

**TUMWATER PLANNING COMMISSION
MINUTES OF MEETING
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CONVENE: 7:01 p.m.

PRESENT: Chair Dennis Morr, Jr., and Commissioners Joel Hansen, Jessica Hausman, Terry Kirkpatrick, Richard Manugian, Nam Duc Nguyen, and Meghan Sullivan Goldenberger.

Excused: Commissioner Nancy Stevenson.

Staff: Planning Manager Brad Medrud, Senior Planner David Ginther, and Recording Secretary Valerie Gow.

**APPROVAL OF
MINUTES: OCTOBER
9, 2018:**

MOTION: **Commissioner Goldenberger moved, seconded by Commissioner Hansen, to approve the minutes of October 9, 2018 as published. Motion carried unanimously.**

**CHANGES TO
AGENDA:** There were no changes to the agenda.

**NEXT PLANNING
COMMISSION
REGULAR
MEETING:** The next meeting is scheduled on November 13, 2018.

**COMMISSIONER
REPORTS:** Commissioner Goldenberger reported on her meeting with Commissioner Hansen and Phil Owen with SideWalk, a housing service program in Olympia. They discussed housing issues.

Commissioner Hansen reported on Tumwater Farmers Market Board's annual retreat on Saturday, October 20, 2018. At the end of this year's market season, sales increased by over 40% from last year. The Board plans to continue building on that success next year.

**MANAGER'S
REPORT:** Manager Medrud reported the agenda for the November 13, 2018 meeting includes elections for Chair and Vice Chair.

**PUBLIC
COMMENTS:** There were no public comments.

PUBLIC HEARING:

**2018
COMPREHENSIVE
PLAN MAP** Chair Morr outlined the public hearing process and public testimony protocol.

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**AMENDMENTS AND
REZONES,
ORDINANCE NO.
02018-006:**

Chair Morr opened the public hearing at 7:07 p.m.

Planner Ginther advised the Commission of the list included in the agenda packet of various forms of public comments received to date. Two recent public comment submittals include a telephone conversation with Larry Weaver pertaining to the amendment for the Valley Athletic Club and Tumwater Valley Golf Course Clubhouse Vicinity. Staff addressed Mr. Weaver's questions. A second submission is a letter from the Overlook at Somerset Hill Homeowners Association opposing the rezoning of property located at the intersection of Crosby Boulevard SW and Barnes Boulevard SW.

Planner Ginther reported the Growth Management Act (GMA) and Tumwater Municipal Code (TMC) require amendments to the Tumwater Comprehensive Plan to be considered no more than once annually and considered concurrently. He explained the difference between a City-Wide Land Use Map designation (Comprehensive Plan) and a City Zoning Map zone district (Development Code).

Planner Ginther reviewed the approval criteria the Commission considers when recommending its finding for each amendment. This year, five amendments are proposed:

- 1. Crosby Boulevard SW and Barnes Boulevard SW (Northeast Investment Group, LLC).** The 3.5-acre property is located at the southwest corner of Barnes Boulevard and Crosby Boulevard. The amendment was requested by the property owner. The property currently includes two designations of Neighborhood Commercial and Utilities. Surrounding land uses include apartments to the north with Multi-Family High Density zoning, apartments under construction to the west with Multi-Family High Density zoning, a residential subdivision located to the south is zoned Single-Family Low Density, vacant properties located across the street are zoned Multi-Family Medium Density, and to the northeast other apartments are zoned Multi-Family Medium Density. The property located to the west is an apartment complex. Partial clearing is underway on the subject property as an access road is necessary through the property to develop the property to the west. The amendment proposes to redesignate the property from Neighborhood Commercial to Multi-Family High Density and Utilities.
- 2. The Valley Athletic Club and Golf Course Clubhouse Vicinity Amendment.** The proposal initiated by the City reconciles a mismatch between the City-Wide Land Use Map designations and zone districts for the area. Surrounding land uses include a residential neighborhood to the south, the

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Valley Athletic Club within the center, a daycare facility to the west, City-owned vacant property, and the golf course and clubhouse to the east. Much of the subject area is located within a 100-year floodplain. Staff recommends changing the City-Wide Land Use Map designations from Mixed Use and Parks/Open Space to General Commercial and Parks/Open Space, changing the City Zoning Map zone districts from General Commercial to Open Space, and retaining Mixed Use Land Use Map designation and zone district for the small parcel to the west. Staff received no response to the proposal from the daycare facility; however, the existing use would be allowed either in the Mixed Use or General Commercial zones.

