MINUTES – Regular/Public Meeting

Thurston County Planning Commission
Wednesday, February 18, 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 Absent: Margaret Paradise, Joyce Roper and Craig Ottavelli

Staff Present: Jennifer Hayes, Nancy Pritchett, Mark Swartout, John Sonnen, Michael Welter and Cami Petersen

b. Approval of Agenda

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

c. Approval of February 2, 2004 Minutes

Commissioner Lyman requested the following change be made:

Page 4, second paragraph, first sentence should read: Commissioner Lyman suggested that the Planning Commission not hold joint hearings on the Comp Plan amendments with the city’s this year due to the heavy workload.

Commissioner Cole moved to approve the February 2, 2004 minutes as amended. Commissioner Lovrien seconded. Motion carried.

2. Public Communication

None.

Michael Welter addressed the Planning Commission to discuss the upcoming workload for 2004. Mr. Welter stated that the workload this year is extensive and it is important for the Planning Commission to be aware of the time involved and the importance of the items they will be undertaking. Beyond the workload already scheduled for the Planning Commission this year, additional items that are not listed include the Nisqually Plan and watershed plan issues, Low Impact Development (LID), cost recovery issues associated with Land Use and Planning, water rights/SEPA, shellfish, Capitol Facilities Plan.

Commissioner Cole asked if the Board of Commissioners would be looking at Low Impact Development (LID). Mr. Welter stated that the Board has directed Development Services to look at the creation of a LID ordinance.

The discussion of the workload emphasized the following:

- Organizing the time spent at meetings to accomplish as much as possible in the amount of time given – focusing on the main issues.
- Prioritizing the workload.
- Listing items the Planning Commission has an interest in which can be addressed at a later date.
- December 1, 2004 is the deadline for the Planning Commission’s Comp Plan review.
- Recognize that requests of staff take a lot of time. Try to keep requests of staff focused on the critical issues.
- Recognize that we are under-staffed – keep requests to critical issues that need clarification.
- An Associate Planner will be hired to assist with this year’s workload. Fred Knostman’s position will not be filled.
- Clear up any question and/or changes to the minutes prior to the meetings to reduce time spent at meetings and having minutes which reflect numerous changes.

Nancy Pritchett discussed the upcoming work on the following items:

- Preliminary Code Docket - Ms. Pritchett stated that there are eighteen items right now on the 2004-2005 docket and referred to the handout titled “2004 Official Docket of Comprehensive Plan Amendment Proposals,” which was provided to the Planning Commission members prior to the meeting. Ms. Pritchett stated that the items on the docket have been prioritized and will be worked on over the next year and a half. Ms. Pritchett explained that the highest priority items will be brought to the Planning Commission for briefing in April and the public hearing will hopefully occur in May, and then be taken to the Board by June.

- Joint Plan – Ms. Pritchett stated that the following cities are working on Comp Plan amendments: Olympia, Rainier, Tumwater, Bucoda and Tenino. Ms. Pritchett stated that the Planning Commission briefing on these items will occur in June and the public hearing will be held in July.

- Comp Plan Update – Jennifer Hayes stated that the other chapters of the Comp Plan will be
brought to the Planning Commission one at a time for discussion starting in July. Commissioner Bower asked that Ms. Hayes provide the Planning Commissioners with a list prior to July that shows the major issues that the Planning Commission should focus on in the Comp Plan chapters. Ms. Hayes agreed to provide that information to the Planning Commission.

- **Mineral Lands Task Force** – Ms. Hayes stated that a new web page has been created with information about the new mineral lands task force. Ms. Hayes handed out a print out of the new web page to the Planning Commissioners.

Commissioner Bower asked if an expanded Planning Commission website could be created and information such as John Sonnen’s work on the riparian areas could be added as reference material. Commissioner Lyman requested that the Planning Commission minutes, agenda and any other information be added to the Planning Commission website. A discussion followed.

- **Critical Areas** – John Sonnen provided the Planning Commission with a handout titled “Critical Areas Workprogram.” Mr. Sonnen explained that the Planning Commission sub committees will work on the listed items monthly, bring their comments back to the Planning Commission to discuss as a whole, a draft document for each item will then be posted to the website and given to interested parties for comments. Refined drafts incorporating comments will then be brought back to the Planning Commission and then a public hearing will be held hopefully on October 20, 2004.

### 4. **Nisqually Watershed Plan Management**

Commissioner Lyman stated that the sub committee has met to discuss this topic and she provided the Planning Commission with two handouts: “Land Use Issues Raised in the Nisqually Watershed Plan,” and “Draft: Nisqually Management Watershed Plan.” Commissioner Lyman asked Commissioner Cole if he would like to add any comments concerning this issue because he was unable to attend the sub committee meeting.

Commissioner Cole stated that his concern is based on how the County ordinances and regulations handle water issues in the rural county which include buying water rights and the availability of water rights. Commissioner Cole stated that he believes there are measures the County Commissioners could take and he would like to see that happen.

Mr. Swartout provided the Planning Commission members with a copy of the letter from the Board of Commissioners to Commissioner Lyman dated December 23, 2003. Mr. Swartout emphasized the focus the Planning Commission should take in looking at the watershed plan. A discussion followed.

### 5. **Finalize City Liaison Appointments**
The Planning Commission agreed to keep the following appointments:

- Olympia – Ottavelli  backup – Paradise
- Lacey – Cole  backup – Lyman
- Tumwater – Lovrien  backup – Darkenwald
- Tenino, Bucoda, Rainier – Roper  backup – Bower

The Planning Commissioners will attend meetings in their appointed areas and report back to the Planning Commission with any information of interest for the county. Ms. Pritchett provided the Planning Commission with a handout titled: “Meeting Information for Planning Commissions,” which gives information concerning each city’s Planning Commission, website information, time and place of meetings, etc.

6. **Planning Commission Staff Updates**

Ms. Pritchett stated that the Joint Dinner Meeting with the Planning Commission and the Board of Commissioners is tentatively scheduled for March 25, 2004 at Kennydell Lodge at 6pm. Ms. Pritchett asked that the Commissioners check their schedules and confirm the date and time.

Mr. Pritchett asked if there are any additions to the March 3, 2004 meeting of the Planning Commission. Commissioner Lyman requested that the Planning Commission discuss what items they would like to bring to the Joint Dinner Meeting for discussion with the County Commissioners.

7. **Calendar (Tentative)**

- **March 3, 2004** – Commissioner Cole will be unable to attend.
- **March 17, 2004** – Commissioner Lovrien will be unable to attend.

The meeting adjourned at 9:00 p.m.

Liz Lyman, Chair  
Mark Lovrien, Vice Chair