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

Attendance: Commissioners Christine Spaulding, Bill Jackson, Christopher Earle, Tom Cole & Scott Nelson

Absent: Chris Lane, Kathleen O'Connor, Liz Kohlberg & Edward Fleisher

Staff: Scott Clark, Scott Longanecker, Mark Swarthout, Tony Kantas and John Druelinger

6:30 P.M. APPROVAL OF AGENDA
MOTION: Commissioner Cole moved to approve the agenda. Commissioner Earle seconded. Motion carried.

2. 6:31 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 online at:
http://www.co.thurston.wa.us/planning/planning_commission/planning_comm_minutes.html

3. 6:31 P.M. WORKSESSION: Climate Change Update
Staff: John Druelinger

Mr. Druelinger updated the Planning Commission on the work that he has been doing in regards to Climate Change. The green house gas inventory has been completed and put into a resolution that the Thurston County Board of County Commissioner’s (BOCC) approved on August 24, 2010. The resolution was then read through briefly with explanation of larger points. The resolution is posted on the website. Retrofitting with certain different possibilities is now within discussion. Construction that could benefit our building by being upgraded for instance, the lighting, ventilation system etc. Telecommuting is also being discussed to help with emissions. A climate advisory committee is being assembled with people from around the area who are interested in how we might develop our own regional sustainable comprehensive plan. A short discussion ensued.

4. 6:44 P.M. WORKSESSION: Development Code A-13, Cottage Housing
Staff: Tony Kantas

Before Mr. Kantas started his presentation to the Planning Commission he was asked
what the average lot size and average pricing may be that this would be proposed for
cottage housing. The maximum building envelope would be 1,000 square feet and 200
square feet of private open space. Some examples were given including vertical houses
that were built in Pierce County.

Mr. Kantas gave the Commission a brief overview of the language that was used within
the code for the new drafted Cottage Housing Ordinance. The draft was mainly written
by the Green Stakeholders Group. The Cities of Olympia, Lacey and Tumwater still have
yet to comment on the draft and the Planning Commission will be briefed again after the
comments are received.

There is no precise definition of Cottage Housing however within other Cities Ordinances
they are described as typically built in clusters, close together, smaller in size, has a
private and common area and shares a parking and storage area. A discussion ensued.

5. 7: P.M. PUBLIC HEARING: Capital Facilities Plan
    Staff: Mark Swarthout

Mr. Swarthout stated that the Planning Commission had heard the proposal of Capital
Facilities Plan at the work session on September 1, 2010 and that the this public hearing was
to listen to any public comment in regards to the proposal of projects. A sign-in sheet has
been provided for members of the public who wish to testify.

Commissioner Nelson opened the public hearing at 7:19 p.m.

No public comment was given.

Commissioner Nelson closed the public hearing at 7:19 p.m.

MOTION: Commissioner Nelson moved to recommend approval of the 2011-2016
Capital Facilities Plan amending Chapter 6 of the Comprehensive Plan.
Commissioner Cole seconded. Motion carried.

FINDINGS: stated that the proposed amendment is consistent with the Growth
Management Act 3670ARCW. The proposed amendment is consistent with the Thurston
Countywide planning policies. The Thurston County Planning Commission held a dual
noted public hearing October 6, 2010 as required by Thurston County Code Chapter 2.05
Growth Management Public Participation.

The link to the Capital Facilities Plan is located at:

6. 7:21 P.M. WORKSESSION Follow-up: Development Code A-6 Incompatible Uses
    Staff: Scott Longanecker

Mr. Longanecker briefed the Commission on the status of the Development Code A-6
and that it will be going before the Thurston County Board of County Commissioners on October 19, 2010. Some improvements have been made including language that was highlighted within the staff report and those changes were then discussed, some modified. A discussion ensued in regards to the language changes.

**MOTION:** Commissioner Kohlenberg moved to recommend approval of amendments to titles 20, 21, 22 & 23, Chapters 20.45, 21.80, 22.47 & 23.36 of the Thurston County Codes related to landscaping. The proposed changes would require additional buffering in landscaping between incompatible land uses and zoning districts. This includes modifications to subsections 3A & 3F of each three ordinances which reduces the requirement for native non-drought tolerant. Commissioner Jackson seconded. Motion carried.

7. **7:36 P.M. STAFF UPDATES**

Mr. Clark provided the following staff updates:
- Staff is currently conducting the Critical Areas Ordinance Open House Meetings. The meetings are going well and all of the feedback about the set-up of the displays is positive. Gopher habitat and regulations that have been put into place by the State and Federal Government have been questioned. Staff has requested that State Fish and Wildlife participate in the panel interviews at the open house meetings. The other issue is the reduction in regulatory wetland sizes from 22,000 square feet down to 1,000 square foot wetland. Staff is continuing to research both of these issues. A short discussion ensued.
- The Thurston County Planning Commission and Board of County Commissioners annual potluck will be held on October 26’2010 at the Kenneydell Lodge.
- Tom Cole will not be in attendance on October 20, 2010.

8. **7:56 PM ADJOURN**

With there being no further business, Commissioner Nelson adjourned the meeting at 7:56 p.m.

Scott Nelson, Commissioner

Prepared by Carrie Toebbe, Recording Secretary