

TUMWATER CITY COUNCIL MEETING

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CONVENE: 7:00 p.m.

PRESENT: Mayor Debbie Sullivan and Councilmembers Peter Agabi, Michael Althausen, Joan Cathey, Leatta Dahlhoff, Angela Jefferson, and Charlie Schneider.

Excused: Councilmember Eileen Swarthout.

Staff: City Administrator John Doan, City Attorney Karen Kirkpatrick, Parks and Recreation Director Chuck Denney, Planning Manager Brad Medrud, and City Clerk Melody Valiant.

SPECIAL ITEMS:

AMERICAN RED CROSS MONTH (AMERICAN RED CROSS – NORTHWEST REGION, SOUTH PUGET SOUND AND OLYMPICS CHAPTER:

Manny Martinez speaking on behalf of Executive Director Daniel Wirth, said he serves as a member of the Board for the South Puget Sound and Olympics Chapter. The American Red Cross mission is possible by the support and the time and talent of the community of citizens.

Mr. Martinez updated the Council on the American Red Cross response to area floods in January. Runoff from heavy rains impacted and flooded areas in Grays Harbor, King, Lewis, and Thurston Counties. The American Red Cross opened a shelter in Centralia on January 6, 2022 and assumed management of a second shelter in Elma, Washington on January 9, 2022 providing meals and comfort to displaced residents. Volunteers participated in the distribution of emergency supplies and conducted damage assessments in communities throughout the impacted areas. Over that period of time, volunteers were able to provide over 330 overnight shelter stays to flood evacuees in the region, over 1,600 meals and snacks served by partner organizations, over 125 relief items, such as comfort kits and cleanup kits to members of the community, and more than 280 individual care contacts to support mental and physical recovery for those impacted. The American Red Cross is experiencing a continuing need for volunteers as the organization cannot perform its mission without the network of volunteers. Additionally, members of the community can make an immediate impact by scheduling a blood donation as the organization is experiencing a blood crisis with less than a day supply in some critical blood types. The goal is to maintain a five-day supply at all times. Redcrossblood.org can be accessed to schedule an appointment or apply to serve as a volunteer.

Councilmember Jefferson inquired about the areas served by the chapter and whether the American Red Cross is assisting Ukraine. Mr. Martinez said the chapter includes Thurston, Mason, Grays Harbor, Lewis, and Pierce Counties. The American Red Cross is currently not sending responders to assist Ukrainians; however, the organization is supporting the International Committee of the Red Cross and Red Crescent and the societies for each of the countries in the area actively supporting refugees from Ukraine and those

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impacted by the conflict. The American Red Cross is accepting donations for Ukrainian refugees.

Director Trujillo shared that the City of Tumwater is working in collaboration with the American Red Cross and the Fire Department to offer a regular blood donation site for the City at the Fire Department training room. The site will accept donations regularly from the community and City employees willing to donate at least once quarterly.

Councilmember Dahlhoff inquired as to the status of ongoing restrictions for donating blood if individuals have traveled to specific countries. Mr. Martinez advised that the restrictions often change as he lived in Europe in the 1990s. At that time, fear of mad cow disease was prevalent and blood donations from individuals living in Europe were restricted. That restriction no longer applies and individuals can now donate blood. More information on current restrictions can be found at [redcrossblood.org](https://www.redcrossblood.org).

PUBLIC COMMENT:

Pamela Hansen, PO 14521, Tumwater, requested clarification as the issue of the golf carts and whether it was a purchase or a lease as both methods have been discussed during numerous City meetings. Additionally, information shared during a recent Council worksession on the Brewery Park Building and Tap Room deserves more detailed information in a full disclosure format to the taxpayers and should be included at a televised City Council meeting.

