MINUTES – Regular Meeting

Thurston County Planning Commission
Wednesday, May 21, 2003
County Courthouse Complex
2000 Lakeridge Drive SW
Building 1 - Room 152
Olympia, Washington 98502

1. Call to Order

Chair Lyman, followed by introductions of Planning Commission members, called the meeting to order at 7:00 p.m.

   a. Attendance

Members Present: Bob Bower, Liz Lyman, Craig Ottavelli, Margaret Paradise, Tom Cole, Mark Lovrien, and Liz Kohlenberg
Members Absent: Joyce Roper
Staff Present: Fred Knostman, John Sonnen, Mark Swarthout, Tom Clingman and Cami Olson

   b. Approval of Agenda

Commissioner Paradise moved to approve the agenda. Commissioner Cole seconded. Motion carried.

   c. Approval of Minutes

May 7, 2003 minutes:

Commissioner Lyman asked that the following changes be made:

1. Number 1c should read: Commissioner Bower moved to approve the April 16, 2003 minutes. Commissioner Paradise seconded. Motion carried.

2. Number 2, second paragraph should read: Commissioner Bower provided three articles to the Planning Commission members...

3. Number 3, fourth paragraph should read: John Sonnen provided the Planning Commission members...

4. Number 3d should read: ...shall be tested by the county or a third party reviewer, at the permittee’s expense and gather initial field measurements...

5. Number 3l, first paragraph should read: The approval authority shall deny applications for WCF/antenna support structures in open areas (i.e. fields, prairies, or lawns without trees taller than one half of the proposed tower height)...


6. Number 3l, second paragraph – Commissioner Lyman stated that Commissioner Roper has stated that this should read: *Mr. Sonnen stated that Commissioner Roper has proposed changing the use of “i.e. and e.g.” throughout the document to consistently read “including but not limited to.”*

7. Number 3m – Commissioner Lyman questioned the correctness of this item. The Commissioners discussed this item and concluded that this is correct in the April 16, 2003 minutes. The Planning Commission had agreed on using the Federal and State lists, but had not agreed on adding birds of local concern within the County code.

8. Number 3u – Commissioner Lyman stated that Commissioner Roper has stated that she was not the Commissioner to make this statement. It was unsure who had made this statement at the April 16, 2003 meeting.

9. Number 3v should read: *Commissioner Roper asked that the last sentence be added which reads: All successors to the applicant shall submit evidence of comparable surety coverage. After a discussion the Planning Commission decided to not add this sentence.*

10. Number 3w should read: *...Any WCF/antenna support structure that ceased to perform the normal functions associated with the facility on a continuous basis for a period of six consecutive months, or facilities deemed by the county to be unsafe, or I violation of this chapter shall be deemed abandoned.*

11. Number 3z should read: *...a WCF structure be removed sooner than 180 days if it is a hazard to public safety.*

12. Number 4, first paragraph should read: *...was discussed and it was concluded that the organization of the document should be addressed.*

13. Number 4, fourth paragraph should read: *...had asked whether WAC provisions related to the protection of Shellfish Growing Areas under Critical Area Regulations and if they are binding to the County.*

14. Number 6 – the motion to set a public hearing on June 18, 2003 should also include CO-2.

**Commissioner Bower moved to approve the April 16, 2003 minutes as amended. Commissioner Paradise seconded. Motion carried.**

2. **Public Communications**

None.

3. **Briefing: Watershed Planning**

Mr. Swarthout opened the briefing on Watershed Planning and introduced Tom Clingman, Water and Waste Management. Mr. Swarthout gave a brief overview of the history and process on Watershed Planning and presented a Power Point presentation titled “Watershed Planning in Thurston County.” Mr. Swarthout and Mr. Clingman answered questions from the Planning Commissioners.
4. **Briefing: Chapter 9 Natural Environment**

John Sonnen opened the discussion of the proposed changes to the draft document titled “Proposed Amendments to the Thurston County Comprehensive Plan, Planning Commission Review Draft, 5/21/03, Chapter Nine – Natural Environments.” Three additional drafts were presented to the Planning Commission and included: 1) “Planning Commission Review Draft, 5/21/03, Chapter Nine – Natural Environments, including comments and suggested changes by Commissioner Lyman;” 2) “Planning Commission Review Draft, 5/21/03, Chapter Nine – Natural Environments, including comments and suggested changes by Commissioner Roper;” 3) Suggested changes to the Chapter Nine review draft by Liz Kohlenberg.

