1. **6:34 PM CALL TO ORDER**

Chair Lane called the September 3, 2008 regular meeting of the Thurston County Planning Commission to order at 6:34 p.m.

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

**Excused:** Commissioner Kathleen O’Connor.

**Staff:** Scott Clark, Jeremy Davis, and Recording Secretary Danielle Gardea.

**6:34 PM APPROVAL OF AGENDA**

**MOTION:** Commissioner Cole moved to approve the September 3, 2008 agenda. Commissioner Kohlenberg seconded. Motion carried.

2. **6:35 PM PUBLIC COMMUNICATIONS** (Not associated with topics for which public hearings have been held.)

There were no public communications.

3. **6:36 PM APPROVAL OF MINUTES**

**MOTION:** Commissioner Cole moved to approve the August 20, 2008 minutes and accept the audio as the official recording. Commissioner Myers seconded.

The following changes were requested to the August 20, 2008 minutes:

- Change Commissioner “Meyers” to “Myers.”

**Motion carried as amended.**

4. **6:39 PM (W) DEVELOPMENT CODE DOCKET:**

(Staff: Jeremy Davis)

Mr. Davis asked the Commissions if there were any questions or concerns regarding the codes.

**A-1 Stand Alone Accessory Structure**

Commissioner Cole asked why a guesthouse is not allowed on an adjacent lot. Mr. Davis replied accessory structures are the only buildings allowed on an adjacent-owned lot. Guesthouses may be built on the primary lot.
Commissioner Kohlenberg asked whether the building on the adjacent occupied lot is the main concern. Mr. Davis replied an accessory building is for storing vehicles and household items. A guesthouse cannot be located on an adjacent lot.

Commissioner Kohlenberg asked about property owners owning multiple lots. Mr. Davis stated an accessory building can be built on an adjacent/adjoining lot, but not a guesthouse according to the code. Construction of a guesthouse on an adjacent/adjoining lot requires a merge of the parcels.

Commissioner Myers asked whether a guesthouse can be constructed on land used as agricultural. Mr. Davis replied that he didn’t have that information and will review whether it’s possible.

Commissioner Cole asked about limitations on size. Mr. Davis said there is size limitations included in the amendment.

Mr. Davis responded to questions about allowed use of two adjacent parcels and the permits required and limitations associated with a guesthouse and other accessory buildings. The proposed amendment clarifies limitations on the location for accessory buildings and accessory buildings on an adjoining lot.

Commissioner Roper asked whether merging lots involves a boundary line adjustment. Mr. Davis replied merging entails joining lots into one parcel.

Commissioner Kohlenberg asked staff to provide examples of situations that are creating the need for an amendment.

Mr. Davis cited an example of an area located on the northeast corner of Senate Lake encompassing a parcel within the shoreline boundary. The owner also owns another parcel across the street. Currently, the owners are unable to build a garage or expand the home. The proposed amendment would enable the property owner to build on the parcel located across the street.

Commissioner Roper asked about the restriction for a one-story building and architectural consistency with the primary building. Mr. Davis replied that architectural consistency relates to the details of the building such as windows, the roof, and siding styles.

A – 2 Public Facilities in the R 1/10 Zone

Mr. Davis reported currently, the R 1/10 Zone doesn’t allow for public facilities. Amendment A-2 would allow public facilities as a special use.

Ms. Roper expressed concerns that wireless facilities may be perceived as an allowed use. Mr. Davis reported wireless facilities are governed under another section. Wireless
facilities require a special use permit, which entails a public hearing before the Hearing Examiner.

Commissioner Kohlenberg suggested that if the definition is not clear, language could be added to specify government owned facilities.

**A – 4 Limitation on Bonding**

Mr. Davis reported there are no limitations on the ability to bond for all improvements within a subdivision. The proposed amendment adds limitations to the code allowing for the bonding of minor improvements, such as sidewalks and other improvements that will not interfere with life safety issues, such as emergency access and fire hydrants.

Commissioner Roper asked if the proposal will impact situations where a Class 4 timber permit for a cluster development has been procured. Mr. Davis replied the proposal does not apply to cluster developments. The amendment is restricted in its ability to limit bonding.

Mr. Davis said there was a situation where developers argued that they could bond for 100 percent of the improvement and then sold the lots. The amendment ensures emergency service access is added or is in place before developers sell lots.

Mr. Clark reported forest practices will be considered by the Commission next year.

**A – 7 Require Site Plan Review for Commercial Projects in Tumwater UGA**

Mr. Davis reported the amendment adds a site plan review process to Tumwater’s urban growth area (UGA) zoning. All three land use codes require site plan review for nonresidential projects. The amendment provides consistency among codes and mirrors recent changes enacted by the City of Tumwater.

**A – 8 Subdiving in Tumwater UGA with No Sewer**

Mr. Davis reported text changes for A-8 are not available for review and will be presented at the Commission’s next meeting.

