



SEPA DNS and NOTICE OF PUBLIC HEARING For OLYMPIA HEARING EXAMINER

ATTACHMENT J
Community Planning & Development
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MEDELA REZONE

This document is a notice from the City of Olympia regarding the land use zoning map amendment application submitted to the City by Medela Group, LLC, on January 14, 2015. This document includes both a notice of the City of Olympia’s threshold determination issued pursuant to the State Environmental Policy Act (SEPA) and NOTICE of the PUBLIC HEARING regarding the proposal in general. Please read carefully as this hearing may be the only public hearing regarding this proposal.

Proposal: Amendment of City of Olympia land use Zoning Map changing over nine acres southeasterly of the intersection of Pacific Avenue and Boulevard Road SE from ‘Single-Family Residential 4 to 8 units per acre’ to ‘Residential Multi-family 18 units per acre.’ (See location below and accompanying map for specific location, and Olympia File 15-0010 for more information.) Any change in zoning would extend to the center of adjacent streets and Interstate 5.

Location: Blocks 800 and 900 east of Chambers Street SE, Olympia, Washington, in the southeast quarter of the southeast quarter of Section 13 of Township 18 North, Range 2 West and including Thurston County tax parcel numbers 094800-45000, -46000, -48000, -49000, -50000, -51000, -52000, -53000, -54000, -56000, -57000, 52900100100, 52900200900, 52900200700, and 09480047000 (Note that the applicant’s proposal did not include the last parcel, #09480047000, which is the most southeasterly of the properties. It has been added to this proposal by the City staff so that the Examiner has the option to consider whether or not to recommend that this parcel also be rezoned.)

Applicant: Medela Group, LLC, 250 Courtney Creek Lane, Belfair, WA 98528

Representative: Ron Niemi, Woodard Bay Works, Inc., 6135 Woodard Bay Road NE, Olympia, WA 98506

PUBLIC HEARING: The City of Olympia Hearing Examiner will hold a public hearing at:

**6:30 p.m. on Monday, July 6, 2015, in the
Council Chambers, 601 East 4th Avenue,
Olympia, Washington**

to receive comments prior to making a recommendation to the City Council regarding this proposal. The Examiner may recommend that the proposal be adopted or not adopted, or may recommend an alternative or a variation. Anyone interested is invited to attend and present testimony regarding the above proposal. Written statements may be submitted to the Examiner at the hearing or in care of the Olympia Community Planning and Development Department. Unless additional time is granted by the Examiner, written comments must be received at or prior to the public hearing. A copy of the staff’s report to the Examiner will be available seven days before the hearing.

The City of Olympia is committed to the non-discriminatory treatment of all persons in the delivery of services and resources. If you require special accommodations to attend and/or participate in this hearing, please contact Community Planning and 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.

To submit written comments, or to obtain a copy of the staff report or other information about this proposal or the hearing process, such as a copy the Examiner's rules of procedure, please contact: Todd Stamm, Principal Planner; at Olympia City Hall, 601 4th Avenue East; Phone (360) 753- 8597; E-mail cpdinfo@ci.olympia.wa.us; Mail to Olympia Community Planning and Development Department, P.O. Box 1967, Olympia, Washington, 98507-1967.

State Environmental Policy Act Threshold Determination – DNS

The City of Olympia as lead SEPA agency for this proposal has determined that it probably will not have a "significant adverse impact" upon the environment. Therefore an Environmental Impact Statement will not be required under RCW 43.21C.030(2)(C). This Determination of Non-Significance (DNS) was made after review by the City of Olympia's environmental review officer (SEPA Official) of an Environmental Checklist and other information on file with the City. This information is available to the public on request.

The environmental review and SEPA threshold determination of this proposed action are for that proposal described in the application received by the City on January 14, 2015, together with the addition of one parcel of land as described above. This determination is limited to that non-project action of amending City development regulations. It assumes that whether the proposing zoning is appropriate will be fully considered by the Olympia Hearing Examiner and, in addition, if and when any development of the site is proposed any such project will be subject to appropriate further environmental review and mitigation necessary to ensure that significant adverse impacts do not result. Comments regarding this DNS should be directed to the SEPA Official at the address below. This DNS is neither a permit nor approval of the proposal. Prior to any final action, the rezone proposal will be the subject of a public hearing as described above.

SEPA APPEAL PROCEDURE: Pursuant to RCW 43.21C.075(3) and Olympia Municipal Code 14.04.160(A), the lack of conditions (mitigating measures) of a DNS may be appealed by any agency or aggrieved person. Appeals must be filed with the Community Planning and Development Department at the address above within twenty-one (21) calendar days of the date of issue. Appeal forms are available on request. Any appeal must be accompanied by a \$1,000 administrative appeal fee. Any hearing resulting from such an appeal would be consolidated with the hearing described above in a manner to be determined by the Hearing Examiner.

NOTICE ISSUED: June 1, 2015

SEPA COMMENTS DUE: 5:00 p.m., June 15, 2015

SEPA APPEAL DEADLINE: 5:00 p.m., June 22, 2015

PUBLIC HEARING: 6:30 p.m., July 6, 2015

SEPA Determination Issued by: _____


Leonard Bauer
SEPA Official

OLYMPIA COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT