THURSTON COUNTY PLANNING COMMISSION

Minutes July 7, 2010

1. **6:33 P.M. CALL TO ORDER**
   Chair Lane called the July 7, 2010 meeting of the Thurston County Planning Commission to order at 6:33 p.m. Commissioners provided self-introductions.

**Attendance:** Chair Chris Lane, Commissioners Scott Nelson, Christine Spaulding, Bill Jackson, Kathleen O’Connor and Edward Fleisher

**Absent:** Liz Kohlenberg, Tom Cole

**Staff:** Scott Clark, Tony Kantas, Scott Longanecker, Andrew Defbois & Jeff Fancher, Prosecuting Attorney

2. **6:33 P.M. APPROVAL OF AGENDA**
   **MOTION:** Commissioner O’Connor moved to approve the agenda. Commissioner Nelson seconded. Motion carried.

2. **6:33 P.M. PUBLIC COMMUNICATIONS (Not associated with topics for which public hearings have been held.)**

   Ron Deering (no address given) a member of the audience came forward to talk to the Commission about encouraging them to have a public hearing in regards to the Critical Areas Ordinance. He stated that it had been awhile since the public hearing process that was held on the Critical Areas Ordinance and that the Planning Commission members all though not all have changed.

   Mark Kitabayashi (7726 Canterwood Drive SE) a member of the audience came forward to talk to the Commission about encouraging them to have a public hearing in regards to the Critical Areas Ordinance. He stated that the previous process had been started back in 2003 and that many Planning Commission members, staff and even County Commissioners have changed since then.

   Bill Hutchinson (no address given) a member of the audience came forward to talk to the Commission about three items in regards to the Critical Areas Ordinance. He stated that state law says that we have to review it, but we don’t have to change it. The planning commission needs to pay special attention to what they are going to call buildable lands and what their actions are going to be. If we are going to take large lots away then where else are we going to provide buildable lands within the County? Finally, what about the values of the lands? If you enlarge the Critical Areas Ordinance, buffers and setbacks, who is going to absorb the loss of value on the property?

The official audio is available online 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)
3. 6:37 P.M. WORKSESSION: Electric Vehicle A13
   Staff: Tony Kantas & Guest Graeme Sackrison, Thurston Energy

   Mr. Kantas explained to the Planning Commission that he had reviewed all other adjacent
   jurisdictions zoning code and rural zoning code to see if they complied with house bill 1481
   that required Thurston County to provide electric vehicle charging stations and battery
   changing facilities. The rural code does comply with the house bill however found that there
   are zones in each of the urban growth areas that are not in compliance with the house bill.
   Mr. Kantas provided language within his staff report that the City of Lacey is in the process
   of adopting to correct the non compliance issue. Guest Graeme Sackrison was then
   introduced and provided a brief overview of the house bill and the people that are involved.
   A discussion ensued.

   MOTION: Commissioner Nelson moved to set a public hearing for Electric Vehicle A13
   on August 18, 2010. Commissioner O’Connor seconded. Motion carried.

4. 6:50 P.M. WORKSESSION: Wind Solar Code
   Staff: Tony Kantas

   Mr. Kantas gave the Planning Commission a brief overview of the discussion that was held
   and the issues raised at the June 16, 2010 Planning Commission meeting. The concerns
   included; impacts to rural character, no height limitation to the exemption and multiple wind
   structures per lot. The main issue raised was that a property could potentially become a wind
   farm providing power to several properties. The proposed exemption would only be
   applicable to an individual property that wanted to obtain all their power or a portion of their
   power from a solar and/or wind structure. A discussion ensued.

   After the discussion the Planning Commission asked for Staff to do further research. First
   what are California’s limits on wind structures, industry standards and complaints. Second,
   what is the possibility of wind generation in Washington State. Third, can wind mills be
   placed in trees? And finally, what are the current decibel levels for wind mills? Mr. Kantas
   will provide this information at the July 21, 2010 Planning Commission meeting.

5. 7:03 P.M. WORKSESSION: Development Code A4 Short Plat Exemption, A5
   Mandatory Presubs & A6 Incompatible Uses
   Staff: Scott Longanecker

   Mr. Longanecker explained to the Commission that the Development Code A4 (short plat
   exemption) had been discussed at a previous planning commission meeting and that no
   changes were made, staff is waiting for a public hearing to be set on the issue tonight for
   August 18, 2010.

   Mr. Longanecker gave a brief overview of Development Code A5 which is Mandatory
   Presubmission Conferences. The issue is that the review of development applications is
   delayed when applications are not complete or are not consistent with existing land use and
   environmental regulations. A presubmission conference prior to submission of a formal
   development application provides applicants with important information that may reduce
   review time lines and result in fewer revisions. The proposed changes will make
   requirements for presubmission conferences consistent across all Thurston County zoning
districts. Questions were asked of Mr. Longanecker and Jeff Fancher (Prosecuting Attorney), as discussion ensued.

Mr. Longanecker explained to the Commission that the Development Code A6 (Incompatible Uses) had been discussed at a previous planning commission meeting, May 19, 2010. Text changes requested by the Commission have been updated and were sent in the Planning Commission packet for today’s meeting. A discussion ensued.

6. 7:44 P.M. Set Public Hearings for August 18, 2010:

MOTION: Commissioner Spaulding moved to set a public hearings for Development Code A4 (short plat exemption), A5 (Mandatory Presubs) and A6 (Incompatible Uses) on August 18, 2010. Commissioner O’Connor seconded. Motion carried.

7. 7:45 P.M. WORKSESSION: Critical Areas Ordinance/Discussion of Best Available Science and GMA
Staff: Jeff Fancher, Andrew Deffobis & Scott Clark

Mr. Fancher started the presentation with a question that had been posed by one of the Planning Commission members previously. What do the planning commission and staff do when there is no best available science to accurately make a decision? Mr. Fancher proceeded to explain legally, the correct steps for staff and the planning commission. A discussion ensued.

Mr. Deffobis then briefed the Commission on the first chapters of the Critical Area Ordinance with the text changes. Staff recommended to the Commission to continue reviewing the changes and contact staff with any further questions, comments or changes.

8. 8:43 P.M. STAFF UPDATES

Mr. Clark provided the following staff updates:
- The Board of County Commissioners (BOCC) had all public hearings on last year’s comprehensive plan amendments and those should be adopted by the end of the month or beginning of August.
- The BOCC has identified a preliminary docket for next year and that will go to public hearing within the next two weeks.
- Asphalt plants will be coming back to the Planning Commission next week with Mineral Extraction to following at the next meeting.
- A Watershed Characterization Grant was issued to the County for the next two years.
- The climate change assessment has been completed by John Druelinger and his next step is to complete the assessment County wide.

9. 8:45 P.M. CALENDAR

July 21, 2010 – All Commissioners will be in attendance
10. 8:45 PM ADJOURN

With there being no further business, Chair Lane adjourned the meeting at 8:45 p.m.

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Chris Lane, Chair

Prepared by Carrie Toebbe, Recording Secretary