3. ***88th Avenue SE and Old Highway 99 SE.*** The site consists of 28 acres located on the southwest corner of 88th Avenue and Old Highway 99. When the area was annexed in 2016, the area was mismatched between the City-Wide Land Use Map designation and zone district for the area. Currently, the site is zoned Single-family Residential Medium Density with a comprehensive plan designation of Mixed Use. Typically, those combinations are not allowed in the code; however, when the property was located in the county, Thurston County elected to retain the combinations, as it believed the area would transition to commercial uses in the future. Some change in the area has occurred prompting the reason for addressing the issue by an amendment that recognizes a number of established homes and commercial changes in another area of the site. The proposed amendment would redesignate the northern 11 properties to the Mixed Use zone district and retain the Mixed Use Land Use Map designation. The remaining properties in the south area would change to the Single Family Medium Density Residential Land Use Map designation and retain the zone district of Single Family Medium Density Residential.
4. ***Coralie Carlyon Park.*** A triangular lot was donated to the City and remained as open space since the donation. The ordinance accepting the donation required designating the area as a park, naming the park “Coralie Carlyon Park,” and prohibiting the placement of any utility poles within the park. The property is located behind the Safeway and is surrounded on three sides by Sunset Way SE, Fairfield Road SE, and Vista Avenue SE. A park sign was recently installed on the property. The amendment would add an appendix to the Parks, Recreation, and Open Space Plan to recognize the existence of the donated park as required by Ordinance No. 329 (1953).
5. ***Neighborhood Commercial Comprehensive Plan Map Amendments and corresponding Rezones.*** The proposed

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amendment pertains to eight areas in the City and three areas in the City's urban growth area. To address the lack of development of the preferred uses in the Neighborhood Commercial zoned properties, staff reviewed the Comprehensive Plan Map Designation and zone district, policies that support the map designation, and zone district regulations. Staff recommends changes to the Land Use Map designations and corresponding rezones depending on the individual locations, text amendments to the Comprehensive Plan, and text amendments to Chapter 18.07 Tumwater Municipal Code (TMC) Summary Tables of Use and Chapter 18.18 TMC NC Neighborhood Commercial. Planner Ginther reviewed the 11 locations primarily in outlying neighborhoods within the City:

- A. **68th Avenue SW and Kirsop Road SW.** The site includes an existing automotive commercial use and a stormwater pond. The proposal would move the boundary to exclude the residential neighborhood stormwater pond.
- B. **70th Avenue SW and Littlerock Road SW.** Staff recommends no change to the land use designation or zone district. Existing uses fit within the intent of Neighborhood Commercial; however, no retail services currently exist on the site that would serve the surrounding neighborhood.
- C. **Crosby Boulevard SW and Barnes Boulevard SW.** The amendment was privately submitted to change Neighborhood Commercial to Multi-Family High Density.
- D. **Barnes Boulevard SW and Ridgeview Loop SW.** The northern half of the site is developed with an office complex. Staff recommends changing the land use designation and zone district of the parcel south of Barnes Boulevard SW to Multi-Family Medium Density Residential.
- E. **North 2nd Avenue SW and Custer Way SW.** The Tumwater Town Center owned by the City is designated and zoned Neighborhood Commercial. The proposal would change the land use designation and zone district of the Old Town Center to Mixed Use. Two property owners of properties located south of Old Town Center currently zoned Single-Family Medium Residential Density requested changing the land use designation and zone district and staff is proposing Neighborhood Commercial.
- F. **North Street SE and Hoadly Street SE.** The site contains a small grocery store near Olympia High School. The existing use meets the intent of Neighborhood Commercial. Staff recommends no change to the land use designation or zone district.

