



THURSTON COUNTY PLANNING COMMISSION

Minutes April 6, 2011

1 **1. 6:33 P.M. CALL TO ORDER**

2 Commissioner Nelson called the April 6, 2011 meeting of the Thurston County Planning
3 Commission to order at 6:33 p.m. Commissioners provided self-introductions.
4

5 **Attendance:** Commissioners, Scott Nelson, Liz Kohlenberg, Christine Spaulding &
6 Jennifer Davis, Kathleen O'Connor & Edward Fleisher
7

8 **Absent:** Chair Chris Lane, Christopher Earle & Bill Jackson
9

10 **Staff:** Andrew Deffobis, Cynthia Wilson, Jeremy Davis, Scott Longanecker & Alex
11 Calendar, Department of Ecology
12

13 **2. 6:33 P.M. APPROVAL OF AGENDA**

14
15 **MOTION: Commissioner O'Connor moved to approve the agenda. Commissioner**
16 **Fleisher seconded. An amendment was made to the agenda to not discuss the**
17 **calculation of residential densities under the CAO. Motion carried.**
18

19 **3. 6:34 P.M. PUBLIC COMMUNICATIONS (Not associated with topics for which**
20 **public hearings have been held.)**

21
22 *Liz Kohlenberg arrived.*
23

24 To hear public testimony please use the following link:
25 [http://www.co.thurston.wa.us/planning/planning_commission/planning_comm_minutes.h](http://www.co.thurston.wa.us/planning/planning_commission/planning_comm_minutes.html)
26 [tml](http://www.co.thurston.wa.us/planning/planning_commission/planning_comm_minutes.html)
27

- 28 1. *Doug Karman – 4108 Kyro Road SE Lacey, WA 98503 – Supports critical areas*
29 *protection. Would like to see the old version of the CAO posted to compare changes*
30 *and see specific language changes. Submitted written comments.*
31 2. *Jerome Parker – 803 Rogers Street NW Olympia, WA 98502 – Would like to have*
32 *planning staff give further back ground on the issue of the federal government*
33 *ordering updates etc.*
34 3. *Unknown Speaker – No address was given. Would like to see further written minutes.*
35 *Would like to be able to obtain copies of the CAO draft that are currently being re*
36 *written at the Permit Assistance Center, not everyone can download and print the*
37 *chapters.*
38

39 **4. 6:49 P.M. APPROVAL OF MINUTES**

40
41 **Commissioner O'Connor moved to approve the March 16, 2011 minutes and accept**
42 **the audio as the official record. Commissioner Kohlenberg seconded. Motion**
43 **carried.**

1
2 **5. 6:50 P.M. A-7 Retail Ag. Products – Farm Stands**

3 *Staff: Scott Longanecker*
4

5 Mr. Longanecker noted that on February 2, 2011 the Planning Commission met regarding
6 the amendment to Development Code A-7 Retail Ag. Products – Farm Stands. Based
7 upon comments from the February 2, 2011 meeting and additional information
8 discovered by staff, some changes were made which were discussed at the February 16,
9 2011 Planning Commission meeting. Prior to the February 16, 2011 meeting, staff
10 discovered that tents (membranous structures) may be up to 700 square feet if open on all
11 sides (i.e. a canopy). The 400 square foot limit on tents applies if one or more sides are
12 enclosed. The proposed language has been amended to reflect this allowance.
13

14 Amending Thurston County Code as described in the staff report would provide
15 standards for the review and approval of farm stands in Thurston County. The proposed
16 regulations would help to guide future proponents of farm stands and help to minimize
17 potential traffic, safety, zoning and health issues that may arise from farm stands.
18

19 Staff believes the ordinance should be amended because providing some clear and
20 understandable standards for small scale farm stands will allow for a streamlined review
21 process for applicants. Small scale farm stands provide many benefits including
22 promoting local small scale and organic farms, as well as emphasizing our rural character
23 and supporting the local economy. As long as reasonable standards and size limits are
24 followed and sage vehicular access and parking is provided, there should be few if any
25 negative impacts associated with additional roadside farm stands in the community. The
26 proposed amendment is consistent with both the Nisqually Sub Area Plan and TCC Title
27 20 (rural zoning code). A discussion ensued.
28

