MINUTES - Regular Meeting

Thurston County Planning Commission
Wednesday, February 7, 2001
County Courthouse Complex
2000 Lakeridge Drive SW
Building 1 - Room 152
Olympia, Washington 98502

1. Call to Order

Vice Chair Lyman called the meeting to order at 7:00 p.m. followed by introductions of Planning Commission members.

a. Attendance

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

Members Absent: Barbara Frost

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

b. Approval of Agenda

The agenda was approved as submitted.

c. Approval of Minutes

Commissioner Cole moved, seconded by Commissioner Lyman to approve the minutes for January 24, 2001. Motion carried unanimously.

2. Public Communications

Arnie Olson, 3946 90th Lane SW, Olympia, WA 98512, stated that he has attended several meetings and asked why some public records listed on the Commission’s agenda are labeled as “members only” and are not made available to the public. Chair Bower stated that some items are made available to the public through a mailing. Ms. Hayes stated that some of the agenda packet is included in the mailing to the public if you subscribe to receive the full agenda packet. Ms. Hayes also stated that some items are in “draft” form therefore only going to the members of the Commission and are not ready for public consumption. Chair Bower explained when drafts are made available to the public by stating that the “draft” is presented to the Commission for approval. Once the Commission approves the draft and a hearing has been set, those items are made available to the public. Mr. Olson suggested the Commission review the RCW and WAC to see if the Commission is in compliance with those requirements. Ms. Hayes provided clarification by stating that all documents/files are available to the public through a public information request. Chair Bower
stated that Mr. Olson’s concerns will be addressed with the County’s Prosecuting Attorney and that a response from the Prosecuting Attorney will be addressed at the next Commission meeting.

3. Discussion/Debrief: Olympia Joint Plan/Parks Plan Amendments

Mr. Sonnen provided a brief overview of the Parks Plan Amendments. David Hanna with the Olympia parks Department was present to provide answers to any questions that the Commission or public may have. Mr. Sonnen stated that the plan calls for expanding the service area of neighborhood parks up to a mile, which results in a net loss of two parks in the growth area. Mr. Sonnen stated that several parks have been proposed to be added or relocated, including a community park to include athletic fields in the southeast section of the growth area. Mr. Sonnen also stated that the park east of Bigelow Lake has been upgraded from a neighborhood park status to a community park, which would also include athletic fields. Mr. Sonnen used a large map titled “City of Olympia, Parks, Arts & Recreation Plan” to identify the park areas. Mr. Sonnen stated the previous park plan called for large areas of open space to provide for wildlife habitat. Mr. Sonnen also stated that some of the prime habitat that was identified in a wild habitat study in 1993 has been acquired. Mr. Sonnen stated that there are several areas of open space proposed in the growth area such as the Cedrona area, Green Cove Creek, extensive areas along Chambers Lake, corridors running down Chambers Creek, and areas of the Bigelow Lake basin. These are primarily composed of wetlands with some linkage to provide connections between one critical area and another. Mr. Sonnen stated that within these areas two additional trails are being proposed. One is a trail that would extend from Bigelow lake north above 26th Avenue and another trail that would extend from the southern end of Chambers Lake, along the Chambers Lake corridor just short of Yelm Highway. Mr. Sonnen stated that the overall funding package for the next six years is approximately 12 million dollars. A discussion followed.

Some Commissioners expressed concern that the park plan envisioned imposing impact fees in the Olympia Urban Growth Areas in order to fund the projects. Commissioner Bower asked to schedule further discussion on the impact fee issue.


Each of the following proposed amendments was made part of the Commission mailing.

**PO-1 Airport Runway Safety Project – 2001 proposed amendment to the Thurston County Comprehensive Plan and Tumwater/Thurston County Joint Plan**

Andrea Fontenot and Tim Layle from the Port of Olympia gave a brief summary and background (existing conditions and alternatives) of the proposed amendments reflecting the road closures and realignments related to the Port of Olympia’s Airport Runway Safety Project that would shift the primary runway 17/35 south by approximately 758 feet. A large aerial photograph was used for illustration.
Commissioner Reiner was concerned about possible displacement of the residence that the runway relocation might necessitate and Commissioner Lyman was concerned with what impact the project would have on the high ground water in Salmon Creek Basin as well as the impact on the hydrogeological study that is currently under way. The Port representative stated that the project would have no impact. Commissioner Lyman requested that staff notify all interested individuals in the Salmon Creek Basin area about the upcoming hearing on this project once the date has been set.

Ms. Fontenot stated that this project has been in the planning stages for about one year and relates to safety issues about the location of the primary runway and Old Highway 99. Ms. Fontenot stated that the Port of Olympia issued a Mitigated Determination of NonSignificance (MDNS) for this project on January 29, 2001. Ms. Fontenot also stated that a revised MDNS was issued which extended the public comment period to March 9, 2001. Ms. Fontenot stated that the Port will hold a public workshop on the runway shift on February 28, 2001. A discussion followed.

Chair Bower suggested that the Planning Commission hold a follow-up worksession to hear input from Dale Rancour from Thurston County in order to formulate a recommendation among the options presented by Port staff.

