



Meeting Agenda

Hearing Examiner

City Hall
601 4th Avenue E
Olympia, WA 98501

Contact Tim Smith
360.570.3915

Monday, June 8, 2026

9:00 AM

Hybrid - Virtual Via Zoom & Room
207

West Bay Yards, 21-2854

Registration Link:

https://us02web.zoom.us/webinar/register/WN_UJ_Od6neRraypKF-s3buOw

1. **AGENDA REVIEW**

2. **PUBLIC HEARING**

2.A [26-0419](#) PUBLIC HEARING - Case: West Bay Yards, 21-2854

Attachments: [Attachment 1 - Staff Report](#)
[Attachment 2 - Architectural Plan Set - 2025](#)
[Attachment 3.A - Upland Civil Set - 2025](#)
[Attachment 3.B - Refuse Truck Exhibit 2025](#)
[Attachment 3.C - Upland Civil with SCJ Markup 2025](#)
[Attachment 3.D - Engineering Design and Development Standards Deviation Request - 2022](#)
[Attachment 4.A - Joint Aquatic Resource Permit Application - 2025](#)
[Attachment 4.B - Shoreline Master Program Consistency Narrative 2025](#)
[Attachment 4.C - Trail maintenance Acknowledgement Memo - 2025](#)
[Attachment 4.D - Round 5 Applicant Response - 2026](#)
[Attachment 4.E - View Narrative - 2024](#)
[Attachment 4.F - Recreational Needs - View Analysis - 2024](#)
[Attachment 4.G - Appl Legal Response to 3rd Rnd Com - 2-15-2025 & 3-25-2025](#)
[Attachment 4.H - City Response to Applicants Legal Response to 3rd Round Comments 4-2024](#)
[Attachment 4.I - Technical Memo – Mitigation Sequencing and No Net Loss – 2024](#)
[Attachment 4.J - Applicant's Legal Response to View, Height and Restoration – 2022](#)
[Attachment 4.K - 2nd Round Applicant Response to City Review Table – 2022](#)
[Attachment 4.L - 3rd Round Applicant Response to City Review Table -2023](#)
[Attachment 4.M - 4th Round Applicant Response to Review Table – 2024](#)
[Attachment 5.A - Shoreline Landscape Plan Set - 2025](#)

[Attachment 5.B - Upland Landscape Set - 2025](#)
[Attachment 5.C - Soil and Vegetation Report - 2025](#)
[Attachment 6.A - Site Phasing Plan - 2026](#)
[Attachment 6.B - Building Phasing Plan - 2026](#)
[Attachment 6.C Phasing Diagram 1st Phase - 2025](#)
[Attachment 7 - SEPA Checklist - 2025](#)
[Attachment 8.A - Landau Preliminary Geotechnical Engineering Memorandum - 2020](#)
[Attachment 8.B - Landau Geotechnical Hazards Assessment - 2021](#)
[Attachment 8.C - Sage Geotechnical Response - 2025](#)
[Attachment 9.A - Traffic Impact Analysis - 2022](#)
[Attachment 9.B - Applicant Response to Traffic Comments](#)
[Attachment 9.C - Trip Generation Counts -2022](#)
[Attachment 10.A - Critical Areas Report - 2022](#)
[Attachment 10.B - Important Habitats and Species Report - 2022](#)
[Attachment 10.C - Bird Strikes Memo - 2025](#)
[Attachment 11.A - Preliminary Drainage Design Report - 2024](#)
[Attachment 11.B - Site Management Plan - 2021](#)
[Attachment 11.C - Construction Stormwater Pollution Prevention Plan - 2021](#)
[Attachment 12.A - Cultural Resource Desktop Review Report - 2021](#)
[Attachment 12.B -Cultural Resource Assessment - 2023](#)
[Attachment 13.A - Phase I Environmental Site Assessment - 2020](#)
[Attachment 13.B - Phase II Environmental Site Assessment - 2020](#)
[Attachment 13.C - Due Diligence Investigation Status Update Memorandum - 2020](#)
[Attachment 13.D - Voluntary Cleanup Plan Application and Remedial Investigation Data Gap Report - 2021](#)
[Attachment 13.E - Hardel Methatne Summary Memorandum - 2022](#)
[Attachment 13.F - Agreed Order DE 21726 - 2025](#)
[Attachment 14.A - Shoreline Restoration Design - 2025](#)
[Attachment 14.B - Restoration and Mitigation Plan - 2025](#)
[Attachment 14.C - Preliminary Engineering Design Report - 2022](#)
[Attachment 14.D - Shellfish and SAV Report 2022](#)
[Attachment 14.E - Portadam Feasibility Assessment- 2025](#)
[Attachment 15 - First Floor Elevation Recommendation - 2019](#)
[Attachment 16.A - Recorded Boundary Line Adjustment 2022](#)
[Attachment 16.B - Proposed Road Vacation Location 2024](#)
[Attachment 17 - NOA Notice of Land Use Application](#)
[Attachment 17.A - Distribution List](#)
[Attachment 17.B - Affidavit of Posting](#)

