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, Janet Reiner, Peggy Paradise, Thomas Smith, Barbara Frost, Brian Fagernes, and Mark Lovrien

   Members Absent: Liz Lyman and Tom Cole

   Staff Present: John Sonnen, Fred Knostman and Sandy Norton

   Guest: Tim Smith, City of Tumwater and Kathy McCormick, City of Olympia

b. **Approval of Agenda**

The agenda was approved as submitted.

c. **Approval of Minutes: February 20, 2002**

Commissioner Fagernes stated that he is listed as being both absent and present. Commissioner Fagernes was absent.

Commissioner Reiner stated she was disappointed in the minutes and cannot approve of the minutes. There has been a blatant misrepresentation of the actual proceedings. Discussions have been omitted from the minutes and there have been misconstruing direction of the discussions. Commissioner Reiner also stated that there has been a total lack of integrity of the balance of ideologies that were not present in the minutes and the accuracy and balance is not in the minutes. Commissioner Reiner also stated that she questions the intent of the misconstruing of the minutes.

Commission Bower stated that the minutes will be placed on hold and requested a copy of the meeting tapes. Commissioner Paradise and Reiner also requested a copy of the tapes.

2. **Public Communication**
None.

3. **Briefing/Discussion: Tumwater Joint Plan Amendment Proposals**

Tim Smith, City of Tumwater, spoke briefly on the amendments to the City of Tumwater's Comprehensive Plan (TUM-1A), which is also known as the City of Tumwater lands for public purposes plan/essential public facilities. Mr. Smith provided a background of the proposed amendments to the Transportation Chapter of the Tumwater/Thurston County Joint Plan. Mr. Smith stated that the current plan was adopted in 1994 and is now out of date and the draft is not ready for public hearing. Mr. Smith handed out a Table of Contents to help the Commission understand what is within the Chapter and a page titled "Lands for Public Purposes Associated Documents" which indicates how supporting documents are referenced and where information on public facilities can be located. Mr. Smith stated that in an effort to reduce the magnitude of the City of Tumwater's Comprehensive Plan, Chapter 2 (schools and other public facilities) has been consolidated with Chapter 1 (introduction and inventory). Mr. Smith also stated that this is the first part of the plan update and the other part deals with essential public facilities, which will be listed as the new Chapter 2. Three areas being looked at are meeting a state requirement for including siting of secure community transition facilities, updating the zoning districts, and the process for siting essential public facilities. Also included in the handout is a colored zoning map for the City of Tumwater and the Tumwater Urban Growth area, which depicts the zoning areas being looked at for siting of sex offender housing facilities. City staff is recommending they be sited in the Light Industrial zone, which is the gray shaded areas on the colored map labeled LI.

Mr. Knostman stated that all essential public facilities require Special Use Permits and are considered a Conditional Use Permit in the city. These types of permits require Hearing Examiner approval with appeal to elected officials.

Chair Bower referenced Stormwater Systems/Facilities on page 2 of the handout and stated that Salmon Creek Basin Plan is another title that could be added as a supporting document. Mr. Smith agreed.

Mr. Sonnen stated that the Commission would receive the draft proposal within 20 days of the public hearing.

Mr. Sonnen referenced the TUM-1B staff report, which was included in the Commission mailing. Mr. Sonnen provided a brief background of HB 1487, also provided on page 2 of the staff report. Mr. Sonnen stated the proposed amendment is straightforward information, which includes identification of state transportation facilities and projected traffic. Chair Bower asked about estimates. Mr. Sonnen referenced Figure 2 of the staff report, which are the estimates of traffic in 20 years for state owned transportation facilities located within the City of Tumwater. Mr. Sonnen stated that the numbers refer to thousands. Mr. Sonnen also stated that he
just received a copy of the level of service standards from the state today.

Commissioner Lovrien requested the current levels of service be identified on the map for the public hearing.

Chair Bower expressed concern with the 2020 projections and what those projections mean at build out in 2020.

Commissioner Reiner asked if the projection numbers for the average daily traffic counts are numbers that occur now or numbers that occurred when it was published a year ago. Mr. Sonnen stated he would confirm the source of the numbers. A discussion followed.

4. Briefing/Discussion: Olympia Joint Plan Amendment Proposals

Kathy McCormick from the City of Olympia provided an overview of the Comprehensive Plan amendment proposal to remove the Woodard Creek Road crossing and realign street connections in the northeast urban growth area (OLY-1). Ms. McCormick also provided an overview of the proposed update on the existing essential public facilities regulations.

**OLY-1**

Ms. McCormick handed out an updated colored map dated March 6, 2002 to replace the February 27, 2002 map provided in the staff report, which was made part of the Commission mailing. The map depicts approximate locations of wetland boundaries based upon TRPC wetland inventory; Thurston County contour data, and Coot Company wetland delineations. Ms. McCormick provided a summary of the proposal, background, options, effects of the change, proponent's case, conclusion and rationale, and staff's recommendation as outlined in the staff report, which was included in the Commission mailing. Ms. McCormick stated the Commission would be hearing more about strategy areas during the regional transportation process this year. Strategy areas are areas in our network where we know we don’t want to widen because we want to keep roads to that four/five lane cross section but are also areas with congestion problems. Ms. McCormick stated that all the issues are not being resolved but a first step is being taken in terms of defining a new network. A discussion followed.

