THURSTON COUNTY PLANNING COMMISSION

Minutes February 3, 2010

1. 6:30 P.M. CALL TO ORDER
   Chair Lane called the February 3, 2010 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, Kathleen O’Connor, Christopher Earle, Edward Fleisher, Christine Spaulding

   Absent: Commissioners Tom Cole and William Jackson

   Staff: Olivia Terwilleger, Scott Clark, Jeremy Davis

2. 6:31 P.M. APPROVAL OF AGENDA
   MOTION: Commissioner O’Connor moved to approve the agenda. Commissioner Spaulding seconded.

   The Planning Commission (Commission) removed agenda item 4 – Work Session: 2F Maytown Moratorium Land Use Evaluation.

3. 6:33 P.M. PUBLIC COMMUNICATIONS (Not associated with topics for which public hearings have been held.)
   Mark Hancock
   Mr. Hancock stated that a few weeks ago it was mentioned to the Commission that the state is in the process of updating the Growth Management WAC’s and Mr. Hancock just wanted the Commission to know that this is now law, and these are the new laws that impact some of the things you are working on.

   James Essig, Granite Construction
   Mr. Essig stated that Commissioner Kohlenberg asked at a previous meeting why natural gas is better than propane. Mr. Essig stated that he would like to follow that up with a little bit of data and provided the Commission with a letter dated February 3, 2010.

   Mr. Essig said that in a quick summary, natural gas produces 117 pounds of CO2 for each million BUT’s burned, while propane burns 139 pounds of CO2 per million BTU’s. The letter references some web sites and urges the Commission to take a look and try to educate yourselves on this.

4. 6:33 P.M. APPROVAL OF MINUTES
   Commissioner O’Connor moved to approve the January 20, 2010 minutes and accept the audio as the official record. Commissioner Nelson seconded. Motion carried.
4. **6:33 P.M. WORKSESSION: 4E ZORAD REZONING – TUMWATER/THURSTON COUNTY JOINT PLAN**  
*Staff: Jeremy Davis*

Mr. Davis explained that this is a follow-up Worksession after the public hearing. Mr. Davis provided the Commission with a matrix of the public hearing comments and maps. Mr. Davis provided a brief overview of the rezone request and asked the Commission for direction on this request.

The Commission agreed to recommend approval of the Zorad Rezone request.

5. **6:35 P.M. WORKSESSION: 2-A MINERAL LANDS**  
*Staff: Olivia Terwilleger*

Ms. Terwilleger explained that the proposed text changes to the draft ordinance were sent to the Commission for review and any last minute changes can be discussed and asked the Commission to make a recommendation to the Board of County Commissioners (BOCC) on the final draft ordinance. Ms. Terwilleger provided the Commission with a draft recommendation letter to the BOCC.

The Commission and staff discussed the recent changes to the state law and the affect those changes have to the current draft ordinance before them. The Commission discussed the new law and the designate both a critical area and resource lands. The Commission asked that Mr. Fancher provide the Commission with legal opinion on this new law in a briefing at the next meeting.

The Commission discussed and made changes to the draft ordinance before them.

6. **6:55 P.M. WORKSESSION: 5-B CLUSTER DEVELOPMENT ORDINANCE**  
*Staff: Olivia Terwilleger*

Ms. Terwilleger explained that the proposed text changes to the cluster development draft ordinance had been sent to the Commission for review and any last minute changes can be discussed and asked the Commission to make a recommendation to the BOCC on the final draft ordinance. Ms. Terwilleger provided the Commission with a draft recommendation letter to the BOCC.

The Commission asked why Grand Mound was specifically mentioned throughout the ordinance. Staff and the Commission discussed this. The Commission reminded staff that a recommendation was made to the BOCC at the last regular meeting.

7. **7:00 P.M. WORKSESSION: ASPHALT PLANT REGULATION REVIEW**  
*Staff: Olivia Terwilleger*

Ms. Terwilleger explained that the proposed changes to the asphalt plant draft ordinance, which was mailed to the Commission on January 20, 2009, was before the Commission tonight for review. The Commission took a short break for staff to make copies of the draft ordinance for some of the Commission members.
The Commission discussed and made changes to the draft ordinance. Staff will make changes to the draft ordinance are requested by the Commission and will bring a new draft to the Commission at the next meeting in track changes format.

8. 8:04 P.M. SET PUBLIC HEARINGS

 Staff: Scott Clark

The Commission set the following public hearings:

Commissioner Nelson moved to set the public hearings for the Joint Plans – Olympia Parks, Lacey Urban Transportation, Tumwater Housing, and Working lands at the March 3, 2010 meeting at 7:00 p.m. Commissioner Earle seconded. Motion carried unanimously.

Commissioner Nelson moved to set the public hearing for 2F Maytown Moratorium for March 10, 2010 at 7:00 p.m. Commissioner Spaulding seconded. Motion carried unanimously.

Mr. Clark provided a calendar to the Commission for the February and March agenda items.

9. 8:08 P.M. STAFF UPDATES

Mr. Clark provided the following staff updates:

• A proposal request was completed last week to the Environmental Protection Agency of the Puget Sound Partnership for a grant to do Watershed Characterization work. If the grant is received it will be a two and a half year project.
• The BOCC has given authorization for the Planning Department to hire a Prairie Planner which will be funded by the Department of Fish and Wildlife.
• A part time Administrative Assistant will be hired for the Planning Department. Carrie Toebbe, who was previously laid off, will be returning to work very soon.

10. 8:09 P.M. CALENDAR

February 17, 2010 – all in attendance will be present

11. 8:09 PM ADJOURN

With there being no further business, Chair Lane adjourned the meeting at 8:09 p.m.

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Chris Lane, Chair

Prepared by Cami Petersen, Recording Secretary
Revised 3.5.10

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