

**TUMWATER PLANNING COMMISSION  
MINUTES OF MEETING  
September 11, 2018 Page 1**

**CONVENE:** 7:01 p.m.

**PRESENT:** Chair Dennis Morr, Jr. and Commissioners Joel Hansen, Jessica Hausman, Nam Duc Nguyen, Richard Manugian, Nancy Stevenson, and Meghan Sullivan Goldenberger.

Excused. Commissioner Terry Kirkpatrick.

Absent: Commissioner Patrick Zitny.

Staff: Planning Manager Brad Medrud, Senior Planner David Ginther, and Recording Secretary Valerie Gow.

**APPROVAL OF  
PLANNING  
COMMISSION  
MINUTES –  
AUGUST 28, 2018:**

A correction to the minutes of August 28, 2018 included changing “Mr. Barnett” within the last paragraph on page 2 to reflect “Ms. Barnett.”

**MOTION:** **Commissioner Goldenberger moved, seconded by Commissioner Manugian, to approve the minutes of August 28, 2018 as amended. Motion carried unanimously.**

**CHANGES TO THE  
AGENDA:** There were no changes to the agenda.

**NEXT PLANNING  
COMMISSION  
MEETING:** The next meeting is scheduled on September 25, 2018. Chair Morr reported he would be unable to attend the September 25, 2018 meeting.

**COMMISSIONER  
REPORTS:** Commissioner Hansen said the Tumwater Farmers Market Board of Directors recently met and reviewed sales for this year’s season. The market surpassed \$100,000 in sales this year for the first time with four weeks remaining in the season. The Board agreed to convert the Market Manager position to a year-long position to continue to build on the market’s success.

The Thurston County Board of Commissioners is meeting on September 25, 2018 at 5:30 p.m. to consider rates and charges for the Thurston Conservation District. Last year, the lack of approval of rates and charges resulted in the District losing approximately \$600,000 in funds for 2018. The Thurston County Board of Commissioners could elect to reinstate the funding by imposing a property tax of \$5 for each parcel in the county.

Chair Morr said he advised staff of his intent not to reapply for his expiring position on the Commission effective November 1, 2018. He thanked Commissioners for their support and efforts during his tenure.

**TUMWATER PLANNING COMMISSION  
MINUTES OF MEETING  
September 11, 2018 Page 2**

**MANAGER'S  
REPORT:**

Manager Medrud reviewed an updated meeting schedule. During the September 25, 2018 meeting, the Commission is scheduled to receive a briefing on housing and homelessness. The Commission's public hearing on the 2018 Comprehensive Plan Map Amendments and Rezones has been rescheduled to October 9, 2018. The October 9, 2018 meeting will also include briefings on the update of the Economic Development Plan and proposed amendments to the telecommunications ordinance.

**PUBLIC  
COMMENT:**

There were no public comments.

**WORKSESSION:**

**2018  
COMPREHENSIVE  
PLAN MAP  
AMENDMENTS  
AND REZONES –  
ORDINANCE NO.  
O2018-006:**

Planner Ginther reported the staff report contains information in response to the Commission's request for additional research and clarification of some issues. Included within the information is a copy of the 2014 Economic Assessment completed by Property Counselors, an 11" x 17" map of the neighborhood retail district in the City of Olympia as a comparison, and information in the staff report on Neighborhood-Oriented Commercial Centers (page 9) that are allowed in most zone districts in Tumwater with numerous conditions.

A table included in the staff report addresses a question about the reduction in the number of Neighborhood Commercial land use designations because of amendments. The table includes the size of each Neighborhood Commercial area before and after the amendments. In total, the total area designation Neighborhood Commercial has been reduced by nearly half from 39.7 to 20.6 with the average area size reduced to 2.3 acres from 3.6 acres.

The adjustments to Neighborhood Commercial land use designations was multi-pronged approach that included:

1. A reduction in the size of the district.
2. A moderate increase in building size from 3,000 square feet to 5,000 square feet for single uses.
3. Elimination of a few uses inconsistent with the intent of the zone district, such as park and ride lots and facilities that handle hazardous materials.
4. Establishment of size limits on some allowed uses that could become a problem to neighbors if the size was not constrained, such as restaurants and taverns.
5. Several new uses were added, such as espresso stands and allowing residential provided it is within a mixed-use building.

