1. **Call to Order**

Chair Lyman, followed by introductions of Planning Commission members, called the meeting to order at 7:05 p.m.

   a. **Attendance**

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

   b. **Approval of Agenda**

The agenda was approved.

   c. **Approval of Minutes**

March 19, 2003 minutes:

Commissioner Roper asked that the following changes be made:

1. Number 4 – Commissioner Roper stated that she would like to add that she recuses herself from QJ-2.

Commissioner Lyman requested the following changes be made:

1. Number 3, second paragraph should read: *Commissioner Lyman asked Mr. Burns if the Lacey Low Impact Development (LID) Plan would be included in the Lacey UGA Land Use Plan.*

2. Commissioner Lyman asked to add to the Request For Information Summary Sheet Commissioner Ottavelli’s request that Mr. Sonnen gather further information on possible no-cost presentations by consulting firms concerning the topic of creating a Wireless Communication Plan.

*Commissioner Bower moved to approve the minutes as amended. Commissioner Roper seconded. Motion carried.*

2. **Public Communications**
None.

3. **Briefing: Amendment to Tumwater UGA Code, TUM-1**

Tim Smith of the City of Tumwater addressed the Planning Commission to discuss the Tumwater/Thurston County Joint Plan Land Use Chapter Amendments. Mr. Smith provided the Commissioners with a handout titled “Locating Land Uses within an Airport’s Aircraft Accident Safety Zone – Issue of Public Safety.” Mr. Smith provided a video for the Planning Commissioners to view concerning this topic. Mr. Smith then gave a brief overview of Airport Safety Zones and answered questions from the Planning Commissioners.

4. **Briefing: Amendment to Tumwater UGA Code, TUM-2**

Jay Eaton of the City of Tumwater addressed the Planning Commission to discuss the Staff Report titled “Amendment to City of Tumwater/Thurston County Joint Plan – Adoption of Black Hills SubArea Transportation Study.” Mr. Eaton provided the Commissioners with a handout of color maps that represented existing and future Traffic Volumes of the Black Hills SubArea. Mr. Eaton answered questions from the Planning Commissioners.

5. **Briefing: Tumwater Quasi-Judicial Application, QJ-1**

Nancy Pritchett gave a brief overview of the “2003 Proposed Amendments to the Thurston County Comprehensive Plan and City of Tumwater and Thurston County Joint Plan for the Tumwater Urban Growth Area: QJ-1.” Ms. Pritchett provided a handout to the Commissioners titled “Proposed Amendments to the Thurston County Tumwater UGA Zoning Ordinance, Chapter 22.36: Planned Unit Development Overlay (PUD),” which she explained is an updated version of this section, to replace the version currently located in the QJ-1 document. Ms. Pritchett and Mr. Knostman answered questions from the Planning Commissioners.

6. **Staff Updates**

Mr. Knostman discussed the possible dates for the Public Hearing to be held with the City of Lacey at St. Martins College. It was decided that May 27th would be the preferred meeting date. Mr. Knostman stated that he will confirm this date with the City of Lacey.

7. **Calendar (Tentative)**

Mr. Knostman discussed the following tentative schedule:

a. April 12, 2003 – Field trip for the Planning Commissioners, leaving at 9 a.m. from the Thurston County Courthouse, Building One.

b. June 4, 2003 – Joint meeting with the City of Tumwater at the Thurston County Courthouse, Building One, Room 152, at 7pm.

c. June 28, 2003 – Final Public Hearing to discuss the Thurston County Plan Quasi-Judicial.

8. **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. 20.33.070, Item 1c – Mr. Sonnen suggested adding “unreasonable hardship as determined by the approval authority” to this sentence. The Planning Commissioners agreed.

b. 20.33.070, Item 1 – Mr. Sonnen suggested adding Item 1h: a provision for omitting colocation if use of the structure will create a greater visual impact than the proposed alternative. The Planning Commissioners agreed.

c. 20.33.080, Item 1a, first paragraph – Mr. Sonnen suggested removing the word “workable” from the first sentence and adding the language: …the applicant shall demonstrate why a site is not available or technically feasible to satisfy the capacity or coverage sought. The Planning Commissioners will look at this at another time because they still need to discuss capacity issues.

d. 20.33.080, Item 1a, second paragraph – Mr. Sonnen suggested adding the language to the end of the first sentence: …and if the applicant fails to demonstrate that a significant gap in coverage would result if the wireless communication facility (WCF) is not constructed. The Planning Commissioners agreed.

e. 20.33.080, Item 1c – Mr. Sonnen suggested this sentence read as follows: WCF and other antenna support structures shall be located, designed and screened to protect property values and neighborhood character. A discussion followed. The Planning Commissioners agreed.

f. 20.33.080, Item 1d1 – Mr. Sonnen explained that the Audubon Society has suggested adding three additional birds of conservation concern to this paragraph. A discussion followed. The Planning Commissioners did not come to a decision. Mr. Sonnen stated that he will double check the state lists for the status of these birds, and what the habitat requirements are and then report back to the Planning Commission.

g. 20.33.080, Item 2b, first paragraph – Mr. Sonnen suggested changing the last sentence to read: In no case shall the setback be less than 50 feet. The Planning Commissioners agreed.

h. 20.33.080, Item 5f – Mr. Sonnen suggested adding language saying: the allowed height shall be consistent with the height limits established for public and private airports per FAA requirements. The Planning Commissioners agreed, and would like to also include private airports.

i. 20.33.080, Item 6b – Mr. Sonnen would like to include the wording “design and appearance” to this sentence. The Planning Commissioners agreed.
j. 20.33.080, Item 6vi – Mr. Sonnen suggested adding a provision for partial burying of equipment structures. The Planning Commissioners decided not to change this item.

k. 20.33.080, Option – Mr. Sonnen stated that staff would like to delete this option. The Planning Commissioners agreed.

l. 20.33.080, Item 1bi, second paragraph – Mr. Sonnen and the Planning Commissioners discussed the issue of capacity. Mr. Fancher suggested removing the word “adequate” and changing this sentence to read: The applicant demonstrates that coverage and capacity sought can not otherwise be achieved. The Planning Commissioners decided to leave capacity undefined, leaving the language as it is.

m. 20.33.080, Item 2a, second paragraph – Mr. Sonnen suggested adding “occupied structure” to this sentence. The Planning Commissioners agreed.

9. Adjourn

The meeting adjourned at 9:50 p.m.

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Liz Lyman, Chair
Mark Lovrien, Vice Chair
## REQUEST FOR INFORMATION SUMMARY SHEET

<table>
<thead>
<tr>
<th>DATE OF REQUEST</th>
<th>ISSUE/REQUEST</th>
<th>AUTHOR</th>
</tr>
</thead>
<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>
</tr>
<tr>
<td>April 2, 2003</td>
<td>Mr. Sonnen will check the state lists for the status and habitat requirements of the three birds suggested to be added to 20.33.080, Item 1d1 of the “Wireless Communication Facilities and Antenna Support Structures, Proposed Amendments to the Thurston County Zoning Code” document.</td>
<td>Planning Commissioners</td>
</tr>
</tbody>
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