MINUTES - Regular Meeting

Thurston County Planning Commission
Wednesday, September 5, 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 Brian Fagernes

   Members Absent: Mark Lovrien and Barbara Frost

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

   Additional staff: Marie Cameron, Mark Swartout, Dick Blinn,
   Scott Lindbloom, Scott Schimelfenig, Michael Welter, and
   Dale Rancour

b. Approval of Agenda


Chair Bower opened the public Hearing at 7:05 p.m.

No one from the public provided comments on the Capital Facilities Plan for 2002 - 2007.

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


Marie Cameron introduced each of the Capital Facilities Projects and each department’s new six-year totals, as outlined in the yellow staff report that was made part of the Commission mailing. Ms. Cameron was available for questions as well as representatives from each department.

Parks and Recreation

Commission had no comments or questions and agreed to recommend approval by consensus.
Solid Waste

Commission had no comments or questions agreed to recommend approval by consensus.

Stormwater

Commissioner Bower expressed concern about the level to which the stormwater program was being taken. Commission Bower stated that he recalled that the stormwater program was originally adopted to solve existing problems and turn dirt, and that it was a program that was meant to go away after the existing problems were resolved. Since then, a fee has been added and more problems have been defined. The plan says that if the Thurston County Board of Commissioners do not continue the additional fee then project work will stop in 2004. Commissioner Bower also stated that solving salmon problems was not the original concept of the stormwater plan. Commissioner Bower asked the Commission if it was time to take another look at stormwater, specifically, to see if the original goals have been fulfilled and if there are new problems the Commission should be looking at. Commissioner Bower also stated that he was not sure that some of the stormwater problems that are being solved now were problems that existed when the plan was originally developed. Commissioner Bower asked the Commissioner for their thoughts/opinions.

Commissioner Cole stated that the problems have only been redefined and not solved, and expressed his concern with the direction of the program.

Commissioner Lyman asked for a clearer definition of what the stormwater utility rates were supposed to accomplish and what the program was suppose to include or encompass.

Commissioner Reiner stated that she has no basis for opinion and is unclear and unfamiliar with what the program was originally meant to encompass.

Commissioner Fagernes agreed with Commissioner Bower and stated that it seems that projects related to salmon issues and culverts stray away from stormwater and more towards an environmental issue of some sort.

Commissioner Lyman asked about raising Kaiser Road in Green Cove Basin. Commissioner Lyman asked why this project was under the stormwater plan rather than the transportation plan. Ms. Cameron responded that raising Kaiser Road was in the Green Cove Basin Plan, which is a stormwater plan, which is why the stormwater program has taken initial ownership of it. It may transfer to Roads and Transportation.

Commissioner Cole sought clarification of project timelines and goals and stated that we are continuing projects by redefining why we are doing them. He stated there should not be anything new after 2004, the sunset date for the program, but that projects appear after that date in the CFP. Dick Blinn from Water and Waste responded that originally the stormwater utility was designed to develop a stormwater basin plan for various basins in the County to provide assistance to residence who had stormwater problems and to answer questions about stormwater as well as provide public
education information and to establish stream team activities. Mr. Blinn stated that this was a narrow focus without capital projects and capital projects at that time had not been identified in the basin plans that were completed. In 1998 the Board implemented an increment of rate to do a capital facilities plan and that is the six-year plan before the Commission today. Those projects and that plan does sunset in 2004. The Board in passing the resolution for the rates required that the successes be summarized by the end of this year. Mr. Blinn also stated that by the end of 2004 he hopes the Board would elect to fund the other projects that have not been funded yet because there is no assured rate after 2004. Projects listed after 2004 have been prioritized by the Storm and Surface Water Advisory Committee assist the stormwater utility, a committee appointed by the Board. They set their own priorities on an annual basin for their CFP ranking. They have changed their criteria to include more direct benefits to salmon habitat. Mr. Blinn emphasized that projects are only funded until 2004 and subsequent to that projects will be more focused on salmon restoration unless the Commission and the Board decides to change the original projects.

