



# Meeting Minutes

## Planning Commission

City Hall  
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Olympia, WA 98501

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**Monday, July 7, 2014**

**6:30 PM**

**Council Chambers**

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**1. CALL TO ORDER**

Chair Brown called the meeting to order at 6:32 p.m.

**1.A ROLL CALL**

**Present:** 8 - Judy Bardin, Jessica Bateman, Max Brown, Kim Andresen, Roger Horn, Darrell Hoppe, Carole Richmond, and Missy Watts

**Excused:** 1 - Jerome Parker

**OTHERS PRESENT**

Community Planning and Development Principal Planner Todd Stamm  
Associate Planner Amy Buckler  
Associate Planner Stacey Ray  
Public Works Water Resources Director Andy Haub  
Thurston Regional Planning Council (TRPC) Associate Planner Mike Burnham  
University of Washington Climate Outreach and Adaptation Specialist Lara Whitely Binder  
Thurston Climate Action Team (TCAT) Representative Scott Morgan

**2. APPROVAL OF AGENDA**

**The agenda was approved with a change to minutes and information requests moved to the end of the meeting.**

**3. APPROVAL OF MINUTES**

[14-0683](#) Approval of June 16, 2014 Planning Commission Meeting Minutes

**The minutes were postponed and referred back to the Planning Commission on 7/21/2014.**

**4. PUBLIC COMMENT - None**

**5. ANNOUNCEMENTS**

Ms. Buckler announced a Public Hearing about the Shoreline Master Program given by the Department of Ecology on July 31, 2014 at 7:00 p.m. at the Olympia Center. There will be an open house at 6 :00 p.m. preceding the hearing. She discussed the

exclusive use of a new Outlook email system for official City business beginning August 1, 2014.

## 6. INFORMATION REQUESTS - None

### Update on Greening of Capitol Way Grant Project

Ms. Ray updated the Commission on the Greening of Capitol Way grant project. She presented information about the design firms chosen for the project and announced a three day design charrette scheduled for September.

## 7. BUSINESS ITEMS

[14-0680](#) Climate Change Briefing and Discussion

Ms. Ray introduced the panel of representatives invited to share local and regional perspectives on climate change.

Mr. Burnham discussed the Sustainable Thurston Plan and outlined specific goals and policies of the plan.

Mr. Haub gave a history of the long range planning efforts undertaken by the City beginning in the 1990s. He addressed the role of the City in dealing with sea level rise and the flooding impact on downtown.

Ms. Whitely Binder discussed some focus studies designed to be used by government policy and decision makers. She described efforts undertaken with partners in California, Oregon and local stakeholders focusing on adaptive strategies. She stressed the importance and appropriateness of City and County action in addressing this issue.

Mr. Morgan reviewed the projects and accomplishments of TCAT.

Discussion:

- 1990 baseline came from TCAT emissions category based on International Panel on Climate Change (IPCC) work.
- The report from University of Washington was a general study evaluating Boston Harbor sea rise at 54 inches and is specific to that area.
- Specific areas of focus and action for the Planning Commission to help develop approaches.
- Lessons learned from home assessments efficiency program.
- Local municipality actions when State and federal progress/leadership is stalled and problems incurred for local municipalities without federal and state mandates.
- Federal and state development of programs and systems to support resiliency.
- Building a case comprehensively to address the City's challenges.
- Flooding history of downtown Olympia and approaches since the 1980s.
- Impact of flooding on domestic water.

- Temporary barrier and tide gates installation and the window of opportunity for implementation.
- Next step of Sustainable Thurston Climate Action Plan in setting regional targets.
- Vulnerability assessments to create the information for focusing action.
- Solar planning opportunities.
- Example of California's cap and trade program and the revenue obtained.
- Realistic assessment of Olympia's preparedness.
- Defining needs assessment for temporary and permanent barriers.
- Examples of new codes or model ordinances which have worked elsewhere.
- Bicycle safety and active transportation plans.
- Looking at best practices and beginning to implement proven approaches.
- Creating a climate change integration framework for Planning Commission decision making.
- City commitment to taking responsibility and initiating new work efforts.
- Low impact new and redevelopment for parks, roads and other non-building systems.