Mr. Clark reported the public hearing for the Development Code docket is scheduled for October 1, 2008.

5. **7:05 PM (D) GRAND MOUND COMP PLAN AMENDMENTS**
(Staff: Scott Clark)

Mr. Clark reported staff is reviewing and assisting the Confederated Tribes of the Chehalis Reservation and will meet with tribal representatives in the next week. A timeline, meeting dates, and the public process will be provided at the next meeting. The
Tribe has been going through a public process with documentation. The Commission may want to host an open house to receive more comments.

Mr. Clark advised Commissioners of the need to have a work session with the County Commissioners to receive guidance before proceeding. The meeting will address rezoning along the Old Highway 99 corridor and requirements for a new classification of zoning, as well as adjustments to the growth management boundary. A phased approach will be ideal in moving forward. Currently, development and design standards are being processed for development the Board of County Commissioners and the Chehalis Tribe want for the area.

Mr. Clark addressed issues raised by Commissioners during the previous meeting.

Mr. Clark reported the stated passed a law last year enabling tribal police to be commissioned as police officers. Tribal officers received additional training and first aid certification prior to their commission as police officers. Currently, Thurston County doesn’t have a local agreement with the Chehalis Tribe. The Sherriff’s Department is appointing a representative to work with Mr. Clark on those issues.

Commissioner Cole asked about the source of funding. Mr. Clark replied that those details are included in the agreement. Commissioner Cole suggested it’s counter productive to expand the force in Grand Mound when deputies are being laid off in the Sherriff’s Department. Chair Lane commented that Grand Mound is currently patrolled by the Thurston County Sherriff’s Department but not the casino.

Commissioner Cole commented that the Sheriff is an elected official who is unable to make payroll decisions because County Commissioners control the funding. Mr. Clark replied that the Sheriff will be attending the joint meeting as well.

Mr. Clark reported staff is obtaining agreements from other jurisdictions to use as examples in building a baseline agreement between Thurston County and the Chehalis Tribe. He said he is meeting with Chief Robert Scott from Fire District 1 on September 4, 2008 about issues and concerns.

Mr. Davis asked about specific issues the Commission may want to discuss at the next meeting. Commissioner Roper replied she would like to have a discussion on the interplay of the Growth Management Act and the Shoreline Management Act.

Discussion ensued on the State Supreme Court ruling regarding the Shoreline Management Act and the direction counties are taking in response to the ruling.

Mr. Davis said a meeting on September 24, 2008 with the Washington State Department of Community, Trade and Economic Development (CTED) will include discussion on the general issues related to the Growth Management Act and the ruling.
Commissioner Roper asked whether an update will be provided on Ruffles House School study regarding agricultural issues. Chair Lane advised that the study will not be completed until the end of 2009.

Commissioner Cole asked if the meeting on September 24, 2008 is a regular meeting. Mr. Davis replied it’s a meeting with CTED on a course for local planning. The meeting will begin at 5:30 p.m. A public notice is required if a meeting quorum is attained.

6. **7:19 PM STAFF UPDATES –**

Mr. Clark reported Ms. Donahue has accepted a position with Washington State Department of Natural Resources (DNR) and will be leaving the Long Range Planning Department.

Mr. Clark reported the Geographic Information Systems (GIS) equipment was received and staff will begin producing maps this week.

Mr. Clark said the County is waiting to learn whether Futurewise is willing to compromise and have the Long Term Agriculture (LTA) handled during the regular comprehensive plan cycle. Ms. Twilliger has completed the excel spreadsheet but has not correlated the map and the spreadsheet.

Commissioner Kohlenberg questioned the delay if the maps are nearly ready. Mr. Clark replied there are new soil criteria and a working lands preservation plan and if adopted now, staff would only have to go back next year and repeat the effort.

Commissioner Roper asked staff to provide more information on 1/20 zoning as well as revisiting the discussion. Mr. Davis replied working lands staff is currently in the process of looking at the issue.

Mr. Clark reported the Commission will receive a draft copy of the updated comprehensive plan in October. Commissioner Myers asked when the last update was completed. Mr. Clark replied the last full update was completed in 2004.

Mr. Clark reported Development Services will be short five employees because of the budget. Currently, Long Range Planning staff positions are secure.

7. **7:36 PM CALENDAR (Tentative) AND ATTENDANCE**

- September 17, 2008
- September 24, 2008
- October 1, 2008 *(Commissioners Cole and Kohlenberg unable to attend)*
- October 15, 2008 *(Commissioner Cole unable to attend)*

Commissioner Cole commented that the ending time on agendas has been moved to 9:30 p.m. and should be corrected to reflect an ending time of 9:00 p.m.
7:37 PM ADJOURNMENT

With there being no further business, Chair Lane adjourned the meeting at 7:39 p.m.

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Chris Lane, Chair

Prepared by Danielle Gardea, Recording Secretary
Puget Sound Meeting Services