1. **6:34 PM CALL TO ORDER**
Chair Lane called the June 18, 2008 regular meeting of the Thurston County Planning Commission to order at 6:34 p.m. Commissioners provided self-introductions.

**Attendance:** Chair Chris Lane, Commissioners Tom Cole, Liz Kohlenberg, Liz Myers, Kathleen O’Connor, Scott Nelson, and Joyce Roper.

**Staff:** Scott Clark, Olivia Terwilleger, and Recording Secretary Cheri Lindgren.

**6:34 PM APPROVAL OF AGENDA**
**MOTION:** Commissioner Cole moved to approve the agenda. Commissioner Myers seconded. Motion carried.

2. **6:35 PM INTRODUCTION OF ASSISTANT PLANNER OLIVIA TERWILLEGER**
Mr. Clark introduced new Assistant Planner Olivia Terwilleger. He reviewed her background and education.

3. **6:35 PM PUBLIC COMMUNICATIONS** (Not associated with topics for which public hearings have been held.)
There were no public communications.

4. **6:35 PM APPROVAL OF MINUTES**
Commissioner Cole reported on a discrepancy between the June 4, 2008 audio and the June 4, 2008 draft minutes. There is no discussion on the Critical Areas Ordinance (CAO) work plan on the audio. He noted the reference to “map” within the second paragraph on page two of the draft minutes should be changed to “table.”

Commissioners agreed to defer approval of the June 4, 2008 minutes pending staff review of the audio and revision of the minutes.

5. **6:44 PM (B) DEVELOPMENT CODE DOCKET ITEM A2**

(Staff: Scott Longanecker)
Mr. Longanecker reported the proposed amendment allows public facilities to be permitted through a Special Use Permit within the Rural 1/10 zoning district. Specifically, the only change required is to place an “X” in Special Use Table 1 under Thurston County Code 20.54, Special Uses, line item number 29, under “use” column R 1/10.

**Commissioner Myers moved to accept staff’s proposal and directed staff to prepare**
a recommendation for the Commission’s signature. Commissioner Nelson seconded. Motion carried.

Chair Lane asked staff to forward the recommendation document electronically for review.

6. 6:47 PM (W) LONG-TERM AGRICULTURE MAP ANALYSIS
(Staff: Scott Clark, Olivia Terwilleger)
Mr. Clark distributed a handout detailing parcels less than 20 acres containing farmland soils, adjacent to long-term agriculture, contain wetlands, contain wetlands greater than 51% of the parcel, contain slopes greater than 8%, and contain slopes greater than 8% on 51% of the parcel. Staff is working to refine the long-term agriculture (LTA) map analysis evaluating soil types, wetlands, and slopes, as well as examining parcels that are less than 20 acres in size but together form a 200-acre block. Specific to a question raised at the last meeting, soil #87 is not found on the prime farmlands soil survey. The correct soil is Puget soil #88 and the Prather silt loam is #86. Prather silt loam #87 doesn’t exist. An example of a new map created by staff was provided. The next map refinement will include 20-acre parcels that when combined add up to 200-acre contiguous blocks. Additional criteria (as defined above) will then be applied to those parcels.

Commissioner Roper arrived.

Discussion ensued about geo-data creating one map identifying all parcels that should be included based on the criteria established, creating a separate map showing the parcels investigated, and creating a data trail. Commissioner Cole suggested creating one map using the table data as the basis.

Commissioner Kohlenberg arrived.

Commissioner Roper pointed out item #2119 on the handout contains slopes greater than 8% on 51% of the parcel. Further analysis is not needed. Commissioners agreed.

Commissioner Roper referred to item #2123 containing wetlands, which might require further investigation. Mr. Clark said if the parcel contains a farm, it should remain in the LTA proposal regardless of the wetland classification.

Mr. Clark reported the County requested an extension from the Western Washington Growth Management Hearings Board (WWGMB) until October to complete the LTA project. Staff can create one map identifying parcels with wetlands for further consideration.

Discussion ensued on the parcels identified on the spreadsheet containing wetlands.

7. 7:09 PM STAFF UPDATES
Mr. Clark reported the Board of County Commissioners (BoCC) adopted findings to
support a moratorium for parcels in the Maytown vicinity under consideration for the Ports of Olympia and Tacoma’s South Sound Logistics Center (SSLC) proposal. The moratorium expires on October 15, 2008.

The compliance deadline for the LTA designation project is June 23, 2008. Staff has requested an extension.

Mr. Clark distributed a handout outlining a timeline and milestones for the Working Lands Preservation Plan (WLPP). The issue is tentatively scheduled for the Commission’s consideration in August and September with a public hearing on October 15, 2008. The WLPP concerns transfer and purchase of development rights.

Commissioner Nelson said the effort is to develop a purchase of development rights program. Conservation futures money is not available until the County has a program in place along with ranking criteria governing how the money is spent.

Discussion followed on the County establishing a stakeholder group and opportunities for the public to provide input prior to the hearing. Mr. Clark indicated he will provide members with supplemental information at the next meeting.

Staff was asked to provide Commissioners with an updated contact list.

8. **7:24 PM** CALENDAR (Tentative) AND ATTENDANCE
   - July 2, 2008

9. **7:24 PM** ADJOURNMENT
   With there being no further business, Chair Lane adjourned the meeting at 7:24 p.m.

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Chris Lane, Chair

Prepared by Cheri Lindgren, Recording Secretary
Puget Sound Meeting Services