



BOULEVARD ROAD PLAT 19-3976

NEIGHBORHOOD MEETING SUMMARY

OCTOBER 17, 2019 6:00- 7:00

LOCATED AT SONRISE CHURCH

ATTENDANCE

City of Olympia Staff

Paula Smith, Associate Planner

Tim Smith, Planning and Engineering Manager

Applicant/Authorized Representative

Pawell Oberc, Kapa Construction LLC

Chris Cramer, Patrick Harron and Associates

Public/Citizens

15 members of the public, generally home owners that live close to project site. (Sign In Sheet Attached)

Paula Smith- provided an overview of the proposed project as follows:

Project Details

Applicable Codes and standards

Plat review process with public hearing

Hearing Examiner Decision

How to provide public comments

The Applicant and Authorized Representative provided information on the following:

Townhome Development and 2-story housing styles. Referred to illustration.

Plat layout and design

Improvements to frontage with sidewalk in front of parcel and to an area further south where there is a gap with no sidewalk.

The following are a list of comments/questions/ concerns brought up at the meeting and responses from either City staff or the applicants:

1. What is the setback on the south property line for the townhomes?

- a. RESPONSE: City Staff indicated that the setback would be confirmed and a response would be provided to meeting participants. (See attached illustration for the response)

2. Concern over removal of trees and loss of privacy.

- a. RESPONSE: The applicant indicated trees on the site would be removed, except the area where the soils and vegetation protection area will be located.

3. What is the size and height of the townhomes proposed?

- a. RESPONSE: The applicant indicated the development will consist of 2-story townhomes of approximately 1,500 square feet in size. The townhomes adjacent to the soils and vegetation protection area (west side of development) will have garages below grade (basements) and 2 stories. City staff stated that 35 feet is the maximum height in this zoning district and there is a two story limitation. Basement plus 2 stories are allowed by code.

4. Concern over Fire Department turnaround proposed.

- a. RESPONSE: City staff indicated that the Olympia Fire Department is reviewing the plat for compliance with code.

5. Concern over who will maintain any fencing between neighbors of the lots located to the south.

- a. RESPONSE: Property owners may construct fences along property lines as long as the fence is on the owner's property. Fences between neighbors would be maintained by the property owner that constructed the fence.

6. Concern over enforcement of no parking areas in the new plat, such as the issue that they have with vehicle parking in the cul-de-sac in the adjacent residential development.

- a. RESPONSE: City staff noted the concern. Street design will allow parking on only one side of the proposed new street. No parking zones are enforced by the Olympia Police Department.

7. Concern over contamination of soil from previous owners use of the land of storage of junk vehicles and other debris (barrels of oil) as they found reference in the court case from years ago (late 1990's).

- a. RESPONSE: City staff indicated that they will be working with State Department of Ecology on this concern. A Geotechnical Report was submitted by the applicant with soil samples results taken by an environmental company.

8. A concern with the responses within the Environmental Checklist that the applicant submitted. One of the responses indicates the site was cleanup up. How/When was that done? Other responses to questions have been found to not address the question.

- a. RESPONSE: City staff is reviewing the responses in the checklist as well. Input from the public is welcome.

9. Concern over impacts to schools already over populated.

- a. RESPONSE: City staff indicated that the Olympia School District will provide comments on the plat to the City in regards to school capacity. School impacts fees are applicable and paid for at time of building permit issuance. School Impact fees are collected for the Olympia School District.

10. What kind of buffers will be required

- a. City staff provided there are no buffer requirements for residential homes adjacent to other residential homes. The applicant may choose to provide fencing around the boundaries of proposed plat.

11. Concern over increased traffic on Boulevard Road.

- a. City staff is reviewing the proposal and will verify that the level of service standard for street capacity will not be exceeded by new traffic generated by the plat.

12. Questions about the method of stormwater management and the discharge to wetland.

- a. The applicant stated that the proposed plan is to collect stormwater generated from the development and then disperse into the soils and vegetation protection area/wetland. Some of the soils on the east side of the parcel were found to not be viable to disperse or infiltrate stormwater into. City staff indicated that the stormwater plan is being reviewed by the City for compliance to the Drainage and Erosion Control Manual adopted by the City.