



Meeting Minutes

Planning Commission

City Hall
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Olympia, WA 98501
Contact: Joyce Phillips
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Monday, June 20, 2016

6:30 PM

Room 207

1. CALL TO ORDER

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

1.A ROLL CALL

Present: 7 - Chair Carole Richmond, Vice Chair Brian Mark, Commissioner Mike Aurderer, Commissioner Paula Ehlers, Commissioner Negheen Kamkar, Commissioner Jerome Parker, and Commissioner Missy Watts

Absent: 2 - Commissioner Travis Burns, and Commissioner Darrell Hoppe

OTHERS PRESENT

Community Planning and Development Deputy Director Leonard Bauer
Senior Planner Joyce Phillips
Senior Planner Linda Bentley
Lead Code Enforcement Officer Chris Grabowski
Parks, Arts & Recreation Arts Program Manager & Staff Liaison to the Arts
Commission Stephanie Johnson
ESA-Environmental Science Associates Project Manager Ilon Logan

2. APPROVAL OF AGENDA

The agenda was approved.

3. APPROVAL OF MINUTES

3.A [16-0740](#) Approval of June 6, 2016 Olympia Planning Commissions Meeting Minutes

The minutes were approved.

4. PUBLIC COMMENT

Chair Richmond called for public comment, clarifying this is for public comment on items on the agenda other than those for which the Commission will be deliberating on tonight, or for other topics in general.

Member of the public Isaac Leff stated that he was at the meeting representing the

Green Lady Marijuana and Green Lady Westside businesses. They are in support of the buffer reduction and appreciate the additional zones that were opened up for these types of businesses. They feel it is beneficial to increase the access of potential locations in the City. They would like to see a disbursement clause added to the zoning regulations. A disbursement clause would create a buffer in between these types of businesses. Disbursement increases access for patients, decreases traffic activity, ensures no particular neighborhood is overburdened with a cluster of these stores and promotes a balanced mix of land uses. Mr. Leff indicated he will submit his comments in writing to the Commission.

5. ANNOUNCEMENTS

Ms. Phillips announced the following:

- Due to the 4th of July holiday the Planning Commission schedule has altered for July. Meetings will be held on July 11, 2016 and July 25, 2016.
- Community Planning Development went live today with their new permitting software called SmartGov.
- July and August are booked with several projects going before the Hearing Examiner.
- Big Ideas / Tiny Homes: ADUs and Tiny Houses in Olympia and Beyond panel discussion will be held on June 29, 2016 from 7:00 p.m. - 8:30 p.m. at the Washington State Capital Museum and Coach House, 211 21st Ave. S.W., in Olympia.
- The Commission will be deliberating on four separate items at their meeting this evening and have the following recommendation options for each item:
 - Move to approved as proposed.
 - Move to approve with specific changes.
 - Move to send to Council without a recommendation.
 - Move to deny.

Recommendations in the form of a motion can be made verbally, in written form or in person at a Council meeting.

6. BUSINESS ITEMS

6.A [16-0741](#) Gateways Project Proposal Briefing

Ms. Johnson provided an overview of the Gateways Project Proposal to date.

The information was received.

6.B [16-0731](#) Briefing on Zoning and Buffer Changes for Cannabis Land Uses

Mr. Grabowski presented a briefing on interim changes to zoning and buffer requirements for cannabis related land uses in the Olympia Municipal Code. The Olympia City Council approved interim regulations for State licensed retailers which add more allowed zones for sales and reduces certain buffers to restricted land uses as authorized by State law. Under its 2014 regulations, the City allowed retail sales of cannabis through State licensed retail stores in General Commercial (GC) and High

Density Corridor 4 (HDC-4) zones and production and processing in Light Industrial (LI) zones. The interim regulations approved by Council in 2015 added High Density Corridor 3 (HDC-3) and Medical Services (MS) zones to those allowed for retail sales, and reduced buffers on restricted land uses to 500 feet, except for schools and playgrounds, which remain at 1,000 feet. There was no change to the zoning requirements for producers/processors. City Council conducted a public hearing on the interim regulations. Representatives of Green Lady Inc., a licensed retail marijuana establishment located on Pacific Avenue, requested a separation requirement be considered for the regulations. City Council declined to consider such a requirement, indicating that no other types of businesses have one.

The information was received.

- 6.C** [16-0732](#) Critical Areas Ordinance, Amendments to OMC 18.32, 18.02.180, and 18.37.070

Ms. Bentley and Ms. Logan provided clarification for the Commission on the Critical Areas Ordinance (CAO) amendments to Olympia Municipal Code (OMC). The Commission deliberated.

Commissioner Parker made a motion, seconded by Commissioner Mark, to recommend to City Council adoption of amendments to OMC 18.32 Critical Areas; 18.02.180 Definitions; and 18.37.070 Nonconforming Structures and Uses Within Critical Areas Buffers. The motion was approved unanimously.

