MINUTES - Regular Meeting

Thurston County Planning Commission
Wednesday, March 15, 2000
County Courthouse Complex
2000 Lakeridge Drive SW
Building 1 - Room 152
Olympia, Washington  98502

1. Call to Order

The meeting was called to order at 7:00 p.m. by Chair Bower, followed by introductions of Planning Commission members.

   a. Attendance

   Members Present:  Leo Deatherage, Bob Bower, Tom Cole, Peggy Paradise, Brian Fagernes, Janet Reiner, Liz Lyman and e.j. Curry

   Members Absent:  Barbara Frost

   Staff Present:  Fred Knostman, Jennifer Hayes, Sandy Norton

   b. Approval of Agenda

   The agenda was approved as submitted.

   c. Introduction of New Associate Planner

   Mr. Knostman introduced Jennifer Hayes as the new Associate Planner in Advanced Planning. Ms. Hayes comes to Thurston County with an undergraduate Degree from the University of California, Santa Cruz and two Master Degrees from the University of Michigan.

   d. Approval of Minutes

February 2, 2000 minutes:

  Commissioner Cole moved, seconded by Commissioner Deatherage to approve the minutes for February 2, 2000. Motion carried unanimously with Commissioner Lyman abstaining due to being absent.

2. Public Communications

None.
3. **Briefing: Green Cove Creek Habitat Project Status**

Mr. Knostman gave a brief overview on the Green Cove Creek Habitat Project. Mr. Knostman used the Green Cove Creek Basin City and County Zoning map to identify the different zones and to identify areas being affected. Mr. Knostman stated that the Board of County Commissioners will be holding a public hearing scheduled for March 22, 2000 to consider interim zoning only for the Urban Growth Area.

Mr. Knostman stated that on February 8, 2000 the City of Olympia adopted their ordinance under the emergency clause of the growth management and they are required to have a public hearing which is to be held April 4, 2000 to either affirm or modify the actions taken February 8, 2000. Mr. Knostman handed out a copy of the work program that the City of Olympia is proceeding under. Mr. Knostman stated that the City of Olympia is the lead in doing additional studies which is estimated to take approximately to the end of the year. The County will then be doing some recalibration of the modeling the County did based on 1989 data. This will involve updating the landuse, updating the zoning and a lot of the data. Programs will then be run to see what type of densities and storm water standards that would be best to protect the Green Cove Creek. Mr. Knostman also stated that if there was a need to change the zoning and the land use the County would do a joint plan as part of the comprehensive plan process for which the City of Olympia would be the lead on. This would take place after the first of the year. Short discussion followed.

4. **Planning Commission and Staff Updates**

Ms. Hayes spoke briefly on possible field trip sites, dates, and times. A field trip was scheduled for April 29, 2000. Mr. Knostman and Ms. Hayes will take the Planning Commission on a tour to see as many sites as possible such as the Quasi Judicial Comprehensive Plan Amendment sites, the area in which Yelm is planning to do a bypass route, Green Cove Creek, and the Salmon Creek area.

Ms. Hayes gave a brief update on the 2000 Development Regulations Amendment Proposals. A memorandum dated March 8, 2000 was mailed to all Planning Commission members which identified all Amendment proposals and the proposed timing of review for these proposals. Ms. Hayes stated these proposals will be handled in two rounds and there are three key proposals being looked at for Round One. Those three key proposals are as follows:

1. Develop a consistent definition of “remodel”
2. Replacing of non-conforming mobile homes
3. Height of accessory buildings in the Lacey Urban Growth Area

Ms. Hayes stated that Yelm City Council has adopted the alignment for the bypass route around the City. Mr. Knostman, by map illustration, identified the outlining areas. A short discussion followed.

Ms. Hayes gave a brief update on the status of the Comprehensive Plan Amendments. Ms. Hayes stated that this is on a preliminary Docket which will go before the board on March 28, 2000. Ms. Hayes briefly described the three proposed amendments. Ms. Hayes also stated that two requests for rezones have been submitted to the Board via letter and the board will need to make a determination.
whether to accept the proposals or have the proposals extended to the 2001 Docket.

Ms. Lyman gave a brief update on what the Salmon Creek Basin Committee has been doing. Ms. Lyman stated that the Board of County Commissioners has extended the Salmon Creek Basin moratorium for another four months. Ms. Lyman also stated that there has been interim stormwater regulations adopted for the Salmon Creek Basin area. A short discussion followed.

5. Calendar (Tentative)

Planning Commission agreed to cancel the April 5, 2000 regularly scheduled meeting due to the lack of agenda items.

The next Planning Commission meeting is scheduled for April 19, 2000.

A field trip has been scheduled for April 29, 2000.

6. Adjourn

The meeting adjourned at 8:17 p.m.

__________________________________________________________________________

Bob Bower, Chair