1. **7:07 PM CALL TO ORDER**
Commissioner Kohlenberg called the September 5, 2007 regular meeting of the Thurston County Planning Commission to order at 7:07 p.m. Commissioners provided self-introductions.

**Attendance:** Commissioners Liz Kohlenberg, Tom Cole, Rhenda Strub, Scott Nelson, Chris Lane, and Kathleen O’Connor  
**Excused:** Chair Joyce Roper, Commissioners Craig Ottavelli, and Liz Meyers  
**Staff:** Michael Welter, Cindy Wilson, Mike Kain, Aimee Swenson, Randy Kline, and Recording Secretary Jessica Tate  
**Other:** Marie Cameron

**7:09 PM APPROVAL OF AGENDA**

**MOTION:** Commissioner Cole moved to approve the revised agenda. Commissioner O’Connor seconded. Motion carried.

2. **7:10 PM PUBLIC COMMUNICATIONS** (Not associated with topics for which public hearings have been held.)
There were no public communications.

3. **7:10 PM APPROVAL OF MINUTES**
Commissioner Nelson requested capitalizing “gate” on page 3.

**MOTION:** Commissioner Cole moved to approve the minutes of August 22, 2007 as amended and accept the audio as the official record. Commissioner Nelson seconded. Motion carried.

4. **7:12 PM STAFF UPDATES**
   
   **(Workload discussion)**
   **(Introduction of Marie Cameron as facilitator)**

Mr. Welter introduced Marie Cameron as the meeting facilitator and Mike Kain as the Current and Long Range Planning Manager.

Ms. Cameron reviewed her professional background with Thurston County.

Commissioner Kohlenberg expressed concern about the appropriate workload for staff.
Staff has been overworked for a long period of time resulting in the recent resignation of many staff members. She asked staff to keep the Commission informed of workload impacts associated with Commission requests.

Commissioner O’Connor requested receiving current staff information and a new organizational chart. Ms. Cameron acknowledged the request.

Ms. Cameron suggested Commissioners send specific questions or requests to staff prior to meetings if possible to enable adequate preparation time for responses. Mr. Welter requested Commissioners contact Ms. Swenson with any inquiries.

Ms. Cameron suggested the Commission summarize each agenda outcome prior to moving forward on the agenda to avoid potential confusion.

7:31 PM Commissioner Cole asked about the status of the Shoreline Master Program (SMP) in conjunction with the current priority of the Critical Areas Ordinance (CAO). Mr. Welter reported staff is taking a more methodical approach with the SMP and CAO.

Commissioner Strub requested having the Commission receive an updated calendar as well as having the website updated as well. Ms. Swenson acknowledged the requests.

Commissioner Cole asked that staff include a date on any documents distributed to the Commission.

5. 7:40 PM B: GMA COMPLIANCE – UPDATE ON THE URBAN GROWTH AREA SIZING EVALUATION
(Staff: Randy Kline)

Mr. Kline introduced himself as a new Planner and reviewed his professional background.

Discussion followed on recent staffing changes.

7:47 PM The meeting was recessed until 7:53 p.m. for equipment setup.

7:53 PM Veena Tabbutt, Senior Planner, TRPC, presented the Buildable Lands Report for Thurston County – Executive Summary – September 2007. Further policy changes of significance in Thurston County jurisdictions after this date will necessitate the issuance of a revised report.

The Buildable Lands Program in Thurston County answers two key growth-related questions. The first is whether residential development in the urban growth areas is occurring at the densities envisioned in local comprehensive plans. The second is whether there is an adequate land supply in the urban growth areas for anticipated future
growth in population and employment.

**Achieved Residential Densities**

Are urban densities being achieved in urban growth areas?

**Findings:**
- Overall, Thurston County urban areas are achieving urban densities greater than the rule of thumb threshold of four dwellings per net acre.
- Individually, all Thurston County urban areas with sewer service are achieving urban densities.
- For health code reasons, densities must be lower than four units per acres when sewer service is not available.
- The greatest increase in densities has been in the unincorporated urban areas. Densities in those areas are starting to catch up to densities being achieved within city limits.