Peter Condyles, 10519 20th Street SE, Lake Stevens, Washington 98258, reported he is with Toyer Strategic Advisors, Inc., and represents Dayabir Bath and his proposal to rezone property at the corner of Littlerock Road and Israel Road from Mixed Use to General Commercial. He forwarded a letter to the Council last week regarding the proposal. He referred to the General Government Committee meeting in February whereby none of the members discussed the reasons the Planning Commission considered when recommending the inclusion of the proposal within the Comprehensive Plan Amendment docket. The opinions and recommendations of Planning Commissioners have merit and he believes the information should have been included in the committee's discussion. He summarized the Commission's discussion during the January 25, 2022 meeting. Many Commissioners believed a larger discussion was warranted for the Littlerock Road Subarea Plan, as development has not proceeded as envisioned over the last 20 years. Commissioners commented that the docket proposal might be a way to initiate that conversation. By not including the amendment within the docket, there is a strong likelihood the discussion desired by the Commission would remain unresolved. The Commission also believed an anchor tenant could help attract other businesses and development to the area that the City has long desired. Once businesses learn that it is possible to develop in the area, businesses might be likely to build or relocate to the area. Some Commissioners felt that the corner was the right location for an anchor tenant. He added that the world has changed because of COVID-19 with

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lasting impacts on how society plans and grows. Traditional offices and retail stores are going to experience a diminished role in the economy moving forward. Continuing to encourage that type of development will not be economically viable. It is also important to understand that many people will no longer want the same level of face-to-face service prior to the pandemic. It is important to create an inclusive community that accounts for the legitimate concerns because of the pandemic. By changing zoning of the property from Mixed Use to General Commercial and allowing expanded low-touch commercial uses, the City can respond to those concerns. He is hopeful the Council considers the corner as the perfect place to expand general commercial and encouraged the Council to add the Bath property to the final docket for further study.

Onkaar Dhaliwal reported when he and Mr. Bath purchased the subject property, he did not have experience in purchasing undeveloped land for future development except that Mr. Bath had owned several gas stations in the Olympia area and believed it was timely to invest in the property as the City was planning to install a roundabout and extend utilities. Since the purchase over 14 years ago and despite infrastructure improvements, development continues not to be an option because of limited zoning. Despite listing the property for sale for many years, no perspective buyers have pursued interest because of the zoning. The property was evaluated by the City through a prior amendment processes with the zoning limiting drive through businesses and other types of uses, which today are a necessity for any type of business. He requested the Council consider adding the proposed amendment to the docket to assist in promoting development of the property.

CONSENT CALENDAR:

- a. Approval of Minutes: City Council Special, November 30, 2021
- b. Approval of Minutes: City Council Joint Tumwater School District, January 6, 2022
- c. Approval of Minutes: City Council Worksession, February 8, 2022
- d. Approval of Minutes: City Council Retreat, February 11, 2022
- e. Approval of Minutes: City Council Retreat, February 12, 2022
- f. Approval of Minutes: City Council, February 15, 2022
- g. Payment of Vouchers
- h. Greer Environmental Consulting Service Provider Agreement
- i. 2022 City Council Meeting Schedule and Summer Recess
- j. Amendment to Interlocal Agreement with Thurston County for Radio Services
- k. Ordinance O2022-009, Interfund Loan and Call of 2011 GO Bond

MOTION:

Councilmember Dahlhoff moved, seconded by Councilmember Schneider, to approve the consent calendar as published. A voice vote approved the motion unanimously.

COUNCIL CONSIDERATIONS:

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**PRELIMINARY
DOCKET FOR 2022
COMPREHENSIVE
PLAN MAP AND
TEXT
AMENDMENTS
AND
CORRESPONDING
REZONES:**

Manager Medrud presented the preliminary docket of 2022 Comprehensive Plan Amendments. Amendments to the Tumwater Comprehensive Plan are considered at the beginning of each year. The Planning Commission reviews the preliminary docket and recommends which amendments should move forward for inclusion in the final docket.