Mr. Sonnen stated that substantive issues should be addressed at this time, and any editorial changes from the Planning Commissioners should be submitted to Mr. Sonnen. Substantive issues will be addressed to provide a draft copy for the upcoming public hearing on this topic.

The Chapter Nine – Natural Environment documents before the Planning Commission were discussed and included the following:

- **I. Introduction, second paragraph –** Commissioner Kohlenberg stated her concern of including the issue of increased groundwater due to development practices.

- **II. Background, B –** Commissioner Kohlenberg stated that she would like to add a paragraph on this section to discuss McAllister Springs, and the topic of where we are drawing out water from. Mr. Sonnen explained that this plan highlights briefly the topic of groundwater and then discusses the Policy in greater detail. Commissioner Kohlenberg stated that she feels it is important to discuss the details of where groundwater is acquired within this section.

- **II. Background, B, seventh paragraph –** Commissioner Kohlenberg stated that groundwater flooding should be included in this section as well as under the section titled “C. Natural Hazards.”

- **II. Background, C. Natural Hazards, third paragraph –** Commissioner Paradise suggested that the topic of groundwater flooding could be added this paragraph. The Planning Commissioners agreed that this should be added there, but not before the public hearing.

- **II. Background, B, seventh paragraph –** Commissioner Bower suggested a paragraph be added concerning the issues of Watershed Planning discussed by Mr. Swarthout in tonight’s briefing should be added to this section. The Planning Commissioners agreed that this should be added, but not before the public hearing.

- **III. Geologic Hazard Areas, Goal –** Mr. Sonnen asked Commissioner Lyman about the suggesting she had in adding “geologically sensitive areas.” Commissioner Lyman explained that she was referring to bluffs.

- **III. Geologic Hazard Areas, Policy 1 –** Commissioner Lyman suggested adding to this policy so it will read: *Designate and provide for the protection and management of geologic hazard areas consistent with the best available science and by considering the cumulative impacts of existing and future land and resource uses within and adjacent to geologic hazard areas.* The Planning Commissioners agreed.
f. Commissioner Kohlenberg asked that the County provide a GIS map overlay of groundwater saturation. Mr. Knostman stated that this information is part of the County GIS system. A discussion followed. It was decided that Commissioner Kohlenberg would do further research on this topic and report her findings to the Planning Commission at a future meeting.

g. IV. Groundwater and Aquifer Recharge Areas, Policy 2 – Mr. Sonnen suggested adding “the Clean Water Act” to this policy so it would read: Protect groundwater quality and prevent aquifer contamination, degradation, or depletion through the comprehensive management of the ground water resource in conformance with the Clean Water Act and the principles of the Northern Thurston County Ground Water Management Plan and the South Thurston County Aquifer Protection Strategy. The Planning Commission agreed.

h. IV. Groundwater and Aquifer Recharge Areas, Policy 3 – Commissioner Lyman suggested changing this policy to read: Determine if there are areas where low summer stream flows or elevated instream water temperature may, now or in the future, imperil anadromous or native resident fish. If such areas are identified, implement development restrictions or management practices to mitigate or resolve the problem. The Planning Commission agreed.

i. IV. Groundwater and Aquifer Recharge Areas, Policy 8 – Mr. Sonnen explained the Commission Roper had asked if this policy was for new construction only or if this policy only require current residents to convert or hook up to community and/or city water and abandon viable wells which already exist. Mr. Sonnen suggested that this policy should be worded to only apply to new wells. A discussion followed. The Planning Commission agreed to leave the policy to read: Construction and use of individual private wells should be discouraged in urban growth areas where other water is reasonably and economically available.

