THURSTON COUNTY PLANNING COMMISSION

Minutes January 15, 2014

1. **6:30 P.M. CALL TO ORDER**

Chair Nelson called the January 15, 2014 meeting of the Thurston County Planning Commission to order at 6:30 p.m. Commissioners provided self-introductions.

**Attendance:** Chair Scott Nelson, Commissioners Jennifer Davis, Christine Spaulding, Tim Kramer, Donna Nickerson, Chris Lane & Edward Fleisher

**Absent:** Christopher Earle & Bill Jackson

**Staff:** Christy Osborn & Scott Clark

2. **6:30 P.M. APPROVAL OF AGENDA**

**MOTION:** Commissioner Spaulding moved to approve the agenda. Commissioner Lane seconded. Motion carried.

3. **6:31 P.M. PUBLIC COMMUNICATIONS** (Not associated with topics for which public hearings have been held.)

No public in attendance chose to speak.

The official audio is available on line at:

http://www.co.thurston.wa.us/planning/planning_commission/planning_comm_minutes.html

4. **6:31 P.M. APPROVAL OF MINUTES**

Commissioner Davis moved to approve the December 4, 2013 minutes and accept the audio as the official record. Commissioner Spaulding seconded. Motion carried as amended.

Commissioner Nickerson recommended the following changes:

Page 2, Line 23 – 25 Take out “her involvement of” and replace elected with appointed also put in “she had no financial or personal interest in this issue or the outcome”.

5. **6:33 P.M. STAFF UPDATES**

Mr. Clark provided the following staff updates:
It is time for the Election of PC Officers for 2014 as required by the rules written for action when serving on the PC. It was decided that the elections will take place at the next meeting scheduled for February 5, 2014. Commissioner Lane and Spaulding volunteered to make a phone call to each person on the PC and see what voting status they would like to see happen and then bring it to the next meeting for voting.

Chair Nelson pointed out that within the Rules and Procedure that the elections should take place during the second regularly scheduled meeting each calendar year not the second meeting in January. Making the change was discussed but it will not be corrected because it also says that if the second meeting does not take place the current elected officers will remain until such.

Mr. Clark also discussed that last year they had voted in what determined a quorum but it still was causing confusion. This is section 7, b, no action may be taken without the affirmative vote of a simple majority of the appointed members. In section a, it states that a majority makes a quorum. As discussed last year the PC saw these sections simply so that when five members were present the majority ruled.

The Planning Commission personal information list was then updated and any further changes will be sent to Carrie Toebbe, Administrative Assistant for Planning via e-mail or phone.

6. **6:42 P.M. CALENDAR**

February 5, 2014 – Chair Nelson does not believe he will be in attendance.

7. **6:42 P.M. Joint Planning Commission Meeting Discussion**

*Staff: Christy Osborn*

Ms. Osborn updated the PC about an e-mail that was sent previously for a joint planning commission meeting with City of Olympia, Lacey and Tumwater. Confirmation was requested as to whom from Thurston County’s PC will be in attendance as of now and through e-mail to Ms. Osborn. The meeting is to be held January 30, 2014, 6:00 p.m. at Heritage Court. If a quorum is present then the meeting must be advertised. Commissioner Davis, Fleisher, Nickerson, Kramer, Jackson and Chair Nelson will be in attendance. The meeting will be advertised.

Due to the time of the scheduled public hearing Mr. Clark brought up the discussion that was had about the Development Code Docket. There is now 35 items and he would like to know if they would just like to go by exception and what are the questions. Everyone will read them all on their own so that they are aware. A short discussion ensued.

*A short recess was taken at 6:55 for five minutes to start back at 7:00 for the public hearing.*
8. **7:00 P.M. Public Hearing: Schader Crown Ranch, Growth Management Public Participation Methods & Ken Lake Land Use Analysis**

*Staff: Christy Osborn*

Chair Nelson explained that three separate topics will be taking place this evening and gave instructions to the public to testify. First heard will be Schader Crown Ranch then Growth Management Public Participation Methods and lastly Ken Lake Land Use Analysis.

