**MINUTES - Regular Meeting**

Thurston County Planning Commission  
Wednesday, February 21, 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: Tom Cole, Liz Lyman, Barbara Frost, Brian Fagernes, Janet Reiner, Peggy Paradise, and Thomas Smith  
   Members Absent: Bob Bower  
   Staff Present: John Sonnen, Fred Knostman, and Sandy Norton

   b. **Approval of Agenda**

   The agenda was approved as submitted.

   c. **Approval of Minutes**

   Commissioner Cole asked that the wording be changed on page 4, paragraph 4 of item 5 from was not able to will not be able.

   Commissioner Lyman asked that the following be added to page 2, item 3: Some Commissioners expressed concern that the park plan envisioned imposing impact fees in the Olympia Urban Growth Areas in order to fund the projects and Commissioner Bower asked to schedule further discussion on the impact fee issue.

   Commission Lyman requested that the following be added to page 3, item 4, end of first paragraph: Commissioner Reiner was concerned about possible displacement of the residence that the runway relocation might necessitate and that 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. Commissioner Lyman also asked that it be noted that the Port representative stated that the project would have no impact and that 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.

   Commissioner Lyman asked that the following be added to the end of paragraph 3, page 4:
Commissioner Paradise and Commissioner Lyman requested information on the County’s decision to join the appeal to the Shorelines Hearings Board.

Commissioner Lyman requested that the information on the summary sheet also reflect within the text of the minutes.

**Commissioner Cole moved, seconded by Commissioner Reiner to approve the minutes for February 5, 2001 as amended. Motion carried unanimously.**

2. **Public Communications**

None.

3. **Joint Briefing with Olympia Planning Commission: 2001 Olympia Joint Plan Amendments**

**OLY-2 Proposed policy and land use designation amendments providing for “low impact development” in the Green Cove Creek Basin Area.**

Andy Haub from the City of Olympia gave a brief presentation on the proposed policy and land use designation amendments providing for “low impact development” in the Green Cove Creek Basin (OLY-2). Mr. Haub used an aerial photograph titled “Green Cove Watershed” to identify the area. Mr. Haub stated that “low impact development” is another term for environmentally sensitive development. Mr. Haub spoke briefly on the problem statement that lead up to this proposal by stating that the problem dates back a number of years and that the City of Olympia regulations are not meeting our Comprehensive Plan goals for environmental protection. Mr. Haub stated that the goals are numerous and suggest that the City will protect, enhance, restore, and improve the various creeks, rivers, wetlands, and marine waters. Mr. Haub also stated that the urban development does impact the creeks and the creeks are deteriorating. Mr. Haub also spoke about the following topics which are included in the Staff Report and made part of the Commission mailing. Topics briefed are as follows:

- BOCC and Council responses
- Interim measures
- Long term options for Green Cove land use
- Low impact development which revolves around reducing impervious surface, replicating natural hydrology (stormwater ponds cannot completely mitigate the hydrologic impacts), maximizing vegetation retention, and maintaining the urban services.
Proposed Comp Plan Amendments are embodied in the Land Use and Urban Design Chapter. Within the land use chapter a new district would be created. Within the Environment Chapter Green Cove Creek would be designated as a sensitive basin.

Planning Implications: Need consistency...either change the goals, regulations, or both.

GMA allows lower densities with supporting documentation. The proposed amendment would likely result in a reduction in potential basin population compared to the current regulations...about 900 people between 2020 and 2025, assuming 3 units per acre. No measurable impacts on transportation, sewer, water, or parks would result.

Ongoing work efforts: Density, 2 units/acre? 3 unites/acre? Mixed use? Specific development standards (separate process from Comp Plan Amendments but is running concurrently).

Mr. Haub provided two graphic depictions of what low impact development would look like:
1. City of Olympia – Low Impact Development Varied Topography
2. City of Olympia – Low Impact Development Uniform Topography

Mr. Haub stated that Environmental Impact Statement will be distributed next week and the City of Olympia will be holding a public hearing on March 19, 2001.

