1. 6:30 P.M. CALL TO ORDER
Commissioner Nelson called the April 7, 2010 meeting of the Thurston County Planning Commission to order at 6:30 p.m. Commissioners provided self-introductions.


Absent: Chair Chris Lane

Staff: Scott Clark, Jeremy Davis, Scott Longanecker, Olivia Terwilleger & Gerald Tousley, Environmental Health Department

13. 6:31 P.M. APPROVAL OF AGENDA
MOTION: Commissioner Cole moved to approve the agenda. Commissioner Spaulding seconded. Motion carried.

2. 6:31 P.M. PUBLIC COMMUNICATIONS (Not associated with topics for which public hearings have been held.)

3. 6:33 P.M. APPROVAL OF MINUTES

Commissioner Cole moved to approve the March 3, 2010 minutes and the March 10, 2010 minutes and accept the audio as the official record. Commissioner Jackson seconded.

The following changes were made to the March 3, 2010 minutes:

Page 2, line 48 – Starting at line 47 the sentence will be changed to say: Mr. Davis asked if the Commission would like a redacted copy of the comment, removing the addition information, because the public comment was submitted after the deadline.

Page 4, line 5 – change the word prupetuation to perpetuation.

Page 4, line 22 – add an o to the word to. The word will now be spelled as too.

Page 4, line 33 – change the address number from 3654 to 3624

Page 6, line 29 – change I have rand to I have brand

Motion carried as amended.

4. 6:36 P.M. WORKSESSION: Housing & Homeless Encampments Decision
Staff: Olivia Terwilleger

Ms. Terwilleger explained that following the March 17, 2010 Planning Commission meeting
she was asked to prepare a draft motion and findings for the amendments to the Comprehensive Land Use Plan and Thurston County Code. The amendments ensure consistency between the Thurston County Consolidated Plan for Housing and the Comprehensive Plan. They also add health and safety requirements for homeless encampments to the Thurston County Zoning Ordinance, Zoning Ordinance of the Lacey Urban Growth Area, Tumwater UGA Zoning Ordinance and the Olympia UGA Zoning Ordinance. A discussion ensued.

**MOTION:** Commissioner O’Connor moved for the changes in the Chapter 4 Housing and Homeless Encampment Regulations to include: No more than one camp per sheriff patrol district, no more than one camp per fire district and only forty people per camp. With these changes motion to move the new Regulations forward to the Board of County Commissioners. Commissioner Kohlenberg seconded. Motion carried.

5. 6:45 P.M. WORKSESSION: Open Space
*Staff: Olivia Terwilleger & Scott Clark*

Mr. Clark explained that open space is a tax program that allows forestry, agriculture or open space property to be applied for by a county resident to the BOCC (Board of County Commissioners) to obtain tax relief. If the BOCC approves any type of this request it spreads the tax burden out to all other residents of the county.

Ms. Terwilleger then briefed the Planning Commission on an application currently under review for open space classification; Donald McCulloch. After researching the requirements of the application the applicant meets all the requirements and Thurston County staff is recommending approval.

**MOTION:** Commissioner O’Connor moved for approval of Mr. McCulloch’s open space classification application. Commissioner Kohlenberg seconded. Motion carried.

After the motion was made it was brought up by Commissioner Nelson that the application fee for Open Space Classification for Current Use-based Property Tax Assessment costs the applicant around $1,200.00. The decision was made to have staff draft a second letter to the BOCC recommending the application fee be dropped significantly since this application is within the interested of conserving land. The letter will be presented to the Planning Commission at the May 5, 2010 Open Space public hearing.

6. 6:52 P.M. STAFF UPDATES

Mr. Clark provided the following staff updates:
- The new Planning Commission docket for 2011 will be submitted soon.
- The rest of the Energy Efficiency Block Grant has been awarded.
- We are still waiting to hear if the Watershed Characterization Grant has been funded.

7. 7:04 P.M. WORK SESSION: Rocky Prairie Maytown Land Use Evaluation & Decision
*Staff: Jeremy Davis*

Mr. Davis briefed the planning commission on the newly developed options they requested at
The new options would separate the proposed land use changes into three distinct areas for the Batten property, Port of Tacoma, McIntosh and the Washington Department of Fish and Wildlife property.

