1. **6:30 PM CALL TO ORDER**
Chair Lane called the February 20, 2008 regular meeting of the Thurston County Planning Commission to order at 6:30 p.m. Commissioners provided self-introductions.

**Attendance:** Chair Chris Lane, Commissioners Tom Cole, Liz Kohlenberg, Scott Nelson, and Joyce Roper

**Excused:** Commissioners Liz Myers and Kathleen O’Connor

**Staff:** Michael Kain, Jeff Fancher, Aimee Swenson-Farrow, Celinda Adair, Sandy Norton, and Recording Secretary Cheri Lindgren

2. **6:33 PM APPROVAL OF AGENDA**

**MOTION:** Commissioner Cole moved to approve the agenda as presented. Commissioner Kohlenberg seconded. Motion carried.

2. **6:33 PM APPROVAL OF MINUTES**

**MOTION:** Commissioner Roper moved to approve the January 16, 2008 minutes and accept the audio as the official recording. Commissioner Cole seconded. Motion carried.

The following correction was requested to the January 16, 2008 minutes: within the first line of the last paragraph on page 3, change “questions” to “question.”

Motion carried as amended.

**MOTION:** Commissioner Roper moved to approve the October 10, 2007 minutes and accept the audio as the official recording. Commissioner Nelson seconded. Motion carried.

3. **6:34 PM CALENDAR (Tentative) AND ATTENDANCE**

- March 5, 2008 – Critical Areas Ordinance – Important Habitats, Wetlands, Table *(Commissioner Cole unable to attend)*
- March 19, 2008 – LTA Public Hearing, Swede Hall, Open house begins at 6:00 p.m. followed by the public hearing at 6:30 p.m. *(Commissioner O’Connor unable to attend)*
- April 2, 2008 – Critical Areas Ordinance

Commissioner Lane reported he is unable to attend the April 16, 2008 meeting.

4. **6:39 PM STAFF UPDATES**

Ms. Swenson reviewed upcoming public hearings before the Board of County
Commissioners (BoCC):

- February 26, 2008 at 6:00 p.m., Limited Areas of More Intense Rural Development (LAMIRDs)
- March 4, 2008 at 6:00 p.m., Renewing the interim cluster ordinance scheduled to expire on March 10, 2008
- March 24, 2008 at 6:00 p.m., Mineral lands moratorium
- March 26, 2008 at 6:00 p.m., Confirm 2008 preliminary development code docket

A copy of the 2008 preliminary docket of comprehensive plan amendment proposals was distributed. The comment period is open until March 12, 2008. Staff will meet with the BoCC on March 19 to finalize the official docket. Ms. Swenson reviewed the docket items grouped into tier priority categories.

Mr. Kain reported the BoCC has not made a decision about filling the two vacancies on the Planning Commission.

Mr. Kain explained approximately 50 amendment proposals merit review. Staff plans to bring six of the amendments to the Commission for review and consideration.

Discussion followed about why the Commission does not review subdivision code amendments.

The deadline to establish a Farmland Preservation Plan is December 31, 2008. Mr. Kain reported the County received a $25,000 grant for the project.

6:50 PM Mr. Kain said the BoCC may request the Commission provide a recommendation on the cluster development and mineral lands projects and the final draft of the Critical Areas Ordinance (CAO). Commissioners asked staff to forward a final CAO package to the BoCC for action after the Planning Commission has finished its work. Commissioners also agreed they would like to review both the cluster development and mineral lands projects.

5. 6:59 PM (B) LONG TERM AGRICULTURE PRE-HEARING BRIEFING
(Staff: Celinda Adair)
Ms. Adair reviewed the briefing agenda. She provided details about an error that was discovered with the last project map. She reviewed map layer acreage and parcel information, and the legend. At a prior meeting, the Commission agreed to include patches of parcels that meet the designation criteria (320 acres or greater). Staff is asking whether members want to include:

- Two parcels near the Nisqually River that contain 10 acres and 15 acres each, zoned 1:5 currently, and covered on all four sides by patches of parcels that meet the designation criteria
- Patches of parcels that meet the designation criteria (greater than 200 acres but less
than 320 acres and shown in yellow on the map)

- Infill parcels

7:05 PM Mr. Fancher suggested that for purposes of the public hearing, the Commission consider all purple patches, the yellow patch near the Nisqually River, and any parcel outlined in “red.”

Commissioners discussed a purple patch in the Scott Lake vicinity, a green patch immediately to the south, and purple patches along the southern edge of the map. Ms. Adair clarified that the corrected map does not include vested subdivisions and Class 1 wetlands.

Discussion followed on a yellow parcel patch located adjacent to Lacey’s urban growth area (UGA). Mr. Fancher pointed out that the patch does not meet the criteria for land to be considered for rezoning to long-term agriculture (LTA).

Commissioners agreed to include parcels adjacent to existing LTA or Nisqually Agriculture (NA) zoning districts, parcels shown in purple including the two parcels near the Nisqually River, and the yellow patch also in the Nisqually River vicinity.

Members agreed not to make any changes to purple patches along the southern edge of the map.

Commissioners also directed staff to add a green patch to the yellow patch located west of I-5. When combined it creates a purple patch. Add a green square to the yellow patch west of I-5 and in the vicinity of 113th Avenue SW, add a green square to the purple patch in the vicinity of Scott Lake, and add a green patch to the yellow patch near Bald Hill Road and the Nisqually River.

A majority of the Commission agreed not to include green patches located west of parcels adjacent to existing LTA or NA for purposes of the public hearing draft.

7:25 PM Ms. Adair briefed Commissioners on the public outreach component. She introduced Assistant Planner Sandy Norton.

7:27 PM ADJOURNMENT

With there being no further business, Chair Lane adjourned the meeting at 7:27 p.m.

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Chris Lane, Chair

Prepared by Cheri Lindgren, Recording Secretary
Puget Sound Meeting Services