges

The rates set forth below do not reflect any possible surcharges or discounts provided to a parcel of property or customer under any provision of city ordinances or taxes assessed directly upon customers for which the city acts as collection agent.

A. WATER

- | | | |
|---|---|---------------|
| 1. Occupant turning on water after delinquent shutoff penalty | \$10.00 | OMC 13.04.360 |
| 2. Delinquency notification penalty | \$10.00 | OMC 13.04.430 |
| 3. Service disconnected/water reconnect for nonpayment penalty | \$25.00 | OMC 13.04.430 |
| 4. Water for commercial construction purposes | \$50.00 per month plus consumption charge | OMC 13.04.410 |
| 5. Water for residential building construction purposes | Flat fee of \$50.00 paid along with building permit fee | OMC 13.04.410 |
| 6. Non-emergency after-hours water service turn on/shut off | \$110.00 | OMC 13.04.340 |
| 7. Water General Facility Charges, assessed and payable as provided in OMC 13.04.375: | | OMC 13.04.375 |

Meter Size	AWWA Capacity Factor	GFC
3/4"	1.00	\$ <u>3,687 3,918</u>
1" Residential Fire Sprinkler	1.00	<u>3,687 3,918</u>
1"	1.67	<u>6,160 6,573</u>
1 1/2"	3.33	<u>12,282 13,105</u>
2"	5.33	<u>19,659 20,976</u>
3"	10.67	<u>39,356 41,993</u>
4"	16.33	<u>60,232 64,268</u>
6"	33.33	<u>122,936 131,173</u>
8"	53.33	<u>196,706 209,885</u>
10"	76.67	<u>285,997 305,159</u>
12"	100.00	<u>368,848 393,561</u>

This charge shall be assessed in addition to any other charges or assessments levied under this chapter.

8. Water Meter Rates—Inside City Limits:

a. **Schedule I: Monthly Charges.**

The following is the monthly charge based upon meter size for all consumers. Monthly charges for meter sizes not listed in the schedule shall correspond to the next larger meter size listed.

Meter Size		Ready to Serve Charge	OMC 13.04.380
3/4-inch	\$ 10.96 <u>11.76</u>	+ consumption charge	
1-inch Residential Fire Sprinkler	10.96 <u>11.76</u>	+ consumption charge	
1-inch	14.59 <u>15.66</u>	+ consumption charge	
1 1/2-inch	23.66 <u>25.39</u>	+ consumption charge	
2-inch	34.53 <u>37.05</u>	+ consumption charge	
3-inch	63.56 <u>68.20</u>	+ consumption charge	
4-inch	96.21 <u>103.23</u>	+ consumption charge	
6-inch	186.88 <u>200.52</u>	+ consumption charge	
8-inch	295.70 <u>317.29</u>	+ consumption charge	
10-inch	422.64 <u>453.49</u>	+ consumption charge	
12-inch	549.60 <u>589.72</u>	+ consumption charge	

(1) Residential and nonresidential premises that are vacant shall be subject to payment of the full Water ready-to-serve charge. This fee will be charged even if the water is turned off.

Consumption charge per 100 cubic feet:

	Block 1	Block 2	Block 3	Block 4
Residential (Single Family and Duplex Residential)	\$ 1.62 <u>1.74</u>	\$ 2.67 <u>2.86</u>	\$ 4.25 <u>4.56</u>	\$ 5.59 <u>6.00</u>
Nonresidential (Multi-family and Commercial)	\$ 2.23 <u>2.39</u>	\$ 3.33 <u>3.57</u>	--	--
Irrigation	\$ 2.23 <u>2.39</u>	\$ 6.56 <u>7.04</u>	--	--
Blocks Definition:	Block 1	Block 2	Block 3	Block 4
Single Family and Duplex (1)	0-400cf/unit	401-900cf/unit	901-	1,401+ cf unit

Consumption charge per 100 cubic feet:

Residential			1,400cf/unit
Nonresidential (2)	Nov-June Usage	July-Oct Usage	--
Irrigation	Nov-June Usage	July-Oct Usage	

(1) Single family accounts with or without accessory dwelling units shall be charged as one single family account.

(2) If nonresidential block usage cannot administratively be prorated between blocks, usage shall then be billed at the block rate in which the meter reading period ends.

b. Wholesale consumers:

See OMC 13.04.380B.

c. State buildings with sprinkler systems or fire service connections:

See OMC 13.04.380C.

d. Hydrants and fire protection:

The rates for fire hydrants, including test water and water used to extinguish fires, shall be deemed service charges and for any one (1) year, or fractional part thereof, as follows:

Fire hydrants \$~~135.22~~145.09 per year

Automatic sprinkler systems or special fire service connections with the city water distribution system will be charged the monthly ready-to-serve charge based on pipe size in Section 1.6.a. Residential fire service connections that require a 1" pipe size will be charged the same as a 3/4" pipe size as shown in Subsection 8a.

~~B. WASTE WATER (SEWER)~~

LOTT joint facilities \$-36.06 OMC-13.08.190

Nonresidential accounts shall be billed one (1) ERU minimum per month. ERU charges in excess of one (1) ERU shall be billed at the rate of \$ 4.01 per 100 cf. for LOTT joint facilities.

Local collection system per ERU \$ 19.67 per ERU OMC 13.08.190

Nonresidential accounts shall be billed one (1) ERU minimum per month. ERU charges in excess of one (1) ERU shall be billed at the rate of \$2.81 per 100 cf. for local collection system.

Waste Water (Sewer) general facility charge, assessed and payable as provided in OMC 13.08.205:	\$3,342.44 per ERU	OMC 13.08.205
Waste Water (Sewer) general facility charge for properties on combined stormwater and sewer systems, assessed and payable as provided in OMC 13.08.205:	\$1,439.53 per ERU	
-2015 LOTT capacity development charge	\$5,136 per ERU	OMC 13.08.210
Reconnection charge	\$26.78	OMC 13.08.230
Tapping fee	\$107.10	

B. WASTE WATER (SEWER)

1) LOTT Charges

LOTT wastewater monthly service charge \$37.14 per ERU OMC 13.08.190

Nonresidential accounts shall be billed one (1) ERU minimum per month. ERU charges in excess of one (1) ERU shall be billed at the rate of \$.0413 per 1 cf. for LOTT wastewater service charges.

2016 LOTT capacity development charge \$5,354.57 per ERU OMC 13.08.210

2) City of Olympia Monthly Sewer Charges

A) Residential accounts with separately metered City of Olympia water service servicing: one separate single-family residence, one single-family residence with accessory dwelling unit, one unit of a residential duplex, one mobile home or one trailer shall be billed based on monthly water consumption as follows:

<u>0 – 250 cf</u>	<u>\$12.78 per month</u>	
<u>251 – 350 cf</u>	<u>\$12.78 per month plus \$.0787 per cf</u>	<u>OMC 13.08.190</u>
<u>351 cf and above</u>	<u>\$20.65 per month</u>	

B) Residential accounts with residential duplexes with a single water meter servicing both units shall be billed based on water consumption as follows:

<u>0 – 500 cf</u>	<u>\$25.56 per month</u>	
<u>501 – 700 cf</u>	<u>\$25.56 per month plus \$.0787 per cf</u>	<u>OMC 13.08.190</u>

<u>701 cf and above</u>	<u>\$41.30 per month</u>	
C) Residential accounts not included in A) or B) above	\$20.65 per ERU	OMC 13.08.190
D) Nonresidential accounts shall be billed one (1) ERU minimum per month. ERU charges in excess of one (1) ERU shall be billed at the rate of \$.0295 per 1 cf. for local collection system.		
	\$20.65 per ERU	OMC 13.08.190
3) City of Olympia General Facility Charge		
<u>Wastewater (Sewer) general facility charge</u>	<u>\$3,442.00 per ERU</u>	<u>OMC 13.08.205</u>
<u>Wastewater (Sewer) general facility charge for properties on public combined sewers and in the Downtown Deferred General Facility Charge Payment Option Area</u>	<u>\$1,483.00 per ERU</u>	<u>OMC 13.08.010</u> <u>OMC 13.08.205</u>

C. WASTE RESOURCES

1. Residential garbage rates, monthly, every-other-week collection:

	OMC 13.12.120*
One twenty-gallon cart (minimum residential garbage service)	\$ 9.31 <u>9.82</u>
One thirty-five gallon cart	
Recycle rate	16.08 <u>16.96</u>
Nonrecycle rate	20.16 <u>21.27</u>
One sixty-five gallon cart	
Recycle rate	21.95 <u>23.16</u>
Nonrecycle rate	27.52 <u>29.03</u>
Two sixty-five gallon carts	
Recycle rate	42.01 <u>44.32</u>
Nonrecycle rate	52.60 <u>55.49</u>
Three sixty-five gallon carts	78.95 <u>83.29</u>
One ninety-six gallon cart	
Recycle rate	38.04 <u>40.13</u>

Nonrecycle rate	<u>47.6650.28</u>
More than three sixty-five gallon carts	<u>78.9583.29</u> + <u>27.5229.03</u> for each sixty-five gallon cart over three carts

*Code reviser's note: Section 13.12.120 was repealed on July 10, 1990.

2. Residential garbage rates, monthly, weekly collection:

One thirty-five gallon cart	
Recycle rate	\$ <u>35.4437.39</u>
Nonrecycle rate	<u>44.3446.78</u>
One sixty-five gallon cart	
Recycle rate	<u>70.8774.77</u>
Nonrecycle rate	<u>88.6793.55</u>
One ninety-five gallon cart	115.20 <u>121.54</u>

3. Extended pickup:

Rate	Distance
\$1/month	Over 5 feet to 25 feet
\$2/month	Over 25 feet to 100 feet
\$1/month	Every 50 feet over 100 feet

- a. Persons requesting extended distance service must be at least sixty-five years of age or handicapped where said person cannot wheel a full or partially full garbage cart to the collection point.
- b. No person living with the qualified applicant can wheel a full or partially full garbage cart to the collection point.
- c. Extended pickup service to be at no charge when the combined annual income of the household of the qualified applicant is equal to or less than fifty percent of the median household income in Thurston County.
- d. Persons requesting service must apply with the utilities office by filling out an affidavit for extended service. Upon approval of affidavit, service will be granted.

e. Qualified applicant will reapply on a yearly basis on or before December 31st of each year.

f. In the case of a multifamily residence or complex, only the qualified tenant's cart will be clearly marked with the tenant's name and unit number.

4. Residential and commercial organics rate, monthly, every other week collection:

Organics:

Per city-owned 95-gallon cart or each 1/2 yard of material collected \$ ~~8-839.62~~

5. Commercial garbage rates, monthly, weekly collection:

One ten gallon can (minimum commercial garbage service)	\$ 6-506.76
One thirty-two gallon can or cart	19-1919.96
Two thirty-two gallon cans or equivalent cart service	29-2830.45
Three thirty-two gallon cans or equivalent cart service	55-0657.26
Four thirty-two gallon cans or equivalent cart service	72-5475.44
More than four thirty-two gallon cans or equivalent cart service	72-5475.44 + 19-1919.96 for each additional thirty-two gallons of service

6. 95-gallon garbage and refuse cart service, monthly:

One pickup weekly	\$ 55-0657.26
Two pickups weekly	105-51109.73
Three pickups weekly	153-87160.02
Four pickups weekly	203-12211.24
Five pickups weekly	251-75261.82

7. One-yard garbage and refuse dumpster service, monthly:

One pickup weekly	\$ <u>108.24112.57</u>
Two pickups weekly	<u>212.84221.35</u>
Three pickups weekly	<u>313.86326.41</u>
Four pickups weekly	<u>414.67431.26</u>
Five pickups weekly	<u>515.35535.96</u>
Six pickups weekly	<u>616.13640.78</u>

8. One and one-half yard garbage and refuse dumpster service, monthly:

One pickup weekly	\$ <u>143.11148.83</u>
Two pickups weekly	<u>272.75283.66</u>
Three pickups weekly	<u>401.34417.39</u>
Four pickups weekly	<u>529.63550.82</u>
Five pickups weekly	<u>657.89684.21</u>
Six pickups weekly	<u>786.59818.05</u>

9. Two-yard garbage and refuse dumpster service, monthly:

One pickup weekly	\$ <u>177.79184.90</u>
Two pickups weekly	<u>339.24352.81</u>
Three pickups weekly	<u>500.77520.80</u>
Four pickups weekly	<u>662.27688.76</u>
Five pickups weekly	<u>823.82856.77</u>
Six pickups weekly	<u>982.721,022.03</u>

10. Three-yard garbage and refuse dumpster service, monthly:

One pickup weekly	\$ <u>251.53261.59</u>
Two pickups weekly	<u>492.29511.98</u>
Three pickups weekly	<u>730.96760.20</u>
Four pickups weekly	<u>976.731,015.80</u>

Five pickups weekly	<u>1,208.671,257.02</u>
Six pickups weekly	<u>1,436.761,494.23</u>

11. Four-yard garbage and refuse dumpster service, monthly:

One pickup weekly	\$ <u>316.28328.93</u>
Two pickups weekly	<u>625.84650.87</u>
Three pickups weekly	<u>929.23966.40</u>
Four pickups weekly	<u>1,226.241,275.29</u>
Five pickups weekly	<u>1,516.941,577.62</u>
Six pickups weekly	<u>1,802.731,874.84</u>

12. Six-yard garbage and refuse dumpster service, monthly:

One pickup weekly	\$ <u>459.25477.62</u>
Two pickups weekly	<u>896.84932.71</u>
Three pickups weekly	<u>1,331.421,384.68</u>
Four pickups weekly	<u>1,765.691,836.32</u>
Five pickups weekly	<u>2,200.122,288.12</u>
Six pickups weekly	<u>2,530.142,631.35</u>

13. Prepaid extra tag for unscheduled collection of a bag on regular garbage collection day; \$5.39/each.

14. Extra unscheduled can, bag or box on regular garbage collection day to which a City approved prepaid tag is not attached: \$8.81/each.

15. Fees for special pickups, minor ancillary services, and yard waste drop-off site disposal services, other than unscheduled extra cans or material on regular collection day, shall be established by the City Manager, based on cost of service; to include labor, equipment, distance traveled, and volume of materials as appropriate.

16. City-owned drop boxes: customers will be charged repair fees on boxes which have been burned or damaged:

Ten cubic yards:

Delivery fee	\$ 60.00 <u>61.80</u>	
Daily rental	2.07 <u>2.13</u>	
Hauling fee	182.73 <u>188.21</u>	
Dumping charge		Current disposal fee, surcharge and 13.6% service fee on disposal fee

Twenty cubic yards:

Delivery fee	\$ 60.00 <u>61.80</u>	
Daily rental	2.66 <u>2.74</u>	
Hauling fee	182.73 <u>188.21</u>	
Dumping charge		Current disposal fee, surcharge and 13.6% service fee on disposal fee

Thirty cubic yards:

Delivery fee	\$ 60.00 <u>61.80</u>	
Daily rental	3.69 <u>3.80</u>	
Hauling fee	182.73 <u>188.21</u>	
Dumping charge		Current disposal fee, surcharge and 13.6% service fee on disposal fee

Forty cubic yards:

Delivery fee	\$ 60.00 <u>61.80</u>	
Daily rental	3.69 <u>3.80</u>	
Hauling fee	182.73 <u>188.21</u>	
Dumping charge		Current disposal fee, surcharge and 13.6% service fee on disposal fee
Standby or dig out	\$90.00	per hour

17. Customer-owned compactors and special containers. Dumping charges are based on weight at transfer station:

Cubic Yard	Charge Per Haul
10 or less	182.73 <u>188.21</u> *
15	182.73 <u>188.21</u> *
20	182.73 <u>188.21</u> *
25	182.73 <u>188.21</u> *
30	182.73 <u>188.21</u> *
35	182.73 <u>188.21</u> *
40	182.73 <u>188.21</u> *
42	182.73 <u>188.21</u> *

* plus disposal fee plus 13.6% service fee on disposal fee

Standby or dig out \$90.00 per hour

No delivery fees or rental fees will be charged for city-owned drop boxes used to haul source-separated yard waste for composting or construction and demolition debris for recycling. If material is contaminated, the customer will be charged current disposal fees and 13.6% service charge on the disposal fee, plus delivery fee and daily rental fees.

18. City-owned temporary garbage and refuse dumpster services (customers will be charged repair fees for containers which have been burned or damaged):

One cubic yard:

Delivery fee \$ ~~48.61~~51.28

Daily rental fee ~~1.91~~2.02

Fee per dump ~~40.00~~42.20

One and 1/2 cubic yard:

Delivery fee ~~48.61~~51.28

Daily rental fee ~~1.91~~2.02

Fee per dump ~~42.37~~44.70

Two yard:

Delivery fee ~~48.61~~51.28

Daily rental fee	<u>-1.912.02</u>
Fee per dump	<u>45.4047.90</u>
Three yard:	
Delivery fee	<u>48.6151.28</u>
Daily rental fee	<u>1.912.02</u>
Fee per dump	<u>59.7162.99</u>
Four yard:	
Delivery fee	<u>48.6151.28</u>
Daily rental fee	<u>1.912.02</u>
Fee per dump	<u>82.7287.27</u>
Six yard:	
Delivery fee	<u>48.6151.28</u>
Daily rental fee	<u>-1.912.02</u>
Fee per dump	<u>113.01119.23</u>

19. City-owned temporary organics dumpster services (customers will be charged repair fees for dumpsters which have been burned or damaged):

One cubic yard:	
Fee per dump	\$ <u>18.0519.67</u>
One and 1/2 cubic yard:	
Fee per dump	<u>27.0529.48</u>
Two yard:	
Fee per dump	<u>-36.0739.32</u>
Three yard:	
Fee per dump	<u>54.1258.99</u>

If material is contaminated, customer will be charged the dump fee, delivery fee and daily rental fee for city-owned temporary garbage and refuse dumpster services as established in Section 16 of this ordinance.

