



City of Olympia

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Meeting Minutes Planning Commission

Monday, April 7, 2014

6:30 PM

Room 207

1. CALL TO ORDER

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

1.A ROLL CALL

Present: 8 - Commissioner Roger Horn, Commissioner Missy Watts, Chair Max Brown, Vice Chair Kim Andresen, Commissioner Judy Bardin, Commissioner Darrell Hoppe, Commissioner Jerome Parker, and Commissioner Carole Richmond

Excused: 1 - Commissioner Jessica Bateman

OTHERS PRESENT

Deputy Director Leonard Bauer
Associate Planner Amy Buckler
City Manager Steve Hall
Deputy City Attorney Darren Nienaber
Community Planning and Development Director Keith Stahley

2. APPROVAL OF AGENDA

The agenda was approved with postponement of Business Item 14-0343.

3. APPROVAL OF MINUTES

[14-0342](#) Approval of March 17, 2014 Planning Commission Meeting Minutes

The minutes were approved as amended.

4. PUBLIC COMMENT

Sherri Goulet of 3516 Pifer Road SE spoke about the planning process and her need to believe in and trust City government. She is dismayed that business has not been conducted in front of citizens and cited two emails from City staff which she believes demonstrate impropriety. She feels the intention of the 2004 Comprehensive Plan (CP) to create pedestrian friendly development is not served when large development is supported by the City. She opposes "the interests of the few trumping the interests of the community".

Jim Lazar of 1063 Capitol Way spoke about historical "cultural" problems of City staff in the Community Planning & Development department. He addressed what he views as the inability of staff to enforce codes, especially the sign code and provided photos of restricted real estate signs which have not been removed by the City.

Walt Jorgensen of 823 North Street SE spoke about the culture of development accommodation that spans many decades of City planning. He believes past practices have evolved into current conventions and suggested the Planning Commission assert itself as an independent advisory committee.

Teresa Goen Burgman of 2501 Pacific Avenue SE representing Forest Cemetery, handed out a map that illustrated the historic 1912 cemetery boundaries extending into both sides of Pacific Avenue. She is concerned about proposed development of the area and the impact to the cemetery.

Krag Unsoeld of 2211 Walnut Road NE worked as a water quality planner for Washington State and spoke about planning and its relationship to a democracy. He highlighted the problems of creating auto dependent development and cited City staff emails which he believes undermine the directive of the CP to move away from this kind of development.

5. ANNOUNCEMENTS - None

6. INFORMATION REQUESTS

As requested by Commissioner Parker, Mr. Nienaber explained the difference between a legislative matter and a quasi-judicial matter, and implications on behavior for Planning Commission (PC) members. He referred to the description in a Municipal Resource Services brochure of the Appearance of Fairness Doctrine, and directed the public to the Revised Code of Washington on the Washington State Legislature website. He described three categories of bias and gave examples of each for illustration. He outlined the legal requirements for planning commissioners when they meet, clear and obvious categories of circumstances requiring certain protocol, and the jurisdiction of different agencies, including the PC.

Commissioner Parker stated again for the record the issue of PO/RM was not mentioned at the "so called secret" meetings and if verification is needed, legal proceedings could be initiated to question all who attended.

Mr. Nienaber confirmed that even if the issue had been discussed, it would not have violated the Appearance of Fairness Doctrine.

7. VISIT FROM CITY MANAGER STEVE HALL

Mr. Hall spoke about the recent PC meeting and his perception regarding unfair accusations made by members of the public. He spoke about organizational culture

and the lessons to be learned from public criticism. He stressed the importance of getting the facts straight before jumping to conclusions, and how the well-being of all community members are dependent on respectful and well informed dialog.

Commissioner Bardin read several emails between City staff which she believes contradicts the staff report that no property owners requested the PO/RM changes. She requested clear, complete, objective and truthful information, which she needs in order to make fair and informed decisions.

Chair Brown asked Mr. Stahley to clarify the emails. Mr. Stahley stated the emails were initiated as part of the recommended actions by the EcoNorthwest study to speak with developers.

