



**Thurston County Fire Protection District 8  
Board of Fire Commissioners'  
Master Planning Workshop  
February 16, 2018**

MINUTES of the SPECIAL Board workshop held February 16, 2018 at the North Olympia Station 8-3. Commissioners Harper, Zvirzdys, Gleckler and Berman were in attendance. Chief VanCamp, Assistant Chief LeMay, Secretary Stumpf, Lieutenant Hall and members Toth and Prine as well as Community member Parker also attended the meeting. Commissioner Engle participated by telephone. Guest speakers in attendance included: Michael Ambrogi and Allison Osterberg. The meeting was called to order at 9:00 am.

**Introductions**

Chief VanCamp introduced guest speakers Allison Osterberg, Senior Planner from the Thurston County Community Planning and Economic Development Department and Michael Ambrogi, Senior GIS Analyst from the Thurston Regional Planning Council. They were invited to speak to the Board about anticipated future growth in the district.

Using a handout, Mr. Ambrogi reviewed the Thurston County Comprehensive Plan update. He explained that our District is primarily “rural residential” with limited areas that have more intense rural development. There are smaller, denser areas on the shoreline that cannot expand and therefore, likely to see no growth. There are no plans at this time to expand Urban Growth Boundaries. Ms. Osterberg also shared a zoning map for the District and discussed building limitations (septic, water, accessory dwellings, rural resource zones, etc.). Chief VanCamp estimates that the District needs 3-5 acres to build a new firestation. Questions were asked for clarity and a lengthy discussion ensued.

Member and Realtor Terry Toth was introduced. He was asked to speak to the Board about property trends and values. Using a handout, he discussed trends in our areas and explained that property values have increased but are likely to level out. There is low inventory in our county. He predicts growth will be seen in the city, not the rural areas. Questions were asked for clarity and a discussion followed that included the cost of appraisals and real estate sales process.

**Closing Comments**


- Commissioner Harper handed out and explained the “Batman” chart and noted that the two step process included identifying an end-point vision, then working backwards to look at all areas of the District. He would like to see the Board narrow choices to three visions for the future and to review the trade-offs and benefits for each choice.
- Commissioner Berman commented that none of the options being considered included getting rid of the Training Center. He noted that it couldn’t be used for the headquarters due to the lack of septic and water. A lengthy discussion followed.
- Lieutenant Hall asked that he could share an exercise with the Board at the next meeting that will help visualize the differences between the two and three station models.
- Assistant Chief LeMay invited members to attend a training exercise at the Training Center on February 17<sup>th</sup>.

**Adjourn**

The Board announced that next SPECIAL WORKSHOP meeting will be held on February 23, 2018, beginning at 1:30 pm. This workshop will be held at the Boston Harbor Station 8-3. There being no further business the motion was made and seconded to adjourn. The motion was passed and the meeting adjourned at 11:15 am

**ATTEST:**

  
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Tom Engle, as Chair for TCFPD 8

  
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Richard Gleckler, as Commissioner for TCFPD 8

  
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Michael Berman, as Commissioner for TCFPD 8

  
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Gloria Zvirzdys as Commissioner for TCFPD 8

  
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William Harper, as Commissioner for TCFPD 8

  
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Heidi Stumpf as District Secretary for TCFPD 8