THURSTON COUNTY PLANNING COMMISSION

Minutes March 10, 2010

1. 7:00 P.M. CALL TO ORDER
Chair Lane called the March 10, 2010 Public Hearing of the Thurston County Planning Commission to order at 7:00 p.m. Commissioner Lane asked the audience if anyone objected to the participation of any of the Planning Commission members in the proceedings. No members of the audience objected. Chair Lane asked the Commission members if anyone wanted to excuse themselves due to a conflict of interest. No one objected. Chair Lane asked if any members of the Planning Commission had interest in the property in question. No one objected. Chair Lane asked if any of the Planning Commission members will gain or lose any financial benefit as a result of the outcome of the hearing. No one commented.

Attendance: Chair Chris Lane, Commissioners Scott Nelson, Edward Fleisher, Christine Spaulding, Christopher Earle and Liz Kohlenberg

Absent: Commissioner Tom Cole, Kathleen O’Connor and William Jackson

Staff: Olivia Terwilleger, Scott Clark, Jeremy Davis

7:02 P.M. PUBLIC HEARING: (2-F) Rocky Prairie Maytown Land Use Evaluation
Staff: Jeremy Davis

Chair Lane started the public hearing with a brief overview of the public hearing testimony process to address the audience. Jeremy Davis then gave a brief background of the proposal. The property in question is generally located east of the intersection of Tilley Road and Maytown Road in south central Thurston County and has two zoning designations. Maps have already been provided to the Commission and to the public through media. Property in Area 1 includes land totaling 1,614 acres. The proposed changes would amend the Thurston County Comprehensive Plan Land Use Plan Map M-15 and the Thurston County Official Zoning Map to change the land use and associated zoning designations from RR1 and RRR 1/5 to R 1/20. Property in Area 2 includes land totaling 809 acres. The proposed changes would amend the Thurston County Comprehensive Plan Land Use Plan Map M-15 and the Thurston County Official Zoning Map to change the land use and associated zoning designations from RR1 and RRR 1/5 to PP.

Public Comments were received by e-mail and were submitted to the Commission.

2. 7:09 P.M. PUBLIC TESTIMONY:

Public Testimony Audio is available as the official record for interested parties who would like to hear the details.

Todd Batten 74578 Yorrinson Road, Oregon-Spoke Against
Shauna Sharpes 14545 Tilley Road, Tenino-Spoke in Support
Wesley Sharpes 14545 Tilley Road, Tenino-Spoke in Support
George Barner Jr 820-5th Avenue SW, Olympia-Spoke in Support
Linda Saunders 3111 Offut Lake Road SE, Tenino-Spoke in Support
Nancy Burkhart 6214 Glenwood Drive SW, Olympia-Spoke in Support
Tom Rutledge 14108 Thurlow Lane SE, Tenino-Submitted written testimony (attachment 1) - Spoke in Support
Christie Vintilo 2616 113th Way SW, Olympia-Spoke in Support
Clara Jacobson 2628 113th Way SW, Olympia-Spoke in Support
Andy Jacobson 2628 113th Way SW, Olympia-Spoke in Support
Nancy Partlow 1841 Trosper Road SW, Tumwater-Spoke in Support
Diane Conrad 2841 143rd Avenue SE, Tenino-Spoke in Support
Peggy Bruton 1607 East Bay Drive NE Olympia-Submitted written testimony (attachment 2) - Spoke in Support
Fred Greef-1512 105th Lane SE, Olympia-Spoke in Support (attachment 3) - Spoke in Support
Allen Zimmerman- 13140 Shelly Street SW, Olympia-Spoke in Support
Walt Jorgensen-823 North Street SE-Spoke in Support
Diane Sonntag-1527 143rd Avenue SE, Tenino-Spoke in Support
Hilary Lucas-2636 Angus Drive SE, Tenino-Spoke in Support
Robert McIntosh-8609 Island View Drive NE, Olympia-Spoke in Support
Meryl Bernstein-417 143rd Avenue SE, Tenino-Spoke in Support
Loralin Toney-1540 143rd Avenue SE, Tenino-Spoke in Support
Byron Glenn-232 143rd Avenue SE, Tenino-Spoke in Support
Steve Gillespie-Attorney Port of Tacoma-1111 3rd Avenue, Seattle-Spoke Against
Sharon Koontz-3716 85th Avenue NW, Olympia-Spoke in Support
Megan Hopkins-12609 Champion Drive SW, Olympia-Spoke in Support
Deb Reichelderfer-15225 Mills Road SE-Spoke in Support
Todd Howard-2904 Angus Drive SE, Tenino-Spoke in Support
Martha Glenn-232 143rd Avenue SE, Tenino-Spoke in Support
Doreen Wheeler-2943 143rd Avenue SE, Tenino-Spoke in Support
Sue Martinez-14047 Tilley Road S., Tenino-Spoke in Support
Lisa Martinez-14047 Tilley Road S., Tenino-Spoke in Support
Doug Hopkins-12609 Champion Drive SW, Olympia-Spoke in Support
Judy Barton-3129 Holy Street SE, Olympia-Spoke in Support

