1. **Call to Order**

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

a. **Attendance**

   Members Present: Tom Cole, Liz Lyman, Peggy Paradise, Thomas Smith, Barbara Frost, and Mark Lovrien

   Members Absent: Bob Bower, Janet Reiner, and Brian Fagernes

   Staff Present: Jennifer Hayes, Fred Knostman, Jeff Fancher, and Sandy Norton

   Guest: Captain Dan Kimball, Thurston County Sheriff's Office

b. **Approval of Agenda**

The agenda was approved as submitted. Vice Chair Paradise asked if any member of the public wished to be heard. No members of the public spoke.

c. **Approval of Minutes**

**Commissioner Lyman moved seconded by Commissioner Smith to approve the minutes for December 5, 2001. Motion carried.**

*January 9, 2002 Minutes*

Commissioner Lyman suggested the following changes:

Page 4, section 3, paragraph 2, last line - "not" be changed to "no."

Page 4, last paragraph, wording be changed to - "Commissioner Lyman referred to the Commission’s previous discussion on the difficulty of siting these facilities and that if we have to site a facility it would be better to have to deal with one site rather than multiple sites."

Page 5, paragraph 3, 3rd sentence, be changed to - "It is a burden on the school districts not to exclude the designated areas that they have already purchased property for."

Page 5, paragraph 5, 1st sentence - "to" be changed to "too."
Page 7, paragraph 2, 2nd sentence - "were" be changed to "where."

Page 7, paragraph 5, 1st sentence - change "increase" to "decrease."

Page 9, last paragraph, 2nd sentence - add "to consider" after "agreed."

Commissioner Lyman moved seconded by Commissioner Lovrien to approve the minutes for January 9, 2002 as amended. Motion carried.

2. Worksession/Action: Less Restrictive Alternative Housing Siting Criteria for Sex Offenders

Mr. Sonnen stated that a copy of the revised draft was made part of the Commission mailing. Mr. Sonnen provided a flip chart of the five issues the Commission requested follow-up on. Those issues are as follows: Occupancy; Definitions/Essential Public Facilities; Separation of Uses - Trails; Response Time; Where Allowed - Lacey UGA.

Definitions/Essential Public Facilities
Mr. Sonnen spoke briefly on the issue raised at the last meeting regarding the definition of less restrictive alternative housing and secure community transition facilities and their designation as essential public facilities. Deputy Prosecuting Attorney Jeff Fancher stated that in a land use arena we are looking at regulating a facility. A home is far from a facility we would normally regulate. A secure facility would have employees living there, fences, security etc. and is closely related to a business. Mr. Fancher also stated that he would not recommend treating an in home placement as you would a secure facility. A discussion followed.

Occupancy
Mr. Sonnen spoke briefly on the Commission’s concern regarding occupancy. Mr. Sonnen referenced the revised language on page 4 of the revised draft. Commission agreed to remove "prior to 2008" from the revised language.

Secure Community Transition Facility
Commissioner Lyman referenced the language on page 3, Section 122.5, and stated that it reads to include people who are released to their own residence. Mr. Fancher stated that the language could be added as in Section 72.2 to read "for the purpose of these regulations, secure community transition facility does not include court ordered placement of a person in their own residence." Commission agreed.

Separation of Uses
Mr. Sonnen stated that 1.v. on page 5 makes reference to places of assembly. The definition of places of assembly has been added to page 3 to provide clarification. The Commission agreed with
the change.

Commissioner Frost expressed a concern with the limited list for risk potential activities and facilities (top page 5) and felt that nursing homes, and adult care facilities should be added to the list. Commissioner Frost also expressed concern regarding "licensed pre-schools" and stated that not all pre-schools have to be licensed. Commission agreed to eliminate "licensed." A majority of the Commission also agreed to add nursing homes and adult care facilities to the list.

Mr. Sonnen referenced 2.ii on page 5, regarding trails. The Commission agreed to the revised language.

Commissioner Frost referenced number 3 on page 5 and stated the 500-foot distance should be greater. A discussion followed. Commission agreed to keeping the 500 feet and eliminating the comma before "or." They also agreed to add the word vacant before “residential lot,”

**Response Time**

Mr. Sonnen spoke briefly on the revised language as indicated on page 6, 7, and 8 of the revised draft. Captain Dan Kimball, Thurston County Sheriff’s Office was in attendance to respond to Commission questions regarding response times. Mr. Kimball spoke briefly on how the deputies are distributed throughout the County and the number of deputies working the road during each shift as well as the realistic response times that could be expected from the deputies. After some discussion, the Planning Commission agreed to the revised language pertaining to law enforcement response times. Discussion followed.

**Where Allowed**

Mr. Sonnen stated that the City of Lacey submitted a letter requesting that Secure Community Transitional Facilities only be allowed in the light industrial district and since no one wants a facility the approach has been to treat all of the growth areas consistently. Commission agreed.

3. **Briefing/Set Hearing: Open Space Tax Program Applications**

Ms. Hayes provided a brief overview of the Open Space Tax Program and staff reports for the two applications submitted for the open space classification, which were included in the Commission mailing. The two applications are as follows:

1. **CUSE 020047- Joanne Harper**

   Staff recommended approval of classification of 62.26 acres in the Green Cove Creek Basin, owned by Joanne Harper, to Open Space-Open Space for current use assessment, with a 90% reduction in market value. The property owner has signed a conservation easement with Capitol Land Trust. Staff noted that this property is under consideration by the Board of County Commissioners for purchase of a conservation easement, however, the property would still need to be enrolled in the tax program for a reduction in value. Commissioner
Lovrien remarked that the property was appropriate for Water and Waste Management project.

