1. **Call to Order**

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

   a. **Attendance**


   Members Absent: Margaret Paradise, Joyce Roper

   Staff Present: Fred Knostman, Nancy Pritchett, John Sonnen, Cami Olson, Gordy Kelsey, Michael Welter.

   b. **Approval of Agenda**

Commissioner Lyman stated that she would like to add an item to the agenda to discuss changing the Planning Commission regular meeting time.

**Commissioner Lovrien moved to approve the Agenda as amended. Commissioner Ottavelli seconded. The Agenda was approved as amended.**

2. **Public Communication**

None.

3. **Worksession – Comp Plan Amendments**

A. **TUM-2: Adopt new Black Hills SubArea Transportation Plan as an element of the Tumwater Joint Plan, identifying potential new transportation corridors near Black Hills High School.**

Gordy Kelsey, Thurston County Roads and Transportation Department discussed the process that led to the Black Hills Sub-Area Transportation Plan for the proposed Black Hawk subdivision. Both Mr. Kelsey and Jay Eaton, City of Tumwater, responded to questions from the Planning Commission.

The Planning Commission suggested that the maps state clearly that the locations of the proposed roads shown on the maps are for planning purposes and do not indicate where those roads will actually be built. Mr. Kelsey asked the Planning Commissioners to look at the third paragraph, page 14 of the Black Hills SubArea Transportation Study which reads: “In all cases, new connections as shown in Figure 3 are not intended to indicate *specific* alignments, but only to show that a connection
should exist in the vicinity.” The Planning Commissioners agreed that language to this effect should be placed on the TUM-2 maps. Commissioner Bower recommended that there be a provision for emergency access to the Black Hawk subdivision. The Planning Commissioners agreed.

The comp plan review was temporarily halted for County Commissioner Bob Macleod to introduce his new appointee George Darkenwald to the Planning Commission. Members of the Planning Commission welcomed Mr. Darkenwald, who will officially join the Planning Commission on August 1. After the introduction, Commissioner Lyman resumed the comp plan review.

B. QJ-5, Fire District 11: Re-designate and rezone .8 acres (possible expansion to approx. 3 acres) at 6411 128th Avenue SW from Suburban Residential 4/1 to Rural Commercial Center.

Mr. Knostman briefly reviewed the proposed re-designation. Mr. Knostman provided some information about the possible effect of the rezone on property taxes. A discussion followed.

The Planning Commission agreed to recommend approval of the proposal as originally drafted by staff.

C. CO-4: Incorporate the LOTT Wastewater Resource Management Plan Highly Managed Alternative into the County’s Sewerage General Plan, which is incorporated by reference into the Thurston County Comprehensive Plan.

After a brief review by Ms. Pritchett, the Planning Commission agreed to recommend approval of the proposal.

D. CO-2: Update Chapter 9, Natural Environment, to ensure compliance with the Growth Management Act.

John Sonnen began by reviewing the summary of public comments that he provided the Planning Commissioners.

1. II. Background, A. Environmental Features, first paragraph: The Black Hills Audubon Society has suggested adding the Black River. Mr. Sonnen suggested removing the Nisqually Wildlife Refuge from this paragraph because both refuges are described on page 8. The Planning Commission agreed.

2. II. Background, A. Environmental Features, third paragraph: The Black Hills Audubon Society has suggested this read: “The county’s air quality is generally good due to climate, physiography, and the presence of few absence of particulate producing industries.” A discussion followed. The Planning Commission agreed to change this sentence to read: The county’s air quality is generally good due to climate, physiography, and a limited number of particulate producing industries.

3. II. Background, B. Water Resources, last paragraph: Mr. Sonnen stated that public comment suggested that the language referring to WRIA in this paragraph would date the document. The Planning Commission decided that this paragraph was fine as drafted.

4. II. Background, B. Water Resources, second paragraph, first sentence: Commissioner Lyman
asked if the reference to protecting shellfish in Budd Inlet in this sentence correctly reflects the county’s position? Mr. Sonnen stated that it does.

5. II. Background, B. Water Resources, third paragraph Commissioner Lyman suggested that wetlands should be addressed in this section. The Planning Commission agreed.


7. III. Goals, Objectives and Policies, A. Geologic Hazard Areas, Policy 6: Mr. Sonnen suggested eliminating this policy because it is redundant. The Planning Commission agreed.

8. III. Goals, Objectives and Policies, A. Geologic Hazard Areas, Goal: Commissioner Lyman suggested replacing “sensitive” with “hazardous”. The Planning Commissioners agreed.

9. III. Goals, Objectives and Policies, A. Geologic Hazard Areas, Policy 1: Commissioner Lyman suggested replacing the phrase “with consideration of” in this policy and similar policies throughout the document with language that requires cumulative impact analysis. A discussion followed. The Planning Commission agreed and asked that Mr. Sonnen and Commissioner Lyman draft the appropriate language.

