1. **6:30 PM CALL TO ORDER**
   Chair Lane called the May 20, 2009 meeting of the Thurston County Planning Commission to order at 6:30 p.m. Commissioners provided self-introductions.


3. Excused: Commissioners Kathleen O’Conner, William Jackson

4. Staff: Scott Clark, Jeremy Davis, Jeff Fancher and Olivia Terwilleger

5. **6:31 PM APPROVAL OF AGENDA**
   MOTION: Commissioner Cole moved to approve the agenda. Commissioner Earle seconded.

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

7. **6:32 PM APPROVAL OF MINUTES**
   MOTION: Commissioner Cole moved to approve the April 15, 2009 minutes. Commissioner Nelson seconded.
   The following corrections were made to the April 15, 2009 minutes:
   - On page six, line 25, change the word “is” to “if”.
   Motion carried as amended.

8. **6:33 PM BRIEFING: OPEN SPACE**
   Staff: Olivia Terwilleger
   Ms. Terwilleger provided the Planning Commission (Commission) an overview of four proposed Open Space – Open Space tax program applications before the Commission for review and public hearing this evening. The total acreage of all the applications is 54.79 and the total tax shift would be $31,401. The proposed applications are:
   - Garrett – A total of two acres located at 6045 Hansen Street S.E. The estimated tax shift is $2,482. Staff recommends approval.
   - Lincoln – A total of 32.49 acres located north of 113th Avenue S.E. The estimated tax shift is $1,780. Staff recommends approval.
   - Maletesta – A total of 12.3 acres located on Nisqually Reach, Mallard Cove. The
estimated tax shift is $19,852. Staff recommends approval.

- Jackson – A total of 8 acres located on Johnson Point, Eagle Cove. The estimated tax shift is $7,287. Staff recommends approval.

The Commission asked questions of staff.

5. **6:40PM ASPHALT SUBCOMMITTEE UPDATE**

   Commissioner Kohlenberg stated that the subcommittee has met once and split up tasks. Commissioner Kohlenberg will be reviewing the literature that the Commission read concerning asphalt plants, gravel mines and critical areas. She will then summarize this for the Commission.

   Commissioner Cole stated that he visited Olympia Region Clean Air Agency (ORCA) and was asked to provide them the Asphalt and Gravel Mine Task Force (Task Force) report, which he has asked staff to do. ORCA was then going to review the report and respond. Commissioner Cole has not heard yet if staff has received a response. ORCA has indicated that they would be willing to provide the Commission with a presentation concerning the technology and environmental issues involved with asphalt plants and gravel mines.

   Commissioner Nelson stated that he is researching the economics of the siting of asphalt plants in relation to gravel sources and what would be the economic constraints for the plants.

   Commissioner Earle stated that he is researching site reclamation standards and is reviewing ordinances from other counties.

   Commissioner Kohlenberg explained that the subcommittee members are going to work on these topics, visit some asphalt plants and gravel mines, and report back to the Commission with a summary of what the Commission can use as a guideline for evaluating ordinances. Commissioner Cole noted that two other issues in which the public was concerned about was truck traffic near residential areas and air pollution that occurs when oil is delivered to asphalt plant storage tanks. The subcommittee will try to report back to the Commission in mid June.

   Commissioner Kohlenberg stated that the Commission would like the opportunity to ask questions of the Task Force members in the future. Commissioner Kohlenberg also asked staff if the draft ordinance that was started previously will be used or will they be starting over in drafting the ordinance, and who will be doing that work and when. Ms. Terwilleger stated that she has a draft ordinance currently based on the Task Force recommendations and the review of this will occur during 2009. A discussion ensued.

6. **7:00 PM PUBLIC HEARING: OPEN SPACE**

   Chair Lane provided an opening statement concerning the topic and process for this public hearing.

   **Chair Lane opened the public hearing on the four Open Space – Open Space applications at 7:00 p.m.**
A member of the public stated that he has a question and is an adjacent property owner to one of the application parcels, but did not provide his name or address. He stated that what they are asking for in lower taxes is fine, but what if somebody else is involved in that?

Chair Lane asked Ms. Terwilleger to provide additional information concerning the Lincoln application in question.

The member of the public stated that this property appears to be owned by the Missouri Elk Club or something which came up on GeoData.

Ms. Terwilleger stated that she has a letter of recommendation which she had forgotten to provide and handed this out to the Commission. The letter, from the Rocky Mountain Elk Foundation, supports the Lincoln application. The property owner is looking to sell the property to the Rocky Mountain Elk Foundation.

The member of the public asked why he was notified and whatever they want to do he personally doesn’t care. If there is something hidden somewhere along the line in the gray area that affects him as a property owner, and he wants to do something with his property and he can’t do it because it is open.

Ms. Terwilleger was asked by Mr. Davis to provide an explanation of the Open Space Tax Program. Ms. Terwilleger stated that this property claims to have fish-rearing habitat, significant wildlife and resource restoration which fall under the public benefit rating system. Because those resources are there on the property, the County is willing to give them a tax break. This will not affect any neighboring property owners.

The member of the public asked why they were notified.

Ms. Terwilleger explained that because it is a tax shift program, adjacent property owners are notified.

The member of the public asked that other than taxes, it has no impact on them whatsoever?

Commissioner Kohlenberg explained that the only affect to the member of the public would be that there would be no development on that adjacent property. The Commission members discussed the wetland conditions of the site and the tax benefit of moving this over to Open Space because the property would not be allowed to subdivide anyway.

