MINUTES – Regular/Public Meeting

Thurston County Planning Commission
Wednesday, April 7, 2004
2000 Lakeridge Drive SW
Building 1 - Room 152
Olympia, Washington 98502

Tape side #1:

1. Call to Order

Commissioner Lyman, followed by introductions of the Thurston County Planning Commission members, called the meeting to order at 6:31 p.m.

a. Attendance

**Thurston County**


Members Absent: George Darkenwald

Staff Present: Jennifer Hayes, Nancy Pritchett, John Sonnen, Ryan Andrews, Mark Swartout and Cami Petersen

b. Approval of Agenda

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

Two items were added to the Agenda: 1) Introduction of new Development Services Department employee; 2) Election of a new Planning Commission Vice-Chair

c. Approval of Minutes from March 3, 2004 & March 17, 2004


The new process of commenting on and approving the minutes were reviewed as follows:

- Cami Petersen will email the minutes as soon as they are available
- Comments from TCPC members will be due the following Friday
- A “track changes” version of the minutes reflecting all comments/changes will be emailed to the TCPC members the Monday before the next meeting. This will become the final draft for signature.
- Any final changes and approval of the minutes will occur at the next meeting

The discussion and final decision on the review procedure for the meeting minutes were tabled and will be
taken up at a future meeting.

d. **Introduction of New Development Services Department Employee**

Ryan Andrews was introduced to the Planning Commission as the new Planning Staff member to assist with the Comp Plan updates and other long range planning tasks.

2. **Public Communication**

None.

3. **Briefing/Set Hearing: Development Code Amendment**

Staff: Jennifer Hayes

Ms. Hayes answered questions from the Planning Commission concerning the review draft dated March 2004 of the Proposed Amendments to the Lacey UGA Zoning Code Chapter 21.40, Office Uses in Light Industrial District. The questions and discussion included the following:

- Will this change apply to all properties with this light-industrial zoning? Yes, this will apply to all light-industrial zoning in the Lacey UGA.
- Could this change be applied to this one site only? The City of Lacey is in support of the code change for the UGA as well as is Thurston County.
- Are there any problems for the sites currently zoned light industrial? Future development of office/industrial sites will be subject to the changes.
- Would there be additional adverse impact to the wetland on the Department of Transportation Administration Building site with this code change? There are development coverage limits that apply to all light-industrial sites and this project would be required to meet those coverage limits for usage.
- This code change requires that the same party own the office and industrial building. Is there any assurance that the building must continue to be owned by the same party or could the buildings then be sold to different owners? Could it become a requirement that a parcel containing the office space and the parcel containing the industrial space be joined as part of the approval process? That would be a question to look at in the future. Ms. Hayes will discuss this with Jeff Fancher, deputy prosecuting attorney, and report back to the Planning Commission.

**Commissioner Kohlenberg moved to set a public hearing on the Development Code Amendment, Lacey UGA Zoning Code, Chapter 21.40 on May 5, 2004 at 7:00 p.m. Commissioner Cole seconded. Motion carried.**
4. **Briefing: Critical Areas – Riparian**  
Staff: John Sonnen

The discussion began with a reminder to the Planning Commission that while looking at the draft Riparian Habitat Areas chapter of the Critical Area Regulation Draft that science indicates riparian habitat is a unique habitat that is important to both aquatic and terrestrial wildlife, and because salmon is a keystone species in the Northwest, we tend to concentrate on that species only. While reviewing this chapter, the Planning Commission should keep in mind that salmon are not the only species to look at in terms of preserving the riparian habitat. The regulations must fall within the parameters of “best available science.”

Another issue for the Planning Commission to consider is an item that Tom Clingman, Thurston County Water and Waste Management, mentioned at the Riparian workgroup session that if the 250 foot stream buffer is adopted it would create numerous non-conforming uses. The Planning Commission should keep in mind the impact of this and other issues on the citizens and communities involved in these areas.

