

Cari Hornbein

From: Karen Bray <gkbray@gmail.com>
Sent: Saturday, November 13, 2021 2:20 PM
To: Cari Hornbein
Subject: Public comment on the request by the Port to reconsider the Land use amendments in regard to

plans for an RV park

If one looks at an aerial view of the Port Peninsula; it is striking to see how much of the land is impervious surface....Swantown boat yard, log storage areas, parking for vehicles and boats, plus paved parking lots at North Point(required because of contamination by Cascade Pole).

Certainly our ongoing Climate Summit is reminding us that we need to make a renewed effort to mitigate mistakes of the past and renew our efforts to make meaningful changes. I don't believe we should be "developing" open space" that thankfully we still have. I mentioned in my previous comment the risks of an RV Park. What we need is more trees on the port, a place for residents to gather and enjoy East Bay. Keeping that parcel of land pervious and the shoreline undeveloped should be a priority.

Respectfully, Karen Bray

Cari Hornbein

From: C. Persons <cpeople2u@gmail.com>
Sent: Monday, November 15, 2021 5:55 PM
To: Cari Hornbein
Subject: Comment for PC Public Hearing on Port of Olympia's RV Park Proposal

Dear Ms. Hornbein --

Due to fluctuating power today, I am pasting here my comments to the Planning Commission. Please forward them to the Commissioners although I may be able to get through them tonight.

Charlotte Persons
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Since the Planning Commission's letter of August 16 that recommended "no" to the RV Park, some changes and suggested changes now negate the reason for that recommendation. Two objections remain, that the code amendments would (1) Restrict and/or discourage waterfront accessibility and (2) Are inconsistent with the goals and objectives of the Olympia Comprehensive Plan. Page 2 of that letter states the Comp Plan has "values of walkability, open-space, vibrancy, environmental stewardship, and recognition of the importance of land near water."

Here is a suggestion to honor those values and preserve the only current public access to the water. Add this suggested language to the "uses" part of the draft Code Change Amendment: If a public trail or sidewalk along the shoreline is present in the RV site, preserve both a public trail along the shoreline and its views of the near and far shore.

Second, from the agenda items, it is not clear what the Planning Commission will be considering for recommendation because changes proposed by the Port of Olympia in their presentation on Nov. 1 are not included in the Draft Amendment or tonight's agenda packet. For example, the Port stated that not 40 but rather 24 RV sites would be built. This could considerably widen the spaces between RV berths and allow more landscaping and privacy between berths, a considerable amenity. If included in the draft amendment, the public could be assured that the RV park really might be "best in class".

Most important, to avoid the appearance that the code change is to benefit one property owner, the Port suggested that the code amendment language be changed to apply to private as well as public marinas. This would allow an RV park adjacent to West Bay Marina. However, a second shoreline RV park will further restrict public water access and not honor the values of the Comp Plan.

In addition, the only empty parcel within the Urban Waterfront Zone is south of West Bay Marina, and comes with its own set of problems. That parcel is within a 100-year flood zone with an elevation of 14 feet. It is also sandwiched between two parcels, one the Marina itself, that have had toxic cleanups. Before voting to expand the code language, the Planning Commission should have staff evaluate and report on the new land area affected.

More broadly, I suggest the Planning Commission should NOT change the code amendment to apply to both public and private marinas. The public record will show that the code change was, and arguably is, to benefit one property owner, the Port.

The harm is already done, and the appearance of benefiting one property owner is probably de minimis. Given the size of the Port's RV project, the lack of public comment, and the expense of legal battles, it is highly doubtful anyone will pursue legal action. Please request a staff report on the area affected by applying the code change to land adjacent to West Bay Marina, or just keep the code amendment as first proposed.

Charlotte Persons