SITE SPECIFIC AMENDMENTS INITIATED BY CITIZENS

Ms. Hayes stated that there are two Quasi-judicial Amendments to the 2001 Thurston County Comprehensive Plan and City of Lacey and Thurston County Land Use Plan for the Lacey Urban Growth Area. Those amendment proposals are as follows:

A. **QJ-1 Redesignate and rezone a .31-acre parcel from Suburban Residential 4 units per 1 acre (SR 4/1) to Neighborhood Convenience Commercial (NCC) – Amendment to the Thurston County Comprehensive Plan**

Ms. Hayes handed out an updated proposal. This update replaces the pink packet from the Commission mailing (not including attachments). Ms. Hayes stated that this proposal is located near the Scott Lake Subdivision. Ms. Hayes stated that the subject parcel is adjacent to an existing convenience store and gas station which is owned and operated by the applicant and zoned Neighborhood Commercial. Ms. Hayes passed around a colored map that identifies the existing zoning in the surrounding area. Ms. Hayes stated that the subject parcel is occupied by a mobile home owned by the applicant, which she believes to be vacant. Ms. Hayes stated that the applicant wants to expand his existing convenience services to the local community and the community has expressed support of the applicant’s proposal. Ms. Hayes noted that the applicant has not chosen a specific project for the site, and is aware of its soil limitations.

Ms. Hayes stated that the updated proposal was handed out because staff received
information in the mail from the Olympic Air Pollution Control Authority (OAPCA) stating that there is soil contamination from leaking underground storage tanks at the Scott Lake gas station. Ms. Hayes stated that OAPCA is in the process of on-site remediation and treatment for this facility. Ms. Hayes stated that OAPCA is working with the property owner in building a treatment and that they have issued a Determination of NonSignificance on the project. Ms. Hayes stated that OAPCA does not anticipate this remediation affecting anyone around the site. Ms. Hayes stated that in terms of a rezone this is not really an issue. Staff recommends approval of Quasi-Judicial rezone and redesignation. A discussion followed.

B. QJ-2 Redesignate and rezone approximately three acres in the Lacey Urban Growth Area from High Density Residential (HD) to Mixed Use High Density Corridor (MHDC)

Ms. Hayes passed around a colored zoning map identifying the site and the zoning in the surrounding area. Ms. Hayes stated that this proposal is located in the Lacey Urban Growth Area and involves two adjacent parcels and two property owners applying together. Ms. Hayes stated that they are proposing to rezone the back half of their parcels, which have a different zoning than the front half. Ms. Hayes stated that the back half of the property is currently zoned High Density Residential, with Mixed Use High Density Corridor zoning in the front. Ms. Hayes stated that the front half is focused on commercial uses, and the back half is surrounded by non-residential land uses. Ms. Hayes stated that each owner wants to expand existing commercial operations and has no intention of building High Density Residential. Staff recommends approval of Quasi-Judicial rezone and redesignation. Discussion followed.

5. Planning Commission and Staff Updates

Mr. Knostman stated that a field trip has been planned for Saturday, February 10, 2001 to view all of the proposed rezone sites. Mr. Knostman stated that everyone should meet in the Courthouse parking lot at 9:00 a.m.

Mr. Knostman stated that Cathy Wolfe has not yet appointed a new Planning Commissioner.

Mr. Knostman gave an update on the new Shoreline Master Program guidelines. Mr. Knostman stated that the Board took two actions on Monday, February 5, 2001. Mr. Knostman stated that one action was to request that the regulations not become effective until funding was made available. The second action was a 2-1 vote by the Board to join an appeal of the regulations to the Shorelines Hearing Board, joining other Cities and Counties. Mr. Knostman stated that this is not costing the County anything and the County can withdraw from that appeal at anytime. Mr. Knostman stated that he was not really involved in the discussion and additional information on the appeal will be included in the next Commission mailing.
Commissioner Paradise and Commissioner Lyman requested information on the County’s decision to join the appeal to the Shorelines Hearings Board.

Commissioner Cole stated he will not be able to attend the meeting on the jail scheduled for February 26, 2001 and asked if someone else from the Planning Commission would attend.

Commissioner Bower addressed the Commission with questions about how impact fees in the urban areas affect the assessment of property in the rural areas. A lengthy discussion followed. Commissioner Bower asked staff to provide further information on the topic, and invite someone from the County Assessor’s office to speak to the Commission on the issue.

6. Calendar (Tentative)

The next Planning Commission meeting is scheduled for February 21, 2001.

8. Adjourn

The meeting adjourned at 9:40 p.m.

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Bob Bower, Chair
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<tr>
<th>DATE OF REQUEST</th>
<th>ISSUE/REQUEST</th>
<th>AUTHOR</th>
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<tbody>
<tr>
<td>01/24/01</td>
<td>What percentage of SEPA projects were in the UGA last year?</td>
<td>Bower</td>
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<tr>
<td>02/07/01</td>
<td>Schedule time to discuss impact fees related to the Parks Plan</td>
<td>Bower</td>
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<tr>
<td>02/07/01</td>
<td>Notify people in Salmon Creek Basin area of public hearing on the Port of Olympia’s Airport Runway Safety Project (PO-1)</td>
<td>Lyman</td>
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<td>02/07/01</td>
<td>Request additional information on Shoreline Appeal</td>
<td>Lyman</td>
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<td>02/07/01</td>
<td>What would happen to property values if the County adds impact fees?</td>
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