The 2022 Preliminary Docket includes the following amendments:

- Two proposed private map amendments and associated rezones:
 1. **Wells Littlerock Comprehensive Plan Land Use Map Amendment and Corresponding Rezone.** The application was submitted by proponent Glenn Wells, a local developer, for 2.76 acres comprised of three adjacent parcels located to the south of 7223 Littlerock Road SW owned by Marvin Beagles. The current Comprehensive Plan map designation and zone district is Single Family Medium Density Residential (SFM). The proponent proposes changing the map designation and zone district to Multi-Family Medium Density Residential (MFM). The parcels are undeveloped. Surrounding uses are zoned Mixed Use.
 2. **Bath Littlerock Israel Comprehensive Plan Land Use Map Amendment and Corresponding Rezone.** The application was submitted by proponent Peter Condyles. The property owner is Dayabir Bath. The amendment applies to two adjacent parcels totaling 1.97 acres located at 6940 Littlerock Road SW and 1850 Israel Road SW. A single-family house is located on one parcel. The second parcel is vacant. Current zoning of the surrounding area to the south is Mixed Use. The applicant proposes changing the Comprehensive Plan Land Use designation and the zone district from Mixed Use to General Commercial. Historically, the two parcels proposed for the amendment were part of the 2017 Sullivan Comprehensive Plan Map and Zoning amendments considered by the City Council in 2017 and 2018. The 2017 amendments changed the two parcels in addition to four other parcels in the area from Mixed Use Overlay Comprehensive Map Designation and zone district, which requires components of residential and commercial uses, to Mixed Use. The City's Mixed Use zone district allows but does not require a mix of uses. The Council did not approve the amendment in order to maintain some level of mixed use along Littlerock Road. Instead, the parcels located near I-5 were changed to General Commercial and those located near Littlerock were changed to Mixed Use.

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Councilmember Althaus asked whether General Commercial allows for drive through uses whereas Mixed Use restricts those uses. Manager Medrud said drive through uses are not allowed in that particular area. As part of the 2018 amendment process for the area, zoning was changed to Mixed Use with restrictions on drive through uses on the six parcels affected by the zoning at that time. Councilmember Althaus asked whether changing the zoning to General Commercial would enable drive through uses. Manager Medrud affirmed drive through uses would be allowed.

Manager Medrud reviewed the proposed text amendments:

- 3. Neighborhood Character.** Staff review of Comprehensive Plan Housing and Land Use Elements to determine if there are amendments needed to address “neighborhood character.”
 - 4. Thurston Climate Mitigation Plan.** Update greenhouse gas emission (GHG) targets in the Conservation Element to address HB 2311 and review any potential changes required as part of Phase 4 of the Thurston Climate Mitigation Plan.
 - 5. Essential Public Facilities Amendments.** Review the Comprehensive Plan Land Use Element and determine if there are amendments needed to address essential public facilities, including but not limited to: intensive inpatient facilities; long-term residential drug treatment facilities; and recovery house facilities.
- One proposed public map amendment and associated rezone includes:
 - 6. Dennis/Linderson Triangle.** The City proposed the amendment for a portion of 5.73 acres of vacant land located at 6501 Linderson Way SW at the western corners of Linderson Way SW and Dennis Street SW. During the 1980s, Linderson Avenue right-of-way was located along I-5 with no separation by streets. The area to the south has redeveloped to a multifamily development. The proposal would change the Comprehensive Plan map designation and zone district from Single Family Medium Density Residential (SFM) to Multifamily High Density Residential (MFH).

The Planning Commission recommended moving all amendments within the preliminary docket forward for review as part of the final docket. The General Government Committee reviewed the preliminary docket and recommended all amendments move forward for further review as part of the final docket with the exception of the Bath Littlerock Israel Comprehensive Plan Land Use Map Amendment and Corresponding Rezone because the proposal was part of the Sullivan amendments in 2017 and 2018. The Council conducted a worksession to review the proposed amendments and recommendations by the General Government Committee

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and the Commission. Staff requests the Council render a decision on what amendments should move forward as part of the final docket.