20. An additional surcharge of \$70.00 per month applies to commercial and drop box customers who require Saturday collection and are subject to regular monthly fees set forth in OMC 4.24.010C Subsections 5, 6, 7, 8, 9, 10, 11, 12, 16, 17, 18 or 19.

D. STORM AND SURFACE WATER

At the time of issuance of a building/engineering permit, per OMC 13.16.080, a storm and surface water GFC shall be assessed at the rate of:

\$ 1,190/Impervious Unit (2,528 sq. ft.) plus ~~2.104.50~~ per average daily vehicle trip based on the Institute of Traffic Engineers' Trip Generation Manual.

1. Storm drainage service charges:

a. Residential Parcel. All parcels in the city shall be subject to a monthly charge for storm drainage service in accordance with the following schedule:

- Single-family parcels with or without accessory dwelling units (Regardless of date approved) \$ ~~11.7912.58~~/utility account
- Plats approved after 1990 with signed maintenance agreement ~~10.5411.25~~/utility account
- Duplex parcels (Regardless of date approved) ~~11.7912.58~~/unit (\$ ~~23.5825.16~~ when billed as a single account)

b. Nonresidential Parcel. A charge per utility account will be established at the time of issuance of a clearing, filling, excavating or grading permit and assessed monthly as follows:

- Administrative fee \$ ~~11.5412.31~~ plus:
- For parcels developed after January 1990 (Category I) ~~4.344.63~~ per billing unit or
- For parcels developed between January 1980 and January 1990 (Category II) ~~9.069.67~~ per billing unit or
- For parcels developed before January 1980 (Category II) ~~11.4312.20~~ per billing unit

c. For developed parcels without structural impervious areas, the following construction phase charge shall be assessed at the time of issuance of a clearing, filling, excavating or grading permit:

Single-family and duplex zoned \$ 4,955.28 per parcel x total number of parcels identified in preliminary plat x 24 months

d. Undeveloped parcels. No charge.

2. State highway charge:

Monthly fee for state highway rights-of-way - 30% of the storm drainage service charges way

3. Other roadway charges:

Monthly fee for roadway rights-of-way, other than state highways within the city boundary

E. RECLAIMED WATER

1. Occupant turning on water after delinquent shutoff penalty	\$10.00	OMC 13.24.330
2. Delinquency notification penalty	\$10.00	OMC 13.24.340
3. Service disconnected/reclaimed water reconnect for nonpayment penalty	\$25.00	OMC 13.24.340
4. Reclaimed water for commercial construction purposes	\$50.00 per month plus consumption charge	OMC 13.24.200
5. Non-emergency after-hours reclaimed water service turn on/shut off	\$110.00	OMC 13.24.250

6. Reclaimed Water Rates

a. Meter Rates – The monthly charge based upon meter size for all reclaimed water customers follows 4.24.010.A.8. Monthly charges for meter sizes not listed in the schedule shall correspond to the next larger meter size listed.

b. Consumption charges

(1) Indoor use of reclaimed water: 70% of the consumption charges in 4.24.010.A.8.

(2) Outdoor use of reclaimed water: 70% of the consumption charges in 4.24.010.A.8 for Irrigation.

Section 2. Severability. The provisions of this Ordinance are declared separate and severable. If any provision of this Ordinance or its application to any person or circumstances is held invalid, the remainder of this Ordinance or application of the provision to other persons or circumstances shall be unaffected.

Section 3. Ratification. Any act consistent with the authority and prior to the effective date of this Ordinance is hereby ratified and affirmed.


Section 4. Effective Date. This Ordinance shall take effect January 1, 2016.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:


CITY ATTORNEY
(ALA)

PASSED:

APPROVED:

PUBLISHED:



October 12, 2015

Olympia City Council
PO Box 1967
Olympia, WA 98507-1967

Dear Council Members:

SUBJECT: 2016 Utility Recommendations, Including GFCs and Wastewater Volume-Based Rates

Thank you for the opportunity to comment on the proposed 2016 City of Olympia utility rates and general facility charges (GFCs). The Utility Advisory Committee (UAC) evaluated financial information regarding the City utilities from both a capital and operational perspective. This is a fundamental role of our committee.

The UAC reviewed the rates proposed by staff, keeping in mind key concerns such as equity to rate payers, meeting regulatory requirements, and responsibly managing our infrastructure in the interest of both current and future residents. The responsibilities of our municipal utilities must be provided effectively and without interruption.

The following sections document the UAC's recommendations for the 2016 utility rates GFCs. The recommendations are consistent with Olympia's utility master plans and the Comprehensive Plan.

Summary of Proposed Rates and GFCs

Rates

- Typical residential customer: 4.5% increase
- \$5.03/month, or a \$10.06 increase on bi-monthly bill

This increase includes a 3 percent increase for the LOTT Clean Water Alliance. With implementation of volume-based wastewater rate incorporated into the rate proposal, some customers would see modest decreases in total utility bills while others would see increases above the 4.5 percent average.

GFCs

- Single family home: \$549 increase
- Total 2016 charge for single family home: \$13,904

The UAC supports increasing City GFCs as justified by recent financial evaluations of infrastructure costs. GFCs collect funds from new development in acknowledgement of capital investments made by current residents. Both rates and GFCs for customers other than single family residential (e.g. commercial, multifamily) would increase by the same percentage.

Drinking Water

Rates

- Anticipated revenue shortfall: \$775,000
- 7.3% increase proposed
- Average single family residential account in 2016: \$1.64/month increase

We support staff's recommendation for a rate increase. Each customer class (residential, non-residential, and irrigation) will see the increase, although actual increases on customer bills will vary depending on water usage.

This rate proposal helps implement the *2015-2020 Water System Plan*. The Plan was adopted by City Council on October 6th and is expected to be approved by the State Department of Health this fall. The UAC supports the Plans adoption.

The Drinking Water utility continues to experience cost of service increases associated with State-mandated water quality and quantity regulations and costly infrastructure needs. Additionally, rate revenues are volatile and hard to predict due to the effectiveness of our water conservation programs and variable irrigation-related water use. While we seek to minimize future rate increases, the trend of annual cost increases is likely to continue.

Key budget drivers for the anticipated 2016 revenue shortfall include increasing debt service on the McAllister Wellfield and Service Meter Replacement Projects (\$140,000), salary and benefit increases which include a cost of living adjustment (\$111,000), and increasing indirect costs of \$170,000. Funding for new capital facilities is proposed to increase by \$50,000. Additionally, \$25,000 will be used to develop a lease program for managing privately-owned cell phone antennas on City water reservoirs. City and State taxes on the increased rates will be approximately \$125,000.

The shortfall also reflects the loss of revenue from wholesale water sales to the City of Lacey and Thurston PUD. Sales revenue of \$267,000 in 2015 will decrease to zero as the two entities bring new water sources online.

Reclaimed water rates were modified in 2014 and remain appropriate for 2016. Reclaimed water revenues closely follow costs.

The 2015 drought prompted high irrigation-related water use in Olympia. Sustained high water use over the spring and summer will generate unanticipated utility revenue of between \$1 and \$1.5M. The UAC deliberated at length about potential uses for the extra revenue. Members agree that this one-time revenue should be used to support Drinking Water's challenging capital budgets rather than defer the proposed rate increase. The UAC also recommends that 20 percent of this extra revenue be directed toward water conservation programming. With Council's approval, the UAC and staff will develop a strategy for one-time use of \$200,000-\$300,000 for conservation. If a viable strategy is not identified, the funds will be moved to the capital program.

GFCs

- 6.7% increase proposed
- Single family home: \$3,687

We also recommend a 6.7 percent increase in GFCs for drinking water. A greater increase (13 percent) is justified based on current and projected infrastructure investments. However, the UAC recommends “smoothing” the total increase over several years.

Wastewater

Rates

- Anticipated revenue shortfall: minimal
- No increase proposed

We agree with staff’s recommendation for no rate increase in Wastewater. The projected revenue shortfall is modest and can be covered with projected year-end fund balance. Although no rate increase is proposed, implementing volume-based wastewater rates will result in a rate decrease for some customers and an increase for others.

The operating and capital budgets for the Wastewater utility are aligned with the recently completed *2013-2018 Wastewater Management Plan*.

In general, the Wastewater utility experiences stable revenues and expenditures. Infrastructure needs are manageable. A substantial amount of needed work is proactive and preventative in nature. The utility continues to provide financial support for the conversion of onsite septic systems to municipal sewer. We anticipate future financial needs of the Wastewater utility to remain predictable and relatively modest.

GFCs

- 3% increase proposed
- Single family home: \$3,442

Volume-based Wastewater Rates

The UAC reinforces its support for implementing volume-based rates for wastewater. Under the proposed rate structure, rates would be based on drinking water consumption. Wastewater volume-based rates have been under consideration by the UAC for several years and are a recommendation of the *2013-2018 Wastewater Management Plan*.

We support staff recommendations for the three-tier rate structure as presented to City Council on July 21, 2015. As proposed, approximately 17 percent of single family wastewater customers would receive a 35 percent rate reduction. Approximately 70 percent of all customers, including multifamily and commercial, would pay 5 percent more. The other 13 percent of customers would see little or no change. The UAC encourages City Council to adopt the proposed tiered rate structure.

Wastewater Treatment Services - LOTT Clean Water Alliance

The Lacey, Olympia, Tumwater, Thurston (LOTT) Clean Water Alliance collects revenue for its operations through the utility bills of the local jurisdictions.

Increases to both LOTT monthly charges and new connection charges are proposed for 2016. The UAC plays a relatively minor role in LOTT's rate analysis and decisions. However, the UAC continues to be interested in the possibility of volume-based rates for LOTT charges.

An inflationary adjustment in LOTT monthly rates of three percent is proposed for 2016. With the proposed rate increase, LOTT charges would increase \$1.08 per month for a single family residence. The current LOTT charge of \$72.12 bi-monthly for single family residences would increase to \$74.28. Non-single family accounts would increase proportionately.

The LOTT capacity development charge (CDC) is proposed to increase 4.3 percent to \$5,354 for a new single family home.

Storm and Surface Water

Rates

- Anticipated revenue shortfall: \$290,000
- 6.7% rate increase proposed
- Average single family residential account in 2016: \$0.80/month increase

The UAC also supports staff's recommendation for a 6.7 percent increase for the Storm and Surface Water utility. The increase will be applied across all rate classes.

The total Storm and Surface Water budget for 2016 is approximately \$5.2 M. The expected revenue shortfall is \$290,000. Key drivers for the shortfall encompass salaries and benefits including an employee cost-of-living adjustment (\$115,000), indirect costs (\$133,000) and new debt service (\$20,000). City and state taxes are also applied to the new revenue.

The UAC encourages staff to begin updating the current Storm and Surface Water Management Plan in 2016. The update should include a comprehensive financial analysis of the utility. Investigating and implementing incentives for development innovation should be included in the analysis. The UAC anticipates being involved in this evaluation.

GFCs

- Residential: no increase proposed
- Commercial: proposed trip generation component increase to \$4.80/trip

The UAC recommends that the base charge for stormwater GFCs be held at \$1,190 for a new single family home. The base charge was increased ten percent in 2015. Consistent with last year's decision to phase-in increases to the trip-generation component of the GFC, the UAC recommends increasing the component from \$3.15 to \$4.80 per vehicle trip. The trip-generation component of the GFC recognizes the water quality implications of vehicle use. Land uses with high vehicle use (e.g. convenience mart) pay a higher charge than land uses with modest vehicle use such as single family residential.

Waste ReSources

- Anticipated revenue shortfall: \$337,600
- Increases between 3% and 9% proposed, dependent on rate class:
 - Drop Box 3%
 - Residential 5.5%
 - Commercial 4%
 - Organics 9%

The UAC agrees with staff's recommendation for a variety of rate increases in this utility. Policy direction is set by the *Towards Zero Waste: Olympia's Waste ReSources Plan 2015-2020*.

Key drivers for the 2016 rates include inflationary increases in disposal/tonnage fees, salaries, benefits, equipment, fuel and taxes. The revenue from recycled materials, which helps offset expenses, is expected to fall short of fees. Growth and annexations drive the need for an additional residential collection truck, as well as converting the current part-time Maintenance Worker I position into a full-time position.

All excess reserves above the ten percent minimum requirements were used to help smooth out rate increases from 2011-2014. The 2015 revenues are projected to cover expenditures in 2015 without the use of any reserve funds. Revenues for 2016 and beyond will need to cover expenditures without the use of any reserve funds.

Based on projected 2016 revenue and expenditures, the Waste ReSources budget would be out of balance by approximately \$337,600. Staff recommends implementing rate increases for all four service classes. Continuing to smooth and subsidize rates for the organics program through commercial rates is recommended as subscriptions continue to grow.

Thank you for the opportunity to comment and provide our recommendations. These proposals will support the important public health mandates of the four City utilities. The proposed utility rates reflect our responsibility to maintain and improve our essential public infrastructure.

Please let me, or Chair Thad Curtz, know if you have any questions.

Sincerely,



MARGARET DRENNAN

Vice Chair

Utility Advisory Committee

MD/lm

ec: UAC Members
Jane Kirkemo, Administrative Services Director
Dan Daniels, Waste ReSources Director
Andy Haub, Water Resources Director



City Council

Approval of 2015 Quarterly Special Funds Adjustment

Agenda Date: 12/8/2015
Agenda Item Number: 4.N
File Number: 15-1164

Type: ordinance **Version:** 1 **Status:** 1st Reading-Consent

Title

Approval of 2015 Quarterly Special Funds Adjustment

Recommended Action

Committee Recommendation:

Not referred to a committee.

City Manager Recommendation:

Move to approve ordinance amending special funds on first reading and forward to second reading.

Report

Issue:

Whether to approve the amendment to Ordinance 6979

Staff Contact:

Dean Walz, Fiscal Services Director, Administrative Services Department, 360.753.8465

Presenter(s):

None. Consent calendar item.

Background and Analysis:

To change the budget the Council must approve a new ordinance amending the budget. Generally, budgetary amendments are made quarterly. On occasion a budget change needs to be made between the quarterly updates and a separate ordinance will come before the Council. These ordinances do not officially amend the budget ordinance, but does provide authorization to expend funds. The attached ordinance reflects ordinances which may have been adopted relating to the budget since the last quarterly update, and other proposed changes to the budget.

One ordinance was passed related to the Special Funds Budget reflected in the attached ordinance.

Ordinance 6966 passed June 16, 2016 combined the two Community Development Grant Funds. There was no change in total budget due to the combining of the two Funds. The amending ordinance reflects the combining of the Funds and the naming of the new combined Fund.

There were no other changes to Special Funds budget.

Neighborhood/Community Interests (if known):

None noted.

Options:

- 1) Approve ordinance amending ordinance 6979.

- 2) Do not approve the amending ordinance.

Financial Impact:

None.

Ordinance No.

AN ORDINANCE OF THE THE CITY OF OLYMPIA, WASHINGTON, APPROPRIATING FUNDS WITHIN VARIOUS SPECIAL FUNDS, AND AMENDING ORDINANCE NO. 6979.

WHEREAS, the Olympia City Council passed Ordinance No. 6944 on December 16, 2014, appropriating funds within various special funds; and

WHEREAS, the City Council amended Ordinance No. 6944 on June 16, 2015, by the passage of Ordinance No. 6965; and

WHEREAS, the City Council amended Ordinance No. 6965 on September 22, 2015, by the passage of Ordinance No. 6979; and

WHEREAS, the amendments contained in this Ordinance must be made to Ordinance No. 6979;

NOW, THEREFORE, THE OLYMPIA CITY COUNCIL ORDAINS AS FOLLOWS:

Section 1. The following appropriations are hereby made:

FUND	APPROP. FUND BALANCE	ESTIMATED REVENUE	APPROP.	ADDITIONS TO FUND BALANCE
CDBG Loan Repayment Fund HUD Fund	\$36,000	\$315,000 \$1,105,375	\$351,000 \$1,141,375	\$-
Housing Urban Development Fund	-	790,375 0	790,375 0	-
Lodging Tax Fund	-	525,000	501,664	23,336
Parks & Recreational Sidewalk Utility Tax Fund	-	728,944	728,944	-
Parking Business Improvement Area Fund	10,000	100,000	110,000	-
Farmers Market Repair & Replacement Fund	30,000	-	30,000	-
Hands On Children's Museum	42,468	385,165	427,633	-
Equipment Rental Replacement Reserve Fund	960,000	1,428,800	2,036,646	352,154
Unemployment Compensation Fund	7,200	190,300	197,500	-
Insurance Trust Fund	86,720	1,478,280	1,565,000	-
Workers Compensation Fund	317,500	1,448,000	1,765,500	-

Washington Center Endowment Fund	350,000	5,347	355,347	-
TOTALS	\$1,839,888	\$7,395,211	\$8,859,609	\$375,490

Section 2. Severability. The provisions of this Ordinance are declared separate and severable. If any provision of this Ordinance or its application to any person or circumstances is held invalid, the remainder of this Ordinance or application of the provision to other persons or circumstances, shall be unaffected.

Section 3. Ratification. Any act consistent with the authority and prior to the effective date of this Ordinance is hereby ratified and affirmed.

Section 4. Effective Date. This Ordinance shall take effect five (5) days after publication, as provided by law.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:



ASSISTANT CITY ATTORNEY

PASSED:

APPROVED:

PUBLISHED:



City Council

Approval of 2015 Quarterly Capital Budget Adjustment

Agenda Date: 12/8/2015
Agenda Item Number: 4.0
File Number: 15-1165

Type: ordinance **Version:** 1 **Status:** 1st Reading-Consent

Title

Approval of 2015 Quarterly Capital Budget Adjustment

Recommended Action

Committee Recommendation:

Not referred to a committee.

