



# Meeting Minutes

## Planning Commission

City Hall  
601 4th Avenue E  
Olympia, WA 98501  
Contact: Joyce Phillips  
360.570.3722

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**Monday, July 10, 2017**

**6:30 PM**

**Room 207**

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**1. CALL TO ORDER**

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

**1.A ROLL CALL**

Commissioner Burns arrived after the roll call was taken.

**Present:** 7 - Chair Brian Mark, Vice Chair Mike Auderer, Commissioner Travis Burns, Commissioner Rad Cunningham, Commissioner Paula Ehlers, Commissioner Darrell Hoppe and Commissioner Carole Richmond

**Excused:** 1 - Commissioner Negheen Kamkar

**Absent:** 1 - Commissioner Tammy Adams

**OTHERS PRESENT**

Community Planning and Development:

Senior Planner Joyce Phillips

Minutes Recorder Stacey Rodell

Public Works:

Engineering and Planning Supervisor Randy Wesselman

**2. APPROVAL OF AGENDA**

Vice Chair Auderer proposed tabling business item 6.E to the Planning Commission meeting on July 24, 2017 due to the volume of business items on the agenda at this meeting.

**The agenda was unanimously approved as amended.**

**3. APPROVAL OF MINUTES**

**3.A** [17-0697](#) Approval of the June 19, 2017, Olympia Planning Commission Meeting Minutes

**The minutes were approved.**

**4. PUBLIC COMMENT - None**

**5. STAFF ANNOUNCEMENTS - None****6. BUSINESS ITEMS**

Chair Mark indicated the written comment period for all four public hearings will be extended through Monday, July 17, 2017. He reviewed public hearing guidelines.

**6.A [17-0699](#) Tsuki Corner Comprehensive Plan Amendment and Rezone Proposal  
- Public Hearing**

Ms. Phillips presented information regarding the Tsuki Corner Comprehensive Plan amendment and rezone proposal via a PowerPoint presentation.

Chair Mark opened the public hearing.

The following people spoke:

Philip Jones is opposed to the amendment and rezone due to the following concerns:

- Increased traffic volumes
- Children and pedestrian safety
- Especially opposed to the two eastern most lots of the proposal being rezoned

Michael Lang is opposed to the amendment and rezone due to the following concerns:

- Increased impacts on schools due to increased housing/children
- Increased traffic volumes
- Safety - increased accidents

Billy Pitt is opposed to the amendment and rezone due to the following concerns:

- Apartments backing up to his property - potential multiple stories could reduce the amount of privacy to his home
- Purchased his property with the understanding of the current zoning for these parcels was for single family residential homes and future residential development would be similar
- High density housing in a low density area

Lynley Olson is in favor of the amendment and rezone for the following reasons:

- Front corner zoned as professional office and residential in the rear of the property may assist with safety of children not living directly on the corner where the traffic volumes are higher
- Potential to stimulate business and economy to the area

Tom Hulbert was in attendance representing his brother, who is the owner of the Tsuki Nursery (two of the parcels in the proposal). They are in favor of the amendment and rezone as they feel the corner of the parcels at the intersection would be better served with offices and businesses. The corner of the property is not

family friendly due to traffic.

Bob Prandi, owner 1707 Yelm Highway (one of the parcels in the proposal) is in favor of the amendment and rezone for the following reasons:

- Would match existing zoning of the other three corners of this intersection
- Professional Office zoning would allow for business development on the corner where the traffic is the busiest and would potentially improve safety with residential property development in the rear of the parcels away from the busy intersection
- Could potentially influence further economic development to Briggs Village development

Chair Mark asked Ms. Phillips for more information on projected increase of traffic flow in that area and she stated she would look into finding more information.

Andrew Easley, a boardmember of the Henderson Ridge Homeowners Association, is opposed to the amendment and rezone due to the following concerns:

- Increase in noise and traffic
- Set back and buffers - removal of the trees
- Decreased property values
- Increased impacts on schools due to increased housing/children

Betsy Johnson is opposed to the amendment and rezone due to the following concerns:

- Already going to be an increase in traffic due to completion of surrounding developments
- Removal of the greenbelt/trees could change the cooler climate in the neighborhood

Trong Hong, owner 1705 Yelm Highway (one of the parcels in the proposal) is in favor of the amendment and rezone for the following reasons:

- Contributed part of his property to the widening of Yelm Highway from 2 lanes to 4 lanes
- Developers contribute money to the schools so more will be built to accommodate the growth
- Supports community growth

Jim Bennett is in favor of professional office on Yelm Highway and maybe lower density single family residence in the south part of the properties.

