1. 6:30 P.M. CALL TO ORDER
Chair Lane called the May 18, 2011 meeting of the Thurston County Planning Commission to order at 6:30 p.m. Commissioners provided self-introductions.

Attendance: Chair Chris Lane, Commissioners, Scott Nelson, Liz Kohlenberg, Christine Spaulding, Jennifer Davis, Edward Fleisher & Christopher Earle

Absent: Kathleen O’Connor & Bill Jackson

Staff: Andrew Deffobis, Cynthia Wilson, Jeremy Davis, Scott Longanecker & Tim Walsh with Department of Natural Resources

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

MOTION: Commissioner Spaulding moved to approve the agenda. Commissioner Nelson seconded. Motion carried.

3. 6:31 P.M. PUBLIC COMMUNICATIONS (Not associated with topics for which public hearings have been held.)

To hear public testimony please use the following link: http://www.co.thurston.wa.us/planning/planning_commission/planning_comm_minutes.html

1. Bob Jacobs – 720 Governor Stevens Avenue SE Olympia, WA 98501 – Supports critical areas protection and supports the county in taking this process seriously and doing it correctly.

2. Donna Nickerson – Black Hills Audubon Society – Has general support of the Critical Areas Ordinance itself. Believes it is an ordinance that satisfies a really crucial need in the overall growth management act set of land use requirements.

3. Ray Brunson – 3147 60th Loop SE Olympia, WA 98501. Is interested in following the process and listening to how the best available science is integrated into the CAO.

4. Doug Karman – 4108 Kyro Road SE Lacey, WA 98503 – Would like to clarify that within the April 6, 2011 minutes he stated that he supports critical area management and not protection.

Liz Kohlenberg arrived.

4. 6:44 P.M. APPROVAL OF MINUTES

Commissioner Nelson moved to approve the April 20, 2011 minutes and accept the audio as the official record. Commissioner Fleisher seconded. Motion carried.
5. **6:45 P.M.  STAFF UPDATES**
   
   - No staff updates were provided.

6. **6:46 P.M.  CALENDAR**

   June 1, 2011 – All Commissioners will be in attendance.

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

7. **7:00 P.M.  PUBLIC HEARING: Development Code A-7 Retail Ag Products**
   
   *Staff: Scott Longanecker*

   Chair Lane gave an overview of the hearing process. A public hearing is required prior to the Planning Commission recommendation to the Thurston County Board of County Commissioners.

   **Chair Lane opened the public hearing on Development Code A-7 Retail Ag Products.**

   Mr. Longanecker gave the Commission a brief overview of Development Code A-7 including the background and issue. Thurston County Resource Stewardship’s policy is to allow farm stands selling items grown on-site. Washington State law defines stands as a standard agricultural activity pursuant to RCW 7.48.310. Allowing agricultural sales operations and limited sales of products that were not raised on the property, or to sell products at non-farm locations could assist with the economic viability of local farms. The proposed amendment would allow retail sales of agricultural products raised on-site and allow similar sales in other locations deemed appropriate. The allowance should also include ancillary products and services. Local farms provide many benefits to the County and its residents. These benefits include preserving open space, creating employment, reducing urban sprawl and producing goods and services. A few brief clarifications were also given to the Commission then alternatives were discussed.

   Members of the audience that chose to speak:

   1. **Galilee Carlisle – 7816 Libby Road NE Olympia, WA 98506 –** Supports any efforts to keep farms viable. Believes that the six month time period to have a farm stand is inappropriate and the sign standards are small.

   2. **Glen Morgan – 17644 Old Highway 99 SE Tenino, WA 98589 –** Believes that there are a lot of good things within this draft ordinance that will help farming. Also believes that it is against state law for the County to restrict sales of a farms own agricultural products on their own farm. The six month time period to have a farm stand open is concerning since agricultural products are year round.

   3. **Jim Zahn – 3323 Yelm Highway SE –** Has had a farm stand on Yelm Highway for years. Discussed access issues with the farm stand requirements. Recommends the option 2. Does not believe that the sign standards should be
limited if they are not restricting view etc. they have used a large banner for awhile that is much larger.

4. Debra Jaqua – 3104 59th Court SE Olympia, WA – Lives around the corner from Spooner’s Farm and has never found there larger sign to be restricting or intrusive. Has concerns with the six month limitation due to the year round produce.

Chair Lane closed the public hearing on Development Code A-7 Retail Ag Products.

Chair Lane opened the public hearing on Development Code A-10 Home Based Business Road Standards.

Mr. Longanecker gave the Commission a brief overview of Development Code A-10 including the background and issue. A-10 is a proposal to allow flexibility of rural road standards for new proposed home businesses. These businesses are classified as either home occupations or home based industries. The proposal is limited to changing the minimum road requirement under some circumstances for home businesses from a paved road to a gravel road built to County Road Standards. The proposed change would allow Thurston County to determine when paving would be required, or whether other mitigation such as a road maintenance agreement with Thurston County Public Works is sufficient.

1. Glen Morgan – 17644 Old Highway 99 SE Tenino, WA 98589 – Believes that this is a good direction to go with the ordinance.

Chair Lane closed the public hearing on Development Code A-10 Home Based Business Road Standards.

The Commission moved into a Work Session. It was noted that for the signage and time limit for farm stands that the restrictions are referenced from the building and fire codes that they are not just written into the draft ordinance they are referenced. A discussion ensued.

8. 7:35 P.M. Geological Hazards Presentation

Staff: Tim Walsh, Chief Hazards Geologist with Department of Natural Resources

Ms. Wilson introduced Mr. Tim Walsh, Chief Hazards Geologist with the Department of Natural Resources who will be discussing geological hazards. The presentation is to aid the Planning Commission, staff and the public in discussing the Geological Hazards chapter of the CAO.

Mr. Walsh then started his presentation with a brief overview of what he was going to be discussing and presenting. The entire discussion will be based around geological context in which geological hazards occur and then go through the specifics of each specific one. The presentation ensued.

Commissioner Davis left early from the meeting.
9. **9:02 PM ADJOURN**

With there being no further business, Chair Lane adjourned the meeting at 9:02 p.m.

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Chris Lane, Chair

Prepared by Carrie Toebbe, Recording Secretary