1. **6:33 PM CALL TO ORDER**
Chair Lane called the September 16, 2009 meeting of the Thurston County Planning Commission to order at 6:30 p.m. Commissioners provided self-introductions.

**Attendance:** Chair Chris Lane, Commissioners Scott Nelson, Liz Kohlenberg, Karen Rogers, Kathleen O’Connor, William Jackson

**Absent:** Commissioner Liz Meyers, Tom Cole, Christopher Earle

**Staff:** Jeremy Davis

**Guests:** Kathy McCormick, Thurston Regional Planning, Tami Merriman, City of Yelm, Dave Burns, City of Lacey

**6:33 PM APPROVAL OF AGENDA**

**MOTION:** Commissioner Kohlenberg moved to approve the agenda. Commissioner Nelson seconded.

Agenda item 6, Worksession: Mineral Lands, was removed from the agenda.

**Motion carried as amended.**

2. **6:34 PM PUBLIC COMMUNICATIONS** (Not associated with topics for which public hearings have been held.)

3. **6:34 PM APPROVAL OF MINUTES**

The Commission unanimously agreed to approve the August 19, 2009 minutes and accept the audio as the official record.

4. **6:36 PM WORKSESSION: YELM TRANSPORTATION**

Staff: Kathy McCormick, Thurston Regional Planning, Tami Merriman, City of Yelm, Jeremy Davis, Thurston County

Mr. Davis introduced Tami Merriman, City of Yelm, and Kathy McCormick, Thurston Regional Planning Council. Mr. Davis explained that this update has been sent out to the Thurston County Public Works Department but comments have not yet been received so this plan amendment will be sent to the Public Works Department again.

Ms. McCormick explained that Maps #11 and #14 of the Yelm Comprehensive Plan and Yelm/Thurston County Joint Plan are in need of updating. The new maps will bring the Transportation Plan up to date by showing all of the new connections. Updating the maps for
this growing area is key in maintaining sustainability and movability, emergency services and roadway speed.

Ms. Merriman provided the Commission with a history of the work that has been done on the proposed amendment to the Plans. Ms. Merriman and Ms. McCormick answered questions of the Commission.

The Commission thanked Ms. Merriman and Ms. McCormick. Mr. Davis explained that when comments are received from Thurston County Public Works and other departments staff will bring those comments back to the Commission.

5. 6:44 PM WORKSESSION: LACEY HOUSING UTILITIES DEMOGRAPHICS UPDATE

Staff: Dave Burns, City of Lacey, Jeremy Davis, Thurston County

Mr. Davis introduced Dave Burns, City of Lacey, who will speak to the Commission about the updates that are proposed to the City of Lacey and Thurston County Joint Plan housing and utilities elements.

Commissioner O'Connor arrived.

Mr. Burns provided the Commission with a few color copies of the Thurston County and Lacey Joint Plan and two color draft maps titled “City of Lacey & Urban Growth Area 2006 Land Use and Development Potential” and “Existing and Proposed Private Utilities: Electricity and Natural Gas.” Mr. Burns thanked the Commission for the opportunity to speak before them this evening.

Mr. Burns explained that the City and the County usually work on these updates concurrently, but due to recent economic situations and the loss of County staff, the County Joint Plan demographics update was delayed until now. Mr. Burns explained the updates before the Commission this evening. Mr. Burns introduced Mr. Marcos from Puget Sound Energy, who is in attendance this evening to answer any questions concerning the utility element of the update. Mr. Burns also explained that the TRPC population projections in the plan have been adopted by all elected officials and these cannot be changed.

Mr. Burns and Mr. Marcos discussed the changes to the utilities element of the joint plan.

The Commission asked why the natural gas extension goes beyond the Lacey UGA and Olympia UGA. Mr. Marcos and Mr. Burns will look into the reasoning for that and report back to the Commission at the next work session.

Mr. Burns referred to page 4 of attachment c of the update packet, last paragraph. It was explained that the County had added the last sentence to that paragraph but it did not seem to make sense. Mr. Davis and Mr. Burns both researched this and cannot find why that was added. The Commission members were asked if they remembered the addition of this sentence and the reasoning. No Commission member remembered this addition. This sentence is proposed to be deleted.

The Commission thanked Mr. Marcos for his attendance.
Mr. Burns explained that the changes to the land use element of the joint plan are mostly “housekeeping” items. Mr. Burns highlighted some of the specific changes to this section of the joint plan. Mr. Burns discussed the population projection in the plan as well as the market factors. Mr. Burns explained that the population projections cannot be changed within the plan, but the Commission could make changes to the projected market factors if they choose. Mr. Davis explained that the market projections are consistent with the County’s 2007 update.

Mr. Burns explained that the County Commissioners in 1993 determined that the County would not be involved in Design Review within the Lacey UGA. Updates within the plan reflect this information.

The Commission asked questions of Mr. Burns. The discussion included the change of staff, Planning Commission members and County Commissioners since this plan was originally adopted. Mr. Burns also answered questions concerning the impact of the current housing market on this plan.

Mr. Burns explained the changes made to the housing element of the joint plan. The Commission asked questions of Mr. Burns. The discussion included the scope of the census information, the updates to the charts and tables and the growth projections for the Lacey area, and water rights and reclaimed water usage.

Mr. Burns discussed the affordable housing elements with the Commission and explained that this is an area that the Commission would have discretion in modifying if they so choose. It was requested that staff cite the source of the information on page 3-7, C. Vacancy Rates and D. Housing Costs and Affordability. Staff agreed and a discussion ensued.

Mr. Davis explained that the color version of the staff report packet containing the proposed changes will be posted soon on the web site. The Commission thanked Mr. Burns for his presentation.

6. **8:05 PM STAFF UPDATES**

*Staff: Jeremy Davis*

Mr. Davis provided the following updates to the Commission:

- **Long-Term Agriculture (LTA) – Compliance Achieved** – The County has been found compliant with the Growth Hearings Board concerning LTA and the appeal period for this decision ends today.
- **Critical Areas Ordinance Update** – Staff is hoping to bring another draft back to the Commission in the next couple of months.
- **Interim Prairie Conservation Ordinance** – The Board of County Commissioners (BOCC) passed an ordinance on July 28, 2009 which changed certain areas of the Critical Areas Ordinance. The public hearing on this was held September 15, 2009 and attendance was good. The biggest issue brought forth at that public hearing concerned existing long term ag and what impacts this will have, specifically when these new regulations will come into effect. Also, a lot of comments about the confusion of the “600 feet” no development buffer from the public. The confusion...
concerned distinguishing prairie and gopher habitat issues. Staff is currently reviewing all of the public comment and will look at ways to possibly clarify any confusing language.

- Maytown Moratorium – The BOC renewed this moratorium last night for another six months (Oct. 15th – April 15th). Staff will be providing a staff report to the Commission by the end of October to early November. Mr. Davis will send the staff report to various agencies and this will also be posted on the website.
- Energy Efficiency and Conservation Block Grant – Thurston County has received this grant and the BOCC has approved additional staff positions to work on this.

7. **8:15 PM CALENDAR**

October 7, 2009 – All Commissioners in attendance can attend.
October 21, 2009 – All Commissioners in attendance can attend.
Mr. Davis will have Ms. Petersen send out an email to all Commission members to ask for attendance in October.

7. **8:20 PM ADJOURN**

With there being no further business, Chair Lane adjourned the meeting at 9:09 p.m.

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Chris Lane, Chair

Prepared by Cami Petersen, Recording Secretary