1. **6:30 PM CALL TO ORDER**
   Chair Lane called the November 19, 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 Myers, Liz Kohlenberg, Kathleen O’Connor and Scott Nelson.  
   **Excused:** Commissioner Joyce Roper  
   **Staff:** Jeremy Davis, Olivia Terwilleger and Recording Secretary Cami Petersen.

2. **6:31 PM APPROVAL OF AGENDA**
   **MOTION:** Commissioner Cole moved to approve the agenda. Commissioner O’Connor seconded. **Motion carried.**

   A correction was made to the agenda to hold the public hearing on the Open Space Applications at 7:00 p.m. as was advertised in the legal notice.

   **Motion carried as amended.**

3. **6:32 PM PUBLIC COMMUNICATIONS** *(Not associated with topics for which public hearings have been held.)*
   There were no public communications.

4. **6:32 PM APPROVAL OF MINUTES**
   **MOTION:** Commissioner O’Connor moved to approve the November 5, 2008 minutes and accept the audio as the official recording. Commissioner Nelson seconded.

   The following changes were requested to the November 5, 2008 minutes:
   - Within the last sentence of the first paragraph on page 2, replace “into on public hearing process” with “into a public hearing process.”
   - Within the fifth bullet of section 5 on page 2, replace “Board of Commissioners” with “Board of County Commissioners.”
   - Within the testimony of Walt Jorgensen on page 3, third line from the bottom of the page, replace “variable” with “variables.”

   The Planning Commission (Commission) discussed the need for verbatim public hearing minutes, and agreed that the wording of public testimony should not be corrected.

   **Motion carried as amended.**
5. **6:35 PM STAFF UPDATES**

*Commissioner Kohlenberg arrived.*

Mr. Davis stated that Scott Clark will be talking to the Board of County Commissioners (BOCC) regarding how they would like to proceed with the Critical Areas Ordinance Update (CAO), particularly what direction they would like staff and the Commission to take on the idea of changing the language of the CAO for better readability.

Mr. Davis stated that the open house on Long Term Ag is being held this evening at Swede Hall in Rochester.

Mr. Davis stated that an open house on Mineral Lands has been scheduled for December 2, 2008.

The Commission asked staff to clarify the process concerning Long Term Ag (LTA). Mr. Davis explained that the LTA designations will be adopted this year, and then over the next year or more property owners will be allowed to prove, using soils analysis, whether or not their property is suitable for the LTA designation. Properties not meeting the criteria which are designated LTA will possibly be allowed to change that designation. A discussion ensued.

6. **6:41 PM CALENDAR (Tentative) AND ATTENDANCE**

- December 3, 2008 – All will be in attendance
- December 17, 2008 – Tribe Presentation for Grand Mound. Commissioner Cole will not be able to attend. Commissioner Kohlenberg may not be able to attend.

7. **6:43 P.M. (W) DEVELOPMENT CODE AMENDMENT**

*(Staff: Jeremy Davis)*

A-5 Guest House Size Limitation

Mr. Davis provided information addressing concerns raised previously by the Commission.

Mr. Davis provided the Commission with a Memorandum dated November 19, 2008 which addressed the concerns raised previously regarding definitions. A discussion ensued. The Commission agreed with staff’s proposal on the definitions.

The Commission discussed the guest house size limitation and an agreement was reached.

*Commissioner Cole moved to recommend to the Board of County Commissioners that the Development Code be amended to allow the size of a guest house not to exceed 1250 square feet or 50% of the primary structure whichever is lower. Commissioner Kohlenberg seconded. Motion carried.*
Commissioner Kohlenberg moved to recommend to the Board of County Commissioners that the language provided by staff, with the amendment of the size limitation, is consistent with the Comprehensive Plan and is internally consistent with other portions of the Development Code. Commissioner Cole seconded. Motion carried.

8. 6:54 P.M. (W) COMPREHENSIVE PLAN AMENDMENT RECOMMENDATIONS
(Staff: Jeremy Davis)

A-3: UGA Review, 93rd Avenue Area
Mr. Davis provided the Commission with a handout of staff findings, recommendation and suggested motion concerning the Comprehensive Plan Amendment A-3.

