MINUTES - Regular Meeting

Thurston County Planning Commission
Wednesday, May 1, 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: Janet Reiner, Thomas Smith, Liz Lyman, Tom Cole, Peggy Paradise, Brian Fagernes and Mark Lovrien

Members Absent: Bob Bower and Barbara Frost

Staff Present: Jennifer Hayes and Sandy Norton

b. Approval of Agenda

Commissioner Reiner requested to play a cassette tape at the end of the meeting regarding the rezoning of the Green Cove Creek Basin. Commissioner Reiner stated that so often the Commission makes decisions that affect a lot of people. The tape is a recording of a message that was left on a co-worker’s answering machine. Commissioner Reiner stated there is no action to be taken but wanted the Commission to be aware of the affects on the decisions the Commission is making. The Commission agreed to hear the tape at the end of the meeting.

The agenda was approved.

c. Approval of Minutes: April 17, 2002

Commissioner Cole moved seconded by Commissioner Lyman to approve the minutes for April 17, 2002. Motion carried.

2. Public Communication

None.
3. **Discussion/Action: Minutes of Planning Commission Meetings**

To assist the Commission with their discussion, Ms. Hayes handed out an excerpt from the Thurston County Planning Commission Rules of Procedure on meeting minutes.

Commissioner Reiner stated she and Bob Bower had a phone conversation regarding the February 20, 2002 minutes and that Chair Bower agreed that a couple items had been omitted from the minutes. Commissioner Reiner stated that she felt there were a lot more than just a couple items missing from the minutes.

Commissioner Reiner expressed concern with "A discussion followed" being part of the minutes and the contents of the discussion is not included as part of the minutes. Commissioner Paradise stated that the procedure indicates "concise factual record of what was done, not what was said" for the content of the minutes.

Commissioner Reiner stated that she feels strongly that the discussions need to be fairly concrete as to what is going on.

Commissioner Cole stated that the purpose for the minutes is for the public and for the County Commissioners as to what was done, not what was said. Commissioner Cole stated that he feels the minutes are exceptional and although some items may be omitted from the minutes, the Commission has an opportunity to add those items during the approval of minutes. However, a detailed summary is expected in the minutes only for public hearings and this is in our guidelines. Commissioner Cole also stated that decisions and or actions taken by the Commission should be reflected in the minutes and that it is an unreasonable expectation to have to include every deliberation and what is being said about every item.

Commissioner Fagernes agreed with Commissioner Cole.

Commissioner Paradise stated that tapes are available upon request if any member wants to know more about a discussion. Ms. Hayes stated that the tapes are the record of the meeting.

Commissioner Reiner stated that she respects everyone opinion and expressed a concern with receiving the minutes two weeks after the meeting. Commissioner Reiner also stated that she was involved and provided comments on over half of the discussions at the February 20th meeting and was only mentioned once in the minutes, therefore, there was not an accurate reflection of the minutes and that more detail should be added to the minutes. Commissioner Paradise stated that everyone has the option to call the recording secretary to have items added to the minutes.

Commissioner Lovrien suggested each Commissioner make notes of any highpoints mentioned during the meeting and if they are not reflected in the minutes, they can be added during the approval of the minutes at the following meeting.
Commissioner Cole suggested to Commissioner Reiner that she make a list of the points that she feels should be in the minutes and at a following meeting discuss what she thinks is missing from the minutes and what she feels should be included in the minutes. Commissioner Reiner agreed.

Commission agreed that no changes need to be made to the current procedure at this time.

Commission also agreed to not take action on the February 20, 2002 minutes and that Chair Bower's comments should be added to the minutes prior to approval.

4. **Briefing/Set Hearing: Application to Open Space Open Space Tax Program**

Ms. Hayes stated that the Open Space Open Space Tax Program allows the enrollee to receive a reduction of property value, so property taxes are reduced, if you set aside land as open space.

Ms. Hayes stated that David and Elsa Edwards submitted an application for Open Space classification, for a 90 percent reduction in value, on 10 acres of property located in Western Thurston County, south of Lake Lucinda. Ms. Hayes then provided a brief presentation on the site characteristics and context, public benefit rating system, estimated tax shift, and staff's recommendation as outlined in the staff report, which was made part of the Commission mailing.

**Commissioner Lovrien moved seconded by Commissioner Lyman to set a public hearing for June 5, 2002 at 7:00 p.m. on Open Space Tax Program Case No. CUSE 020252 classification of ten acres owned by David and Elsa Edwards as Open Space Open Space for a 90 percent reduction in value. Motion carried.**

5. **Briefing: Chapter 3, Natural Resource Lands Update**

Ms. Hayes provided an update on the review and revision process of the Chapter Three - Natural Resource Lands chapter of the Thurston County Comprehensive Plan. Ms. Hayes referred the Commission to the packet of information included in the Commission mailing. Ms. Hayes stated that this process would take approximately one year to complete, and the first stage of public involvement concentrates on the primary stakeholders of the plan, which are the persons who own and operate the resource industries in the County. Further public involvement will bring in a wider audience for input.

Ms. Hayes stated that the tan pages included in the packet are early results of contacts made with the agriculture, aquaculture, forestlands, and mineral resource lands groups. Ms. Hayes highlighted the bulleted issues identified by the different groups.

