1. **6:30 P.M. CALL TO ORDER**
Chair Lane called the March 6, 2013 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, Kathleen O’Connor, Bill Jackson, Christine Spaulding, Christopher Earle & Donna Nickerson

**Absent:** Edward Fleisher & Jennifer Davis

**Staff:** Scott Clark

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

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

3. **6:30 P.M. STAFF UPDATES**

Mr. Clark provided the following staff updates:

- A doodle poll was sent out in regards to the PC recognition dinner to see which Thursday in April works best for everyone. Two out of the three BOCC members could not attend on March 28th. The dinner will be purchased by the County.
- The sequester is on everyone’s mind. We received a notice yesterday from the EPA that this may affect us also.

4. **6:32 P.M. CALENDAR**

March 20, 2012 – All Commissioner’s will be in attendance.

*Note: The meeting minutes for this date are not verbatim but are detailed to contain action items and discussion along with research of explanation.*

5. **6:34 P.M. ELECTION OF OFFICERS**

Commissioner O’Connor gave an overview of the research that her and Commissioner Davis had done with all of the other members on the Planning Commission (PC) in regards to the election of officers for the 2013 year. Both sub-committee members called half of the PC members to see if they were interested in being an officer and also asked for feedback on the current Chair and Vice-Chair of the PC. Commissioner O’Connor put together a summary that was then introduced so that the PC could vote on the different options. Some comments that were given during the research were that
members like the fact that meetings are more organized and using Robert’s Rules of Order. That people are documenting, tracking and making votes as the meeting goes and that seems to be helping the process and helping provide mutual respect for one another. Other comments were that people need to keep their personal agendas separate from the work that is being done. An idea was given considering, encouraging, requiring or discussing does it make sense to have chairs or vice chairs rotate every couple of years. More than one person suggested seeing a complete change in the current chair and vice chair. Not everyone suggested a person for chair and vice chair so the options were pieced together from what everyone suggested.

Based on all of the options that the members suggested a list was created to vote upon:

The first was Jennifer and Scott. A suggestion was made by some to put people who really didn’t want to be chair or vice chair so they were not added as options. The members that were suggested for vice chair were Christine, Ed and Scott. The Third was Christine and Jennifer in combination as chair and vice chair.

Options:

A. Jennifer and Christine
B. Jennifer and Ed
C. Jennifer and Scott
D. Scott and Christine
E. Scott and Jennifer

Private ballots were then passed out for each member to vote.

Scott Clark tallied the votes.

After the votes were tallied the results were in favor of option E. At the next meeting Scott Nelson will be chair and Jennifer Davis will be vice chair.

6. 6:42 PM WORK SESSION: Grand Mound Planning District
Staff: Scott Clark

Mr. Clark started a presentation on the Grand Mound Planning District; a history of the district, the planning and both Rochester and Grand Mound together. The Chehalis Tribe is also within this area and the County has spent time in conflict and collaboration with them on many issues.

A staff report was sent to the PC to review prior to the work session.

In 1974 the Rochester City Council was formed to work on land use issues. They created the first Rochester Sub Area Plan in 1975. They acknowledged that septic systems were an issue/were going to be an issue and looked to set densities at 1 unit per acre.

There were two things discussed in the sub area plan in the 1970’s. The first was Thumpa Industries. Thumpa Industries was a rabbit processing plant and was to employ
about 600 people. The business did open but faded out about 1977. The second was
Washington Public Power System. This did not work out either and resulted in one of the
biggest public default in bonds at that time 2.25 billion dollars. These two things were to
drive growth within the area but since they failed so did the boom in growth.

In the early 1980’s the citizens of Grand Mound began discussions with Thurston County
regarding the water and sewer district in their area. This lead to the creation of the Grand
Mound Water Service Sewer Area and it also lead in future planning industrial land use
designation.

In the 1990’s Growth Management started coming on board. In 1995 Chase did an
Economic Report and it suggested that the industry that would take off in the area would
be tourism and recreation. In 1996 the county adopted the Grand Mound Sub Area Plan
which established the urban growth area, boundaries and the water/sewer district within
said boundaries.

The Chehalis Tribe came on board after the 1990’s. Government-to-Government
collaboration took off in 2004. Joint Planning with the County was frequently discussed.
This also led to the development of the Great Wolf Lodge. The Tribe and County
worked together to fund infrastructure improvements for Grand Mound. Between the
Tribe, the Port of Centralia, the City of Centralia and Thurston County the Governor’s
office was lobbied and the State Legislature in 2007 to get the Exit 88 interchange done
which amounted in 42 million dollars.

The question now with Grand Mound is that it is primarily zoned to be industrial but
we’ve had two economic development reports come out that said industrial is not the best
idea for the location. County staff would like to start re-examining the zoning to see
what designation should be within the area.

Mr. Clark went through some additional history on the area of Grand Mound.

Staff recommended to the BOCC that they initiate a zoning and land use process and
leverage that partnership again. Seek State and Federal funding for planning and figure
out how the County is going to address the impacts of the prairie species in the Grand
Mound and Rochester area. Then address the fire district and citizen initiated rezones in
Grand Mound. All of this should be done in a comprehensive way to hopefully come up
with something that is very nice for the majority of people.

On the Planning Department’s website there is the Chehalis Tribe’s economic
development plan which shows the Tribe’s future plans. It includes a lot more recreation,
a music venue, movie theatre and additional retail and sales.

Commissioner Nickerson asked about the time frame. Mr. Clark stated that there is
currently no time line but he is seeking funding to start the process already. His concerns
are the conflicting zoning with future plans for the area and the already started Habitat
Conservation Plan for the area.

*Staff: Scott Clark*

Mr. Clark showed a power point listing the 2013 – 2014 preliminary docket items. They are to be published by law. The intent of the docketing process is to allow the counties, cities and other interested parties to get something into the County’s docket for land use and zoning or development code which will be added to the formal docket. After the formal docket is created it then goes through the planning commission process and then the BOCC process. March 12th is the cutoff date for public comment on the draft docket. Then staff takes the draft docket before the BOCC. The docket is vetted with different specifications to lower the enormity of the draft then taken before the BOCC.

There are different types of items on the docket. These items include; general comprehensive plan amendments, joint plan dockets and citizen initiated rezones. The BOCC does not have to add anything to the docket; the law cannot force the BOCC to legislate.

The TDR program was discussed. The current draft list of projects was then gone over with a brief synopsis and funding.

A new website will be going up called HCP.org. This will be sent to the PC as soon as it is completed. This will be a very large scale project.

Mr. Clark will be e-mailing out the entire pdf document of the Comprehensive Plan Amendments table to the PC in the next day. He asked the PC to take a look at it and see if they have any concerns.

8. **7:38 P.M. PUBLIC COMMUNICATIONS (Not associated with topics for which public hearings have been held.)**

*No public came to speak.*

The official audio is available on line at:

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

9. **7:38 PM ADJOURN**

With there being no further business, Chair Lane adjourned the meeting at 7:38 p.m.

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Chris Lane, Chair

Prepared by Carrie Toebbe, Recording Secretary