John Park is opposed to the amendment and rezone due to the following concerns:

- Increase traffic resulting in a decrease of safety
- Office buildings would not fit in with the residential design of the surrounding area
- Increase in noise
- Decrease in privacy

Andrew Easley added additional comments. He reiterated his concern of safety and indicated he and his son were hit by a car while on his bike. An increase in traffic could increase the incidents of accidents and will increase noise.

Chair Mark closed the public hearing and announced the Commission will begin its deliberations at the July 24, 2017 meeting.

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

**6.B**     [17-0698](#)             Olympia Bentrige Village Comprehensive Plan Amendment and Rezone Proposal - Public Hearing

Ms. Phillips presented information regarding the Olympia Bentrige Village Comprehensive Plan amendment and rezone proposal via a PowerPoint presentation.

Commissioner Burns inquired about the history of Bentrige Village and Ms. Phillips provided information.

Commissioner Hoppe requested information on the transportation corridor designations for the connector road through this property. Ms. Phillips indicated she would provide that information once it has been obtained.

Chair Mark opened the public hearing.

The following people spoke:

Collen Hawes stated after receiving clarification from another homeowner she has a better understanding of this rezone. She suggested that in the future it may be helpful to clarify that zone R4-8 means park land.

Linda Lamb stated the original notice of application was confusing in regards to the rezone. She understands the City's plan of the connector road through the property but is uncertain how it can be cut through the ridge on the property. She is not opposed to lower density R4-8 rezone but highly concerned about the medium density neighborhood center being located at the lowest part of the property. The retention pond that serves the water tower overflows now and she is concerned a higher density center will only create more flooding issues in this area. She is concerned about an increase in traffic with the higher density zoning. She would like to see the entire property be zoned lower density R4-8.

George Lamb is highly concerned about the medium density rezone for the following reasons:

- Traffic flow and the increase of speed
- Ingress and egress
- Water runoff not addressed properly

Jamie Bellamy is concerned with the medium density rezone as she has concerns of

the impact on schools with the increase of children. She approves of the low density rezone.

Deborah Jaqua expressed her concern that the City does not have a specific zoning designation for parks. She urged the City to add Parks to the zoning designations.

Chair Mark closed the public hearing.

Chair Mark requested additional information be obtained regarding the reason why Olympia does not have a Parks zoning designation. Ms. Phillips indicated she will obtain that information for the Commission.

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

**6.C**      [17-0700](#)      South Capitol Neighborhood Association Comprehensive Plan  
Amendment - Public Hearing

Ms. Phillips presented information regarding the South Capitol Neighborhood Association Comprehensive Plan amendment via a PowerPoint presentation. She indicated an error in the meeting packet. The review criteria that was included for this particular amendment erroneously was the Bentrige Village criteria instead of the South Capitol Neighborhood review criteria. She handed out the proper version of the review criteria to the Commission as she would be referencing it throughout the briefing.

Chair Mark asked about the benefit of approving staff's recommendation versus the applicant's request. Ms. Phillips and Mr. Wesselman replied if the street designation that is currently major collector is reduced to a lower classification such as neighborhood collector or local access, the City would not be able to use Federal transportation funds for street improvements.

Chair Mark opened the public hearing.

The following person spoke:

Katie Pruit, President of the South Capitol Neighborhood Association is in favor of the amendment to reduce the street to a neighborhood collector as written in the application for the following reasons:

- Does not meet the criteria of major collector street designation
- Keeping the existing major collector classification could affect the design guidelines for such things as the type of street lighting.

Ms. Pruit would like to see more information on the major collector classification. She asked that the street be reclassified to a lower designation than major collector.

Due to the fact there was an issue with notification of this hearing to the residents of this neighborhood, the Commission will continue this public hearing at the its meeting on July 24, 2017. This will allow more time for residents to reply to staff's

recommendation.

**The public hearing was continued to the July 24, 2017 Planning Commission meeting.**

**6.D**     [17-0701](#)            City of Olympia Public Works Department Comprehensive Plan  
Amendment Request - Public Hearing

Ms. Phillips presented information regarding the City of Olympia Public Works Department Comprehensive Plan amendment via a PowerPoint presentation.

Chair Mark opened the public hearing. There was no public comment so Chair Mark closed the public hearing.

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

**6.E**     [17-0712](#)            Revisions to the Septic to Sewer Program Public Hearing

**The item was postponed and referred to the July 24, 2017 Planning Commission meeting.**

**7.        REPORTS**

Commissioner Hoppe reported on a recent training called *Jurassic Parliament* he attended.

**8.        OTHER TOPICS**

Ms. Phillips indicated that Council requested a Planning Commissioner attend the Council meeting on July 11, 2017 to attest to the deliberation of the Critical Area Ordinance Phase II agenda item. Commissioner Richmond and Commissioner Hoppe indicated they would be able to attend.

**9.        ADJOURNMENT**

The meeting adjourned at 8:51 p.m.