MINUTES – Regular/Public Meeting

Thurston County Planning Commission
Wednesday, January 21, 2004
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 6:30 p.m.

   a. **Attendance**

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

   Members Absent: None

   Staff Present: Nancy Pritchett, Cami Petersen

   b. **Approval of Agenda**

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

   c. **Approval of December 3, 2003 Minutes**

   Commissioner Lyman stated that the December 3, 2003 minutes would be reviewed and approved at the February 4, 2004 meeting because the members had not received the minutes in the last mailing. The Planning Commission agreed.

2. **Public Communication**

   None.

3. **Elect Officers**

   Commissioner Paradise stated that she and Commissioner Roper, as the Nominating Committee members, recommend the re-election of Commissioner Lyman as Planning Commission Chair for 2004 and Commissioner Lovrien as Vice Chair for 2004.
Commissioner Paradise suggested that the Planning Commission discuss at a future meeting, the duties, length of the term, etc. of the Chair and Vice Chair. The Planning Commission agreed.

Commissioner Lyman asked if there were any nominations for Chair and Vice Chair from the floor. There were no additional nominations.

**Commissioner Ottavelli moved to re-elect Commissioner Lyman as Chair and Commissioner Lovrien as Vice Chair for 2004. Commissioner Cole seconded. Motion carried.**

4. **Calendar (Tentative)**

   **February 4, 2004** – All Planning Commissioners will be in attendance.

   **February 18, 2004** – Commissioner Ottavelli will be unable to attend.

5. **Planning Commission Staff Updates**

   Nancy Pritchett stated that Steve Morrison, City of Olympia, would like to update the Olympia Planning Commission on the Riparian Chapter of the Critical Areas Update, and asked that a few of the Planning Commissioners attend a meeting on this topic in April. A discussion followed. The Planning Commission agreed to ask the Olympia Planning Commission to attend their work sessions on this topic before having a joint meeting.

   Commissioner Lyman stated that she has asked staff if it is necessary to schedule additional meetings for working with the Critical Areas Ordinance and Comp Plan Amendments this upcoming year.

   Commissioner Lyman stated that she has received a letter from the Board of Commissioners thanking the Planning Commission for their interest in participating in the review process of watershed planning and would be pleased to have input from the Planning Commission on the watershed plans as they relate to land use policies and regulations. Commissioner Lyman asked that the Planning Commission think about how they would like to review the watershed plan - by creating sub committees or discussing the watershed plan at regular meetings as a full Planning Commission.

   Ms. Pritchett updated the Planning Commission on the Mineral Lands Task Force created by Jennifer Hayes. Ms. Pritchett stated that an eleven-member task force and a facilitator has been selected. The first meeting of the Mineral Lands Task Force is scheduled for next week and the Task Force will then meet every two weeks for five months. At the end of five months the Task Force will submit a recommendation to the Board of Commissioners, and the information will then be brought before the Planning Commission for review and public hearing. Ms. Pritchett stated that Board must take action on the Mineral Lands review by October 17, 2004.
6. **Hearing/Action: Davidson Open Space Application**

Commissioner Lyman opened the public hearing at 7:00 p.m. and asked if there were any members of the public who would like to address the Planning Commission on the Davidson Open Space Application, project number 2003102774.

**Don Davidson – 2741 62nd Ave NW**

Mr. Davidson stated that he would like to give the Planning Commission a brief history of how he and his wife Cherie had acquired the property in question. Mr. Davidson explained that they had purchased their house 41 years ago and later acquired lots adjacent to their property, as well as an additional section of waterfront and a few acres of backland. Mr. Davidson stated that they own the backland piece of property jointly with Peter and Patricia Bergman. Mr. Davidson stated that in the past years they have witnessed an acceleration of development on Cooper Point and have chosen to ask permission of the Planning Commission to place both waterfront lots and all but five acres of the backland into the open space designation in Thurston County, and then to empower Capitol Land Trust with the management of the conservation easement that will forever prohibit development on the waterfront portion to protect wildlife habitat and prohibit logging and otherwise preserve the natural forest of the entire acreage.

**Ray Buckley – 2420 62nd Ave NW**

Mr. Buckley stated that he speaks in total support for himself and his family of this concept of preserving natural habitat and natural area, particularly waterfront area in the Cooper Point-Elde Inlet watershed. Mr. Buckley stated that he has a doctorate in Marine Ecology from the University of Washington and is a research scientist with the Department of Fish and Wildlife, and has considerable expertise in near-shore marine ecology and what is needed in this state. Mr. Buckley explained that about 50 percent or more of shoreline in Puget Sound contains bulk heading, which severely impacts the ability of the beaches and marine environment to continue to produce everything that is enjoyed in this region – including clams, shellfish, fish, seagulls, etc. Mr. Buckley explained that the waterfront property in question is particularly important because it is un-bulk headed and is in its natural state, having a considerable amount of vegetation along the shoreline. Mr. Buckley explained that this is very important for shading the upper beach area, which encourages spawning habitat for smelt, and allows the bluffs to erode in a natural fashion. The natural erosion provides long shore movement for sediments that feed and replenish the beaches. Mr. Buckley stated that from a professional standpoint he believes this is a wonderful opportunity to preserve actual habitat in this state and he urged the Planning Commission to approve this application.

**Stu Poston – 2710 62nd Ave NW**

Mr. Poston stated that he and his wife have lived in this area for almost ten years. Mr. Poston explained that he believes this stretch of property is very unique because of its natural state and
diversity, having a wide variety of birds and wildlife. Mr. Poston stated that he believes this property is really terrific and hopes that it will always remain that way. Mr. Poston explained that he is in support of this application and would like to voice that support to the Planning Commission.

Commissioner Lyman asked if there were any other members of the public who would like to address the Planning Commission on this application. No other members of the public wished to speak.

Commissioner Lyman closed the public hearing at 7:10 p.m.

**Commissioner Ottavelli moved approval of the Davidson Open Space Application, project number 2003102774. Commissioner Paradise seconded. Motion carried.**

Commissioner Lyman explained to the public that the Planning Commission approval is a recommendation that will be sent to the Board of County Commissioners. Ms. Pritchett explained that this application would go before the Board on Monday, January 26, 2004.

7. **Miscellaneous**

Commissioner Lyman read an excerpt from an article she found in the September Chemical and Engineering News which talked about “pcb’s in salmon.”

8. **Adjourn**

The meeting adjourned at 7:15 p.m.

Liz Lyman, Chair
Mark Lovrien, Vice Chair