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

**Attendance:** Chair Chris Lane, Commissioners, Christine Spaulding, Bill Jackson, Edward Fleisher, Christopher Earle, & Scott Nelson

**Absent:** Tom Cole, Kathleen O’Connor & Liz Kohlenberg

**Staff:** Scott Clark, Scott Longanecker, Andrew Defiovis, Jeremy Davis, Mark Swarthout and Jeff Fancher, Prosecuting Attorney

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

**MOTION:** Commissioner Nelson moved to approve the agenda. Commissioner Earle 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 on line at:
http://www.co.thurston.wa.us/planning/planning_commission/planning_comm_minutes.html

4. **6:32 P.M. WORKSESSION: Development Code A-4, Short Plat Exemption**

**Staff:** Scott Longanecker

Mr. Longanecker explained that during the August 18, 2010 Planning Commission hearing he was asked to prepare a draft motion and findings for the proposed policy changes to the Development Code Title 18. The amendment being recommended by staff is the same as that presented at the May 19, 2010 Planning Commission Meeting. A discussion ensued.

**MOTION:** Commissioner Earle moved to recommend approval of item A-4 for Plat Exemption for creation of unbuildable lots for natural areas conservation. Commissioner Nelson seconded. Motion carried.

5. **6:34 P.M. WORKSESSION: Development Code A-5, Mandatory Preshubmission Conferences**

**Staff:** Scott Longanecker

Mr. Longanecker explained that Development Code Docket A-5 is to amend the development code to require a presubmission conference for specific project types.
Additional information was requested after the public hearing on August 18, 2010. Staff
and the Planning Commission had discussed said requested information at the last
meeting. A discussion ensued in regards to the options.

MOTION: Commissioner Earle moved to recommend approval of item A-5 as
originally presented to the Planning Commission without incorporating either of the
options presented in the Memorandum dated September 1, 2010. Commissioner
Fleisher seconded. Motion carried.

5. 6:49 P.M. WORKSESSION: Capital Facilities Plan
Staff: Mark Swarthout

Mr. Swarthout briefed the Planning Commission on what the Capital Facilities Plan is
and the process to update it. The Capital Facilities plan is Chapter Six of the
Comprehensive Plan and is updated every six years. The Board of County
Commissioners (BOCC) only adopt the plan itself not the supplemental plan. The plan is
a financial planning document not a budget so the costs do not need to be exact. The
County cannot do any capital project if it is not in the Capital Facilities Plan. The only
exception to this is if the BOCC declared an emergency situation. When a new project is
proposed to be added during the year the BOCC is briefed by the requesting department
for approval.

Mr. Swarthout then briefed the Commission on the projects that are new from the
previous Capital Facilities Plan. Real estate excise tax was also discussed and where it
goes for different projects. Different department projects were gone through. A
discussion ensued.

The link to the Capital Facilities Plan is located at:

6. 7:38 P.M. SET PUBLIC HEARINGS: Capital Facilities Plan

MOTION: Commissioner Nelson moved to have the public hearing on the Capital

7. 7:39 P.M. WORKSESSION: Critical Areas Ordinance
Staff: Scott Clark, Andrew Deffobis & Jeremy Davis

Mr. Clark explained to the Commission about what had taken place during the process of
the update to the CAO since the last Planning Commission meeting. Mr. Clark spoke
with the Board of County Commissioners in regards about having a potluck type of
discussion with the Planning Commission Members to discuss current items specifically
the CAO. The meeting will be advertised as a public meeting. The time and date was
then discussed and what would work for different members. October 15, 2010 was the
date that was discussed.
During the last Planning Commission Meeting Staff and Commissioners were finding that the references within the CAO do not link to each other. There are a lot of terms that are not getting defined. The longer the document is continuing to be worked on the tougher it is becoming to fix to be within readable terms. Mr. Clark took this issue to the BOCC and discussed the possibility of rewriting the entire document. Three planners and one public affairs officer and now working on revamping the entire document daily; page by page. An administrative chapter and reports chapter will also be added. Due to the rewrite one of the open house meeting dates has been changed to September 28, 2010 at the Rainier Sportsman's Club. September 30, 2010 the meeting will be at the Thurston County Courthouse, Room 152. October 5, 2010 the next meeting will be held at the Great Wolf Lodge. The final meeting will be at the Thurston County Fairgrounds Expo Center on October 12, 2010. There is a possibility that the September 28, 2010 meeting could be reschedule due to the rewrite but staff will not know until they are further into the process. This process should allow staff and planning commission more time and ownership to the rewritten CAO.

Mr. Deffobis then briefed the Commission on what type of information staff is looking for from the Planning Commission, specifically policy issues. Staff suggested that throughout this process if any members had specific comments or questions to send them via e-mail to himself or Jeremy Davis. Then a brief tutorial was given on where the best available science is coming from and what it is. A discussion ensued.

8. **8:12 P.M. STAFF UPDATES**

Mr. Clark provided the following staff updates:
- Staff will be trying to coordinate a potluck between the Planning Commission and the Board of County Commissioners for the end of September.

9. **8:14 PM ADJOURN**

With there being no further business, Chair Lane adjourned the meeting at 8:14 p.m.

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Chris Lane, Chair

Prepared by Carrie Toebbe, Recording Secretary