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, Edward Fleisher, Tom Cole and Christopher Earle

Absent: Liz Kohlenberg

Staff: Scott Clark, Tony Kantas, Scott Longanecker, Andrew Deffobis & 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 on line at:
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  

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.

Scott Clark explained to the Commission how having another public hearing would affect/not affect the process of adoption of the revised CAO. Mr. Fancher described the difference between a WAC and an RCW. An RCW is adopted by the legislature and is the law. A WAC is adopted by state agencies and the courts don’t always consider them the law but they usually follow them for guidance. Both a WAC and an RCW go through a public process and can be changed. Along with this discussion it was explained that currently the record has been closed since the Planning Commission has already had a public hearing and no other public comment can be taken at this time. The question is if the Planning Commission would like to have another public hearing. Four open house meetings for the public will be held either late August or early September and then the Board of County Commissioners will hold their public hearing.

Mr. Deffobis then briefed the Commission on the first chapters of the Critical Area Ordinance with the text changes including the Best Available Science in prairie areas. 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 – Christine Spaulding will not 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