Commissioner Reiner stated she is firm believer in balance and in hearing both sides of the story and she thinks it is wonderful that the County is seeking input from various organizations but there are additional groups/organizations not included. Commissioner Reiner requested they be included. Ms.
Hayes stated that other organizations will be included and that is the strategy of the public information process. This is the preliminary stage of initial contact with just the resource landowner stakeholder groups. Contact has not yet been made with the master builders, Olympia Thurston County Association of Realtors, environmental groups, etc. These groups will have an opportunity to provide input later in the public information process, possibly in July.

Commissioner Reiner requested these groups be contacted earlier to provide for equal opportunity. Ms. Hayes stated that the initial stage of the input process would go until September of this year. A proposal would then be developed based upon all the public input. Then a formal public input process would take place with the Planning Commission (e.g., hearings). Ms. Hayes stated that the County is trying to include people at all stages.

Ms. Hayes assured Commissioner Reiner that the master builders and Olympia Thurston County Association of Realtors would be notified and allowed an opportunity to provide input prior to development of the proposal for Planning Commission formal review.

Commissioner Cole inquired about development rights and whether Conservation Futures funds are available, usable, and adequate. Ms. Hayes stated the conservation futures funds are dedicated to the purchase of land or easements on agricultural lands, parks, open space lands, forestlands, and habitat. These funds are not for maintenance of the lands and there is money in the available for its intended use. Ms. Hayes stated that there is no program in place to spend the money, and the County does not currently solicit development rights or conservation easements. The Board has set up a team to look at proposals that may come to us to use the money. She clarified for Commissioner Cole that this money is completely separate from Conservation District money.

Ms. Hayes stated that the issues identified by the different stakeholder groups thus far might not be part of the final proposal. The issues raised will be bounced off of other groups, citizens, the Board, the Commission, etc. Ms. Hayes stated that this entire process is about balance and creating a proposal that captures what the community as a whole wants.

**Natural Resource Lands Chapter Three of the Comprehensive Plan**

Commissioner Cole referenced page 3-7, and stated that the last two sentences of the excerpt from the Nisqually Sub-Area Plan are confusing and recommended a change be made.

Commissioner Cole referenced page 3-15, item No. 1 - Mineral Deposits, and stated that basalt is an igneous rock.

Commissioner Lyman referenced page 3-1, last sentence in paragraph two beginning with "In addition" and recommended a change with the term "pure water."

Commissioner Lyman referenced page 3-9, first paragraph beginning with "Due to the aquifer sensitivity" and stated that the assumption is that more pesticides and fertilizers are used on agricultural lands than other land uses. Commissioner Lyman asked if there was existing data that compares pesticide and fertilizer uses from agricultural to the urban. Ms. Hayes stated she would
check with the staff from Environmental Health.

Commissioner Lyman referenced page 3-28, Action Need for Objective A, and asked for clarification on placing a notice. Ms. Hayes stated that it is a recorded document that runs with the land. Ms. Hayes also stated that the County already implements some of the action needs.

Ms. Hayes stated that the Commission is one of the stakeholder groups and she would like to hear further from anyone on the Commission or outside of the Commission that would like to provide input.

6. Planning Commission and Staff Updates

Board Briefing on Comp Plan Amendments

Ms. Hayes provided an update on the briefing with the Board on the Comprehensive Plan Amendments and stated that Commissioner Lovrien and Commissioner Reiner attended the briefing. Ms. Hayes stated everything went smoothly except the discussion on Accessory Dwelling Units and Family Member Units. Ms. Hayes said the proponent of this proposal, Commissioner O'Sullivan was not in attendance, and another meeting would need to be set up to get Board approval to go to hearing. Ms. Hayes stated the Commissioner Wolfe had concerns with density and impacts to the rural area. Commissioner Oberquell was interested in FMU’s and the burden it would create on people who would have to remove the FMU if a family member no longer occupied the FMU. The Board did not come to a conclusion as to what they wanted to put forward to public hearing. The Boards public hearing is tentatively scheduled for June 13th.

Port of Olympia Planning Advisory Committee

Commissioner Smith disclosed that beginning in July he will be taking a position on the Port of Olympia Planning Advisory Committee and should there be some conflict between what he does with the Advisory Committee vs. the Planning Commission, he will recuse himself if that situation arises.

Puget Sound Water Quality Advisory Committee

Commissioner Lyman stated that she has been asked and will be participating on the Advisory Committee for the Puget Sound Water Quality Action Team on Shellfish and Urban Development.

Tape Recording

The 2-minute tape recording, provided by Commissioner Reiner, was agreed to be listened to after the close of the meeting.
7. **Calendar (Tentative)**

Commissioner Smith stated he would not be able to attend the June 5, 2002 public hearing.

Commissioner Reiner stated she would not be able to attend the June 19, 2002 regular scheduled meeting.

8. **Adjourn**

The meeting adjourned at 8:20 p.m.

Bob Bower, Chair  
Peggy Paradise, Vice Chair
Thurston County Planning Commission

REQUEST FOR INFORMATION
SUMMARY SHEET

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<th>DATE OF REQUEST</th>
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