8:00 P.M. Chair Lane closed the public hearing.

The Commission took a short break.

3. 8:05 P.M. WORKSESSION: (2-F) Rocky Prairie Maytown Land Use Evaluation

Chair Lane explained to the audience that the Commission was not going to discuss the Rocky Prairie Maytown Land Use Evaluation further until the next Planning Commission meeting on March 17, 2010. The Commission asked questions of staff requesting further information for that meeting:

- Rational on why the Batten property was included in the rezone, due to the fact that it was not included in the original proposal.
- The Commission would like to know why the line for rezone was drawn where it was.
- If the property is rezoned would there be a shift in taxes?
- What are the current taxes on the Batten property?
• What were the taxes on the property before it was sold to the Port of Tacoma?

4. 8:10 PM  ADJOURN

  With there being no further business, Chair Lane adjourned the meeting at 8:10 p.m.

  ____________________________________________
  Chris Lane, Chair

Prepared by Carrie Toebbe, Recording Secretary
Support Re-Zoning Rocky Prairie

Names were gathered in one hour the afternoon of 3/9/10 by randomly stopping at homes in the local area.

100% of residents questioned asked that their names / addresses be entered in support of the re-zoning

Roger Alvarez
13249 Taylor St SW
Olympia WA  98512

Kathleen Alvarez
13249 Taylor St SW
Olympia WA  98512

Jonny Kobylus
13240 Gunstone St SW
Olympia WA  98512

John Kobylus
13240 Gunstone St SW
Olympia WA  98512

Chris Pilon
13222 Taylor St SW
Olympia WA  98512

Andy Wedlund
13248 Taylor St SW
Olympia WA  98512

Dave Frank
13541 Tilley Rd S
Tenino WA  98589

Wendy Rutledge
14108 Thurlow Ln SE
Tenino WA  98589

Ron Fowler
6311 139th Ln SW
Rochester WA  98579
March 10, 2010

Statement of the League of Women Voters of
Thurston County

The League of Women Voters supports and promotes land use decisions that give
first consideration to protecting the natural features that sustain and support a
quality environment and a viable economy.

With these goals in mind, we strongly support the downzone presently under
consideration. The land is a non-industrial tree farm owned by the McIntosh
family and the Port of Tacoma. Along with other preserves, these properties form
an uninterrupted 3,000-acre wildlife corridor.

The rezone has the support of the McIntosh family.

The property belonging to the Port has not been used for industrial purposes for
more than 15 years, and the current Rural Resource Industrial zoning of 40% of
the Port property at this location is not warranted and out of keeping with the
rural character of the area and the sensitive prairie and wetlands nearby. The
remaining 60% of the land is zoned as rural residential, (1 for 5), a density too
high to afford the level of protection needed for this fragile system.

While downzoning may create problems in some areas, this is a case where all
factors seem to argue in its favor; the land in question has a higher value as an
area for resource protection than for any other potential use. As pressures on all
our natural resources continue to grow, it is increasingly critical that such
opportunities not be missed.

Please support this proposed downzone.
Comments

3/10/2010

Please ask Federal USFW service how special + rare glacial outwash prairie habitat is nation-wide + worldwide.

Ask DNR about the Natural Area Preserve just East of this area which is preserved because of the rare prairie habitat + threatened + endangered plants. This whole area has high water table and is of limited value or feasibility for dense residential development.

It is also of poor agricultural value for same reason.

Frederic Greel