[Attachment 18.A - Design Review Board Minutes - Recommendations](#)
[Attachment 18.B - Design Review Packet](#)
[Attachment 18.C - Notice of Design Review Board Meeting](#)
[Attachment 19.A - 2021 Agency Comments](#)
[Attachment 19.B - 2022 Agency Comments](#)
[Attachment 19.C - Jan - March 2025 Agency Comments](#)
[Attachment 19.D - October 2025 Agency Comments](#)
[Attachment 19.E - 2026 Agency Comments - SEPA Determination](#)
[Attachment 20.A - 2021 Public Comment Letters](#)
[Attachment 20.B - 2022 Public Comment Letters](#)
[Attachment 20.C - 2025 Comment Letters](#)
[Attachment 20.D - 2026 Comment Letters - SEPA Determination](#)
[Attachment 21.A - 5.22.2022 Round 2 Review](#)
[Attachment 21.B - 9.18.2023 Round 3 Review](#)
[Attachment 21.C - 10.18.2023 DRB Postponement](#)
[Attachment 21.D - 2.7.2025 DRB Meeting Date](#)
[Attachment 21.E - 1.18.2026 SEPA Determination](#)
[Attachment 21.F - 1.23.2026 SEPA Update](#)
[Attachment 21.G - 5.22.2026 Hearing Notice](#)
[Attachment 22 - SEPA Determination of Non-Significance](#)
[Attachment 22.A - Distribution List](#)
[Attachment 22.B - Affidavit of Site Posting](#)
[Attachment 22.C - SEPA Appeal Submittal by Olympia Ecosystems](#)
[Attachment 23.A - 2021 Development Agreement](#)
[Attachment 23.B - 2020 USFWS Methods to Reduce Bird Collisions with Glass](#)
[Attachment 23.C - 2023 Regional Trails Plan](#)
[Attachment 23.D - 2016 West Bay Restoration Assessment](#)
[Attachment 23.E - 2012 Shoreline Master Program Restoration Plan](#)
[Attachment 23.F - 2005 West Bay Corridor Study](#)
[Attachment 24.A - Hearing notice](#)
[Attachment 24.B - Affidavit of posting - publishing](#)
[Attachment 24.C - Distribution List](#)

3. ADJOURNMENT

The City of Olympia is committed to the non-discriminatory treatment of all persons in employment and the delivery of services and resources. If you require accommodation for your attendance at the meeting, please contact Community Planning & Development by 10:00 a.m., 48 hours in advance of the meeting or earlier, if possible; phone: 360.753.8314; e-mail cpdinfo@ci.olympia.wa.us. For hearing impaired, please contact us by dialing the Washington State Relay Service at 7-1-1 or 1.800.833.6384.