City Manager Recommendation:

Move to approve ordinance amending the capital budget on first reading and forward to second reading.

Report

Issue:

Whether to approve the amendment to Ordinance 6978

Staff Contact:

Dean Walz, Fiscal Services Director, Administrative Services Department, 360.753.8465

Presenter(s):

None. Consent calendar item.

Background and Analysis:

To change the budget the Council must approve a new ordinance amending the budget. Generally, budgetary amendments are made quarterly. On occasion a budget change needs to be made between the quarterly updates and a separate ordinance will come before the Council. These ordinances do not officially amend the budget ordinance, but does provide authorization to expend funds. The attached ordinance reflects ordinances that may have been adopted relating to the budget since the last quarterly update, and other proposed changes to the budget.

There were no ordinances passed since the adoption of Ordinance 6978 related to the Capital Budget.

Budget Items Not Previously Presented to the Council:

- 1) Appropriation of \$77,798 for LED streetlight conversion project. This is funded by rebates from Puget Sound Energy.
- 2) Appropriation of \$100,000 to the Downtown Enhancement Program. This is funded from a property sale to LIHI.
- 3) Appropriation of \$32,000 for downtown flood mitigation within the Storm Water Capital Fund. Funding is from a transfer from the General CFP sea level rise program.

Neighborhood/Community Interests (if known):

None noted.

Options:

- 1) Approve ordinance amending ordinance 6978.
- 2) Do not approve the amending ordinance or re-allocation of budget. The budget items would not be authorized.

Financial Impact:

Total increase in appropriations is \$209,798. The sources of funding of these appropriations are noted above.

Ordinance No.

AN ORDINANCE OF THE CITY OF OLYMPIA, WASHINGTON, RELATING TO THE CAPITAL FACILITIES PLAN FOR THE YEARS 2015-2020, AND AMENDING ORDINANCE NO. 6978.

WHEREAS, the Olympia City Council adopted the "Capital Facilities Plan," herein referred to as the "CFP," for the fiscal years 2015 through 2020 by passing Ordinance No. 6946 on December 16, 2014; and

WHEREAS, the CFP is periodically amended to recognize additional revenue and/or appropriations, as provided for in RCW 36.70A.130(2)(a)(iv); and

WHEREAS, the City Council amended Ordinance No. 6946 on April 14, 2015, by passage of Ordinance No. 6958; and

WHEREAS, the City Council amended Ordinance No. 6958 on June 16, 2015, by passage of Ordinance No. 6964; and

WHEREAS, the City Council amended Ordinance No. 6964 on September 22, 2015, by passage of Ordinance No. 6978; and

WHEREAS, the amendments contained in this Ordinance must be made to Ordinance No. 6978;

NOW, THEREFORE, THE OLYMPIA CITY COUNCIL ORDAINS AS FOLLOWS:

Section 1. That certain document entitled the "Capital Facilities Plan," covering the years 2015 through 2020, a copy of which will be on file with the Office of the Director of Administrative Services and available on the City's web site, is hereby adopted as the Capital Facilities Plan for the City of Olympia and is incorporated herein as though fully set forth.

Section 2. Upon appropriation by the City Council of funds therefor, the City Manager shall be authorized to prepare plans and specifications, to take bids, and to make expenditures for the projects set forth in the CFP during the year for which said projects are scheduled; provided, however, that any award of bids and execution of contracts for construction shall be approved as provided in OMC Chapter 3.16.

Section 3. It is anticipated that the funding source and the construction schedule for projects identified in the CFP may be changed over the next year. Such changes shall not constitute an amendment to the Comprehensive Plan for purposes of RCW 36.70A.130.

Section 4. The Director of Administrative Services is hereby authorized to bring forward into fiscal year 2015 all appropriations and allocations not otherwise closed, completed, or deleted from prior fiscal years' capital budgets.

Section 5. The following appropriations are hereby made:

FUND	APPROP. FUND BALANCE	ESTIMATED REVENUE	APPROP.	ADDITIONS TO FUND BALANCE
Impact Fee Fund	\$1,657,513	\$-	\$1,657,513	\$-
SEPA Mitigation Fee Fund	447,438	-	447,438	-

FUND	APPROP. FUND BALANCE	ESTIMATED REVENUE	APPROP.	ADDITIONS TO FUND BALANCE
Parks & Recreational Sidewalk, Utility Tax Fund	211,124	2,553,276	2,764,400	-
Real Estate Excise Tax Fund	230,000	1,125,000	1,355,000	-
Capital Improvement Fund	224,300	8,500,362 <u>8,678,160</u>	8,724,662 <u>8,902,460</u>	-
City Hall Construction Fund	250,000	-	250,000	-
Fire Equipment Reserve Fund	-	450,000	450,000	-
Water CIP Fund	1,100,000	2,505,500	3,605,500	-
Sewer CIP Fund	602,400	741,300	1,343,700	-
Storm Water CIP Fund	-	1,129,200 <u>1,161,200</u>	1,129,200 <u>1,161,200</u>	-
TOTALS	\$4,722,775	\$17,004,638 <u>\$17,214,436</u>	\$21,727,413 <u>\$21,937,211</u>	\$0

Section 6. Severability. The provisions of this Ordinance are declared separate and severable. If any provision of this Ordinance or its application to any person or circumstances is held invalid, the remainder of this Ordinance or application of the provision to other persons or circumstances, shall be unaffected.

Section 7. Ratification. Any act consistent with the authority and prior to the effective date of this Ordinance is hereby ratified and affirmed.

Section 8. Effective Date. This Ordinance shall take effect five (5) days after publication, as provided by law.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:



ASSISTANT CITY ATTORNEY

**PASSED:
APPROVED:
PUBLISHED:**



City Council

Approval of 2015 Quarterly Operating Budget Adjustment

Agenda Date: 12/8/2015
Agenda Item Number: 4.P
File Number: 15-1168

Type: ordinance **Version:** 1 **Status:** 1st Reading-Consent

Title

Approval of 2015 Quarterly Operating Budget Adjustment

Recommended Action

Committee Recommendation:

Not referred to a committee.

City Manager Recommendation:

Move to approve ordinance amending the operating budget on first reading and forward to second reading.

Report

Issue:

Whether to amend Ordinance 6977

Staff Contact:

Dean Walz, Fiscal Services Director, Administrative Services Department, 360.753.8465

Presenter(s):

None. Consent calendar item.

Background and Analysis:

To change the budget the Council must approve a new ordinance amending the budget. Generally, budgetary amendments are made quarterly. On occasion a budget change needs to be made between the quarterly updates and a separate ordinance will come before the council. These ordinances do not officially amend the budget ordinance, but does provide authorization to expend funds. The attached ordinance reflects ordinances that may have been adopted relating to the budget since the last quarterly update, and other proposed changes to the budget.

No ordinances were passed since the adoption of ordinance 6977 relating to the Operating Budget.

The amending ordinance also includes the new Development Fee Revenue and Parking Funds created by ordinances on November 24, 2015

Budget Items Not Previously Presented to the Council:

- 1) Appropriation of \$50,750 for Fire Department medic overtime. Funding provided by Medic 1 system.
- 2) Appropriation of \$2,330 for Taser conductive energy devices. Funding is from proceeds from the sale of used Tasers. They were sold to a company that refurbishes Tasers.
- 3) Appropriation of \$5,000 to the facilities maintenance budget for utility costs. Funding is from rebates for use of solar panels.
- 4) Appropriation of \$15,566 for mobile computer terminals. Funding provided by a Federal grant.
- 5) Appropriation of \$50,000 to the Shared Leave special account. Funding provided by donations from employees.
- 6) Appropriation of \$22,500 for park maintenance. Funded from revenues in excess of budget projections.
- 7) Appropriation of \$16,400 from recreation services. Funded from revenues in excess of budget projections.

Neighborhood/Community Interests (if known):

None noted.

Options:

- 1) Approve ordinance amending ordinance 6977.
- 2) Do not approve the amending ordinance. The budget items not previously presented to the Council would not be authorized.

Financial Impact:

Increase total appropriations by \$162,546. Funding for these appropriations is noted above.

Ordinance No.

AN ORDINANCE OF THE CITY OF OLYMPIA, WASHINGTON, RELATING TO BUDGETS, FINANCE, AND SALARIES, AND AMENDING ORDINANCE NO. 6977.

WHEREAS, the Olympia City Council held a public hearing on the preliminary budget on November 18, 2014, as required by law, and considered the public testimony presented; and

WHEREAS, the City Council passed Ordinance No. 6947 relating to budgets, finance and salaries on December 16, 2014; and

WHEREAS, updates are required throughout the year to recognize changes to budgets, finance and salaries; and

WHEREAS, the City Council amended Ordinance No. 6947 on April 14, 2015, by passage of Ordinance No. 6957; and

WHEREAS, the City Council amended Ordinance No. 6957 on June 16, 2015, by passage of Ordinance No. 6963; and

WHEREAS, the City Council amended Ordinance No. 6963 on September 22, 2015, by passage of Ordinance No. 6977; and

WHEREAS, the amendments contained in this Ordinance must be made to Ordinance No. 6977;

NOW, THEREFORE, THE OLYMPIA CITY COUNCIL ORDAINS AS FOLLOWS:

Section 1. 2015 Budget. The budget for the calendar year 2015 is hereby adopted in the amounts and for the purposes as shown below; and the following sums, or so much thereof as shall severally be found necessary, are hereby appropriated out of any of the monies in the several funds in the City Treasury hereinafter named.

FUND	APPROP. FUND BALANCE	ESTIMATED REVENUE	APPROP.	ADDITIONS TO FUND BALANCE
General, Regular Operations	\$2,088,336	\$65,828,314 <u>\$65,993,030</u>	\$67,916,650 <u>\$68,081,366</u>	-
General, Special Sub-Funds	-	-	-	-
Special Accounts	343,395	1,524,852 <u>1,590,418</u>	1,868,247 <u>\$1,933,813</u>	-
Washington Center	5,000	258,988	263,988	-
Municipal Arts	21,100	50,000	71,100	-
Equip & Facilities Reserve	967,880	1,510,105	2,477,985	-
<u>Development Fee Revenue</u>	=	<u>2,787,211</u>	<u>2,787,211</u>	=

FUND	APPROP. FUND BALANCE	ESTIMATED REVENUE	APPROP.	ADDITIONS TO FUND BALANCE
Parking	-	1,518,700	1,518,700	-
Total General Fund	3,425,711	69,172,259 73,708,452	72,597,970 77,134,163	-
4 th /5 th Avenue Corridor Bridge Loan	-	561,450	561,450	-
LTGO Bond Fund - 2006 Parks	-	1,196,000	1,196,000	-
UTGO Bond Fund – 2009 Fire	3,621	1,191,510	1,195,131	-
City Hall Debt Fund – 2009	-	2,422,622	2,421,718	904
2010 LTGO Bond – Street Projects	4	436,009	436,013	-
L.O.C.A.L. Debt Fund – 2010	-	178,283	178,282	1
2010B LTGO Bonds - HOCCM	-	413,688	413,688	-
2013 LTGO Bond Fund	-	674,725	674,725	-
Water Utility O&M	61,558	11,630,610	11,692,168	-
Sewer Utility O&M	-	18,047,323	18,047,323	-
Solid Waste Utility	186,112	10,008,528	10,194,640	-
Storm Water Utility	78,821	4,741,910	4,820,731	-
Water/Sewer Bonds	-	2,042,632	2,019,257	23,375
Stormwater Debt Service	14,000	83,262	97,262	-
Equipment Rental	-	1,686,365	1,672,188	14,177
TOTALS	\$3,769,827	\$124,487,176 \$129,023,369	\$128,218,546 \$132,754,739	\$38,457

Section 2. Administration. The City Manager shall administer the budget, and in doing so may authorize adjustments within the funds set forth in Section 1 above, to the extent that such adjustments are consistent with the budget approved in Section 1.

Section 3. Salaries and Compensation. The salaries and compensation for the City of Olympia employees for the calendar year 2015 shall be as set forth in the "Supplementary Information" section of the 2015 Adopted

Operating Budget document, or as the same may be amended by the City Manager as part of his administration of the budget pursuant to Section 2 above.

Section 4. Benefit Cost Sharing. The City Manager is authorized to modify and establish benefit cost sharing for City employees; and such programs may be based, in part, on an employee's start date with the City.

Section 5. Severability. The provisions of this Ordinance are declared separate and severable. If any provision of this Ordinance or its application to any person or circumstances is held invalid, the remainder of this Ordinance or application of the provision to other persons or circumstances shall be unaffected.

Section 6. Ratification. Any act consistent with the authority and prior to the effective date of this Ordinance is hereby ratified and affirmed.

Section 7. Effective Date. This Ordinance shall take effect five (5) days after publication, as provided by law.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:



ASSISTANT CITY ATTORNEY

PASSED:

APPROVED:

PUBLISHED:



City Council

Approval of Interim Ordinance on Proposed Zoning and Buffer Changes for Cannabis Land Uses

Agenda Date: 12/8/2015
Agenda Item Number: 4.E
File Number: 15-1172

Type: ordinance **Version:** 1 **Status:** 1st Reading-Consent

Title

Approval of Interim Ordinance on Proposed Zoning and Buffer Changes for Cannabis Land Uses

Recommended Action

Committee Recommendation:

The Land Use and Environment Committee recommendation is to adopt an interim zoning ordinance to allow cannabis sales in High Density Corridor - 3 and Medical Services zones, reduce buffers on restricted land uses (except schools and playgrounds) from 1,000 feet to 500 feet, and forward to Olympia Planning Commission.

City Manager Recommendation:

The City Manager makes no recommendation.

Report

Issue:

The City currently allows sales of recreational cannabis in High Density Corridor-4 (HDC-4) and General Commercial (GC) zones, in conjunction with 1,000 foot buffers separating such uses from the following: schools, playgrounds, licensed daycares, parks, arcades, libraries, and public transit centers. Should the City consider an interim ordinance expanding its zoning to include High Density Corridor-3 (HDC-3) and Medical Services (MS) zones, and/or reduce certain buffers?

Staff Contact:

Chris Grabowski, Lead Code Enforcement Officer, CP&D, 753-8168

Presenter(s):

Chris Grabowski, Lead Code Enforcement Officer, CP&D 360.753.8168

Background and Analysis:

The City Council referred this issue to the Land Use and Environment Committee at its Nov. 10, 2015, meeting.

The City of Olympia allows the sale of recreational cannabis in its High Density Corridor-4 and

General Commercial zones, subject to Hearing Examiner approval. Two such retail stores exist at present.

The Washington State Legislature passed comprehensive legislation (2SSB 5052 & HB 2136) creating new regulations for the largely unregulated medical cannabis collectives and establishing a system that will be overseen by the Liquor and Cannabis Board and the Department of Health. The legislation was signed into law by Governor Jay Inslee on April 24, 2015. The long-standing "collectives" are now much smaller and more tightly regulated "cooperatives" that cannot easily rotate their four-person membership. The four-person cooperative can grow up to fifteen (15) plants per member. Cooperatives cannot sell or donate their product to other medical users, even those registered with the State, and members have to work the plants rather than pay into the cooperative. This step alone effectively ends the proliferation of medical collective storefronts. The State's new regulations mandate that all existing collective storefronts cease operation by July 1, 2016. Along with the above changes, the legislature also authorized local jurisdictions to reduce the 1,000 foot buffers to as low as 100 feet on all protected uses except schools and playgrounds, which must remain at 1,000 feet.

There are a number of shops currently serving the medical cannabis community that are termed as existing, non-conforming "collective gardens" and which came into existence prior to the City's moratorium. Some of these shops may be able to transition to being State licensed medical cannabis providers. This will become clear when the State establishes its rules by the end of this year. Those shops which are unable to make the transition will be required by the State to shut down by July 1, 2016.

Most, if not all, of the existing, non-conforming "collectives" are located in zones which, even if they were able to obtain a State license, would place them in violation of our current zoning. This would put them in the position of having to look for a new location in either the High Density Corridor-4 or General Commercial zones.

There are approximately 243 parcels of land that can be used for recreational sales of marijuana under our current regulations. Most of these are located along the Pacific Avenue/Martin Way corridors. There are few viable locations on the West side. Adding the High Density Corridor - 3 and Medical Services zones would add another 216 parcels. Reducing buffers only (not adding any new zones) to a median 500 feet, would add 149 parcels to the list of those eligible. By adding both High Density Corridor -3 and Medical Services zones and reducing the buffers, an aggregate 427 parcels are gained. (See Attachment 1)

The Washington State Liquor and Cannabis Board (LCB) is conducting public hearings across the state and has not finalized its rules governing the new licenses. It is anticipated that this will be completed by the end of December 2015. There has been much speculation about the number of licenses that will ultimately be granted. Indications from the LCB are that they will be limiting the number of licenses issued once they determine how best to meet the needs of the medical cannabis community.

Neighborhood/Community Interests (if known):

Several citizens who attended the LUEC meeting on November 19 spoke in support of the changes, including medical cannabis users and business owners.

Options:

1. Do not change current zoning. Retain existing zoning regulations and buffers for retail cannabis sales.
2. Add High Density Corridor-3 and/or Medical Services zones to those allowed for retail sales, but do not reduce buffers. This will retain buffers from all restricted land uses at 1,000 feet.
3. Reduce buffers on restricted land uses (except schools and playgrounds) but do not add new zones.
4. Add High Density Corridor-3 and Medical Services zones and reduce buffers on restricted land uses (except schools and playgrounds) from 1,000 feet to 500 feet. (Land Use and Environment Committee recommendation)
5. Add High Density Corridor-3 and Medical Services zones and add a greater reduction in buffers on restricted land uses (except schools and playgrounds), from 1,000 feet to as low as 100 feet.