The member of the public stated that as long as it is contained he doesn’t care if they get what they are asking for.

Chair Lane closed the public hearing at 7:06 p.m.

Commissioner Cole moved to approve all four applications before the Commission. Commissioner Nelson seconded. Motion carried.

The member of the public asked the Commission additional questions concerning the process of the tax shift. The Commission and staff explained how this shift the tax burden and what is looked at to calculate that.
7.  **7:09 PM  BRIEFING: AG COMPLIANCE**  
**Staff: Olivia Terwilleger, Scott Clark, Jeff Fancher**

Ms. Terwilleger provided the Commission with an update on the issue of compliance concerning lands designated as Long Term Ag (LTA). Ms. Terwilleger provided a background which has led to this review. The Growth Management Hearing Board (GMHB) determined, in a telephonic compliance hearing, that the County must look at all of the parcels in the County that were excluded from this designation solely because they contained wetlands, with the exception of Class 1 wetlands. Staff has done this.

*Commissioner Myers arrived.*

The Commission asked questions concerning the reasoning behind the GMHB’s determination and a discussion ensued.

Ms. Terwilleger provided the Commission with a PowerPoint presentation concerning the review conducted by staff on the 24 parcels in question. The presentation included:

- Background of this topic before the GMHB
- The March 10, 2009 decision of the GMHB
- A highlight of the review and issues found for all twenty four parcels
- A table showing each parcel detail and their qualification for LTA
- 16 parcel totaling 873 acres qualify for LTA under this review criteria; 18 parcels do not and total 943 acres
- Proposed amendment to Criterion #9 which would eliminate all parcels with wetland from LTA designation
- Under this amendment, no parcels would qualify for LTA

The Commission asked questions of staff and Mr. Fancher.

8.  **7:30PM STAFF UPDATES**  
**Staff: Scott Clark, Jeremy Davis, Jeff Fancher**

Mr. Clark provided the commission with the following staff updates:

- Critical Areas – the Board has made this a number one priority on their docket this year. Cindy Wilson has performed an assessment on what it will take to get going on this again and found that there are five chapters that will need significant work. This has not been worked on since 2005, there was significant comment on these changes and staff will need to work on this. There were over 800 emails that were not looked at since staff left off on this in 2005 and these will need to be reviewed. Mr. Clark and Mr. Davis will be working solely on Critical Areas beginning June 1, 2009 for approximately two months. Mr. Davis will be working on making the corrections and bringing this up to date. Ms. Wilson and Mr. Levitt will work on the Best Available Science portion. Mr. Clark is looking at the option of holding public
workshops again, and the Commission will need to discuss this evening whether or not they would like to hold another public hearing on the Critical Areas updates. Mr. Clark stated that he hopes to have all of this finished by the end of 2009.

A discussion ensued. The Commission agreed that they do not want to hold another public hearing because they have already done that.

- Strategic Planning – Following the BOCC and Commission potluck, Mr. Clark briefed the BOCC on Strategic Planning. The BOCC is supportive of Strategic Planning but is concerned about staff and resources. Mr. Clark told the BOCC that he will look at grant funding and will prepare a scope of work to bring back to the BOCC at another briefing. The BOCC will make a decision on the direction to go on this at a later time.

- The BOCC has a draft set of goals and this will be provided to the Commission at the next meeting. The draft set of goals will affect the work of the Commission in the future.

- Thurston County has been awarded $617,000 from the Energy Efficiency Conservation Grant from the Federal government to develop energy efficiency and conservation programs, policies and projects. The intent of the grant is part of the American Recovery Act and the local governments are asked to maximize energy efficiency and conservation as quickly as possible and to retain and hire people. After accepting the grant funding, the County will have 180 days to create an energy conservation plan. Some items to review for this plan is housing weatherization, zoning for green industrial development. The BOCC will be briefed next week and staff will recommend that they put together a plan within that 120 day time line.

- The BOCC has prioritized the 2009 Docket. Final approval will occur in June. One major change staff has proposed to the BOCC, and they agreed, is to move the Docket timeline to March of each year so the Docket cycle is not at the same time as the Budget cycle.

- The email in-box for the Planning Commission has been created. This will be used for public comments to the Commission and Cami Petersen will be monitoring the emails and emailing them to the Commission.

- Ms. Petersen has created a standard format for staff reports which includes version tracking and line numbering. Mr. Clark provided a sample copy to the Commission. The Cities have been asked to use this same format (excluding the County letterhead).

- Ms. Petersen has updated the Comprehensive Plan (Comp Plan), which had not been updated since 2004. Mr. Davis is now double-checking the changes and this will be completed soon. Some of the maps within the Comp Plan were created many years ago and electronic versions are difficult to locate. Staff is working on that.

- Mr. Clark explained to the Commission that Ms. Petersen may not be able to work with Strategic Planning because of the workload that has been recently added to her schedule. Mr. Clark will keep the Commission informed on the staffing issues.
The Commission was asked if they have any additional questions. Commissioner Cole asked when they will be provided with a copy of the updated Comprehensive Plan. Mr. Clark stated that the Commission will receive a copy of this at the next meeting.

9. 7:53 PM CALENDAR

June 3, 2009 – Commissioner Cole may not be able to attend.
June 17, 2009 – all in attendance will be able to attend
July 1, 2009 – all in attendance will be able to attend

10. 7:54 PM ADJOURN

With there being no further business, Chair Lane adjourned the meeting at 7:54 p.m.

Chris Lane, Chair

Prepared by Cami Petersen, Recording Secretary