

TUMWATER CITY COUNCIL WORKSESSION

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CONVENE: 5:30 p.m.

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

Staff: City Administrator John Doan, City Attorney Karen Kirkpatrick, Parks and Recreation Director Chuck Denney, Community Development Director Michael Matlock, Planning Manager Brad Medrud, Communications Manager Ann Cook, and City Clerk Melody Valiant.

OLYMPIA TUMWATER FOUNDATION UPDATE:

City Administrator Doan described the City's long-term partnership with the Olympia Tumwater Foundation. The Foundation supports the community by providing history talks, walks along the river, historical programming, and archival and historical research services.

John Freedman, Executive Director, Olympia Tumwater Foundation, briefed the Council on a new project at Brewery Park at Tumwater Falls. The new History and Nature Center replaces the current administration and maintenance building. Architect Ron Thomas with Thomas Architecture Studio was engaged to design the center.

Mr. Freedman reported the Olympia Tumwater Foundation was founded 1950 with roots tracing to the Schmidt Family and the Olympia Brewing Company. The Foundation gifted the Tivoli Fountain to the State of Washington in 1953. A rededication of the fountain by Governor Inslee was celebrated in 2017. The Foundation owns and operates the Tumwater Falls Park recently renamed Brewery Park at Tumwater Falls and the Schmidt House. The Foundation sponsors an educational program providing scholarships and grants. The scholarship program is the largest in Thurston County awarding \$2.4 million since the program was established in 1967.

The Schmidt House was built in 1904 for Leopold Schmidt, founder of the Olympia Brewing Company. Today, extensive archives of the Olympia Brewing Company and the Schmidt family are housed in the Schmidt House, as well as the Foundation's history program. The house is available for public lectures, events, tours, culture events, and weddings. The Foundation received a grant from the State of Washington to add ADA access and expand archival space. The Schmidt House welcomes approximately 3,000 visitors each year.

The Brewery Park at Tumwater Falls opened in 1962 and is owned, operated, and maintained by the Foundation. The park is visited by over 250,000 people each year producing \$1 million in economic impact to

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Thurston County. The park consumes approximately one-third of the Foundation's operating expenses each year.

The existing administration facility was constructed in 1962 and is no longer able to accommodate visitor and staff capacity needs. Revenue generated by the new facility will sustain the Foundation and create new jobs functioning as a visitor-education-event center and supporting the new expanded salmon hatchery constructed by the Department of Fish and Wildlife (WDFW), as well as Tumwater's new trail through the park. The current building of 1,800 square feet would be replaced with a 5,000 square foot building.

The Foundation is funded through interest from investments donated by the Schmidt Family and the Olympia Brewing Company. The funds support operating expenses. The Foundation is seeking other opportunities to supplement revenue needs.

The Foundation supports the City of Tumwater's mission, vision, and strategic priorities through a variety of programs and facilities.

Director Denney described the new ADA-compliant bicycle & walking trail as the longest trail segment completed as part of the Deschutes Valley Trail system. When completed, the trail will connect Capitol Lake through Historical Park to the Brewery Park at Tumwater Falls, to the golf course along Tumwater Valley Drive connecting to the Palermo neighborhood and the Deschutes Valley Park ending at Pioneer Park.

Mr. Freedman advised that a future event may include a fall festival at the park involving the City, WDFW, and the Squaxin Island Tribe. The new facility may also serve as a catalyst for redevelopment of some of the brewery properties.

City Administrator Doan shared how the Foundation serves as the historical element of the City's actions to promote brewing, distilling, and cider making by promoting and offering programming on the history of brewing in the City.

Mr. Freedman displayed an illustration of the new center. The building will feature Native American history, history of the early pioneers, and industrial uses along the river. Because the park is considered the northern end of the Oregon Trail, staff is working with David Nicandri to publicize and market the location. The center is anticipated to cost \$7.5 million with groundbreaking scheduled in late 2023-2024. The project will create 40 fulltime jobs and generate over \$11 million in economic impact and over

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\$500,000 in state and local taxes. The center is anticipated to increase the park's economic impact by \$500,000 to \$1.5 million annually on an ongoing basis. The project has been endorsed by the City of Tumwater, WDFW, Thurston Economic Development Council, Secretary of State, Squaxin Island Tribe, Tumwater Area Chamber of Commerce, and U.S. Representative Marilyn Strickland. The Foundation received \$1.25 million from the Legislature. The Foundation is seeking broad support from the community through a capital campaign to raise funds during the planning stages. A request to the federal government has been submitted for \$2.5 million through Senator Murray's office. The Foundation plans to submit a grant application to the Washington State Recreation and Conservation Office with the assistance of the City serving as the municipal partner.

Ron Thomas, Thomas Architecture Studio, reviewed design components of the center by sharing a site plan and visual renderings of different elevations of the facility. The program includes adding a separate maintenance facility, providing bus access, adding a new access road, and adding a multi-level parking structure serving both the center and the park. The project cost includes the new building, parking structure, and other site improvements; however, it does not include roadway improvements and right-of-way required for the plan. The Foundation is discussing the project with City staff for future right-of-way acquisition and roadway improvements.

