

**Planning & Advisory Committee**  
**Public Hearing**  
**Wednesday, August 15, 2007**  
**7:00 p.m.**  
**Olympia Center - Multi Purpose Room A**

**Present:** Kevin Partlow, Joe Raudebaugh, Rod Edgbert, Darrel Webster, Lisa Cosmillo, Darlene Kemery, Ed Galligan, Executive Director, Commission Bill McGregor, Commissioner Paul Telford, Jeff Lincoln, Engineering Director, Jennie Foglia-Jones, Special Projects Coordinator, Jessie Bensley, Front Desk Coordinator and Jim Goche, Consultant.

**Call to Order:** Kevin called the hearing to order at 7:04 p.m.

**Opening Remarks:** Kevin read an opening statement giving a background of the project and hearing procedures. Kevin stated that written comments would be accepted until Wednesday, August 15. On August 15 the PAC will meet to finalize the report to the Commission.

**Public Hearing Comments:**

**Richard Ratcliff of Thurston County:** As a longtime resident of Olympia, he would like to see the Port's marine terminal stay the center of the East Bay development discussions and not see this industry get shut down due to the influences of other development.

**Richard Korn of Thurston County:** It would be a shame to see another industry (Marine Terminal) disappear. Shipping industry is growing and it is a matter of time until the Port of Olympia sees that business. He would like to see the Marine Terminal stay the center of focus. Also concerned about the continued loss of good jobs and felt that it is important to provide jobs here in Thurston County.

**Keith Bausch of Olympia:** He is concerned with the truck traffic and safety with the proposed East Bay development, particularly the need to insure that the truck route to the terminal is not adversely affected by other development. More business at the marine terminal means more truck traffic and he doesn't want that to be posed as an issue for the marine terminal business. Keith also pointed out that there is a basis for this concern, and he cited the development of condos in the Farmers Market area that saw the developer come back after building the structures adjacent to the marine terminal and then requesting a buffer against the noise, light and other factors involved in the terminal.

**Linda Johnson of Thurston County:** Linda is representing the Black Hills Audubon Society. She asked what the Port's definition of economic is; it was not described in the discussion of changes document. She also questioned the economic viability of the marine terminal. She does not agree with the truck traffic being near the mixed uses and foresees conflict with pedestrians. The Port of Olympia does not have a well thought out comprehensive plan that takes into concern all issues as a whole and uses need to be compatible and sustainable. She also believes that port plans are obsolete based on the fast growth of the local area, and that all actions should be taken to reduce the negative impacts of the ports activities.

**Jan Witt of Olympia:** Ms. Witt first asked if the PAC had ever had a public hearing before. She is concerned that the public hearing is a process that has been made to legitimize something that has already been decided. She cited the fact that the Admiral District was already included in the Weyerhaeuser lease. She doubts that the PAC represents the proper overall population because Commission selects the PAC. She also doesn't believe the overall process is democratic.

**Bob Jacobs of Olympia:** He asks that the PAC stress to the Commission that they heavily involve the public in the process and utilize local citizens that have lots of experience with planning. He questioned the economic viability of the Marine Terminal. Promenade is used to describe formal spaces, but he doesn't feel that the East Bay trail is a formal space, so he doesn't feel the name

"promenade" fits. He also noted that there were a number of technical errors in the draft land use plan that needed corrections.

**Stanley Stahl of Olympia:** He is concerned that the slurry wall at Cascade Pole is not working and that there is a lot of migration of dioxin from the area. He believes the toxins are seeping through the soil to the bay and that contamination is getting to the bay by getting into the storm drain lines in the terminal area. NorthPoint construction should not occur because of this.

**Sue Danver of Thurston County, representing the Black Hills Audubon Society (Conservation Chair):** She expressed her concern for the Streaked Horned Lark and the Pocket Mazama Gopher, which are candidate species for the endangered species list. These species reside at the Olympia Regional Airport. Nothing was noted in the discussion of proposed changes document about keeping these species safe. She also discussed with the FAA does not regulate the airport layout and operation, therefore the PAC should deny the passage of districts/areas of the Airport Land Use Plan that includes populations of said species.

**Suzanne Nott of Olympia:** Green belt and public areas are not clearly described in the draft land use plan. She is concerned with the truck traffic in both Olympia and Tumwater. Small jet noises will grow with commercial air service. She doesn't believe NorthPoint will be a tourist attraction. She also said that she knew that there were ship builders who want to build ships in the port and the Admiral District should be preserved for that purpose. She also said that no one want to eat at the Diesel Diner or wants to stay at the Logyard Hotel, and that there needs to be a General EIS for the Port.

**Robert Rose of Olympia:** Marine Terminal is a vital part of economic development. 2004 Economic Impact Study was done and it stated this. Admiral District should be changed to allow other opportunities, since a ship building company was looking at the area and it was not economically viable for this area. NorthPoint does not need a hotel; it should be kept for marine terminal use. Mr. Rose also noted that there were customers waiting who want to use the marine terminal, including Weyerhaeuser and the military. He stated that the marine terminal is important since it is impossible to site and develop a new deep-water marine terminal in Puget Sound.

**Next Meeting:** The next scheduled PAC meeting will take place on Wednesday, August 22, 2007 at 7:00 pm in the large conference room.

**Adjourned:** Kevin adjourned the hearing at 7:43 p.m.