**The discussion was completed.**

[14-0583](#) Recommendation to City Council on LOTT Wastewater Treatment Plant Zoning

Discussion:

- The information requested by Commissioner Bardin from staff about the methane gas flaring/burning activity by LOTT has not been received.

**Commissioner Horn moved, seconded by Commissioner Richmond, to recommend to City Council that the Zoning Map be amended to change LOTT Alliance wastewater treatment plant area from Industrial to Urban Waterfront zoning. The motion carried by the following vote:**

**Aye:** 7 - Bateman, Brown, Andresen, Horn, Hoppe, Richmond and Watts

**Nay:** 1 - Bardin

**Excused:** 1 - Parker

[14-0584](#) Recommendation to City Council on Capitol View Offices Zoning

Discussion:

- The financing problems presented by the property owner if these buildings become non-conforming.
- Another possible zoning option is PO/RM with a greater height allowance.

**Chair Brown moved, seconded by Commissioner Horn, to recommend to City Council that the Zoning Map be unchanged for the two Capitol View blocks from Commercial Services - High Density (CS-H). The motion passed unanimously.**

[14-0585](#) Recommendation to City Council on Henderson Park Zoning

Discussion:

- Option of alternative zoning yet to be defined.
- Future approach to create new zoning more appropriate.
- Re-evaluating general commercial zoning for consistency with the Comprehensive Plan and citizen input.
- Developing a process for restructuring category definitions.

Janae Huber, President of the Wildwood Neighborhood Association, addressed the proximity of the property to the Woodland Trail and the importance of considering a less car centric zoning model.

Commissioner Bardin moved, seconded by Commissioner Hoppe, to retain the Commercial Services (CS-H) zoning designation while recommending to Council future Planning Commission consideration for this type of property (citywide) to take a broader look at redefining commercial zones. The motion failed.

**Chair Brown moved, seconded by Commissioner Bateman, to recommend to City Council that Henderson Park area remain in Commercial Services (CS-H) zoning designation and that any future zoning criteria reflect that the CS-H category is consistent with the Comprehensive Plan's General Commerce designation. The motion passed unanimously.**

[14-0587](#) Recommendation to City Council on Capitol Campus Zoning

Discussion:

- Is there value in maintaining the idea of an overall future plan for properties managed/owned by the State.
- How management is different when zoning is Planned Unit Development (PUD).
- Problems with the Isthmus property.

**Chair Brown moved, seconded by Commissioner Richmond, to recommend to City Council that the entirety of the Capitol Campus owned or controlled by the State of Washington, and for all properties within the Capitol Campus boundaries, be designated as a "Planned Unit Development" zone on the City's zoning map. The motion carried by the following vote:**

**Aye:** 7 - Bateman, Brown, Andresen, Horn, Hoppe, Richmond and Watts

**Nay:** 1 - Bardin

**Excused:** 1 - Parker

[14-0681](#) Recommendation to City Council on Proposed Development Code Amendment Revising Rezone Criteria

**The Commission postponed the recommendation to allow Commissioner Horn to work with staff to develop better definitions for zoning categories. The recommendation will come back to the Planning Commission on 7/21/2014.**

**8. REPORTS**

Finance Subcommittee:

Commissioner Horn reported the next meeting on July 23, 2014. He urged Commissioners to think about the Capital Facilities Element component and discussed the August 8, 2014 meeting with staff. He requested all questions for staff by Commissioners be submitted by August 1, 2014.

Commissioners Bateman, Bardin, and Parker attended a meeting given by Westbay Properties. Commissioner Bardin reported the attendance of many concerned citizens over the possible disturbance of the nesting herons.

Heritage Commission:

Commissioner Bardin reported Chair Davies will write a letter to the Planning Commission regarding Heritage Commission's concerns about cell tower placement.

Chair Brown announced the leadership team is working on a joint Planning Commission and Council meeting and will be discussing a future date at the next meeting on July 11, 2014.

Commissioner Hoppe challenged Commissioners to take alternative transportation to the next meeting based on information presented tonight on climate change.

**9. ADJOURNMENT**

The meeting was adjourned at 10:00 p.m.