

## Nicole Floyd

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**From:** Sears, Tricia (DNR) <Tricia.Sears@dnr.wa.gov>  
**Sent:** Wednesday, December 21, 2022 2:46 PM  
**To:** Nicole Floyd  
**Cc:** Smith, Valerie (COM)  
**Subject:** RE: Olympia's development regulation, comments from WGS

Hi Nicole,  
I'm delighted to hear that the comments and information I shared were useful! Thank you.

One additional note, you may be interested to check out the geologic planning webpage on our website. [Geologic Planning | WA - DNR](#)

Happy holidays!  
Cheerio,  
Tricia

Tricia R. Sears (she/her/hers)  
**Geologic Planning Liaison**  
Washington Geological Survey (WGS)  
Washington Department of Natural Resources (DNR)  
Cell: 360-628-2867 | Email: [tricia.sears@dnr.wa.gov](mailto:tricia.sears@dnr.wa.gov)

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**From:** Nicole Floyd <nfloyd@ci.olympia.wa.us>  
**Sent:** Wednesday, December 21, 2022 1:47 PM  
**To:** Sears, Tricia (DNR) <Tricia.Sears@dnr.wa.gov>  
**Cc:** Smith, Valerie (COM) <valerie.smith@commerce.wa.gov>  
**Subject:** RE: Olympia's development regulation, comments from WGS

External Email

Thanks Tricia,

You make a good point – these terms are not defined in code and it is something I had not really been thinking about. I may make some tweaks to try to better clarify what the City thinks is reasonable/un-reasonable. As you note, I probably cannot make the language air tight, but clarity on intent seems useful.

Thanks for the input. I also checked out the website you linked. Its pretty cool.

Nicole

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**From:** Sears, Tricia (DNR) <[Tricia.Sears@dnr.wa.gov](mailto:Tricia.Sears@dnr.wa.gov)>  
**Sent:** Wednesday, December 21, 2022 11:34 AM  
**To:** Nicole Floyd <[nfloyd@ci.olympia.wa.us](mailto:nfloyd@ci.olympia.wa.us)>  
**Cc:** Sears, Tricia (DNR) <[Tricia.Sears@dnr.wa.gov](mailto:Tricia.Sears@dnr.wa.gov)>; Smith, Valerie (COM) <[valerie.smith@commerce.wa.gov](mailto:valerie.smith@commerce.wa.gov)>  
**Subject:** Olympia's development regulation, comments from WGS

Hello Nicole,

In keeping with the interagency correspondence principles, I am providing you with draft comments on Olympia's Critical Areas Ordinance update (Commerce ID# 2022-S-4642).

I looked at the entire proposal and focused on areas related to WGS work. The proposal is "Proposed Amendments to the Variance and Reasonable Use Exception Chapter."

There are no specific revisions to geologically hazardous areas or mineral resource lands proposed.

In Section 18.66.040, I note the following:

In the introductory paragraph, the term "reasonable use of property" is used. In subsections A, B, and others, the term "reasonable economic use of property" is used. In subsection E, the term "unreasonable threat to public health, safety, or welfare" is used. None of these terms are defined or described in the document that was provided. Are they defined or described elsewhere? Is it left to the director to ascertain and define them for each proposal that is submitted and reviewed? Certainly this kind of permit review, Reasonable Use Exception, will include unique situations and conditions. And these could be very difficult permits to review.

If you have not checked our interactive database, the WGS Geologic Information Portal, lately, you may wish to do so. [Geologic Information Portal | WA - DNR](#)

Thank you for considering our comments. If you have any questions or need additional information, please contact me. For your convenience, if there are no concerns or follow-up discussion, you may consider these comments to be final as of the 60-day comment deadline of February 18, 2023.

Cheerio,  
Tricia

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## Nicole Floyd

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**From:** Sallee, Keri (COM) <keri.sallee@commerce.wa.gov>  
**Sent:** Tuesday, January 03, 2023 1:10 PM  
**To:** Nicole Floyd  
**Cc:** Sears, Tricia (DNR)  
**Subject:** Olympia Planview Submittal 2022-S-4642

Hello Nicole,

Growth Management Services has reviewed the proposed amendments to the City's CAO submitted under Planview ID# 2022-S-4642, as well as the comments submitted by the Department of Natural Resources (DNR) below.

