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

Chair Davis called the June 21 meeting of the Thurston County Planning Commission to order at 6:30 p.m. Commissioners provided self-introductions.

**Attendance:** Chair Jennifer Davis, Commissioners Tim Kramer, Jim Simmons, Donna Nickerson, Scott Nelson and Tyle Zuchowski

**Absent:** Ed Fleisher, Chris Lane and Bill Jackson.

**Staff:** Allison Osterberg, Andrew Deffobis and Jeremy Davis

2. **6:30 P.M. PUBLIC COMMUNICATIONS (Not associated with topics for which public hearings have been held.)**

3. **6:30 P.M. APPROVAL OF AGENDA**

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

4. **6:30 P.M. APPROVAL OF MINUTES**

**MOTION:** Commissioner Kramer moved to approve the May 17, 2017 minutes and accept the audio as the official record. Commissioner Nelson seconded. Motion carried.

**MOTION:** Commissioner Kramer moved to approve the June 7, 2017 minutes and accept the audio as the official record. Commissioner Simmons seconded. Motion carried.

The official audio is available on line at:

http://www.co.thurston.wa.us/planning/planning_commission/planning_comm_minutes.html

5. **6:30 P.M. WORK SESSION: MINERAL LANDS FOLLOW UP**

(Staff: Allison Osterberg)

Ms. Osterberg presented a powerpoint on the next steps for the Mineral Resource Lands update which includes designation of priority areas identified in the geologic inventory presented previously. There were questions and comments by the Commissioners which Ms. Osterberg addressed. She also asked what information the Commissioners would
like to see at the next work session. Below are some requests:
Bring maps that show what the designation would be using the currently adopted criteria
to decide if we need more criteria to designate. It would be helpful to use technology in
some way to make the maps interactive (such as by developing a StoryMap).
Commissioners would like time set during the meeting to get up and examine the maps
up close. Also provide trend information as to how many minerals have been extracted
over the years. Ms. Osterberg confirmed that the project is part of the Comprehensive
Plan update and will extend into next year. We will be accepting comments from the
public up until the Comprehensive Plan is adopted and any final decisions will be made
with the final adoption of the Comprehensive Plan.

6. **7:15 P.M.  WORK SESSION: OPEN SPACE TAX PROGRAM APPLICATIONS**
(Staff: Andrew Deffobis)

Mr. Deffobis presented the two open space applications being considered this year for
Resource Stewardship. This is an incentive program for people to have their taxes lowered
by keeping their land in an open space state. Their land is being valued at less than market
value—for tax purposes only—based on the rating system for the priority resources found
on their land (could be wildlife habitat, farmland, historic sites, etc.) The two properties
under consideration no longer meet the requirements in the Assessor’s Open Space
program, and are applying to reclassify into the Board of County Commissioners’ (BOCC)
program. Additionally Mr. Deffobis shared that the BOCC are having a briefing on the
Open Space Tax Program on July 26th if anyone is interested in attending. Polly will send
out the meeting details as the date gets closer. Mr. Deffobis confirmed he would also get
back to the group regarding whether the Evergreen State College sheep club’s use of one
of the properties should generate an extra point for providing public access. There were
other questions and comments which Mr. Deffobis addressed.

7. **Commissioner Nelson moved to set a Public Hearing on the Two Open Space
Applications on July 19, 2017 at 7:00 p.m.  Commissioner Kramer seconded. Motion
carried.**

8. **7:30 P.M.  WORK SESSION: VESTING AND CSA**
(Staff: Jeremy Davis)

Mr. Davis presented a Power Point showing the background information on Development
Code docket item A-20 Permit Vesting and Single Family Residential Conditional Site
Approval. This was an information only presentation to start the process of updating the
rules regarding this topic and gather any feedback from the Commissioners on what
questions they may want answered on the topic at the next scheduled meeting. Some
applications are already vested under state law but adding Vesting to the county code would
additionally cover the applicant in other instances. The intent of the amendment is to add
a process to the code to allow those developing a single family or two family homes to
have their site reviewed and vested under the current land use codes, critical areas
regulations and other development codes. There were questions and comments which Mr.
Davis addressed and also a request to have case studies which would show how this
proposed change would affect property owners brought to the next meeting.
9. **7:56 P.M. STAFF UPDATES**  
   *(Staff: Jeremy Davis)*

   Mr Davis shared he is continuing to work on other development code docket items and will know more about the Maple Lane Prison project after the state budget is confirmed. Brad Murphy will continue to brief the Planning Commission on the Shoreline Master Plan and Allison confirmed the joint planning is moving along as well, while still prioritizing all projects with the BoCC. Their priority is for the citizen initiated amendments.

10. **7:56 P.M. CALENDAR:**

   - July 5, 2017 – All plan on attending.
   - July 19, 2017 – All plan on attending.

11. **7:56 P.M. ADJOURN**

   With there being no further business, Chair Davis adjourned the meeting at 7:56 p.m.

   [Signature]

   Jennifer Davis, Chair

Prepared by Polly Stoker, Recording Secretary