Financial Impact:

None. Changing zoning and/or buffers will not directly impact the City financially.

ORDINANCE NO. _____

AN INTERIM ZONING ORDINANCE OF THE CITY OF OLYMPIA, WASHINGTON RELATING TO STATE-LICENSED MARIJUANA RETAILERS; AMENDING OLYMPIA MUNICIPAL CODE SUBSECTION 18.51.040.C TO PERMIT MARIJUANA RETAILERS IN ADDITIONAL ZONES; REDUCING BUFFERS TO FIVE HUNDRED FEET EXCEPT FOR ELEMENTARY AND SECONDARY SCHOOLS AND PLAYGROUNDS; AND DECLARING AN EMERGENCY.

WHEREAS, this Ordinance is adopted pursuant to Article XI, Section 11, of the Washington State Constitution; and

WHEREAS, RCW 35A.63.220 of the Optional Municipal Code provides a legislative body that adopts an interim zoning ordinance, shall hold a public hearing on the proposed interim zoning ordinance within at least sixty (60) days of its adoption, whether or not the legislative body received a recommendation on the matter from the planning agency; and

WHEREAS, the City Council shall conduct a public hearing on this interim zoning ordinance as provided by RCW 35A.63.220, for the purpose of taking public testimony regarding interim regulations pertaining to state-licensed retailers of marijuana and shall adopt findings of fact justifying its action either before this hearing or shall do so immediately after this public hearing; and

WHEREAS, pursuant to RCW 35A.63.220, an interim zoning ordinance adopted under this statute may be effective for not longer than six months, but may be effective for up to one year if a work plan is developed for related studies providing for such a longer period; and

WHEREAS, RCW 69.50.331(8)(a) provides that the state liquor and cannabis board may not issue a license for any marijuana retail premises within one thousand feet of the perimeter of the grounds of any elementary or secondary school, playground, recreation center or facility, child care center, public park, public transit center, or library, or any game arcade admission to which is not restricted to persons aged twenty-one years or older; and

WHEREAS, a city is given authority by RCW 69.50.331(8)(b) to permit the licensing of marijuana premises within one thousand feet but not less than one hundred feet of the facilities described in RCW 69.50.331(8)(a), except elementary schools, secondary schools, and playgrounds, which must remain at not less than one thousand feet of the perimeter of the grounds of such uses, by enacting an ordinance authorizing such distance reduction, provided that such distance reduction will not negatively impact the jurisdiction's civil regulatory enforcement, criminal law enforcement interests, public safety, or public health; and

WHEREAS, with the exception required by state statute for elementary schools, secondary schools, and playgrounds, the City Council finds that reduction of the one thousand foot buffer from the uses set forth in RCW 69.50.331(8)(a) to five hundred feet, will not negatively impact the civil regulatory enforcement, criminal law enforcement interests, public safety, or public health; and

WHEREAS the City Council finds that insufficient zones presently exist for the location of marijuana retail businesses within the city and that such retail uses should also be permitted in the HDC3 and MS zones; and

WHEREAS, there is insufficient time between the effective date of the Liquor and Cannabis Board's rules and the Board's date for accepting additional marijuana retail applications for the City to go through the normal Growth Management Act development regulation adoption process; and

WHEREAS, adopting reductions in buffers authorized by state law will permit existing marijuana businesses to apply for licenses from the state, which, if granted, would allow such businesses to continue operating in their current Olympia locations;

WHEREAS, state law governing the Liquor and Cannabis Board's processes and time limits for licensing retail marijuana businesses does not afford sufficient time to permit existing marijuana businesses to obtain licenses to operate in their current Olympia locations under existing zoning regulations, thereby creating an emergency which warrants interim regulation; and

WHEREAS, the City Council has studied the potential land use impacts associated with state-licensed marijuana retailers and has now prepared this Interim Ordinance to address these uses and impacts; and

WHEREAS, the City Council finds that it is necessary to adopt this Interim Ordinance to avoid unanticipated negative impacts on the community and to protect the public health, safety, and welfare associated with state-licensed marijuana retailers; and

WHEREAS, RCW 36.70A.390 provides that, "A county or city governing body that adopts a moratorium, interim zoning map, interim zoning ordinance, or interim official control without holding a public hearing on the proposed moratorium, interim zoning map, interim zoning ordinance, or interim official control, shall hold a public hearing on the adopted moratorium, interim zoning map, interim zoning ordinance, or interim official control within at least sixty days of its adoption, whether or not the governing body received a recommendation on the matter from the planning commission or department. If the governing body does not adopt findings of fact justifying its action before this hearing, then the governing body shall do so immediately after this public hearing. A moratorium, interim zoning map, interim zoning ordinance, or interim official control adopted under this section may be effective for not longer than six months, but may be effective for up to one year if a work plan is developed for related studies providing for such a longer period. A moratorium, interim zoning map, interim zoning ordinance, or interim official control may be renewed for one or more six-month periods if a subsequent public hearing is held and findings of fact are made prior to each renewal . . . ;" and

WHEREAS, interim zoning controls enacted under RCW 35A.63.220 and/or RCW 36.70A.390 are methods by which local governments may preserve the status quo so that new plans and regulations will not be rendered moot by intervening development; and

WHEREAS, this Ordinance is supported by the staff report and attachments and documents on file with the City of Olympia and also by the professional judgment and experience of City staff; and

WHEREAS, by adopting these interim amendments to Olympia Municipal Code Section 18.51.040.C, the same penalties that apply elsewhere in Title 18 will also apply to these interim regulations ; and

WHEREAS, the City Council finds that the restrictions and requirements established by this Ordinance are necessary for the immediate preservation of the public peace, health, or safety and for the immediate support of city government and its existing public institutions;

NOW, THEREFORE, THE OLYMPIA CITY COUNCIL ORDAINS AS FOLLOWS:

Section 1. Amendment of OMC 18.51.040.C. There are hereby adopted interim amendments to Olympia Municipal Code Subsection 18.51.040.C to read as follows:

Chapter 18.51
STATE-LICENSED MARIJUANA PRODUCERS, PROCESSORS, AND RETAILERS
REGULATIONS

18.51.000 Chapter

Sections:

18.51.010 Findings

18.51.020 Purpose

18.51.030 Definitions

18.51.040 State-Licensed Marijuana Producers, Processors and Retailers Requirements

18.51.050 Nuisance Abatement

18.51.010 Findings

The City Council finds that nothing in this chapter 18.51 OMC shall be construed to supersede Washington State or federal law pertaining to the acquisition, possession, manufacture, sale or use of marijuana.

18.51.020 Purpose

The purpose of these regulations of state-licensed marijuana producers, processors, and retailers is to mitigate potential impacts on nearby properties of marijuana producers, processors, or retailers licensed or to be licensed by the State of Washington Liquor and Cannabis Control Board and to promote the public health, safety, and welfare.

18.51.030 Definitions

- A. "Marijuana" shall have the definition as provided in RCW 69.50.101 (s) as it currently states or as may be amended.
- B. "Marijuana processor" shall have the definition as provided in RCW 69.50.101 (t) as it currently states or as may be amended.
- C. "Marijuana producer" shall have the definition as provided in RCW 69.50.101 (u) as it currently states or as may be amended.
- D. "Marijuana retailer" shall have the definition as provided in RCW 69.50.101 (w) as it currently states or as may be amended.

18.51.040 State-Licensed Marijuana Producer, Processor and Retailer Requirements

- A. General requirements.

A marijuana producer, processor, or retailer licensed by the State of Washington Liquor and Cannabis Control Board shall be required to comply with all applicable regulations established by the City including, but not limited to, all building and fire code regulations and zoning regulations and shall be required to provide a copy of the state-issued license to the City upon request. A marijuana producer, processor, or retailer licensed by the State of Washington Liquor and Cannabis Control Board shall also be required to comply with all applicable state regulations and all requirements set forth in the state-issued license.

B. Premises Requirements.

A recreational producer, processor, or retailer must operate in compliance with the following conditions:

1. From a public right-of-way, there shall be no exterior display of marijuana or marijuana cultivation visible outside of the premises.
2. The marijuana of a retailer, producer, or processor shall be entirely within a permanent enclosed structure with a roof. The structure shall comply with all applicable code requirements.
3. Areas where marijuana is grown, stored, or dispensed must be provided with ventilation systems so that no odors are detectable off the premises.
4. All premises must comply with the noise control requirements of the Olympia Municipal Code.
5. No minors shall be permitted on marijuana producer, processor, or retailer premises unless accompanied by a parent or guardian.
6. Consumption of marijuana, products containing marijuana or alcohol on the premises is prohibited, as are any other associated uses such as a smoking room, dance or performance space, private club, open-to-the-public nightclub, cabaret, tavern, or similar establishment.
7. All premises must have an operating security and alarm system that is monitored twenty-four (24) hours a day and that includes a video recording system that monitors production, storage, and point of sale areas. All video recordings must be continuously recorded twenty-four (24) hours a day and must be kept for a minimum of forty-five (45) days on the licensee's recording device. All videos are subject to inspection by the Olympia Police Department upon request.
8. A recreational retailer may be open only between the hours of 8 a.m. and 9 p.m.

C. City Zoning

1. State-Licensed Marijuana Retailers

i. No person may conduct business within the City of Olympia as a state-licensed marijuana retailer unless they are located within a HDC3, HDC4, MS or GC Zone in accordance with OMC Title 18, Unified Development Code and licensed under this chapter.

ii. No state-licensed marijuana retailer shall be permitted within five hundred feet of the perimeter of the grounds of a recreation center or facility, child care center, public park, public transit center, or library, or any game arcade admission to which is not restricted to persons aged twenty-one years or older, with the exception of elementary schools, secondary schools, and playgrounds, for which uses the distance shall remain at one thousand feet.

ii iii. Waste products must be disposed of in a secure manner that would prevent exposure to the public or create a nuisance.

iii iv. A retailer is required to obtain a conditional use permit approved by the Hearing Examiner pursuant to chapter 18.48 OMC.

2. State-Licensed Marijuana Producers and Processors

iv v. No person may conduct business within the City of Olympia as a state-licensed marijuana producer or processor unless it is located within a light industrial zone in accordance with OMC Title 18, Unified Development Code, and licensed under this chapter.

v vi. Waste products must be disposed of in a secure manner that would prevent exposure to the public or create a nuisance.

vi vii. A producer and/or processor is required to obtain a conditional use permit approved by the Hearing Examiner pursuant to chapter 18.48 OMC.

18.51.050 Nuisance Abatement

In addition to any other available remedy or penalty, any violation of this chapter, is declared to be a public nuisance per se, and may be abated under the applicable provisions of the Olympia Municipal Code and state law.

Section 2. Effective Date and Duration.

A. This Ordinance shall be effective five (5) days after publication.

B. This Ordinance shall be effective for one (1) year, unless subsequently extended by the City Council.

Section 3. Repeal of Moratorium. The moratorium imposed by Ordinance No. 6851 is repealed only to the extent that the activity is covered by this Ordinance, which addresses recreational sales, processing, and production of marijuana. Accordingly, the moratorium no longer applies to state-licensed retailers, producers, or processors of recreational marijuana. All other uses, including medical marijuana

Section 4. Findings. The City Council adopts the recitals to this Ordinance as findings of fact in support of the enactment of this Interim Ordinance. The work plan is for staff to prepare and submit a draft set of regulations to the Olympia Planning Commission for their consideration and recommendation. City staff will then transmit its recommendation and the Planning Commission's recommendation to the City Council. Given the Planning Commission's full schedule, it is appropriate and necessary that this Ordinance be effective for one (1) year.

Section 5. Public Hearing. Pursuant to RCW 35A.63.220 and 36.70A.390, a public hearing will be held within sixty days after adoption of this Ordinance.

Section 6. Severability. If any provision of this Ordinance, or its application to any person, entity, or circumstance, is for any reason held invalid, the remainder of the Ordinance, or the application of the provisions to other persons, entities, or circumstances, is not affected.

Section 7. Ratification. Any act consistent with the authority and prior to the effective date of this Ordinance is hereby ratified and affirmed.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:


CITY ATTORNEY

PASSED:

APPROVED:

PUBLISHED:

Proposed Marijuana Zoning Changes Statistics

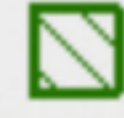
	Num of Parcels	% Increase	Acres	% Increase
Current	269		350	
LI	26		79	
Other Allowed	243		271	
Proposed Addition	432	159%	498	142%
Buffer reduction	149	55%	158	45%
LI	5		40	
Zone addition	216	80%	271	77%
Zone + Buffer	62	23%	69	20%

Current Marijuana Zoning- East

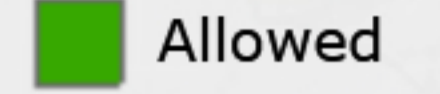
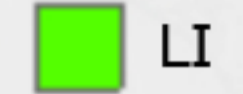
HDC-4, GC zones - 1000' buffer

