MINUTES - Regular Meeting

Thurston County Planning Commission
Wednesday, October 4, 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, Peggy Paradise, Brian Fagernes, Janet Reiner, Liz Lyman, and Barbara Frost

   Members Absent:   Leo Deatherage

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

   b.   Approval of Agenda

The agenda was approved as submitted.

   c.   Approval of Minutes

September 20, 2000 minutes:

Commissioner Cole moved, seconded by Commissioner Fagernes to approve the minutes for September 20, 2000 as amended. Motion carried unanimously with Commissioner Paradise abstaining due to being absent.

2.   Public Communications

None.


Ms. Hayes updated the Commission on revised staff reports, included in the Commission mailing, of the Round Two Development Regulation Amendments incorporating suggestions made by the Commission at the September 20, 2000 meeting. Staff reports updated were:
A. Establishing an Expiration Date for Reasonable Use Exceptions

Ms. Hayes stated the term vacate has been changed to abandoned to distinguish between intentional and unintentional discontinuance of a reasonable use exception.

B. Standardizing Initiating Periods and Expirations for Administrative Variances, Special Use Permits and Hearing Examiner Variances

Commissioner Lyman stated that “vacated” is still used in some of the wording. Ms. Hayes stated it should read abandoned and that she would make the changes.

C. Draft 2: Alteration/Expansion of Nonconforming Structures and Existing Uses

Ms. Hayes stated that the definition of alteration was changed to remove an earlier reference to replacement of supporting members of structure. Ms. Hayes also stated that replacement of windows was also clarified as “window casements” which would require a building permit if being replaced.

Ms. Hayes stated that the Commission’s suggested amendments on the Critical Areas portion and those amendments are shown on page 4, paragraph j, section 2 - 4.

Ms. Hayes also stated that the three sections of the rural area Zoning Ordinance which referred to pre-existing uses were intended to refer to existing, conforming industrial uses that were in existence prior to newer regulations about landscaping, parking, etc. (page 6 of the draft). “Pre-existing” was changed to “existing.” Ms. Hayes stated that the word “chapter” in each of the three sections, is intended to be stricken and that the words “of this” just before the word chapter should also be stricken. Ms. Hayes will make the correction.

D. Revision of Transfer of Development Rights Ordinance

Ms. Hayes summarized the revision by stating that a field survey is a choice appropriate only when a discrepancy in calculating acreage affects the number of TDRs that may be allocated to the site.

E. Clean-up (for consistency with the Uniform Building Code)

Ms. Hayes stated that no revisions have been made to this section. Ms. Hayes also stated that the Commission reviewed both Title 14 and Title 20 at the last meeting. Ms. Hayes stated that Title 14 was not in the Planning Commission’s purview to hold a public meeting on. Ms. Hayes also stated that the word “projected” was removed from Title 14. The wording will no longer say projected roof area but will now say floor area.

F. Chapter 71.09 RCW Less Restrictive Alternative Housing Amendment

Mr. Fancher, Deputy Prosecuting Attorney for Thurston County, stated that this amendment was in response to the Johnson Point incident that took place this last year. Mr. Fancher stated that DSHS was planning to house sex predators in a home that was considered a less restrictive
alternative required by a court order. DSHS located a home on Johnson Point without consulting the County or the public. Mr. Fancher stated that the County felt that the zoning ordinance was being circumvented. Mr. Fancher read a list of items that DSHS planned on doing to the home in preparation to house the sex predators and the monitoring that would be done by DSHS. Mr. Fancher stated that this was a home that security devices would be put in place to protect the public rather than to protect the homeowner. The County believes that this type of housing is an essential public facility that requires County review through a Special Use Permit. This process would allow public notification and the protection of the health and safety of the public residing in Thurston County. A discussion followed.

4. **Briefing/Set Hearing: Round II Development Regulation Amendment Proposals**

**Continued**

Mr. Sonnen briefed the Commission on the remainder of the preliminary draft proposed round two code amendments which were included in the Commission mailing. Mr. Sonnen stated that staff comments noted in the drafts are staff rationale behind the proposed changes. The amendments briefed are as follows:

**A. Providing for Wireless Communication Facilities in Rights-of-Way**

Mr. Sonnen presented picture slides of Wireless Communication Facilities located in Thurston County. Referencing back to the slides Mr. Sonnen briefed the Commission on each section of the proposed amendments.