8. BUSINESS ITEMS

14-0341 PUBLIC HEARING and recommendation on Zoning Text Amendment - Professional Office/Residential Multifamily (PO/RM) Zoning District

Commission Bardin and Vice Chair Andresen recused themselves.

Commission Parker shared he met with Mr. Morris on February 20, 2014.

Bethany Weidner of 1415 6th Ave. SW urged the Commission not to change or amend the PO/RM zone affecting the size of buildings in the Yauger Way area. She outlined the original reasons for the limitation on building size and how changing the text would fundamentally change the character of the area. She cited the EcoNorthwest report and specifics relating to zoning implications.

Steve Segall of 3110 Red Fern Drive NW discussed the options stated on the staff report. He suggested that City staff does not adhere to CP intentions. He urged the Commission to "stick to" the Comprehensive Plan (CP) and recommend to Council not to adopt a change.

Karen Messmer of 1907 Lakehurst Drive SE recommended the PC table the amendment. She believes this is a CP amendment and should be proposed as such. She spoke about the impacts of such a change and the need for an environmental impact review.

Jim Lazar of 1063 Capitol Way spoke about the problems of increased traffic and the possible financial implications for the City if this up-zoning of property goes forward.

Commissioner Parker shared his credentials and the general level of expertise on the Commission. He commended Ms. Weidner on her concise comments and recommendations. He acknowledged Ms. Stavish for her "on target" comments. He reiterated the meetings did not include any discussion of the PO/RM issue.

Mr. Bauer gave background on the process by City staff.

Commissioner Parker moved, seconded by Commissioner Hoppe to recommend that City Council not consider changes to the zoning in the Kaiser Road/Harrison Avenue area at this time, and further Planning Commission deliberation on this proposal be scheduled for a future date. The motion passed unanimously.

The public hearing was held and the Commission recommended City Council not consider changes to the zoning in the Kaiser Road/Harrison Avenue area at this time, and further Planning Commission deliberation on this proposal be scheduled for a future date.

[14-0343](#) Recommendation to City Council on Multi-Family Transitions
Development Code Amendment

The recommendation was postponed.

9. REPORTS

Ms. Buckler discussed the upcoming Land Use Committee and Council Work Session meetings. Commissioners Horn and Bardin reported on the LUEC meeting.

Leadership Team:

Commissioner Horn reported that meetings had primarily dealt with agenda setting and discussion about logistics of attending an upcoming Planning Association of Washington Conference.

Finance Subcommittee:

Commissioner Horn discussed the need for volunteers to participate and Commissioner Parker urged anyone who hasn't served to seriously consider serving. Commissioners Richmond and Vice Chair Andresen volunteered, and Commissioners Watts, Parker and Chair Brown expressed an interest, but will need to know more specifics about scheduling. Commissioner Horn will develop a schedule.

Liaison Assignments:

Commissioner Bardin reported the Tree Committee will continue in its advisory role because of a grant received by the City for greenspace, and the Heritage Commission will do a survey of mid-century modern homes.

Commissioner Horn reported on the Bicycle and Pedestrian Advisory Committee (BPAC) Capital Facilities Plan funding for way finding and bike boulevards. Commissioner Parker will succeed Commissioner Horn as BPAC liaison.

Chair Brown reported on the Community Renewal Area (CRA) meeting addressing Isthmus property concerns, visions and proposals. He reported on the Thurston County League of Women Voters forum about living downtown, and information he learned from conversations and presentations.

Commissioner Parker reported the CRA meeting process is intended to be a means of discussing issues in a purposeful, respectful manner without finalizing goals or plans. He attended the downtown living meeting and commented on information about

how cost factors due to liquefaction and a high water table affect development.

Commissioner Richmond reported on the Utilities Advisory Committee meeting and shared some upcoming meeting dates about stormwater planning and low impact development. The Waste Resources Utility Plan Update was discussed and guidance by the department has been requested. Other topics included the possibility of charging for waste water based on drinking water consumption to encourage conservation, and the failure rate of onsite septic systems and how City staff prioritizes those.

Chair Brown addressed the need to appoint new Planning Commission liaisons to the Parks & Recreation Advisory Board (PRAC) and Utility Advisory Commission (UAC).

10. ADJOURNMENT

The meeting adjourned at 9:43 p.m.