MINUTES - Regular Meeting

Thurston County Planning Commission
Wednesday, February 20, 2002
County Courthouse Complex
2000 Lakeridge Drive SW
Building 1 - Room 152
Olympia, Washington 98502

1. Call to Order

Commissioner Lyman, 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, Janet Reiner, Thomas Smith, Barbara Frost, and Mark Lovrien
      Members Absent:  Bob Bower, Brian Fagernes, and Peggy Paradise
      Staff Present:  Jennifer Hayes, Fred Knostman and Sandy Norton
      Guest:  Tom Clingman and Randy O’Hern, Water and Waste Management

   b. Approval of Agenda

      The agenda was approved as submitted.

No members of the public requested to speak on topics not associated with the public hearing.

2. Hearing/Action: Open Space Tax Program Applications

Commissioner Lyman opened the public hearing at 7:02 p.m.

CUSE 020047 - Joanne Harper
Request is to classify 62.26 acres as Open Space-Open Space. The property is located in Thurston County, southeast of intersection of Kaiser Road and Evergreen Parkway.

Joanne Harper – 2627 Kaiser Road
Ms. Harper provided a background of her parcel. Ms. Harper stated she had been working with the County for five years and had been considering development of some of the land. The property has lots of animals, tree frogs, heron, salmon in the creek, and a lot of sensitive areas. The land was homesteaded by her grandparents and she has lived on the land all of her life. It is a beautiful piece of property and Ms. Harper stated that she is very happy to be able to preserve the land.
Ms. Hayes stated that the County has agreed to contribute to the purchase of a permanent conservation easement on the property.

**Commissioner Smith moved seconded by Commissioner Lovrien to recommend approval of classifying 62.26 acres, owned by Joanne Harper, as Open Space-Open Space for 90 percent reduction of value conditioned on a permanent conservation easement being placed on the property. Motion carried.**

**CUSE 010669 - Auto Trim Northwest, Inc.**
Request is to transfer classification of 7.6 acres from Open Space-Farm and Agriculture to Open Space-Open Space. The property is located in the Olympia Urban Growth Area, near South Bay Road and 24th Avenue NE.

Joan Rearden – Adjacent lot owner.

Ms. Rearden requested clarification of the proposal as she expressed concern with the property being developed. Ms. Hayes provided a brief background of the proposal. Ms. Rearden was pleased to know that the parcel was not going to be developed into residential lots and that the owner will continue the existing use, which is recreational use.

**Commissioner Smith moved seconded by Commissioner Lovrien to recommend approval of reclassifying 7.6 acres, owned by Auto Trim Northwest, Inc., from Open Space-Farm and Agriculture to Open Space-Open Space for 70 percent reduction in value conditioned on there being limited public access available to the property. Motion carried.**

Commissioner Lyman closed the public hearing at 7:09 p.m.

3. **Briefing: 2002 Comprehensive Plan Amendment Proposals**

**Docket Item C0-3: Thurston County Comprehensive Plan Amendment – Boston Harbor Water System “General Plan” Update**

Tom Clingman and Rand O’Hern, Water and Waste Management, provided a brief summary of the proposal, background, issues, analysis, rationale, revenue analysis, and conclusions and effects of the proposal as outlined in the draft staff report, which was made part of the Commission mailing. A discussion followed regarding build out, capacity, existing private water supplies, and the revenue costs for service connections.

Staff recommends adoption of the revised Water General Plan for the Boston Harbor Water System.

**Docket Item CO-4: 2002 Thurston County Comprehensive Plan – Cooper Point Wastewater System**
Facilities Plan Amendment.

Tom Clingman and Randy O’Hern, Water and Waste Management, provided a brief summary of the proposal, background, issues, analysis, rationale, revenue analysis, and conclusions and effects of the proposal as outlined in the draft staff report, which was made part of the Commission mailing.

Commissioner Reiner referenced last sentence in italics on page 2 of the Cooper Point Wastewater Facilities Plan Amendment, and expressed concern with contamination of discharge into Budd Inlet. Mr. O’Hern stated that there is a lot of redundancy built into the design in case there are systems that fail. There are monitoring devices and redundant alarm systems that go over telephone lines and radio communication. Treatment plants do experience failures, however, with the amount of redundancy built in, it is as full proof as technology will allow. There are people on call seven days a week, 24 hours a day. There are also policies and processes in place for people to respond to take care of emergencies and portable equipment in case the redundancy system fails. Mr. Clingman stated that the plant’s current permit is old and does not reflect current treatment technology. The new plant is intended to meet current treatment technology and the treatment plant will treat at a higher level than Lott. A discussion followed regarding funding and cost.

