1. **Call to Order**

Commissioner Lyman, followed by introductions of the Thurston County Planning Commission members, called the meeting to order at 7:05 p.m.

a. **Attendance**

**Thurston County**

Members Present: Liz Lyman, Tom Cole, Joyce Roper, George Darkenwald, and Margaret Paradise.

Members Absent: Bob Bower, Liz Kohlenberg, and Craig Ottavelli

Staff Present: Ryan Andrews, Nancy Pritchett, Shanna Stevenson and Cami Petersen

b. **Approval of Agenda**

Commissioner Cole moved to approve the Agenda. Commissioner Paradise seconded. The Agenda was approved.

2. **Public Communication**

None

3. **Briefing: GMA Update – Archaeological and Historic Resources**

Staff: Shanna Stevenson

Shanna Stevenson addressed the Planning Commission to discuss the historic chapter of the Comprehensive Plan and explained the proposed changes the Thurston County Historic Commission (TCHC) is working on for Planning Commission consideration. Ms. Stevenson referred the Planning Commission to the handout provided to them titled: *Chapter 10, Archaeological and Historic Resources.*

The discussion included the following:
• Archaeological site identification is confidential by State and Federal law. Access to known archeological site in the county is available through a State Office of Archeology and Historic Preservation (OAHP) on a request basis. The Planning Commission agreed to recommend that the County sign a memorandum of agreement with OAHP to give planners access to this information on a password protected basis. Other archeological site information is available only through the tribes.

• The Thurston County Historic Commission is recommending that the county develop a historic preservation plan in an effort to create a more comprehensive understanding of the program and to set priorities for future work. The Historic Commission is recommending that a plan be completed by 2007.

• The Planning Commission recommended that the proposal for the county to evaluate imposing the available lodging tax option which they are not currently imposing be retained in the proposal of the draft plan. TCHC Staff, based upon information available after the review by the Historic Commission of the chapter, will make an alternative recommendation to utilize an existing fund balance from the imposition of the current lodging tax. Either or both options could be used to fund programs to provide public information program to identify, protect and promote archeological and historic resources and to support tourism within the county.

• The Planning Commission will email any questions or changes of the historic chapter to Shanna Stevenson at stevens@trpc.org.

4. **Briefing: GMA Update – Housing Chapter**
   Staff: Ryan Andrews

Mr. Andrews began the discussion concerning the draft document provide to the Planning Commission titled: 2004 Comprehensive Plan Amendment CO-1: Revision of Chapter 4 - Housing, TCPC briefing dated July 28, 2004. The discussion included the following:

• Affordable housing needs assessment has been calculated using the median income for the entire county as required by Federal guidelines. The Planning Commission believes that this does not accurately reflect affordable housing status in the county. Also, the data include both the unincorporated and incorporated areas within the county, which is not consistent with the rest of the Comp Plan. Staff was asked to check whether data for only unincorporated areas are available and, if so, to integrate them into the chapter.

• The Planning Commission requested that the housing chapter contain an explanation of the information used in the tables of the chapter.

5. **Briefing: GMA Update – Economic Development Chapter**
   Staff: Ryan Andrews
Mr. Andrews began the discussion concerning the draft document provide to the Planning Commission titled: Staff Report, 2004 Comprehensive Plan Amendment CO-1(part): Revision of Chapter 8 – Economic Development, TCPC briefing dated July 28, 2004. Mr. Andrews explained that this is an optional chapter in which state law does not govern the majority of the information contained within. The discussion included the following:

- Burdensome development regulations – this provision, which pertains specifically to the Grand Mound UGA, would allow flexibility in order not to discourage development due to strict and specific regulation requirements.
- Grand Mound – the proposed Comp Plan amendments include a regional SEPA review process for this area to encourage development, by allowing development to proceed expeditiously by eliminating the need for each project to undergo a separate SEPA review process.
- The Planning Commission agreed to submit a comment on the Chehalis Watershed Plan as it relates to the Grand Mound wastewater utility, in an effort to be consistent with the Planning Commission’s previous recommendations on that watershed plan.

6. Staff Updates

a. Commissioner Roper stated that per her discussion with Jeff Fancher, deputy prosecuting attorney for Development Services Department, she did not need to recuse herself from the discussion of the last meeting concerning Community Clubs, Common Community Centers, Golf Facilities and Athletic Facilities.

b. Ms. Pritchett provided the Planning Commission with a revised tentative TCPC Calendar. Mr. Pritchett explained the revisions, which include postponing the Mineral Lands update until November in an effort to finish up the Comp Plan. Additional meetings have been scheduled in August, September and October. Ms. Pritchett requested that the Planning Commission check their calendars and let her know if they would be available for a special (tentative) meeting on October 13, 2004.

c. Planning Commissioners agreed to send comments and issues identified during review of briefing materials to Ms. Pritchett prior to the briefing. Ms. Pritchett will compile all of the comments and send them out to the entire Planning Commission prior to the meeting. This process will allow staff the opportunity to research issues prior to the briefing.

Commissioner Lyman reported that she emailed Michael Welter, Director of the Development Services Department, about the Planning Commission’s position on the briefing without a quorum issue and its request for staff support during those meetings. The Planning Commission requested staff to ask the director if he would respond, prior to the August 18, 2004 regular meeting.

7. Calendar (Tentative)
Who will be unable to attend the following:
August 18, 2004 - Peggy Paradise (may be out)

August 25, 2004 - George Darkenwald

September 1, 2004 – all are available

7. Adjourn

The meeting adjourned at 8:40 p.m.

Liz Lyman, Chair
Tom Cole, Vice Chair
<table>
<thead>
<tr>
<th>DATE OF REQUEST</th>
<th>ISSUE/REQUEST</th>
<th>AUTHOR</th>
<th>STAFF</th>
</tr>
</thead>
</table>

Thurston County Planning Commission

Thurston County Planning Commission
August 4, 2004 Public Hearing

Page 5