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

Chair Nelson called the February 19, 2014 meeting of the Thurston County Planning Commission to order at 6:30 p.m. Commissioners provided self-introductions.

**Attendance:** Chair Nelson, Commissioners, Christine Spaulding, Jennifer Davis, Christopher Earle, Edward Fleisher, Donna Nickerson

**Absent:** Tim Kramer, Chris Lane & Bill Jackson

**Staff:** Scott Clark, Christy Osborn, Andrew Deffobis & Jeremy Davis

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

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

3. **6:30 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 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. **6:31 P.M. PLANNING COMMISSION ELECTIONS RE-CAP**

Commissioner Spalding explained that nominations and approvals of officers were made at the February 5, 2014 meeting that Scott Nelson serve as Chair for 2014 and Jennifer Davis serve as Vice Chair, however, the February 5, 2014 audio did not record the meeting, and therefore, no minutes were created to capture the election of officers. Eight Planning Commission (Commission) members were in attendance and the nomination of officers was unanimous. Commissioner Nelson was nominated as Chair and Commissioner Davis was nominated as Vice Chair. The previous motion has carried.

5. **6:33 P.M. STAFF UPDATES**

Mr. Clark stated that Christy Osborn has been chosen to fill the recent Senior Planner position opening, and will serve as the lead Shorelines Planner.
The Planning Department is releasing a request for proposals for habitat consultants to participate in the second half of the Habitat Conservation Plan. This project has received grant funding.

Effective March 1, 2014, the Planning Department will no longer exist and will be merged into the Resource Stewardship Department as the Long Range Planning section, and Mr. Clark announced that he has been appointed Director of the Resource Stewardship Department.

Mr. Clark stated that he would like to discuss changing the room setup for future meetings, to seat the Planning Commission up on the dias and staff at the adjacent staff table. The Commission discussed this arrangement and the types of chairs in room 152 will not comfortably seat nine members on the dias.

6. 6:38 P.M. CALENDAR

March 5, 2014 – All Commissioners present will be in attendance.

Chair Nelson called a brief recess until the PC could start the public hearing at 7:00 p.m.

7. 7:00 P.M. PUBLIC HEARING: North Thurston School District

Staff: Christy Osborn

Chair Nelson opened the public hearing at 7:00 p.m.

Ms. Osborn gave a brief overview of the proposal before the Commission. The North Thurston County School District is requesting a site-specific Comprehensive Plan Amendment and Rezone to change the land use and zoning designation from Rural Residential Resource One Unit per Five Acre zone to an Open Space Institutional land use designation and zoning. Also included in the proposal is an amendment to the Urban Growth Boundary for the City of Lacey. Ms. Osborn explained the zoning designations and provided a map and aerial photo showing the zoning and Urban Growth boundaries in the area, and existing land use activity.

The Commission asked questions of Ms. Osborn. Ms. Osborn answered questions and provide explanation of County-wide planning policies applicable to this request. Comments have been received from the City of Lacey and have been provided to the Commission. The City of Lacey Council has forwarded a recommendation for approval of this proposal. The Thurston Regional Planning Council (TRPC) has also reviewed this proposal and recommends approval with comments. Additional comments were received and Ms. Osborn explained the comments and concerns. Additional questions and discussion occurred. It was requested that the non-project Mitigated Determination of Non-Significance, and a transcript of the TRPC discussion and concerns be provided for the future work session the Commission will have regarding this request.

Public Testimony was given by the following:

1. Bob Jacobs – 720 Governor Stevens Avenue, Olympia, WA
2.  Lisa Hadley – Near Jubilee

Chair Nelson closed the public hearing.

The Commission requested the following additional information be provided by staff regarding this proposal:

- Information regarding what kind of studies the district has done in terms of service areas;
- Clarification as to what was looked at and why the school district couldn’t find a different site that wouldn’t allow rezoning;
- Discussion as to what extent the forest will be removed from this site and how the regulations would change to do with that for the proposal before the Commission;
- Evidence supporting the assertion that there are no other suitable sites within the City of Lacey for this proposal;
- Recommended size in the staff report recommends that this is looking at a facility to support over 6200 students. Would like to see evidence that there is actually a need for that amount of students in this area;
- A note that because of purchasing property outside of the UGA with the expectation that it can later be annexed and developed means this is not a re-zone and part of a development proposal and should be held to a higher standard because of that;
- Would like information on what the current policy for this school district on future land acquisition and whether we will encounter these problems again or if there is a problem in place for ensuring these proposals are in UGA areas;
- A review of the transcript of the TRPC meeting is requested;
- An other environmental review that the County has on this proposal;
- What information is there from the City of Lacey and North Thurston School District regarding development fees;
- Property was purchased well after the GMA was in place, so questions about that.

8.  7:11 P.M.  Presentation: Prairie Expert

   Guess: Michelle Tirhi of WA Dept. of Fish and Wildlife

Mr. Deffobis introduced Michelle Tirhi, WDFW, who will be providing the Commission with information about prairies and species as the review of the Habitat Conservation Plan begins before the Commission. Ms. Tirhi provided information to the Commission. The Commission asked questions of Ms. Tirhi and staff.

9.  8:15 PM ADJOURN

With there being no further business, Chair Nelson adjourned the meeting at approximately 8:15 p.m.