- G. *Tumwater Boulevard SE and Henderson Boulevard SE.*** The site is exceptionally large for a Neighborhood Commercial zone district. It is not feasible the entire site would develop or appropriate for the surrounding neighborhood. Staff recommends changing the northern two-thirds of the parcel north of Tumwater Boulevard to Single Family Medium Density Residential.
- H. *Tumwater Boulevard SE.*** The location is a remnant of a Neighborhood Commercial zone that was part of a much larger rezone approximately 10 years ago. The remnant was retained to preserve some Neighborhood Commercial in the area. Staff recommends changing the land use designation and zone district to Light Industrial because of the Airport Overlay Zone which intersects the property and has special restrictions in the zoning code for uses in that area. The site is also bordered by Light Industrial to the west and to the south.
- I. *83rd Avenue SW and Center Street SW (UGA).*** The site is located west/southwest of the airport. A lumber mill is located north of the site. Other surrounding uses include George Washington Bush Middle School and the Olympia Campground. Staff recommends changing the land use designation and zone district to General Commercial for consistency with surrounding uses. The property owner sent a letter of support to the City.
- J. *Black Lake Belmore Road SW and 49th Avenue SW (UGA).*** The proposed change would reduce the boundary to encompass only the northern properties and change the land use designation and zone district of the southern two parcels to Single Family Medium Density Residential.
- K. *93rd Avenue SE and Old Highway 99 SE (UGA).*** Staff proposes no changes to the land use designation or zone district. The road was realigned several years ago to form a “T” intersection to improve a difficult angled intersection.

In addition to the map amendments, some text changes are recommended to the Neighborhood Commercial portion of the zoning code with strike through highlighting the proposed changes. Some uses are proposed for removal because they were not appropriate in the Neighborhood Commercial zone district. Additionally, some building size adjustments are proposed with limits on taverns, restaurants, and recreational facilities, and allowing mixed use structures up to 6,000 square feet in area. Another change would allow mixed use structures at a density of 4-8 units per acre.

As part of the review, staff reviewed all 14 goals within the Growth

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Management Act, policies within the County-Wide Planning Policies, Tumwater Comprehensive Plan Policies and Goals, and the Tumwater Municipal Code.

Commissioner Hausman asked whether the Commission's recommendation could include recommendations on some of the amendments or whether a recommendation was required for all amendments. Planner Ginther advised that the Commission could recommend changes to any of the amendments and forward the entire package to the City Council.

Chair Morr invited public testimony.

**PUBLIC
TESTIMONY:**

Robert Kondrat, 7033 Monaco Court SE, Tumwater, said he has lived at his home on Monaco Court since 2004. When he moved to the City, he was a newlywed with a baby on the way. He now has children that attend first grade through high school. Much has changed in his life since then, as well as in Tumwater. His comments pertain to the proposed changes to Neighborhood Commercial for the area near his home at the corner of Henderson and Tumwater Boulevard, which would change to Single Family Medium Residential Density. One big change occurring in his neighborhood is clearcut activity for the Lake Susan Estates with 16 new homes planned. Across the street are plans for another 22 homes with the site already cleared. The staff report (page 36) refers to two other areas proposed for subdivisions. One area is located west and the second is a subdivision under preliminary review to the north. The subject property was recently sold in April. The property is located at 6911 Henderson Boulevard. When it was advertised, the property was described as a high traffic corner property zoned "Neighborhood Convenience Commercial Low Density." His main concern is that the City should document the present conditions of the area, as the appendix language speaks to average daily trips in 2005. The area has changed fundamentally in the last 14 years and is one of the City's worst congested areas. His concern surrounds adding more homes when four housing developments are underway comprised of 64 more homes in the area. It is difficult to deal in the long term with the traffic today and the addition of more homes to that specific hotspot without a solution or an accurate picture of current conditions, as quality of life in that area will continue to erode. The proposal will worsen conditions. There is no real solution and making the change now means dealing with the consequences later.

