MINUTES - Regular Meeting

Thurston County Planning Commission
Wednesday, August 16, 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: Bob Bower, Peggy Paradise, Liz Lyman, Barbara Frost, and Tom Cole

      Members Absent: Leo Deatherage, Brian Fagernes, Janet Reiner, and e.j. Curry

      Staff Present: Fred Knostman, Jennifer Hayes, John Sonnen, Sandy Norton

   b. Approval of Agenda

      The agenda was approved as amended. Discussion of the Attendance Policy was added as Item 6a.

      Commissioner Cole moved, seconded by Commissioner Lyman to approve the agenda as amended. Motion carried unanimously.

   c. Approval of Minutes

      August 2, 2000 minutes:

      Commissioner Lyman stated e.j. Curry was not in attendance at the last meeting and should be shown as absent.

      Commissioner Frost moved, seconded by Commissioner Paradise to approve the minutes as amended for August 2, 2000. Motion carried unanimously.

2. Public Communications

None.
3. **Introduction of John Sonnen, Senior Planner**

Mr. Knostman introduced Mr. Sonnen as Thurston County’s new Senior Planner. Mr. Sonnen comes from the City of Olympia. Prior to working for the City of Olympia Mr. Sonnen worked for the Thurston Regional Planning Council and worked with the County Planning Commission in developing County wide policies and some Comprehensive Plan policies. Prior to that, Mr. Sonnen was the Planning Director for the City of Shelton. Mr. Sonnen also has several years of experience working in Alaska.

4. **Worksession: Preliminary 2001 Work Program Ideas**

Ms. Hayes and Mr. Knostman briefly described the proposed 2001 work program items using Attachment 1 of the briefing packet which was made part of the Commission mailing. Mr. Knostman stated that a briefing with the Board is scheduled for August 22, 2000 and that this is an opportunity for the Commission to provide input. Mr. Knostman also stated that the 2001 work program ideas are not listed in a particular order of priority. Ms. Hayes briefly described ongoing projects, continuation of 2000 projects, and new projects.

Ms. Hayes stated that all Advanced Planners, ESA and Shoreline-involved staff from all County jurisdictions are meeting August 17, 2000 to discuss strategic planning for responding to shoreline and ESA issues in the next couple of years.

Ms. Hayes stated that the reevaluation of open space standards in the Olympia Urban Growth Area Zoning Code and Subdivision Code was a continuation from this year and will be worked on in 2001. Ms. Hayes also stated that City of Olympia will be the lead on this.

Ms. Hayes briefly described the miscellaneous Development Regulations Amendments as listed on pages 2 and 3 of Attachment 1. Ms. Hayes stated that these are different than the Round Two amendments being worked on as part of the 2000 work program. The 2001 Development Regulation amendment cycle will start in January and finish up in October of 2001. Ms. Hayes stated that the list of miscellaneous development regulation amendments is preliminary.

Mr. Knostman stated that these are ideas that have stemmed from problems that Current Planning staff has had and that this list will be prioritized.

5. **Briefing: 2001 Preliminary Docket of Comprehensive Plan Amendments**

Ms. Hayes briefly described the 2001 Preliminary Docket of Comprehensive Plan Amendment Proposal using Attachment 2 of the Commission mailing packet. Ms. Hayes stated that the deadline for submission of proposals was August 7, 2000. Ms. Hayes stated that the new cycle starts in August and ends in July of next year. Ms. Hayes also stated that the Docket is preliminary and has not yet gone to the Board for approval. Ms. Hayes stated that it will probably go to the Board in October to make the Docket official. Ms. Hayes stated that the Docket reflects three Olympia initiated joint plan amendments. Those amendments are as follows:
1. Update Parks and Open Space chapter in the Comprehensive Plan for the City of Olympia and Olympia Growth Area.

2. Green Cove Creek: Creating policies for low impact development and habitat preservation in the Green Cove Creek Basin.

3. Redesignate and rezone existing Community Retail District on Mud Bay Road to High Density Corridor-2 Zoning District.

Ms. Hayes stated that staff work on these will be done this fall in preparation of Planning Commission briefings that will be taking place after the first of the year.

Ms. Hayes briefly described the two quasi-judicial site specific amendments initiated by citizens this year. Those are as follows:

1. Sang K. and Hui K. Lee
   Ms. Hayes stated that Mr. Lee has a current neighborhood convenience commercial property in the Scott Lake Subdivision. Mr. Lee owns the property next door and would like to expand his business. He is proposing to redesignate and rezone .31 acres in rural Thurston County from Suburban Residential to Neighborhood Convenience Commercial.

2. Paul Steadman et al & Nisqually Tribe
   Ms. Hayes stated that property is half zoned in the High Density Residential zone and half in the Mixed Use High Density Corridor zone and they are proposing to rezone the back half of the property (approx. 2 acres) to Mixed Use High Density Corridor.

