



## Hearing Examiner

### PUBLIC HEARING - Case: WEST BAY DRIVE SIDEWALKS, 13-0128

**Agenda Date:** 4/28/2014  
**Agenda Item Number:**  
**File Number:** 14-0415

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**Type:** public hearing **Version:** 1 **Status:** Passed

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#### Title

PUBLIC HEARING - Case: **WEST BAY DRIVE SIDEWALKS, 13-0128**

#### Report

##### Applicant:

City of Olympia Public Works  
601 4<sup>th</sup> Avenue East  
Olympia, Washington 98501

##### Representative:

Jim Rioux, Project Manager

##### Lead Planner:

Cari Hornbein, Senior Planner

360.753.8048

Email: [chornbei@ci.olympia.wa.us](mailto:chornbei@ci.olympia.wa.us) <<mailto:chornbei@ci.olympia.wa.us>>

##### Type of Action Request:

Approval of: 1) a Shoreline Substantial Development Permit for the construction of sidewalks, retaining walls and associated stormwater improvements within the shoreline jurisdiction of Budd Inlet, and 2) construction of sidewalks, retaining walls, associated stormwater improvements, and slope stabilization measures within landslide hazard areas and associated buffers.

##### Project Location:

On the west side of West Bay Drive N.W. from 1515 to 1115 West Bay Drive N.W.

##### Legal Description:

On file with the City

##### Shoreline Environment:

Urban

##### SEPA Determination(s):

A State Environmental Policy Act Determination of Nonsignificance was issued on March 21, 2014

**Public Notification:**

Public Notification for this hearing was mailed to property owners within 300 feet of the subject property, recognized neighborhood association(s), and posted on the site on March 21, 2014, and published in The Olympian on March 21, 2014, in conformance with Olympia Municipal Code (OMC) 18.78

**Legislative Background:**

NA

**Existing Conditions:**

Currently, there are no sidewalks along West Bay Drive within the project area. The project area sits at the base of a hillside with slopes ranging from 60 - 80 percent gradient. The few level areas are associated with existing development, which consists primarily of residential and commercial buildings, driveways, and parking lots. Other than West Bay Park to the south of the project area, there are no active land uses on the east side of West Bay Drive; the only buildings standing are abandoned industrial buildings. For more detail on existing conditions, see Attachment 1.

**Project Description:**

The project area is located on the west side of West Bay Drive. The proposed project would construct 1500 linear feet of sidewalk between 1515 and 1115 West Bay Drive NW. The project also includes the construction of retaining walls ranging in height from two to four feet, slope stabilization measures, planter strips, slope restoration, and street trees.

A Shoreline Substantial Development Permit is required for those portions of the project located within the shoreline jurisdiction of Budd Inlet, which requires review and approval by the Hearing Examiner. Construction within landslide hazard areas and associated buffers also require review and approval by the Hearing Examiner.

**Staff Response and Recommended Finding:**

Staff's response and recommended findings are extensive and can be found in Attachment 1. In summary, staff found that with the recommended conditions of approval in Attachment 1, the project complies with Shoreline Master Program for the Thurston Region, Critical Area Regulations, Tree Preservation Requirements, and Engineering Design and Development Standards and should be approved by the Hearing Examiner.