



# THURSTON COUNTY PLANNING COMMISSION

Minutes March 16, 2011

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

2 Chair Lane called the March 16, 2011 meeting of the Thurston County Planning  
3 Commission to order at 6:30 p.m. Commissioners provided self-introductions.  
4

5 **Attendance:** Chair Chris Lane, Commissioners, Christopher Earle, Bill Jackson, Liz  
6 Kohlenberg, Scott Nelson, Christine Spaulding & Jennifer Davis  
7

8 **Absent:** Kathleen O'Connor & Edward Fleisher  
9

10 **Staff:** Andrew Deffobis, Cynthia Wilson, Scott Clark, Jeremy Davis & Olivia Story  
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12 **2. 6:31 P.M. APPROVAL OF AGENDA**

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14 **MOTION: Commissioner Nelson moved to approve the agenda. Commissioner**  
15 **Jackson seconded. Motion carried.**  
16

17 **3. 6:32 P.M. PUBLIC COMMUNICATIONS (Not associated with topics for which**  
18 **public hearings have been held.)**  
19

20 Chair Lane noted to the public that the meetings are now videotaped.  
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. *Lisa Riener – 2103 Harris #2-12 Olympia, WA 98502 – Supports critical areas*  
27 *protection.*
- 28 2. *John Newman – 1902 Burbank NW Olympia, WA 98502 – Supports critical areas*  
29 *protection.*
- 30 3. *Scott Roberts – P.O. Box 552 Olympia, WA 98507 – Does not support re-writing the*  
31 *entire critical areas ordinance, believes that only minor changes need to be made if*  
32 *at all.*
- 33 4. *James Essig – No address given – Would like the Planning Commission to take as*  
34 *much time as needed to write a productive ordinance.*
- 35 5. *Bruce Palm – 10522 Mullen Road SE Olympia, WA 98513 – Believes that the*  
36 *planning commission and staff could do a better job at planning ahead so that*  
37 *citizens could continue to be responsible for their own land.*
- 38 6. *Brien Bennett – 7816 Libby Road NE Olympia, WA 98506 – Does not support the*  
39 *protection of gophers.*
- 40 7. *Jaimie Valant – P.O. Box 88128 Tukwila, WA 98188 – Would like to work with staff*  
41 *and the planning commission on writing mineral land codes and the CAO.*
- 42 8. *Ms. Carlyle – 7816 Libby Road NE Olympia, WA 98506 – Discussed the purchase of*  
43 *a hundred year old farm by DNR and how it will change the status to a non workable*

1 *farm.*

2 9. *Bonnie Blessing – No address given – Gave data about acreage set aside for gopher*  
3 *habitat. Would like to see if some level of gravel mining could be done in a 500 year*  
4 *flood plain under certain circumstances.*

5 10. *Brian Fagerness – 9111 178<sup>th</sup> Avenue – Asked the planning commission and staff to*  
6 *please create every regulation as if that regulation directly applied to their own*  
7 *property. Does not support the protection of gophers.*

8 11. *Rick Nelson – Waldrick Road – Opposes any changes in the critical areas ordinance.*

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10 *Liz Kohlenberg arrived.*

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12 **4. 6:53 P.M. APPROVAL OF MINUTES**

13  
14 **Commissioner Nelson moved to approve the February 2, 2011 minutes and accept**  
15 **the audio as the official record. Commissioner Earle seconded. Motion carried.**

16  
17 **Commissioner Nelson moved to approve the February 16, 2011 minutes and accept**  
18 **the audio as the official record. Commissioner Earle seconded. Motion carried.**

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20 **5. 6:54 P.M. Joint Base Lewis McCord Briefing to Planning Commission on Grassland**  
21 **Protection**

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23 *Staff: Scott Clark, Jeffrey Foster - Joint Base Lewis McCord, Installation Ecologist*

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25 Mr. Clark gave a brief over view of the purpose of bringing Mr. Foster to tonight's  
26 meeting to discuss the preservation of grasslands. Mr. Foster is an installation ecologist  
27 for Joint Base Lewis McCord (JBLM).

28  
29 Mr. Foster then started the brief with why the US Army is interested in preserving  
30 grasslands. There are four candidate species for federal listing under the endangered  
31 species act that occur on JBLM. These animals are dependent on prairie habitat which  
32 JBLM has a lot of in fact the majority of the remaining prairie habitat in the south Puget  
33 Sound region is on the joint base. These four species are the Taylor's checkerspot,  
34 Mardon skipper butterflies, Streaked horn lark and the Mazama pocket gopher. If the  
35 animals are actually listed then the potential impacts to military training are substantial.  
36 The open prairie lands on the joint base and the most valuable training lands. There  
37 would be significant restrictions to that training and maneuvering with a listing of these  
38 animals. The restrictions would be imposed by the US Fish and Wildlife Service  
39 (USFWS or Service) and they could include limitations on when, where and how often  
40 and what kinds of equipment are used for training. There would also be the need to  
41 consult with the Service each time formal or informal actions on the property were  
42 proposed. The Army is also interested in the species because conservation is another part  
43 of the military mission.

44  
45 The Army views their role in regional species recovery by thinking that they must share  
46 the burden of recovery with other regional prairie owners and managers. Conservation  
47 biology informs us that what we need for recovery to occur is more and bigger  
48 populations of each of the candidate species spread out across the region. The joint base

1 does not have enough prairie land available to assure recovery just depending on their  
2 own prairie land. Being solely responsible for recovery would cause major impacts to  
3 military training if the listing occurred, which means we could not adequately train our  
4 soldiers either in quality or quantity. The response from the army is to be proactive.  
5 They figure it is better to be at the table early with these species and have a say than wait  
6 for listing to come. The army is pre-negotiating some of the training with the USFWS.  
7 Base operating funds support repair of on post prairie's that are damaged by military  
8 training, prairie restoration both in general and to the specific needs of the candidate  
9 species. We will also be engaged with some population augmentation of these species.  
10 The third thing that the army is doing proactively is to work collaboratively with regional  
11 partners. This includes funding of off post conservation.

