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

Chair Nelson called the August 7, 2013 meeting of the Thurston County Planning Commission (PC) to order at 7:00 p.m. Commissioners provided self-introductions.

**Attendance:** Chair Scott Nelson, Commissioners Jennifer Davis, Donna Nickerson, Chris Lane, Christine Spaulding & Tim Kramer

**Absent:** Edward Fleisher, Bill Jackson & Christopher Earle

**Staff:** Jeremy Davis and Cynthia Wilson, Planning Department; Mike Kain & Scott McCormick, Resource Stewardship Department; & Fred Evander, Thurston Regional Planning Council (TRPC)

**Guest:** Randall Schleis, Mayor or Rainier

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

**MOTION:** Commissioner Davis moved to approve the agenda. Commissioner Spaulding seconded. Motion carried as amended.

Chair Nelson suggested moving the Agtourism Work Session to be last on the agenda since he will have to abstain from the conversation.

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

   *No public was present to speak.*

The official audio is available on line at:

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

4. **6:31 P.M. APPROVAL OF MINUTES**

**Commissioner Lane moved to approve the June 19, 2013 minutes and accept the audio as the official record. Commissioner Davis seconded. Motion withdrawn.**

Commissioner Nickerson requested the following changes that were not noted within the June 19, 2013 minutes be corrected within the April 3, 2013 minutes:
The minutes were tabled until the corrections were spelled out in the June 19, 2013 minutes and corrected within the April 3, 2013 minutes.

**Commissioner Davis moved to approve the July 17, 2013 minutes and accept the audio as the official record. Commissioner Nickerson seconded. Motion carried as amended.**

Commissioner Kramer requested his name be spelled correctly within the attendance.

5. **6:37 P.M. STAFF UPDATES**

Mr. Davis provided the following staff updates:

   · Staff is continuing work on the Habitat Conservation Project, Debit/Credit Methodology, Shoreline Master Program and Science to Local Policy.

6. **6:38 P.M. WORK SESSION: Rainier Fire Station Amendment**

*Staff: Jeremy Davis & Fred Evander with TRPC  
Guest: Randall Schleis, Mayor of Rainier*

Mr. Davis introduced Fred Evander who is a Planner for the City of Rainier and City of Tenino and also the Mayor of Rainier Randall Schleis. Mr. Evander presented.

A power point was presented and an attachment was given to the PC.

Mayor Schleis gave a brief explanation of why the Fire Station was moved out of the Urban Growth Area just outside of the City limits of Rainier.

The City of Rainier will be holding a public hearing on this matter on September 17, 2013.

7. **6:53 P.M. Set Public Hearing for: Rainier Fire Station Amendment September 4, 2013**

*Staff: Jeremy Davis & Fred Evander with TRPC  
Guest: Randall Schleis, Mayor of Rainier*

**MOTION:** Commissioner Spaulding moved to set a public hearing on the Rainier Fire Station Amendment September 4, 2013. Commissioner Lane seconded. Motion carried.

8. **6:54 P.M. CALENDAR**

August 21, 2013 – All commissioners that were in attendance this evening will be attending the August 21, 2013 meeting.
Chair Nelson stated that a property he has interest in is being considered for the amendment. He will be recusing himself and turning the meeting over to Vice-Chair Jennifer Davis.

Scott McCormick with the Resource Stewardship brought the Agtourism subject back to the PC for discussion including different areas that may be added.

Mike Kain, manager of the Resource Stewardship Department spoke in regards to AOD and Long Term Agricultural.

A map of where the current boundary exists and where future proposals are are passed around to the PC. Mr. Davis asked that the map be sent to the Planning staff for scanning, posting online, put in the record file and then sent to the PC.

Commissioner Nickerson requested that Mr. McCormick calculate the current percentage of agricultural areas within the Agtourism District and then what it would be once the area is expanded. Mr. McCormick will work on the calculations and bring the data back before the PC.

Further conversation ensued about text changes.

MOTION: Commissioner Spaulding moved that on page 17 of Thurston County Code 20.08G.040 (2) to change the text and delete the phrase of the area or of the property. Commissioner Davis seconded. Two members voted for and two members voted against, motion failed.

MOTION: Commissioner Davis moved to strike the proposed change on page 17 of Thurston County Code 20.08G.040 (2) and leave it as originally written; intensity of the existing agricultural use of the property and the existing buildings on the site. Commissioner Spaulding seconded. Motion carried.

Starting from page 17 on the text changes where discussed.

MOTION: Commissioner Spaulding moved to set a public hearing on the revised Agtourism Overlay District September 4, 2013. Commissioner Lane seconded.

It was decided by Commissioner Spaulding after discussion to amend the motion.
MOTION: Commissioner Spaulding moved to set a public hearing on the revised Agtourism Overlay District September 4, 2013 including the designation of all long term agricultural land within the County to include them within the Agricultural Overlay District. Secondly, to add the flexibility after the public hearing for the Planning Commission to include or exclude additional properties based on public testimony. Commissioner Lane seconded. Motion carried.

10. **7:40 PM ADJOURN**

With there being no further business, Vice-Chair Davis adjourned the meeting at 7:40 p.m.

Jennifer Davis, Vice-Chair

Prepared by Carrie Toehbe, Recording Secretary