Mr. Thomas described programming for event space, a tap room to support synergy between the Brewery and Distilling Center featuring local beers, office space for the Foundation, and a catering kitchen. The building design is a simple gable roof and wood siding and has received the American Institute of Architects Design Award because of how the building conforms to the site, meets program needs, is designed for energy efficiency, incorporates art, and is supported by all partners.

Mr. Freedman and Mr. Thomas answered questions from the Council about improving landscaping along the trail, improvements to the fish ladder, and the potential of charging an entrance fee to the park to help raise funds for the project. At this time, the Foundation does not plan to assess a park entrance fee but has considered a pilot type program of seeking parking donations. Mr. Thomas added that the building's southern facing roof would likely be covered with photovoltaic panels to generate electricity. The Foundation has also discussed allocating 5% of the parking spaces for electric vehicle charging stations.

The Council and Mayor thanked Mr. Freedman and Mr. Thomas for the update.

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

Manager Medrud reviewed the details of the preliminary and final docket process for considering annual Comprehensive Plan Amendments.

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.
 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. Mr. Condyles sent a letter, which was copied to the Council outlining his position on the amendment. 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. 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 does not require a mix of uses. The Council did not approve a further amendment of these properties to General Commercial in order to maintain some level of mixed use along Littlerock Road. Instead, parcels near I-5 were changed to General Commercial and those near Littlerock were changed to Mixed Use.
- Three proposed public text amendments include:

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- 3. Neighborhood Character.** Staff to review the Comprehensive Plan Housing and Land Use Elements and determine if amendments are 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 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 in the preliminary docket to the final docket for further review. The General Government Committee recommended forwarding all amendments with the exception of the Bath Littlerock Israel Comprehensive Plan Land Use Map Amendment Corresponding Rezone (TUM-21-1872) because it was considered in 2017 and 2018. Following the Council’s discussion staff recommends placing the docket on the Council’s March 1, 2022 meeting agenda.

Following approval of the docket, staff will review the docket in March and present the Final Docket, ordinances, and amendments to the Planning Commission in July.

Councilmember Althaus shared that the General Government Committee reviewed the Bath proposal and compared it with the decision rendered by the Council in 2017 and agreed conditions had not changed to warrant a

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change. The long-term plan for the area has been for mixed use. The committee also did not want to advance the proposal if it was likely the proposal would not be approved by the Council.

Councilmember Dahlhoff commented that she understands both positions in terms of retaining the long-term vision for the area, but is also concerned about the lack of any community input as to what the community would like developed in the area.

Councilmember Cathey said the concern with changing the zoning is because the area serves as an entry point into the rural area of the City and because it is located adjacent to a heavily traveled roundabout. She prefers not allowing general commercial uses at that particular corner and instead prefers a mix of uses.

Councilmember Agabi asked about the difference in uses between General Commercial and Mixed Use. Manager Medrud explained that drive through uses are not allowed in the Mixed Use zone whereas General Commercial would allow drive through uses. The vision for Mixed Use is to promote walkability to and from those uses from local neighborhoods. General Commercial uses could entail the full range of auto-based commercial uses. Councilmember Agabi commented that it appears the area would benefit from high density uses. Manager Medrud explained that the Littlerock Road Subarea Plan's vision for that area along Littlerock Road is for less intense commercial uses, such as Neighborhood Commercial or Mixed Use zones with General Commercial areas closer to the freeway.

Chair Sullivan inquired about the residential requirements in Mixed Use zone districts. Manager Medrud said the Mixed Use zone allows both residential and commercial uses; however, there is no requirement to include residential.

Manager Medrud clarified that if the parcel was changed to General Commercial, drive through uses would be allowed. Restaurants are a permitted use in the Mixed Use zone except an exception was added as part of the Sullivan amendment prohibiting restaurants with drive through windows on parcels located on the north side of Israel Road between Littlerock Road and Tyee Drive. Restaurants without drive through windows would be permitted.

Councilmember Althausen questioned whether the Essential Public Facilities Amendment was prompted because of any changes in state law. Manager Medrud advised that the amendment was initiated because of an existing use that plans to expand its use. The City encountered difficulty in

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approving the request under current regulations. Consequently, staff is reviewing the regulations to ensure those types of situations can be addressed if the use already exists.

Councilmembers Jefferson and Schneider preferred to retain Mixed Use for the Bath proposal to promote a mix of uses to increase walkability in the area.

Mayor Sullivan said it appears the Council supports moving the General Government Committee recommendation forward to the Council's March 1, 2022 meeting for consideration.

PROPOSED COUNCIL GOALS FOR 2023-24:

City Administrator Doan reported that during the Council's retreat, the Council identified goals to guide the development of the City's biennial budget for 2023-24. The facilitator prepared a summary of the input from the Council's goal setting exercise. The Council's six Strategic Priorities are intended to be a long-term vision (10 years) for the City. The original priorities have been updated over time. He asked the Council for feedback on the goals and whether the six existing Strategic Priorities are currently relevant.