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13 JBLM is currently participating with the grasslands working group that was formed  
14 recently to coordinate government agency efforts to preserve regional prairies and oak  
15 woodlands. Thurston and Pierce Counties, Department of Fish and Wildlife, US Fish and  
16 Wildlife Services, the Army and the Indian Tribes are all involved and currently working  
17 on a mission statement and goals and objectives.

18  
19 Handouts were then passed out of the different programs that the Army is and has been  
20 providing to protect the environment and protected species. A short discussion ensued.

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22 **6. 7:08 P.M. WORKSESSION: Critical Areas Ordinance**

23 *Staff: Jeremy Davis, Andrew Deffobis, Cynthia Wilson & Scott Clark*

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25 Mr. Davis briefed the Commission on the memorandum that was addressed to them. As  
26 part of the critical areas update, staff is proposing to move the density requirements from  
27 the Critical Areas Ordinance (Chapter 17.15) where they currently reside, to the  
28 applicable zoning ordinance chapters Title 20 (rural) Zoning, Title 21 the Zoning  
29 ordinance for the Lacey Urban Growth Area and Title 23 the Olympia UGA Zoning  
30 Ordinance. No changes are proposed to Title 22, the Tumwater UGA Zoning Ordinance.  
31 Density calculations are more appropriate in the applicable zoning ordinances. There are  
32 also some other minor text amendments to clarify density, the number of primary  
33 residential units permitted per lot, and to amend accessory building sizes exempt from the  
34 requirement for a building permit. A short discussion ensued.

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36 **7. 7:17 P.M. WORKSESSION: Mineral Extraction SUP**

37 *Staff: Olivia Story & Scott Clark*

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39 Ms. Story gave the planning commission a brief over view of the standing subject. As  
40 the Planning Commission, you completed a review of the Mineral Lands Task Force  
41 Letter of Recommendation. Additionally, a Planning Commission sub-committee was  
42 formed to research the issues relating to the permitting of gravel mines. There were work  
43 sessions throughout 2009 and 2010, as well as a public hearing on April 21, 2010. On  
44 May 5, 2010, the commission had a follow up work session to review the public  
45 comment from the hearing.

46  
47 The attachments to the memorandum are the draft ordinance that reflects all the  
48 Commissions requested changes up to date. However, there are a few unresolved issues

1 relating to this matter. During the next meeting I will go over the background, review  
2 these unresolved issues, staff's recommendation and consider the public comments taken  
3 at the time of hearing. After a discussion and any changes are made, a recommendation  
4 may be made to the Board of County Commissioners (BOCC). A discussion ensued.  
5

6 It was agreed between staff and the Commission that minor text changes would be made  
7 that had been discussed, however the language still pending due to the CAO update will  
8 be tabled until the CAO is adopted.  
9

10 **8. 7:42 P.M. STAFF UPDATES**

11 Mr. Clark provided the following staff updates:

- 12 • The BOCC will be considering adopting the Cluster Subdivision Ordinance that  
13 the Planning Commission saw about a year ago. The Cluster Subdivision  
14 Ordinance removed the density bonus and excluded critical areas. The BOCC  
15 will be considering how to proceed at a public hearing on March 23, 2011.
- 16 • The working lands strategic plan that was adopted and recommended adoption by  
17 the Planning Commission and Ag Committee last year, that activity is beginning  
18 to occur.
- 19 • Two public meetings will be held in regards to Public Development Rights (PDR)  
20 in April 2011. The exact dates will be determined after two locations have been  
21 confirmed.
- 22 • US Fish and Wildlife will be issuing a Press Release in regards to the four  
23 threatened species; mazama pocket gopher, taylor's checkerspot, streaked horned  
24 lark and mardon skipper.  
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27 **9. 7:45 P.M. CALENDAR**

28 April 6, 2011 – Chris Lane will not be in attendance  
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31 **10. 7:46 P.M. PUBLIC COMMUNICATIONS - Continued (Not associated with topics**  
32 **for which public hearings have been held.)**

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- 34 1. *Jaimie Valant – P.O. Box 88128 Tukwila, WA 98188 – Questions regarding the*  
35 *consultation to the Federal Government over the permit process was asked.*
- 36 2. *Donna Weaver – P.O. Box 446, Rochester WA 98579 – Thanked the Planning*  
37 *Commission for volunteering. Does not understand the entire rewrite of the CAO.*
- 38 3. *Debra Jacqua – Property owner in Thurston County – Asked the question of: Does*  
39 *the current SUP process include an evaluation of incompatible uses for adjacent*  
40 *lands?*
- 41 4. *Scott Roberts – P.O. Box 552 Olympia, WA 98507 – Statutory requirement to review,*  
42 *not to rewrite the entire ordinance.*
- 43 5. *Christina Veora – Property owner in Thurston County – Thanked the Planning*  
44 *Commission for volunteering. Agrees that the entire CAO needs to be revised due to*  
45 *science and growth.*
- 46 6. *Debra Jacqua – Property owner in Thurston County – Believes that we do not have*  
47 *unlimited resources and that continued diligence needs to be spent.*

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**11. 7:53 PM ADJOURN**

With there being no further business, Chair Lane adjourned the meeting at 7:53 p.m.

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Chris Lane, Chair

Prepared by Carrie Toebbe, Recording Secretary