Legend

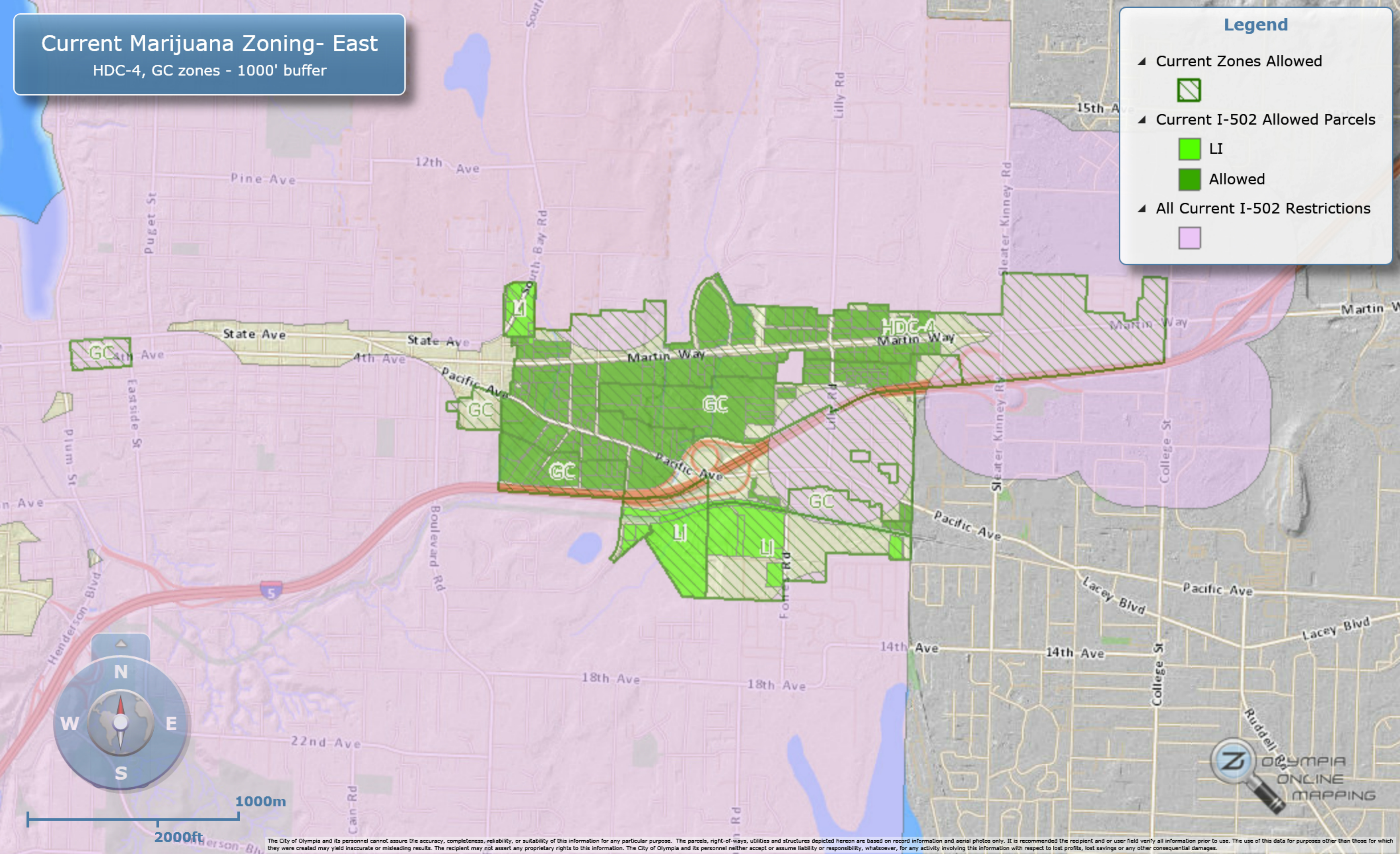
▲ Current Zones Allowed



▲ Current I-502 Allowed Parcels



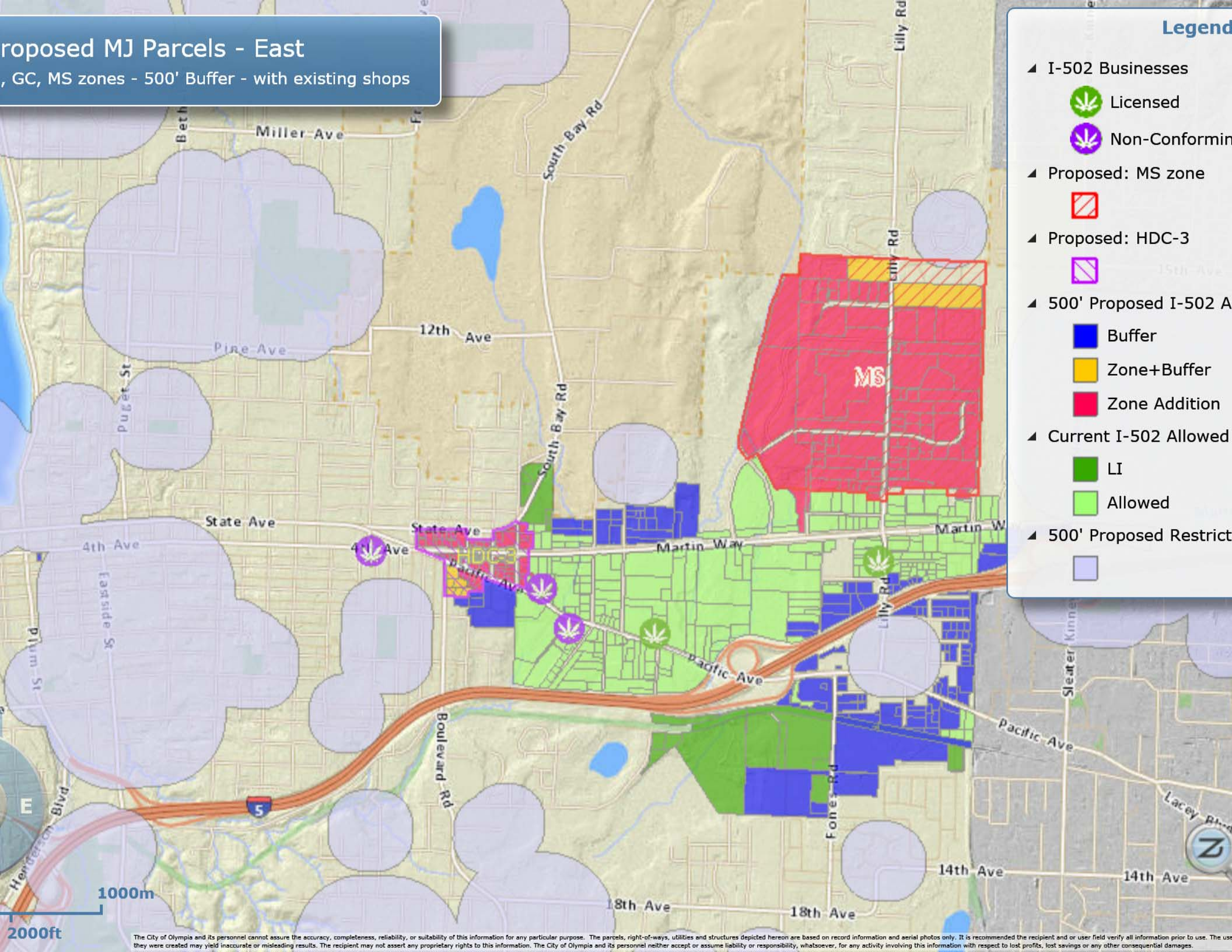
▲ All Current I-502 Restrictions



The City of Olympia and its personnel cannot assure the accuracy, completeness, reliability, or suitability of this information for any particular purpose. The parcels, right-of-ways, utilities and structures depicted hereon are based on record information and aerial photos only. It is recommended the recipient and or user field verify all information prior to use. The use of this data for purposes other than those for which they were created may yield inaccurate or misleading results. The recipient may not assert any proprietary rights to this information. The City of Olympia and its personnel neither accept or assume liability or responsibility, whatsoever, for any activity involving this information with respect to lost profits, lost savings or any other consequential damages.

Proposed MJ Parcels - East

, GC, MS zones - 500' Buffer - with existing shops



Legend

- ▲ I-502 Businesses
 - Licensed
 - Non-Conforming
- ▲ Proposed: MS zone
 -
- ▲ Proposed: HDC-3
 -
- ▲ 500' Proposed I-502 A
 - Buffer
 - Zone+Buffer
 - Zone Addition
- ▲ Current I-502 Allowed
 - LI
 - Allowed
- ▲ 500' Proposed Restrict
 -






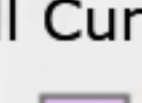
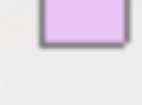
1000m
2000ft

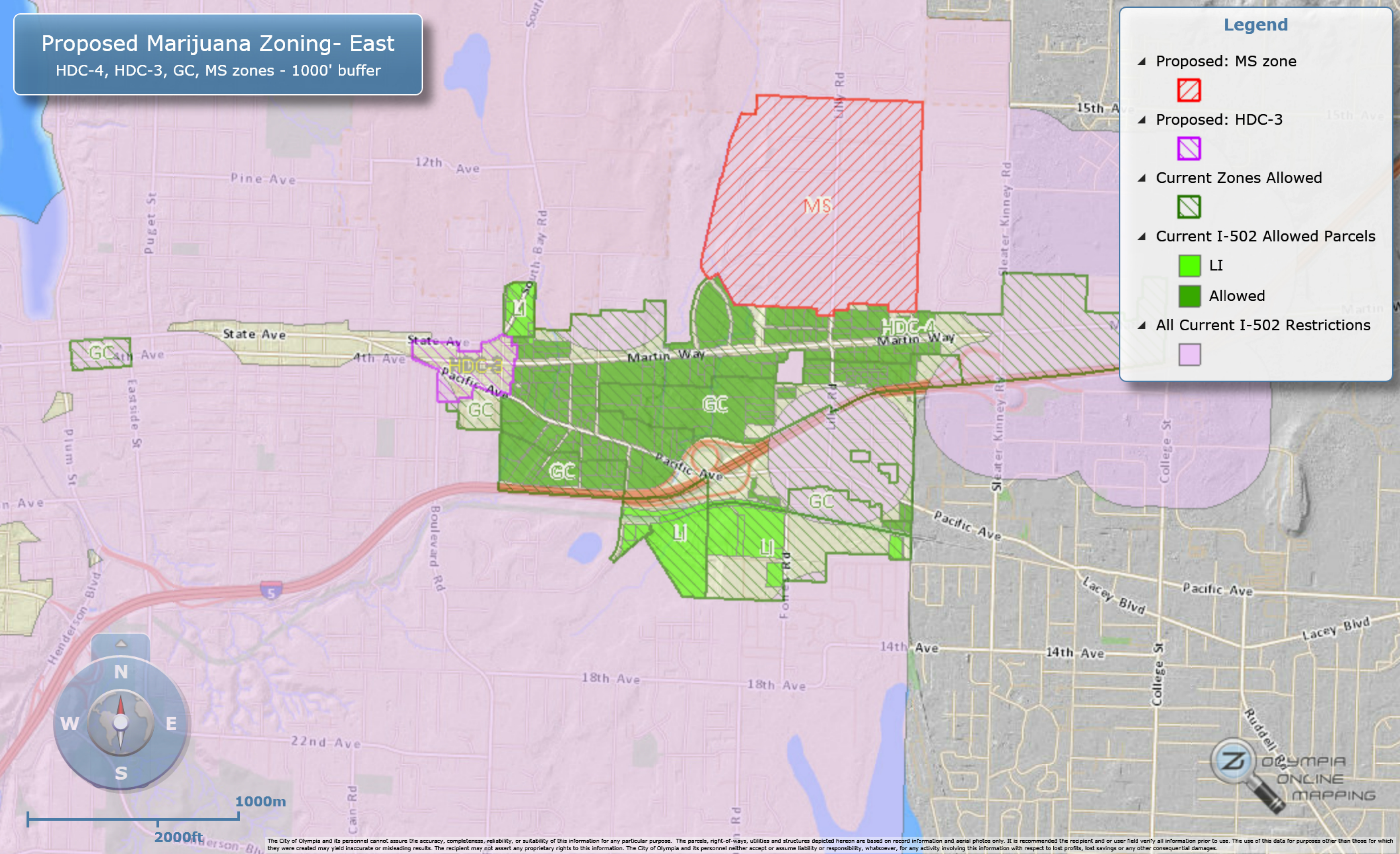
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Proposed Marijuana Zoning- East

HDC-4, HDC-3, GC, MS zones - 1000' buffer

Legend

- ▲ Proposed: MS zone

- ▲ Proposed: HDC-3

- ▲ Current Zones Allowed

- ▲ Current I-502 Allowed Parcels

- LI

- Allowed

- ▲ All Current I-502 Restrictions




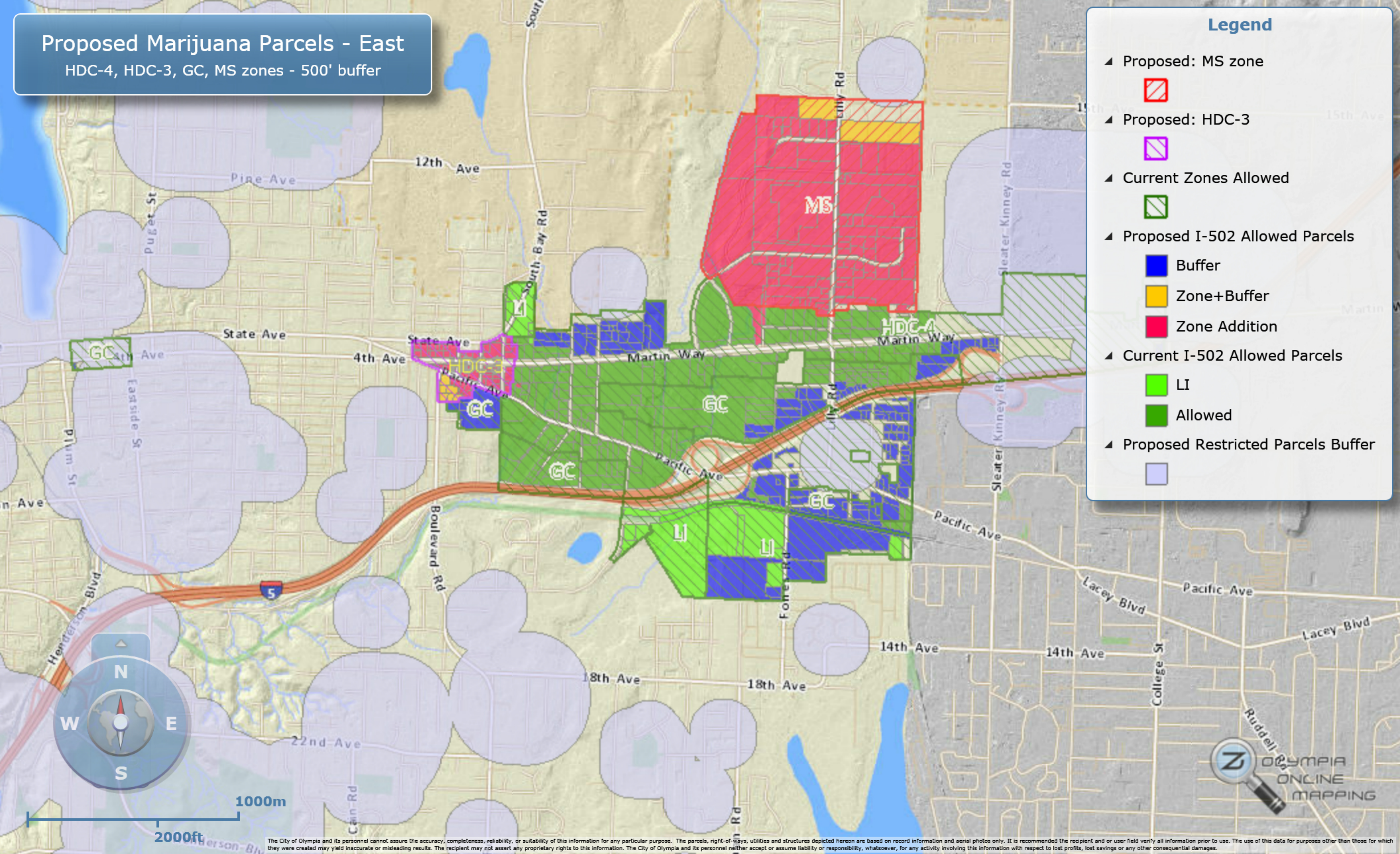
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Proposed Marijuana Parcels - East

HDC-4, HDC-3, GC, MS zones - 500' buffer

Legend

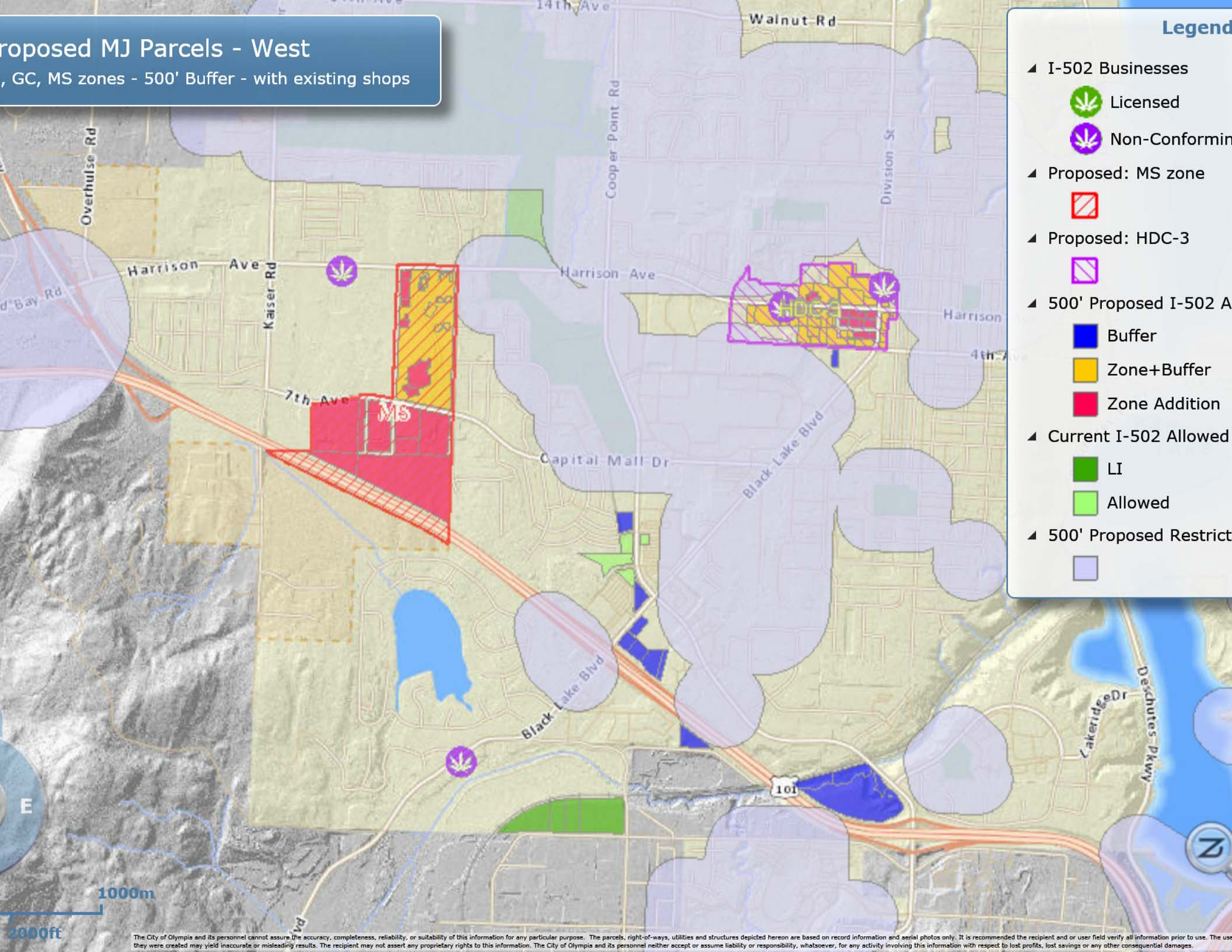
- ▲ Proposed: MS zone
 - ▲ Proposed: HDC-3
 - ▲ Current Zones Allowed
 - ▲ Proposed I-502 Allowed Parcels
 - ▲ Current I-502 Allowed Parcels
 - ▲ Proposed Restricted Parcels Buffer
- Buffer
- Zone+Buffer
- Zone Addition
- LI
- Allowed



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Proposed MJ Parcels - West

, GC, MS zones - 500' Buffer - with existing shops



Legend

- ▲ I-52 Businesses
 - Licensed
 - Non-Conforming
- ▲ Proposed: MS zone
 -
- ▲ Proposed: HDC-3
 -
- ▲ 500' Proposed I-52 A
 - Buffer
 - Zone+Buffer
 - Zone Addition
- ▲ Current I-52 Allowed
 - LI
 - Allowed
- ▲ 500' Proposed Restrict
 -

1000m
2000ft

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Current Marijuana Zoning- West