- 6.D** [16-0742](#) Kaiser Harrison Opportunity Area Comprehensive Plan and Development Regulations Amendments - Deliberation

Ms. Phillips stated since the public hearing on June 6, 2016, thirteen written public comments were received and were provided to the Commission for review. The Commission started their deliberation and decided they need more time to review the information submitted by Staff and the Public. Chair Richmond asked if anyone would like to address the Commission, not as part of the hearing but if they had any questions or something they would like to add to the discussion. Ms. Phillips noted they cannot take additional testimony.

The following members of the public spoke:

Shawn McGuire is concerned about additional traffic and noise issues these amendments could create and they will not help an already unsafe pedestrian area.

Bryan Johnson wanted to address the written public testimony and the additional information discussed by the Commission during this meeting. He is concerned about taller buildings being built next to residences and the privacy factor. He is concerned the amendments will create commercial businesses that will have longer business hours than what is currently in the zone which is office space. He doesn't feel there is a need for additional multi-family residential properties.

Shelby Hentges stated she understands family concerns. Her family has been in

development in the area for over thirty years. Allowing the market to have more opportunities would be beneficial to the community by providing pedestrian oriented development, pleasing urban design, public plazas and spaces, trail system, neighborhood park and transportation improvements.

The recommendation was discussed and continued to the Planning Commission due back on 7/11/2016.

- 6.E** [16-0737](#) Comprehensive Plan Text Amendment to the Public Health, Arts, Parks and Recreation Chapter - Deliberations and Recommendation

Ms. Phillips stated there was no public testimony received regarding this proposed amendment.

Commissioner Mark made a motion, seconded by Commissioner Ehlers, to recommend to City Council adoption of the text amendment to the Comprehensive Plan to the Public Health, Arts, Parks and Recreation Chapter. The motion was approved unanimously.

- 6.F** [16-0739](#) Comprehensive Plan Text Amendment to the Land Use and Urban Design Chapter to address Design Review - Deliberations and Recommendation

Chair Richmond made a motion, seconded by Commissioner Parker, to recommend to City Council adoption of the text amendment to the Comprehensive Plan to the Land Use and Urban Design Chapter to address Design Review. The motion was approved unanimously.

- 6.G** [16-0697](#) Olympia's Action Plan Letter of Recommendation

The meeting went into recess for ten minutes and then reconvened.

The Commission discussed the letter of recommendation that Chair Richmond created. There were a few edits made to the letter.

Commissioner Parker made a motion, seconded by Commissioner Kamkar, to forward the revised letter of recommendation stating the Draft Action Plan is consistent with the Olympia Comprehensive Plan to City Council. The motion was approved unanimously.

7. REPORTS

Commissioner Parker reported as the liaison to the Arts Commission he forwarded some crosswalk designs created by artists on to Stephanie Johnson, the Staff liaison for the Arts Commission.

Commissioner Ehlers reported she volunteered at the Bike Corridor Pilot project event.

Commissioner Mark reported he is working with the City's Arts, Parks, and Recreation Department to create an event at the Artesian Well. It will be an opportunity for the public to jointly create art together and share their story through the art process.

Chair Richmond reported that she attended the Community Redevelopment Area (CRA) meeting on June 8, 2016. The meeting focused on the recently City purchased property known as the former Griswold's property. She also attended an Artesian Commons Ad Hoc Committee meeting.

Commissioner Watts reported the first Lesbian Gay Bisexual and Transgender (LGBT) retirement development is being built in Sonoma, California.

Commissioner Kamkar reported she attended the Land Use Boot Camp training.

Commissioner Auderer reported he recently moved into the new downtown development on 123 4th Avenue. He discussed the benefits of living at this new location downtown.

Commissioner Parker mentioned an upcoming Design Review Board meeting on June 23, 2016 regarding the Columbia Place project. He asked Mr. Bauer to address the Public Comment portion of this project.

Mr. Bauer explained the City Attorney has reiterated Boards and Commissions should not take public comments on items before them that will also have a public hearing, as public comments should only be accepted at the public hearing for quasi-judicial proposals in accordance with state law. This is true for the Design Review Board because the proposals have a public hearing before the Hearing Examiner. This is also the case for the Planning Commission when proposed site specific rezones come before the Commission. The public testimony on these items must be made at the public hearing. Mr. Bauer added that the public should not be allowed to speak about an issue at a meeting after the public hearing has been held and the public comment period has been closed. This is a state law that ensures the entire public has an equal opportunity to speak regarding issues.

8. OTHER TOPICS

The Commission spoke briefly about their summer schedules and their fall retreat. They will discuss this further at their next meeting.

9. ADJOURNMENT

The meeting was adjourned at 8:55 p.m.