Mike McKenna, 7041 Monaco Court SE, Tumwater, said Mr. Kondrat's remarks summarized his concerns as well.

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Paul Casey, Casey Dechant Architects, 1 North Tacoma Avenue #201, Tacoma, 98403, said he is the agent representing Northwest Investment Group, LLC, who is the applicant for the Crosby/Barnes Amendment. The applicant supports the staff report recommendations for the application. Mr. Casey introduced an additional exhibit to the record of a comparative density calculation of the area surrounding the subject site. The exhibit addresses the surrounding properties that are either zoned medium density or high density residential. He has a long history of completing designs for housing on Tumwater Hill and he was the architect for the project located north of the subject site known as the West Ridge Apartments developed in 1989. His office also designed the Breckenridge Phase 1 and Phase 2 Apartments located to the northeast of the subject site. He is also the architect for the apartments under construction located to the west of the subject site. It is important to speak to the density that is under development or existing over the last 30 years. The Westridge project was the first project and is currently zoned Multi-Family High Density. At that time, it was Residential High Density. The site was developed at 21 units per acre and could have been developed at a maximum density of 29 units per acre. Breckenridge Phase 1 was a Residential Medium Density zone at that time and is currently zoned as Multi-Family Medium Density. It was developed close to the maximum density of 14.3 units per acre. In 1994, Breckenridge II was developed at 14.5 units per acre. The project located immediately to the west of the subject site is the 80 West slated to develop at less than 25 units per acre. The subject site contains a large wetland area and buffer. Under current zoning requirements, density can only be developed on the land that is available for residential use. The zoning code subtracts sensitive areas and all right-of-way crossing the property. Those requirements have impacted the ability to develop units on the site. The 3.5-acre site minus the wetland, buffer, and street right-of-way provides a net density of 14 units per acre, which matches surrounding medium density residential across the street and to the north of the site. The request is not for developing at a density exceeding surrounding density.

Janet Allen, 3013 Banks Lane, Tumwater, said she is a member of the Overlook Somerset Homeowners Association. She is concerned about traffic flow and absorbing more residential units on the parcel that is proposed to change from Neighborhood Commercial to Multi-Family. The parcel is located across the street from her property. Today, there is a small 15-unit apartment complex under construction across the street consisting of two buildings with 8 apartments in each building. She lives near the Breckenridge Apartments. Barnes Boulevard experiences heavy traffic and the crosswalk in the morning is dangerous because of high speed traffic traveling up the hill. Her

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concern of opening up the parcel for more apartments will only increase traffic and result in more children walking to school.

Roger Barrett, 200 Division Street SW, Tumwater, said he purchased his home in November 2010. His home and Linda's Hair Design borders an alley in the rear. His concern surrounds any adjustment to the boundaries and taking advantage of the alley, which could impact residents on Tumwater Hill that have homes bordering the alley. Many of the homes use the alley for parking RVs, access, or as driveways. One home near his home has used some of the alley space for a garage. Whatever happens to the alley would infringe on his property, which is concerning. He questioned the status of the alley and whether it should be eliminated or offered as ownership to abutting property owners.

Rita Heck, 9610 Kimmie Street SW, Olympia, cited her letter and indicated she had no additional comments.

With there being no additional public testimony, Chair Morr closed the public hearing at 7:51 p.m.

The Commission reviewed, provided feedback, rendered a recommendation on each of the proposed amendments:

1. Crosby Boulevard SW and Barnes Boulevard SW (Northwest Investment Group, LLC): Commissioner Goldenberger supported the proposed amendment. Commissioner Hansen referred to his previous concerns about adding additional residential density on the hill. Some neighbors have expressed concerns about traffic. Adding more housing on the hill without any services located nearby requires residents to drive to other areas for services. He supports retaining Neighborhood Commercial zoning. Commissioner Goldenberger noted the property is served by transit. Commissioner Nguyen agreed with Commissioner Hansen's concerns. Commissioner Hausman supported the amendment because of the high demand for housing in the vicinity of the college. The market analysis supports housing because of the demand. Neighboring apartment units are at capacity and the property is located on a bus line. Chair Morr and Commissioner Manugian supported the proposed amendment. *A majority of the Commission supported the proposed amendment.*

