THURSTON COUNTY PLANNING COMMISSION
Minutes June 3, 2009

1. 6:32 PM CALL TO ORDER
Vice Chair Nelson called the June 3, 2009 meeting of the Thurston County Planning Commission to order at 6:32 p.m. Commissioners provided self-introductions.

Attendance: Vice Chair Scott Nelson, Liz Myers, Commissioners Karen Rogers, Liz Kohlenberg, William Jackson and Christopher Earle.

Excused: Commissioner, Chris Lane, Kathleen O’Conner and Tom Cole

Staff: Scott Clark, Jeremy Davis, Olivia Terwilleger and Cami Petersen

6:32 PM APPROVAL OF AGENDA
MOTION: Commissioner Kohlenberg moved to approve the agenda. Commissioner Earle seconded.

The following changes were made to the agenda:
• Move item 5, Staff Updates to item 4

Motion carried as amended.

2. 6:33 PM PUBLIC COMMUNICATIONS (Not associated with topics for which public hearings have been held.)

There was no public communication.

3. 6:33 PM APPROVAL OF MINUTES
MOTION: Commissioner Kohlenberg moved to approve the May 20, 2009 minutes. Commissioner Myers seconded.

4. 6:34 STAFF UPDATES
Staff: Scott Clark, Jeremy Davis

Mr. Davis and Mr. Clark provided the commission with the following staff updates:
• The City of Tumwater 2025 Transportation Plan was provided to the Planning Commission (Commission). Mr. Davis stated that this will be a worksession topic at the June 17, 2009 meeting. Mr. Davis explained that the plan provided to the Commission this evening does not contain the appendices, but that those are available on the website provided in the memorandum. Mr. Davis explained that some of the city boundary maps need to be updated and will be during the 7-year update in 2011 process.
• The Development Code Docket has been looked at by the Board today and they will continue to review this in over the next two weeks. The entire Development Code...
Docket will not be before the Commission this year, only a few of the important items will be looked at by the Commission in 2009.

- Ms. Terwilleger provided a comment letter received June 3, 2009 from Chris Lunde, Port Blakely Tree Farm, discussing a property in the proposed Long Term Ag (LTA) zone change area. The letter states that the parcel is predominantly covered by 8% steep slopes.

In response to Commissioners Scott Nelson question from May 20, Ms. Terwilleger stated that she looked at that parcel and the 96 soils type list and this parcel qualifies for LTA. The parcel also has gravel resource and could currently be used as a gravel mine.

- Mr. Clark stated that Comp Plan Docket items are there, but will not be worked on yet because he is currently working on grant writing for two federal stimulus grants that are coming to Thurston County and this will be his main focus currently.

- Mr. Clark explained the current calendar and explained that the Critical Areas Ordinance will return to the Commission sometime in the fourth quarter of this year.

6. **6:40 PM CALENDAR**

June 17, 2009 – All in attendance will attend.
July 1, 2009 – Commissioner Earle will not be able to attend.
July 15, 2009 – Commissioner Earle will not be able to attend.

*The Commission took a fifteen minute recess.*

5. **7:00 PM PUBLIC HEARING: AG COMPLIANCE**

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

Ms. Terwilleger provided the Commission and members of the public a quick summary of the background and staff proposed options to achieve Ag Compliance as directed by the Growth Management Hearings Board in its recent decision on this issue. Ms. Terwilleger explained that in reviewing Ag Lands per the criteria requested there would be 16 parcels and 873 acres of Ag Lands that would qualify, and 18 parcels with 943 acres that would not. Ms. Terwilleger stated that she has received one comment letter from Chris Lunde, Port Blakely Tree Farm dated June 3, 2009. Ms. Terwilleger provided copies of the comment letter to the Commission.

**Vice Chair Nelson opened the public hearing on Ag Compliance at 7:00 p.m.**

*Fay Hansen, 4915 – 113th Ave. SW, Tax Parcel No. 12731210100*

Ms. Hansen stated that she and her sister have inherited this property from their parents and are now doing paperwork on this. The property has not been used for living wage farming for 10-15 years. They had let neighbors run cattle but feel this should not be zoned as long term ag use. A parcel to the east is just short of 10 acres and a parcel to the west is just over 6 acres and their property is in the middle of these. They have no plans to use this as a farm.

Ms. Hansen provided the Commission with a comment letter from herself dated June 3, 2009.
Commissioner Myer asked Ms. Hansen if the parcel is flat. Ms. Hansen stated that this parcel is flat with only maybe a few trees in the back portion, but not much.

Commissioner Jackson asked if her father farmed this property. Ms. Hansen stated that he grazed cattle and that she has rented this property out but kicked the person off for not paying.

Ms. Terwilleger stated that this parcel is being recommended for Long Term Ag designation.

*Bob Rogers, 3631 – 113th Ave SW*

Mr. Rogers stated that he has 148 acres and is running cattle on it. He does not want this to go to 20 acre parcels because that is cutting his kids inheritance by 50%. He has a wetland and some little lakes and timber on the property. Mr. Rogers stated that all the parcels around his property have been subdivided with Field of Dreams being in site of his property. He has owned this property for 43 years and because he hasn’t subdivided yet he will not be able to give this to his kids to divide. Mr. Rogers asked how close to finalization this is. Ms. Terwilleger explained that will go to a Board of Commissioners (Board) briefing after tonight and then to public hearing with the Board on June 23, 2009. Commissioner Kohlenberg briefly explained the Futurewise challenge which let to this occurring. Mr. Rogers stated that he has cattle now and this is in ag for tax purposes. He cannot make money farming and doesn’t believe anyone could.

*Marlene Voss, Weyerhauser*

Ms. Voss stated that her property is being recommended for Long Term Ag. She is concerned that an environmental group can determine what a person can do. She recommends that the Comprehensive Plan language be changed instead of doing this. She believes that there would be a lot more benefit in that.

Vice Chair Nelson closed the public hearing at 7:15 p.m.

Commissioner Kohlenberg moved to recommend to the Board of Commissioners the proposed language change as written. Commissioner Myers seconded. Motion carried.

The Commission discussed the proposal before them and reviewed a draft recommendation letter Ms. Terwilleger has prepared. Ms. Terwilleger will finalize the letter and have Vice Chair Nelson sign the letter in the near future.

7.  **7:39 PM  ADJOURN**

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

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Scott Nelson, Vice Chair

Prepared by Cami Petersen, Recording Secretary