MINUTES - Regular Meeting

Thurston County Planning Commission
Wednesday, February 6, 2002
County Courthouse Complex
2000 Lakeridge Drive SW
Building 1 - Room 152
Olympia, Washington 98502

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, Brian Fagernes, and Mark Lovrien

      Members Absent: Bob Bower, Janet Reiner, and Barbara Frost

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

   b. Approval of Agenda

      The agenda was approved as submitted.

   c. Approval of Minutes

      Commissioner Lovrien requested the last sentence, 1st paragraph, page 4 be changed "Commissioner Lovrien remarked that the property was appropriate for Water and Waste Management project."

      Commission Lyman requested Vice Chair Lyman be changed to Vice Chair Paradise under section b, page 1, approval of agenda.

      **Commissioner Lyman moved seconded by Commissioner Lovrien to approve the January 23, 2002 minutes as amended. Motion carried.**

2. Public Communication

None.


Ms. Hayes stated that this is the first of three briefings on the 2002 Comprehensive Plan Amendment Proposals. Ms. Hayes and Mr. Knostman providing an overview of the five 2002 Quasi-Judicial Plan Amendments. The staff reports for each proposal were included in the Commission mailing
and are as follows:

1. **QJ-1 Hartnagel/Patrick** – Proposal is to redesignate and rezone approximately four acres in the Lacey Urban Growth Area from Low Density Residential, 3 – 6 Units per Acre to High Density Residential 6 – 20 Units per Acre. The parcel is near Meridian Road and Martin Way.

   Commission Cole expressed concern with increasing the density on the bluff and access onto Martin Way.

   Commissioner Lyman requested a hydrological study or analysis that staff/County has done either on this site or in the area of the site in terms of stormwater runoff and increased density.

2. **QJ-2 Larsen** – Request to redesignate and rezone 2.5 acres at 16008 Ordway Drive, outside the Yelm Urban Growth Area, from Rural Residential 1 Unit per 2 Acres, to Rural Residential 2 Units per 1 Acre.

   Ms. Hayes highlighted some of the major issues and the alternative staff proposal, which is noted in the staff report. Ms. Hayes stated that the County sent a letter to property owners in the area asking for comments on upzoning the area to 2 units per acre. No comments were submitted on the rezone issue, however, one property owner provided comments regarding access to her property (copy of comment letter handed out to each Commissioner). Kevin and Nancy Pierson expressed concern about the Larsen property being accessed across their driveway and the lack of a road maintenance agreement. Ms. Hayes stated that she has spoken to the Pierson’s and staff looked into their concerns and there are other reasonable access options for the Larsen’s, therefore they meet the requirements for rezone. A discussion followed.

3. **QJ-3 Collins** – Request to rezone approximately 3.7 acres near 93rd Avenue in the Tumwater Urban Growth Area, from Light Industrial to Single Family Residential, Low Density (4-7 Units per Acre).

   Ms. Hayes highlighted the alternatives identified by staff. Ms. Hayes stated staff looked at extending the rezone to incorporate the properties to the east and north. Those property owners were notified to see if they share a desire to go from Light Industrial to Residential. Ms. Hayes stated two of the three property owners notified submitted written comments requesting their property remain as Light Industrial (comment letters handed out to each Commission member). A discussion followed.

4. **QJ-4 Gemini** – Request to rezone a portion of one parcel (5 out of 6 acres) from Neighborhood Commercial to Single Family Residential, Medium Density. The property is located at 70th Avenue and Kirsop Road in the western portion of the Tumwater Urban
Growth Area.

Mr. Knostman provided a summary of the proposal and stated that there is sufficient commercial in the neighborhood to serve their needs and staff is recommending approval of the change. A discussion followed.

5. QJ-5 Hulbert – Proposal to rezone two adjacent parcels composing a total of 5.4 acres located at Yelm Highway and Henderson Boulevard in the Olympia Urban Growth Area, from Residential 4-8 Units per Acre to Neighborhood Retail.

Mr. Knostman provided a summary and background of the proposal. Mr. Knostman stated that staff is recommending denial of the proposed change from Residential to Neighborhood Retail based on points outlined in the staff report. A discussion followed.

3. **Discussion: Election of Officers Process**

Vice Chair Paradise stated that there were two issues that needed to be discussed. Those issues are as follows:

A. Process to Elect

   The Commission agreed to revisit this issue in the fall. Vice Chair Paradise requested the issue be added to the November agenda.

B. Rotating the Chairmanship of the Meetings

   Commission reached a consensus that the Chair would have the option to ask if any Commissioner would like to lead a discussion for a worksession item on the agenda while still retaining control of the meeting.

5. **Planning Commission and Staff Updates**

*Development Services Director Position*

Mr. Knostman stated that the candidate offered the position had declined and that Dotty Tryk will continue to be the acting Director.

*Development Code Amendments*

Mr. Knostman stated that the amendments were forwarded to the Board on February 5th. A public hearing date has been tentatively scheduled for March 26th.

6. **Calendar**
Commissioner Cole indicated that he would not be attending the March 6th meeting.

7. **Adjourn**

The meeting adjourned at 8:30 p.m.

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Peggy Paradise, Vice 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>
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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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<tr>
<td>02/06/02</td>
<td>Requested a hydrological study or analysis that staff/County has done either on the site or in the area of the QJ-1 Hartnagel/Patrick site in terms of stormwater runoff and increased density.</td>
<td>Lyman</td>
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