1. **6:30 P.M. CALL TO ORDER**

Chair Lane called the December 7, 2011 special meeting of the Thurston County Planning Commission to order at 6:30 p.m. Commissioners provided self-introductions.

**Attendance:** Chair Chris Lane, Commissioners, Christine Spaulding, Bill Jackson, Scott Nelson, Kathleen O’Connor, Liz Kohlenberg Jennifer Davis, Ed Fleisher & Chris Earle

**Absent:** None

**Staff:** Jeremy Davis, Scott Clark, Cynthia Wilson, Tony Kantas, Scott McCormick and Jeff Fancher, Prosecuting Attorney’s Office

2. **6:30 P.M. APPROVAL OF AGENDA**

**MOTION:** Commissioner O’Connor moved to approve the agenda. Commissioner Nelson seconded. Motion carried as amended.

Scott Clark explained to the Planning Commission that the work session for mineral lands will only take five minutes due to the staff report not being completed.

3. **6:31 P.M. PUBLIC COMMUNICATIONS (Not associated with topics for which public hearings have been held.)**

To hear public testimony please use the following link:

http://www.co.thurston.wa.us/planning/planning_commission/planning_comm_minutes.html

*No members of the audience chose to speak.*

4. **6:31 P.M. STAFF UPDATES**

Mr. Clark provided the following staff updates:

- Due to the mineral lands compliance issues and timeline to respond to the Growth Management Hearing Board the Planning Commission will need to meet on December 21, 2011. A tentative poll was taken and it seemed a quorum would be present. The response is due to the Growth Management Hearing Board on April 19, 2012. As the time line was read during the staff update no work session will be had for mineral lands this evening.
- The CAO public hearing begins at 10:00 a.m. this Saturday and ends at 3:00 p.m. Lunch will be from 12:00 to 12:30. Law enforcement, court security and staff
will all be present. Almost all of the audio/visual equipment will be set up the
night before the hearing. A lesson learned meeting was had in regards to all of
the concerns with the past public hearing with the BOCC and staff expects this
hearing to be much smoother in process.

- Another item that was given to the Planning Commission (PC) was the Thurston
Chambers of Commerce sponsored a private consultant report by Kripner. The
report is about the Mazama Pocket Gopher.

A short discussion ensued in regards to the public hearing process.

5. 6:43 P.M. WORK SESSION: Cottage Housing
Staff: Tony Kantas, Resource Stewardship Department

Mr. Kantas began his presentation with a brief overview of the process the PC had been
through already with Cottage Housing. On November 2, 2011 the PC had a public
hearing in regards to Cottage Housing and there was no verbal testimony given but a
letter from Jeff Pantier from our prosecuting Attorney’s Office was submitted in support.
Mr. Pantier’s letter suggested going from the 900 square feet that was drafted up to 1200
square feet and also to eliminate the low impact development requirement within the
code. Mr. Kantas has already provided findings to the PC from the hearing.

Commissioner Jackson then provided the other members of the PC and Mr. Kantas with
some statistical information that he had found that pertained to cottage housing. The
average size for a home in Thurston County that Commissioner Jackson found was 1200
square feet. A discussion ensued regarding the average size of homes and what the final
draft should say for square footage.

MOTION: Commissioner Spaulding moved to modify the Cottage Housing proposal
to include a maximum of 1,200 square feet, a maximum of 1,000 square feet footprint and strike the accessory dwelling unit. Commissioner Jackson seconded.
Three opposed. Motion carried.

A continued conversation was then had about a minority report being written to the Board
of County Commissioners and what it may say.

MOTION: Commissioner Spaulding moved to recommend approval of the Cottage Housing proposal with the above motion amendment. Commissioner Davis
seconded. Three opposed. Motion carried.

Commissioner Nelson stated for the record that his objection is not to the increasing of
the density but tying it to the elimination of an accessory dwelling unit.

(The minority report dated December 14, 2011 is attached)

6. 6:51 P.M. WORK SESSION: Agritourism
Staff: Scott McCormick

Mr. McCormick handed out another version of the draft ordinance that was sent to the
Planning Commission last week for review before the meeting. Commissioner O’Connor
asked that new versions of documents be easily identifiable with version control and do
not have the same name as previous versions.

