1. **6:30 P.M. CALL TO ORDER**
Commissioner Nelson called the September 5, 2012 meeting of the Thurston County Planning Commission to order at 6:30 p.m. Commissioners provided self-introductions.

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

**Absent:** Kathleen O'Connor, Chris Lane, Liz Kohlenberg & Jennifer Davis

**Staff:** Scott Clark, Jeremy Davis, Christy Osborn, Roger Geibelhaus, Cliff Moore & Kerry Hibdon

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

**MOTION:** Commissioner Earle moved to approve the agenda. Commissioner Fleisher seconded. Motion carried.

An item called Aquifer Recharge Ground Study Community Advisory Group Discussion was added to the agenda after #11.

3. **6:33 P.M. PUBLIC COMMUNICATIONS (Not associated with topics for which public hearings have been held.)**

1. Marlene Voss with WREDCO - No address was given – Spoke in regards to the Weyerhaeuser Long Term Ag Reconsideration application.

2. Judge Schader Rogers – No address was given – Spoke in regards to her properties Long Term Ag Reconsideration application.

3. Petra Lewin – 9145 Prather Road SW Centralia, WA 98531 – Spoke in regards to her properties Long Term Ag Reconsideration application.

4. Robert Brown – P.O. Box 193 Galvin, WA – Spoke in regards to Ms. Lewin’s property and the Long Term Ag Reconsideration application on it.

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)

4. **6:43 P.M. APPROVAL OF MINUTES**

**MOTION:** Commissioner Spaulding moved to approve the February 15, 2012 minutes and accept the audio as the official record. Commissioner Fleisher seconded. Motion carried.
5. **6:44 P.M. WORK SESSION: Long Term Ag Reconsiderations**

*Staff: Christy Osborn & Jeremy Davis*

Ms. Osborn started the work session for Long Term Ag Reconsiderations. She stated that a staff report had been sent to the PC and all applicants involved prior to the meeting. Site visits were made to view the properties.

Again the requests are asking to change the land use and zoning designations from Long-Term Agriculture (LTA) to Rural Residential Resource – One Dwelling Unit Per Five Acres (RRR1/5). The requests are to be considered in light of new soils information and other agricultural lands designations criteria.

The redesignation criteria that come from the Comprehensive Plan also established criteria for the redesignation of agricultural lands. They are the following:

1. Changes in surrounding land use severely inhibit or severely interfere with continued agricultural use.  
2. Changes in market conditions reduce economic viability of agricultural use; or  
3. Changes in regulatory requirements severely reduce economic viability of ag use; or  
4. Site specific evidence conclusively indicated the land does not meet the criteria for designation as agricultural land.

Each property that has put in for long term ag reconsiderations were then discussed. The first property was Weyerhaeuser #1. A brief description of the Parcel, Zoning and Previous Zoning are available online within the staff report.

*Chair Nelson called a brief recess while a computer glitch was fixed to bring the power point presentation back online.*

**6:54 P.M. The work session started again.**

Weyerhaeuser Property #1 pictures were also displayed including the topography. The second property was Weyerhaeuser #2. The third property was the Lewin parcels and the fourth was Schader Crown Ranch.

A question was asked as to what the Grassland Reserve Area was on the Schader Crown Ranch map. The Grassland Reserve Area is an agreement between the Ranch and the USDA that any type of development would have to be approved through the USDA. The applicant was paid monies to keep the property marked grassland reserve area within that marking.
Commissioner Jackson asked if the further information from the soils report was turned in. Staff tried to have NICS review the current soils reports but ran into difficulty because the County does not have an agreement with them and a conflict of interest. The gentleman that did three of the soils reports now also works for the agency. A soils scientist out of Spokane has been contacted to review the soil reports and staff is waiting on his recommendation. The hope is that that recommendation will be made prior to the PC’s public hearing. A brief discussion ensued in this regard.

More analysis on the specific criteria and the goals and policies in the Comprehensive Plan will be added to the staff report for the next work session as requested by the PC. The question of whether grass lands qualify as long term ag and also do wetlands necessarily disqualify property from being long term ag will also be answered. The PC would also like to see native inventory of the exhibits received. Color copies of the photos and reports electronically were also requested.

**MOTION:** Commissioner Fleisher moved to set a public hearing on long term agriculture on October 3, 2012. Commissioner Spaulding seconded. Motion failed.

A discussed was had prior to the motion being carried on whether staff thought that the information that was requested by the PC would be completed and discussed prior to the public hearing. Staff could not say with a 100% certainty that it would so there were concerns that even listening to further comments without the 3rd opinion (peer review) would propagate an opinion to be able to move forward.

**6. 7:21 P.M. WORK SESSION: Medela Site Specific Land Use Plan Amendment**

*Staff: Christy Osborn & Jeremy Davis*

Ms. Osborn started the work session for Medela Site Specific Land Use Plan Amendment. A request was made for a Comprehensive Plan Amendment before the PC by the Medela Group. The subject property is located north of and adjacent to Interstate 5 and within the urban growth boundary of the City of Olympia. The property is located within low density zoning district residential 4/8 units.

A brief history of the zoning was given. The City of Olympia started the annexation process for this property island back in 2010 and many neighbors came forward in opposition. Since that time the City has not continued to pursue any further action and the annexation was dropped.

Maps and photos of the site and area were viewed next within the power point presentation.

Staff has met with the City of Olympia and they expressed that they would like to see the County move forward with the application and County staff will be going before the cities PC on September 17th to address the same application.
There are currently nine residences on the property but only two of them are habitable. The other seven were vacated due to being uninhabitable.

There are two options for the application. The first option is to change the land use designation and zoning from Residential 4/8 Units per Acre (R4-8) to Residential Multifamily 18 (RM-18). The second option is to not change the land use designation and zoning on the property at all.

