1. 6:31 PM CALL TO ORDER
Chair Lane called the December 3, 2008 regular meeting of the Thurston County Planning Commission to order at 6:31 p.m. Commissioners provided self-introductions.

Attendance: Chair Chris Lane, Commissioners Tom Cole, Liz Myers, Liz Kohlenberg, Kathleen O’Connor, Joyce Roper and Scott Nelson.
Staff: Scott Clark, Jeff Fancher, Deputy Prosecuting Attorney, and Recording Secretary Cami Petersen

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

2. 6:32 PM PUBLIC COMMUNICATIONS (Not associated with topics for which public hearings have been held.)

There were no public communications.

3. 6:33 PM APPROVAL OF MINUTES
MOTION: Commissioner O’Connor moved to approve the November 19, 2008 minutes and accept the audio as the official recording. Commissioner Myers seconded.

Commissioner Roper arrived.

Mr. Cole stated that he would like the Planning Commission (Commission) to reconsider the motion made on November 19, 2008 concerning the A-5 Guest House Size Limitation Development Code Amendment. Mr. Clark explained that the Commission will need to ask attorney Mr. Fancher when he arrives for the meeting if the Commission is able to reconsider previous motions. It was agreed that this discussion will be held later this evening when Mr. Fancher arrives.

The following changes were requested to the November 19, 2008 minutes:

- Within the first paragraph of section 5 on page 2, insert the word “information” after “Mr. Davis provided…”
- Within the motions made in section 8, and section 10 add the words “Motion carried” at the end of each motion.
Within the sentence of the first paragraph of section 9 insert the word “the” after the words “Chair Lane stated that…”
• Correct the spelling of Ms. Terwilleger’s last name throughout the document.

Motion carried as amended.

4. **6:40 PM** LONG TERM AGRICULTURE RECOMMENDATIONS  
*Staff: Scott Clark*

Mr. Clark stated that the final staff report for Agricultural Lands of Long Term Commercial Significance has been provided to the Commission and that it summarizes the work that has occurred over the last year, including comments received at the November 19, 2008 open house and the final drafts of the Long-Term Agricultural maps. Mr. Clark explained that the November 22, 2008 Pacific Rim Soil & Water, Inc. Report was still a draft, but will be finalized soon.

Mr. Clark provided the Commission with a Power Point presentation overview of the work and changes that have been made on the Agricultural Lands of Long Term Commercial Significance over the last year. Mr. Clark stated that staff recommends approval of the changes made to the Comprehensive Plan and Map amendments that have been provided to the Commission. A discussion ensued.

*Commissioner O’Connor moved that the Thurston County Planning Commission do find the proposed Comprehensive Plan and Map Amendments compliant with the Western Washington Growth Management Hearing’s Board compliance order of October 22, 2008, and also do find the proposed Amendments consistent with the Comprehensive Plan, and do recommend adoption by the Board of County Commissioners of the proposed Comprehensive Plan Amendments. Commissioner Kohlenberg seconded.*  
Motion carried.

Commissioner Roper requested to amend the previous motion to include a request to the Board of County Commissioners that the code amendments relating to Long Term Agriculture designations, including zoning, be added to the Commission’s 2009 docket. A discussion ensued.

*Commissioner O’Connor moved to amend the motion to include that we the Thurston County Planning Commission recommends that the Board of County Commissioners consider amendments to Development Code, zoning and fees that would provide incentives to proposed agriculture and reduce tax assessments on agricultural lands and uses. Commissioner Cole seconded.*

Six Commissioners agreed to the amended motion, one Commissioner abstained.

**Motion carried as amended.**
Mr. Clark provided the Commission with a draft letter of recommendation to the Board of County Commissioners that this will be re-written to include this amended motion. Mr. Clark will email the recommendation to the Commission tomorrow, Chair Lane will sign the recommendation, and Mr. Clark will then update the Planning Commission website to include the staff report and Commission’s recommendation.

A discussion ensued concerning the second full paragraph on page three of the Pacific Rim Soil & Water, Inc. November 22, 2008 letter, which discusses the removal of lands from long term ag designation that are mapped with a Nisqually soil series if not currently irrigated. These lands are unable to obtain water rights for new irrigation. Staff explained that water rights cannot be taken into consideration currently for designation, but this is something that may be looked at in the future.