Mr. Clark stated that at the last PC meeting there were policy issues and legal issues
regarding the docket. Staff has since met with Jeff Fancher (Prosecuting Attorney) to go
over the policy and legal issues on the docket. Mr. McCormick will be going through
this during his presentation of the revised agritourism proposal.

The last question from the PC was if the proposal had gone beyond the original docket.
A discussion ensued in regards to this question and the direct link that all the proposals
has to agriculture. Jeff Fancher also discussed these concerns with the PC. The change
in definition of agritourism and relationship to agriculture is not necessary because the
ordinance contains multiple land uses including country inns, wineries & breweries
which are not required to be on a farm. In addition, language in the general standards
section further points out that tourist activities that fall under other categories like nature
tourism, culinary tourism are also allowed and do not need to be located on a farm as
long as they meet the other general standards. The docket will be changed to wineries,
breweries and agritourism to alleviate the question about exceeding the docket
requirements.

Country inns will not be allowed on working lands. The cap on the size will be 8,000
square feet with a special use permit. A short discussion ensued about other things that
can be allowed on working lands.

The language using conference as a definition was stricken and changed to meeting space
to give it a different tone. The noise ordinance will be referred to instead of listing hours
for these places being open.

Discussion on an overlay district for the entire county instead of just southern Thurston
County was discussed.

There have been a number of concerns regarding the allowance of rental cabins within
the AOD. After a good deal of discussion among staff, it was determined that the
solution to these issues was to base the number of possible rental cabins/units on the
allowed residential density. This would have the effect of eliminating the GMA
residential density problem, and would allow the units to contain full kitchens, the latter
of which was the preference of the BOCC. The question was then raised about what the
difference between a rental cabin and a home stay establishment and if one should be
removed because they are so much the same. The PC discussed removing rental cabins
and adding the density language to the farm stay section, staff agreed.

The definition of agritourism was then discussed. The intent is to eliminate the risk of
inappropriate uses in the agricultural overlay district. Commissioner Davis suggested
revising the definition in section 3.2 that says agritourism means and replace that with the
agritourism overlay district is defined to include enterprises, and then the rest of the
definition. This would also include adding wineries, breweries, cider mills craft
distilleries. This would totally eliminate section 11 on page 8. This would define the
AOD. Staff will be looking into making these changes recommended by the PC.
Commissioner Jackson was excused.

Within section .030 the language remained the same but the standards were separated from the uses. Discussion ensued in regards to the new arrangement and further sections.

The question then was raised and discussed about how much accessory uses or products that aren’t grown on or produced on site would be a good percentage to allow for sale? The rate of 50% is commonly used in other ordinances. The Planning Commission would like the verbiage to be condensed and not so open.

Accessory uses within the agritourism overlay district were then discussed.

MOTION: Commissioner Davis moved to amend the proposal to strike the sections related to Country Inns and keep the existing process for getting a Country Inn permitted. Motion carried.

MOTION: Commissioner O’Connor moved to strike the draft country inn language from the draft. Commissioner Davis seconded. Motion carried.

Short term events in the AOD were then discussed. Option 2 on page 20 was a majority of consensus for the PC. Short-term events up to ten days per year are allowed as a matter of right and are limited to three consecutive days per event. Short-term events in excess of ten days per year may be permitted pursuant to the following which was i and ii.

7. **9:08 P.M. WORK SESSION: Critical Areas Ordinance – Prehearing Wrap-up**

   Staff: Scott Clark, Cynthia Wilson & Jeremy Davis

Mr. Davis handed out two handouts to the Planning Commission. The first was a memorandum from Mr. Deffoebis with an updated table of the cross references between the new title 24 and the old chapter 17.15. The table also includes all of the major chapters. A bibliography was also attached to the first memorandum. A science DVD will be finished and handed out at the next PC meeting. The second handout was a Krippner Report that was commissioned by the Economic Development Council. This is an evaluation of the current science of the pocket gopher. A short discussion ensued.

8. **9:13 PM ADJOURN**

With there being no further business, Commissioner Nelson adjourned the meeting at 9:13 p.m.

Chris Lane, Chair

Prepared by Carrie Toebbe, Recording Secretary