We concur with DNR's comments, and encourage the City to consider further refinement and revision to the Reasonable Use Exception (RUE) and variance provisions as suggested. Additional updates to the CAO should also be considered in the City's required 2025 update of its comprehensive plan and development regulations.

If you have any questions, please let me know.

Best regards,  
Keri

**Keri Sallee, AICP | SENIOR PLANNER**  
GROWTH MANAGEMENT SERVICES | WA State Department of Commerce  
1011 Plum St SE  
Olympia, WA 98501

Cell: 564-200-2338

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**Sent:** Wednesday, December 21, 2022 11:34 AM  
**To:** [nfloyd@ci.olympia.wa.us](mailto:nfloyd@ci.olympia.wa.us)  
**Cc:** Sears, Tricia (DNR) <[Tricia.Sears@dnr.wa.gov](mailto:Tricia.Sears@dnr.wa.gov)>; Smith, Valerie (COM) <[valerie.smith@commerce.wa.gov](mailto:valerie.smith@commerce.wa.gov)>  
**Subject:** Olympia's development regulation, comments from WGS

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Cheerio,  
Tricia

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January 9, 2023

Olympia Planning Commission  
ATTN: David Ginther – Staff Liaison; Zainab Najati – Chair  
Olympia City Hall  
601 4<sup>th</sup> Ave E  
Olympia, WA 98501

To Olympia Planning Commissioners:

Olympia Master Builders commends the City of Olympia for developing reasonable and logical changes to the city's development code listed under item 23-0015 on the official docket. It is the goal of our organization to eliminate barriers to housing for all economic segments of society, and these changes get us closer to that goal. For too long, the permit process has been unnecessarily burdensome and restrictive to the people who can least afford to tackle the obstacles that this process presents. The proposed amendments to non-conforming projects in the Critical Areas Code allow for a streamlining of the process and a more customer service-oriented approach to smaller projects, such as alterations to property and even the construction of some ADUs.

The efforts to amend this part of the code also prove that a reasonable balance can be achieved that benefits both development and the environment. Olympia Master Builders looks forward to further progress toward making housing and development more affordable to more of our neighbors.

Thank you for your time and consideration. If you have any further questions please contact our Government Affairs Director, Jessie Simmons, at (360)754-0912 (ext. 102) or on his cell at (360)525-4142.

Sincerely,

Angela White  
Executive Officer  
Olympia Master Builders

## Nicole Floyd

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**From:** Joyce Phillips  
**Sent:** Thursday, January 05, 2023 8:06 AM  
**To:** Nicole Floyd  
**Subject:** FW: Zoning Code Language Changes - Public Comment

Good morning, Nicole.

Here is a public comment from Cynthia Stonick on the proposed Reasonable Use Exception code amendments. Please add it to the record and share it, along with any others, with the Planning Commissioners.

Joyce

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**From:** ckelpforest@gmail.com <ckelpforest@gmail.com>  
**Sent:** Wednesday, January 04, 2023 5:13 PM  
**To:** Joyce Phillips <jphillip@ci.olympia.wa.us>  
**Subject:** Zoning Code Language Changes - Public Comment

Joyce,

Re: Newly Proposed Language for Zoning Code

Please note that I am opposed to all newly proposed Zoning Code language. The functions of the Hearing Examiner and Director should remain without change. Furthermore, I oppose the changes proposed for the Variance and Reasonable use Exception.

Please see that my comments are added as Public Comment for the January 9, 2023 Council Meeting on the newly proposed zoning language. I oppose to the newly proposed language in 18.66.010 Authority, 18.66.020 Variance, 18.66.040 Reasonable Use of Exception, 18.66.050 Additional conditions of approval, 18.66.060 Limitations of use as well as all other changes as proposed in Attachment I including 18.72.100, 18.72.120, 18.72.140 and 18.78.020.

Sincerely,  
Cynthia Stonick  
3418 Donnelly Dr SE  
Olympia, WA 98501