2. Auto Trim Northwest, Inc. (CUSE 010669)

Staff recommended approval of reclassification of 7.6 acres owned by Auto Trim Northwest from Open Space-Farm and Agriculture to Open Space-Open Space for current use assessment, with a 70% reduction in market value, conditioned on the applicant providing partial public access to the site for recreational purposes. Commissioner Frost asked for clarification on how long the property owners had not been farming. Ms. Hayes said only a few years, as the property has been used more and more by the public for recreation. Commissioner Lovrien noted that this kind of property is needed in this area of the county for community recreation.

Commissioner Cole moved seconded by Commissioner Lyman to set a public hearing for open space tax program applications CUSE 020047 and CUSE 010669 for February 20, 2002. Motion carried.

4. Discussion: Voting Procedures

Ms. Hayes provided some clarification of the voting procedures, noting that it states in the Planning Commission bylaws that a quorum is a simple majority, however, no action of the Commission may be taken without the affirmative vote of a simple majority of the appointed members. Ms. Hayes also stated that it would take five votes in a affirmative way to make a recommendation to approve something. If you have a vote to 4-1 it is not a recommendation to approve.

After a brief discussion, the Commission agreed not to make changes to the bylaws on voting procedures.

5. Planning Commission and Staff Updates

Lacey UGA Home Occupations
Commissioner Lyman stated that there were two options available for this proposal—one that required screening of commercial vehicles and one that did not. Commission Lyman stated that when she voted she was under the assumption that the prohibition against allowing commercial vehicles to be parked on the street would be applicable for either option. When she received the email from staff, that requirement had been excluded from the proposal. Commissioner Lyman stated she was voting strictly on screening and although she is not able to change her vote, she has a problem with dropping the requirement or prohibition of curbside parking. A discussion followed. Staff noted that this change was only applicable to the Lacey Urban Growth Area. Commissioner Lyman expressed an interest in developing a countywide ordinance regarding the parking of commercial vehicles on the curb in residential neighborhoods, due to the fact that these large vehicles can create traffic and safety hazards. The other Commissioners agreed that this was an
issue of concern and supported the idea of a countywide ordinance. Ms. Hayes said she would add to the Planning Commission transmittal letter to the Board a suggestion to consider creating such an ordinance.

Draft Letter to the Board - 2001 Development Regulation Amendment Proposals
Commissioner Lyman handed out a memorandum with some language on the proposed less restrictive alternative housing regulations she would like included as part of the letter to the Board of County Commissioners.

The Commission agreed with adding the draft language with the exception of the last paragraph.

Ms. Hayes stated that the final letter would be attached to the front of the binder for the 2001 amendment proposals for Board of County Commissioner review on February 5.

Commission had no additional comments/questions/issues regarding the draft letter.

Natural Resource Lands
Ms. Hayes handed out a memorandum with an attached draft public involvement strategy, addressed to the Board of County Commissioners and Planning Commission and dated January 17, 2002, regarding a public involvement strategy for updating the Natural Resource Lands chapter of the Comprehensive Plan. Ms. Hayes stated that staff has developed a six month public outreach strategy intended to identify the goals of public involvement, the stakeholders, methods to exchange information, and a timeline. Ms. Hayes also stated that she would like to give the Commission an opportunity to comment on the strategy as well as to participate in any outreach activities and stakeholder groups.

2001 Agriculture Viability Report
Ms. Hayes stated that the report summarizes the work conducted by the Agriculture Advisory Committee in 2001 under the auspices of the "Agriculture Viability Project." Ms. Hayes referenced the Summary of Initiatives on page 16 of the report. Ms. Hayes stated that this was presented to the Board of County Commissioners. The Board was receptive and asked the Committee to prioritize the items and to look at the things that could be done that are low cost or no cost. Ms. Hayes also stated that The Olympian will be publishing a story on this report within the next couple days.

Election of Officers
Vice Chair Paradise requested that a discussion of this topic be added to the agenda of February 6, 2002.

Low Impact Development Workshop
Vice Chair Paradise stated that the Board has been briefed on the low impact development workshop and on March 20th the Board will be participating in the workshop. Vice Chair Paradise extended the invitation to the Commission and stated that the workshop is intended to educate people and to explore the issues that surround low impact development on different points of view.
Field Trip of Five Quasi-Judicial Rezone Sites
Ms. Hayes stated that the field trip has been scheduled for February 9th from 9:00 a.m. to 1:00 p.m. The Commission will be briefed on February 6th.

6. **Calendar (Tentative)**

7. **Adjourn**

The meeting adjourned at 9:20 p.m.

Peggy Paradise, Vice Chair
## Thurston County Planning Commission

### REQUEST FOR INFORMATION

#### SUMMARY SHEET

<table>
<thead>
<tr>
<th>DATE OF REQUEST</th>
<th>ISSUE/REQUEST</th>
<th>AUTHOR</th>
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</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>
<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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