j. III. Geologic Hazard Areas, Policy 2 – Commissioner Kohlenberg asked if the language of this policy could say restrict instead of limit. A discussion followed. The Planning Commission agreed to retain the word limit.

k. III. Geologic Hazard Areas, Action Needs for Objective A, Item 1 – Commissioner Kohlenberg would like to include the language “review and amend as appropriate” in this item. The Planning Commission agreed.

l. IV. Groundwater and Aquifer Recharge Areas, Policy 6 – Mr. Sonnen suggested that this policy read: Strive to develop and fully implement regional wellhead protection policies and locally developed wellhead protection plans. The Planning Commission agreed.

m. IV. Groundwater and Aquifer Recharge Areas, Policy 9 – Commissioner Lyman had asked if the GMA allows public systems outside the UGAs. Mr. Sonnen explained that yes it does.

n. V. Surface Water, Objective A – Commissioner Ottavelli asked Mr. Sonnen to explain the difference between biological health and the ability to sustain dependent human and wildlife. A discussion followed. It was decided by the Planning Commission to replace biological health and aquatic life and to use this term consistently throughout the document.
o. V. Surface Water, Policy 1 – Commissioner Lyman suggested adding language to the end of this sentence to read: *and by considering the cumulative impacts of existing and future land and resource uses within the watersheds.* The Planning Commission agreed.

p. V. Surface Water, Policy 3 – Commissioner Lyman suggested adding language to this policy to read: *Protect streams from the adverse impacts of activities occurring within their watersheds to avoid degradation of water quality and biological health, elevation of instream water temperature, and stream channel damage...* The Planning Commission agreed.

q. V. Surface Water, Policy 5 – Commissioner Bower stated that he does not agree to the use of *wetland mitigation bank* in this policy. Commissioner Lyman stated that Commissioner Roper had also stated her concern with this language. A discussion followed. The Planning Commission agreed to reword this policy to read: *Consider the creation and use of a wetland mitigation bank.*

r. V. Surface Water, Policy 7 and 11 – Mr. Sonnen suggested moving these two policies to section VII. Important Fish, Wildlife, and Plant Habitat Conservation Areas. The Planning Commission agreed.

s. V. Surface Water, Policy 9 – Commissioner Bower and Commissioner Kohlenberg asked that this policy be changed to read: *Require restoration of degraded buffers and wetland associated with lakes, streams, rivers, and Puget Sound as a part of new land uses or development activity.* A discussion followed. It was decided that the change to *require* would be made, and that Mr. Sonnen will speak with Mr. Fancher further about this item.

t. V. Surface Water, Action Needed For Objective A, Item 4 – Commissioner Lyman suggested adding this item. A discussion followed. The Planning Commission decided not to add this item. The Planning Commission did agree to include modified language in this section to say *update mapping of wetlands and streams.*

u. V. Surface Water, Objective B, Policy 1 – Commissioner Lyman asked to add language to this policy concerning *best available sciences, Clean Water Act, and cumulative impacts.* The Planning Commission agreed.

v. V. Surface Water, Objective C, Policy 1 – Commissioner Lyman asked to add language to this policy concerning *best available sciences, Clean Water Act, and cumulative impacts.* The Planning Commission agreed to add *Clean Water Act and cumulative impacts, but not add best available science* at this time due to Mr. Sonnen’s recommendation.

w. V. Surface Water, Objective C, Policy 2 – It was decided to delete the word *natural* from this item.

x. V. Surface Water, Objective C, Policy 4 – Commissioner Lyman asked if incentive programs should be provided to property owners. Mr. Sonnen suggested language be changed to *identify and implement incentive programs*.... The Planning Commission agreed
y. VI. Frequently Flooded Areas, Goal – Commissioner Lyman had asked if the broader term of property be used in this goal. Mr. Sonnen explained the use of the word structures in this item. The Planning Commission agreed to keep the word structures in this goal.

z. VI. Frequently Flooded Areas, Policy 2 – Mr. Sonnen suggested eliminating this policy and add language in Policy 3 to read: Prevent development in floodways and floodplains... The Planning Commission agreed. It was also decided to change the word property in this section to the word structure.

