1. **6:30 P.M. CALL TO ORDER**
   Commissioner Nelson called the February 2, 2011 meeting of the Thurston County Planning Commission to order at 6:30 p.m. Commissioners provided self-introductions.

   **Attendance:** Commissioners, Christine Spaulding, Bill Jackson, Edward Fleisher, Christopher Earle, Scott Nelson & Kathleen O’Connor

   **Absent:** Liz Kohlenberg & Chris Lane

   **Staff:** Scott Clark, Scott Longanecker, Molly Levitt & Veena Tabbutt (Thurston Regional Planning Council)

2. **6:31 P.M. APPROVAL OF AGENDA**
   **MOTION:** Commissioner Fleisher moved to approve the agenda. Commissioner Jackson seconded. Motion carried.

3. **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

4. **6:31 P.M. APPROVAL OF MINUTES**
   **Commissioner Fleisher moved to approve the October 6, 2010 minutes and accept the audio as the official record. Commissioner Jackson seconded. Motion carried.**

   **Commissioner Jackson moved to approve the October 20, 2010 minutes and accept the audio as the official record. Commissioner Fleisher seconded. Motion carried.**

   **Commissioner O’Connor arrived.**

5. **6:33 P.M. WORKSESSION: Development Code A-10, Home Based Industry Road Standards**
   **Staff:** Scott Longanecker

   Mr. Longanecker explained that home based businesses are generally classified as a home occupation or a home based industry. Title 20, Chapter 20.54 – Special uses, contains review and approval standards for home based businesses. Currently, home occupations and home based industries in rural Thurston County are required to have
access from a paved road meeting County standards. In some cases, a paved road is unnecessary and cost prohibitive, particularly when there is very little traffic generated by the home business.

The proposed change would allow Thurston County to determine when paving would be required, or whether other mitigation such as a road maintenance agreement with Thurston County Public Works is sufficient. This would largely depend on the specific proposal and the amount of traffic potentially generated from employees, shipments and customers.

Amending Thurston County Code as described in the staff report would provide greater flexibility in determining appropriate traffic mitigation for home based businesses. If approved, the amendment would allow Thurston County Public Works to tailor traffic and road mitigation to address the particular aspects of a project, rather than imposing a condition which may be excessive and cost prohibitive in many situations. A discussion ensued. It was requested that a staff member from the Thurston County Public Works Department attend the next Planning Commission meeting so that they can explain the Road Standards.

5. 7:00 P.M. WORKSESSION: Development Code A-7, Farm Stands
  Staff: Scott Longanecker

Mr. Longanecker explained that Thurston County Resource Stewardship’s policy is to allow farm stands selling items grown on-site. Washington State law defines farm stands as a standard agricultural activity pursuant to RCW 7.48.310. (See staff report for RCW) Allowing agricultural sales operations and limited sales of products that were not raised on the property, or to sell products at non-farm locations could assist with the economic viability of local farms. The proposed amendment would allow retail sales of agricultural products raised on-site and allow similar sales in other locations deemed appropriate. The allowance should also include ancillary products and services.

Amending Thurston County Code as described herein would provide standards for the review and approval of farm stands in Thurston County. The proposed regulations would help to guide future proponents of farm stands and help to minimize potential traffic, safety, zoning and health issues that could arise from farm stands. A discussion ensued.

6. 7:31 P.M. STAFF UPDATES

Mr. Clark provided the following staff updates:

- Staff has been working with the Natural Resources Conservation Services in engaging the Oregon Range Land Trust who have brought forward two conservation properties for the BOCC to consider.

It was decided to continue with staff updates after the presentation from Molly Levitt and Veena Tabbutt.
7. 7:49 P.M. WORKSESSION: Guiding Growth – Healthy Watersheds: From Science to Local Policy – Presentation on Preliminary Basin Prioritization

Staff: Molly Levitt & Veena Tabbutt (Thurston Regional Planning Council)

Ms Levitt started the presentation with a brief overview of the initial beginning of the program. Guiding Growth Healthy Watersheds is a grant related project that is new between Thurston County Planning Department and Thurston Regional Planning Council and is funded by the EPA. Thurston County is expected to grow by 150,000 people in the next 25 years. When we plan for population growth we also need to plan for ways to protect our watershed health. The goal of this project is to protect health watersheds but the overall goal is to protect water quality within Puget Sound. A discussion ensued.

8. 8:03 P.M. STAFF UPDATES

Mr. Clark provided the following staff updates:
- A memorandum from Andrew Deffobis was handed out tonight with the CAO time line. Most chapters are in review internally with staff and with the County attorney or with another agency i.e. Department of Fish and Wildlife reviewing consistency with best available science.

9. 8:04 P.M. CALENDAR

February 16, 2011 – All Commissioners will be in attendance
March 2, 2011 – Kathleen O’Connor will not be in attendance.

10. 8:06 PM ADJOURN

With there being no further business, Commissioner Nelson adjourned the meeting at 8:06 p.m.

Scott Nelson, Commissioner

Prepared by Carrie Toebbe, Recording Secretary