1. **6:30 P.M. CALL TO ORDER**
   Chair Lane called the November 2, 2011 meeting of the Thurston County Planning Commission to order at 6:30 p.m. Commissioners provided self-introductions.

2. **Absent:** Chair Chris Lane

   **Staff:** Andrew Deffobis, Cindy Wilson, Scott Clark, Jeremy Davis, Tony Kantas & Scott McCormick

3. **6:31 P.M. APPROVAL OF AGENDA**
   
   **MOTION:** Commissioner O'Connor moved to approve the agenda. Commissioner Earle seconded. Motion carried as amended.

   Commissioner Spaulding suggested that an option be made to have a work session for both the public hearing items in need be afterward. Commissioner Nelson also moved the Calendar and Critical Areas Ordinance Distribution of New Material before the public hearing.

4. **6:31 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](http://www.co.thurston.wa.us/planning/planning_commission/planning-comm_minutes.html)

5. **6:31 P.M. STAFF UPDATES**

   Mr. Clark provided the following staff updates:

   - Staff is handing out the last first edition of the CAO tonight to the Planning Commission. This will include the Critical Aquifer Recharge Chapter the Science CD and the maps will be e-mailed as soon as the County Hydrologist has taken one last look at them. On November 18th the final draft of the CAO will be posted online and the public hearing notice will go out to give the Planning Commission a 20 day notification period.
- A break will be provided every 50 minutes for 10 minutes for the public hearing. Lunch will be provided to staff and the planning commission. The starting time is 10:00 a.m. and the tentative end time is 3:30 p.m. continuing at the discretion of the chair.
- Mineral lands will begin starting on November 30th. An extension was requested until March 2012.

A short discussion ensued of the CARA subject coming up at the next Planning Commission meeting.

5. **6:41 P.M. CALENDAR**

November 9, 2011 – All Commissioners will be in attendance.
November 16, 2011 – All Commissioners will be in attendance.

_The Commission took a short recess till the start of the public hearing at 7:00 p.m._

6a. **7:00 P.M. PUBLIC HEARING: A-13 Cottage Housing**

_Staff: Tony Kantas_

Commissioner Nelson gave a brief overview of the public hearing process. The purpose of this particular hearing is to discuss Development Code A-13 Cottage Housing. A sign-in sheet has been provided for members of the public who wish to testify.

Commissioner Nelson opened the public hearing at 7:00 p.m.

Mr. Kantas explained that the proposal would permit cottage housing developments within the Lacey and Grand Mound Urban Growth Areas and would amend zoning ordinances Titles 20 & 21. One of the goals of cottage housing is to maximize infill opportunities within residential high density urban zones that provide urban services such as sewer and water. Cottage Housing also provides more affordable housing and energy efficient dwellings by means of their maximum size and being constructed in accordance with the green building certificate program. The drafted code language would not require cottage housing but would give guidance and opportunity for such a development.

15:10

_No members of the audience chose to speak._

Commissioner Nelson closed the public hearing at 7:06 p.m.

6b. **7:00 P.M. PUBLIC HEARING: A-9 Agritourism**

_Staff: Scott McCormick_

Mr. McCormick gave a brief overview of the purpose of A-9 which is to amend the Development Code to allow wineries and breweries and create and agritourism overlay district. The goal is to strengthen a rural economy and helping farmers to be more successful and providing alternatives for farmland conversion. Agritourism is generally defines as an enterprise located on a farm or other agricultural operation which is
conducted for the enjoyment and education of visitors in which generates income for the farmer or operator. This project seeks to build on recent economic and regulatory trends. The Washington State Growth Management Act was amended in 2006 to address and encourage new accessory agricultural uses and agritourism which is generally defined by the GMA as farm experiences. The proposed agritourism overlay district or AOD is focused on Southern Thurston County and also includes the Nisqually Agricultural District in Northeast corner of the County. The new proposed zoning language has been designed for consistency with the Growth Management Act, Thurston County Comprehensive Plan and local rural character as defined by the Growth Management Act and local policy and regulations.

A comment letter that was submitted by Thurston County Board of County Commissioner Cathy Wolfe was then read into the record. A letter from the Mayor of Rainier was also read.

Mr. Kantas explained that the proposal would permit cottage housing developments within the Lacey and Grand Mound Urban Growth Areas and would amend zoning ordinances Titles 20 & 21. One of the goals of cottage housing is to maximize infill opportunities within residential high density urban zones that provide urban services such as sewer and water. Cottage Housing also provides more affordable housing and energy efficient dwellings by means of their maximum size and being constructed in accordance with the green building certificate program. The drafted code language would not require cottage housing but would give guidance and opportunity for such a development.

**Commissioner Nelson opened the public hearing at 7:10 p.m.**

Members of the audience that chose to speak:

1. Stephanie Schilter – 141 Nisqually Cut Off Road SE Olympia, WA 98513 – Supports agritourism
2. George Sharp – 3022 Langridge Loop Olympia, WA 98502 – Supports agritourism
3. Michael Cade – 665 Woodland Square Loop SE, Ste 201 Lacey, WA 98503 – Supports agritourism
4. Liz Myers – 947 Old Pacific Highway SE – Supports agritourism
5. James Myers – 947 Old Pacific Highway SE – Supports agritourism
7. Sandra Romero – Thurston County Commissioner – Supports agritourism

**Commissioner Nelson closed the public hearing at 7:45 p.m.**

**7:46 P.M. WORK SESSION: A-9 Agritourism**
*Staff: Scott McCormick*

The planning commission decided to move into a work session on agritourism due to some continued concerns and questions they and the public were still having. Commissioner Nelson had a question on whether the Planning Commission (PC) and staff were going above and beyond the scope of the purpose of the revision. Mr.
McCormick commented on just keeping the rural character but the PC would still like to know the majority of the purpose of the development code. The question was asked if the primary purpose was to support the agricultural community or to support the tourism industry. The docket is just for agritourism. The PC would like further clarification on this issue from Jeff Fancher with the Prosecuting Attorney’s Office.

Also for clarification Mr. McCormick brought up the issue of a lounge and if it was a new or existing provision and it does already exist within the County code. Further discussion ensued also around the issue of a conference center or space for weddings etc. was appropriate and clarification was again asked from Mr. Fancher when he can attend the next PC meeting.

8. 8:07 P.M. WORK SESSION: Distribution of New Material, Discussion of CAO Draft Materials
   Staff: Scott Clark, Andrew Deffobis, Cindy Wilson & Jeremy Davis

   Mr. Davis and Mr. Deffobis handed out a CARA CD. No discussion was had further.

9. 8:07 PM ADJOURN

   With there being no further business, Chair Lane adjourned the meeting at 8:07 p.m.

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   Chris Lane, Chair

Prepared by Carrie Toebbe, Recording Secretary