aa. VI. Frequently Flooded Areas, Policy 3 – Commissioner Ottavelli asked Mr. Sonnen for clarification of the wording necessary structure. Mr. Sonnen suggested including further clarity to explain that this is referring to public infrastructures. The Planning Commission agreed.

bb. V. Surface Water, Objective C, Policy 5 – Commissioner Ottavelli asked for clarification on the word degradation. Mr. Sonnen suggested adding consistent with the Clean Water Act. The Planning Commission agreed.

cc. VI. Frequently Flooded Areas, Policy 4 – Commissioner Ottavelli asked what is meant by filling and construction of structures. It was agreed to integrate Policy 4 into Policy 3 of this section.

dd. VII. Important Fish, Wildlife, and Plant Habitat Conservation Areas, Goal – Commissioner Ottavelli questioned the use of the word values in this goal. A discussion followed concerning this use of language. The Planning Commission agreed to remove the term values from this goal.

ee. VIII. Important Fish, Wildlife, and Plant Habitat Conservation Areas, Policy 2 – Commissioner Bower proposed to set up a program to utilize conservation futures. A discussion followed. The Planning Commission agreed.

ff. VIII. Important Fish, Wildlife, and Plant Habitat Conservation Areas, Policy 5, second paragraph – Commissioner Ottavelli asked that this paragraph use consistent language within this policy, so this first sentence of the second paragraph should read: If any streams/riparian areas that currently..... The Planning Commission agreed.

gg. VIII. Important Fish, Wildlife, and Plant Habitat Conservation Areas, Policy 5, first paragraph – Commissioner Lyman suggested using “land use coverage” rather than “development coverage” in this paragraph due to the fact that many types of land uses impact watershed hydrology. Mr. Sonnen will try to add additional language here.

Commissioner Lyman asked if local jurisdictions can require preservation but not enhancement. Mr. Sonnen stated that the county cannot require enhancement, but can contribute to enhancement.

hh. VIII. Important Fish, Wildlife, and Plant Habitat Conservation Areas, Policy 6 – Commissioner Lyman discussed the issue of priority. Mr. Sonnen suggested adding language to combine the most sensitive and development type of conservation as the higher type of...
priority. The Planning Commission agreed.

Commissioner Ottavelli questioned the use of the wording *cost effective* in this policy. A discussion followed which included the wording *substantial*. The Planning Commission agreed to remove the word *substantial* from this item.

ii. VIII. Important Fish, Wildlife, and Plant Habitat Conservation Areas, Policy 7 – Commissioner Ottavelli asked to include a definition of the word *barrier* in this item. A discussion followed concerning the definition of the word *barrier*.

jj. XIII. Greenspaces – Commissioner Ottavelli expressed his concern that this section expresses the need to preserve greenspaces for habitat and wildlife travel, which Commissioner Ottavelli feels is at odds with the purpose of providing recreation and trails for human use. Mr. Sonnen suggested expanding Policy 4 of this section to include policies for preservation of wildlife habitat. Commissioner Ottavelli asked for clarification to the acceptable level of degradation, as referred to in Policy 4. A discussion followed. It was decided that narrowing the scope of that topic would help define this policy.

kk. XIII. Greenspaces, Objective B, Action Needed for Policy B, Item 4 – Commissioner Kohlenberg suggested adding an action item for Policy 10 of this section. It was decided to add *identifying and prioritizing* into Item 4.

ll. XIII. Greenspaces, Objective B, Action Needed for Policy B, Item 3 – Commissioner Bower requested that the Planning Commission consider amending the Open Space Tax Program to include parcels smaller than five acres.

mm. IX. Stormwater Management, Goal – Mr. Sonnen stated that additional language has been added that was suggested by Commissioner Lyman to read: *and avoids increasing natural hazards*. This item was discussed and it was decided to change this to read: *and avoid increasing risks for damage from natural hazards*.

nn. IX. Stormwater Management, Policy 1 – Commissioner Lyman has suggested to remove the word *strive* and replace it with *maintain or improve*. A discussion followed. The Planning Commission agreed.

