1. 6:32 P.M. CALL TO ORDER
   Chair Lane called the May 19, 2010 meeting of the Thurston County Planning Commission
to order at 6:32 p.m. Commissioners provided self-introductions.

   Attendance: Chair Chris Lane, Commissioners Scott Nelson, Kathleen O’Connor, Edward
   Fleisher, Tom Cole, Christine Spaulding
   Absent: Liz Kohlenberg & Bill Jackson

   Staff: Cindy Wilson, Molly Levitt, Tony Kantas, Scott Longanecker & Mike Kain

2. 6:32 P.M. APPROVAL OF AGENDA
   MOTION: Commissioner O’Connor moved to approve the agenda. Commissioner
   Nelson seconded. Motion carried.

3. 6:32 P.M. PUBLIC COMMUNICATIONS (Not associated with topics for which public
   hearings have been held.)
   No one from the audience chose to speak.

   The official audio is available on line at:
   http://www.co.thurston.wa.us/planning/planning_commission/planning_comm_minutes.html

4. 6:32 P.M. APPROVAL OF MINUTES
   Commissioner O’Connor moved to approve the April 7, 2010 minutes and accept the
   audio as the official record. Commissioner Nelson seconded.

   The following changes were made to the April 7, 2010 minutes:
   Page 3, line 45 – Change the findings to be with the correct motions that were made.
   Page 4, line 2 – Make the line say “so it does not contain unique”

   The motion has been tabled until the minutes have been corrected.

4. 6:37 P.M. WORKSESSION: Green Building
   Staff: Tony Kantas

   Mr. Kantas explained to the Commission that he is working under the Energy Grant to find
   ways to promote more ways of green building and work with the current code to make
   changes to allow for further promotion of green building. Questions were asked of Mr.
   Kantas. A discussion ensued.
5. 6:47 P.M. STAFF UPDATES

Ms. Wilson provided the following staff updates:

- It was requested at the Planning Commission Meeting that Commissioner Nelson sign the Comprehensive Plan Amendment
- The next Planning Commission meeting on June 2, 2010 has been cancelled.

6. 6:48 P.M. SET OF PUBLIC HEARINGS:

**MOTION:** Commissioner Nelson moved to set the following public hearing dates:

- A4 & A6 Development Code, June 16, 2010

**Commissioner O’Connor seconded. Motion carried.**

7. 6:50 P.M. WORKSESSION: A4 & A6 Development Code

*Staff: Scott Longanecker*

Mr. Longanecker explained the purpose of Development Code A4 was to create a short plat exemption for the creation of unbuildable lots for natural area conservation. Mr. Longanecker passed out text changes that were made to the staff report to the Commission. He then reviewed and explained those changes. A discussion ensued.

Mr. Longanecker explained the purpose of A6 is to amend Development Code to increase landscaping buffers between incompatible uses and zones. A discussion ensued.

After discussion of the Development Code A6 the following motion was made:

**Motion:** Commissioner O’Connor moved to cancel the previously scheduled hearing date for Development Code A4 & A6 on June 16, 2010. Commissioner Spaulding seconded. Motion Carried.

8. 7:34 P.M. PUBLIC HEARING: A8 & A12 Development Code

*Staff: Scott Longanecker*

Chair Lane stated that the purpose of this public hearing was to listen to the proposed amendment to the Thurston County Development Code Docket A8 & A12 and accept public comment. A sign-in sheet has been provided for members of the public who wish to testify. Mr. Longanecker gave a brief overview of the Amendments. The purpose is to amend Development Code docket A8 to limit junk vehicles in the rural zoning districts which are long-term forestry, long term agriculture and McCallister Geologically Sensitive Zoning District.

Chair Lane opened the public hearing for A8 at 7:36 p.m.

*No members of the audience chose to testify.*

Chair Lane closed the public hearing at 7:36 p.m.

A12 Development Code is a proposal to remove a 2008 Development Code amendment that
permitted assessor structures on nearby lots that are in rural Thurston County.

Chair Lane opened the public hearing for A12 at 7:39 p.m.

No members of the audience chose to testify.

Chair Lane closed the public hearing at 7:39 p.m.

9. 7:20 P.M. WORKSESSION Follow-up: A8 Development Code  
   Staff: Scott Longanecker

Chair Lane asked the Commission if they had concerns or comments on the proposed changes to A8 Development Code. Commissioner Nelson stated that he thinks when you start talking about long term forestry and long term agriculture those are large parcels with specific uses and people classify them with different uses in regards to junk vehicles and what the definitions are of those. Mr. Longanecker explained the definition of junk vehicles as displayed within the text of A8. A discussion ensued.

Motion: Commissioner Cole moved to recommend acceptance of the staff proposal. Commissioner O’Connor seconded. Commissioner Nelson opposed. Motion Carried.

10. 7:55 P.M. WORKSESSION Follow-up: A12 Development Code  
    Staff: Scott Longanecker

Chair Lane asked questions of Mr. Longanecker in regards to exactly what the staff proposal was proposing. Mr. Longanecker stated that specific uses are already not allowed in many areas of the County and this specific Code would eliminate any specific request to make the code consistent. A discussion ensued. It was decided that Chair Chris Lane would write a letter to the Board of County Commissioner’s in regards to the Planning Commissions views on this subject, about leaving the language the way it is.

Motion: Commissioner Spaulding moved that the Commission forward the recommendation to the County Commissioner’s that the existing language be retained. Commissioner Nelson seconded. Motion Carried.

11. 8:18 P.M. WORKSESSION: Shorelines  
    Staff: Cindy Wilson & Molly Levitt

Ms. Wilson presented to the Commission the draft Shoreline Environment Designation maps for viewing during the presentation. Ms. Levitt talked about the draft Preliminary Shoreline Environment Designations document that was submitted to the Commission for their review and comment. Present and past history of the Shoreline Master Program update was also given. A discussion ensued. It was agreed upon that the Commission would have comments to staff within the next two weeks.

12. 8:53 P.M. CALENDAR

June 2, 2010 – Meeting has been cancelled
June 16, 2010 – Commissioner Tom Cole will not be in attendance

Thurston County Planning Commission  
May 19, 2010 Minutes
13. 8:54 PM ADJOURN

With there being no further business, Chair Lane adjourned the meeting at 8:54 p.m.

[Signature]
Chris Lane, Chair

Prepared by Carrie Toebbe, Recording Secretary