1. **Call to Order**

The meeting was called to order at 7:05 p.m. by Chair Bower, followed by introductions of Planning Commission members.

a. **Attendance**

   Members Present: Bob Bower, Tom Cole, Janet Reiner Brian Fagernes, Peggy Paradise, and Liz Lyman

   Members Absent: Barbara Frost

   Staff Present: Fred Knostman, Jennifer Hayes, and Sandy Norton

b. **Approval of Agenda**

The agenda was approved as submitted.

2. **Public Hearing: Round II Development Regulation Amendment to Nonconforming Uses/Structures (Critical Area Ordinance and Four County Zoning Ordinances)**

Chair Bower opened the public hearing at 7:06 p.m.

Ms. Hayes handed out a comment letter submitted by Shirley Olson, 3946 90th Lane SW.

Chair Bower closed the public hearing at 7:07 p.m.

3. **Planning Commission Worksession and Possible Action**

Mr. Knostman stated that Don Krupp and Lester Olson have spoken with Shirley Olson regarding her issues addressed in her comment letter. Mr. Knostman stated that follow-up action with the Applicant is being taken. Discussion followed.

Ms. Hayes summarized the proposed suggested clarifications to the nonconforming structures amendment to the Critical Areas and Zoning Ordinance using the purple handout from the November 1, 2000 meeting/public hearing titled “Suggested Clarifications to Nonconforming Structures Amendment.” The changes were suggested by staff to refine and clarify the proposed amendments. The proposed clarifications discussed were as follows:
CRITICAL AREAS ORDINANCE

- **Page 3, Section 17.15.200, Definitions:**

  Ms. Hayes stated that alterations, repair, and maintenance could be done within the building footprint however, one could not expand beyond the existing building footprint. Ms. Hayes stated that one could do a vertical addition in the Critical Areas Ordinance but not in the zoning code, due to concerns with neighbor privacy. Ms. Hayes also stated that one would not be allowed to completely tear down the structure and replace it unless the replacement was subject to regulations providing for fire, flood, and other acts of god (12 months to replace the structure), or received an administrative variance (see below).

  Ms. Hayes stated that staff suggested removing examples of activity requiring a building permit in the definition of “alteration” because this could cause unnecessary confusion for the public.

- **Page 4, Section 17.15.615, Geologic Hazard Areas**

  Ms. Hayes stated that a geotechnical report would be required for any alteration in a geologic hazard area.

  Chair Bower suggested changing the wording requiring a geotechnical report. Chair Bower stated that a geotechnical report should only be required when the type of alteration being proposed would be substantial enough to justify the report.

- **Page 4-5, Section 17.15.615(K), Single-Family Residence–Replacement of Nonconforming Residence**

  Ms. Hayes stated that staff suggested permitting replacement of a nonconforming residential structure through the administrative variance process. Ms. Hayes stated the administrative variance process would allow staff to work with the property owner to either replace the structure within the existing footprint or try and determine other locations on the property to place the structure. Ms. Hayes also stated that currently there is no mechanism in place to trigger this type of review.

ZONING ORDINANCE

Ms. Hayes summarized the proposed definition of “Replacement.” Ms. Hayes stated that if more than 50 percent of the lineal footage of the existing exterior ground floor walls is removed then this would be considered a “Replacement.”
Ms. Hayes stated that staff felt that an enclosure of a nonconforming deck, porch, or patio to create additional living space should not be permitted. The Commission felt that if a roof is existing and permanent, one should be allowed to enclose the nonconforming deck, porch, or patio. Mr. Knostman stated that staff would look into defining the definition of “roof” and how to make this distinction.

**Action**

The Commission moved to approve the proposed amendments to the Thurston County Critical Areas Ordinance, Chapter 17.15 TCC, Alteration/Expansion of Nonconforming Structures and the Proposed Amendments to the Thurston County Zoning Ordinance, Lacey UGA, Tumwater UGA, and Olympia UGA Zoning Ordinances Title 20, 21, 22, and 23 TCC, Alteration/Expansion of Nonconforming Structures and Existing Uses, as amended. Motion carried unanimously.

4. **Planning Commission and Staff Updates**

Ms. Hayes gave a brief update on the Cooper Point Wastewater Management Plan using the handout from the Commission mailing. Ms. Hayes stated that Jeff Fancher, Thurston County Prosecuting Attorney, was unable to attend but requested to add the following:

Thurston County is attempting to skip Superior Court by going directly to the Court of Appeals. We are waiting for the Court of Appeal to decide if they will be accepting the review. This decision on discretionary and accelerated review should come any day. It has been approximately 82 days since the two motions were served.

Ms. Hayes stated that in February the Commission will be briefed on the 2001 Comprehensive Plan Amendments. Ms. Hayes stated that those amendments include amendments in the Olympia Urban Growth Area, including an amendment to their Parks and Recreation chapter in the Joint Plan and an amendment to the area that includes the Green Cove Basin. Ms. Hayes stated that she received a call from Kathy McCormick, staff to Olympia Planning Commission and Kathy has suggested that a joint Planning Commission meeting be held to discuss the Parks and Recreation amendment. Ms. Hayes stated that this would be a briefing/worksession hosted in Olympia, by Olympia staff, and include the public. The Commission agreed to participate in the briefing/worksession and requested that the materials for review be available at least seven days prior to the meeting. If the materials are not available then the Commission requested to reschedule the worksession.

Ms. Hayes stated that Amy Tousley, Chair of the Olympia Planning Commission, asked if Thurston County would be interested in hosting the 2001 Spring Regional Joint Planning Commission Meeting in mid April. Ms. Hayes stated that topics that could be addressed are: Regional Transportation issues, Groundwater and Stormwater Management, Watershed Planning, and the new
Shoreline Rules. The Commission made no decision, however, suggested experts be invited to 
speak on issues.
Commissioner Lyman handed out a booklet she obtained from the Endangered Species Act Seminar 
held November 18, 2000.

Mr. Knostman stated that our newly hired senior environmental planner has taken another job with 
South Puget Sound Community College and an interim senior planner had been appointed.

Mr. Knostman stated that the Lakeside Asphalt Plant hearing is still ongoing and the next hearing 
date is scheduled for December 19, 2000.

5. Approval of Minutes: November 1, 2000 and November 15, 2000

**Commissioner Lyman moved, seconded by Commissioner Reiner to approve the minutes for
November 1, 2000. Motion carried unanimously.**

**Commissioner Reiner moved, seconded by Commissioner Lyman to approve the minutes for
November 15, 2000. Motion carried unanimously.**

6. Calendar

The Planning Commission has cancelled the December 20, 2000 and the January 3, 2001 regular 
scheduled meeting due to the lack of agenda items.

The next scheduled meeting is tentatively scheduled for January 17, 2001 with the City of Olympia.
**NOTE: TENTATIVELY RESCHEDULED FOR JANUARY 29, 2001**

Planning Commission and County Commissioners Annual Dinner is scheduled for January 18, 2000.

The next Planning Commission meeting is scheduled for January 24, 2000.

7. Adjourn

The meeting adjourned at 8:25 p.m.

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Bob Bower, Chair
Thurston County Planning Commission

REQUEST FOR INFORMATION
SUMMARY SHEET

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<tr>
<th>DATE OF REQUEST</th>
<th>ISSUE/REQUEST</th>
<th>AUTHOR</th>
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<tr>
<td>12/06/00</td>
<td>Roster of Planning Commission members from each local jurisdiction.</td>
<td>Bower</td>
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