1. **Call to Order**

Commissioner Lyman, followed by introductions of the Thurston County Planning Commission members, called the meeting to order at 6:30 p.m.

a. **Attendance**

**Thurston County**

Members Present:  Bob Bower, Liz Lyman, Craig Ottavelli, Liz Kohlenberg, Mark Lovrien, Tom Cole, Margaret Paradise, Joyce Roper, George Darkenwald.

Members Absent:  None

Staff Present:  Nancy Pritchett, Cami Olson, Mark Swartout, Kevin Dragon

Guest:  Stuart Glasoe, Puget Sound Action Team

b. **Approval of Agenda**

**Commissioner Paradise moved to approve the Agenda as amended. Commissioner Cole seconded. The Agenda was approved.**

c. **Approval of August 20, 2003 Minutes**

Commissioner Roper asked that on page 2, Item 3, third paragraph, an addition be made to reflect that Mr. Dragon indicated that he would bring something back to the Planning Commission concerning integrating the Planning Commission’s response to the shellfish areas into the stormwater and water programs. Commissioner Lyman asked that Ms. Olson check the hearing tapes and amend the minutes accordingly.

Commissioner Roper asked that the August 20, 2003 minutes reflect the concern of the Planning Commission regarding the standardization of the subjective criteria for ratings in the Capital Facilities Plan and that the Planning Commission would like to see exactly how those ratings are selected. Mr. Swartout stated that he and Jennifer Hayes will bring this to the Planning Commission in January and that they would like to then discuss some other changes to the Capital Facilities Plan layout as well.

Commissioner Lyman asked that the items listed on page 4 under “Request for Information Summary Sheet” be removed since the Planning Commission has received those items.

**Commissioner Darkenwald moved to approve the August 20, 2003 minutes as amended. Commissioner Kohlenberg seconded. Motion carried.**
2. **Public Communication**

None.

3. **Briefing/Set Hearing**

Nancy Pritchett addressed the Planning Commission to discuss the staff report dated July 30, 2003 concerning an application for open space classification, case number CUSE 030002, Alhadeff. Ms. Pritchett explained the request of the application and answered questions from the Planning Commission.

Ms. Pritchett asked the Planning Commission to set a public hearing on October 15, 2003 for the Alhadeff Open Space Application, case number CUSE 030002.

**Commissioner Ottavelli moved to set a public hearing on October 15, 2003 for CUSE 030002 Alhadeff. Commissioner Roper seconded. Commissioner Cole abstained, stating that he will be absent at the October 15, 2003 hearing. Motion carried.**

Commissioner Lyman asked that a change be made to the August 27, 2003 CUSE 030002 staff report, page 3, under the heading **Estimated tax shift**, first paragraph: Commissioner Lyman stated that a 50% reduction in “market value” is incorrect and that this should be cited as “current use value.” Pritchett stated she will look further into this and make the necessary change.

Commissioner Kohlenberg asked for additional information on the topic of Open Space Classification, specifically how the process works and what it is intended for. Commissioner Bower stated that copies of the Open Space Regulations had been given in the past to the Planning Commission members and that the newer members may not have that information. Ms. Pritchett stated that she will provide the Open Space Regulations to the newer members.

Commissioner Lyman asked if staff would set up a briefing session with Carolyn Woodling of the Assessor’s office to discuss the topic of wetland tax adjustments, buffers, etc. The Planning Commissioners agreed that this would be helpful information. Ms. Pritchett stated that she will contact Ms. Woodling and try to schedule this.

Commissioner Roper asked Mr. Swartout if he could explain in the Thurston County Annual Comprehensive Plan Amendment for Chapter 6, Capital Facilities Plan CO-f document, page 6-2, under Jail-Adult, why there is a decrease in beds in 2015 as apposed to 2005. Mr. Swartout explained that this information was projected back in 1996 and that the standards would be changing with the newly proposed jail.

4. **Calendar**

Commissioner Ottavelli and Commissioner Paradise stated that they would not attend the October 1, 2003 meeting and requested that the tapes of the meeting be sent to them.

Commissioner Lovrien stated that he would not attend the October 1 and October 15, 2003 meetings.

Commissioner Cole stated that he would not attend the October 15, 2003 meeting.

Commissioner Darkenwald stated that he may not be able to attend the October 1, 2003 meeting, but would...
check on this and let the Planning Commission know.