Ms. Hayes stated that the annual update to the Capital Facilities Plan is also on the Docket.

Ms. Hayes stated that the Port of Olympia=s proposed runway expansion will affect the alignment of Case Road, Tilley Road, and 88th. Ms. Hayes stated that this will be reflected in the City of Tumwater Joint Plan and Transportation Plan. Ms. Hayes also stated that City of Tumwater and the Port will be the lead.


Ms. Hayes handed out an updated 2000 Official Docket of Development Regulation Amendment Proposals. Ms. Hayes stated that this is the ongoing Docket that we have had all year, which was approved last December, with some changes since that time.
Ms. Hayes stated that the Board adopted Round One of the Amendments on August 14, 2000. These changes went into effect on the day of adoption. Ms. Hayes stated that the only change that the Commission reviewed which did not get adopted was the remodel/alterations to nonconforming structures amendment. Ms. Hayes stated that the Board is coming up with some alternative language regarding the 50 percent of assessed value threshold.

Ms. Hayes stated that the remainder of the amendments will be worked on by herself and Mr. Sonnen. Ms. Hayes stated that staff reports will be distributed to the Commission for the September 20, 2000 meeting. Ms. Hayes stated that the Commission will be briefed and a public hearing will be set for sometime in October.

6a. Attendance Record

Chair Bower briefly described the current rules of procedure on attendance and stated that there is no current policy regarding members missing meetings due to work. Chair Bower stated that there should be a policy stating that if you are out of town due to work then it should be noted as an excused absence rather than just being absent. Mr. Knostman will be looking into revising the current policy to reflect excused absences.

7. Planning Commission and Staff Updates

Ms. Hayes stated that as part of the Endangered Species Act Public Outreach Effort, Mark Swartout has scheduled a forum on November 18, 2000 from 9:00 a.m. to 1:00 p.m. at the Olympia Center. Ms. Hayes stated this is a seminar for elected officials, appointed officials, and the general public. Ms. Hayes stated that a formal agenda has not yet been established, however the meeting will have three topical panels with four to five members each which will address issues related to endangered species act response and salmon recovery. Ms. Hayes stated that formal agendas will be distributed to the Commission.

Ms. Hayes stated that Advanced Planners meet tomorrow to discuss ESA and shoreline issues. Ms. Hayes will provide a formal presentation to the Commission before the end of the year.

Ms. Hayes stated that the Board of County Commissioners will be briefed on the 2000 Comp Plan Amendments on September 12, 2000.

Ms. Hayes stated it is time to schedule the annual dinner with the Board of County Commissioner and the Planning Commission. Ms. Hayes solicited tentative dates from the Commission.

Mr. Knostman asked the Commission interest on having Mark Swartout return to update the Commission on Endangered Species Act response.
Mr. Knostman stated that the next Salmon Creek meeting will be held August 31, 2000.

Mr. Knostman gave a brief update on Green Cove Creek. Mr. Knostman stated that City of Olympia staff will be briefing the Board on the status of their study once they brief the City Council. The next meeting scheduled is for September 19, 2000.

Chair Bower handed out two articles on Portland and their growth management and urban growth boundary, which are a caution to Thurston County. The articles are titled:

- ASqueezed Out - No Swingset, No Sandbox, No Space Left in the UGB@
- ASTranded on the Edge of the Future@

8. **Calendar (Tentative)**

Planning Commission agreed to cancel the September 6, 2000 regularly scheduled meeting due to the lack of agenda items.

The next Planning Commission meeting is scheduled for September 20, 2000.

9. **Adjourn**

The meeting adjourned at 8:25 p.m.

______________________________
Bob Bower, Chair
# REQUEST FOR INFORMATION
## SUMMARY SHEET
Thurston County Planning Commission

<table>
<thead>
<tr>
<th>DATE</th>
<th>REQUEST</th>
<th>AUTHOR</th>
</tr>
</thead>
<tbody>
<tr>
<td>08/16/00</td>
<td>Request Copy of City of Tumwater and City of Olympia Parking Chapter.</td>
<td>Frost</td>
</tr>
<tr>
<td>08/16/00</td>
<td>Request copy of WAC when asked to read something that references the WAC.</td>
<td>Frost</td>
</tr>
<tr>
<td>08/16/00</td>
<td>Request that staff look into amending bylaws to reflect excused absences for those unable to attend due to work.</td>
<td>Bower</td>
</tr>
<tr>
<td>08/16/00</td>
<td>Request copy of Portland Articles to be distributed to the Joint Planning Commission and the Board.</td>
<td>Bower</td>
</tr>
</tbody>
</table>