The Commission expressed concerns regarding the potential impacts of 2 units per acre or 3 units per acre and questioned the ability to protect the basin at these densities, tax ramifications, and safety issues in regards to sidewalks being located behind the houses.

Steve Morrison, Senior Planner with Thurston Regional Planning Council also highlighted the draft material included in the Commission mailing. Mr. Morrison stated that this material was prepared as part of the Environmental Impact Statement. Mr. Morrison spoke briefly about density, population growth, and capital facility impact. Mr. Morrison displayed three maps of the Green Cove Creek Basin Area. These maps are as follows:

a) Preexisting zoning for both the City and County
b) Interim zoning
c) Proposal

Each map identifies the Urban Growth Area boundary, City limits, and the boundary of the Green Cove Creek Basin.

**Oly-3 Proposed Change of Land Use Designation from Community Retail (CMR) to Professional Office/Residential (PO/RM) along Harrison Avenue/Mud Bay Road.**

Kathy McCormick coordinates the Comprehensive Plan Amendments for the City of Olympia. Ms. McCormick gave a brief overview of the proposal using the OLY-3 Staff Report which was included in the Commission mailing. Ms. McCormick stated that the proposed amendment would eliminate the remaining Community Retail Zone and redesignate the area to Professional Office Residential Multifamily. Ms. McCormick also stated that this amendment is proposed to simplify the
Comprehensive Plan and Zoning Map regulations. Ms. McCormick passed around a map illustrating the proposed zone change. Three versions of the proposed amendments were discussed. The option recommended by staff would allow an existing tavern, equipment rental shop, and a furniture store, which are not currently allowed in the PO/RM District, to be designated as allowed uses.

4. **Break**

5. **Briefing: 2001 Comprehensive Plan Amendment Proposals CO-2, YELM-1, and OLY-4**

Mr. Sonnen stated that these are amendments to the County’s Comprehensive Plan, City of Olympia Urban Growth Area, and the City of Yelm Urban Growth Area. Mr. Sonnen stated that House Bill 1487 was passed by the Legislature a couple years ago and that this bill basically fills a gap in the original Growth Management Act. Mr. Sonnen stated when the Growth Management Act (GMA) was passed in 1990 it required the Cities and Counties to identify what the expected traffic impacts would be on public roads at build out of their approved land use plans. Mr. Sonnen stated that the GMA also required the level of service standards be established. Mr. Sonnen also stated that the level of service standards is a rating system that gauges the pace of traffic flow. Mr. Sonnen stated that the GMA also required that concurrency requirements be applied. Mr. Sonnen stated that House Bill 1487 required local jurisdictions to supply the state with the data it needs to anticipate capacity problems on state highways plan for improvements in a coordinated manner. Mr. Sonnen stated that the state is asking for the inventory of state transportation facilities in the County, an estimate of traffic on state highways at build out of the 20-year land use plan, level of service standards for all the state highways, and a policy dealing with concurrency. Mr. Sonnen also stated that having the state and local jurisdictions working off the same data will facilitate coordination between the state and county capital improvement programs.

Mr. Sonnen briefed the Commission on each of the proposed amendments using the staff reports, which were included in the Commission mailing and the updates which were handed out at the meeting. Dale Rancour, County Engineer from Roads and Transportation was available for questions.

**CO-2**
Mr. Sonnen handed out missing pages 6, 7, and E-1.

**YELM-1**
Mr. Sonnen handed out replacement pages of the underlying section of the staff report.

Mr. Sonnen stated that the third bullet from the bottom of page 7 of the YELM-1 draft staff report will be omitted prior to the publishing of the public hearing draft. Mr. Sonnen stated that the current language would set level of service standards for highways of statewide significance but the designation of such highways and their levels of service has not yet been established by the state. Mr. Sonnen referred the Commission to the third bullet from the top of the same page which states that once the state establishes an appropriate level of service standards that it will be incorporated.
into the Yelm plan.

