



THURSTON COUNTY PLANNING COMMISSION

Minutes May 18, 2011

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2 **1. 6:30 P.M. CALL TO ORDER**

3 Chair Lane called the May 18, 2011 meeting of the Thurston County Planning
4 Commission to order at 6:30 p.m. Commissioners provided self-introductions.
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6 **Attendance:** Chair Chris Lane, Commissioners, Scott Nelson, Liz Kohlenberg, Christine
7 Spaulding, Jennifer Davis, Edward Fleisher & Christopher Earle
8

9 **Absent:** Kathleen O'Connor & Bill Jackson
10

11 **Staff:** Andrew Deffobis, Cynthia Wilson, Jeremy Davis, Scott Longanecker & Tim
12 Walsh with Department of Natural Resources
13

14 **2. 6:30 P.M. APPROVAL OF AGENDA**

15
16 **MOTION: Commissioner Spaulding moved to approve the agenda. Commissioner**
17 **Nelson seconded. Motion carried.**
18

19 **3. 6:31 P.M. PUBLIC COMMUNICATIONS (Not associated with topics for which**
20 **public hearings have been held.)**
21

22 To hear public testimony please use the following link:
23 [http://www.co.thurston.wa.us/planning/planning_commission/planning_comm_minutes.h](http://www.co.thurston.wa.us/planning/planning_commission/planning_comm_minutes.html)
24 [tml](http://www.co.thurston.wa.us/planning/planning_commission/planning_comm_minutes.html)
25

- 26 1. *Bob Jacobs – 720 Governor Stevens Avenue SE Olympia, WA 98501 – Supports*
27 *critical areas protection and supports the county in taking this process seriously and*
28 *doing it correctly.*
29 2. *Donna Nickerson – Black Hills Audubon Society – Has general support of the*
30 *Critical Areas Ordinance itself. Believes it is an ordinance that satisfies a really*
31 *crucial need in the overall growth management act set of land use requirements.*
32 3. *Ray Brunson – 3147 60th Loop SE Olympia, WA 98501. Is interested in following the*
33 *process and listening to how the best available science is integrated into the CAO.*
34 4. *Doug Karman – 4108 Kyro Road SE Lacey, WA 98503 – Would like to clarify that*
35 *within the April 6, 2011 minutes he stated that he supports critical area management*
36 *and not protection.*
37

38 *Liz Kohlenberg arrived.*
39

40 **4. 6:44 P.M. APPROVAL OF MINUTES**

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42 **Commissioner Nelson moved to approve the April 20, 2011 minutes and accept the**
43 **audio as the official record. Commissioner Fleisher seconded. Motion carried.**

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2 **5. 6:45 P.M. STAFF UPDATES**

- 3
4 • No staff updates were provided.

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

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

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

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12 **7. 7:00 P.M. PUBLIC HEARING: Development Code A-7 Retail Ag Products**

13 *Staff: Scott Longanecker*

14
15 Chair Lane gave an overview of the hearing process. A public hearing is required prior
16 to the Planning Commission recommendation to the Thurston County Board of County
17 Commissioners.

18
19 **Chair Lane opened the public hearing on Development Code A-7 Retail Ag**
20 **Products.**

21
22 Mr. Longanecker gave the Commission a brief overview of Development Code A-7
23 including the background and issue. Thurston County Resource Stewardship's policy is
24 to allow farm stands selling items grown on-site. Washington State law defines stands as
25 a standard agricultural activity pursuant to RCW 7.48.310. Allowing agricultural sales
26 operations and limited sales of products that were not raised on the property, or to sell
27 products at non-farm locations could assist with the economic viability of local farms.
28 The proposed amendment would allow retail sales of agricultural products raised on-site
29 and allow similar sales in other locations deemed appropriate. The allowance should also
30 include ancillary products and services. Local farms provide many benefits to the County
31 and its residents. These benefits include preserving open space, creating employment,
32 reducing urban sprawl and producing goods and services. A few brief clarifications were
33 also given to the Commission then alternatives were discussed.

34
35 Members of the audience that chose to speak:

- 36
37 1. Galilee Carlisle – 7816 Libby Road NE Olympia, WA 98506 – Supports any
38 efforts to keep farms viable. Believes that the six month time period to have a
39 farm stand is inappropriate and the sign standards are small.
40 2. Glen Morgan – 17644 Old Highway 99 SE Tenino, WA 98589 – Believes that
41 there are a lot of good things within this draft ordinance that will help
42 farming. Also believes that it is against state law for the County to restrict
43 sales of a farms own agricultural products on their own farm. The six month
44 time period to have a farm stand open is concerning since agricultural
45 products are year round.
46 3. Jim Zahn – 3323 Yelm Highway SE – Has had a farm stand on Yelm
47 Highway for years. Discussed access issues with the farm stand requirements.
48 Recommends the option 2. Does not believe that the sign standards should be

1 limited if they are not restricting view etc. they have used a large banner for
2 awhile that is much larger.

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

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

9
10 **Chair Lane opened the public hearing on Development Code A-10 Home Based
11 Business Road Standards.**

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

- 22
23 1. Glen Morgan – 17644 Old Highway 99 SE Tenino, WA 98589 – Believes that
24 this is a good direction to go with the ordinance.

25
26 **Chair Lane closed the public hearing on Development Code A-10 Home Based
27 Business Road Standards.**

28
29 The Commission moved into a Work Session. It was noted that for the signage and time
30 limit for farm stands that the restrictions are referenced from the building and fire codes
31 that they are not just written into the draft ordinance they are referenced. A discussion
32 ensued.

33
34 **8. 7:35 P.M. Geological Hazards Presentation**

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

36
37 Ms. Wilson introduced Mr. Tim Walsh, Chief Hazards Geologist with the Department of
38 Natural Resources who will be discussing geological hazards. The presentation is to aid
39 the Planning Commission, staff and the public in discussing the Geological Hazards
40 chapter of the CAO.

41
42 Mr. Walsh then started his presentation with a brief overview of what he was going to be
43 discussing and presenting. The entire discussion will be based around geological context
44 in which geological hazards occur and then go through the specifics of each specific one.
45 The presentation ensued.

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47 *Commissioner Davis left early from the meeting.*

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9. 9:02 PM ADJOURN

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

Chris Lane, Chair

Prepared by Carrie Toebe, Recording Secretary