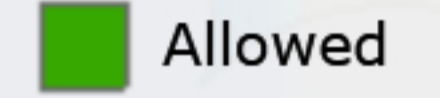
HDC-4, GC zones - 1000' buffer

Legend

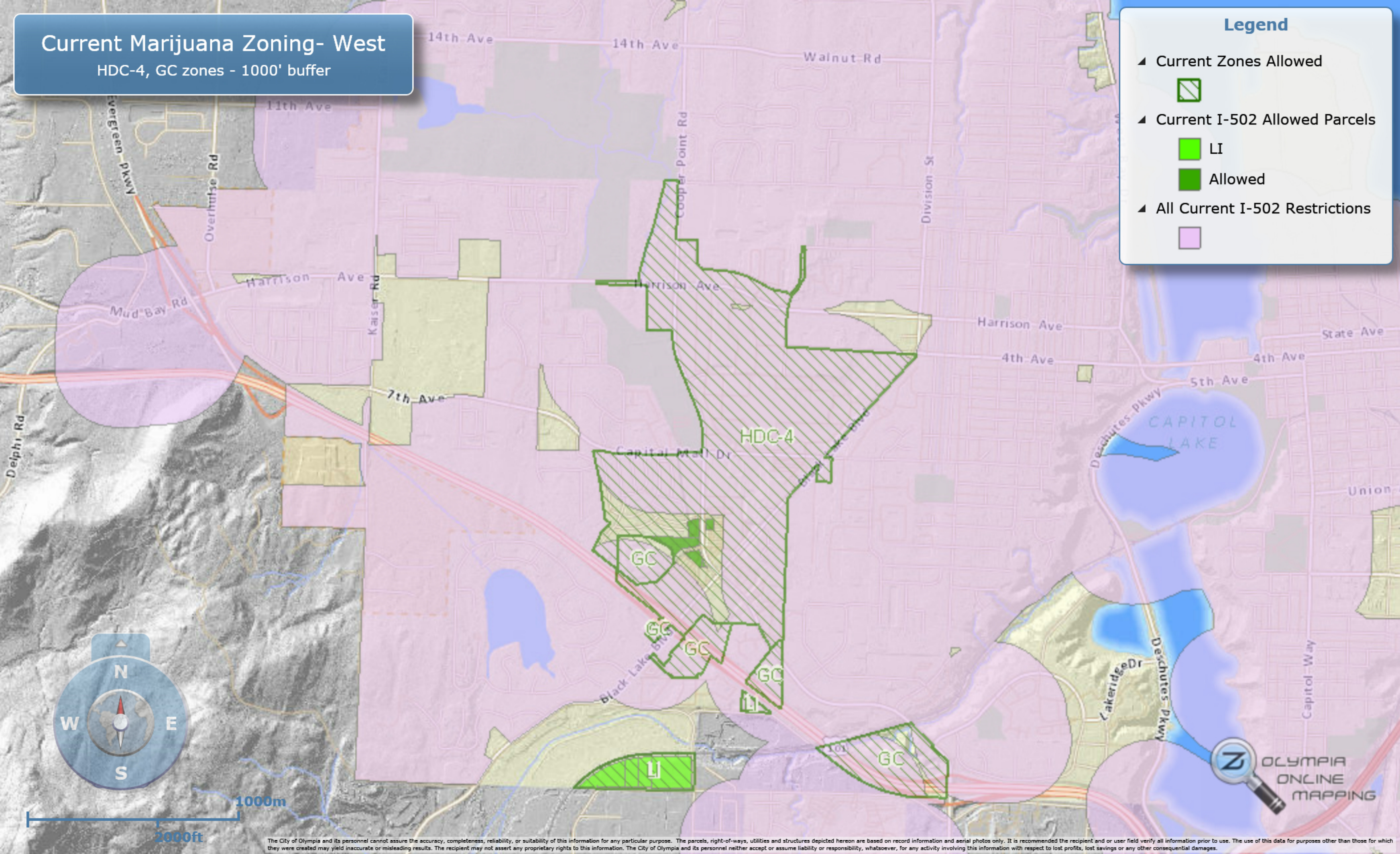
▲ Current Zones Allowed



▲ Current I-502 Allowed Parcels









▲ All Current I-502 Restrictions



Proposed Marijuana Zoning- West

HDC-4, HDC-3, GC, MS zones - 1000' buffer

Legend

- ▲ Proposed: MS zone

- ▲ Proposed: HDC-3

- ▲ Current Zones Allowed

- ▲ Current I-502 Allowed Parcels


- ▲ All Current I-502 Restrictions




1000m

2000ft



The City of Olympia and its personnel cannot assure the accuracy, completeness, reliability, or suitability of this information for any particular purpose. The parcels, right-of-ways, utilities and structures depicted hereon are based on record information and aerial photos only. It is recommended the recipient and or user field verify all information prior to use. The use of this data for purposes other than those for which they were created may yield inaccurate or misleading results. The recipient may not assert any proprietary rights to this information. The City of Olympia and its personnel neither accept or assume liability or responsibility, whatsoever, for any activity involving this information with respect to lost profits, lost savings or any other consequential damages.

Proposed Marijuana Parcels - West

HDC-4, HDC-3, GC, MS zones - 500' buffer

Legend

- ▲ Proposed: MS zone
- ▲ Proposed: HDC-3
- ▲ Current Zones Allowed
- ▲ Proposed I-502 Allowed Parcels
- ▲ Buffer
- ▲ Current I-502 Allowed Parcels
- ▲ Proposed Restricted Parcels Buffer



1000m

2000ft

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City Council

Approval of the 2016 Parking and Business Improvement Area (PBIA) Budget

Agenda Date: 12/8/2015
Agenda Item Number: 6.A
File Number: 15-1187

Type: decision **Version:** 1 **Status:** Other Business

Title

Approval of the 2016 Parking and Business Improvement Area (PBIA) Budget

Recommended Action

Committee Recommendation:

The PBIA Board unanimously approved this budget.

City Manager Recommendation:

Move to approve the recommended 2016 PBIA Budget.

Report

Issue:

Should the City Council approve the 2016 PBIA budget.

Staff Contact:

Mark Rentfrow, Downtown Liaison, Community Planning & Development, 360.570.3798

Presenter(s):

Mark Rentfrow, Downtown Liaison, Community Planning & Development, 360.570.3798

Mary Corso, PBIA Chair, Owner of Courtyard Antiques & Studio 721

Background and Analysis:

The PBIA is a self-taxing business improvement district created by City Ordinance. It is comprised of over 425 downtown business owners. All businesses within the PBIA boundary pay an annual assessment based on their business type, location, and full-time employee equivalence. The annual budget of the PBIA is \$110,000.

The PBIA board consists of 15 elected ratepayers and meets on a monthly basis. The board focused on increasing ratepayer participation in the 2016 budgeting process which included mailing newsletters with budget process information, hosting public meetings, and surveying the ratepayers.

The PBIA conducted an online survey as part of the 2016 Budget process. A copy of the survey is attached. Cleanliness and safety remain the top areas of interest for survey respondents.

The board unanimously agreed on the proposed budget at their November 12, 2015 meeting. The City Council has traditionally received an annual report from PBIA Chair when considering the annual budget recommendation.

As detailed in Chapter 3.62 of the Olympia Municipal Code special assessments shall be used for special projects and services under the following program headings:

1. Downtown Parking
2. Clean and Safe
3. Civic Beautification and Sign
4. Business Recruitment and Retention
5. Commercial Marketing

A copy of the PBIA Board's 2016 Budget recommendation is attached.

Neighborhood/Community Interests (if known):

PBIA funds pay for clean, safe, and beautification projects in downtown Olympia. They also advertise and sponsor downtown events.

Options:

1. Approve 2016 PBIA Budget as proposed
2. Refer the budget to the PBIA Board with direction
3. Revise the budget and approve it as revised

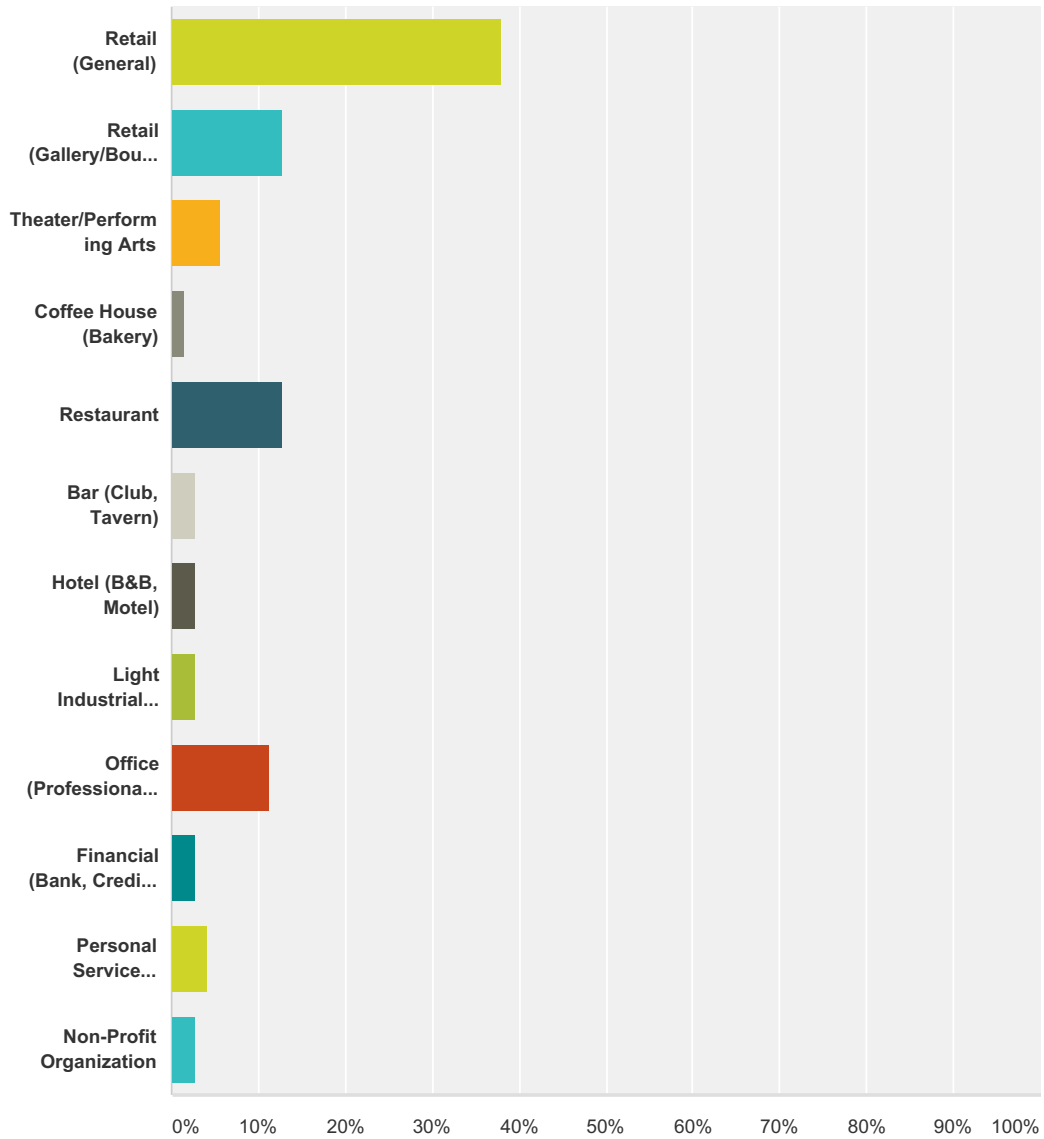
Financial Impact:

\$110,000 from 2016 PBIA Assessments

PBIA PROPOSED 2016 BUDGET	Amount
Flower Baskets	\$8,000.00
Maintenance (Watering & Probation Crew)	\$10,000.00
Marketing (advertising)	\$6,500.00
Holiday Support	\$10,000.00
ODA \$5,000.00	
PBIA \$5,000.00	
Twinkle Fest	
Partnerships	\$1,000.00
\$500 2X per year	
Admin Support	\$6,000.00
Grant writing	
Admin	
Downtown Clean-up	\$3,000.00
Spring \$1,500.00	
Fall \$1,500.00	
Volunteers in Paint	\$1,000.00
Ambassador	\$43,500.00
Clean & Safe	\$18,000.00
Art/Maintenance	
Contingency	\$2,500.00
Unallocated	\$500.00
TOTAL \$110,000.00	\$110,000.00

Q1 Type of Business:

Answered: 71 Skipped: 0



Answer Choices	Responses
Retail (General)	38.03% 27
Retail (Gallery/Boutique)	12.68% 9
Theater/Performing Arts	5.63% 4
Coffee House (Bakery)	1.41% 1
Restaurant	12.68% 9
Bar (Club, Tavern)	2.82% 2
Hotel (B&B, Motel)	2.82% 2
Light Industrial (Auto Service)	2.82% 2

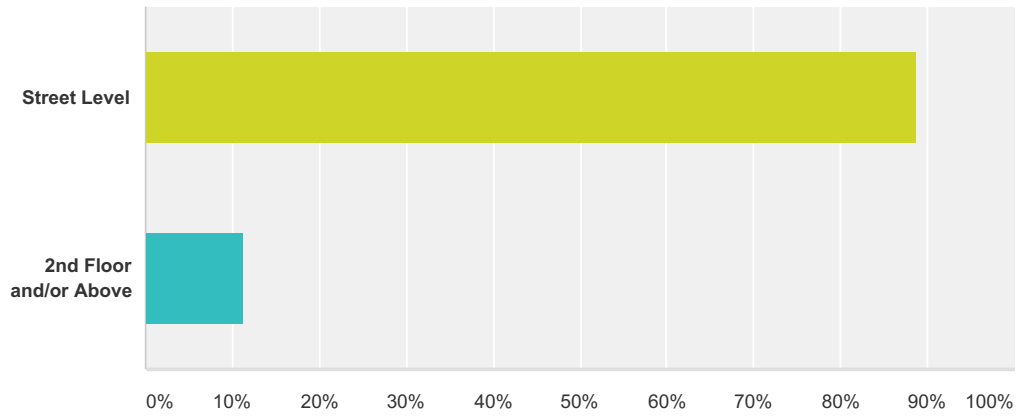
2016 PBIA Operating Budget Survey

Office (Professional, Services)	11.27%	8
Financial (Bank, Credit Union)	2.82%	2
Personal Service (Medical, Health, Beauty)	4.23%	3
Non-Profit Organization	2.82%	2
Total		71

#	Other (please specify)	Date
1	Service	11/9/2015 10:27 AM
2	Electrical Contractor	11/9/2015 9:15 AM
3	Martial Arts	11/2/2015 9:21 PM
4	Fine Art Instruction and Production	10/29/2015 10:33 PM
5	Yacht Club	10/28/2015 3:50 PM
6	We also provide personal service 1-2 days/week	10/28/2015 3:04 PM
7	art studio	10/27/2015 7:45 PM
8	Stained Glass Studio	10/27/2015 3:18 PM
9	Apartment owner/manager	10/23/2015 8:34 AM
10	Professional (Architecture)	10/22/2015 3:30 PM
11	Also a bar, coffee shop and performance space.	10/22/2015 11:18 AM

Q2 Where in the building is your business located?

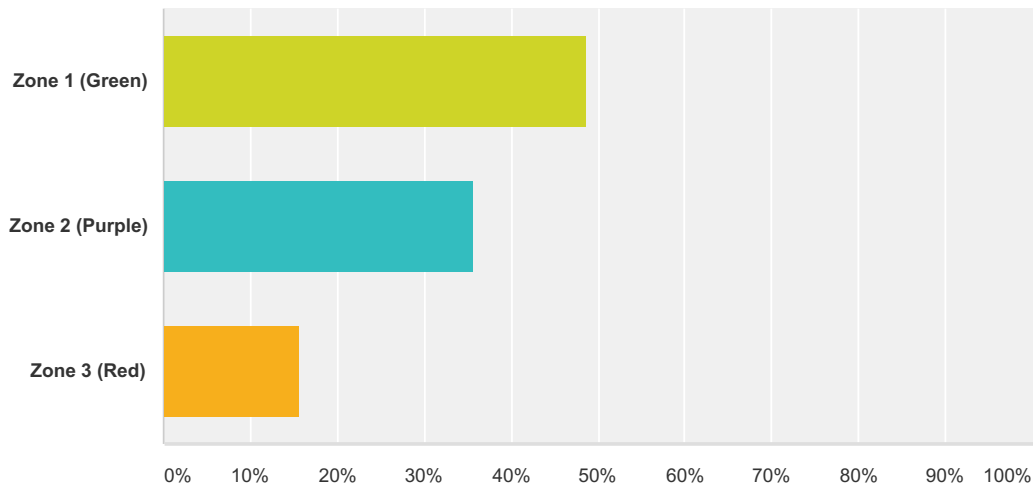
Answered: 71 Skipped: 0



Answer Choices	Responses	
Street Level	88.73%	63
2nd Floor and/or Above	11.27%	8
Total		71

Q3 What zone of the PBIA is your business located in?