Mr. Davis presented three options for each separate area designated on the site maps.

Area 1(a), Option One: Change the land use and zoning from Rural Resource Industrial and Rural Residential Resource One Unit per Five Acres to Rural One Unit per Twenty Acres. Option Two: For the portion of the property zoned Rural Resource Industrial, change the land use and zoning from Rural Resource Industrial to Rural Residential Resource One Unit per Five Acres. Option Three: No Change.

Area 1(b) Batten Property, Option One: Change the land use and zoning from Rural Resource Industrial and Rural Residential Resource One Unit per Five Acres to Rural One Unit per Twenty Acres. Option Two: For the portion of the property zoned Rural Resource Industrial, change the land use and zoning from Rural Resource Industrial to Rural Residential Resource One Unit per Five Acres. Option Three: No change.

Area 2, Washington Department of Fish and Wildlife Property, Option One: Change the land use from the current designations to Public Parks Trails and Preserves, and rezone accordingly. Option 2: No change

After the discussion of the Memorandum Maytown Land Use Evaluation – New Options, staff and the Commission discussed the staff report findings 1-23.

MOTION: Commissioner O’Connor moved to approve Area 1(a) Option 1 to change the land use and zoning from Rural Resource Industrial and Rural Residential Resource One Unit per Five Acres to Rural One Unit per Twenty Acres, of the Maytown Land Use Evaluation- New Options Memorandum also to be consistent with the findings from the staff report numbers 1-23. Commissioner Kohlenberg seconded. Commissioner Nelson opposed. Motion carried.

Commissioner Nelson provided an explanation of his opposed motion: “I think I stated at our last meeting my objections about process and that is why I am opposed to this. At our last meeting I had some objections to the actual process that has taken place and those are the reasons why I am not in favor of changing this zoning to one to twenty.” Staff Jeremy Davis stated: “And those process objections if we just want to go over them again were the ability to file an application to change the land use and zoning on property that was not your own. Right?” Commissioner Nelson: “Without paying the fee that is required by the County.” Staff Jeremy Davis: “Ok.”

MOTION: Commissioner O’Connor moved to approve the Batten Property Area 1(b) Option 2, for the portion of the property zoned Rural Resource Industrial, change the land use and zoning from Rural Resource Industrial to Rural Residential Resource One Unit per Five Acres of the Maytown Land Use Evaluation- New Options Memorandum in consideration of the findings of the staff report numbers 1-4, 6-12 and 14 in addition to two new findings. Commissioner Cole seconded. Commissioner Nelson opposed. Motion carried.
FINDING: Commissioner Spaulding stated the Rural Residential Resource One Unit per Five Acres land use and zoning districts provides a uniform designation for the Batten property, and it is consistent with the land use and zoning for the property to the West of the subject property.

FINDING: Commissioner Fleisher stated the redesignation of the subject property is consistent with the locational criteria in the Thurston County Comprehensive Plan for the Rural Residential Resource One Unit per Five Acres land use designation.

MOTION: Commissioner O’Connor moved to approve the Washington Department of Fish and Wildlife Property Area 2 Option 1 to change the land use from the current designations to Public Parks Trails and Preserves, and rezone accordingly from the Maytown Land Use Evaluation- New Options Memorandum with the findings from the staff report, excluding numbers 6, 13, 17, 21 and 22 and the new finding number 24. Commissioner Kohlenberg seconded. Motion carried.

The Commission took a short break.

8. 8:08 P.M. Work Session: Asphalt Plants
   Staff: Scott Clark, Gerald Tousley Environmental Health
   Mr. Clark briefed the Commission on research that he has done since the last meeting. A national search was done to find further information in regards to RAP. Mr. Clark acknowledged that further information nationally was difficult to find. The Commission asked questions of staff in regards to Attachment A and text changes. A discussion ensued.

9. 9:04 P.M. CALENDAR
   April 21, 2010 – All Commissioners will be in attendance
   May 5, 2010 – All Commissioners will be in attendance

10. 9:05 PM ADJOURN
    With there being no further business, Scott Nelson adjourned the meeting at 9:10 p.m.

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Chris Lane, Chair

Prepared by Carrie Toebbe, Recording Secretary