Commissioner Kohlenberg moved to recommend to the Board of County Commissioners approval of the A-3 Comprehensive Plan Amendment as proposed by staff. Commissioner Cole seconded. Motion carried.

9. 7:00 P.M. (PH) OPEN SPACE APPLICATIONS PUBLIC HEARING
(Staff: Olivia Terwilleger)

7:02 P.M. Chair Lane stated that the purpose of this hearing is to hear public testimony on the five Open Space Tax Program applications. A Planning Commission public hearing is required prior to making a recommendation to the Board of County Commissioners on these applications. A sign-in sheet is located at the back of the room labeled “Open Space Tax Program Applications” that those who wish to testify can sign in. The testimony will not be timed. Applicants will be given time at the beginning of each item during the public hearing to present their case for their Open Space Tax Program applications.

The Commission agreed that an overview of each item was not necessary at this time because the Commission is aware of the applications before them. The Commission requested that Ms. Terwilleger provide only the answers to the questions that were raised on each item. Ms. Terwilleger provided the following information:

- **Project 2007105109 Delphinia LLC.** Ms. Terwilleger referred the Commission to the map contained in the application titled “McIntyre Property (Delphinia) Exhibit B: Site Map of Property Subject to Conservation Easement.” Ms. Terwilleger explained that the gray shaded area of the map depicts the Capital Land Trust holdings and is the area contained in the proposed application. The un-shaded area of the property is held by the Evergreen Trust and is not a part of this proposal.

- **Project 2007105096 Paul and Betty Rossmaier.** Ms. Terwilleger stated that there were no questions raised during the Commission’s work session on this application.

- **Project 2007105096 Gregory and Kathleen May.** Ms. Terwilleger stated that an addendum to the application was submitted that has lowered the public access to the property from “unlimited” to “substantial.” Ms. Terwilleger explained that an “unlimited” access means that the public can access the property at any time without permission, and a
“substantial” designation would allow year-round access to members and allow access to the public upon special arrangements only. By choosing “substantial” this has lowered the public access and the points given on the rating system.

- **Project 2007101675 Rob and Alice Wellons.** Ms. Terwilleger stated that there were no questions raised during the Commission’s work session.
- **Project 2007104022 David and Marianne Wright.** Ms. Terwilleger stated that there were no questions raised during the Commission’s work session.

Chair Lane opened the public hearing the 2008 Open Space-Open Space Applications at 7:08 p.m.

There was no public testimony.

Chair Lane closed the public hearing the 2008 Open Space-Open Space Applications at 7:08 p.m.

The Commission had no further discussion on the Open Space-Open Space applications before them.

**Commissioner Kohlenberg moved to recommend approve of all five applications as proposed. Commissioner Cole seconded. Motion carried.**

Ms. Terwilleger will provide a written recommendation to the BOCC by the end of the meeting for the Chair to sign.

10. **7:10 P.M. COMPREHENSIVE PLAN AMENDMENT RECOMMENDATIONS (continued)**

(Staff: Jeremy Davis)

**B-2: Olympia UGA, MC Construction**

Mr. Davis provided the Commission with staff findings, recommendation and suggested motion concerning the Comprehensive Plan Amendment B-2. A discussion ensued.

**Commissioner Kohlenberg moved to recommend to the Board of County Commissioners approval of the B-2 Comprehensive Plan Amendment with an R4 designation. Commissioner Nelson seconded. Motion carried.**

**C-1: Lacey UGA, Carnel Custom Homes 7:16**

Mr. Davis provided the Commission with a copy of the October 14, 2008 Letter from Dave Burns, City of Lacey, as well as staff’s denial findings, recommendation and suggested motion concerning the Comprehensive Plan Amendment C-1. A discussion ensued. Dave Burns answered questions of the Commission.
Commissioner Kohlenberg moved to recommend to the Board of County Commissioners denial of the C-1 Comprehensive Plan Amendment as proposed by staff, and recommends that Thurston County and the City of Lacey consider removing this from the Urban Growth Area, and that the Board of County Commissioners place the recommendation of removal from the UGA on the 2009 docket. Commissioner Cole seconded. Motion carried.

11. **7:43 PM ADJOURNMENT**

With there being no further business, Chair Lane adjourned the meeting at 7:43 p.m.

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Chris Lane, Chair

Prepared by Cami Petersen, Recording Secretary