MINUTES – Public Meeting

Thurston County Planning Commission
Wednesday, June 18, 2003
2000 Lakeridge Drive SW
Building 1 - Room 152
Olympia, Washington 98502

1. Call to Order

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

a. Attendance

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

b. Approval of Agenda

Commissioner Lyman requested adding the approval of the minutes from May 21, May 27 and June 4 to the Agenda. The Agenda was approved as amended.

2. Public Communication

None.

3. Public Hearing: Comprehensive Plan Amendments

A. Introduction

Comprehensive Plan for the City of Olympia and the Olympia Urban Growth Area Thurston County Comprehensive Plan and Zoning Map Amendments

Fred Knostman gave a brief overview of the items on the agenda for public testimony. Mr. Knostman stated that the items to be heard were as follows:

- Oly-1 – an update to the Olympia Parks Chapter in the Olympia Joint Plan
- Oly-2 – an update to the Olympia Joint Plan, Chapter 4
- QJ-4 – Mr. Knostman stated that this application has been withdrawn
- QJ-5 – redesignation and rezone of .8 to 3 acres at 6411 128th Ave SW from Suburban Residential 4/1 to Rural Commercial Center
- CO-2 – Update of Chapter 9, Natural Environment
- CO-3 – Amendment of Map 33 of Chapter 5
- CO-4 – Incorporation of LOTT Wastewater Resource Management Plan Highly Managed Alternative into the County’s sewerage General Plan
Commissioner Lyman opened the public hearing for public testimony.

**B. Public Testimony**

*OLY-1*

No public testimony

*OLY-2*

No public testimony

*QJ-5*

1. **Nancy Tiede, PO Box 33, Littlerock**

Ms. Tiede stated that she and her husband own one of the parcels in the Littlerock area that is up for rezone, parcel number 81800400100, which is referred to as Parcel 4 on the QJ-5 maps. Ms. Tiede stated that she would like to discuss two points tonight, which are, why these properties should be rezoned as Rural Commercial Center, and why her entire parcel should be rezoned and not just a portion of it. Ms. Tiede stated that the Littlerock area has grown immensely with residential development and that now is the time to begin to develop the area commercially. Ms. Tiede stated that the downtown area of Littlerock now has a public water system and is capable of handling commercial endeavors. Ms. Tiede also stated that the town of Littlerock has been in existence since the late 1800’s. Ms. Tiede explained that she believes that this means that Littlerock should not be described as just a neighborhood and should be a designated rural area. Ms. Tiede stated that her entire parcel should be rezoned to Rural Commercial Center since a neighboring parcel is already zoned as Rural Commercial. Ms. Tiede stated that they would need the entire parcel to be zoned as commercial in order to provide septic, adequate parking, etc. for a commercial endeavor. Ms. Tiede stated that access to their parcel was a reason why the county staff recommended rezoning only a portion to Rural Commercial Center. However, since the county has the means to limit access through the permitting process, this should not be an impediment to rezone their entire parcel. Ms. Tiede asked that the rezone to Rural Commercial Center be considered.

2. **Keith Thomas, 5700 93rd Ave SE, Olympia**

Mr. Thomas stated that he has read the staff report and that he concurs with staff’s findings with one exception. Mr. Thomas stated that three of the petitioned parties oppose the rezone, which has created a non-contiguous situation. Mr. Thomas asked for a clarification of the staff report where it states the parcels could be removed. Mr. Knostman stated that this means that the Planning Commission could remove those zoning designations if they determined it would be in the best interest, and would then forward their recommendation to the Board of County Commissioners. Mr. Thomas stated that the staff report stated that the taxes could increase with rezoning. Mr. Thomas questioned whether the property taxes of the excluded parcels would increase as a result of the rezone. He stated that a couple of the parcels are already being taxed as commercial; therefore, those property owners should not oppose the rezone on the basis of increased property taxes. Mr. Thomas stated that he would like this area to be rezoned.
3. **Tom Cook, 652 Sandra Lee St SE, Olympia**

Mr. Cook stated that he would like to comment on the CO-3 amendment. Mr. Cook stated that he is concerned with this proposed reclassification of Steilacoom Road to a rural collector. Mr. Cook stated that some of the communities in that area are concerned about traffic issues. Mr. Cook stated that changing this to a rural collector would create shorter intersections, which could then create a safety concern for this community. Mr. Cook respectfully requested that this not be reclassified to a rural collector for the reasons stated.