Feedback and suggestions from the Council included:

- The proposed goals are reflective of the Council's feedback; however, during the preparation of the budget some flexibility might be warranted based on available funding and other factors.
- The proposed list of 45 goals might be too ambitious. Staff acknowledged that many of the goals are undergoing some form of implementation through planning, design, or are under review by an advisory board or commission. Some goals may represent issues of magnitude or funding availability.
- Previous and recent goal-setting exercises affirmed the Council's priorities of environment and sustainability yet those priorities are listed as the last Strategic Priority and are not reflective of the Council's recent conversations. Staff explained that the Strategic Priority replaced a prior priority on organizational partnerships.
- Consider the option of a visual representation of the priorities, such as a pie chart as a way to avoid the perception the priorities are prioritized. The list should be reassessed as opportunities arise or an unexpected grant opportunity is identified.
- Recommend the City provide the Council with cell phones to conduct City business to eliminate the use of personal cell phones for City business. Consider adding cell phones under the strategy of *Refine and Sustain a Great Organization* as the goal for

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accessibility and transparency and the ability to access records generated from official use.

- Consider creating information highlighting many of the goals the City has accomplished.
- Rather than creating a goal for cell phones for the Council, the request for cell phones should be considered as part of the budgeting process.

COUNCIL RULES:

City Administrator Doan reported the version of the Council Rules is the same version presented during the retreat with strikeouts and additions recommended by staff. The Council offered the following suggestions and revisions to the draft Council Rules:

- Within sections 2.1.2 *Worksession* & 21 *City Council Committee*, the option of participating virtually should be included. City Attorney Kirkpatrick clarified that a new section was added on remote meetings for any City meeting and that language within the worksession section could be revised and clarified.
- Consider striking *Section 29.4 Councilmembers should not post City business on personal social media sites and should not comment about City business on social media sites hosted by others. Content from City social media accounts may be shared on personal accounts; Councilmembers should not comment on City social media content*, as the language does not prohibit the practice but rather that the Council should not. The section could include more parameters such as the actions would be subject to the Open Public Meetings Act and the Public Records Act to ensure it is clear that if the Council receives a Facebook message it may result in problems. Staff replied that the section is intended to reflect that the Council's personal social media accounts are separate from the Council's election or City social media accounts. The Council supported the creation of a Council official social media account.
- Under section 4.5 *Special Items*, "positive presentation" was questioned as to the intent of the phrase. City Administrator Doan explained that *Special Items* on the Council's agenda have historically been about positive presentations on various issues rather than a presentation of criticisms. He offered to review and improve the intent of the language.
- Recommend the addition of language following the section on 4.6 *Public Comments* enabling a three-minute period for Council response or rebuttals. Mayor Sullivan clarified that *Public Comment* is not intended to reflect a dialogue between the speaker and the Council; however, it is possible for the Council to follow-up on any comments during a worksession or other forum. City Administrator

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Doan offered additional information on ways to follow up with speakers dependent upon the subject of the comment.

- Would prefer the Council Rules include a 3-5 minute period for public comments rather than at the *discretion of the Mayor*. It was clarified that at *the discretion of the Mayor* is indicative of the Mayor announcing the time limit of the comment period prior to the Public Comment segment during a meeting. Mayor Sullivan recommended including a specific time limit and dependent upon the circumstance, the Mayor could shorten the public comment period to ensure the meeting announcement publishes the time limit for public comment. City Attorney Kirkpatrick explained that the current draft stipulates a specific time limit for public comment to avoid determining the time limit at each meeting. If a particular reason exists to change the limit, the Mayor has the discretion to establish another time limit. Mayor Sullivan added that the time limit for public hearings is addressed within a different section. City Attorney Kirkpatrick verified the Rules include two sections addressing public comments and testimony during a public hearing. The current draft sets the time at three minutes or another limit established by the Mayor.
- City Administrator Doan referred to *Section 9. Motions* and asked the Council to follow parliamentary procedures by clearly stating their intent to move or second a motion and clearly stating the motion rather than referring to a staff recommendation or the preceding discussion by the Council.

MAYOR/CITY ADMINISTRATOR'S REPORT:

Mayor Sullivan advised of several vacancies on the Planning Commission. The membership of the Planning Commission was previously limited to seven members but was revised to add two members to ensure the urban growth area was represented on the Commission. Members representing those areas of the urban growth area have subsequently been annexed into the City. She requested input on reverting membership to seven members or retaining a nine-member Commission. The Council discussed potential quorum issues and assurance of a diversity of voices and an opportunity to engage. The Council agreed to maintain membership at nine positions.

Mayor Sullivan advised that she plans to contact several Councilmembers as a follow-up to promote communications between the Mayor and the Council.

ADJOURNMENT:

With there being no further business, Mayor Sullivan adjourned the meeting at 8:14 p.m.

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