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: Liz Lyman, Bob Bower, Craig Ottavelli, Margaret Paradise, Joyce Roper, Tom Cole and George Darkenwald.

   Members Absent: Chris Lane and Liz Kohlenberg

   Staff Present: Jennifer Hayes, Nancy Pritchett, Ryan Andrews, Michael Welter and Cami Petersen

   b. **Approval of Agenda**

   Commissioner Paradise moved to approve the agenda. Commissioner Roper seconded. The agenda was approved as amended.

   Commissioner Lyman requested that the agenda be amended to postpone the approval of the September 1, 2004 minutes until the regular meeting on October 20, 2004, and that the agenda items for Staff Updates and Calendar be discussed after Public Communications due to the expected late arrival of Commissioner Darkenwald.

2. **Public Communication**

None.

3. **Staff Updates**

   **Staff: Nancy Pritchett**

Ms. Pritchett reminded the Planning Commission of the following upcoming meetings of interest:

- October 19, 2004 – Board briefing on the Comprehensive Plan Updates from 2:00 p.m. to 4:00 p.m. and that staff will provide a 24-hour public notice that a quorum of Planning
Commission members may be present at the briefing.

- October 19, 2004 – Board briefing on the Critical Areas Update beginning at 4:30 p.m.
- October 27, 2004 – Board meeting on the Joint Comprehensive Plan from 2:00 p.m. to 3:30 p.m.
- November 15, 2004 – Board of County Commissioners Comprehensive Plan Amendments Public Hearing at 6:00 p.m.

Staff reminded the Planning Commission that their recommendation letter to the Board concerning the Comprehensive Plan Amendments would be due by October 19, 2004.

4. **Calendar**

Members absent for the following meetings:

- **October 20, 2004** – all in attendance
- **November 3, 2004** – Tom Cole
- **November 10, 2004** – Tom Cole
- **November 17, 2004** – Peggy Paradise

The Planning Commission was reminded of their upcoming retreat this Saturday, October 16, 2004 at Commissioner Kohlenberg’s home. Commissioner Ottavelli will be unable to attend.

5. **Worksession/Action: GMA Update of the Comprehensive Plan**

*Staff: Jennifer Hayes, Ryan Andrews, Nancy Pritchett*


A quorum was unavailable to receive tonight’s briefing and to take action. The meeting was in recess until Commissioner Darkenwald arrived at 7:45 p.m.

Ms. Hayes began the discussion of this evening’s agenda items as outlined in her previous handout.

1. Ms. Hayes provided the Planning Commission with a handout titled: Update 2: Fix-It Zoning Changes – “Split” Zones in Rural Commercial and Residential Zoning Districts, reflecting the property owners who have commented on these site specific zoning changes. Staff recommends proposed zoning changes as preferred by the property owners, which are all small with no adverse impacts on rural character. The Planning Commission agreed.

2. Green Cove – Ms. Hayes handed out an updated boundary map of the Green Cove area, which was the correct version of the map that was presented at the September 29, 2004 public hearing. The Planning Commission agreed to the proposed impervious surface limits with clarifying language for parcels partially within the basin; to require new
planting be of native tree species; and not to recommend exemptions from impervious surface limits for agriculture buildings or existing impervious surfaces.

3. Public Parks, Trails and Preserves zone – Ms. Hayes explained that the proposed permitted uses the Planning Commission had previously discussed is attached to this agenda handout. Ms. Hayes explained that the items in italics are proposed by Washington State Parks. The Planning Commission asked questions of Michael Welter, Director of the Thurston County Parks Department. A discussion followed. The Planning Commission made changes to the list of permitted uses in the Public Parks, Trails and Preserves District zoning.

4. Other policy issues highlighted in comment letters. The Planning Commission agreed to the suggested change of the language regarding urban growth areas, page 2-51 of the Land Use Chapter draft.

5. Misc.

- Downzoning – the Planning Commission agreed to recommend that the Board include this topic in 2005 for review as part of the study of Limited Areas of More Intensive Rural Development.
- Urban Services – The Planning Commission agreed to replace Policy #7 with the proposed draft to clarify urban vs. rural services.
- No change was recommended to the UGA boundaries. The Planning Commission agreed to clarifying language related to Table 2-1 in the Land Use Chapter and urban densities.

6. Economic Development Chapter – Mr. Andrews provided the Planning Commission with a handout titled: Grand Mound Wastewater Treatment Plant – Fact Sheet, Prepared in response to questions raised by the Thurston County Planning Commission, October 13, 2004. Mr. Andrews outlined the information contained in this handout. Commissioner Cole requested that his question that he posed at a past meeting be addressed – how much of this system is funded by the County general fund. A discussion followed. Ms. Hayes read the proposed policy into the record. The Planning Commission discussed not recommending that this policy be adopted. Staff stated that they support the policy as originally proposed. The Planning Commission agreed to add their comments on their reasons for not recommending this policy in their upcoming letter to the Board. Commissioner Lyman will supply staff with the Planning Commission’s comments on this issue and the join comprehensive plans, which will be added to the letter that staff will help the Planning Commission draft.

7. UGA’s – The Planning Commission agreed the Board should consider changes to the UGAs as presented by the cities in 2005.

8. Availability of water in County watersheds – The Planning Commission agreed that this topic should also be reviewed by the Board in the 2005 work plan and will also make this recommendation in their letter to the Board.

9. Rural County Inns – Staff recommended leaving this as currently written in the code, but docketing a future change. The Planning Commission agreed.

10. Response to Dierker’s questions whether or not FEMA maps had been considered when looking at densities of buildable lands. Staff explained that those maps were taken into
consideration.

Commissioner Roper moved to recommend adoption of all of the 2004 Comprehensive Plan Amendments that the Planning Commission has reviewed with the changes that have been proposed by the Planning Commission. Commissioner Ottavelli seconded. Motion carried.

Commissioner Cole abstained from the vote because he did not attend the public hearing and has not listened to the public hearing meeting tapes.

6. **Adjourn**

The meeting adjourned at 10:10 p.m.

Liz Lyman, Chair
Tom Cole, Vice Chair
Thurston County Planning Commission

REQUEST FOR INFORMATION
SUMMARY SHEET

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