Commissioners Bower and Cole expressed a concern with projects included in the plan without a funding source. Mr. Blinn stated that it is not uncommon to do this for projects that are grant funded. Although the funding is not assured, the projects are listed so there is a placeholder for them in anticipation of funding at a future date.

Commission agreed to recommend approval.

**Sewer and Water Facilities**

Commissioner Bower, at the August 15, 2001 meeting, expressed a concern of wells going dry in the rural areas. Commissioner Bower had asked if the County had an inventory of all the water systems in Thurston County. Commissioner Bower stated the plan mentions that if rural water systems fail, the County could be forced to become involved in finding and possibly funding a solution. Commissioner Bower read aloud a letter from Bob Mead from Public Health responding to his question (copy of letter available upon request), stating that a complete inventory of wells had not been done, but that the county has some information.

Commissioner Bower stated that the County should have an inventory of all wells in the County in order to prepare for future droughts.

Commissioners were in agreement to adding this concern in a letter to the Board.

Commissioners agreed to recommend approval.

**Transportation Facilities**

Commissioner Lyman questioned why Roads and Transportation was seeking public comment after, or at the same time the proposal is before the Commission. Commissioner Lyman felt the process should be reversed.
Ms. Cameron stated that public comments would not be reflected in the proposal before the Commission however, will be reflected before the Board of County Commissioners.

Commissioner Cole asked if sidewalks in Urban Growth Areas were County business. Ms. Cameron stated that sidewalks have been County business ever since the County agreed to have urban zoning and development in the Urban Growth Area.

Commissioner Cole expressed concern with sidewalks already being provided for the city when the urban area is annexed into the city.

Commissioner Fagernes asked for clarification on A 1, page 11, Chehalis Tribe added due to receiving grant for design. Dale Rancour from Thurston County Roads stated that 188th Avenue involves two bridges on that roadway, which is actually on the Chehalis Indian Reservation, and the County has had an agreement to maintain that roadway since the 1930’s. Mr. Rancour also stated that the Chehalis Tribe Access changed to Anderson Road/Chehalis Tribe Access project has been dropped because the tribe is working on obtaining funds from the Bureau of Indian affairs for improvement to Anderson Road.

Commissioner Bower stated that he understood the Mud Bay/Madrona Beach project to be expensive and that is why nothing is being done at the present time. Mr. Rancour stated that the County is trying to take the lead from City of Olympia and that the County has a few dollars for looking into the Mud Bay project. Mr. Rancour also stated that the County might start some design work if the City of Olympia starts proceeding.

Commissioner Bower asked Mr. Rancour for the total amount of funds that are being spent toward the Sheriff’s Office Traffic Safety Unit. Commissioner Bower expressed a concern with funds being diverted and used for other programs when projects are not being completed and needs not being met for Roads and Transportation.

Commissioner Lyman agreed with Commissioner Bower and stated that funds coming in for a specific purpose should be used the way it was collected.

Commissioner Fagernes also agreed with Commissioner Lyman and Bower, but also stated that the traffic detachment could be considered another form of traffic calming, which is a safety aspect.

Commissioner Paradise stated that it is not a perfect world and she understands how funds could be diverted.

Commissioner Cole stated he does not have enough knowledge to make a determination.

Commissioner Reiner agreed with Commissioner Paradise and does not have enough information to make a decision.

Commissioner Smith agreed with Commissioner Paradise and Reiner.
Five of the seven Commissioners recommended approval.

**County Buildings**

Commission agreed to recommend approval.

**Commissioner Reiner moved seconded by Commissioner Fagernes to approve the 2002 – 2007 Capital Facilities Plan, amendments to the Thurston County Comprehensive Plan, Chapter 6. Motion carried.**

4. **Approval of Minutes: July 18, 2001 and August 15, 2001**

**July 18, 2001**

*Commissioner Cole moved seconded by Commissioner Reiner to approve the minutes for July 18, 2001. Motion carried.*

**August 15, 2001**

Commissioner Lyman asked that the first sentence, under the heading *Stormwater*, on page 3, be changed to “Commissioner Lyman asked if the projects for Salmon Creek Basin would be funded by stormwater utility fees.”

