



Meeting Minutes

Planning Commission

City Hall
601 4th Avenue E
Olympia, WA 98501

Contact: Todd Stamm
360.753.8597

Monday, September 8, 2014

6:30 PM

Council Chambers

1. CALL TO ORDER

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

1.A ROLL CALL

Present: 8 - Chair Max Brown, Vice Chair Kim Andresen, Commissioner Jessica Bateman, Commissioner Roger Horn, Commissioner Missy Watts, Commissioner Judy Bardin, Commissioner Jerome Parker, and Commissioner Carole Richmond

Excused: 1 - Commissioner Darrell Hoppe

OTHERS PRESENT

Community Planning & Development Principal Planners Todd Stamm and Steve Friddle

2. APPROVAL OF AGENDA

The agenda was approved.

3. APPROVAL OF MINUTES

[14-0860](#) Approval of August 18, 2014 Planning Commission Meeting Minutes

The minutes were approved as amended.

4. PUBLIC COMMENT

Ms. Alicia Elliott, 6325 Cedar Flats Road, urged the Commission to review the Wells Townhomes site development plan. She expressed concern the site is exempt from SEPA review, has slope instability issues, and is home to a blue heron rookery which she believes must be protected.

Mr. Daniel Einstein, 1007 Rogers Street NW, board member of the Westside Neighborhood Association and the Chairman of the Olympia Coalition for Ecosystem Preservation (OCEP), stressed that urban growth must be balanced by ecological considerations to be consistent with Washington's Growth Management Act. He

discussed current efforts to conserve the West Bay woods and Schneider Creek area, and urged the City to develop policies which could protect the herons and prevent the townhomes from being built in the woods. He invited Commissioners to attend a meeting of the OCEP to discuss updating the Critical Areas Ordinance.

A letter from Desdra Dawning, 434 Cushing Street NW, supporting protection for the heron rookery was circulated.

Chair Brown will attend the OCEP meeting at 11:30 a.m. on September 9, 2014.

Commission Parker asked Mr. Einstein to provide the Commission with a written copy of his remarks. He asked Mr. Stamm for an overview of possible Planning Commission involvement and for an opportunity to consult with Deputy City Attorney Darren Nienaber for a legal overview.

Mr. Stamm cautioned any representative who attends outside meetings to clearly express they are not representing the Commission as a whole. He suggested Commissioners propose this issue to Council for inclusion on their work plan if they are interested in it, and reminded the Commission their next year's work plan gets established in March by the Council.

5. ANNOUNCEMENTS

Mr. Stamm distributed CD disks containing an electronic version of the downtown plan. He announced Chris Bacha with Kenyon Disend PLLC will be attending the Planning Commission's September 22, 2014 meeting to answer questions raised at this public hearing and other concerns pertinent to Commission deliberations.

6. INFORMATION REQUESTS

Commissioner Parker inquired about the Commission's position on the PO/RM issue, the downtown plan status, and the communications draft policy documents completion.

Chair Brown responded the communications documents are currently being reviewed by City communications staff and the PO/RM issue is on agenda for the end of the year with a date to be set by the Leadership Team.

7. BUSINESS ITEMS

[14-0857](#) PUBLIC HEARING on Proposed Amendments to Wireless Communication Facilities (WCF) Regulations

Mr. Friddle explained the procedure for the public hearing. He discussed two of fourteen issues on the staff report. He discussed how identifying an actual gap in coverage could be a decision for the Hearings Examiner on a case-by-case basis. He requested all questions be submitted to him before the next meeting for consideration

by the consultant and to ensure adequate time for answers to be researched.

The public hearing was opened at 7:02 p.m.

Ms. Kristen Larson and Mr. Ken Lyons, attorneys representing AT&T, gave a presentation outlining why AT&T requested the code amendments.

Mr. Matt Kennelly, 2422 Washington Street SE, discussed using the precautionary principle. He urged the community to have a discussion about schools because the regulation does not cover schools. He discussed the importance of a clear commitment by the community to protect children and proposed a 1000 ft. distance between any wireless facility and schools, a practice being adopted by other jurisdictions. He requested the Commission take a position on this, which should reflect community values and concerns.

Heritage Commission Chair Holly Davies, 320 17th Ave SE, reviewed the Heritage Commission principles to consider.

Ms. Wendy Daray, 2424 Galloway Street NE, urged the Commission to use a precautionary principle and expressed concern about loss of an uninterrupted view of the horizon. She urged the Commission to limit height increases and new towers.

Discussion:

- Concerns about heritage issues which were not covered.
- Clarification about what "contributing" indicates in a historic context.
- Restrictions on the amount of electromagnetic energy output on collocating facilities.
- Response of other providers in the area with their concerns.
- Wireless facility citing critical habitat areas require a SEPA review.
- Which jurisdictions use the 1000 ft radius for school protection.
- Map of area schools showing the impact areas.
- Extension of protection to local historic districts.

The public hearing was closed at 7:47 p.m.

The public hearing was held and closed with the deadline for written submissions extended until midnight on September 15, 2014.

8. REPORTS

Leadership Team:

Chair Brown gave a report.

Finance Subcommittee:

Commissioner Horn gave a report. He attended the Olympia Downtown Association safety meeting and encouraged Commissioners to attend in the future.

Utilities Advisory Committee Liaison:

Commissioner Richmond gave a report.

Heritage Commission Liaison:
Commissioner Bardin gave a report.

9. ADJOURNMENT

The meeting was adjourned at 8:06 p.m.