MINUTES - SPECIAL Meeting

Thurston County Planning Commission
Wednesday, May 30, 2001
County Courthouse Complex
2000 Lakeridge Drive SW
Building 1 - Room 152
Olympia, Washington 98502

1. Call to Order

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

a. Attendance

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

Members Absent: Barbara Frost and Brian Fagernes

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

Guests: Andy Haub, City of Olympia and Scott Clark, Water and Waste Management

b. Approval of Agenda

The agenda was approved as submitted.

c. Approval of Minutes

Commissioner Lyman requested that Commissioner Reiner be changed to Commissioner Paradise on page 2, paragraph 3, first sentence.

The word “developers” was added to page 7, last paragraph, second sentence. The sentence now reads “Commission Lyman stated that Commissioner Reiner had said that lowering the threshold for SEPA would be a financial hardship on small developers and landowners.”

Commissioner Smith moved seconded by Commissioner Reiner to approve the minutes for May 16, 2001 as amended. Motion carried.

2. Public Communications

None.
3. **Worksession/Action: 2001 Comprehensive Plan Amendment Proposals**

*OLY-2, Green Cove Creek basin policies and land use designations providing for low impact development.*

Chair Bower stated that he and Commissioner Lyman sent out an email to the Commission suggesting a down zone in the Green Cove Creek Basin area. Chair Bower took a vote to support the recommendation. The vote was 3 yes, 2 no, 1 for more discussion, 1 yes with additions.

Commissioner Reiner expressed concern for the homeowner and property owners and the financial, emotional, and psychological effect down zoning may have on them. Commissioner Reiner stated that the need to downsize due to the “best available science” needed to be further investigated and that there did not seem to be adequate science to prove one way or another.

Commissioner Lovrien stated he agreed with Commissioner Reiner concerns. Commissioner Lovrien also expressed a concern with the City of Olympia dumping their stormwater into Green Cove Creek and placing the financial burden on small developers and landowners.

Commissioner Cole expressed a concern with the taking of development rights. Commissioner Cole stated he would like to see remediation from the City of Olympia if there is any hope in saving the basin.

A lengthy discussion followed.

**Green Cove Creek Recommendation to the Board**

Commissioner Cole requested that Section D, second bullet, include remediation in the City of Olympia.

**Commissioner Cole moved, seconded by Commissioner Smith to adopt Commissioner Bower’s and Lyman’s Green Cove Creek proposed recommendation to the Board of County Commissioners as the Planning Commissions position on down zoning the Green Cove Creek basin area excluding the “island” along 14th Avenue surrounded by the City of Olympia and the duplexes along 6th Avenue, as amended.**

The following Commissioners are in favor of the recommendation: Commissioner Lyman, Commissioner Cole, Commissioner Smith, Commissioner Paradise, and Commissioner Bower.

The following Commissioners are not in favor of the recommendation: Commissioner Reiner and Commissioner Lovrien.
Olympia Park Plan

Mr. Sonnen suggested the Commission make a recommendation to the Board to amend the density calculation requirements to exclude required open space in subdivisions in addition to the prior recommendation to place 10 percent of a subdivision, ten acres or more, aside for open space use for residence of that development. Mr. Sonnen stated this would be consistent with the current language excluding other areas that are not developable.

2001 Comprehensive Plan Amendment Proposals

Commissioner Bower handed out a draft letter on the 2001 Comprehensive Plan Amendment proposals addressed to the Board of County Commissioners. Commissioner Bower requested the Commission email suggested changes to him.

Mr. Sonnen stated the final letter will be delivered to the Board at noon on Friday, June 1.

Mr. Knostman stated that a Board briefing is scheduled for June 5, 2001 from 2:00 p.m. to 3:00 p.m. in room 280. On June 11, 2001 the Board will set a public hearing date for July 16, 2001. A Board briefing following the public hearing is scheduled July 24, 2001.

Commissioner Bower stated that he and Commissioner Lyman plan on attending the June 4 briefing and encouraged others to attend.

4. Planning Commission and Staff Updates

Mr. Knostman reminded the Commission of the Joint Planning Commission meeting scheduled for June 19, 2001 beginning at 7:00 p.m. in Room 152.

Chair Bower requested to know the number of people attending, at least one week in advance, for the purchase of refreshments.

5. Calendar (Tentative)

The next Planning Commission meeting/public hearing is scheduled for June 6, 2001.

Commissioner Reiner stated she would not be attending the June 6th meeting/public hearing.

Commissioner Cole stated he would not be attending the June 19th Joint Planning Commission meeting and the June 20th regular scheduled meeting.
6. Adjourn

The meeting adjourned at 8:40 p.m.

__________________________________________

Bob Bower, Chair
## REQUEST FOR INFORMATION

### SUMMARY SHEET

<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>04/18/01</td>
<td>How much money are the cities paying to the County for Parks?</td>
<td>Bower</td>
</tr>
</tbody>
</table>