Commissioner Reiner asked for clarification of the proposed road alignment between Martin Way and Pacific and asked if a road is now possible because of the wetlands in between. Ms. McCormick stated yes based on the updated wetland maps. Commissioner Reiner then asked about the timeframe. Ms. McCormick stated she did not know the time frame but could get the answer for her. Ms. McCormick stated that on the transportation map the major collectors are depicted in blue and the neighborhood collectors are depicted in green.

Mr. Sonnen stated that he would have available at the public hearing a legible display map depicting the proposed and existing alignments.
Existing Essential Public Facilities Regulations
Ms. McCormick handed out a proposal to update the existing essential public facilities regulations for the City of Olympia. Ms. McCormick stated that the City of Olympia Council decided to add "Secure Community Transportation Facilities" to the list of essential public facilities regulations in the Comprehensive Plan. It was also to be added to the type two type of facility. The list in the joint plan would be the same as the state's list of public facilities. The city proposed these additions to show good faith effort. Ms. McCormick also states that the handout addresses some of the options currently going through the legislature and we will have to monitor what the legislature does in terms of requirements for this siting facility. Once the requirements are determined, the proposal is to make this a regional discussion with all of the jurisdictions.

Mr. Sonnen provided an update on the work Thurston County Planning Commission did on sex offender housing. The Board was briefed at the end of February on the Commissions recommendations. At the briefing Beverly Wilson from DSHS responded to questions. Also at the end of February the state senate passed a new bill addressing sex offender housing. Mr. Sonnen added that response time was thrown out in the senate bill. A discussion followed.

Set Public Hearing: 2002 Comprehensive Plan Amendment Proposals

Letter from Robert and Dana King
Mr. Knostman stated that this letter is in regards to the Collins Quasi-Judicial Application QJ-3 which the Commission was briefed on February 6th. The proposal was to redesignate and rezone approximately 3.7 acres at 8912 Blomberg in the Tumwater Urban Growth Area from Light Industrial (LI) to Single Family Low Density Residential. As stated in the staff report staff mailed letters to abutting properties to see if there was any interest in rezoning their properties from LI to Residential. We received two "no" responses (remain LI). Robert and Dana King are in the process of purchasing the property adjacent to the Collins property and intend to construct a single-family residence. The King's are in support of the Collins request for a rezone. Staff will send notices to advertise only the King and Collins parcels for the zone change. A discussion followed regarding determination of the boundary.

Commissioner Frost expressed concern with the boundaries not be consistent and requested the size of the properties for the property owners that did not want to change the zoning of their property. After lengthy discussion the Commission agreed to consider the boundaries of all four properties in hopes that the property owners will provide comments at the public hearing and the Commission can make the recommendation after hearing public testimony.

Commissioner Bower and Fagernes requested that the adjacent property owners be contacted and made aware of the actions the Commission could take.

Commissioner Smith moved seconded by Commissioner Reiner to set a public hearing on the
**2002 Comprehensive Plan Amendment Proposals for April 3, 2002.**

**6. Planning Commission and Staff Updates**

**2002 Comprehensive Plan Amendments**

Commissioner Frost requested that the amendment proposal to permit accessory dwelling units in the rural area of Thurston County (CO-1) be forwarded to CTED for review. Commissioner Frost expressed concern with not allowing agencies enough time to respond to proposals.

**OCD Grant**

Mr. Knostman stated that an application for a grant had been applied for in July 2001 and the first installment was received on March 1, 2002. The grant is paying for the initial review of the Natural Resource Chapter and Natural Environment Chapter of the Comp Plan and for the updating of the Critical Areas Ordinance to be consistent with best available science and the Endangered Species Act.

**Wireless Communication Regulations**

Mr. Sonnen stated that he has been working on a draft of proposed amendments to the wireless communication regulations with members of the public. He said that the Board of County Commissioners asked to be briefed on the proposed amendments and the public and wireless industry reaction to them before giving direction to the Planning Commission for further refinement. The draft is currently out for review by the public and wireless industry.

**Presentation on Buffers**

Commissioner Bower stated that Dr. Johnson would be providing a one-hour presentation on buffers. Dr. Johnson has researched all the scientific studies on buffers and he will be providing a summary of his research.

Commissioner Bower requested that Dr. Johnson be invited to provide a presentation to the Commission in the future.

**7. Calendar (Tentative)**

Commission agreed to cancel the March 20, 2002 regular scheduled meeting.

**8. Adjourn**
The meeting adjourned at 8:40 p.m.

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Bob Bower, Chair
Thurston County Planning Commission

REQUEST FOR INFORMATION
SUMMARY SHEET

DATE OF REQUEST    ISSUE/REQUEST    AUTHOR