



# City of Olympia

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## Meeting Minutes Planning Commission

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Monday, August 20, 2012

6:30 PM

Council Chambers

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### Regular Meeting

#### 1. CALL TO ORDER (6:30 p.m.)

*Chair Tousley called the meeting to order at 6:30 pm.*

#### 1.A Roll Call

**Present:** 7 - Commissioner Judy Bardin, Commissioner Roger Horn, Commissioner Paul Ingman, Commissioner Agnieszka Kizza, Commissioner Jerome Parker, Commissioner Rob Richards, and Chair Amy Tousley

**Excused:** 2 - Vice Chair Larry Leveen, and Commissioner James Reddick

#### 1.B Acceptance of Agenda

*Commissioner Horn requested addition of "Committee Reports" under "Other Business."*

*Commissioner Ingman requested Item "1.D Approval of Minutes" be moved to after "Other Business."*

**Commissioner Ingman moved, seconded by Commissioner Richards, to approve the agenda as amended. The motion passed unanimously.**

#### 1.C Announcements

*Associate Planner Amy Buckler informed the Commission that staff is looking into providing more microphones as requested by the Commission.*

*Associate Planner Amy Buckler demonstrated how to locate the Commission's upcoming meeting calendar on the Legistar system.*

*Chair Tousley announced that representatives from Mithun will be present at the City Council's Land Use and Environment Committee meeting on August 23, 2012 to demonstrate visualization software. Commissioners were asked to let Associate Planner Buckler know if they plan to attend; should a quorum wish to attend the meeting will need to be noticed.*

*Chair Tousley announced the City Council's Shoreline Master Program schedule is now available online. They will be holding four workshops on September 11, September 25, October 2, and November 3.*

#### 2 PUBLIC COMMUNICATIONS (for items not on the agenda)

None

### 3 PUBLIC HEARINGS

[12-0472](#)

Public Hearing: Trillium Comprehensive Plan Amendment & Rezone Request (6:50 p.m.)

**Attachments:** [1. OMC Chapter 18.57](#)  
[2. OMC Chapter 18.58](#)  
[3. Trillium Comp Plan Amendment Application.pdf](#)  
[4. Environmental Checklist.pdf](#)  
[5. DRAFT SEIS 081612.pdf](#)  
[6. 2012 Deliberation Schedule](#)

*Chair Tousley announced that the Trillium Comprehensive Plan Amendment and Rezone is a quasi-judicial process. She asked Commissioners to declare any previous contacts that might result in prior bias or appearance of fairness issues. She announced that Commissioner Leveen has recused himself from participating in the Trillium issue due to his involvement with the Olympia Safe Streets Campaign.*

*Commissioner Parker announced he was contacted by an interested citizen who requested the written record remain open until Friday, August 24.*

*Chair Tousley outlined the process for the Commission's recommendation on this proposal. There is a separate comment period for the Draft Supplemental Environmental Impact Statement (DSEIS) associated with the proposal, which ends September 17, 2012 at 5:00 p.m.*

*Chair Horn asked if there will be time for the Commission to ask questions of speakers. Chair Tousley responded that they may do so, but may not ask leading questions; questions should only pertain to the testimony provided.*

*00:13:30 - Associate Planner David Nemens gave a brief presentation and background regarding the applicant's request for a Comprehensive Plan amendment and rezone to redesignate the subject property from Neighborhood Village, and the process for review of the proposal.*

*00:24:00 - Duana Kolouskova, Attorney for D.R. Horton, 1601 114th Ave SE, Bellevue, provided a presentation and background regarding the applicant's request for a Comprehensive Plan amendment and rezone to redesignate the subject property from Neighborhood Village to R 6-12 or - as a secondary option - R 4-8. In 2011, the City denied a master plan request for the subject property on the basis that the required fixed route transit service could not be provided. A subsequent appeal by D.R. Horton is pending in Superior Court.*

*00:29:00 - Chris Ferko, Barghausen Consulting Engineers, Inc., Mr. Ferko expressed how the proposal is consistent with the goals of Olympia's Comprehensive Plan and promotion of smart growth principles. He responded to options put forth by staff in the SEIS as well as anticipated concerns about the proposal, including stormwater, transit and public school capacity.*