Councilmember Dahlhoff spoke to the challenges associated with what the Planning Commission experiences versus the Council's experiences. The Commission views proposals from the lens of land use. If development has not occurred over time, the Commission is willing to consider a different course versus the Council conversing about potential impacts to surrounding neighborhoods by changing course in the vision established by the Littlerock Subarea Plan. She understands both positions and agrees both sets of questions continue to be valid while also acknowledging the area lacks services. Issues surround how to meet the needs of residents who live in the area as well as the needs of the property owners who have owned the land for 14 years. She would support moving the amendment forward but understands should a majority of the Council disagree, it would be questionable to advance a proposal not supported by the Council. An unanswered issue is how long the City is willing to wait for any development to occur in the area or on the property.

Councilmember Althaus said he has similar feelings as the area has experienced some challenges and many members of the Council are not ready to abandon the initial vision established in the Littlerock Road Subarea Plan. However, if it is not realistic, the challenge is the argument that development should drive a reexamination of the plan if there is a belief that the plan is deficit and unlikely to happen. He prefers investing time and energy in revising the plan so that the plan drives development in the area as opposed to development driving the plan. Another ongoing issue is the potential of having a drive through lane close to a busy roundabout and potential traffic challenges in the area. Ultimately, his perspective has not changed because he has similar concerns about staff conducting additional research on a proposal that would not be supported by the Council. Adding the amendment to the docket that ultimately would not be adopted is unfair both to staff and the property owners. He supports revisiting the area as a whole because of the lack of services in the area; however, it should be in the form of revising the plan by pursuing a thoughtful review of the plan as opposed to authorizing a development that might spur desired development because the City could lose control as to how it wants to shape the future of that area.

Councilmember Dahlhoff noted that neighbor input continues to be a missing element for any ongoing discussions.

Councilmember Cathey agreed with the comments and supports revisiting the plan. In the last 12 years, the residential area has developed and increased and the ambience of the neighborhood character continues to prevail in terms of traffic congestion and commercial uses. She supports revisiting the plan and not including the proposed amendment within the final docket.

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Councilmember Schneider acknowledged that he was not involved in the development of the Littlerock Road Subarea Plan but supports the comments and wants to receive feedback from the community impacted by any decision. He prefers tabling the request until community input is provided to the Council.

Councilmember Jefferson said that as a newcomer to the process, she agrees with supporting walkability and safety for the surrounding neighborhoods and supports tabling the proposal to afford an opportunity to revisit the plan.

Councilmember Dahlhoff questioned the timeline to review the Littlerock Road Subarea Plan. Manager Medrud explained that as part of the eight-year update of the Comprehensive Plan that will start in the fall 2022, the inclusion of a review of the plan could be timely and appropriate.

Councilmember Dahlhoff recommended scheduling joint meetings with the Planning Commission when a review is initiated.

MOTION:

Councilmember Althaus moved, seconded by Councilmember Dahlhoff, to approve the Preliminary Docket for 2022 Comprehensive Plan Map and Text Amendments and Corresponding Rezones as recommended by the General Government Committee. A voice vote approved the motion unanimously.

Mayor Sullivan reviewed the items approved on the consent calendar.

COMMITTEE REPORTS:

PUBLIC HEALTH & SAFETY:

Leatta Dahlhoff

The next meeting is scheduled on Tuesday, March 8, 2022 at 8 a.m. to receive an update from Thurston County Public Defense Director Patrick O'Connor and an update from Fire Chief Hurley on emergency management.

GENERAL GOVERNMENT:

Michael Althaus

At its next meeting on March 9, 2022, the agenda includes a review of ordinances for street tree standards and tree preservation regulations and an interlocal agreement with Thurston County, City of Olympia, and City of Lacey for an electrification cost estimate.

PUBLIC WORKS:

Eileen Swarthout

The next meeting is scheduled on Thursday, March 3, 2022 at 8 a.m. to review a proposal for the Linwood Avenue Sidewalk Grant Agreement and receive an update on the Sewer Overflow Response. At the last meeting, Greer Environmental Consulting Services presented information to the committee and addressed some concerns as the owner of the company, Meredith Greer, is currently an employee of the City of Tumwater. Ms. Greer submitted her resignation effective March 15, 2022. Her consulting

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firm will oversee nine projects. The committee approved the proposal, which was adopted as part of the consent calendar.