Mr. Sonnen addressed setback requirements for communication towers as noted at the top of page 7 of the proposed amendment. Mr. Fancher commented that there is no equal protection violation by allowing poles in the right-of-way to have a different standard than poles outside the right-of-way because we are treating the people, companies, and corporations all the same. A discussion followed.

Commissioner Frost requested that the wording “properly maintained” be added to section 5b, page 9, relating to Design standards for freestanding WCFs and remote freestanding WCFs.

Commissioner Bower requested that the time allotted for vegetation growth as noted in d, iii, page 10, be changed from three years to five or six years to allow time for growth. Mr. Sonnen said that he is suggesting to not require fencing with barbed wire around the equipment shelters as noted on page 12. Mr. Sonnen stated that if there is no fencing shrubs would be adequate. Commissioner Bower suggested that if fencing is the chosen alternative in certain situations that the allotted time for vegetation growth be changed.
B. Limitations on Accessory Uses

Mr. Sonnen gave an overview of the proposed amendments.

Commission Cole asked that size requirements for exempt satellite dishes be included in the proposed amendment. Staff agreed to make the change.

Mr. Sonnen stated that staff is suggesting eliminating the reference to the code regarding chain link fences with slats as noted in 8, b ii, page 3.

Commissioner Cole suggested language be added identifying a time frame for which non-conforming uses would have to become conforming for future code requirement changes. Staff agreed.

C. Parking Chapter Amendments to the Lacey UGA Zoning Ordinance

Mr. Sonnen briefed the Commission on the proposed amendments to off-street parking and loading, central business district, and the business park district. Using the table labeled Attachment 2, which was made part of the Commission mailing, Mr. Sonnen outlined the comparison of parking standards for the Lacey, Olympia, and Tumwater growth areas.

Mr. Sonnen stated that the third paragraph, section D, page 6 should be a double strike out which is a deletion proposed by staff. Staff will make change. Discussions followed.

Commissioner Lyman moved, seconded by Commissioner Fagernes to set a public hearing for November 1, 2000, at 7:00 p.m. in room 152 of the Thurston County Courthouse Building #1, on the second round of the 2000 Official Docket of Development Regulation Amendments, as amended, revising the following portions of the Thurston County Code:

- Critical Areas Ordinance, Title 17, Chapter 17.15;
- Rural Area Zoning Ordinance, Title 20;
- Lacey UGA Zoning Ordinance, Title 21;
- Tumwater UGA Zoning Ordinance, Title 22;
- Olympia, UGA Zoning Ordinance, Title 23.

Motion Carried Unanimously.
5. **Planning Commission and Staff Updates**

Ms. Hayes asked the Commission if they were interested in meeting with staff to discuss how our current program operates, how things are administered, and problems the County is facing in regards to the proposed shoreline rules, our current Shoreline Master Program, and Critical Areas Ordinance. The Commission agreed.

Ms. Hayes stated that the state Department of Ecology currently responding to the 1200 comments received in regard to the proposed shoreline rules. Ms. Hayes stated that a response document will be published. Ms. Hayes also stated that something will probably be adopted by December 4, 2000. Ms. Hayes stated that the revised absence rules were included in the Commission mailing and the attendance record will now indicate a “no-x” if the absence is excused.

Mr. Knostman stated that Dale Greiner has been hired as our new senior planner for SEPA review. Mr. Knostman stated Ms. Greiner currently working for Department of Natural Resources. She is expected to start October 23, 2000.

6. **Calendar (Tentative)**

October 18, 2000 regular scheduled meeting has been cancelled due to lack of agenda items.

The next Planning Commission meeting and public hearing is scheduled for November 1, 2000.

7. **Adjourn**

The meeting adjourned at 9:40 p.m.

Bob Bower, Chair
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<thead>
<tr>
<th>DATE</th>
<th>REQUEST</th>
<th>AUTHOR</th>
</tr>
</thead>
<tbody>
<tr>
<td>10/04/00</td>
<td>Request clarification on building permits for replacement of windows</td>
<td>Cole</td>
</tr>
<tr>
<td>10/04/00</td>
<td>Request statistics for the number of parking spaces to the number of beds at St. Peters Providence Hospital to provide a basis for evaluating the proposed parking standards for the Lacey growth area.</td>
<td>Bower</td>
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<tr>
<td>10/04/00</td>
<td>Will the proposed reduction in the required amount of parking for Multi-family housing result in a parking shortage?</td>
<td>Frost</td>
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