1. **6:30 P.M. CALL TO ORDER**
   Chair Lane called the July 21, 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, Bill Jackson, Kathleen O’Connor, Edward Fleisher & Tom Cole and Liz Kohlenberg

   **Absent:** Christine Spaulding & Christopher Earle

   **Staff:** Scott Clark, Scott Longanecker, Andrew Deffobis & Jeff Fancher, Prosecuting Attorney

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

   Number 3 on the agenda, Work Session A7 Development Code Farm Stands & Retail Ag has been tabled.

   After Approval of Minutes another item was added called Planning Commission public hearings and Communications in relations to the Critical Areas Ordinance.

3. **6:31 P.M. APPROVAL OF MINUTES**
   **Commissioner O’Connor moved to approve the May 5, 2010 minutes and accept the audio as the official record. Commissioner Nelson seconded. Motion carried.**

   Page 1, line 25 – Remove “motion carried as amended”.

   **Commissioner O’Connor moved to approve the May 19, 2010 minutes and accept the audio as the official record. Commissioner Cole seconded. Motion carried.**

4. **6:33 P.M. PUBLIC COMMUNICATIONS (Not associated with topics for which public hearings have been held.)**

   No members of 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](http://www.co.thurston.wa.us/planning/planning_commission/planning_comm_minutes.html)

5. **6:34 P.M. Planning Commission Public Hearings & Communications in Relations to the Critical Areas Ordinance**
   **Staff:** Scott Clark

   Mr. Clark explained the process of a public hearing and suggested to the Planning
Commission that they have another in regards to the Critical Areas Ordinance. One of the biggest reasons why is due to the fact that the last public hearing held on this issue was five years ago and new planning commissioners have since replaced prior members. Also, the public would like another chance to speak to the commission on the issue. Four open house public meetings will be held prior to the public hearing to address the public’s questions and concerns. A description of the open house events was also discussed. Andrew Deffobis will be giving a brief informational presentation then separate booths will be set up for the public to visit and ask specific questions related to their property or certain text changes. A question and answer session will be afterward by staff. All written comments that are received at the open house meetings will be posted on line and others that are not written will be summarized and sent to the planning commission to review.

It was also discussed due to a recent question what type of contact planning commission members can have with the public. Recently one planning commission member had been contacted at home via telephone by a member of the public and the commissioner was questioning wither or not they could speak with them. Mr. Clark responded with the following: Discussions between planning commissioners and members of the public or special interests groups held outside the realm of a public meeting or public hearing that are not related to a quasi judicial issue are not prohibited by law. Legally the planning commission can have those discussions but are encouraged to disclose them. A discussion ensued in regards to planning commissioners having conversations with the public. Public comment that is brought up from conversations that planning commissioners have had provides further awareness for staff.

MOTION: Commissioner Nelson moved to have another public hearing on the Critical Areas Ordinance. Commissioner O’Connor seconded. Motion carried.

6. 7:06 P.M. WORKSESSION: A6 Buffering Incompatible Uses

Staff: Scott Longanecker

Mr. Longanecker explained to the Commission that this was the third work session on increasing the buffer between incompatible uses and zones. Text changes that had been requested from the commission at the last work session were brought to the table. A discussion ensued. Further changes to the text were requested and Mr. Longanecker will bring the text changes back to the commission after the public hearing on August 18, 2010.

7. 7:12 P.M. WORKSESSION: Critical Areas Ordinance (CAO)

Staff: Andrew Deffobis

Mr. Deffobis gave the planning commission a brief update on the process of updating the CAO. A public hearing on the Prairie Conservation renewal Ordinance was held on July 12, 2010. On July 20, 2010 the Thurston County Board of County Commissioners (BOCC) approved the renewal and it goes into effect on July 28, 2010 and will be valid for six months. These text changes will be incorporated into the CAO. These changes were discussed.

Mr. Deffobis and Jim Kramer (Natural Resource Management Organizational Development Facilities/Mediation) are continuing to work with different stake holder groups to gather further information. Along with that the text changes have been reworked to be one draft
change instead of multiple changes from different staff in lots of colors.

*Liz Kohlenberg arrived.*

Mr. Kramer would like to hear about how the Planning Commission feels about the open house meetings that are to be scheduled at the end of August early September 2010. A discussion ensued.

8. **7:33 P.M. STAFF UPDATES**

Mr. Clark provided the following staff updates:
- The transfer of development rights/purchase of development rights paper is on line now and we are looking into restarting that process. We received a $25,000 grant to start the process.
- The 2010/2011 preliminary docket is online.
- Our new budget manager Robin Campbell, has put together a four year financial plan for the County and it shows that we will not be in the red for 2010 and 2011.

9. **7:36 P.M. CALENDAR**

August 4, 2010 – Kathleen O’Conner & Liz Kohlenberg will not be in attendance

10. **7:436 PM ADJOURN**

With there being no further business, Chair Lane adjourned the meeting at 7:36 p.m.

Chris Lane, Chair

Prepared by Carrie Toebbe, Recording Secretary