*00:38:35 - Chair Tousley opened the public hearing.*

00:39:06 - Mr. Pat Allen, Senior Civil Engineer, 929 Lakeridge Dr., representing Thurston County, spoke about Thurston County's concerns regarding potential downstream impacts to Chambers Basin, including risk of flooding, increased stormwater volumes, and pollutant loads. Mr. Allen said the County supports a site specific rezone in the Chambers Basin that decreases impervious surface and provides incentives for increased vegetation. R4-8 is preferable. SUBMITTED WRITTEN COMMENT VIA EMAIL.

00:45:00 - Mr. Bob Wadsworth, 5407 Brenner Rd NW, expressed concerns about the proposal. SUBMITTED WRITTEN COMMENT.

00:51:30 - Mr. Daniel Perry, 3301 43rd Ave SE in Thurston County, expressed concerns about the proposal. SUBMITTED WRITTEN COMMENT

00:57:40 - Mr. Eric Nelson, 3321 Humphrey Street SE, expressed concerns about the proposal. SUBMITTED WRITTEN COMMENT

1:03:35 - Mr. Charles Fulcher, 4443 Frontier Ct., expressed concerns about the proposal. SUBMITTED WRITTEN COMMENT

1:08:50 - Mr. John Cusick, 4615 Ferndale Ct SE, expressed concern about whether public notice was adequate and about the proposal. SUBMITTED WRITTEN COMMENT

1:16:20 - Mr. Andrew Diaz, 3218 Hoffman Rd SE, expressed concerns about the proposal. Stated that if rezoned, the property should be rezoned as low impact that saves part of the woods. SUBMITTED WRITTEN COMMENT.

1:20:20 - Ms. Jane Stavish, 4443 Frontier Ct SE, commented about the state of Chambers Ditch and concerns about the proposal. SUBMITTED A VIDEO AND PHOTOS.

1:27:20 - Mr. Gus Guethlein, 3222 Wiggins Rd SE, expressed concerns about the proposal. SUBMITTED WRITTEN COMMENT.

1:32:55 - Lou Guethlein, 3222 Wiggins Rd SE, spoke about life in a watershed and expressed concerns about the proposal. SUBMITTED WRITTEN COMMENT.

1:37:20 - Jim Zhan, 3323 Yelm HW SE, expressed concerns about the proposal. SUBMITTED WRITTEN COMMENTS VIA EMAIL.

1:43:30 - Christianna Figueroa, 3009 Hoffman Rd SE, expressed concerns about the proposal. SUBMITTED WRITTEN COMMENT.

1:49:00 - George Kaminsky, 3009 Hoffman Rd SE, expressed concerns about the proposal. SUBMITTED WRITTEN COMMENTS.

1:54:19 - Dennis O'Hara, Fuller Lane, spoke about changes he has seen in Thurston County throughout his life. Especially notices water changes. Wards Lake is a little jewel - he swam and fished there for 70 years and it's always been clean. The algae bloom this year is awful, and he thinks it's caused by loss of watershed completely around the lake, construction, additional pollution to stormwater that dumps into lake. Supports low impact or no impact for this site.

1:58:09 - Walt Jorgenson, 823 North St, requested an extension of written comment period.

2:00:10 - Chair Tousley closed the oral portion of public hearing.

Chair Tousley followed up with Mr. Nemens regarding Mr. Cusick's concerns about whether the public hearing was adequately noticed. Mr. Nemens responded that the applicable notice period for Comprehensive Plan zoning map amendments is 10 days, not 13 days as for Hearing Examiner public hearings. The City mailed the notice on Friday, August 10th. In addition, public notice was published in the newspaper and on the site. The Commission's action to extend the written comment period to August 24 should go a long way toward mitigating any perceived lack of notice.

**The public hearing was held and closed. The Commission agreed to extend the written comment period until until 5:00 p.m. on Friday, August 24, 2012.**

[12-0460](#)

Public Hearing and Deliberations: Proposed Comprehensive Plan Amendment to Parks, Arts and Recreation Chapter (8:20 p.m.)

