



THURSTON COUNTY PLANNING COMMISSION

Minutes June 15, 2011

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

Commissioner Nelson called the June 15, 2011 meeting of the Thurston County Planning Commission to order at 6:30 p.m. Commissioners provided self-introductions.

Attendance: Commissioners, Scott Nelson, Liz Kohlenberg, Christine Spaulding, Jennifer Davis, Kathleen O'Connor, Bill Jackson & Christopher Earle

Absent: Edward Fleisher & Chris Lane

Staff: Andrew Deffobis, Cynthia Wilson, Scott Clark, Scott Longanecker & Paul Brewster – Thurston Regional Planning Council

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

MOTION: Commissioner O'Connor moved to approve the agenda. Commissioner Spaulding seconded. Motion carried.

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

To hear public testimony please use the following link:
http://www.co.thurston.wa.us/planning/planning_commission/planning_comm_minutes.html

No members of the audience chose to speak.

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

Commissioner O'Connor moved to approve the May 18, 2011 minutes and accept the audio as the official record. Commissioner Earle seconded. Motion carried.

5. 6:41 P.M. Presentation: Natural Hazards Mitigation Planning

Staff: Paul Brewster – Thurston Regional Planning Council

Mr. Brewster was introduced by Mr. Clark. Mr. Brewster has written the Hazards Mitigation Plan for the region. Mr. Deffobis also stated that a lot of the critical areas that we regulate under the ordinance are influenced by the hazards that Mr. Brewster will be discussing specifically our land slide hazard areas, frequently flooded areas and volcanic hazard areas. The plan is also available online at the planning website.

Mr. Brewster started by acknowledging that the Thurston County Emergency Management provided the funding to update Natural Hazards Mitigation Plan and the plan was developed under the management of the Thurston County Emergency

1 Management Council. Mr. Brewster's presentation ensued. The Disaster Mitigation Act
2 of 2000 amended the Stafford Disaster Relief and Emergency Assistance Act by:
3 Establishing mitigation funding programs, requiring State, Tribal and Local Governments
4 to have a FEMA-approved mitigation plan in order to receive federal mitigation grants
5 and the plan must be updated, adopted and reapproved every five years. Requirements
6 for local plans are found in 44 CFR Section 201.6. Hazard Mitigation Grant Programs
7 are provided after disaster declaration and available statewide. Pre-Disaster Mitigation
8 funds are provided prior to a disaster and are more competitive as a larger pool of
9 applicants may apply. Flood Mitigation Assistance funds are to implement measures that
10 reduce or eliminate the long term risk of flood damage to structures. There is also Severe
11 Repetitive Loss. Mitigation Grant Program Funding in Washington State is in the
12 millions of dollar range. The Hazard Mitigation Grant Program supports: retrofitting
13 structures and facilities to minimize damages from high winds, earthquake, flood,
14 wildfire or other natural hazards; acquisition, elevations or relocation of structures in
15 hazard prone areas; construction activities such as rerouting or placing utility lines
16 underground, upgrading storm drainage and culverts; and development or revision of
17 hazard mitigation plans. The core plan which is region wise is adopted by every
18 jurisdiction and consists of six sections of planning; the introduction, plan process an
19 development, Thurston County Community Profile, risk assessment, mitigation goals and
20 initiatives and adoption, implementation, monitoring and maintenance. The planning
21 team consists of the Emergency Management Council of Thurston County, Hazards
22 Mitigation Planning Workgroup and Thurston Regional Planning Council (TRPC) staff.
23 A risk assessment is conducted with factual basis for mitigation strategy. Hazard profiles
24 are for earthquakes, storms, flooding, landslides, wild land fires and volcanic events.
25 Summary risk assessments for hazards are then profiled within Thurston County and a
26 hazards profile created. Goals of this were then discussed. The mitigation initiatives are
27 an action designed to reduce or eliminate losses resulting from the effects of hazards,
28 prioritize, hazard-specific, categorized by function, related to goals and objectives and
29 countywide initiatives adopted by every jurisdiction. A base year of 2006 and forecast
30 year of 2030 was also used to find the total population/employment dwelling units that
31 would occur in those hazard areas. The 2007 buildable lands update to inform a portion
32 of the forecast plus data from the Thurston County Assessor. Each jurisdiction is
33 responsible for implementing their mitigation initiatives through a comprehensive plan,
34 comprehensive emergency management plans, critical areas ordinance and capital
35 facilities plan. The plan is monitored by a plan steward with emergency management
36 council of Thurston County who reviews the plan on an annual basis and does an
37 assessment after a significant disaster event. Annexes are the responsibility of the
38 jurisdiction. The Emergency Management Council and the workgroup will oversee
39 revisions to the core plan. Revisions are performed and distributed by Thurston County
40 Emergency Management. Procedures exist to add new communities to the plan between
41 update cycles.