10. III. Goals, Objectives and Policies, B. Groundwater and Aquifer Recharge Areas, Goal: The public suggested that this goal be changed to read: *To provide for the identification and protection of sensitive aquifer recharge areas, to protect groundwater quality and conserve groundwater quantity.* A discussion followed. Commissioner Bower stated that he is concerned that this can be read to mean that the county is trying to stop further water use. Mr. Sonnen suggested that this point be clarified to state that the county is trying to be prudent concerning water conservation. The Planning Commission agreed.

11. III. Goals, Objectives and Policies, B. Groundwater and Aquifer Recharge Areas, Policy 3, last sentence: Mr. Sonnen stated that the Audubon Society has suggested that in the interest of protecting anadromous fish species this should be looked at as a priority over mitigation. Mr. Sonnen suggested that the last sentence of this policy be changed to read: *If such areas are identified, devise and implement development restrictions and management practices as necessary to sustain fish.* The Planning Commission agreed.

12. III. Goals, Objectives and Policies, B. Groundwater and Aquifer Recharge Areas, Policy 4: Mr. Sonnen stated that Tom Cook has suggested to “reduce or deny” allowed land use densities in groundwater supply areas. Mr. Sonnen suggested that the third line of this policy be changed to read: *Reduce allowed land use densities in areas where the supply of groundwater is limited unless alternative domestic water supplies are available so existing dependent uses are not affected, particularly in areas where diminished summer stream flows and elevated instream water temperatures would jeopardize the survival of anadromous or native resident fish.* The Planning Commission agreed.

13. III. Goals, Objectives and Policies, B. Groundwater and Aquifer Recharge Areas, Policy 5: Mr. Sonnen stated that the Audubon Society has suggested re-wording this policy to read:
Regulate land uses within designated wellhead protection areas to avoid or adequately mitigate prevent degradation of groundwater quality. The Planning Commission agreed.

14. III. Goals, Objectives and Policies, B. Groundwater and Aquifer Recharge Areas: Mr. Sonnen stated that it was suggested that an additional policy be added to this chapter addressing periods of drought and the need to preserve drinking water by all users including new development. The intent of the suggestion was unclear and a discussion followed. The Planning Commission decided not to add this new policy.

15. III. Goals, Objectives and Policies, B. Groundwater and Aquifer Recharge Areas: Mr. Sonnen stated that it was suggested that an additional policy be added to this chapter addressing periods of drought and the need to preserve drinking water by all users including new development. The intent of the suggestion was unclear and a discussion followed. The Planning Commission decided not to add this new policy.

16. III. Goals, Objectives and Policies, B. Groundwater and Aquifer Recharge Areas, Policy 7: Commissioner Lyman asked what was meant by “service.” Mr. Sonnen suggested that this should read: Encourage services in the urban growth areas.... The Planning Commission agreed.

17. III. Goals, Objectives and Policies, B. Groundwater and Aquifer Recharge Areas, Action: Mr. Sonnen stated that there was a request to add an additional action statement to reduce areas of impervious surfaces allowed in newly developed areas so that the recharge of aquifers still can occur. A discussion followed. The Planning Commission decided that this could be addressed under Watershed Assessment.

18. III. Goals, Objectives and Policies, B. Groundwater and Aquifer Recharge Areas, Action 19: Mr. Sonnen stated that it was suggested that an additional action statement be added to address the topic of maintaining a county-wide water quality monitoring network that has the capacity to track long term trends as well as to identify and respond to water quality problems. A discussion followed. The Planning Commission agreed that this action item should be added.

19. III. Goals, Objectives and Policies, C. Surface Water, Policy 3: Mr. Sonnen stated that public comment has suggested that this policy should also encompass adverse activities within the common recharge area, not just the watershed. A discussion followed. Mr. Sonnen stated that this section is referring to surface water, therefore, this does not need to be addressed in this section. The Planning Commission agreed.

20. III. Goals, Objectives and Policies, C. Surface Water, Action Needs for Objective 1: Mr. Sonnen stated that public comment has suggested adding an action need for Objective 1 to work with other jurisdictions to educate land owners on the importance of protecting natural vegetation in riparian habitats and wetland buffers. The Planning Commission decided that it would be good to educate the land owners.

21. III. Goals, Objectives and Policies, C. Surface Water, Objective 3, Policy 1: Mr. Sonnen stated that public comment has suggested removing the last sentence of this policy which reads: “Also, recognize private property rights consistent with the public interest.” The
Planning Commission agreed to remove this sentence.

22. III. Goals, Objectives and Policies, C. Surface Water, Objective 3, Policy 4: Mr. Sonnen stated that public comment suggested revising this to read: *Where needed to protect critical structures, encourage the use of...* A discussion followed. The Planning Commission decided to re-word this policy to put emphasis on “bioengineered” shoreline stabilization.

23. III. Goals, Objectives and Policies, D. Frequently Flooded Areas, Policy 5: Mr. Sonnen suggested changing this policy to read: *Regulate uses in and around these areas as necessary to avoid property damage and protect groundwater quality.* The Planning Commission agreed.

24. III. Goals, Objectives and Policies, D. Frequently Flooded Areas, Action Needs 2, p. 21: Mr. Sonnen stated that it was suggested to change the word “should” to “could” in the second sentence. The Planning Commission agreed.