BUDGET AND FINANCE:

Debbie Sullivan

There was no meeting and no report.

MAYOR/CITY ADMINISTRATOR'S REPORT:

City Administrator Doan responded to the public comment regarding golf cart purchase or leases. Over the last decade, the City has leased golf carts. The Council is scheduled to consider a lease proposal for golf carts. Regarding the comment concerning Brewery Park, the park is owned, operated, and maintained by the Olympia Tumwater Foundation. The park is not a City facility and the proposed building is sponsored by the Foundation and not the City. No City funds have been committed to that project.

The Council was provided with a copy of a letter responding to Deborah Johnson's comments about knotweed on some City property near the Palermo neighborhood. Her questions were in conjunction with the Greer Environmental Consulting Contract; however, Ms. Johnson's concerns focused on the prevalence of knotweed.

Director Denney updated the Council on recent flooding experienced in the valley and at the golf course. Water crested in the Deschutes River in the City of Rainier, which is a 10-hour travel time from the City. The City's nearest gauge for river height is in the City of Rainier, which is monitored by City staff. As the level crested earlier in the afternoon, the water level began rising in the river through Tumwater valley. The golf course was closed during the day and Pioneer Park was closed at approximately 6 p.m. because of water over the roadway and in the parking lot. As staff had time to prepare, equipment and supplies were moved. Staff will tour the area to assess damage and the extent of sediment and debris deposited in the park and at the golf course.

Mayor Sullivan reported she attended the February 16, 2022 Intercity Transit Authority meeting. Members were introduced to a new driver class of operators. Five new buses will be delivered to the agency bringing the number of new buses to 64. Members participated in the tour of the Pattison Street facility. The next meeting of the Authority is scheduled on March 2, 2022.

Charlie Schneider:

Councilmembers Schneider and Jefferson attended the Thurston County Food Bank Growers meeting to gather, share, plan, and coordinate food bank gardening efforts. They also attended a meeting with Pastor Sandy with United Methodist Church to identify the site of the future community garden.

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Councilmember Schneider attended the gifting of two handcrafted items from the butternut tree donated to the City by Arborist Ray Gleason.

Councilmember Schneider attended the Thurston Area Chamber of Commerce monthly forum. The speaker was Port of Olympia Executive Director Sam Gibboney who spoke to the Port's 100th year anniversary. He also participated in the City's the Adopt-a-Road program, Tumwater Youth Program, and chaperoned foster children at the Tacoma Ice Dome. He also attended the Tumwater Public Works meeting and the Climate Action Steering Committee as an alternate member.

Peter Agabi:

At the last meeting of the Thurston Economic Development Council (EDC) Board meeting, members received a presentation from the Thurston County Broadband Action Team and Nisqually Tribe's broadband efforts. The presentation covered details of areas for extending broadband services. Councilmember Agabi reported he met with Michael Cade, Executive Director of the EDC to enable the opportunity for Mr. Cade to meet with Mayor Sullivan and establish a formal relationship. Mr. Cade's presentation hinged on the City's plans to hire an economic development position and how that position will work with EDC to promote economic development in the City of Tumwater.

Michael Althausen:

Councilmember Althausen reported on his attendance to the recent Regional Fire Authority Planning Committee meeting and the Regional Housing Council (RHC) with Councilmember Cathey last week. Funding RFPs were issued on February 25, 2022 to providers and developers. The funding contracts are for a two-year period with a number of existing contracts scheduled for renewal along with new funds available to providers. The first RFP is for capital funds for projects. The funds include federal money. Typically, funding is approximately \$700,000 to \$750,000 and is matched with local document recording fees (\$550,000) for a total of \$1.2 million for capital projects. Local document recording fees also fund services totaling \$400,000. Most of the funds will assist hazardous weather services. The funding level will increase because of the increase in climate change creating more weather hazards both in the summer and winter. The last RFP is for funds from the state for homeless grants of an additional \$308,000 in service dollars in addition to \$700,000 for services. For more information on the grant funding opportunities, RHC has scheduled a bidders conference on March 3, 2022. More information is available at Thurston County's website for a link to access the event. The RHC is also engaged in ongoing discussions between Thurston County and the City of Olympia about incorporating Olympia's HOME Fund within the Thurston County HOME Fund recently adopted by the County Commission. Members received an update on the interlocal agreement with all RHC partners, which is scheduled for release in the next six months following RHC retreat discussions in May. Members also discussed the agenda for the retreat scheduled to be held with the Housing Action Team to discuss the two entities and define the best way to work jointly in the future. The retreat will