**Attachments:**     [Attachment 1 - Chapter with changes highlighted](#)  
                                 [Attachment 2 - Replacement Map 7-1](#)

02:12:15 - Chair Tousley opened the public hearing.  
There were no comments.

02:13:32 - Chair Tousley closed the hearing.

**Commissioner Ingman moved, seconded by Commissioner Richards, to support and adopt the new impact fee rate. The motion carried unanimously.**

**Commissioner Horn moved, seconded by Commissioner Parker, to recommend that the language changes to the Parks, Arts and Recreation Chapter as proposed in the staff report be adopted. The motion carried unanimously.**

#### 4 OTHER BUSINESS

[12-0473](#)

Confirmation of OPC Deliberation Process (8:50 p.m.)

**Attachments:**     [1. Deliberation Schedule.pdf](#)

*CPU Sub-Committee Chair Richards proposed the Commission switch its initial deliberation schedule so that Neighborhood issues are discussed on October 1, and Land Use and Mobility is discussed on October 15. This was requested by staff due to staff scheduling issues. The Commission agreed.*

*Commissioner Bardin requested that she be able to participate in the meeting on October 15 via conference call as she will be out-of-town on a business trip. Chair Tousley confirmed that since the Commission will not be voting that evening, it is okay for her to participate by phone.*

*Commissioners discussed other issues regarding their initial deliberation schedule:*

*- Whether or not other topics could be added under the broad headings for each*

night.

- The intent is that the initial deliberation meeting conversations be open such that topics not specifically listed may be discussed.

- Recognition that topics are interrelated so there may be some overlap in discussions from week to week.

- Confirmation that public comments will be taken mid-way through and at the end of each meeting.

- Chair Tousley and Associate Planner Amy Buckler will work on the agendas so that opportunities for public comment are clear.

- CPU Sub-Committee will review the public notice before it is sent out at their September 5 meeting.

- Concerns about maps missing in July Draft. Is this consistent with RCW 36.70A.130 which requires all proposals to be considered by governing bodies concurrently so that the overall effect of the proposals can be considered.

- RCW applies to governing bodies, not advisory bodies.

- When will the Commission get final set, including final maps for review?

- Sub-Area maps are very general, and the Commission can discuss this further on October 1.

- Review of CPU Sub-Committee on August 13, in which Councilmember Langer was in attendance. Councilmember Langer expressed he could not speak for the Land Use & Environment Committee, but was there mainly to listen. He also reinforced the City Council's desire to have a recommendation on the Comprehensive Plan Update completed by end of the year, and proposed many of the issues should be given to the neighborhoods rather than having the Commission spend the time on it.

- Commissioners will submit clarifications regarding the topics they wrote on the sticky notes to Associate Planner no later than Tuesday, September 11 at 5:00 p.m., for inclusion in the September 17 staff report. This will save time at the meetings.

- Concerns about other items on the September 17th agenda taking up time on the agenda, including the County Rezone briefing and deliberations on the CFP recommendation letter. Chair Tousley confirmed there is no flexibility to move these items to another date. She asked Ms. Buckler to follow up with the County about how much time will be needed for the rezone briefings, and Sub-Committee Chair Horn to let her and Ms. Buckler know how much time he thinks is needed for the CFP item on September 17.

**The report was received.**

## **5 Committee Reports**

02:37:59 - Finance Sub-Committee Chair Horn provided an update on the Sub-Committee.

### **1.D Approval of Minutes**

[12-0470](#)

Approval of July 23, 2012 Meeting Minutes

**Attachments:** [Draft Minutes](#)  
[Draft Supplemental OPC July 23 2012 Minutes](#)

**Commissioner Parker moved, seconded by Commissioner Richards, to approve the minutes. The motion carried by a unanimous vote.**

[12-0471](#)

Approval of July 25, 2012 Meeting Minutes

**Attachments:** [Draft Minutes](#)  
[Draft Supplemental OPC July 25 2012 Minutes](#)

**Commissioner Horn moved, seconded by Commissioner Richards, to approve the minutes. The motion carried by a unanimous vote.**

## 6 ADJOURNMENT

*The meeting was adjourned at 9:43 p.m.*