2. The Valley Athletic Club and Tumwater Valley Golf Course Clubhouse Vicinity: *Commissioners supported the proposed amendment.*

3. 88th Avenue SE and Old Highway 99: *Commissioners supported the proposed amendment.*

4. Coralie Carlyon Park: *Commissioners supported the proposed amendment.*

5. Neighborhood Commercial:

- **Location #1: 68th Avenue SW and Kirsop Road SW** – *Commissioner supported the proposed amendment.*
- **Location #2: 70th Avenue SW and Littlerock Road SW** – No changes are proposed by staff.
- **Location #3: Crosby Boulevard SW and Barnes Boulevard SW** – *A majority of the Commission supported the proposed amendment.*
- **Location #4: Barnes Boulevard SW and Ridgeview Loop SW** – Commissioner Kirkpatrick inquired about the status of the ownership of the easement for the stormwater pond should the property develop. Manager Medrud advised that further research would likely be required but he believes that should development occur under the current zoning or multi-family zoning, the issue would be addressed at the time of construction. Staff needs to review the language within the easement documentation. The easement likely has no effect on whether the current zoning is retained. Chair Morr said concerns addressed by the public included excessive traffic speeds up the hill. Commissioner Hansen said he has similar concerns with respect to the prior amendment, as there are few locations zoned Neighborhood Commercial in a dense residential area. Adding more residential units on the hill would only exacerbate existing traffic problems. He would prefer to retain Neighborhood Commercial. Commissioner Nguyen supported the proposed amendment because of the location of another Neighborhood Commercial area located across the street. Commissioner Goldenberger supported the amendment as no development has occurred on nearby Neighborhood Commercial properties. Commissioner Hausman asked about any concerns surrounding potential impacts based on the land use designation and zoning. Manager Medrud said commercial development would be required to provide a traffic study to forecast the number of trips during peak hours. Similarly, a residential development proposal would require a traffic study. However, the variety of uses that could potentially develop within a Neighborhood Commercial zone are broader and thereby more difficult to determine with respect to the appropriate zoning. Chair Morr asked about previous proposals that spoke to the challenges of some non-developable areas because of the geology. Manager Medrud affirmed the parcels in that area of the City are difficult to develop because of the underlying geology, which

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likely would require some level of blasting to develop the properties. Geology in that area is known within the development community and from a cost and common sense perspective, the proposed land use designation and zone district would be appropriate. Chair Morr commented that regardless of the zoning, the property has development challenges because of the geology. Commissioner Manugian supported the amendment because it would provide consistency with surrounding land uses. Commissioner Hausman preferred to retain Neighborhood Commercial to support adjacent neighborhoods and the schools. She said she would abstain from offering a recommendation. *A majority of the Commission supported the proposed amendment with four in support, one opposed, and one abstaining.*

- **Location #5: North 2nd Avenue SW and Custer Way SW -** Commissioner Nguyen asked how concerns conveyed during public testimony with respect to the alley might be affected by the amendment. Manager Medrud said the alley is right-of-way that extends from 3rd Avenue to 2nd Avenue. It is unlikely the alley has been improved as it runs along the hill. The alley would serve as a natural boundary between the two zones bordering the alley. Commissioner Manugian said it appeared the concern surrounded any oversight of the alley as a result of the proposed amendment. Commissioner Kirkpatrick suggested it is an issue the City should examine to determine if the alley is maintained or donated to owners because it appears one homeowner has built on the alley. Manager Medrud clarified that the proposed amendment does not include a vacation of the alley. Vacation action would need to be pursued with the City by the bordering properties. Commissioner Kirkpatrick questioned the boundary of the proposed new zone district. Manager Medrud replied that there are two options of splitting the alley with the middle of the alley serving as a boundary line for each zone or the boundary could be on either side of the alley. Past practice would establish the boundary down the middle of the alley. Commissioner Goldenberger asked about the circumstance of an owner developing the southern parcel in the Neighborhood Commercial zone located north of the alley. She asked whether the owner would need to petition the City to use the alley for access to the rear of the property. Manager Medrud said the owner would need to develop the alley to a level that could be used for access to the property. However, the geology of the area creates a steep portion of the alley, which would be much more expensive to improve than access off 2nd Avenue. *The Commission unanimously supported the proposed amendment.*

