



City of Olympia

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Meeting Minutes Planning Commission

Monday, June 16, 2014

6:30 PM

Room 207

1. CALL TO ORDER

Chair Brown called the meeting to order at 6:30 p.m.

1.A ROLL CALL

Present: 9 - Commissioner Jessica Bateman, Commissioner Roger Horn, Commissioner Missy Watts, Chair Max Brown, Vice Chair Kim Andresen, Commissioner Judy Bardin, Commissioner Darrell Hoppe, Commissioner Jerome Parker, and Commissioner Carole Richmond

OTHERS PRESENT

Community Planning and Development Senior Planner Todd Stamm
Associate Planner Amy Buckler
Information Technology Services Supervisor Melynda Schmitt

2. APPROVAL OF AGENDA

Chair Brown added a presentation about the new emails protocol and an update about the upcoming retreat to the agenda.

The agenda was approved.

3. APPROVAL OF MINUTES

[14-0594](#) Approval of May 19, 2014 Planning Commission Meeting Minutes

The minutes were approved as amended.

4. PUBLIC COMMENT - None

5. ANNOUNCEMENTS

Ms. Buckler announced July 21, 2014 as the anticipated date for a Public Hearing on the wireless code amendment proposal by AT&T.

Ms. Schmitt gave an introduction to using the processes for the City Outlook web application for all Planning Commissioner emails regarding City business.

Ms. Buckler explained expectations regarding the use of the new email accounts.

6. INFORMATION REQUESTS

Commissioner Parker asked when answers to questions submitted to Public Works Engineer Randy Wesselman regarding prospective freeway construction projects could be expected.

Commissioner Horn inquired about the height of the Tanasse building.

7. BUSINESS ITEMS

[14-0583](#) Briefing and PUBLIC HEARING on LOTT Wastewater Treatment Plant Zoning

Chair Brown asked if there were any objections to his presiding and whether any Planning Commissioner had concerns that would affect their decisions on this issue. There were no objections or concerns.

Mr. Stamm gave an overview about RCW 36.70A.040, the Washington's Growth Management Act's requirement that development regulations must be "consistent with and implement the comprehensive plan". He explained how an update to the City's Comprehensive Plan recommended by the Planning Commission is now being considered by City Council. He discussed the associated changes in the City's development regulations, including the land use zoning map, and staff proposals for a variety of development code amendments, including the zoning change (also known as a "rezone"). He addressed the differences between changing the zoning of LOTT wastewater treatment plant site from "Industrial" to "Urban Waterfront" or keeping the current zoning.

Discussion:

- The legislative and quasi-judicial types of rezone
- Letters of recommendations to the City received from affected property owners and commercial interests
- Request for information about when, how much, and how often, LOTT burns methane (flaring) for determining whether the practice is an industrial use process
- Environmental Protection Agency reports on the health impacts of flaring

The Public Hearing was opened and closed at 7:26 p.m. with no public testimony.

There was unanimous agreement to keep the public comment period open until 5:00 p.m. on July 3, 2014.

[14-0584](#) Briefing and PUBLIC HEARING on Capitol View Offices Zoning

Chair Brown asked if there were any objections to his presiding and whether any Planning Commissioner had concerns that would affect their decisions on this issue. There were no objections or concerns.

Robert Woolf of 410 Huntermill Lane, a partner at Vine Street Associates, LLC, owners of the capitol view building under discussion spoke against the proposed rezone because it will change the building to non-conforming. He outlined the company's financial investment and how bank loans for non-conforming building are unavailable.

Mr. Stamm answered questions about when and how existing use code is written. He explained when the PC will review the criteria for the PO/RM code.

There was unanimous agreement to keep the public comment period open until 5:00 p.m. on July 3, 2014.

[14-0585](#) Briefing and PUBLIC HEARING on Henderson Park Zoning

Chair Brown asked if there were any objections to his presiding and whether any Planning Commissioner had concerns that would affect their decisions on this issue. There were no objections or concerns.