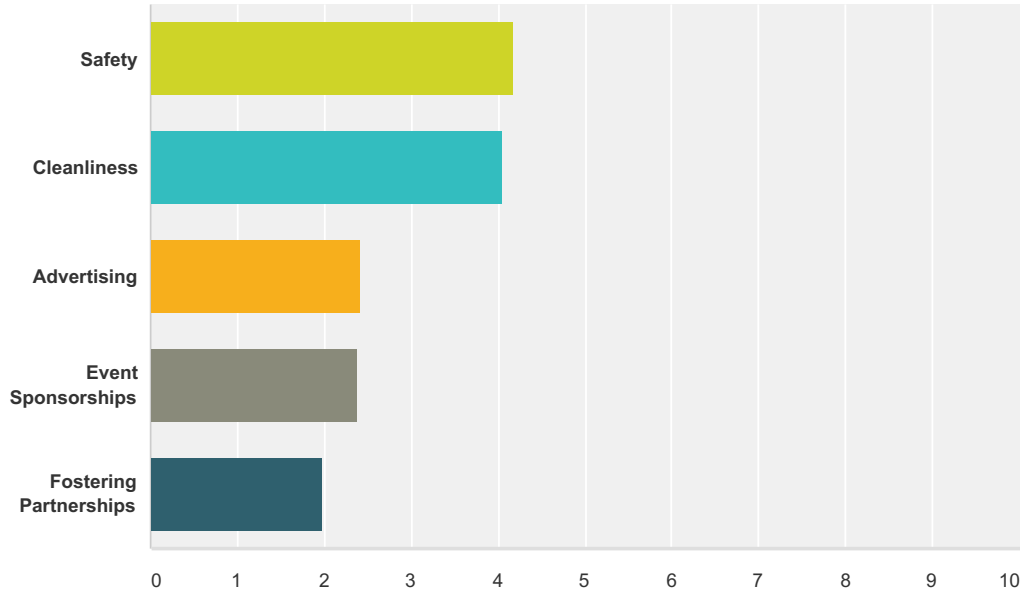
Answered: 70 Skipped: 1



Answer Choices	Responses
Zone 1 (Green)	48.57% 34
Zone 2 (Purple)	35.71% 25
Zone 3 (Red)	15.71% 11
Total	70

Q4 Please order the following budget categories in terms of level of importance (1 represents the most important, 5 representing the least important)

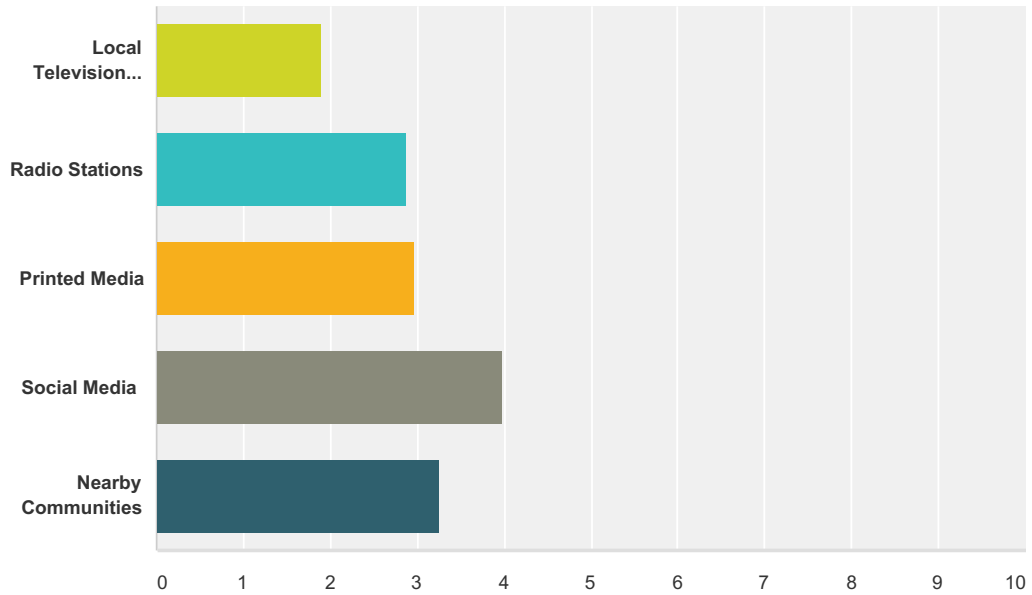
Answered: 67 Skipped: 4



	1	2	3	4	5	Total	Score
Safety	53.73% 36	29.85% 20	2.99% 2	7.46% 5	5.97% 4	67	4.18
Cleanliness	28.36% 19	53.73% 36	11.94% 8	5.97% 4	0.00% 0	67	4.04
Advertising	10.45% 7	10.45% 7	22.39% 15	23.88% 16	32.84% 22	67	2.42
Event Sponsorships	4.48% 3	5.97% 4	32.84% 22	35.82% 24	20.90% 14	67	2.37
Fostering Partnerships	2.99% 2	0.00% 0	29.85% 20	26.87% 18	40.30% 27	67	1.99

Q5 Please order the following communication formats based on where you would like the PBIA to focus their marketing outreach. (1 represents the most important, 5 representing the least important)

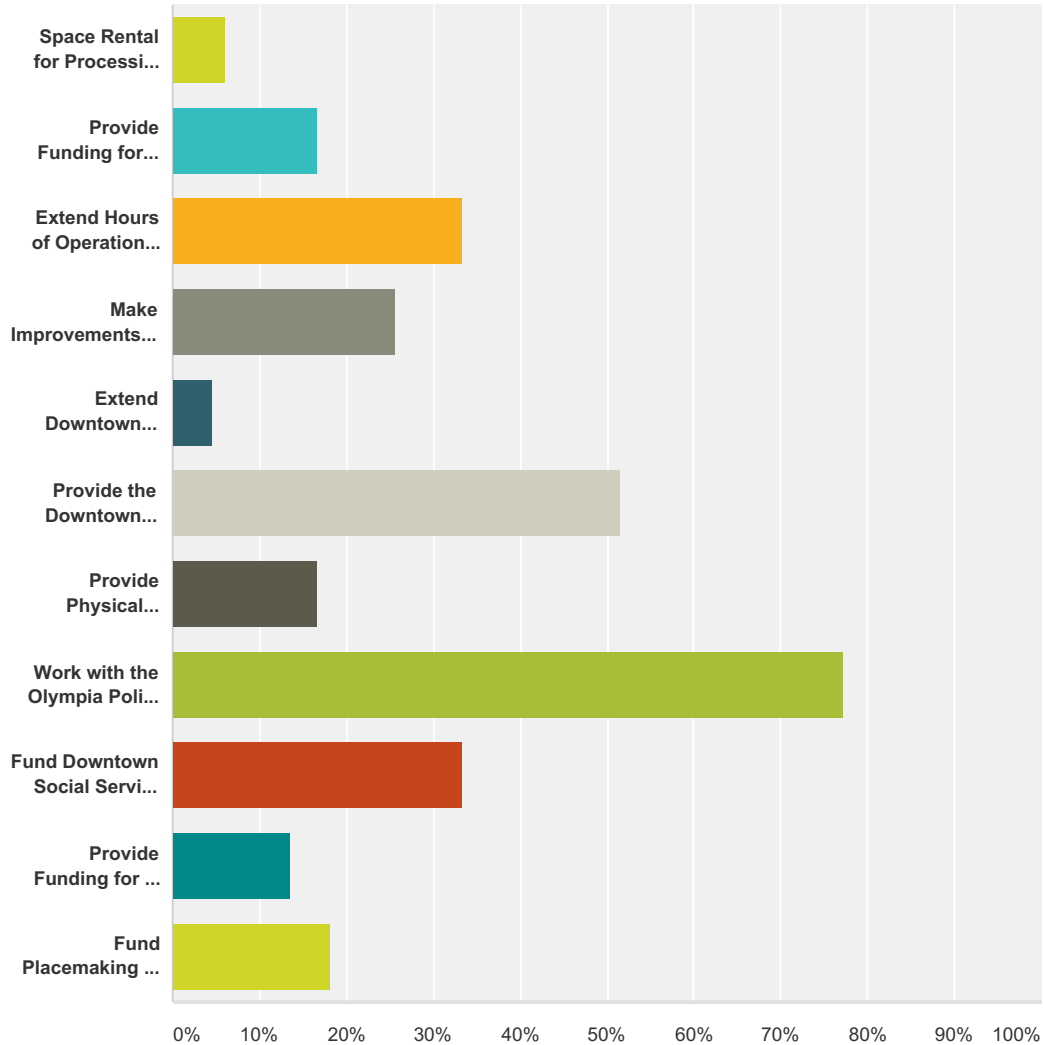
Answered: 67 Skipped: 4



	1	2	3	4	5	Total	Score
Local Television Channels	4.48% 3	8.96% 6	13.43% 9	19.40% 13	53.73% 36	67	1.91
Radio Stations	5.97% 4	25.37% 17	28.36% 19	31.34% 21	8.96% 6	67	2.88
Printed Media	11.94% 8	25.37% 17	28.36% 19	16.42% 11	17.91% 12	67	2.97
Social Media	49.25% 33	22.39% 15	10.45% 7	13.43% 9	4.48% 3	67	3.99
Nearby Communities	28.36% 19	17.91% 12	19.40% 13	19.40% 13	14.93% 10	67	3.25

Q6 Please check boxes next to the top three proposed budget items you would like to see appear in the 2016 budget.

Answered: 66 Skipped: 5



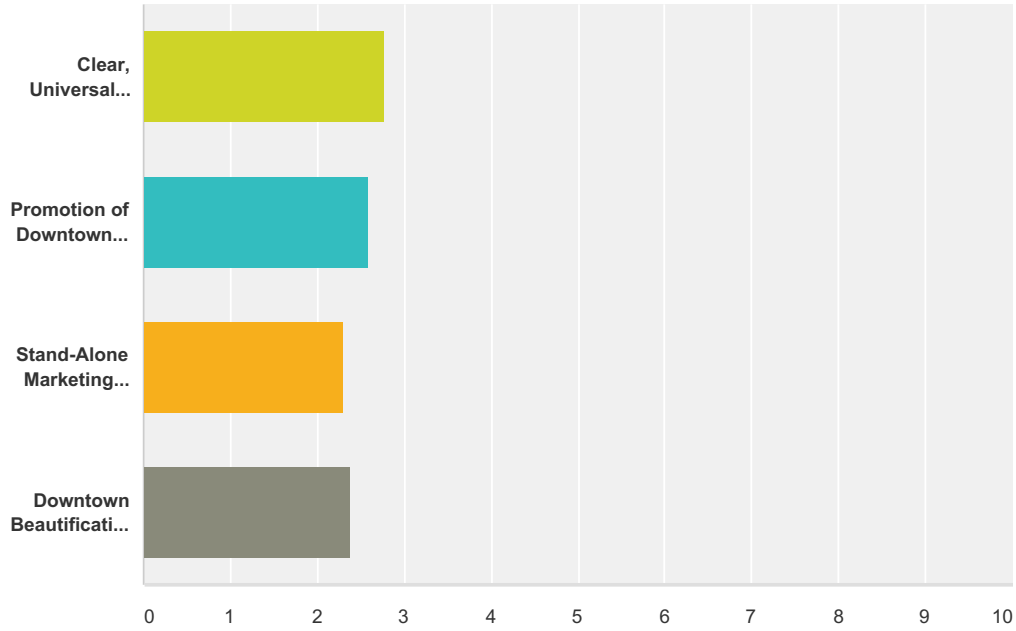
Answer Choices	Responses
Space Rental for Procession of the Species Art Studio	6.06% 4
Provide Funding for Training, Equipment and On-call Staffing of Human Waste Clean-Up	16.67% 11
Extend Hours of Operation, Maintenance and Staffing of Capitol Lake and Percival Landing Restrooms	33.33% 22
Make Improvements and Additions to Existing City Parking Options (Signage, Lighting, Markings)	25.76% 17
Extend Downtown Welcome Center Hours (Currently Open Friday, Saturday, Sunday)	4.55% 3

2016 PBIA Operating Budget Survey

Provide the Downtown Ambassador/Clean Team Funding for Increased Staffing and Service Area	51.52% 34
Provide Physical Improvements and Staffing at the Artesian Commons	16.67% 11
Work with the Olympia Police Department to Maintaining the Evening/Weekend Walking Patrol	77.27% 51
Fund Downtown Social Services (e.g. Providence St. Peter's Downtown Mental Health Project, Interfaith Works Emergency Shelter, Sidewalk, Community Youth Services)	33.33% 22
Provide Funding for I-5 Sign Identifying Olympia as a "Historic Downtown"	13.64% 9
Fund Placemaking and Downtown Beautification Projects (Artwork & Rehabilitation)	18.18% 12
Total Respondents: 66	

Q8 Rank the following marketing and communication areas that will best support business in downtown Olympia.(1 represents the most important, 4 representing the least important)

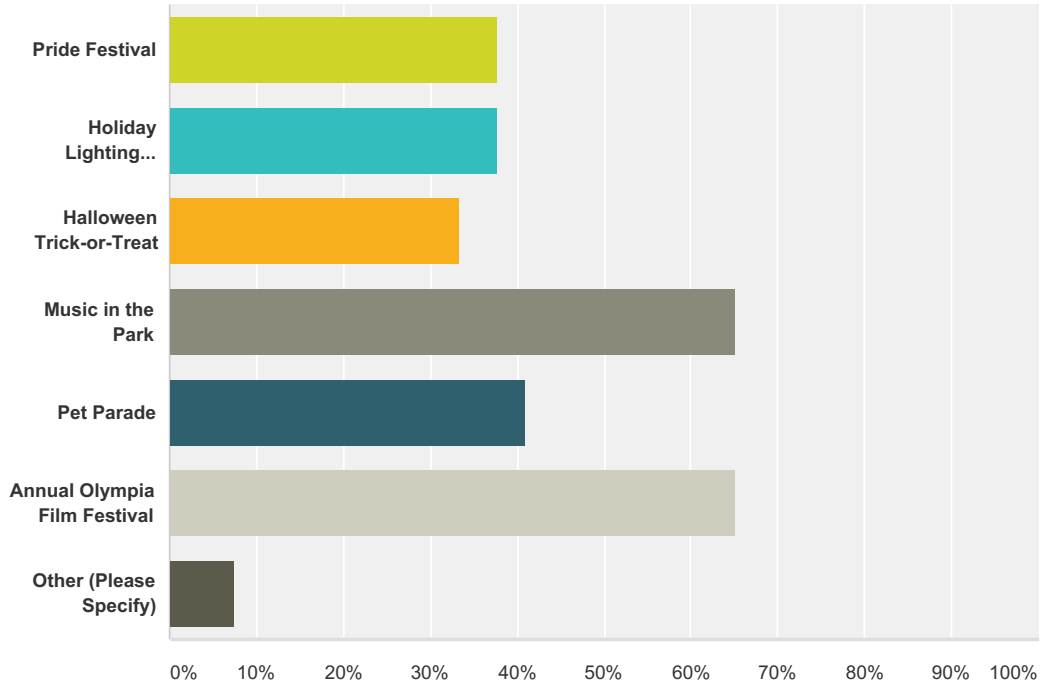
Answered: 65 Skipped: 6



	1	2	3	4	Total	Score
Clear, Universal Parking Signage	30.77% 20	35.38% 23	15.38% 10	18.46% 12	65	2.78
Promotion of Downtown Olympia to Outside Cities (Seattle, Portland, Spokane, etc)	30.77% 20	21.54% 14	23.08% 15	24.62% 16	65	2.58
Stand-Alone Marketing Events for Downtown (e.g. Parallel Parking Contest)	17.46% 11	22.22% 14	31.75% 20	28.57% 18	63	2.29
Downtown Beautification and Placemaking Through the Use of Hanging Flower Baskets	21.88% 14	21.88% 14	29.69% 19	26.56% 17	64	2.39

Q9 Some popular events in Downtown are less publicized than others. Please pick the top three for focus in 2016.

Answered: 66 Skipped: 5



Answer Choices	Responses
Pride Festival	37.88% 25
Holiday Lighting Contest "Twinklefest"	37.88% 25
Halloween Trick-or-Treat	33.33% 22
Music in the Park	65.15% 43
Pet Parade	40.91% 27
Annual Olympia Film Festival	65.15% 43
Other (Please Specify)	7.58% 5
Total Respondents: 66	

2016 PBIA Operating Budget Survey

Q10 Other events to sponsor

Answered: 9 Skipped: 62

#	Responses	Date
1	Olympia Beer Fest tour of downtown	11/2/2015 9:30 PM
2	I'm ready to help plan a major music festival for Olympia!	10/29/2015 6:41 PM
3	procession of the species	10/27/2015 8:23 PM
4	Artwalk	10/27/2015 3:23 PM
5	Arts Walk	10/27/2015 11:41 AM
6	Black Lives Matter, Procession of the Species	10/23/2015 10:23 AM
7	Monthly Celebration of Historic Downtown (first Friday, 5 - 10 PM), similar to arts walk, but w/o the direct focus on arts...just come down and enjoy shops, restaurants, movies, live performances. The intent is to ingrain in Thurston County residents memories that "First Friday" always means that there's a great celebration going on in downtown Olympia. The whole focus is to get the message out that we're growing, changing for the better, safe, and fun!	10/22/2015 3:47 PM
8	Assuming Art Walk is a given.	10/22/2015 11:41 AM
9	Procession of the species	10/22/2015 10:58 AM

2016 PBIA Operating Budget Survey

Q11 Below is a space to share any additional information or comments you may have about your experiences with the PBIA. If you wish for us to follow up with you directly, please feel free to leave your contact information. Thank you once again for your time and thought. For survey results, please come join us at our next PBIA meeting!(2nd Thursday of each month - 6:00 p.m. - Olympia City Hall)

Answered: 8 Skipped: 63

#	Responses	Date
1	Keep up the great work PBIA! I appreciate your work and your energy.	10/29/2015 6:43 PM
2	\$18,000 in flower baskets for 2015? Seriously? I think we just found \$18,000.00 that can be allocated to more pressing and practical needs.	10/27/2015 9:43 PM
3	I would suggest putting a portion of our dues into a group insurance policy to cover the deductible for any store front vandalism including glass damage. I would also suggest keeping any programs for downtown cleanup, sweeping, power washing etc and by all means encourage the police patrols.	10/27/2015 8:33 PM
4	Stop wasting money advertising for Downtown Olympia, nobody is fooled. We don't need to spend \$18,000 on "The Grandest Beautification Process of...flower baskets", when every single alley and corner is covered in urine, homeless on every bench, thugs blowing smoke in the faces of old ladies getting well water, and I have to lock my office to walk to the bathroom down the hall or I will be robbed. The ambassadors are great, but we need somewhere to direct the chronically homeless, and the police need to enforce the anti-loitering laws. It has become scary to be downtown.	10/23/2015 10:27 AM
5	Thank you for your time and efforts. We have a great downtown with the same problems that affect all cities. Our transient population is larger and more visible than most, and is a big reason Olympia gets a bad reputation with tourists. I walk the boardwalk daily and it's discouraging having to walk past sleeping and wasted people using bad language. Should be a very uplifting stroll.	10/23/2015 8:46 AM
6	Parking, parking, parking. That's all our customers care about, it seems. Many still don't understand how to get 15 minutes free. Or they don't even now weekends are free! Maybe that should be publicized more. And more tokens we can hand out to disgruntled people would help. Thank you.	10/22/2015 12:49 PM
7	thanks, guys!	10/22/2015 11:16 AM
8	Some of the categories could be explained. I'd like a button to click on for description of items like "safety" to explain what is included and historic examples of projects in this category.	10/22/2015 10:44 AM

2016 PBIA Operating Budget Survey

Q12 Contact Information (Optional):Email is preferred for followup and for future contact about PBIA topics and events!