Docket Item CO-1: Permitting Accessory Dwelling Units in the Rural Area of Thurston County

Ms. Hayes provided a brief summary and background of the proposal, the definition of an Accessory Dwelling Unit (ADU), different types of ADU’s, evaluation of need for ADU’s in the rural area, growth management implications and case law, and Comprehensive Plan policies as outlined in the draft staff report, which was made part of the Commission mailing. Ms. Hayes and Mr. Knostman discussed some if the enforcement problems facing the county with the use of family member units (FMUs). Intended as temporary housing for family members, FMUs are often illegally converted to permanent rental housing, effectively doubling the density on rural lots and skirting environmental health requirements.

Ms. Hayes referenced page 2 and 3 of the staff report, which provides a comparison chart of the different types of accessory housing currently permitted in Thurston County, and briefly discussed the differences among these types of housing.

Ms. Hayes stated that very detailed considerations go into how most cities and counties regulate ADUs. The issues that are looked at are density, rural character, septic/water, and design, among other issues. Ms. Hayes then highlighted the three basic parts of staff’s proposal as indicated on page 6 and 7 of the staff report and the proposed revised changes to the Thurston County Comprehensive Plan as noted on pages 7-13 of the staff report.

Commissioner Frost stated that the square footage proposed for an ADU (850 sq ft) should be the same as proposed for an FMU (1300 sq. ft). Ms. Hayes stated that 1300 square feet was chosen for an FMU, which currently has no size limit, because this is the average size of a small manufactured
home. A discussion followed regarding compliance and annual certification for FMUs.

Commissioner Lyman and Frost expressed concern with compliance.

Commissioner Cole expressed support for an annual certification for properties with FMU’s. Mr. Knostman stated that the County’s new computer tracking system (AMANDA) would be able to produce an annual certification. The new tracking system would develop a better monitoring system for all of our permits, which will help with enforcement.

Ms. Hayes highlighted the specific standards for an ADU as listed on pages 11 and 12 of the staff report. A discussion followed regarding owner occupancy and what if the residence is sold—what happens to the ADU? Ms. Hayes acknowledged that enforcement of owner occupancy requirements could be challenging.

Commissioner Frost stated that the stipulation for an ADU should be that a family member has to occupy the ADU.

Commissioner Frost stated that she is against the proposal and asked if she could testify as a member of the public at the public hearing. Ms. Hayes stated she would check with legal counsel.

Ms. Hayes stated that this proposal would be going to the public for review as well as the Office of Community Development. A majority of the Commission felt comfortable with the draft proposal going out for early public review. Ms. Hayes said she had an interested party list, and also asked the Commission to e-mail her suggestions as to whom the draft proposal should be forwarded to for review.

Commissioner Lyman asked for information from other counties that permit ADU’s and what the demand was for building ADU’s. Ms. Hayes stated she would call some other counties.

4. **Approval of Minutes**

   **Commissioner Cole moved seconded by Commissioner Smith to approve the minutes for February 6, 2002. Motion carried.**

5. **Planning Commission and Staff Updates**

   **Code Amendments**
   Mr. Knostman stated the Board was briefed on February 20th and hearing has been scheduled for March 26th.
Development Services Director Position
Dotty Tryk, Deputy Assistant, will be acting Director for approximately six months or longer.

Budget
Mr. Knostman stated that Development Services Department has a briefing with the Board on February 26th to discuss how to cut 90,000 dollars from the general fund.

Lacey Planning Commission
Commissioner Lyman stated she attended the Lacey Planning Commission hearing on February 19th on the Hartnagel rezone. The property is in the Lacey Urban Growth Area where they are proposing to go from a low density to high density residential. Robert Patrick, representing the property owners, stated they are envisioning a 56-condo unit development. The issues raised by the public were impact of additional traffic and parking, site suitability due to the gully on the property, loss of privacy for neighboring homeowners due to 3-story buildings, increase in crime, and the lack of a playground on site. Ms. Hayes stated that she has requested the hearing tapes and minutes from the City of Lacey. She will forward a copy of the minutes to each Commissioner and the hearing tapes will be available upon request. Ms. Hayes also stated that she wants to make sure all concerns are represented.

Low Impact Development
Commissioner Lyman stated the Low Impact Workshop is scheduled for March 20th at the Worthington Center at St. Martin’s. Notice had been emailed to each Commission member. Several members asked for the notice to be re-sent. Ms. Hayes said she would send the notice via e-mail.

6. Calendar (Tentative)
Commissioner Cole will not be attending the March 6th meeting.

7. Adjourn
The meeting adjourned at 9:15 p.m.

Bob Bower, Chair
Peggy Paradise, Vice Chair
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<tr>
<th>DATE OF REQUEST</th>
<th>ISSUE/REQUEST</th>
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<tbody>
<tr>
<td>01/24/01</td>
<td>What percentage of SEPA projects were in the UGA last year? 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? Bower</td>
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<tr>
<td>02/20/02</td>
<td>What is the volume of ADU permits issued in counties that ADUs them in the rural area? Lyman</td>
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