5.  7:35 PM  DISCUSSION ON GUEST HOUSE SIZE

Commissioner Cole stated that he would like to make a change to the motion that was made at the November 19, 2008 meeting. A discussion ensued concerning whether or not a reconsideration of a previous motion could be made at this time. Mr. Fancher stated that there is nothing in Roberts Rules of Order that would prohibit the Commission from requesting a reconsideration of a motion.

Mr. Cole stated his reasons for requesting that the Commission reconsider the motion that was made which would allow a guest house to be 1250 square feet or 50% of the size of the primary structure, which ever is lower.

Commissioner Cole moved that the Commission reconsider the previous motion of recommendation made on November 19, 2008 to the Development Code Amendment A-5 Guest House Size Limitation. Commissioner Nelson seconded.

Four Commissioners agreed to the reconsider amending the original motion.

Motion carried.

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 be of a lesser size than the primary structure whichever is lower.

A discussion ensued. After discussion Commissioner Cole changed his motion to the following:

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 80% of the primary structure whichever is lower. Commissioner Nelson seconded.

Three Commissioners agreed to the amended motion.
Motion not carried.

Commissioner O'Connor moved that the original motion made on November 19, 2008 remain as was recommended. Commissioner Roper seconded.

Motion carried.

The original November 19, 2008 motion remains as follows:

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.

6. 7:45 PM STAFF UPDATES

a. Mineral Lands
Mr. Clark provided the Commission with an update on Mineral Lands and an explanation of how Mineral Lands will move forward in the future. A question was raised concerning whether or not changes to the Comprehensive Plan must go to the Planning Commission before any changes or recommendations are made to the Board of County Commissioners. Mr. Clark stated that after researching this question that had been raised earlier it was concluded that this must indeed go to the Planning Commission and not directly to the Board of County Commissioners. Mr. Clark explained what the 2009 staff and Planning Commission schedule will be for Mineral lands. The Commission expressed a concern that they had not considered specific areas of the Critical Areas Ordinance (CAO) during the previous review because the Mineral Lands Task Force’s findings were not available at that time and that if this moves forward now, they will not be able to address these areas in the CAO. A discussion ensued.

Mr. Clark stated that an interim ordinance will be prepared in the near future. The moratorium for mining in Thurston County will be lifted in January 2009. Mr. Clark explained to the Commission the process that will occur with moving the Mineral Lands issue forward.

b. Budget
Mr. Clark explained that the Development Services Department has recently laid off four additional job positions. This may cause an affect on the services provided to the Commission. Currently the Long Range Planning budget is ok because it is receiving funding from other sources unlike Development Services.

c. Board of County Commissioners
Mr. Clark stated that two new County Commissioners will be starting during the first part of 2009 and that they will be given a brief overview of the Long Range Planning projects and requirements. It is unsure when the County Commissioner will be selected to replace resigning Commissioner Macleod.
Mr. Clark explained that the dinner meeting will not be held with the County Commissioners this year due to budget issues, but that a special briefing will be scheduled after the first of the year so that the Commission will have the opportunity to meet with the Board of County Commissioners to discuss upcoming issues and questions or concerns.

7. **8:13 PM CALENDAR (Tentative) AND ATTENDANCE**
   - **December 17, 2008** – Tribe Presentation for Grand Mound. *Commissioner Cole will not be able to attend. Oconnor may be late*

Commissioner Roper stated that her term will expire at the end of December 2008 and that because a new County Commissioner will be starting in 2009 she is unsure if she will be re-appointed to the Commission. Commissioner Roper stated that she would continue on the Commission if re-appointed, but recognizes that this is an opportunity for the new County Commissioner to appoint a person of their choosing to serve on the Commission. The Commission discussed the importance of returning to a nine member Planning Commission in the future, and encouraged staff to relay that to the Board of County Commissioners.

7. **8:25 PM ADJOURNMENT**
   With there being no further business, Chair Lane adjourned the meeting at 8:25 p.m.

______________________________
Chris Lane, Chair

Prepared by Cami Petersen, Recording Secretary
*Revised February 20, 2009*