25. III. Goals, Objectives and Policies, E. Important Fish, Wildlife and Plant Habitat, Policy 2, p. 22: Mr. Sonnen stated that Tom Cook has suggested adding the acknowledgment of plant habitat to be consistent with Policy 3 on page 23. The Planning Commission agreed.

26. III. Goals, Objectives and Policies, E. Important Fish, Wildlife and Plant Habitat, Policy 3, p. 22: Mr. Sonnen stated that Tom Cook suggested that there be an Action Need in this section that deals with protecting wildlife habitat corridors and riparian areas as mandated by state law. Mr. Sonnen suggested that an Action Need with that topic not be added. The Planning Commission agreed.

27. III. Goals, Objectives and Policies, E. Important Fish, Wildlife and Plant Habitat, Policy 11, p. 24: Public comment suggested to drop the last sentence of this policy because no one should have the ability to contaminate waters of the state to the point of jeopardizing shellfish. A discussion followed. The Planning Commission decided to make this Policy an Action Statement, removing the third sentence.

28. III. Goals, Objectives and Policies, G. Stormwater Management, Policy 6, p. 31: Mr. Sonnen stated that public comment has suggested that this should be removed. The Planning Commission decided to not remove this sentence but to address the issue further.

29. III. Goals, Objectives and Policies, G. Stormwater Management, Policy 8 & 9, p. 31: Mr. Sonnen stated that public comment suggested adding “drinking water bodies ie: Summit Lake” to these Policies as areas for higher sensitivity for water quality. The Planning Commission agreed.

30. III. Goals, Objectives and Policies, H. Air Quality, p. 32: Tom Cook has asked that “protect or eliminate” be added to the Goal. The Planning Commission decided to add that language.

31. III. Goals, Objectives and Policies, H. Air Quality, Policy 2, p. 33: The Audubon Society has suggested adding language that land uses and activities which generate noise and/or air pollutants should also be directed away from important wildlife habitat areas. The Planning Commission agreed.
32. III. Goals, Objectives and Policies, H. Air Quality, p. 32: Public comment has suggested adding a policy dealing with agricultural odor to this section. A discussion followed and the Planning Commission decided to address this for new land use activities only and to add wildlife refuges.

33. III. Goals, Objectives and Policies, J. Management Approaches, Action Needs for Objective 1, number 3, page 37: The Audubon society has suggested including conservation organizations in the list of groups with which the county should work to identify lands for acquisitions. The Planning Commission agreed.

34. III. Goals, Objectives and Policies, J. Management Approaches, Objective 3, page 39: Mr. Sonnen stated that public comment has suggested that Objective 2 (p. 37) and Objective 3 are indiscernible. The Planning Commission decided to change the title on Objective 3 to clarify.

35. III. Goals, Objectives and Policies, J. Management Approaches, Objective 3, Policy 2, page 39: Mr. Sonnen stated that staff comment suggested the language of this Policy refer to “shellfish resources” and be inclusive of privately-owned, homeowner harvested also. The Planning Commission agreed.

36. III. Goals, Objectives and Policies, J. Management Approaches, Objective 3, Policy 5, page 40: Public comment has suggested that this Policy conflicts with the statement on page 24, number 12. The Planning Commission decided to integrate this Policy into page 24, number 12.

E. Oly – 1, Olympia Park Plan.

Mr. Sonnen gave the Planning Commission a brief overview of the Olympia Parks Plan, Oly – 1. Mr. Sonnen introduced Michael Welter, Thurston County Development Services Department, who was available for questions from the Planning Commissioners. The Planning Commission had previously requested that the Olympia Parks Plan address in more detail the environmental impact of trails and the Planning Commission did not feel that this topic was adequately addressed. A discussion followed. The Planning Commission decided to draft a letter to the Board of County Commissioners outlining the Planning Commission’s concerns with the Olympia Park Plan.

F. Oly – 2

The Planning Commission did not comment on this item.

4. **Staff Updates**

   **Agenda Item Addition: Proposed Change to Regular Meeting Time**

   The Planning Commission discussed the possibility of beginning their meetings at 6:30 p.m. instead of 7:00 p.m. Mr. Knostman explained that the Planning Commission Policies would need to be revised to reflect the new starting time. It was suggested that Liz Lyman email the members not present tonight to ask if the proposed new meeting time fits their schedules.

   **Wireless Communications Amendment**
Mr. Sonnen updated the Commissioners on the Wireless Communication Facilities draft amendments.

The Planning Commission thanked and commended John Sonnen for his hard work on the Wireless Communications Facilities Draft Amendments.

5. Calendar

Nancy Pritchett noted that because the Planning Commission has completed their review of the Comprehensive Plan Amendments tonight, the only item on the agenda for August 6, 2003 is a briefing for the open space application. The Commission decided to move the open space application to August 20, 2003 and cancel the August 6, 2003 meeting.

6. Adjourn

The meeting adjourned at 10:00 p.m.

Liz Lyman, Chair
Mark Lovrien, Vice Chair
<table>
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<tr>
<th>DATE OF REQUEST</th>
<th>ISSUE/REQUEST</th>
<th>AUTHOR</th>
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<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>
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