



# Meeting Minutes

## Planning Commission

City Hall  
601 4th Avenue E  
Olympia, WA 98501  
Contact: Joyce Phillips  
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**Monday, June 6, 2016**

**6:30 PM**

**Room 207**

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**1. CALL TO ORDER**

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

**1.A ROLL CALL**

**Present:** 7 - Chair Carole Richmond, Vice Chair Brian Mark, Commissioner Travis Burns, Commissioner Darrell Hoppe, Commissioner Negheen Kamkar, Commissioner Jerome Parker, and Commissioner Missy Watts

**Excused:** 1 - Commissioner Paula Ehlers

**Absent:** 1 - Commissioner Mike Aurderer

**OTHERS PRESENT**

Community Planning and Development Deputy Director Leonard Bauer  
Senior Planner Joyce Phillips  
Senior Planner Linda Bentley  
ECONorthwest Project Manager Erik Rundell  
ESA-Environmental Science Associates Project Manager Ilon Logan

**2. APPROVAL OF AGENDA**

**The agenda was approved.**

**3. APPROVAL OF MINUTES**

**3.A** [16-0691](#) Approval of May 16, 2016 Planning Commission Meeting Minutes

**The minutes were approved.**

**4. PUBLIC COMMENT - None**

**5. ANNOUNCEMENTS**

Ms. Phillips announced the following:

- Council's mid-year retreat is on Saturday - June 11, 2016.
- This week's Design Review Board meeting has been rescheduled to June 23, 2016.

- There will not be a Hearing Examiner meeting on June 13, 2016.
- A neighborhood meeting is scheduled for June 8, 2016. This will be an informational meeting on the Draft Community Renewal Area Plan and the Draft Request for Proposal for the property located at 308-310 4th Avenue East, the former Griswold's property.
- Thurston County has received a couple of subdivision applications in the southern portion of the Olympia Urban Growth Boundary.
- Bicycle Corridor Kick-Off Celebration is Saturday - June 11, 2016.
- Reminder: due to the 4th of July holiday the Planning Commission will meet on the 2nd (July 11, 2016) and 4th (July 25, 2016) Mondays in July.

## 6. BUSINESS ITEMS

### 6.A [16-0695](#) Comprehensive Plan and Development Regulation Amendments, Kaiser Harrison Opportunity Area Plan - Public Hearing

Ms. Phillips reviewed the Comprehensive Plan and Development Regulation Amendments for the Kaiser Harrison Opportunity Area Plan for the Public Hearing.

Chair Richmond opened the Public Hearing. The following people from the public spoke:

John Newman, a resident of Olympia for over 30 years, stated:

- The development of the area is being achieved currently.
- The ECONorthwest analysis is now outdated with reference to residential vacancy rates going up. Vacancy rates are going down.
- Rezoning the area on data that was compiled three years ago is dated.
- The City shouldn't spend a lot of money evaluating the larger retail areas.
- The City shouldn't invest in additional off ramps off from the 101 freeway as there are already sufficient off ramps.
- He will be submitting written comment to the Commission.

Bryan Johnson, a homeowner in the Bay Hill development, stated:

- The area is currently well developed.
- There are a few large retail centers already in place in the surrounding area.
- He is concerned changing the zoning from Low Impact Development (LID) or Professional Office/Residential Multi-Family (PO/RM) to high impact, mixed use or medium density will change the character of the already established surrounding neighborhoods. Currently this is a quiet area.

Darryl Bullington, a longtime resident of the west side, stated:

- He feels that multi story buildings north of and on Harrison are and will continue to destroy the character of West Side.
- He feels trying to increase the tax base of an area that already has a high water table and other problems that had to be overcome to put the housing developments around the Auto Mall area, would be an expense that would be

pushing the envelope.

- He would not like to see higher density in this area but would like to see small farms instead of retail businesses.

Written comments from the public will be accepted until 5:00 p.m. on June 10, 2016.

**The public hearing was held and closed.**

**6.B**     [16-0692](#)            Comprehensive Plan Text Amendment, Public Health, Arts, Parks and Recreation Chapter - Public Hearing

Ms. Phillips reviewed the Comprehensive Plan Text Amendment for the Public Health, Arts, Parks and Recreation Chapter for the Public Hearing.

Chair Richmond opened the Public Hearing. There was no public comment.

Written comments from the public will be accepted until 5:00 p.m. on June 10, 2016.

**The public hearing was held and closed.**

**6.C**     [16-0693](#)            Comprehensive Plan Text Amendment, Land Use and Urban Design Chapter - Public Hearing

Ms. Phillips reviewed the Comprehensive Plan Text Amendment for the Land Use and Urban Design Chapter for the Public Hearing.

Chair Richmond opened the Public Hearing. There was no public comment.

Written comments from the public will be accepted until 5:00 p.m. on June 10, 2016.

**The public hearing was held and closed.**

**6.D**     [16-0672](#)            Critical Areas Ordinance, Amendments to OMC 18.32, 18.02.180, and 18.37.070

Ms. Bentley and Ms. Logan reviewed the Critical Areas Ordinance Amendments to OMC 18.32, 18.02.180, and 18.37.070 for the Public Hearing.

Chair Richmond opened the Public Hearing. There was no public comment.

Daniel Einstein from the public asked a few questions and indicated that he will be submitting written comment to the Commission.

Written comments from the public will be accepted until 5:00 p.m. on June 10, 2016.

**The public hearing was held and closed.**

**6.E**     [16-0697](#)            Olympia's Action Plan

Mr. Bauer presented a briefing on Draft Action Plan.

**Commissioner Parker motioned, seconded by Commissioner Mark, to have**

**Chair Richmond write a recommendation letter on behalf of the Planning Commission to the City Council stating that the Draft Action Plan is consistent with the Olympia Comprehensive Plan. The motion passed.**

**The recommendation was discussed and continued to the Planning Commission due back on 6/20/2016.**

## **7. REPORTS**

Commissioner Parker reported he will attend the upcoming Arts Commission meeting.

Chair Richmond attended the Downtown Strategy discussion on Urban Design. She also attended a meeting about the Columbia Place project on June 1, 2016.

Commissioner Watts stated she recently observed in another City, banners congratulating the recent 2016 graduating classes. She suggested the City of Olympia look into doing this in the future.

## **8. OTHER TOPICS**

Chair Richmond asked the new Commissioners to briefly explain what their interests are in serving on the Planning Commission. Commissioners Frank, Kamkar and Burns all commented.

## **9. ADJOURNMENT**

The meeting was adjourned at 9:10 p.m.