In the five-year period before the Growth Management Act, Comprehensive Plans and zoning were passed (1990-1994), new lots in the urban areas (cities plus unincorporated urban growth areas) averaged a gross density of 2.6 homes per acre. In the next five-year interval (1995-1999), new subdivisions were coming in at gross densities of approximately 3 homes per acre, approved under a mix of pre-GMA and post-GMA zoning. In the most recent five-year period (2000-2004), gross density increased to 3.7 homes per acre. Based on the projection submitted to the cities and the County for review, gross density is anticipated to increase even more in the near future to 4.4 homes per acre.

**Residential Land Supply in Urban Areas**

Is Thurston County’s urban residential land supply sufficient to accommodate projected housing and population growth over the next 20 years?

**Findings:**
Based on adopted policies in place in Thurston County as of July 16, 2007, the evaluation shows that there is sufficient land supply to accommodate 20 years of projected population growth in urban areas.

Individually, each jurisdiction has sufficient land supply to accommodate expected growth.

**Commercial and Industrial Land Supply**

Is Thurston County’s commercial and industrial land supply sufficient to accommodate projected job growth in urban areas?

New jobs will locate in all parts of the County, but will concentrate in the urban areas.
Findings:
The evaluation shows there is sufficient vacant, partially used, and redevelopable land to support the job growth forecast for urban areas in Thurston County. Each jurisdiction has a vision for how they plan to grow, which is included in each jurisdiction’s comprehensive plan.

Olympia for instance, has very little vacant industrial land compared to Tumwater and Lacey. Taking the three cities together, there is ample space for attracting manufacturing or warehousing jobs. All three cities have sufficient room for new jobs in the commercial sector. However, attracting jobs to the Olympia’s urban core will lead to some redevelopment.

Rainier and Tenino are planning on annexing parts of their unincorporated UGAs and rezoning the land to support commercial and industrial job growth, as there are limited parcels of land available within city limits. For both cities and for the town of Bucoda, job growth is dependent on sewer service becoming available.

Grand Mound and Yelm have sufficient land to support anticipated growth.

8:25 PM Commissioner Strub inquired about a memorandum of understanding she recalled the jurisdictions agreeing to during the development of respective comprehensive plans. It appears more growth is occurring in Thurston County than what was originally committed. Ms. Tabbutt said she is not aware of the memorandum, but will look into the issue.

Discussion followed regarding the recent appeal of the Western Washington Growth Management Hearings Board ruling.

6. 8:41 PM W: 2007 COMPREHENSIVE PLAN AMENDMENTS – OLYMPIA 1 (Staff: Aimee Swenson)

Andy Haub, City of Olympia, reviewed the amendments to the environmental and utilities chapters. The amendments did not change the intent of any policy.

Commissioner O’Connor clarified that Green Cove is a sensitive drainage basin and not just a priority for environmental protection. She suggested Green Cove should not be designated as only one area, but designating a variety of areas. Mr. Haub indicated Green Cove was one of the areas called out for special significance and will be addressed accordingly.

Commissioner Kohlenberg indicated Olympia should be consistent in the area of Green Cove because it also affects County residents.
7. **8:58 PM CALENDAR (TENTATIVE) AND ATTENDANCE**
     (Commissioner Cole unable to attend.)

   Ms. Swenson distributed and reviewed a 2007 Tentative TCPC Calendar

   The Commission discussed not recalling the reason for scheduling the September 12, 2007 special meeting.

   **9:05 PM MOTION:** Commissioner Strub moved to cancel the September 12, 2007 special meeting. Commissioner Lane seconded. Motion carried.

   Commissioner Kohlenberg requested an explanation of why the special meeting was scheduled. Ms. Swenson acknowledged the request.

   Commissioner Kohlenberg requested informing absent Commissioners of the September 12, 2007 meeting cancellation. Ms. Swenson acknowledged the request.

8. **9:10 PM ADJOURNMENT**
   **MOTION:** Commissioner Cole moved to adjourn the meeting at 9:10 p.m. Commissioner O’Connor seconded. Motion carried.

   ______________________________
   Liz Kohlenberg, Acting Chair

Prepared by Jessica Tate, Recording Secretary
Puget Sound Meeting Services