*Commissioner Paradise moved seconded by Commissioner Cole to approve the minutes for August 15, 2001 as amended. Motion carried.*

5. **Briefing: 2002 Work Program**

**DRAFT 2002 Preliminary Docket**

Ms. Hayes referenced the DRAFT 2002 Preliminary Docket, which was made part of the Commission mailing. Ms. Hayes stated that staff would brief the Board on the preliminary docket on September 26, 2001. At that time, the Board can add or remove items from the Docket. Ms. Hayes stated that the Planning Commission will be briefed on the final Docket in March or February 2002. The deadline for submitting proposals to this Docket was August 6, 2001. Ms. Hayes provided a brief overview of each of the proposed amendments.

**New Docketing Process**

Ms. Hayes introduced the new Docketing process for Comprehensive Plan and code amendment proposals (made part of the Commission mailing). Ms. Hayes stated that this new process would allow the public or staff to suggest a proposal using a standard form, allow staff an opportunity to
review the proposal, and then pass the proposal to the Board. The Board will then have an opportunity to respond directly to citizens and determine if the proposal is to be placed on the Docket. The goal of the new process is to increase the timeliness of County responses to amendment suggestions.

**OCD GMA Grant Application**

Ms. Hayes referred the Commission to the Grant Application Form, made part of the Commission mailing, for funds from the Office of Community Development to support updates to the Comprehensive Plan required under GMA. Ms. Hayes stated that funds were appropriated by the state legislature to help local governments do their required review and update over two years. Ms. Hayes stated the application was required to get the level of funds the County was appropriated. The County’s two-year program will focus on the Natural Resource Lands and Natural Environment chapters of the Comprehensive Plan, including an update of the Critical Areas Ordinance.

Mr. Knostman stated that the Office of Community Development has made available up to $75,000 for a two-year program. Mr. Knostman stated that this is just the start of a longer process to amend our comprehensive plans. Hopefully by the end of the process we would be able to integrate shoreline regulations, best available science, and ESA into documents that are easier to read and to administer.

6. **Planning Commission and Staff Updates**

**Final Action on Comp Plan Amendments**

Mr. Knostman stated that on August 27, 2001 the Board adopted all of the Comprehensive Plan Amendments except the Olympia Parks and Recreation Plan, as the City of Olympia decided not to proceed with that plan this year. Mr. Knostman also stated that there is a 60-day opportunity to appeal the Board’s action to the Growth Hearings Board.

**2001 Development Regulations**

Mr. Knostman stated that the Commission will be briefed on the 2001 Development Regulations during the next couple of meetings, however, it would be unlikely that any action would be taken before the end of the year.

Ms. Hayes handed out an updated calendar (tentative) with the scheduled briefing dates.

**Shoreline Hearings Board Ruling**

Mr. Knostman stated that DOE is still looking at what the shorelines hearing boards decision really means. Mr. Knostman stated that DOE has 30 days to decide to appeal the hearings board decision. Mr. Knostman added that with the decision that was issued, the County’s shoreline program is in compliance as is. Tim Ransom of the Puget Sound Water Quality Action Team noted that the
Hearings Board ruling found the rules to be generally sound except for their integration of ESA rules. A discussion followed.

7. Calendar (Tentative)

Ms. Hayes stated that each Commissioner should be receiving an invitation from TRPC, who will be hosting a transportation land use forum scheduled for November 29, 2001.

Commissioner Reiner stated she would not be attending the October 3, 2001 regularly scheduled meeting.

8. Adjourn

The meeting adjourned at 8:30 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>
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<tr>
<td>04/18/01</td>
<td>How much money are the cities paying to the County for Parks?</td>
<td>Bower</td>
</tr>
<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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<tr>
<td>09/05/01</td>
<td>Amount of funds diverted from Roads and Transportation to the Sheriff’s Office Traffic Safety Unit.</td>
<td>Bower</td>
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