1. **Call to Order**

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

a. **Attendance**

   Members Present: Bob Bower, Liz Lyman, Liz Kohlenberg, Joyce Roper, Tom Cole and Mark Lovrien
   Members Absent: Craig Ottavelli, Margaret Paradise
   Staff Present: Fred Knostman, Nancy Pritchett, John Sonnen, Jeff Fancher, Mike Kain and Cami Olson

b. **Approval of Agenda**

   The agenda was approved.

c. **Approval of Minutes**

   March 5, 2003 minutes:

   Commissioner Roper asked that the following changes be made:

   1. Number 1c1 – Commissioner Lyman made this request for the change to the minutes.

   2. Number 3, sixth paragraph – should be changed to say that The Planning Commission asked for further information on possible no-cost presentations by the consulting firms. The paragraph should also state that Mr. Sonnen would look into further information concerning the consulting firms and report this information to the Planning Commission at a later date.

   Commissioner Lyman requested the following changes be made:

   1. Number 1c should read – Commissioner Paradise moved to approve the minutes.

   2. Number 3, second paragraph should read “…by addressing Commissioner Bower’s questions concerning FCC reviews of cellular base stations.”

   **Commissioner Roper moved to approve the minutes as amended. Commissioner Kohlenberg seconded. Motion carried.**
2. **Public Communications**

None.

3. **Briefing/Set Hearing: Amendment to Lacey UGA Code**

Dave Burns of the City of Lacey addressed the Planning Commission to discuss the Lacey Urban Growth Area (UGA) Code. Mr. Burns provided the Commissioners with a handout titled “County Briefing on Comprehensive Land Use Plan GMA Update.” Mr. Burns gave a brief overview of the revisions made to the Lacey UGA Code and answered questions from the Planning Commissioners.

Commissioner Lyman asked Mr. Burns if the Lacey Low Impact Development (LID) Plan would be included in the Lacey UGA Land Use Plan. Mr. Burns stated that he will draft something on the topic of LID and send it to the Planning Commissioners possibly next week.

4. **Briefing: Quasi-Judicial Application for Lacey Growth Areas**

Fred Knostman gave a brief overview of his Memorandum to the Thurston County Planning Commission dated March 12, 2003 with attachments. Mr. Knostman explained that there are issues to be dealt with concerning properties located within split zones in the Lacey Urban Growth Area.

Mr. Knostman highlighted two draft documents for the 2003 Proposed Amendments to the Thurston County Comprehensive Plan and City of Lacey and Thurston County Land Use Plan for the Lacey Urban Growth Area:

1. **QJ-2** – Mr. Knostman explained that this document concerns a re-designation and rezone of four parcels equaling 15.7 acres in the Lacey UGA from a Business Park District to a Light Industrial Commercial zone.

   Commissioner Roper stated that she recuses herself from QJ-2.

2. **QJ-3** – Mr. Knostman explained that this document concerns a re-designation and rezone of a 13.2 acre parcel located in the Lacey UGA as well as in the County. The proposal is to change this parcel in the Lacey UGA from a Residential Low Density 3-6 zone and the County Rural Residential one unit per 5 acre zone to a Residential Low Density 0-4 unit per acre zone. Mr. Knostman explained that by applying the Critical Area Ordinance for Nisqually, the entire parcel would be located in the Urban Growth Area, but the density would be lowered to a Residential Low Density 0-4 unit per acre zone.

   Mr. Knostman stated that the Planning Commission will be taking a field trip to visit these sites on April 12, 2003.

5. **Worksession/Action: Wireless Communication Facilities**

John Sonnen opened the discussion of the proposed changes to the document titled “Wireless Communication Facilities and Antenna Support Structures, Proposed Amendments to the Thurston County Zoning Code.” The discussion included the following:
a. 20.33.050, Item 1di – Mr. Sonnen suggested removing this item. A discussion followed. No decision was reached.

b. 20.33.050, Item 1h – Mr. Sonnen suggested changing this item to require signal propagation and power density maps be submitted routinely with WCF applications. Mr. Kain suggested adding a 5% threshold of the allowed standards for FCC emissions, and exceeding the 5% threshold would trigger a third party review. Staff would like to add language to state that if a third party review is required, additional pertinent information would then be required to be submitted. Four of the six Planning Commissioners agreed to change item 1h. Mr. Sonnen stated that he will gather further information concerning the type of information that cell companies routinely obtain and the Planning Commission can review the information and make a final decision concerning changes to 20.33.050, Items 1di and 1h.

c. 20.33.050, Item 1dii – Mr. Sonnen suggested removing this item concerning the use of repeaters. A discussion followed and the Planning Commissioners agreed to remove this item.

d. 20.33.050, Item 3ai – It was suggested to extend the balloon testing hours to eight consecutive daylight hours and to require only one balloon be flown. The Planning Commissioners agreed.

e. 20.33.060, Confirming compliance with FCC regulations – Mr. Sonnen suggested that in addition to using a 5% threshold standard for FCC emissions, the Planning Commissioners should also consider regulating antenna placement on and within 100 feet of an occupied structure.

f. 20.33.060, Confirming compliance with FCC regulations – It was suggested to add language that will require a third party review when a third co-located antenna is added to an existing pole. All parties located on the pole would be required to participate in the third party review. The Planning Commissioners agreed.

6. **Planning Commission Staff Updates**

Mr. Knostman discussed the upcoming Joint Meeting with the Planning Commission and Board of County Commissioners to be held on April 23, 2003.

Mr. Knostman stated that the April 2, 2003 Planning Commission meeting will include a discussion on the Tumwater Joint Plan, and a continuation of the Worksession: Wireless Communication Facilities.

Mr. Knostman discussed the field trip on April 12, 2003, which will visit the sites discussed in the Lacey UGA briefing.

Commissioner Lyman stated that the Olympia Planning Commission was unable to schedule a joint meeting on April 14, 2003 and the meeting will possibly be rescheduled for the end of May or early June.

Commissioner Lyman asked when the Joint hearings with Lacey and Tumwater will be held. Mr. Knostman stated that the Joint hearings will be scheduled in May or June.

Commissioner Lyman asked if the topic of Low Impact Development could be discussed with the Board of County Commissioners at the Joint Meeting on April 23, 2003 instead of Commissioner Lyman drafting a letter to the Board concerning this topic. The Planning Commissioners agreed.
7. Calendar (Tentative)

8. Adjourn

The meeting adjourned at 9:35 p.m.

Liz Lyman, Chair
Mark Lovrien, Vice Chair
<table>
<thead>
<tr>
<th>DATE OF REQUEST</th>
<th>ISSUE/REQUEST</th>
<th>AUTHOR</th>
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<tbody>
<tr>
<td>March 19, 2003</td>
<td>Mr. Sonnen will gather additional information concerning no-cost presentations of a county Plan by consulting firms</td>
<td>Commissioner Ottavelli</td>
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