Call to Order

Commissioner Lyman, followed by introductions of the Thurston County Planning Commission members, called the meeting to order at 6:30 p.m.

a. Attendance

Thurston County

Members Absent: George Darkenwald and Margaret Paradise

Staff Present: Nancy Pritchett, John Sonnen, Mark Swartout, and Cami Petersen

b. Approval of Agenda

Commissioner Cole moved to approve the Agenda. Commissioner Kohlenberg seconded. The Agenda was approved.

c. Approval of Minutes from April 7, 2004

Commissioner Ottavelli moved to approve the Minutes from April 7, 2004. Commissioner Kohlenberg seconded. Motion carried.

2. Public Communication

None.

3. Staff Updates

Liaisons to other Planning Commissions:

The following liaison assignments will be temporary until a new ninth commissioner is appointed. The new assignments are:

- Commissioner Kohlenberg - Tumwater Planning Commission
4. **Request for Information Summary**

- Annual retreat – is this allowed and will this type of meeting need to be taped?

  This type of meeting can be held by the Planning Commission, it does not need to be taped, and staff does not need to attend.

- Why is the county required to create riparian stream buffers that are permanent and not conditional?

  It was explained that this question was referring to seasonal streams. A discussion followed.

- A request for scientific data supporting the 50-foot riparian habitat width for some types 4 and 5 streams.

  Mr. Sonnen explained that the state is recommending 150 feet widths on type 4 and 5 streams with an expansion to accommodate landslide hazard areas. The Planning Commission was referred to the handout titled: Best Available Science, page 29, which provides a summary of the documents discussing type 4 and 5 streams as it relates to the fisheries aspects. Page 30 of the same document then discusses the aspect of upland wildlife. A copy of an email was provided to the Planning Commission from Debbie Carnevali, Department of Fish and Wildlife, dated April 21, 2004, which discusses type 4 and 5 stream buffers.

  A discussion followed. The question was asked of Mr. Sonnen to look at Skagit County, who is modifying its riparian buffer approach to make sure that the farmers would be eligible for the CREP program, which is a voluntary federal program that buys conservation easements along streams. The question was asked if this type of approach could become part of our management plan. Mr. Sonnen stated that he would look into this and report back to the Planning Commission.

- Information on best management practices including standards/criteria as established and implemented.

  A handout was provided to the Planning Commission titled: Urban BMP’s – Water Runoff Management. Mr. Sonnen explained that this article relates to water quality best management practices. A discussion followed.

5. **Chehalis Basin Watershed Management Plan**
The Planning Commission was updated on the Nisqually Watershed Plan joint meeting that was held on April 13, 2004, which approved the proposed plan.

A meeting on the Nisqually Watershed Plan will be held on May 12, 2004 to discuss the following:

- How to make amendments to the plan
- If the plan is ready to move into phase four

The Planning Commission discussed how they would proceed in getting their comments on the Chehalis Watershed Plan together for submission by May 24, 2004. The Planning Commission decided to discuss their comments at the May 5, 2004 meeting if time allows. If time does not allow, then a special meeting will be held on May 13, 2004 at 6:30 p.m. to discuss the Planning Commission’s comments.

6. Calendar (Tentative)

The following calendar changes were made:

- **May 5, 2004** – Hearing/Action: Development Code Amendment: Briefing: CAO – Riparian; Possibly discuss Chehalis Watershed Plan if time allows
- **May 13, 2004** – special meeting to discuss comments for the Chehalis Watershed Plan
- **May 19, 2004** – **Cancelled**
- **June 2, 2004** – Briefing: CAO – Floodplains
- **June 16, 2004** – Briefing/Set Hearing: Joint Plan Amendments; Briefing: Upland Habitats & Species
- **June 30, 2004** – Special meeting: Briefing: Critical Areas – Aquifer Recharge/Lakes/Marine

7. Hearing/Action: Open Space Application

Commissioner Lyman opened the public hearing at 7:00 p.m.

The applicant, Earnest Paul, addressed the Planning Commission concerning his open space classification application, Project No. 2003104048. Mr. Paul explained that he is one of the partners for this application and he would like to testify in support of the open space application. Mr. Paul stated that he and his partner purchased the property in question last April with the intent of doing a conservation easement on the property. Mr. Paul stated that the subject property is on the Kaiser wetland and that their plan is to restore the property to its previous condition by restoring some of the native plants to provide habitat.

Commissioner Lyman closed the public hearing at 7:05 p.m.

Commissioner Ottavelli moved to approve the Open Space Application, Project No. 2003104048 conditioned on the applicants following the recommendations of their habitat management plan and recording a conservation easement with Capitol Land Trust. Commissioner Cole seconded. Motion carried.

8. Meeting Minutes
The new process for reviewing the meeting minutes was discussed. The Planning Commission decided to continue with the new process and Cami Petersen will mail a copy of the minutes to those Planning Commission members who prefer a hard copy. The hard copy will be mailed out on the same day that the electronic version is emailed.

**Commissioner Lyman accepted the tape of the April 7, 2004 meeting as the official record.**

The Planning Commission meeting tapes will be retained in archives for six years.

*Tape 2-7*

9. **Briefing: Critical Areas – Riparian**

The Planning Commission discussed the direction that they would like to take concerning the functions and values of the riparian habitat. Those include water quality, anadromous fish and wildlife. The Planning Commission recognized that wildlife habitat protection is the value that they need to discuss further to come to agreement as to the direction the Planning Commission would like to take. A discussion concerning riparian buffer widths followed.

The Planning Commission chose the following two options for proposed riparian buffer widths:

<table>
<thead>
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<th>Stream Type:</th>
<th>Option 1:</th>
<th>Option 2</th>
</tr>
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<tr>
<td>1</td>
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</tr>
<tr>
<td>5</td>
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</tbody>
</table>

The meeting adjourned at 10:45 p.m.

Liz Lyman, Chair  
Tom Cole, Vice Chair
**Thurston County Planning Commission**

## REQUEST FOR INFORMATION SUMMARY SHEET

<table>
<thead>
<tr>
<th>DATE OF REQUEST</th>
<th>ISSUE/REQUEST</th>
<th>AUTHOR</th>
<th>STAFF</th>
</tr>
</thead>
<tbody>
<tr>
<td>April 21, 2004</td>
<td>Could the CREP program, which is a voluntary federal program that buys conservation easements along streams, become part of our management plan?</td>
<td>Joyce Roper</td>
<td>John Sonnen</td>
</tr>
</tbody>
</table>