



THURSTON COUNTY PLANNING COMMISSION

Minutes January 5, 2011

- 1 **1. 6:30 P.M. CALL TO ORDER**
2 Chair Lane called the January 5, 2011 meeting of the Thurston County Planning Commission
3 to order at 6:30 p.m. Commissioners provided self-introductions.
4
5 **Attendance:** Chair Chris Lane, Commissioners Scott Nelson, Edward Fleisher, Christopher
6 Earle, Kathleen O'Connor & Liz Kohlenberg
7
8 **Absent:** Christine Spaulding & Bill Jackson
9
10 **Staff:** Andrew Deffobis, Cindy Wilson, Scott Clark & Jeremy Davis
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12 **2. 6:31 P.M. APPROVAL OF AGENDA**
13
14 **MOTION: Commissioner O'Connor moved to approve the agenda. Commissioner**
15 **Nelson seconded. Motion carried.**
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17 **3. 6:31 P.M. PUBLIC COMMUNICATIONS (Not associated with topics for which public**
18 **hearings have been held.)**
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20 No one chose to speak
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22 The official audio is available on line at:
23 http://www.co.thurston.wa.us/planning/planning_commission/planning_comm_minutes.html
24
25 **4. 6:31 P.M. CONSIDERATION OF 2011 PLANNING COMMISSION RULES**
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27 The draft rules that were given to the Planning Commission were not adopted in 2010 and
28 staff is asking that they be adopted in 2011.
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30 Changes that need to be made to the document:
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32 1. Page 5, Section X where it reads Development Services staff should read Planning
33 Department.
34 2. Section 11, A, should read on or before the closing dates not losing dates.
35 3. Page 2, B, the election date shall be changed to the second regular scheduled meeting in
36 January to allow adequate time to discuss and assemble an election committee.
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38 **Commissioner O'Connor moved to approve the revised 2011 Planning Commission**
39 **Rules. Commissioner Nelson seconded. Motion carried.**
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41 *Commissioner Kohlenberg arrived.*
42
43 **5. 6:34 P.M. COMMITTEE SET-UP FOR ELECTION OF PLANNING COMMISSION**
44 **OFFICERS**
45

1 The Planning Commission discussed what the duties of the committee would be and it is
2 basically to call each Planning Commission member currently serving to see who they will be
3 nominating and if they plan on continuing to serve. The next step after that is completed is to
4 report back to the entire Commission as a whole the results. Commissioners Scott Nelson
5 and Kathleen O'Connor volunteered to be on the committee.
6

7 **6. 6:36 P.M. WORKSESSION: Critical Areas Ordinance Briefing: The draft is not**
8 **prepared for release yet. The purpose of this work session is a critical areas primer to**
9 **prepare the Planning Commission for considering the CAO.**

10 *Staff: Scott Clark, Andrew Deffobis, Jeremy Davis & Cindy Wilson*

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12
13 Mr. Clark explained to the Commission that this work session was to prepare them to go
14 through the CAO. Staff is very close to having all of the draft changes completed. Staff will
15 also be handing out to the Commission some small reading material to go over before the
16 next meeting that prepares them with the case law, the precedence and growth management.
17 This will provide them with further background when reviewing the draft changes to the
18 CAO.
19

20 The titles to the documents that were handed to the Commission were then read off by Mr.
21 Davis. Next, Mr. Davis compiled all of the applicable sections of the Growth Management
22 Act to give to the Commission. The Growth Management Act (GMA) requires the County to
23 balance the Growth Management goals and also defines some basic Critical Areas including
24 wetlands and geohazard areas. It also requires the County to follow minimum guidelines to
25 classify critical areas. This in turn requires the County to develop development regulations
26 for critical areas and update those development regulations every seven years. The County
27 must include best available science in developing policies to protect the values and functions
28 of critical areas. A discussion ensued in regards to the documents that were handed out to the
29 Commission.
30

31 The CAO must also be consistent with the Comprehensive Plan. The Planning Commission
32 was then given the primary chapter of the Comprehensive Plan; Chapter 2 Land Use, Chapter
33 3 Natural Resource Lands and Chapter 9 Natural Environment. Chapter 9 is the primary
34 chapter to deal with critical areas and the goals and policies throughout.
35

36 Mr. Deffobis then came before the Commission to talk about Best Available Science and
37 Chapter 365195 of the WAC. Best available science can come from local state, federal or
38 Natural Resource Agencies that consider something to be best available science. The
39 responsibility ultimately to include best available science in the critical areas regulations falls
40 on the legislative body of the city or county; which in this case is the Thurston County Board
41 of County Commissioners (BOCC). The WAC also states that when possible city's and
42 county's should consult with scientists, other experts or consultants in compiling the best
43 available science. Some common sources of best available science include data from
44 research monitoring, reports, surveys and publications that you would find inside scientific
45 journals etc including expert opinion. A discussion ensued. The Commission asked staff to
46 supply examples of when County's and City's did specifically vary from best available
47 science. The Department of Commerce has come up with a hand out for best available
48 science which is available on their website. The County is also required to use the
49 Department of Ecology's wetlands manual (the latest version) as its best available science for
50 the wetlands section.

1 Ms. Wilson provided some additional information from different county's CAO court cases.
2 Most of the other county's have gone through the adoption process of their CAO.
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4 **7. 7:45 P.M. STAFF UPDATES**
5

6 Mr. Clark provided the following staff updates:

- 7 • The first meeting in February is when the Commission will start getting draft updates
8 of sections of the CAO.
- 9 • The City of Olympia had asked the county to take corresponding action based on a
10 large development going in by Ken Lake; there had been concerns with flooding and
11 storm water. The mayor of Olympia asked the county to take similar steps, so that
12 action has been added to the docket.
- 13 • We currently have a moratorium on bio-mass generators based on concerns by the
14 BOCC. The moratorium is twelve months in length.
- 15 • The BOCC has adopted a budget with about eleven million dollars to the good.
- 16 • We will be hiring a consultant to do the Impact Fee Study.
- 17 • A lot of effort is being made to try and alleviate the burden on rural property owners;
18 especially for working land property owners that are coming down because of critical
19 areas ordinances and other endangered species.
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21 **8. 7:57 P.M. CALENDAR**
22

23 January 19, 2011 – All Commissioners will be in attendance
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25 **9. 7:58 PM ADJOURN**
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27 With there being no further business, Chair Lane adjourned the meeting at 7:58 p.m.
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Chris Lane, Chair

33 Prepared by Carrie Toebbe, Recording Secretary
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