Mr. Davis also wanted to remind the PC that they also have to consider adding Forest Cemetery into the rezoning of the property before the public hearing as well. Right now it is shown as commercial zoning but is not zoned as such but R4-8. The cemetery is very old. Currently the application does not include the cemetery but the PC is being asked so that another island of R4-8 is not left again.

The PC would like to see what the implications of the zoning change are for the cemetery. The hope from staff is that the PC will be willing to set a joint public hearing with the City of Olympia for the date of October 10, 2012 to help save both Thurston County residents and City of Olympia resident’s time to testify in front of both groups. A revised staff report will be available prior to the public hearing.

The way the joint plan amendment works with the City of Olympia is that if we get a rezoning application or we propose an amendment in their urban growth area both Planning Commissions make a recommendation. The recommendation goes to their City Council and then their City Council makes a recommendation directly to the Board of Thurston County Commissioners (BOCC). Our PC makes a recommendation directly to the BOCC.

It was decided to leave the cemetery zoning the way it is.

**MOTION: Commissioner Spaulding moved to set a joint public hearing with the City of Olympia Planning Commission on October 10, 2012 on Medela Site Specific Land Use Plan Amendment. Commissioner Fleisher seconded. Motion carried.**

A special meeting notice will need to be sent out because this is a non-meeting day. The public hearing will start at 7:00 p.m.

**7:40 P.M. WORK SESSION: French Loop/Chambers Land Use Plan Amendment**

*Staff: Christy Osborn & Jeremy Davis*

Mr. Davis started the presentation on French Loop/Chambers Land Use Plan Amendment. A staff report was previously sent to the PC for review.

A moratorium was put in place to respond to the Western Washington Growth Board decision. Some areas have been held under moratorium due to potential environmental constraints. Areas have been incrementally removed from the moratorium area. The moratorium has been continued until December 14, 2012.
During the beginning of the discussion the power point presentation was somehow unsaved therefore Mr. Davis started the presentation after with the maps for analysis. The regulatory analysis factor is coordination with the City of Olympia, Growth management Act, and County-Wide Planning Policies including TC Code. Environmental are critical areas. Technical is provisions of services and fiscal area affordability of providing services.

Many maps were discussed. The maps showed the R4-8 zoning. A history of maps was then given including the zoning, development history, sewer service areas and hazards.

The South Olympia options included three different staff alternatives. Alternative one is to leave the existing zoning in place. Alternative two is to consider changing the existing land use designation and zoning to Residential 2-4 and alternative three would be to follow the City of Olympia’s lead and include the R4-CB zoning in the Olympia Zoning Ordinance. Another option that was also brought up was to consider residential 1/5.

**MOTION:** Commissioner Spaulding moved to set a public hearing with the City of Olympia Planning Commission on October 10, 2012 on French Loop/Chambers Land Use Plan Amendment. Commissioner Jackson seconded. Motion carried.

8:11 P.M. **WORK SESSION: Parks Element**

*Staff: Jeremy Davis, Roger Giebelhaus & Cliff Moore*

Mr. Hibdon reported that staff is still working on the Comprehensive Plan for the Parks Board finished and approved by the BOCC.

Mr. Moore reported the time line for the process in updating the Parks and Recreation Plan and requirements from the Recreation and Conservation Office. One of the suggestions at the last PC meeting was to reduce the volume of information provided within the plan. Reducing some of the information that is actually required by the Growth Management Act is not an option and Mr. Davis discussed further.

Mr. Hibdon and Mr. Moore reported on past and public outreach. Mr. Giebelhaus discussed division and values to provide clarity.

Mr. Davis further reported on what is required in the Growth Management Act including an explanation of why the Parks Plan seems much longer than other sections. The Washington Administrative Code was also referenced for the visioning process.

Further Mr. Hibdon went into greater detail of the process including discrepancies in the data between the CFP, the budget and the Comprehensive Plan process.

Commissioner Fleisher asked for further information in regards to the points made about the definition of developed or preserved property including the numbers that staff said should be completed in the next couple of weeks. Mr. Davis will be sending staff and the PC examples of other parks elements and comprehensive plans to review.
Staff reported that they will be back before the PC on September 19, 2012 with the level of service document. They will be requesting to set a public hearing and get the PC’s recommendation to move forward.

9. **8:42 P.M. Discussion on Aquifer Recharge Ground Study Community Advisory Group**

Commissioner Nelson asked staff and Commissioner Jackson what was needed or asked of the PC in regards to the Aquifer Recharge Ground Study Community Advisory Group. Commissioner Jackson wanted to know if it was a conflict to be a part of the Advisory Group when he also served on the PC. A discussion ensued.

No action items were taken however the PC agreed that there was no issue with Commissioner Jackson serving on the advisory group.

10. **8:47 P.M. STAFF UPDATES**

Mr. Davis provided the following staff updates:

- Information and a hand out were given to the PC about the Aquifer Recharge Ground Study Community Advisory Group.
- An e-mail from Citizen Dan Womer was handed out to the PC in regards to off leash dog parks. The PC asked staff to give it to the Parks Staff for review also.
- Ms. Story will be bringing Mineral Lands back before the PC at the next meeting. The PC asked that she include the materials that the BOCC used to make their decision in regards to global warming and carbon sequestration.

11. **8:50 P.M. CALENDAR**

September 19, 2012 – Commissioner Fleisher will not be in attendance.

Commissioner Nelson asked that staff poll the PC of their availability on September 10th.

12. **8:51 PM ADJOURN**

With there being no further business, Commissioner Nelson adjourned the meeting at 8:51 p.m.

---

Scott Nelson, Vice-Chair

Prepared by Carrie Toebbe, Recording Secretary