MINUTES – Regular Meeting

Thurston County Planning Commission
Wednesday, April 16, 2003
County Courthouse Complex
2000 Lakeridge Drive SW
Building 1 - Room 152
Olympia, Washington 98502

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, Craig Ottavelli, Margaret Paradise, Tom Cole and Mark Lovrien
Members Absent: None
Staff Present: Fred Knostman, John Sonnen, Scott Davis, Jim Bachmeier and Cami Olson

   b. Approval of Agenda

Commissioner Bower moved to approve the agenda. Commissioner Ottavelli seconded. Motion carried.

   c. Approval of Minutes

Commissioner Ottavelli moved to approve the April 2, 2003 minutes. Commissioner Roper seconded. Motion carried.

2. Public Communications

None.

3. Briefing: Amendment to Olympia UGA Code

OLY-1:

Mr. Sonnen opened the briefing by giving an overview of the document titled: 2003 Proposed Amendments to the Olympia Growth Area Joint Comprehensive Plan, Oly-1, Proposed amendments to the Parks and Open Space Chapter policies and maps to provide for new parks, open space and trails. Mr. Sonnen introduced Dave Okerlund, Associate Planner and David Hanna, Parks Services Manager, City of Olympia.

Mr. Okerlund gave an overview of the changes that have been made to the document titled: Chapter Seven: Parks, Arts and Recreation. Mr. Okerlund stated that two major changes include:

♦ The merge of the “Urban Trails and Open Space” into an “Open Space Network”, which now contains
areas of greenways and corridors.

♦ The Timeline-Planning Horizon has been extended to the year 2025.

Mr. Okerlund stated that he would like to make the following additional changes to the document titled:
Chapter Seven: Parks, Arts and Recreation:

- Page 7, Policy PAR 1.3*: add a second sentence to read: Work cooperatively with Thurston County to find an equitable method to fund neighborhood parks through developer contributions.
- Page 9, Policy PAR 4.7*: add a sentence to read: Collect SEPA based mitigation fees from developers in the Olympia Urban Growth Area for parks and open space.

A discussion followed with the Planning Commissioners concerning SEPA mitigation fees and wildlife habitat issues. The Planning Commissioners expressed their concern regarding the preservation of wildlife habitat within the Olympia Urban Growth Area.

Oly-2:

Pete Swensson addressed the Planning Commissioners to discuss the document titled: 2003 Proposed Amendments to the Olympia Growth Area Joint Comprehensive Plan, OLY-2, Proposed amendments to update population and demographic data as well as traffic volume maps. Mr. Swensson gave a brief overview of the maps relating to the 2000 Peak Traffic Volumes within the city of Olympia, and explained the method used to develop the population and traffic projection data. Mr. Swensson answered question from the Planning Commissioners.

4. Briefing/Set Hearing: County Initiated Amendments

CO-3:

Scott Davis, Thurston County Roads and Transportation Department, addressed the Planning Commissioners to highlight the document titled: 2003 Proposed Amendments to the Thurston County Comprehensive Plan, CO-3, Amend Map-33 of Chapter 5, Transportation, to reclassify Steilacoom Road east of the Lacey UGA from rural arterial roadway to rural collector.

CO-4:

Jim Bachmeier, Thurston County Water and Waste Management Section, addressed the Planning Commission to highlight the document titled: 2003 Proposed Amendments to the Thurston County Comprehensive Plan, CO-4, Adopt the 1998 LOTT Partnership Wastewater Resource Management Plan as an amendment to the 1990 Thurston County Sewerage General Plan for the Unincorporated Urban Growth Management Area, which is incorporated by reference into Appendix C of the Thurston County Comprehensive Plan.

QJ-4:

Fred Knostman gave a brief overview of the document titled: 2003 Proposed Amendments to the Thurston County Planning Commission
April 16, 2003 Regular Meeting
County Comprehensive Plan, QJ-4, Re-designate and rezone 1.39 acres in the Rochester Area from Rural Residential 1 unit per acre (RR 1/1) to Rural Commercial Center (RCC). Mr. Knostman stated that staff is requesting to deny the request for re-designation and rezoning.

QJ-5:

Fred Knostman gave a brief overview of the document titled: 2003 Proposed Amendments to the Thurston County Comprehensive Plan, QJ-5, Re-designate and rezone 2.63 acres in the Littlerock Area from Suburban Residential 4 units per acre (SR 4/1) AND Neighborhood Commercial (NC) to Rural Commercial Center (RCC).

Commissioner Bower stated that on behalf of the Planning Commission they would like to thank Mr. Knostman for the tour on Saturday, March 12, 2003. The Planning Commissioners stated that the tour was very helpful, and will be useful to them as they look at the Amendments that have been set before the Planning Commission for review.

5. Set Hearings for Comprehensive Plan Amendments

Chair Lyman requested a motion to set a Public Hearing on May 27, 2003 at 7:00 p.m. at the Worthington Center, St. Martins College to consider the Lacey and Thurston County Joint Comprehensive Plan Amendments and specific quasi-judicial applications QJ-2 and QJ-3. Commissioner Cole abstained, stating that he will be absent for the Public Hearing.

Commissioner Bower moved to set the Public Hearing. Commissioner Ottavelli seconded. Motion carried.

Chair Lyman requested a motion to set a Public Hearing on June 4, 2003 at 7:00 p.m. at the Thurston County Courthouse, Building One, Room 152, to consider the Tumwater and Thurston County Joint Comprehensive Plan Amendments to the Airport Hazard Area, Black Hills Subarea, Transportation Plan and Quasi-Judicial application QJ-1. Commissioner Cole abstained, stating that he will be absent for the Public Hearing.

Commissioner Lovrien moved to set the Public Hearing. Commissioner Roper seconded. Motion carried.

Chair Lyman stated that the Public Hearing tentatively set for June 18, 2003 will be set at a later date. Commissioner Cole and Commissioner Roper will be unable to attend this Public Hearing. Mr. Knostman reminded the Planning Commissioners that tapes of the Public Hearing will be available to those Commissioners who are absent so that they may participate in the discussions following the Public Hearing.

6. Staff Updates

Mr. Knostman stated that a ninth Planning Commissioner has not yet been appointed.

Mr. Knostman reminded the Planning Commission that the Joint Dinner Meeting with the Board of County Commissioners will be held April 23, 2003 at 6:30p.m. at the Kennydell Lodge, Kennydell Park. Commissioner Bower may not be able to attend.
Chair Lyman requested that Cindy Wilson, Thurston County Planning Tech, give a presentation to the Planning Commission concerning the SEPA process. Mr. Knostman stated that he will schedule a time for Ms. Wilson to address the Planning Commission, possibly at the August 6, 2003 regular meeting.

Commissioner Ottavelli and Commissioner Bower stated that they will be unavailable to attend the August 6, 2003 regular meeting.

7. **Adjourn**

The meeting adjourned at 9:15 p.m.

Liz Lyman, Chair
Mark Lovrien, Vice Chair
<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>
</table>