**Tape 2, 3 & 4**
The Planning Commission began looking at the options for recommended riparian habitat area widths. The discussion highlighted the key points of the document titled “Draft in Progress, Best Available Science – Riparian, dated March 17, 2004.” Those key points included the following:

- Page 7, table Recommended Riparian Widths for Current Stream Buffers
- Page 4, bulleted items in second paragraph: This identifies the Riparian functions relative to upland habitat
- The Department of Fish & Wildlife has a 600-foot radius for eagles only while they are nesting—not making this a permanent restriction. Why is the county required to create riparian stream buffers that are permanent and not conditional? Mr. Sonnen will ask Jeff Fancher, deputy prosecuting attorney, this question and report back to the Planning Commission.
- Does science support flexible buffers based on intensity of land use, instead of adoption of rigid buffers for all properties?
- A GeoData map indicating the affected properties, with a description of current uses, would provide useful information; however, due to the amount of resources this type of mapping involves, the staff need to know the Commission’s preferred buffer width and producing the information may take several weeks.

Mr. Sonnen provided the Planning Commission an updated copy of Attachment b, Riparian Habitat Area Widths, of the March 9, 2004 Memorandum titled “Critical Area Regulation Update, including attachments.” The discussion continued.

**Tape 4**
The Planning Commission discussed what type of approach they would like to take for the riparian habitat area widths. It was decided that the Planning Commission would email any questions or comments to Mr.
Sonnen before the April 21, 2004 meeting. The Planning Commission will then make a decision at the April 21, 2004 meeting as to what type of approach they wish to take and prepare one or two alternatives, which will also assist in developing the GeoData information requested by the Commissioners.

5. **Staff Updates**

- Mark Swartout updated the Planning Commission on the Chehalis Watershed Plan. The Planning unit did not come to an agreement at this time, and the Planning Commission will postpone making a recommendation to the Board.

- The Planning Commission requested that all items mailed to them be three hole punched for their binders.

- Commissioner Lovrien has resigned from the Planning Commission and a new Vice-Chair will need to be appointed. Commissioner Cole volunteered to become Vice-Chair.

Commissioner Paradise moved to appoint Commissioner Cole as Vice-Chair. Commissioner Kohlenberg seconded. Motion carried.

- The Planning Commission liaison assignment will be looked at during a future meeting and an adjustment will be made due to the resignation of a Planning Commissioner.

6. **Calendar (Tentative)**

   April 21, 2004 – all TCPC present

   May 5, 2004 – all TCPC present

The meeting adjourned at 9:20 p.m.

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Liz Lyman, Chair
# Thurston County Planning Commission

## REQUEST FOR INFORMATION

### SUMMARY SHEET

<table>
<thead>
<tr>
<th>DATE OF REQUEST</th>
<th>ISSUE/REQUEST</th>
<th>AUTHOR</th>
<th>STAFF</th>
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<tbody>
<tr>
<td>March 3, 2004</td>
<td>Annual Retreat – is this allowed and will this type of meeting need to be taped</td>
<td>Planning Commission</td>
<td>John Sonnen</td>
</tr>
</tbody>
</table>
| April 7, 2004   | Proposed Amendment to the Lacey UGA Zoning Code – Chapter 21.40 – Could it become a requirement that a parcel containing the office space and the parcel containing the industrial space be joined as part of the approval process? | Planning Commission           | Jennifer Hayes  
                           |                                                                                | Jeff Fancher                  |
| April 7, 2004   | Why is the county required to create riparian stream buffers that are permanent and not conditional? | Planning Commission           | John Sonnen     
                           |                                                                                | Jeff Fancher                  |
| April 7, 2004   | A request for scientific data supporting the 50-foot riparian habitat width for some types 4 and 5 streams | Craig Ottavelli                | John Sonnen     |
| April 7, 2004   | Information on best management practices including standards/criteria as established and implemented | Tom Cole                      | John Sonnen     |