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be facilitated with pre-interviews of each entity. The RHC discussed the funding methodology for the retreat and whether jurisdictional partners should share an equal portion of the retreat cost. The RHC elected to allocate charges based on each jurisdiction's population to avoid partners paying a greater portion of the retreat cost than the jurisdiction's population. For Tumwater the cost is approximately \$2,000 for a two-day retreat.

Joan Cathey:

There were no meetings and no report.

Angela Jefferson:

At the last meeting of the Thurston County Emergency Medical Services (EMS) Council, members discussed the Basic Life Support (BLS) project. The 2021 budget totaled approximately \$1 million with the 2022 budget increased by approximately \$276,000 primarily due to COVID vaccines and a new helpline project for screening callers for emergencies. The Council discussed the Advanced Life Support (ALS) update. Staffing of the HPUs (High Probability Units) continue on Mondays and Fridays through the end of February. If HPUs are extended beyond February, the Transportation Resource Utilization (TRU) Committee will assess the extension. For the BLS update, the Council is planning for an EMT course and is working with Senior Emergency Medical Services Instructors (SEIs) to identify a lead and dates for each in-person class session. As of January 24, 2022, 223 participants completed hands-on CPR training. Twenty-four classes were scheduled for the month of January.

As reported by Councilmember Schneider, Councilmember Jefferson said she attended the community garden meeting to generate interest by partners to ensure the first community garden is a success. During the meeting, a lead gardener from the Thurston County Youth Correctional facility met with the group. Officer Shane also brought several youths to the meeting. Officer Shane and his team are ready to help with the community garden project. The following day, she and Councilmember Schneider attended the food bank meeting with growers. Pastor Sandy also attended the meeting to learn how food is donated, hours of donations, and the type of foods to grow.

Councilmember Jefferson and Councilmember Schneider visited the Isabella Bush Park to review ongoing improvements occurring in the park and met with the students during lunch.

Councilmember Jefferson met with representatives from the Mills and Mills Funeral Home to thank the business for maintaining the pioneer cemetery.

Leatta Dahlhoff:

Councilmember Dahlhoff reported on the increase in deferrals to the Law Enforcement Assisted Diversion program from law enforcement. The next areas of focus include the Nisqually Tribal Courts and the Department of Corrections. The Thurston County Prosecuting Attorney's Office is working with Tumwater to outline a streamlined arrest alternatives process.

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The Regional Fire Authority Planning Committee increased meetings to twice monthly. Highlights from the meeting included a current status report by the three consultants outlining planning, future work, and the timeline for a future ballot measure (April 2023). The committee established some subcommittees and developed a draft work plan and charter. Union representatives are working on comparables and City Administrator Doan and Olympia City Manager Jay Burney are reviewing the educational components (both internally and externally), as well as assessing the current status of equipment of both fire departments.

Councilmember Dahlhoff commented on the monthly celebrations of different groups of people, e.g. Black History Month and National Women's History Month, and how celebrating all groups every day could serve as a way to continually promote more inclusivity of everyone.

OTHER BUSINESS: Councilmember Jefferson announced a new pop-up food bank located at the United Methodist Church opening on March 16, 202 from 4:30 p.m. to 6:30 p.m. The food bank will be open on the third Wednesday of each month.

ADJOURNMENT: **With there being no further business, Mayor Sullivan adjourned the meeting at 9:00 p.m.**

Prepared by Valerie L. Gow, Recording Secretary/President
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