



Thurston County Planning Commission Recommendations

The Thurston County Planning Commission issued their recommendation on joint comprehensive plan amendments on November 7, 2012.

French Loop & Butler Cove Study Area. The Commission recommends the same as the City staff and Planning Commission:

1. Designate the areas within the east and west of the study area that are currently served with City water and/or sewer from Residential 4-8 Units per Acre (R 4-8) to Residential 4 Units per Acre (R4);
2. Designate the properties in the middle of the study currently not eligible for sewer service from Residential 4-8 Units per Acre (R 4-8) to Residential 1 Unit per 5 Acres Units per Acre (R 1/5); and
3. Consider the entire area as a long-term growth area. The Thurston County Planning Commission did not recommend text changes as proposed by County staff.

South Olympia & Chambers Basin Study Area. The Thurston County Commission recommends:

1. The entire area be designated from Residential 4-8 Units per Acre (R 4-8) to Residential 1 Unit per 5 Acres Units per Acre (R 1/5.)

The Commission did not want to apply Residential 4 Units per Acre – Chambers Basin (R4-CB), as recommended by City staff and Planning Commission for two reasons:

- A. There is no other area within Thurston County that has this zoning, thus they did not want to adopt a new zoning for such a small area; and
- B. They are skeptical that the City's R4-CB zone can effectively deal with stormwater in areas of high ground water.

Medela. The Thurston County Planning Commission was not able to reach a majority vote. Under the County's bylaws, a majority of the nine appointed Commissioners are needed to pass a vote, and only seven members were in attendance at the meeting. The votes were as follows:

1. Three Commissioners voted in favor of the proposal to designate the area from Residential 4-8 Units per Acre (R 4-8) to Residential Multi-

family 18 Units per Acre, consistent with the City staff and Planning Commission recommendation.

2. The other four Commissioners voted to deny the applicant's proposal, and maintain the current zoning at Residential 4-8 Units per Acre (R 4-8). They argued that such dense multi-family housing should not be placed next to a single-family residential neighborhood or a cemetery. In lieu of a recommendation, the Commission will issue a minority-minority report to the Board of County Commissioners.

In addition, the State Environmental Policy Act (SEPA) Determination of Non-Significance, issued by Thurston County for Medela, was appealed on November 1, 2012. At the time this report was published, the Thurston County Hearing Examiner had not yet established a schedule for hearing this appeal.