oo. IX. Stormwater Management, Action Needs, Item 5 – Commissioner Bower requested adding language in this item to include the use of pesticides in private residences. The Planning Commission agreed.

pp. X. Air Quality, Goal – It was suggested to add to this goal to read: *Protect and improve the County’s air quality and minimize odor and noises from new land uses that would reduce the livability of residential areas*. The Planning Commission agreed.

qq. X. Air Quality, Policy 3 – Commissioner Cole suggested changing the wording to read: *Lots in residential subdivisions expected to be impacted by noisy activities require statements in the deed, title, or covenants notifying prospective purchasers that the property will be affected by noise*. The Planning Commission agreed.
IX. Stormwater Management, Policy 2 – Commissioner Kohlenberg requested changing this policy to read: *Existing and new development should minimize increases in total runoff quantity, maximize on-site infiltration, except adjacent to steep slopes and unstable soils...* A discussion followed. The Planning Commission agreed to the addition and also expanding the wording to include except in situations where infiltration will create a hazard.

X. Air Quality, Policy 2, 4 and 5 – The suggested changes by Commissioner Lyman were acceptable to the Planning Commission.

G. Stormwater Management – Commissioner Kohlenberg suggested adding Action Needs 6 to read: *Evaluate and amend the Erosion Control Manual to address the infiltration of stormwater into highly permeable soils.*

XI. Solid and Hazardous Waste, Action Needs 3 – Commissioner Ottavelli asked to change this item to read: *Continually explore new approaches to waste reduction, recycling, energy recovery, new disposal sites and methods of disposing of solid wastes.* The Planning Commission agreed.

XI. Solid and Hazardous Waste, Policy 5 – Commissioner Ottavelli stated that he would like to change this item to read: *Seek solutions to problems of illegal dumping.* The Planning Commission agreed.

XI. Solid and Hazardous Waste, Action Needs 6 – Commissioner Bower asked if this will cover the disposal of dredging sediment in marine waters? A discussion followed and it was decided that this language will cover that.

XII. Management Approaches, Goal – The suggested change by Commissioner Lyman was approved by the Planning Commission.

XII. Management Approaches, Policy 2 – Commissioner Ottavelli asked for clarification of what this is saying. The item was discussed. It was decided to add an example for clarification.

XII. Management Approaches, Policy 3 – Commissioner Lyman’s suggested change to this policy was accepted by the Planning Commission.

XII. Management Approaches, Action Needs for Objective A, 4 and 5 – Commissioner Lyman’s suggested additions of these action needs was accepted by the Planning Commission.

5. **Planning Commission Staff Updates**

Mr. Knostman reminded the Planning Commission of the joint hearing with Lacey Planning Commission on May 27, 2003 at 7:00 p.m. at St. Martins Worthington Center.

Mr. Knostman reminded the Planning Commission of the joint hearing on June 4, 2003 with Tumwater Planning Commission at the Thurston County Courthouse, room 152 at 7:00 p.m.
6. Adjourn

The meeting adjourned at 10:45 p.m.

Liz Lyman, Chair
Mark Lovrien, Vice Chair
### REQUEST FOR INFORMATION

**SUMMARY SHEET**

<table>
<thead>
<tr>
<th>DATE OF REQUEST</th>
<th>ISSUE/REQUEST</th>
<th>AUTHOR</th>
</tr>
</thead>
<tbody>
<tr>
<td>March 19, 2003</td>
<td>Mr. Sonnen will gather additional information concerning no-cost presentations of a county Plan by consulting firms</td>
<td>Commissioner Ottavelli</td>
</tr>
<tr>
<td>April 2, 2003</td>
<td>Mr. Sonnen will check the state lists for the status and habitat requirements of the three birds suggested to be added to 20.33.080, Item 1d1 of the “Wireless Communication Facilities and Antenna Support Structures, Proposed Amendments to the Thurston County Zoning Code” document.</td>
<td>Planning Commissioners</td>
</tr>
</tbody>
</table>