



# Meeting Minutes

## Planning Commission

City Hall  
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Olympia, WA 98501

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**Monday, April 6, 2015**

**6:30 PM**

**Council Chambers**

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**1. CALL TO ORDER**

Chair Brown called the meeting to order at 6:31 p.m.

**1.A ROLL CALL**

**Present:** 4 - Chair Max Brown, Vice Chair Kim Andresen, Commissioner Jerome Parker, and Commissioner Carole Richmond

**Excused:** 2 - Commissioner Missy Watts, and Commissioner Darrell Hoppe

**OTHERS PRESENT**

Community Planning and Development Director Keith Stahley  
Deputy Director Leonard Bauer  
Principal Planner Todd Stamm  
Senior Planner Amy Buckler  
Mayor Pro-Tem Nathaniel Jones  
City of Tacoma Planning & Development Services Assistant Director Ian Munce  
Attorney, Author, and Environment & Land Use Planner Chuck Wolfe  
State Department of Ecology Brownfields Environmental Planner Tiffany Johnson  
Toxics Cleanup Program Section Manager Rebecca Lawson  
Brownfields Lead Alan Bogner

**2. APPROVAL OF AGENDA**

**The agenda was approved.**

**3. BUSINESS ITEM**

**3.A [15-0316](#) Briefing on Tacoma's Waterfront Redevelopment and the Issue of Site Contamination**

Ms. Buckler introduced the panelists and outlined topics to be covered. She discussed soil contamination issues and how some comparisons and similarities to Olympia's soils were handled by the City of Tacoma. She reviewed Olympia's Comprehensive Plan vision for Downtown.

Mr. Munce gave historical background on Tacoma's waterfront and discussed timing, transit, financial resources, and redevelopment approaches to problem solving. He outlined SEPA design review oversight and the grants submission process.

Mr. Wolfe discussed challenges of using an area wide approach, and addressed issues of complexity and processes of conventional land use approval. He gave a presentation about infill development throughout the Puget Sound area and described the evolution of the statewide remedial program. He discussed development projects in Everett and on Bainbridge Island, and reviewed language of the Model Toxics Control Act (MTCA) and RCW 70.105D.010(4).

Mr. Bogner discussed the role of the Department of Ecology in redeveloping brownfields. He gave examples of contaminated properties and discussed how best to approach public funding support.

Ms. Johnson gave a broad overview of the Department of Ecology's remedial action grants and loans, and described funding procurement.

Ms. Lawson addressed application submittal for integrated planning grants, voluntary cleanup programs, and local government matching funding.

Discussion:

- GMA and SEPA approval process for creating no appeal areas.
- Department of Ecology requirements for sites with complex cleanup problems.
- Integration of MTCA and SEPA overlapping requirements.
- Clean up standards for property at risk of sea level rise and SEPA planned action requirements.
- Tacoma's use of Community Renewal Area (CRA).
- Public outreach and involvement strategies.
- Acquiring contaminated property and determining Potential Liable Party (PLP) status.
- Community redevelopment and brownfield consultant assistance.
- Departments of EPA, Ecology, and Commerce to combine efforts for services.
- University of Washington Tacoma's expansion and partnership with the City of Tacoma.
- Municipality development of formula agreements for mitigating liability to encourage development.
- Starting and sustaining revitalization vision dependence on public support from citizens, neighborhoods, businesses, and developers.
- Tacoma's use of utility funds, general obligation bonds, and general funds.
- Cleanup standards/strategies applicable for different uses (industrial or parks).

Written questions were submitted by members of the public and read to panelists by Chair Brown.

**The report was received.**

**4. PUBLIC COMMENT - None**

**5. APPROVAL OF MINUTES**

- 5.A**     [15-0341](#)            Approval of March 16, 2015, Planning Commission Meeting Minutes

**The minutes were approved as amended.**

**6.        STAFF ANNOUNCEMENTS & INFO REQUESTS - None**

**7.        REPORTS**

Commissioner Richmond attended the Utility Advisory Committee meeting and gave a report.

Chair Brown discussed the Planning Commission vacancy appointment process.

Commissioner Horn and Vice Chair Andresen attended a Bleiker Life Preserver training. Vice Chair Andresen distributed a worksheet. Commissioner Horn discussed the training.

Vice Chair Andresen attended the Downtown Action Plan Committee meeting and gave a report. She urged Commissioners to attend the launch party on April 18, 2015.

Commissioners Bateman and Horn attended the Finance Committee meeting and Commissioner Horn gave a report.

Commissioners Horn and Parker attended the Community and Economic Revitalization Committee (CERC) meeting and Commissioner Horn gave a report.

**8.        ADJOURNMENT**

The meeting was adjourned at 9:15 p.m.