MINUTES - Regular Meeting

Thurston County Planning Commission
Wednesday, September 20, 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, Tom Cole, Brian Fagernes, Janet Reiner, Liz Lyman, and Barbara Frost

      Members Absent: Peggy Paradise, e.j. Curry, and Leo Deatherage

      Staff Present: Jennifer Hayes, Don Krupp, and Sandy Norton

   b. Approval of Agenda

      The agenda was approved as submitted.

   c. Approval of Minutes

      August 16, 2000 minutes:

      Commissioner Cole moved, seconded by Commissioner Frost to approve the minutes for August 16, 2000. Motion carried unanimously with Commissioner Reiner abstaining due to being absent.

2. Public Communications

None.

3. Discussion/Action: Planning Commission Absence Policy

Ms. Hayes spoke briefly on the draft amendment to the absence policy which was included in the Planning Commission mailing. Commission Reiner requested “emergency” be added as an excusable absence to the Rules of Procedures, Section VIII - Absence of Members, Paragraph B. Commission agreed.
Commissioner Cole moved, seconded by Commissioner Reiner to approve the amendments to the absence policy as amended. Motion carried unanimously.

4. **Briefing: Round 2 of 2000 Development Regulation Amendment Proposals**

Ms. Hayes stated that Round One of the Development Regulations were passed by the Board on August 14, 2000. Ms. Hayes briefed the Commission on each of the staff reports that correspond to Round Two proposals listed on the 2000 Official Docket of Development Regulation Amendment Proposals which were included in the Commission mailing. Ms. Hayes stated that only half of the amendment proposals will be covered at tonight’s meeting and the second half will be covered on October 4, 2000 with an opportunity to set a hearing. The staff reports briefed are as follows:

1. **Alternation/Expansion of Nonconforming Structures**

   Ms. Hayes described the summary of changes for the Critical Areas Ordinance and the Thurston County Zoning Ordinance and possible alternatives. Commission suggested that the language be changed to allow expansion of the conforming portion of a structure, and limit it for the nonconforming portion. The Commission also asked that the definition of Alteration be clarified and the use of the phrase “pre-existing uses.”

2. **Standardizing initiating periods and expirations for Administrative Variances, Special Use Permits and Hearing Examiner Variances and establishing an expiration date for Reasonable Use Exceptions.**

   Chair Bower asked that consideration be given to property owners who do not intend to discontinue or vacate their use. Staff agreed to look into the wording and make appropriate changes.

3. **Revision of Transfer Development Rights Ordinance.**

   Chair Bower asked that the language be clarified to reflect that a field survey would only be needed if a discrepancy in acreage affected the number of TDRs to be allocated. Staff agreed to make the change.


   The Commission discussed the use of the word “projected roof area” and suggested “projected” be eliminated with the change to “floor area.” Staff stated they would look into that change.
5. **Briefing/Presentation: Shoreline Master Program Update**

Ms. Hayes handed out a summary sheet outlining the topics of her presentation on the Shoreline Master Program. Ms. Hayes spoke briefly on the proposed new shoreline rules and provided background information on the Shoreline Master Program. Ms. Hayes stated that the new shoreline rules intend to address inadequate setbacks, control vegetation removal, control the proliferation of shoreline armoring and promote soft alternatives, reduce threats to public health and safety, reduce impacts to wetlands, and restore degraded areas. Ms. Hayes also outlined what the new rules were not intended to do, what would need to be done to update the rules, the two Paths to compliance, new rules vs. current regulations, shoreline stabilization, vegetation conservation areas and what can be done differently, and what would need to be done to update the programs and ensure ongoing compliance. A lengthy discussion followed focused on the challenges to implementation, the need for public education on the issue, and the mechanics of complying with the rules, should they be adopted.

6. **Planning Commission and Staff Updates**

Ms. Hayes handed out a flyer and stated that an Endangered Species Act Seminar, sponsored by Thurston Regional Planning Council, will be held Saturday, November 18, 2000 from 9:00 a.m. to 1:00 p.m. at the Olympia Center in the Multi-Purpose Room. Ms. Hayes also handed out a *Salmon in our Community...What Do You Think* response card to each Commission member as part of an effort to help guide elected officials in making decisions on salmon issues. Ms. Hayes asked that the cards be returned to her or mailed in.

Ms. Hayes updated the Commission on the scheduling of the annual Board of County Commissioners and Planning Commission dinner. Ms. Hayes suggested the annual dinner be postponed until January. Commission agreed to hold the dinner in January. Ms. Hayes stated she will keep the Commission updated on scheduling.

Ms. Hayes briefed the Commission on the 2000 Comprehensive Plan Amendments which are scheduled to come before the Board on October 9, 2000. Ms. Hayes stated the Board has been briefed on those amendments and the public comment period is open.

Mr. Krupp stated that the budget has been completed for next year and the fund balance is good. Mr. Krupp also stated that the operating costs for the Department from 2000 - 2001 is $25,000 dollars less and there will be no major adjustments to the fee schedule.

Mr. Krupp updated the Commission on the issue of code compliance. Mr. Krupp stated that there is currently one full time Code Compliance Officer and that position is not supported from permit fees. Mr. Krupp stated that permit fees go towards inspections and plan review. Mr. Krupp also stated that the Compliance Officer receives hundreds of complaints, especially on junk vehicles, and that this is an area which will be continually looked at.
Mr. Krupp stated that Thurston County was ranked by the insurance industry as being the top ranked building & fire safety program in the State of Washington in terms of how the building codes and fire safety program is administered. Mr. Krupp also stated that this translates into a potential insurance reduction.

Mr. Krupp stated that the Federal Emergency Management Agency has identified Thurston County as being rated the best in the Country in respect to how we address flood hazard, flood hazard mitigation, flood hazard preparedness, and emergency response. Mr. Krupp stated that final confirmation on this is expected sometime in October.

7. **Calendar (Tentative)**

The Commission members in attendance indicated that they will be in attendance for the next regular scheduled meeting.

The next Planning Commission meeting is scheduled for October 4, 2000.

8. **Adjourn**

The meeting adjourned at 9:45 p.m.

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Bob Bower, Chair