MINUTES - Regular Meeting

Thurston County Planning Commission
Wednesday, July 18, 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, Peggy Paradise, Janet Reiner, and Thomas Smith

      Members Absent:  Barbara Frost, Brian Fagernes, and Mark Lovrien

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

   b.  Approval of Agenda

      The agenda was approved as submitted.

   c.  Approval of Minutes

      Commissioner Lyman moved seconded by Commissioner Smith to approve the minutes for May 30, 2001 as amended.  Motion carried.

      Commissioner Cole moved seconded by Commissioner Paradise to approve the minutes for June 6, 2001 as amended.  Motion carried.

2.  Public Communications

      None.


      Jennifer Hayes provided an overview of the Docketing process for the 2001 Official Docket of Development Regulation Amendment Proposals, which was approved by the Board of County Commissioners on July 9, 2001.  The topics noted in the 2001 Official Docket, which was made part of the Commission mailing, are topics the Commission will be briefed on beginning in September.  Ms. Hayes stated that there have been a few changes from the Preliminary Docket, which was presented to the Commission a couple months ago.  Ms. Hayes stated that the proposals for the Platting and Subdivision Ordinance, which are shown on page 3 of the Official Docket, are proposals that will go
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directly to the Board of County Commissioners and do not require Planning Commission approval.

Ms. Hayes stated that staff is seeking feedback and participation from the Commission during the proposal development process. Ms. Hayes also stated that staff is doing public outreach on the major proposals and that a news release will be placed in the newspaper in hopes that the public will also participate in the amendment process.

Proposals for All Zoning Ordinances
John Sonnen highlighted the four proposals affecting all County zoning ordinances. The proposals are noted in Section A of the 2001 Official Docket. Mr. Sonnen stated that the Commission would be reviewing the proposals during upcoming briefings and to notify him if anyone is interested in participating in worksession discussions on any of the four topics.

Commissioner Reiner expressed interest in the proposal to establish standards for review of less restrictive alternative housing.

Proposals for Lacey Urban Growth Area Zoning
Ms. Hayes provided an overview of the four amendment proposals affecting Lacey Urban Growth Area zoning regulations. The proposals are noted in Section B of the 2001 Official Docket.

Proposals for Tumwater Urban Growth Area Zoning
There are 13 amendment proposals for the Tumwater Urban Growth Area zoning code, adopted by the city for its municipal code in 2000. Ms. Hayes highlighted only the major amendment proposals. The proposals are noted in Section C of the 2001 Official Docket. The proposals highlighted and as noted on the Docket are:

Proposal #1 Remove wetland density bonus for calculating minimum residential density.

Commissioner Lyman and Paradise expressed interest in the development of this proposal.

Proposal #2 Revise residential density regulations for stormwater ponds.

Commissioner Bower expressed interest in the development of this proposal.

Proposal #3 Permit accessory dwelling units (ADUs) in the Residential/Sensitive Resource District.

Proposal #4 Allow administrative reduction in minimum density requirements for small lots.

Proposals for Platting & Subdivision Ordinances
As noted above, these proposals go directly to the Board of County Commissioners and do not require Planning Commission approval. Mr. Sonnen stated that these proposals will be worked on at the staff
level and to notify him if anyone is interested in reviewing the drafts and providing comments.

Several Commissioners expressed interest.

4. **Planning Commission and Staff Updates**

Ms. Hayes stated that on July 16, 2001 the Board held two public hearings. One was relating to Gemini Corporation, 79th Avenue Plat interim zoning. The proposal was to adopt an interim single-family medium density residential zoning for the area east of Old Highway 99 and south of 79th Avenue SE. The Board took action to adopt the interim zoning until December 4, 2001.

The second public hearing before the Board was on the Comprehensive Plan Amendments, for which no action was taken. Ms. Hayes stated the Board will meet on July 24, 2001 from 2:00 p.m. to 4:00 p.m. in Room 280 to discuss issues raised at that public hearing.

Commissioner Lyman spoke briefly of the Joint Planning Commission meeting, which was held June 19, 2001. Commissioner Lyman stated that guest speaker Doug Hurley raised a lot of compelling issues on transportation in our region. Commissioner Lyman also stated that although some issues on the agenda were not covered, there was a commitment from other Planning Commission members from other jurisdictions that the topics would be discussed at the next joint meeting.

Commissioner Lyman handed out an informational article titled “Recreated Wetlands No Match for Original.”

5. **Calendar (Tentative)**

Commission agreed to cancel the August 1, 2001 regular scheduled meeting due to a lack of agenda items.

The next regular Planning Commission meeting is scheduled for August 15, 2001.

6. **Adjourn**

The meeting adjourned at 8:50 p.m.

Bob Bower, Chair
<table>
<thead>
<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>
</tr>
<tr>
<td>04/18/01</td>
<td>How much money are the cities paying to the County for Parks?</td>
<td>Bower</td>
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<tr>
<td>06/06/01</td>
<td>Is a Planning Commissioner prohibited to testify as a member of the public on issues before the Commission if they are not acting as a member of the Planning Commission?</td>
<td>Lyman</td>
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