Mr. Stamm discussed the proposed Future Land Use map designation of the Henderson Park area south of the Henderson Boulevard / Interstate 5 interchange as "General Commerce."

Mary Beth Lang of 2403 Galloway St. SE, a member of the Board of the Wildwood Neighborhood Association, spoke on behalf of the Board in support of the recommendation of staff to keep the current zoning.

Discussion:

- The process of refining or changing the definition of the Commercial Services (CS-H) zoning designation
- Prioritizing working on a form based code

Jack Horton of 2106 Bethel St. NE, a representative of The Woodland Trail Greenway Association spoke in support of not changing the zoning. He explained changing the code would allow a gas station and a fast food restaurant and these are not consistent with neighborhood desires for having more pedestrian and bicycle friendly venues, avenues and paths.

Wendy Doray of 2424 Galloway St. SE spoke in support of retaining the current zoning. She does not believe that commercial development in this area will be consistent with preserving the character of the Wildwood neighborhood and the wishes of the residents.

Ms. Lang answered questions about the potential use of Lot 4 for a drive through business and her knowledge of the Marriott Hotel proposal for Lots 2, and Lot 3 site plan review requests.

There was unanimous agreement to keep the public comment period open

until 5:00 p.m. on July 3, 2014.

[14-0587](#) Briefing and PUBLIC HEARING on Capitol Campus Zoning

Chair Brown asked if there were any objections to his presiding and whether any Planning Commissioner had concerns that would affect their decisions on this issue. There were no objections or concerns.

Mr. Horton discussed the possibility of a future expansion or contraction of the Capitol Campus and suggested that zoning be consistent with this possibility and City plans for the area.

There was unanimous agreement to keep the public comment period open until 5:00 p.m. on July 3, 2014.

[13-0552](#) DELIBERATION ON RECOMMENDATION TO CITY COUNCIL:
Proposed Development Code Amendment Revising Rezone Criteria and Relating Pending Change in Comprehensive Plan's Future Land Use Map to Zoning Map

Mr. Stamm discussed the consolidation of land use categories in the draft Comprehensive Plan as recommended by the Planning Commission and now being reviewed by the City Council. He described the reduction in the number of categories from over 30 to about 15 and the addition of a specific Plan policy regarding rezone criteria. He explained the City staff proposal for a development code amendment revising the rezone criteria, including a new provision describing the relationship between the proposed more general Land Use map and the specific land use districts of the zoning code.

Discussion:

- Attending the Coalition of Neighborhood Association meeting and encouraging conversation and comment on the Future Land Use Map
- Crafting new language to replace the proposed new version of rezone criteria B: "The rezone will maintain the public health, safety, or welfare and promote a public interest."
- Urban corridors zoning clarification

Chair Brown moved, seconded by Commissioner Hoppe to direct staff to use the language for rezone criteria A from page 43, criteria B from page 47, criteria C, F, I from page 43, and criteria J (with fine tuning) from page 44-45, to create a proposal for discussion at the next meeting. The motion passed unanimously.

8. REPORTS

Leadership Team:

Chair Brown reported on the upcoming PC retreat and on recent conversations about

the CNA and the Development Council.

Finance Subcommittee:

Commissioner Horn reported on upcoming meeting agendas and a schedule for future meetings, and shared information he received at the CERC meeting.

Liaison Assignments:

Commissioner Richmond reported on the Utility Advisory Committee meeting.

Commissioner Hoppe reported on the Parks and Recreation Advisory meeting, and the meeting with staff and city engineers to address problems at the Design Review Board meetings.

Commissioner Parker reported on the Bicycle and Pedestrian Advisory Committee meeting.

Chair Brown reported on a LBA park feasibility study and discussion at the City Council meeting.

9. ADJOURNMENT

The meeting adjourned at 9:34 p.m.