Mr. Cook stated that he has some changes to request on the Chapter 9, Natural Environments. He requests that the following changes be made:

a. A. Geologic Hazard Areas, Policy 2 – The sentence be changed to include the following language: *Limit or deny development and resource use within or adjacent to areas susceptible to erosion, sliding, earthquakes or other geologic events, to protect life, property, and wildlife habitats (e.g., streams and marine waters downslope).* Mr. Cook stated that this policy should be more restrictive in some cases because of the need to protect life and property.

b. A. Geologic Hazard Areas, Policy 6 - The sentence be changed to include the following language: *Limit or deny activities in identified potential and historical landslide areas through regulation and public education.* Mr. Cook stated that this should be changed for the same reason as above.

c. B. Groundwater and Aquifer Recharge Areas – Insert language into the goal to read: **GOAL: Protect Groundwater Quality and Conserve Groundwater Quantity.** Mr. Cook stated that he believes conserving groundwater quality is a high priority for the County.

d. B. Groundwater and Aquifer Recharge Areas, Policy 4 - The sentence be changed to include the following language: *Reduce or deny allowed land use densities in areas where the supply of groundwater is limited unless alternative domestic water supplies are available from other sources...* Mr. Cook stated that he believes this is necessary, particularly in cases where groundwater is limited.

e. Mr. Cook asked that the Planning Commission consider adding a new policy to this chapter to address periods of drought and the need to conserve drinking water by all users including new development. Mr. Cook stated that a companion action item would also be needed to implement this new policy, such as amending the appropriate county ordinance.

f. E. Important Fish, Wildlife, and Plant Habitat, Objective Statement – Mr. Cook asked to insert language so the statement would read: **Identify important fish and wildlife and plant habitats and develop a strategy for protecting or restoring important habitats, particularly if they are at risk of degradation.**

g. E. Important Fish, Wildlife, and Plant Habitat, Policy 2, 3 & 4 – Mr. Cook stated that there should be companion action items for these policies so that they can be implemented.

h. H. Air Quality, Goal – Mr. Cook requested to add language so the goal would read: **Protect and improve the county’s air quality and minimize or eliminate odor and noise from new land uses that would reduce the livability of residential areas.** Mr. Cook stated that he believes this will help prevent odor or noise before they become a problem.
Mr. Cook provided written comments on the items he addressed tonight.

**Commissioner Lyman closed the public hearing at 7:30 p.m.**

Commissioner Lyman asked the Planning Commission members if they have any questions or would like to request additional information from staff on any of the topics before the Planning Commission concerning amendments.

Commissioner Ottavelli requested additional information concerning LAC-1, specifically the proposed Summerwalk rezone. Commissioner Ottavelli would like to receive available data on the impact of large anchor stores on nearby communities and businesses. Mr. Knostman stated that additional information was provided to the Lacey Planning Commission for its deliberations on June 17, 2003, and that he will provide this material and other information to the Planning Commission.

Commissioner Lyman stated that this rezone is located within Lacey city limits and outside the county’s jurisdiction, and that it was her understanding that the purview of the Planning Commission is limited to providing comments on the impact of the rezone on county residents. Mr. Knostman confirmed that the Planning Commission can not take formal action on this issue but can forward its comments to the County Commissioners.

Commissioner Lyman reminded Planning Commission members that they can email staff with requests for additional information. Emails should be sent no later than Monday morning, June 23, 2003 to give staff adequate time to prepare responses.

Commissioner Kohlenberg asked that the Planning Commission look into the process of issuing logging permits. One of her concerns is the length of time between logging and development of the properties. Mr. Knostman explained the differences between logging permit processes in the urban growth and rural areas.

Commissioner Lyman asked staff for additional information concerning the Doelman property. Commissioner Lyman stated that the Doelman property is separated from the Salmon Creek basin, which has experienced significant high groundwater flooding, by Littlerock Road. Commissioner Lyman would like additional information relating to the concern raised at the June 4, 2003 public hearing about the possible effect that developing this property may have on flooding of adjacent properties. She would like information on the extent and frequency of surface and groundwater flooding of the Doelman property as well as properties that are adjacent to it and what impact this property’s development may have on future flooding. Nancy Pritchett stated that she would try to have staff present at the worksession in July to try to answer this question.

