MINUTES - Regular Meeting

Thurston County Planning Commission
Wednesday, April 19, 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, Liz Lyman, and Barbara Frost

   Members Absent:  Janet Reiner and e.j. Curry

   Staff Present:  Fred Knostman, Jennifer Hayes, Sandy Norton

b. Approval of Agenda

   The agenda was approved as submitted.

c. Approval of Minutes

   March 15, 2000 minutes:

   Commissioner Deatherage moved, seconded by Commissioner Paradise to approve the minutes for March 15, 2000. Motion carried unanimously with Commissioner Frost abstaining due to being absent.

2. Public Communications

   None.
3. **Briefing/Set Hearing: Code Amendments**

Ms. Hayes gave a brief overview of the Official Docket of Development Regulation Amendment Proposals Round One. Ms. Hayes distributed a handout of the Official Docket, which describes amendments being proposed for consideration and adoption for this year. These proposed amendments are for Thurston County, Lacey UGA, Tumwater UGA, and Olympia UGA Zoning Ordinances and the Critical Areas Ordinance. Ms. Hayes briefly discussed the amendment topics and the major changes to each topic using the handout that was mailed to the Planning Commission on April 12, 2000. The topics discussed were:

- Alterations and Replacement of Nonconforming Uses
- Replacement of Nonconforming Mobile/Manufactured Homes
- Standards for Measuring Building Height and Defining Grade
- Accessory Building Heights (Lacey UGA)

A discussion followed, including Commission suggestions. The Commission suggested several minor changes, which staff agreed to incorporate and make available for public review. These suggestions are as follows:

A. The Commissioners suggested that the threshold for alterations of nonconforming uses should reflect current assessed value, not the assessed value at the time of first alteration. To be fair to the property owner, Commissioners suggested keeping the percentages of alterations cumulative up to the 50 percent threshold, but allowing for the percentage to be based on the current assessed value each time an alteration was made.

B. Commissioner Paradise asked that sections regarding alteration criteria be reworded to sound like criteria.

C. The Commissioners also suggested eliminating the "that has fallen into disrepair" phrase in sections dealing with replacement of nonconforming mobile/manufactured homes. Commissioner Bower pointed out that this was a subjective statement.

D. Commissioner Cole asked for clarification of the building height and grade definitions, pointing out inconsistencies with defining average grade and finish grade, and asking for Figure 9 to be adjusted to illustrate these concepts.

E. Commissioner Lyman pointed out a grammatical error in the section dealing with mobile/manufactured home replacement.

**Commissioner Cole moved, seconded by Commissioner Lyman to set a public hearing for May 17, 2000 to receive public testimony on the first round of development regulation amendment proposals (Items A.3, A.4, B.1, B.2, C.1, D.1 and D.2 on the 2000 Official Docket and additional cleanups), as amended. Motion carried unanimously.**
4. **Planning Commission and Staff Updates**

Mr. Knostman spoke briefly of the day’s agenda for the April 29, 2000 Planning Commission field trip. Six Planning Commission members plan on attending.

5. **Calendar (Tentative)**

The next Planning Commission meeting is scheduled for May 3, 2000.

6. **Adjourn**

The meeting adjourned at 8:10 p.m.

Bob Bower, Chair