1. **Call to Order**

Commissioner Lyman, followed by introductions of the Thurston County and Tumwater Planning Commission members, called the meeting to order at 7:00 p.m.

   a. **Attendance**

   **Thurston County**
   - Members Present: Joyce Roper, Bob Bower, Liz Lyman, Craig Ottavelli, Margaret Paradise, Liz Kohlenberg, and Mark Lovrien.
   - Members Absent: Tom Cole
   - Staff Present: Fred Knostman, Nancy Pritchett, Gordie Kelsey and Cami Olson

   **City of Tumwater**
   - Members Present: Ed Hildreth, Jerry Murphy, Marnie M. Slakey, Thomas Williams, Chris Reykdal, Debbie Sullivan, Thomas Muller, and Veronica Lee Fernandes
   - Members Absent: Cheryl Anne Frazee
   - Staff Present: Tim Smith, David Ginther, and Jay Eaton

   b. **Approval of Agenda**

   The Agenda was approved.

2. **Public Hearing**

   A. **Introduction**

   *Joint Plan, Tumwater Land Use and Transportation Plan Amendments*

   Tim Smith, Tumwater Senior Planner began the public hearing by giving a brief overview of the Land Use Element concerning the Airport Hazard Overlay. Mr. Smith stated that what they are proposing in this draft is a new goal to protect the Olympia Regional Airport from future incompatible land uses.

   Gordie Kelsey, Thurston County Roads and Transportation Department, gave a brief overview of the Transportation element of the Black Hills Subarea Transportation Study. Mr. Kelsey stated that it is requested that this plan be adopted into the Comprehensive Plan for next year.

   Nancy Pritchett, Thurston County Associate Planner, gave a brief overview of QJ-1, the Quasi-Judicial Comprehensive Plan, Zoning Code, and Zoning Map Amendments. Ms.
Pritchett explained the rezone application request submitted by the Doelman family.

David Ginther, Tumwater Planning Department, stated that he wanted to clarify some of the changes that Tumwater will be adopting as compared to the changes Thurston County will be adopting. Mr. Ginther stated that Tumwater already has a mixed-use designation and will not be adopting this, while Thurston County does not have a mixed use designation and will be adopting this. Mr. Ginther explained that Tumwater will be adopting changes to chapter 18.36 which discusses PUD, while Thurston County will be adopting changes to 22.36 of the Thurston County Code. Mr. Ginther stated that there is a comment letter (which has been provided to the Planning Commission) from Sherry Buckner, dated April 24, 2003, concerning Determination of Non-significance of 2003 Amendments to the Comprehensive Plan.

B. Public Testimony

Black Hills Subarea Transportation Study

1. John Fedor, P.O. Box 14338, Tumwater
   Mr. Fedor provided his written comments, dated June 3, 2003, to the Planning Commissions. Mr. Fedor briefly summarized his handout. Mr. Fedor stated that he would like to see the quote on page 14 of the plan document dated January, 2003, which reads, “In all cases, new connections as shown on Figure 3 are not intended to indicated specific alignments, but only to show that a connection should exist in the vicinity,” remain in the newly adopted plan.

2. Sherry Buckner, 3522 B 81st Ave SW
   Ms. Buckner submitted written comments dated June 3, 2003. Ms. Buckner gave a brief overview of her written comments and stated that she has had neighborhood meetings in her home recently concerning the traffic study and Determination of Nonsignificance on the Doelman property. Ms. Buckner stated that it has been unanimously agreed upon that the neighborhood would not like to see the road connections proposed in the future urban village area. Ms. Buckner stated that she would like to see graphic symbols placed on the map showing turnarounds and the connections of the proposed roads within the urban village area.

Airport Hazard Overlay

1. John Fedor, P.O. Box 14338, Tumwater
   Mr. Fedor provided his written comments, dated June 3, 2003, to the Planning Commissions. Mr. Fedor briefly summarized his handout. Mr. Fedor stated that the Olympia Airport should be viewed as an Urban Airport and not a Rural Airport.

Doelman, Quasi-Judicial Comprehensive Plan, Zoning Code & Zoning Map

1. Kelly Cairns, 7927 Littlerock Rd, Tumwater
   Ms. Cairns stated that she is representing the Doelman family, Mr. and Mrs. Doelman are her parents. Ms. Cairns stated that the Doelman family shares in the vision to create a well planned, quality community on this property and they support the proposed zoning changes. Ms. Cairns stated that they have been studying the environmental features of the property. Ms. Cairns stated that the new zoning would
give the Doelman family the flexibility to create a community that would be more compatible with the surrounding area.

2. Ted Nash, 2823 Foster Ct. S.W.
   Mr. Nash stated that he has a question concerning the proposed Amendments. Mr. Nash asked if the impact fees charged for these developments go to the general fund or is it put into the area where the particular development is taking place.

   Jay Eaton, City of Tumwater, stated that the City of Tumwater charges impact fees and Thurston County does not. Mr. Eaton explained that the impact fees collected by the City of Tumwater are used to support the projects listed in the Capitol Facilities Plan. Mr. Eaton explained that the monies collected can only be spent on capacity improvements.

3. Sherry Buckner, 3522 B 81st Ave SW
   Ms. Buckner stated that she believes the rezoning is an improvement to what is currently in place, but her main concern has to do with the densities proposed for the land. Ms. Buckner stated that she also has concerns about the Determination of Nonsignificance which groups together the comprehensive Plan changes on one form and the lack of an Environmental Checklist on any of the parcels. Ms. Buckner is concerned with the Doelman property due to its past flooding. Ms. Buckner stated that she hopes the County will really look at all of this and would like to know that the proposed urban village will not cause more flooding in the area.

4. Ingrid Baumgartner – passed

C. Staff Updates
   Fred Knostman explained that the Planning Commission will discuss a recommendation on this topic at the July 2 and July 16, 2003 regularly scheduled Planning Commission meetings, and the Planning Commission recommendation will then be forwarded to the Board of County Commissioners.

   Tim Smith explained that the Tumwater Planning Commission will hold a work session on June 24, 2003 and possibly on July 8, 2003 (if necessary) and will then forward a recommendation to the Tumwater City Council.

Chair Lyman closed the public hearing at 7:40 p.m.

3. Adjourn
   The meeting adjourned at 7:40 p.m.

________________________________________
Liz Lyman, Chair
Jerry Murphy, Co-Chair
<table>
<thead>
<tr>
<th>DATE OF REQUEST</th>
<th>ISSUE/REQUEST</th>
<th>AUTHOR</th>
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</thead>
<tbody>
<tr>
<td>March 19, 2003</td>
<td>Mr. Sonnen will gather additional information concerning no-cost presentations of a county Plan by consulting firms</td>
<td>Commissioner Ottavelli</td>
</tr>
<tr>
<td>April 2, 2003</td>
<td>Mr. Sonnen will check the state lists for the status and habitat requirements of the three birds suggested to be added to 20.33.080, Item 1d1 of the “Wireless Communication Facilities and Antenna Support Structures, Proposed Amendments to the Thurston County Zoning Code” document.</td>
<td>Planning Commissioners</td>
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