**TUMWATER PLANNING COMMISSION  
MINUTES OF MEETING  
September 11, 2018 Page 3**

Commissioner Stevenson asked whether telecommunication towers would be considered an allowed use in Neighborhood Commercial districts. Manager Medrud advised that accessory wireless tenants are an allowed use. Attached wireless facilities are a permitted use as they are typically smaller and not considered a tower. Cell phone towers are not an allowed use in Neighborhood Commercial districts. The Commission is scheduled to receive a briefing on telecommunication facilities in October as part of the proposed amendments to Tumwater Municipal Code Title 11.

Commissioner Goldenberger asked about the process for contacting the owner of the property containing a house located south of Ms. Barnett's hair salon prior to considering the proposed amendment applicable to the property. Planner Ginther advised that the owner would be contacted. Manager Medrud added that based on staff discussions, the inclusion of Ms. Barnett's property and the adjacent property for redesignation to Neighborhood Commercial would also exclude the remaining two southern parcels located at the corner of Division and 2<sup>nd</sup> Avenue because both properties front the street differently. Additionally, an existing Neighborhood Commercial parcel (Old Town Center) is recommended for a change to Mixed Use.

Commissioner Stevenson asked about rezoning to Community Service for the Old Town Center parcel. Manager Medrud said the designation was factored on potential future uses for the site to ensure flexibility. Mixed Use offered more options that would benefit that area of the City.

Commissioner Stevenson commented on her interest in that particular area of the City and the difficulties of pedestrian access to the property, which is also very important. The Brewery District Plan speaks to a goal of improving pedestrian access and extending more multimodal transportation options in the district.

Commissioner Stevenson asked about any plan in the future to acquire additional property for a senior center/early-learning center. Manager Medrud said he was not aware of any proposal to acquire additional property in that area of the City.

Commissioner Hansen added that should the City successfully pass the metropolitan park district measure, the plan includes a future community center in another location that could affect future uses at the Old Town Center.

Commissioner Hansen commented on the possibility of including Neighborhood Commercial along Old Highway 99 in the area of the airport to serve residents. He asked about the zoning of property located on the corner of 79<sup>th</sup> Avenue and Old Highway 99 that is currently under development as a small specialty grocery store with other uses. Planner

**TUMWATER PLANNING COMMISSION  
MINUTES OF MEETING  
September 11, 2018 Page 4**

Ginther said the property is either zoned General Commercial or Light Industrial. Manager Medrud said he believes the property is zoned General Commercial.

Commissioner Hansen asked whether those future uses of a grocery store, coffee shop, and restaurant on that particular parcel would preclude the need to designate another area as Neighborhood Commercial in that area of the City. Although the planned development is close, it is not walkable from 88<sup>th</sup> Avenue to 79<sup>th</sup> Avenue because of safety issues along Old Highway 99.

Manager Medrud commented that based on other proposed amendments for parcels in that area of the City, there have been no conversations to expand any Neighborhood Commercial land use designations in that area of the City at this time.

Commissioner Hansen questioned the possibility of removing the last paragraph on page 52 under section 3.6 *Neighborhood Commercial* if there is no intent to add a Neighborhood Commercial land use designation along Old Highway 99. Manager Medrud affirmed he would discuss the option with staff.

Staff and the Commission discussed the schedule for a public hearing on the proposed amendments.

**MOTION:**

**Commissioner Goldenberger moved, seconded by Commissioner Hansen, to schedule a public hearing on the 2018 Comprehensive Plan Map Amendments and Rezones, Ordinance No. O2018-006, on October 9, 2018. Motion carried unanimously.**

**OTHER BUSINESS:**

Chair Morr reminded Commissioners to contact Manager Medrud to schedule a one-on-one meeting.

Commissioner Stevenson reported on her participation in the tree inventory effort. She assisted in counting and measuring the height and circumference of street trees, as well as the condition of the adjacent sidewalk.

Manager Medrud reported the last tree inventory effort is scheduled on September 29, 2018 beginning at 8:30 a.m. at City Hall. He invited Commissioners to participate. The Urban Forestry Management Plan Open House is scheduled on Monday, October 8, 2018 from 6:30 p.m. to 8:00 p.m.

**ADJOURNMENT:**

**Commissioner Hausman moved, seconded by Commissioner Goldenberger, to adjourn the meeting at 7:35 p.m. Motion carried unanimously.**

**TUMWATER PLANNING COMMISSION  
MINUTES OF MEETING  
September 11, 2018 Page 5**

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