1. **6:30 P.M. CALL TO ORDER**  
Chair Lane called the August 18, 2010 meeting of the Thurston County Planning Commission to order at 6:33 p.m. Commissioners provided self-introductions.

**Attendance:** Chair Chris Lane, Commissioners, Christine Spaulding, Bill Jackson, Kathleen O'Connor, Edward Fleisher, Christopher Earle, Liz Kohlenberg & Scott Nelson

**Absent:** Tom Cole

**Staff:** Scott Clark, Tony Kantas, Scott Longanecker, Andrew Deffobis, Jeremy Davis, Cindy Wilson and Molly Levitt

2. **6:31 P.M. APPROVAL OF AGENDA**

**MOTION:** Commissioner O'Connor moved to approve the agenda. Commissioner Jackson seconded. Motion carried.

3. **6:32 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 online at:
http://www.co.thurston.wa.us/planning/planning_commission/planning_comm_minutes.html

4. **6:33 P.M. APPROVAL OF MINUTES**

**Commissioner O'Connor moved to approve the May 5, 2010, June 16, 2010 & July 7, 2010 minutes and accept the audio as the official record.** Motion carried.

4. **6:34 P.M. WORKSESSION: Shorelines**

**Staff: Cindy Wilson & Molly Levitt**

Ms. Levitt explained to the Planning Commission that Cindy Wilson and herself would be giving a brief status update on the Shoreline Master Plan. Thurston County’s updates to the Shoreline Master Plan are due on December 30, 2011. Staff has reassessed the scheduled update process and pushed the dates completion dates further out. The reason for the delay is that more time and funding is going to be needed that originally planned to conduct all of the revisions that staff has been asked to do. The earliest date that staff anticipates Thurston County Board of County Commissioners (BOCC) adoption is July 2011. Staff has received extensive comments from the Department of Ecology and the scientific technology group that are resulting in lengthy revisions to the draft inventory report. Only one County that is slated to adopt their Shoreline Master Plan has completed the process at this time. An action plan has been created to deal with the delay in
timelines. An updated timeline was then handed out to all Commission members in attendance. A discussion ensued.

5. 6:44 P.M. STAFF UPDATES

Mr. Clark provided the following staff updates:

- The Critical Areas Ordinance is starting to be discussed throughout the community. The four open house dates are being planned for late September. The BOCC is thinking about having a joint public hearing with the planning commission. Most of staff resources have been shifted to this topic including Andrew DeFllobis, Jeremy Davis, Scott Clark and Cindy Wilson.
- The last impact fee consultant interview has been completed to develop the County’s impact fees. A unanimous decision was made and the consultant has been chosen but not announced yet. The consultant will probably be starting on this project this fall.

6. 6:47 P.M. CALENDAR

August 25, 2010 – Tom Cole will not be in attendance
September 1, 2010 – Liz Kohlenberg & Kathleen O’Connor will not be in attendance

The Commission took a brief recess until the start of public hearings at 7:00.

Commissioner Nelson arrived.

7. 7:00 P.M. PUBLIC HEARING: Development Code A-13 Electric Vehicles
Staff: Tony Kantas

Mr. Kantas gave the Planning Commission a brief overview of Development Code A-13 Electric Vehicles and the reasoning for the changes. The legislature passed a house bill 1481 which requires Thurston County to permit vehicle charging facilities and battery exchange facilities in all areas except those zoned for residential or resource protection. Staff has reviewed all four zoning ordinances and found that the rural zoning is already in compliance with the house bill but the Lacey, Olympia and Tumwater Urban Growth Areas have some zones that would prohibit the battery changing facilities. The proposed draft code chapter within the staff report would bring the UGA zoning ordinance into compliance with the house bill.

Chair Lane opened the public hearing on Development Code A-13 Electric Vehicles.

No members of the audience chose to speak.

Chair Lane closed the public hearing on Development Code A-13 Electric Vehicles.

MOTION: Commissioner Kohlenberg moved to recommend staff's amendments to the proposed draft of Development Code A-13. Commissioner Nelson seconded.
Motion carried.

The Commission moved into a Work Session. A short discussion ensued.