5. **Public Hearing/Action: Capital Facilities Plan**

Commissioner Lyman opened the public hearing at 7:00 p.m.

Commissioner Lyman asked if any member of the public would like to address the Planning Commission on the topic of the 2004 – 2009 Capital Facilities Plan (CFP). There was no public testimony.

**Commissioner Lyman closed the public hearing at 7:03 p.m.**

Commissioner Ottavelli asked Mr. Swartout to explain the timeline for the Capital Facilities Plan. Mr. Swartout explained that the Capital Facilities Plan will go through a few minor changes to meet the projections of the 2004 budget. The Planning Commission will send a letter to the Board of Commissioners recommending adoptions of the CFP with modifications if necessary. The Board of Commissioners will hold a public hearing in November 2003. The CFP then put in front of the Board of Commissioners in December 2003 and will be asked to be adopted along with the 2004 budget.

Commissioner Roper asked Mr. Swartout about the August 20, 2003 meeting and the discussion with Kevin Dragon about shellfish concerns and the Planning Commission’s concern that this is not adequately addressed in the CFP. Commissioner Roper asked if Mr. Dragon would make these changes and bring them back to the Planning Commission when this happens. Mr. Swartout explained that this could not be done before the CFP goes to the Board.

Commissioner Lyman asked that Commissioner Roper’s concern about shellfish and Commissioner Bower’s concern about culverts in fish streams and the priority of these items be addressed by staff at a future meeting. Mr. Swartout suggested that a sub committee be set up to address these issues as well as to look at updating the layout of the CFP. Commissioner Bower suggested that staff provide the Planning Commission with a list of the programs in the Capital Facilities Plan with a space for the Planning Commission to make their comments or concerns. Commissioner Bower stated that this would be a good way for staff to look at the commission’s concerns for future discussions. Mr. Swarthout stated that he would provide this to the Planning Commission. The Planning Commissioners agreed.

Kevin Dragon arrived at the meeting and addressed the Planning Commission concerning Commissioner Roper’s question about the priority of shellfish issues. Mr. Dragon explained that the projects were ranked last year according to environmental and habitat issues, and that it was felt that the priority of these items would not be changed in this year’s CFP. Commissioner Bower asked if the Planning Commission should then recommend to the County Commissioners that shellfish be included in the CFP and be re-ranked for this year. A discussion followed. Mr. Dragon stated that the topic of shellfish is looked at but is not formally cited in the CFP and that he will certainly take the Planning Commission’s concerns back to staff for future review.

Mr. Swarthout suggested that this topic be discussed as a point for the Board to consider in the Planning Commissions CFP letter to the Board. The Planning Commissioners agreed.

Commissioner Kohlenberg asked about language on page 6-20 of the Thurston County Annual Comprehensive Plan Amendment for Chapter 6, Capital Facilities Plan CO-f document, it talks about Thurston County not providing rural areas with public sewer and water systems except in a few circumstances. Commissioner Kohlenberg asked if this was a county policy and if it is, she believes that this policy should be looked at at some point in the future. Commissioner Lyman stated that the Growth
Management Act prohibits urban services in rural county and cannot be looked at as a county policy. Commissioner Lyman referred to a recent case taken by the county to the State Supreme Court, which struck down the county’s plan to provide Cooper Point with a sewer system. A discussion followed concerning stormwater, sewage and water.

Commissioner Kohlenberg moved to approve the Capital Facilities Plan as received by the Planning Commission. Commissioner Bower seconded. Motion carried.

6. **Briefing: Urbanization and Shellfish**

Commissioner Lyman introduced Stuart Glasoe of the Puget Sound Action Team, who is a project leader for a study being conducted at the University of Washington looking at the impact of urbanization in the shellfish growing areas. Mr. Glasoe gave the Planning Commission a PowerPoint presentation on this topic and answered questions from the Planning Commission.

Mr. Glasoe provided the Planning Commission with a handout titled “An Abundance of Riches, Enjoying and Preserving Washington’s Shellfish Resources.” Mr. Glasoe also provided to some of the members a draft document titled “Coastal Urbanization and Microbial Contamination of Shellfish Growing Areas,” stating that if the other members would like a copy also, he can provide it to them at a later time. It was decided that Mr. Glasoe will email this document to Ms. Olson, who will distribute it to the Planning Commissioner’s.

7. **Adjourn**

The meeting adjourned at 8:35 p.m.

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

DATE OF REQUEST   ISSUE/REQUEST   AUTHOR