**Chair Nelson opened the public hearing on Schader Crown Ranch at 7:00 p.m.**

Ms. Osborn gave a brief background of information on the proposal, written comments submitted for the public hearing (for which there was none) and additional information publishing information.

*Public Testimony was given by the following:*

1. **Judy Rogers – 6331 Murray Court NW Olympia, WA 98502**

**Chair Nelson closed the public hearing at 7:04 p.m.**

**Chair Nelson opened the public hearing on Growth Management Public Participation Methods at 7:04 p.m.**

Ms. Osborn gave a brief background of information on the proposal (amending the Comprehensive Plan), that there were no written comments submitted for the public hearing and additional publishing information.

*No Public Testimony was given.*

**Chair Nelson closed the public hearing at 7:08 p.m.**

**Chair Nelson opened the public hearing on Ken Lake Land Use Analysis at 7:08 p.m.**

Ms. Osborn gave a brief background of information on the proposal, written comments submitted for the public hearing (for which there was a few) and additional publishing information.

*Public Testimony was given by the following:*

1. **Cable Green – 1433 Compton Court SW Olympia, WA 98512**

**Chair Nelson closed the public hearing at 7:21 p.m.**
9. **7:21 P.M. Presentation: Buildable Lands Analysis**  
Staff: Veena Tabbutt & Michael Ambrogi Thurston Regional Planning Council (TRPC)

Mr. Clark introduced the subject of what the Buildable Lands Analysis was and introduced Ms. Tabbutt and Mr. Ambrogi with TRPC.

Ms. Tabbutt started the presentation and explained that the Buildable Lands Program is a monitoring and evaluation program that is part of the Growth Management Act. The purpose is to determine if land supply is adequate for 20 years of growth in urban areas. The deadline is due June 2015 but the report will be released spring 2014. The report needs to be consistent with adoption policies and population and employment forecasts. The Advisory committee will review the results and the data tables will be adopted into the Comprehensive Plan.

The presentation included information on Critical Areas within buildable lands, land supply alternatives and an assessment for Thurston County.

A brief discussion ensued. The PC asked that an electronic copy of the presentation that was given be routed to them.

10. **7:38 PM WORK SESSION: Schader Crown Ranch**  
Staff: Christy Osborn

Commissioner Fleisher moved to recommend staff’s recommendation. Commissioner Kramer seconded. Motion carried.

11. **7:40 PM WORK SESSION: Growth Management Public Participation Methods**  
Staff: Christy Osborn

Commissioner Davis brought up the conflict of interest language that would apply to both the PC and to the Board of County Commissioners once applied. A discussion ensued.

Commissioner Davis moved to recommend approval of the Growth Management Public Participation Methods as recommended by the Planning staff except the addition of the conflict of interest language. Commissioner Fleisher seconded. Two Commissioners opposed. Five Commissioners were in favor. Motion carried.

Mr. Clark told the Planning Commission that he would bring this issue back to them on February 19th so that they could do some more research to further understand the effects.

12. **8:04 PM WORK SESSION: Ken Lake Land Use Analysis**  
Staff: Christy Osborn

Commissioner Davis moved to recommend approval of rezoning the properties defined in the Ken Lake area of the staff report to RL1 2-4 as recommended by staff. Commissioner Kramer seconded. Motion carried.
A short discussion ensued in regards to further information about how much of the land will be impervious surface and how much will be allowed to be developed.

13. **8:13 PM WORK SESSION: North Thurston School District Property**  
*Staff: Christy Osborn*

Ms. Osborn gave a brief overview of the site specific comprehensive plan amendment and rezone request. This would also include an amendment to the Urban Growth Boundary for the City of Lacey. The proposal would change the land use and zoning from rural residential/resource one unit per five acres to open space institutional.

**Commissioner Spaulding moved to set a public hearing on the North Thurston School District Property on February 19, 2014 Commissioner Lane seconded. Motion carried.**

14. **8:54 PM ADJOURN**

With there being no further business, Chair Nelson adjourned the meeting at 8:54 p.m.

Scott Nelson, Chair

Prepared by Carrie Toebbe, Recording Secretary