8.  7:00 P.M.  PUBLIC HEARING: Development Code A-13 Electric Vehicles  
    Staff: Tony Kantas

9.  7:04 P.M.  PUBLIC HEARING: Development Code A-4 Short Plat Exemption, A-5  
    Mandatory Presubmission Conferences & A-6 Incompatible Uses  
    Staff: Scott Longanecker

A-5, Mandatory Presubmission Conferences
Mr. Longanecker handed a public comment to the Planning Commission that he had received in regards to Development Code A-5. The Commission paused long enough to read the comment. Questions were asked of Mr. Longanecker, as a discussion ensued. A brief overview of the Development Code Docket A-5 is in regard to 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. The public notice process was then explained to the Commission and also the project process that applicants will usually go through. Specific changes were asked of Mr. Longanecker to the current Presubmission Application and further clarification of the application and process. The Commission would also like references to the RCW and a flow chart to map out the process including vesting.

Chair Lane opened the public hearing on Development Code A-5, Mandatory Presubmission Conferences.

No members of the audience chose to speak.

Chair Lane closed the public hearing on Development Code A-5, Mandatory Presubmission Conferences.

Development Code A-5, Mandatory Presubmission Conferences has been tabled until the Commission receives further information.

7:42 P.M.  A-4, Short Plat Exemption
Mr. Longanecker gave a brief overview of Development Code A-4, which is a short plat exemption. The pre-exemption is for the purposes of creating a parcel for habitat and critical area preservation. The parcel would then need to be transferred to a registered land trust or a government agency. This will provide a streamline process for an applicant if they wish to donate part of their property.
Chair Lane opened the public hearing on Development Code A-4, Short Plat Exemption.

No members of the audience chose to speak.

Chair Lane closed the public hearing on Development Code A-4, Short Plat Exemption.

The Commission asked a few brief questions of Mr. Longanecker before making a motion.

MOTION: Commissioner Spaulding moved to recommend staffs amendments to the proposed draft of Development Code A-4 to the Board of County Commissioners. Commissioner O'Connor seconded. Motion carried.

7:49 P.M. A-6, Incompatible Uses

Mr. Longanecker gave a brief overview of Development Code A-6, which is an amendment to increase landscaping buffers between incompatible uses and zones. The issue has been discussed at two previous work sessions with the planning commission and further information has also been researched then submitted for their review.

Chair Lane opened the public hearing on Development Code A-6, Incompatible Uses.

No members of the audience chose to speak.

Chair Lane closed the public hearing on Development Code A-6, Incompatible Uses.

Development Code A-6, Incompatible Uses has been tabled until the Commission receives further information.

The Commission took a brief recess.

10. 8:00 P.M. WORKSESSION: Critical Areas Ordinance

Staff: Jeremy Davis, Andrew Deffobis, Cindy Wilson & Scott Clark

Mr. Deffobis started the work session with a brief overview of the past work sessions that had been completed in regards to the CAO. This work session will consist of reviewing Chapters 600, Geological Hazards and 900, Wetlands. Staff then handed out to the Commission Chapters 700, Flooding and Channel Migration Zone Hazards and a table that staff tried to simplify for viewing. A brief definition of the table was discussed and better ways to display the table. Tentative open house meeting dates and special Planning Commission dates were discussed.

Geological Hazards was then discussed. Pages 6-2 & 6-2 B, changes were requested. Chapter 600; no changes to page one and changes requested to page two. Chapter 200,
no changes were requested to pages one, four, twelve, thirteen, fifteen, eighteen, nineteen, twenty, twenty-one, twenty-two, twenty-three, twenty-four and twenty-five. Changes were requested to pages two, three, five, six, seven, eight, nine, ten, eleven, fourteen, sixteen and seventeen. No changes were requested to Chapter 300, pages one-nine. Further questions were then asked of Mr. Defoebis that would need to be addressed by the Thurston County Roads and Transportation Department.

10. 9:14 PM ADJOURN

With there being no further business, Chair Lane adjourned the meeting at 9:14 p.m.

Chris Lane, Chair

Prepared by Carrie Toebbe, Recording Secretary