Mr. Sonnen stated that on page 16, paragraph 1, sentence 2, which begins with “Within the City of Yelm,” is in error and the City of Yelm will be omitting that sentence.

**OLY-4**

Mr. Sonnen handed out a replacement staff report for this proposed amendment.

Mr. Sonnen referred the Commission to item T2.3 on the third page (pages not numbered) of the updated staff report. Mr. Sonnen stated that the City of Olympia changed their level of service standards from E to D mitigated to be consistent with the current standards of the Regional Transportation Plan.

Mr. Rancour stated that there are different ways of measuring urban levels of service and there are discussions with the state on what, where, and how the levels of service are measured to adopt the levels of service for highways throughout the County.

6. **Set Public Hearing Date for 2001 Comprehensive Plan Amendments**

Commissioner Paradise moved, seconded by Commissioner Cole to set a public hearing for March 21, 2001, at 7:00 p.m. in room 152 of the Thurston County Courthouse Building #1, on the 2001 Comprehensive Plan Amendments for:

- QJ-1, Redesignate and rezone .31 acres in rural Thurston County from SR 4/1 to NC;
- QJ-2, Redesignate and rezone 3 acres in the Lacey UGA from HD to MHDC;
- CO-2, Amend Comprehensive Plan for compliance with transportation requirements of HB 1487;
- YELM–1, Amend Yelm Joint Plan for compliance with transportation requirements of HB 1487, change text and maps related to the Y2/Y3 alignment adopted in 2000, and planned improvements to the Yelm/Roy Prairie Railroad line; and
- PO-1, Amendments to the Comprehensive Plan related to the Port of Olympia airport runway safety project.

A public hearing is also set for April 4, at 7:00 p.m. in room 152 of the Thurston County Courthouse Building #1, on the 2001 Comprehensive Plan Amendments initiated by the City of Olympia for changes to the Olympia Joint Plan:

- OLY-1, Update Parks and Open Space chapter;
- OLY-2, Green Cove Creek basin policies for low impact development and land use designations; and
- OLY-3, Redesignate and rezone existing Community Retail District on Mud Bay Road.

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

Mr. Knostman handed out a memorandum to the Planning Commission from Jeff Fancher, Deputy Prosecuting Attorney, dated February 21, 2001. The memo is in regards to the public disclosure of draft staff reports and member roster.

Mr. Knostman stated that “draft” and the date of the draft is now being added to each proposed amendment. Mr. Knostman stated that a footer will be added to the pages to eliminate confusion for the public on which draft addition is being worked on.

Mr. Knostman stated that Assessor Dennis Pulsipher will be attending the March 7, 2001 meeting to discuss how property values and taxes are established.

Commissioner Lyman stated that Chair Bower attended the Board of Commissioners meeting on February 12, 2001 to express his personal support for the County’s decision to appeal the Shoreline Management Act.

8. **Calendar (Tentative)**

The next Planning Commission meeting is scheduled for March 7, 2001.

Commissioner Paradise stated she will not be attending the March 7, 2001 meeting. Commissioner Frost stated she will not be attending the March 21, 2001 meeting.

9. **Adjourn**

The meeting adjourned at 9:20 p.m.

__________________________________________
Bob Bower, Chair
<table>
<thead>
<tr>
<th>DATE OF REQUEST</th>
<th>ISSUE/REQUEST</th>
<th>AUTHOR</th>
</tr>
</thead>
<tbody>
<tr>
<td>01/24/01</td>
<td>What percentage of SEPA projects were in the UGA last year?</td>
<td>Bower</td>
</tr>
<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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<tr>
<td>02/21/01</td>
<td>Items on summary sheet reflect within the text of the minutes.</td>
<td>Lyman</td>
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