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- **Location #6: North Street SE and Hoadly Street SE** – No change to the land use designation or zone district is recommended by staff.
- **Location #7: Tumwater Boulevard SE and Henderson Boulevard SE** - The proposed amendment would truncate the northern two-thirds of the parcel north of Tumwater Boulevard to Single Family Medium Density Residential. Commissioner Hansen asked about the number of homes that could be constructed if the amendment was approved. Manager Medrud said the proposed change would add 3.3 acres and the maximum density is eight units per acre with a TDR (Transfer Development Right). Additionally, the geology of the site would need to be factored as the parcel slopes and there are probable wetlands on the site. If current zoning of Neighborhood Commercial is retained, proposed text changes could allow up to 3,000 square-foot restaurants or three, 6,000-square foot mixed use buildings. Commissioner Kirkpatrick noted that within the last five years, Henderson Boulevard has been widened in anticipation of future development. A traffic light was installed presumably because right-of-way could not be secured for a roundabout. Rather than a traffic light, a three-way stop would serve the intersection better. He does not believe the proposed change would have a significant impact on the overall density of traffic on Henderson Boulevard. Commissioner Kirkpatrick supported the proposed change. Commissioner Nguyen said he did not support changing the designation because the location is viable for Neighborhood Commercial uses. Commissioner Hansen agreed the intersection has become more congested over the last several years. Adjusting the timing of the traffic light would make a difference. Commissioner Kirkpatrick commented that the signal equipment is outdated and cannot be reprogrammed. Commissioner Hansen supported retaining Neighborhood Commercial for the area because it will eventually develop with Neighborhood Commercial uses. Commissioner Manugian offered that the area needs more of a traffic solution rather than a zoning change. *The Commission modified the staff recommendation and agreed to retain Neighborhood Commercial rather than changing the northern two-thirds of the parcel north of Tumwater Boulevard to Single Family Medium Density Residential.*
- **Location #8: Tumwater Boulevard SE** – The proposed amendment would change the land use designation and zone district to Light Industrial. *The Commission supported the proposed amendment.*
- **Location #9: 83rd Avenue SW and Center SW** – The proposed amendment would change the land use designation

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and zone district to General Commercial as part of the Joint Plan Update. Manager Medrud reported the owner of the campground prefers to change the zone district to General Commercial. *The Commission supported the proposed amendment.*

- **Location #10: Black Lake Belmore Road SW and 49th Avenue SW** – The proposed amendment would change the land use designation and zone district of the southern two parcels to Single Family Medium Density Residential as part of the Joint Plan Update. Manager Medrud reviewed comments from some of the residents in the area. *The Commission supported the proposed amendment.*
- **Location #11 – 93rd Avenue SE and Old Highway 99 SE** – No amendment is proposed for consideration. Commissioner Kirkpatrick questioned whether the parcel is of sufficient size for Neighborhood Commercial uses. He offered the option of changing the land use designation or zone district to match the adjoining parcel of Multi-Family Medium Density. Manager Medrud said the parcel is approximately 2.6 acres in size plus some additional right-of-way. Commissioner Kirkpatrick recommended changing the smaller piece (approximately 1 acre) within the parcel to Multi-Family Medium Density. Commissioners discussed potential uses that could be developed on the parcel. Commissioner Kirkpatrick suggested staff should determine whether the parcels have different property owners. If the property ownership is different for the smaller piece within the Neighborhood Commercial parcel, Commissioners discussed the option of changing the smaller parcel to Multi-Family Medium Density; however if both parcels within the Neighborhood Commercial area are under the same ownership, another option would support staff's recommendation of no change. *After further discussion, the Commission supported staff's recommendation to make no change to the land use designation or zone district as part of the Joint Plan Update.*

Commissioners reviewed and supported the proposed text changes to Tumwater Municipal Code.