Commissioner Lyman asked staff for additional information concerning the recommendation by staff to rezone approximately 425 acres along Marvin Road north of the Burlington Northern Railway from Village Center to 3-6 units per acre. Commissioner Lyman stated that according to the McAllister drainage basin plan the Burlington Northern railroad track delineates the northern boundary of the McAllister Geologically Sensitive Area and remarked that it was curious that a hydrogeologic boundary would be demarcated by a railroad line. She further stated that according to the basin plan groundwater flows from the proposed rezone area toward McAllister Springs. Since McAllister Springs is an important water resource for county residents, Commissioner Lyman stated that she is concerned about the effect on groundwater contamination of developing these properties at the proposed densities, particularly since properties to the immediate south can not be developed at densities greater than 1 unit/5 acres unless sewered. Mr. Knostman stated that sewer would be mandatory if the subject properties are developed at 3-6 units per acre; however, if rezoned at 0-4 units per acre, sewer would not be mandatory.
units per acre, the properties could be developed on septic. Commissioner Lyman requested hydrological data of this area.

4. Planning Commission Staff Updates

Commissioner Lyman asked staff to propose a worksession schedule for the amendments the Planning Commission is reviewing. The following schedule was decided: July 2, 2003 Regular Meeting – CO-3, CO-4, LAC-1, TUM-1, TUM-2, QJ-1, QJ-2, QJ-3, and QJ-5. July 16, 2003 Regular Meeting – CO-2 Chapter 9, Natural Environment, OLY-1 and OLY-2.

5. Approval of Past Minutes:

May 21, 2003 minutes:
Commissioner Lyman asked that the following changes be made:
a. 4. Briefing: Chapter 9 Natural Environment, l: *IV. Groundwater and Aquifer Recharge Areas, Policy 6 – Mr. Sonnen suggested* ....
b. 4. Briefing: Chapter 9 Natural Environment, n: *It was decided by the Planning Commission to replace biological health with aquatic life and to use this term consistently throughout the document.*
c. 4. Briefing: Chapter 9 Natural Environment, t: This item should state that the Planning Commission did agree to include modified language in this section to say *update mapping of wetlands and streams.*
d. 4. Briefing: Chapter 9 Natural Environment, x: Commissioner Lyman asked if incentive programs should be provided to property owners.
e. 4. Briefing: Chapter 9 Natural Environment, z: *It was also decided to change the word property in this section to the word structure.*
f. 4. Briefing: Chapter 9 Natural Environment, dd: *VII. Important Fish, Wildlife, and Plant Habitat Conservation Areas, Goal – Commissioner Ottavelli questioned the use of the word values in this goal. A discussion followed concerning this use of language. The Planning Commission agreed to remove the term values from this goal.*
g. 4. Briefing: Chapter 9 Natural Environment, jj: *Mr. Sonnen suggested expanding Policy 4 of this section to include policies for preservation of wildlife habitat.*
h. 4. Briefing: Chapter 9 Natural Environment, ll: *Commissioner Bower requested that the Planning Commission consider amending the Open Space Tax Program to include parcels smaller than five acres.*
i. 4. Briefing: Chapter 9 Natural Environment, oo: *Commissioner Bower requested adding language in this item to include the use of pesticides in private residential properties.*
j. 4. Briefing: Chapter 9 Natural Environment, pp: *Protect and improve the County’s air quality and minimize odor and noises from new land uses that would reduce the livability of residential areas.*
k. 4. Briefing: Chapter 9 Natural Environment, tt: *G. Stormwater Management should have been the section sited.*

Commissioner Bower moved to approve the May 21, 2003 minutes. Commissioner Paradise seconded. The minutes were approved as amended.

May 27, 2003 minutes:
Commissioner Lyman requested that the following changes be made:
a. The addition of a sentence stating that Chair Perz closed the public hearing at 9:05 p.m.

Commissioner Ottavelli moved to approve the May 27, 2003 minutes. Commissioner Lovrien seconded.
The minutes were approved as amended.

June 4, 2003 minutes:
Commissioner Lyman requested the following changes be made:
   a. The addition of a sentence stating that Chair Lyman closed the public hearing at 7:40 p.m.
   b. The addition of co-chair Jerry Murphy to the signature line of the minutes and remove Mark Lovrien.

Commissioner Ottavelli moved to approve the May 27, 2003 minutes. Commissioner Paradise seconded. The minutes were approved as amended.

6. Adjourn

The meeting adjourned at 8:25 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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<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>
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