Answered: 17 Skipped: 54

Answer Choices	Responses
Name:	100.00% 17
Email Address:	100.00% 17

#	Name:	Date
1	adam hardaway	11/1/2015 5:23 PM
2	Audrey Henley	10/29/2015 6:43 PM
3	tom anderson	10/27/2015 8:33 PM
4	alana carr	10/27/2015 5:00 PM
5	Jeffrey Trinin	10/27/2015 2:55 PM
6	DeEsta Denver	10/27/2015 2:38 PM
7	Casey Bruce and Frank Hussey	10/24/2015 2:46 PM
8	Sarah Adams	10/23/2015 10:33 PM
9	Tom Dorian	10/23/2015 10:05 AM
10	Jerry Magnoni	10/23/2015 8:48 AM
11	Kim Murillo	10/22/2015 8:05 PM
12	Julie Triplett	10/22/2015 4:16 PM
13	Ron Thomas	10/22/2015 3:48 PM
14	jeannine kempees	10/22/2015 2:17 PM
15	Tim Koehler	10/22/2015 11:56 AM
16	Michael Davidson	10/22/2015 11:28 AM
17	Duane Walz	10/22/2015 10:55 AM

#	Email Address:	Date
1	rainydayvideo@hotmail.com	11/1/2015 5:23 PM
2	audrey@olympiafilmsociety.org	10/29/2015 6:43 PM
3	artist402@comcast.net	10/27/2015 8:33 PM
4	alana.captainlittle@gmail.com	10/27/2015 5:00 PM
5	jeffrey @alwayssecurity.com	10/27/2015 2:55 PM
6	deesta.denver@hilton.com	10/27/2015 2:38 PM
7	DangerRoomOly@gmail.com	10/24/2015 2:46 PM
8	missusadams@gmail.com	10/23/2015 10:33 PM
9	sales@donscamera.com	10/23/2015 10:05 AM
10	manyone@earthlink.net	10/23/2015 8:48 AM
11	kimhmurillo@gmail.com	10/22/2015 8:05 PM
12	info@simplecloth.com	10/22/2015 4:16 PM

2016 PBIA Operating Budget Survey

13	ron@tarcstudio.com	10/22/2015 3:48 PM
14	info@bellezaropa.com	10/22/2015 2:17 PM
15	Tkoehler@seldensofolympia.com	10/22/2015 11:56 AM
16	michael.davidson@hilton.com	10/22/2015 11:28 AM
17	duanwalz@aol.com	10/22/2015 10:55 AM

Q13 If there is someone else you'd like us to keep informed about the PBIA, please enter their information below.

Answered: 4 Skipped: 67

Answer Choices	Responses
Name:	100.00% 4
Email Address:	100.00% 4

#	Name:	Date
1	tom anderson	10/27/2015 8:33 PM
2	paul shepherd	10/27/2015 5:00 PM
3	Garner Miller	10/27/2015 11:42 AM
4	Brandee Putvin	10/22/2015 3:48 PM

#	Email Address:	Date
1	artist402@comcast.net	10/27/2015 8:33 PM
2	pabloshep@gmail.com	10/27/2015 5:00 PM
3	garner@msgsrch.com	10/27/2015 11:42 AM
4	brandee@tarcstudio.com	10/22/2015 3:48 PM



City Council

Update on the Olympia Downtown Strategy

Agenda Date: 12/8/2015
Agenda Item Number: 6.B
File Number: 15-1202

Type: report **Version:** 1 **Status:** Other Business

Title

Update on the Olympia Downtown Strategy

Recommended Action

Committee Recommendation:

Not referred to a committee

City Manager Recommendation:

Receive the update on the downtown strategy. Briefing only; no action requested.

Report

Issue:

The process to form Olympia's Downtown Strategy began in Fall 2015. This is an update to review the first public workshop held on November 21, and next steps in the process.

Staff Contact:

Amy Buckler, Senior Planner, Community Planning & Development, abuckler@ci.olympia.wa.us, 360.570.5847

Presenter(s):

Amy Buckler, Senior Planner

John Owen, MAKERS architecture and urban design (lead consultant for the City)

Background and Analysis:

On May 19, 2015, the City Council adopted a scope to guide formation of Olympia's Downtown Strategy. On October 6, following an extensive selection process, the City Council approved a contract with MAKERS architecture and urban design for their assistance in leading formation of the strategy.

For this update, John Owen from MAKERS will present the following:

- Brief overview of the steps that will be taken to form Olympia's Downtown Strategy over the next year (**attachment 1**), including how the City Council will be kept up-to-date and able to provide direction as needed.

- Review of the public workshop held on November 21; some general patterns arising from the input gathered; and how this input will be used to help shape three alternative land use and urban design alternatives to be presented at the next public workshop. In addition to public input, the alternatives will be shaped by technical analysis to be completed by staff and consultants. This analysis will ensure alternatives are realistic, and identify impacts to various downtown goals, such as retail, housing and good urban design.
- Description of the next steps and outcomes in the process, including a viewshed analysis.

VIEWSHED ANALYSIS:

MAKERS will conduct a viewshed analysis of up to 10 prioritized options identified through the public process. Using 3D graphics, MAKERS will illustrate how views can be protected with different land use and urban form alternatives, as well as analyze the impacts of protecting these views on economic, housing and other goals.

A preliminary exercise to identify priorities for viewshed protection was included as part of the first workshop. More work needs to be done to identify up to 10 prioritized options for analysis, including a review of prior work by Mithun consultants as well as potential viewsheds from public observation points outside the downtown boundary to landmark views through the downtown.

Neighborhood/Community Interests (if known):

The public has provided input into the Downtown Strategy via [Olyspeaks.org](http://olyspeaks.org) <<http://olyspeaks.org/discussions>> (link in attachment 3), under a discussion about downtown safety: realities and perceptions, as well as at the public workshop held on November 21, 2015. Input is still being synthesized for further analysis and reflection. Materials and raw input from the workshop can be found on the [Downtown Strategy website](http://olympiawa.gov/community/downtown-olympia/downtown-strategy.aspx) <<http://olympiawa.gov/community/downtown-olympia/downtown-strategy.aspx>> (link in attachment 2), under “Developing the Downtown Strategy / Step 1.Gather Information.”

Financial Impact:

Included in the City’s \$250,000 budget for formation of a Downtown Strategy. There may be additional costs in the future to implement recommendations that emerge from a completed Downtown Strategy.



Public Process to Form the Downtown Strategy

Connecting Places & Spaces

Key



Public Involvement



City Council Briefings



Online Engagement



Stakeholder Work Group

Oct - Nov 2015

Gather Information

Deliverables

- Background report & maps
- Preliminary market analysis
- More specific project objectives, including identification of sub-districts



Workshop #1 — Gather Information Sat, Nov 21 | 9:30 - 12 The Olympia Center



Online input Oct 28 to Nov 11, Nov 25 to Dec 7



Announcement Tues, Oct 13 Council Chambers



Meetings on Oct 23 & Nov 4

Dec - Feb 2015/16

Evaluate Alternatives

Deliverables

- Land use & urban design alternatives with illustrations
- Analysis of potential viewsheds, parking issues, & feasibilities for development



Workshop #2 — Evaluate Alternatives Sat, Feb 20 | 9:30 - 12 The Olympia Center



Online input Feb 24 to March 7



Debrief & direction Tues, Dec 8 Council Chambers



Meetings on Dec 2, Jan 6 & Feb 3

March - May 2016

Develop Strategies

Deliverables

- Preferred land use & urban design strategy with illustrations
- Recommended economic, retail, & housing strategies
- Preliminary parking strategy recommendations



¹Workshop #3 — Develop Strategies, TBD*
²Joint advisory board workshop, TBD*
³Development & business forum #1, TBD*



TBD*



Debrief & direction March TBD*



Meetings on Mar 2, April 6 & May 4th

June - July 2016

Develop Implementation Tools

Deliverables

- Recommendations for:
- Capital improvements
 - Business & economic development incentives
 - 6-year implementation strategy
 - Zoning & view protection standards
 - Design guidelines with graphics



Development & business forum #2, TBD*



TBD*



Debrief & direction July TBD*



Meetings on June 1 & July 6

Aug - Dec 2016

Prepare - Present Report

Deliverables

- Draft Downtown Strategy available for public feedback
- Final Downtown Strategy



Workshop #4 — Draft Report, TBD*



Draft report online TBD*



City Council & Planning Commission review TBD*

* TBD = To Be Determined

Note: All materials will be available online @ olympiawa.gov/DTS

Home » Community » Downtown » Downtown Strategy

Olympia's Downtown Strategy

Featured Links

- [Downtown Zoning & Basic Standards](#)
 - [Downtown Design Districts and Standards](#)
 - [First Floor Land Use Inventory Map](#)
 - [Excerpts on Downtown from the Comprehensive Plan](#)
 - [Community Renewal Area \(CRA\)](#)
 - [Action Plan](#)
 - [Grow Olympia Fund](#)
 - [RFP-Water St Redevelopment Area](#)
- Navigation
- [About Olympia](#)
 - [Maps](#)
 - [Parks, Arts & Recreation](#)
 - [Regional Links](#)
 - [Getting Around](#)
 - [Visiting the Capitol](#)

feedback

Get Involved

The online opportunity to provide input into the Downtown Strategy, originally scheduled for November 25 - December 7, will be delayed for 3 weeks. **The survey will be available at [Olyspeaks.org](#) from December 16 through January 3.** We apologize for any inconvenience. The extra time will help us provide a more meaningful online opportunity.

The Stakeholder Work Group meets the first Wednesday of each month at 6:30 p.m. at City Hall. Agendas will post to the City's [Agenda and Meeting Calendar](#) the Friday before.

Connecting Places & Spaces

Within the past 20 years, the City of Olympia and other public partners have [invested over \\$150m](#) to create some of our region's most beloved destinations within downtown Olympia.

The Downtown Strategy will set a path for how we'll connect those places & spaces to forward our community's vision and create a safe and welcoming downtown for all.

[Our Community's Vision for Downtown](#)



Downtown will be:

- A vibrant, attractive regional destination
- Full of distinctive pedestrian-oriented places and spaces
- A mixture of urban housing options
- A home for a variety of businesses
- A place to connect with our cultural and historic fabric, and
- Protected from the effects of sea level rise
- Downtown will absorb 25% (or approximately 5,000 residents) of the City's population growth over the next 20 years (by 2035)

What Will the Downtown Strategy Do?

- Set priority actions for the next 5-6 years (actions that have the greatest strategic impact)
- Illustrate desired design elements and future conditions
- Guide City budgets, work plans and partnerships
- Help us market downtown

Additional Information

- [Downtown Strategy Scope](#)
- [Downtown Strategy Relationship to Other Plans and Efforts](#)
- [Downtown Strategy Area - Map](#)

Developing the Downtown Strategy

The City has hired [MAKERS Architecture and Urban Design](#) to help develop the Downtown Strategy. This will include the following five-step public process. There will be opportunities

Action Plan
 MAKING A DIFFERENCE BY TAKING ACTION GET INVOLVED

New
 FINANCING OPTIONS FOR SMALL BUSINESSES

CRA
 OLYMPIA'S COMMUNITY RENEWAL AREA PROGRAM

City Calendar

- 12/05 - 10:00 a.m. [Volunteer Work Party](#)
- 12/07 - 6:30 p.m. [Olympia Planning Commission Meeting](#)
- 12/08 - 5:30 p.m. [Executive Session](#)
- 12/08 - 7:00 p.m. [City Council Meeting](#)
- 12/09 - 09:00 a.m. [Site Plan Review Committee](#)

→ [View full calendar...](#)

City Updates

WEBSITE UNAVAILABLE. The City's website and online services will be unavailable on Friday December 4th, from 6:00pm - 10:00pm due to scheduled maintenance. We apologize for any inconvenience.

CITY COUNCIL VACANCY. The Olympia City Council is accepting applications for Councilmember Position #4, which will be vacant January 1 due to the election of Cheryl Selby as Mayor. The person who is appointed will serve for approximately 23 months, until the November 2017 General Election results are certified. Applications deadline is 5:00 p.m. on Monday, December 14. [More...](#)

TELL US WHAT YOU THINK ABOUT THE DRAFT 2016 PARKS, ARTS & RECREATION PLAN. Olympia's Parks, Arts & Recreation Plan is a 20-year roadmap of the land we will buy, the parks we will develop and the programs we will offer. The 2016 Draft was built from extensive public input, but we want to make sure we got it right. Did we miss anything? Is there anything you feel should be changed? Tell us what you think now through December 11 at [OlySpeaks.org](#)

2016 PRELIMINARY BUDGET. The [2016 Preliminary Budget](#) is

for public input during each step. [View the Public Participation Timeline](#)

1. Gather Information and analyze downtown conditions and goals, leading to the identification of more specific objectives.

[What else happens...](#)

- Preliminary real estate, job, housing and retail market analysis, describing how the different sectors interact and influence the Downtown's overall economic vitality.
- Mapping of sub-districts (areas of special character or function) within the downtown strategy area

[Materials from Workshop #1 held November 21, 2015](#)

- [Slides: Introduction](#)
- [Slides: Preliminary Market Analysis & The Reality & Perceptions of Safety](#)
- [Materials for Mapping Exercise](#)
- [Mapping Exercise](#) - Input from Tables
- Preliminary Input on Preferred Viewsheds (check back on December 16)
- [Informative Posters](#)

2. Evaluate Alternatives for land use, urban form and design, circulation, streetscape, high level parking strategies, housing and social service measures, leading to options with illustration

[What else happens...](#)

- Identification of priority viewsheds, and analysis of how these could be protected through urban form alternatives, and the impacts to economic, housing and other goals.
- Meeting with representatives of housing and social program providers to craft proposals that address housing and social support programs in downtown.
- Analyze feasibility of various development types, and the economic implications.
- Inform the scope of City's upcoming parking strategy with a general comparative analysis of what parking issues might arise under different land use options.

3. Develop Strategies, including a preferred land use & urban design strategy, and related real estate, housing, business and retail strategies.

[What else happens...](#)

- Develop a comprehensive downtown street improvement strategy that describes concepts appropriate for sub-districts, and includes schematics for 5 streets segments in the core that will be transformed over the next 6 years.
- Meet with Design Review Board and Heritage Commission to discuss priorities for historic preservation and design guidelines.
- Meet with housing and social services to identify implementation measures, including the resources and organizational collaboration necessary to carry them out.
- Provide preliminary parking strategy recommendations for each of the identified sub-districts to be tested in the 2016 parking study

4. Develop Implementation Tools, including recommendations for zoning, view protection, and design code amendments; business and real estate incentives; update the City's 6-year Capital Improvement Program (CIP); and State Environmental Policy Act (SEPA) provisions.

[What else happens...](#)

- Provide design concept illustrations, and review design recommendations with the Design Review Board.
- Discussion of potential SEPA exemptions for minor construction projects and infill exemption areas, along with methods to address historic and cultural resources.
- Draft a time phased implementation strategy that integrates recommended elements.

5. Review of Draft Downtown Strategy, leading to adoption by the City Council by the end of 2016.

[What else happens...](#)

- The Olympia Planning Commission will review the draft Downtown Strategy for consistency with the Comprehensive Plan.
- The Commission and Council review process, including any workshops, public hearings or other opportunities, will be determined in 2016.

now available to view online. For more information on Olympia's Budget process or how you can be involved please see our [Budget 365](#) page.

POLICE & COMMUNITY RELATIONS. Learn more about the City's new ad-hoc Police & Community Relations Committee. [More...](#)

GROW OLYMPIA FUND. Have a small business in Olympia? The Grow Olympia Fund offers flexible long-term, low-interest loans to help small businesses grow and improve. [More...](#)

OLYMPIA MUNICIPAL CODE. Quick link to codes and standards including [Olympia Municipal Code](#). [🔗](#)

MEETINGS. [Agenda and Minutes](#) [🔗](#) for City Council and most advisory committees.

Stakeholder Work Group

A group of 15 citizen and other stakeholder representatives will advise staff and consultants in preparation of public workshop materials.

- Learn more about the [Stakeholder Group](#)

Questions?

Contact Amy Buckler, Senior Planner at **360.570.5847** or dts@ci.olympia.wa.us

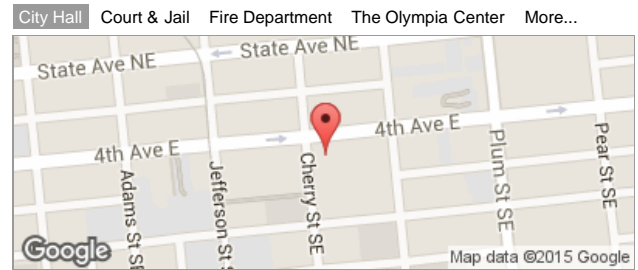
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RECENT ACTIVITY

- Maria Ruth voted on an Idea
- Maria Ruth voted on an Idea
- Allen Miller voted on an Idea
- Allen Miller voted on an Idea
- Allen Miller voted on an Idea



FORUMS

Draft 2016 Olympia Parks, Arts and Recreation Plan