MOTION:

Commissioner Hausman moved, seconded by Commissioner Hansen, to recommend the City Council approve the Comprehensive Plan Map and Text Amendments and associated rezones except for Location #7 – Tumwater Boulevard SE and Henderson Boulevard SE, which should remain Neighborhood Commercial. Motion carried unanimously.

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WORKSESSION:

**ECONOMIC
DEVELOPMENT
PLAN UPDATE,
ORDINANCE NO.
O2018-003:**

Manager Medrud reported the Tumwater Chamber of Commerce outreached to members during its last lunch forum. Manager Medrud said he provided a presentation on the status of updating the City's Economic Development Plan (EDP). Chamber representatives invited staff and City Administrator Doan to participate in a worksession with the Chamber Board of Directors on the update. The worksession will likely be scheduled in November. Chamber member concerns and comments would be incorporated with the draft EDP.

Because of the timing of annual Comprehensive Plan Amendments, the update will be included on the 2019 Comprehensive Plan Amendment Docket.

WORKSESSION:

**HOMELESSNESS
AND AFFORDABLE
HOUSING:**

Commissioner Goldenberger shared information on the conversation with Phil Owen with SideWalk. The conversation centered on the levers and drivers of housing in the community. Of particular interest is the waiver of impact fees for low income housing. She would like to continue conversations exploring that option as impact fees are inequitable as they are based on a housing unit. The group also discussed exploring fast tracking for fully affordable housing and some percentage of affordable as part of a mixed use project. Another topic concerned the need for more density to meet growth needs. Other options explored included increasing incentives to attract first-time homebuyers. They also questioned requiring second connections for sewer for an accessory dwelling unit. Another strategy discussed was upzoning (increasing density) and proposed legislation.

Manager Medrud said that during the last legislative session, a bill was offered tied density with the vicinity of available transit services. If an area is not meeting its housing goals, the state would have the ability to make changes. Future similar legislation is anticipated during future sessions.

Manager Medrud shared that during his recent attendance to a housing conference in Seattle, one discussion topic spoke to the linkages between code requirements and critical area protections.

Commissioner Goldenberger said she and Commissioner Hansen's conversations with Mr. Owen included ways to educate and outreach to residents about the option of adding an accessory dwelling unit on their property.

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Mr. Owen shared information on the recent history of zoning following redlining in the 1970s and tightening of zoning to prevent the construction of duplexes, which was designed to prevent people of color from owning property. Those actions occurred across the entire country. Manager Medrud added that the original redlining was generated during the 30s, 40s, and 50s during federal programs. During the 80s, there were economic components as well.

Commissioner Kirkpatrick noted that his neighborhood has duplex units and he does not believe there were any regulations prohibiting the construction of duplexes.

Manager Medrud referred members to the website: *Olympiatime.com* for background information on zoning changes that occurred in the 70s and 80s in Olympia.

Commissioner Hansen expressed interest in exploring how impact fees are assessed as a way to incentivize the construction of smaller or multi-family units with larger single-family units assuming more of the burden of impact fees.

Manager Medrud said the City's current system recognizes single family and multi-family units in terms of assessment of impact fees rather than square footage. Other strategies could include examining options of balancing particular areas over other areas in the City where the City wants to encourage development.

Manager Medrud reported on Friday, November 2, he, City Administrator Doan, and housing consultant Paul Knox plan to meet to review the status of all housing action strategies.

Manager Medrud updated the Commission on the upcoming meeting schedule.

ADJOURNMENT:

Commissioner Manugian moved, seconded by Commissioner Goldenberger, to adjourn the meeting at 9:07 p.m. Motion carried unanimously.