29 **6. 7:15 P.M. Set Public Hearings for May 18, 2011 – A-7 Retail Ag. Products – Farm**
30 **Stands & A-10 Home Based Business Road Standards**

31
32 **Commissioner Spaulding moved to set a public hearing for Development Code A-7**
33 **Retail Ag. Products – Farm Stands on May 18, 2011. Commissioner O'Connor**
34 **seconded. Motion carried.**
35

36 **Commissioner O'Connor moved to set a public hearing for Development Code A-10**
37 **Home Based Business Road Standards. Commissioner Davis seconded. Motion**
38 **carried.**
39

40 **7. 7:17 P.M. WORKSESSION: Critical Areas Ordinance**

41 *Staff: Jeremy Davis, Andrew Deffobis, Cynthia Wilson & Scott Clark*
42

43 Prior to staff giving their presentation Commissioner O'Connor wanted to clarify to the
44 audience that the Planning Commission is just now getting their first drafts of the revised
45 CAO Chapters for review. The Planning Commission is still in work session which is
46 discussion.
47
48

1 Mr. Deffobis handed out to the Planning Commission the most recent updated/revised
2 Wetland Chapter of the CAO. The chapter had also been e-mailed to the Planning
3 Commission on Friday April 1, 2011. Staff is continuing to work on the rest of the draft
4 chapters for the Planning Commission to review. To date the chapters that have been
5 given to the Planning Commission for review are; General Provisions, Wetlands,
6 Nonconforming Uses Structures and Lots, Subdivision in Critical Areas, Signs and
7 Fencing, Surety Agreements, Emergency Authorization, Amendments and Enforcement,
8 Violations and Penalties. All of these chapters are available on the Thurston County
9 Planning website at thurstonplanning.org and click on the Critical Areas tab. Any
10 member of the public may also request a hard copy of any of these chapters at the Permit
11 Assistance Center (hours of operation are 8:00 a.m. – 12:30 p.m. Monday through
12 Friday) but there is a charge for any copies fifteen cents per page after the first five pages.
13

14 Staff is also working on the Best Available Science Report to go along with the actual
15 documents. Another document is the Critical Areas Ordinance Process Summary which
16 goes over the entire process from 2002 to present. A timeline of the projected date of
17 completion was also given to the Planning Commission.
18

19 Mr. Davis brought up the possibility of the Planning Commission holding special weekly
20 meetings starting in June to work on the draft CAO.
21

22 Mr. Deffobis then leading into the discussion of the Wetlands Chapter that was handed
23 out to the Planning Commission (PC) tonight is hopeful of discussing the history of
24 wetland regulations in Thurston County, also including the presentation of the changes
25 that have been made to the chapter since the commission saw the original in February,
26 talk about some of the major differences between the current CAO Wetlands Chapter and
27 the draft proposal and also comparing the Thurston County proposal to what has gone
28 before us in other jurisdictions. A bulk of the changes that will be discussed have come
29 from guidance at the Department of Ecology. Alex Calendar was then introduced from
30 the Department of Ecology and was attending to help with any questions that the
31 Commission may have in regards to wetlands and changes that have been made.
32

33 Ms. Wilson discussed that the current CAO has streams, wetlands and floodplains all in
34 one chapter. Based on the guidance of the Growth Management Act (GMA) and the Best
35 Available Science that comes out, the proposed one separates out wetlands. Stream
36 buffers are now considered riparian habitat areas. A discussion ensued.
37

38 **8. 8:53 P.M. STAFF UPDATES**

39 Mr. Davis provided the following staff updates:

- 41 • A web page has been created called the myth and fact sheet to go over myths and
42 facts about the CAO. A you tube video was also created by staff with Scott Clark
43 speaking about the CAO. (the audio was then played to the PC)
- 44 • US Fish and Wildlife did announce that they are going to be looking at the four
45 species of concern. These four species are the Taylor's checkerspot, Mardon
46 skipper butterflies, Streaked horn lark and the Mazama pocket gopher. They also
47 briefed the BOCC on the potential listing last week.