42
43 **6. 7:31 P.M. WORK SESSION: Development Code A-9 Agritourism,**
44 **Wineries/Breweries**
45 *Staff: Scott Longanecker*
46

47 Mr. Longanecker asked the Commission if they had a chance to review the chart
48 (attachment B of A-9 staff report) and if it was helpful. The Commission agreed that the

1 chart was helpful in answering some of the questions they had from the last work session.
2 Commissioner O'Connor stated that she had sent Mr. Longanecker an e-mail that he may
3 not have received before the meeting in regards to a land use project that was unpermitted
4 so that he could look into how the process was carried out to fix the situation. Within the
5 table it shows what already exists and then what is proposed.
6

7 The development standards were then discussed including camp grounds and cabins. It
8 was discussed leaving Nature tourism and Geotourism out of the document. The purpose
9 of the Development Code was then discussed and language was reviewed to try and make
10 the purpose much simpler and to delete language and requirements that already exist
11 within other code. Commissioner Spaulding would like to know why the overlay district
12 boundaries were made to only cover certain areas of the county and would like to see it
13 apply to all rural areas in Thurston County. Mr. Longanecker agreed that the Planning
14 Commission should make a recommendation to expand the area and also to have some
15 members of the group that created the boundary come to a Planning Commission meeting
16 to discuss. The Commission would also like to see other ordinance examples from
17 different states. A further discussion ensued. Mr. Clark and Mr. Longanecker will be
18 working on the draft further so that it will go from macro to micro.
19

20 Mr. Longanecker gave the planning commission a hand out for the findings they wanted
21 on Development Code A-7 and A-10.
22

23 **7. 8:22 P.M. WORK SESSION: Critical Areas Ordinance Reasonable Use Exception**

24 *Staff: Andrew Deffobis, Cynthia Wilson & Scott Clark*
25

26 Mr. Deffobis handed out to the planning commission (PC) the new three draft chapters
27 that were broken off from the Geo Hazards Chapter of the CAO. The three chapters are
28 Volcanic, Mine and Seismic Hazards and they had been tabbed to be placed into the PC's
29 CAO binder. A memorandum was also handed out entitled Critical Areas Ordinance
30 Update – Current and Proposed CAO Comparison Table that some of the PC members
31 had been asking for.
32

33 The purpose of the discussion tonight was to take in the PC's concerns, questions and
34 comments on the Reasonable Use Exception Chapter. Ms. Wilson stated that the PC was
35 given the Reasonable Use Exception Chapter to read and it was not very long and has not
36 substantially changed from the current chapter except clarifying language and/or
37 additional language. This is the chapter that people will refer to when the proposal they
38 have applied for etc. has been prohibited or does not meet the standards within a
39 particular chapter. Usually when you are talking about a reasonable use you are either
40 discussing recreation, residential, commercial or a smaller structure. Because reasonable
41 use by definition implies that there will be an impact because they are not meeting those
42 standards we do allow for some off site mitigation.
43

44 Since this is an existing process the cost associated with it was brought up by the PC. It
45 was said that when we have the opportunity to simplify these regulations in terms of
46 reasonable administrative costs or reasonable costs for the citizen Commissioner
47 Spaulding believes this should be done. Staff charges a base fee then projects that take
48 longer than the projected base time are charged on an hourly basis.

1
2 Mr. Davis will be discussing the draft new chapters that were broken off from Geo
3 Hazards; Volcanic, Mine and Seismic Hazards at the July 6, 2011 Planning Commission
4 meeting. The PC was asked to send any questions to Mr. Davis via e-mail. Mr. Deffobis
5 and Ms. Wilson will not be attending the next Planning Commission meeting on July 6,
6 2011.

7
8 **8. 8:39 P.M. STAFF UPDATES**

- 9
10 • Mr. Deffobis position has been extended through a grant extension. Mr. Clark is
11 also working on receiving further funding for another staff member to continue to
12 work on PDR & TDR.
13 • The Prairie hearing is on Thursday, July 7, 2011.

14
15 **9. 8:40 P.M. CALENDAR**

16
17 July 6, 2011 – Chris Earle will not be in attendance.

18
19 **10. 8:41 PM ADJOURN**

20
21 With there being no further business, Commissioner Nelson adjourned the meeting at
22 8:41 p.m.

23
24
25
26
27 _____
28 Scott Nelson, Commissioner

29 Prepared by Carrie Toebbe, Recording Secretary