MINUTES – Regular/Public Meeting

Thurston County Planning Commission
Wednesday, May 5, 2004
2000 Lakeridge Drive SW
Building 1 - Room 152
Olympia, Washington 98502

Tape side #1:

1. 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 Present: Liz Lyman, Bob Bower, Craig Ottavelli, Joyce Roper George Darkenwald and Margaret Paradise.

Members Absent: Tom Cole and Liz Kohlenberg

Staff Present: Jennifer Hayes, John Sonnen, and Cami Petersen

   b. Approval of Agenda

Commissioner Paradise moved to approve the Agenda. Commissioner Ottavelli seconded. The Agenda was approved.

c. Approval of Minutes from April 21, 2004

Commissioner Roper moved to approve the Minutes from April 21, 2004. Commissioner Bower seconded. Motion carried.

d. Acceptance of Tapes as Official Record

Commissioner Lyman accepted that tapes of the April 21, 2004 meeting as the official record.

2. Public Communication

None.

3. Staff Updates
Ms. Hayes stated that Michael Welter, Director of Development Services Department, is setting up a strategy meeting on the topic of Low Impact Development (LID) and is looking for a representative from the Planning Commission to attend the upcoming meetings. Commissioner Lyman asked that any Planning Commission member who is interested in representing the Planning Commission at the LID strategy meetings let her know and she will forward the information on the possible dates and times.

A conference on water will be held at the Evergreen State College on May 14, 2004. The guest speaker will be Professor Carr of the University of Washington on May 14, 2004.

4. **Worksession: Chehalis Basin Watershed Management Plan**

The Planning Commission began the discussion of their comments on the Chehalis Watershed Management Plan. A comment letter to the Board of Commissioners will be drafted from the comments discussed. The items discussed included the following:

- There are no actual recommendations or enforcement information in the plan
- Recharge and direct discharge – existing concerns about the watershed are not adequately addressed in this plan, such as the piping of sewage in at least one area of the watershed, which affects the recharging of the aquifer and the flow into the Chehalis River and the discharge permitted directly into the River
- Water rights – the plan should address the volume of water rights which may already exceed volume available in the watershed if all of the certificated rights were in use

The Planning Commission agreed to continue this discussion at the May 13, 2004 special meeting. The Planning Commission will then prepare a preliminary draft of a comment letter to the Board of Commissioners compiling the Planning Commission’s comments on the Chehalis Watershed Management Plan.

**Tape 1, 2**

5. **Hearing/Action: Development Code Amendment**

Staff: Jennifer Hayes

Commissioner Lyman opened the public hearing at 7:00 p.m. Commissioner Lyman asked for members of the public who wish to address the Planning Commission.

1. **Eric Soderquist, Washington State Department of Transportation**

Mr. Soderquist addressed the Planning Commission to outline the background of the Department of Transportation’s search for a new location of the Olympic Region Headquarters. Mr. Soderquist explained the WSDOTs need to relocate to one central location, bringing all of its satellite offices together. Mr. Soderquist provided two comment letters to the Planning Commission from the following: 1) Sandra Romero, State Representative 22nd District, Position One; 2) Sam Hunt, State Representative 22nd Legislative District.
Commissioner Lyman closed the public hearing at 7:12 p.m.

Ms. Hayes provided the Planning Commission with a Memorandum dated May 5, 2004 concerning the proposed amendment to the Lacey Zoning Code to allow office uses in the light industrial zone. Ms. Hayes explained that the Memorandum outlined two concerns the Planning Commission had expressed concerning the proposed zoning change, which included:

a) Possible sale of the office space in the new Light Industrial Zone
b) Possible requirement of locating office space on the same parcel as the light industrial uses

A discussion followed.

**Commissioner Bower moved to approve the Proposed Amendments to the Lacey UGA Zoning Code Chapter 21.40. Commissioner Darkenwald seconded. Motion carried.**

6. **Request for Information Summary Sheet**

1) Would our riparian management strategies make individuals ineligible for the CREP program, which is a voluntary federal program that buys conservation easements along streams?

   Mr. Sonnen stated that he had learned that as long as the property along the riparian area is being farmed it would be eligible for the CREP program. Mr. Sonnen explained that if the agricultural use was going to move from a less intense to a higher intense use, the higher use would have to be outside minimum allowed buffer width or require the use of a vegetative filter strip.

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

   **Staff: John Sonnen**

   Mr. Sonnen began the discussion of the draft document titled: Preliminary Draft Amendments to the Critical Areas Regulations, TCC 17.15.700 Important Wildlife Habitats and Species Riparian Habitat Areas, dated March 24, 2004. The discussion included the following:

   - The Planning Commission agreed to proceed with both options on page 2, B1a
   - The Planning Commission decided to add item D3 on page 5 concerning “necessary habitat protection” and D4 on page 5 titled “tree blowdown,” to the selected riparian widths if the width are not sufficient enough to protect type 1-3 streams.
   - Mr. Sonnen will discuss further with Jeff Fancher the possibility of adopting interim (emergency) regulations based on evolving information in the subwatershed assessment, so those
recommendations can be timely implemented, rather than delayed by the process of formally adopting the new recommendations into the regulations.

- Mr. Sonnen provided the Planning Commission with a document titled: Inadvertently omitted Page 8. Mr. Sonnen explained that this paragraph was inadvertently omitted from the above-mentioned draft of the Riparian chapter of the Critical Areas Regulations. The Commission asked that “culverts” be defined and that an alternative to reduce buffers be considered. The alternative could include management requirements based on the particular site characteristics and concerns.

- The Planning Commission agreed, due to differing opinions, that a vote would need to be taken concerning the recommendation allowing reduction of buffers under certain circumstances, such as use of vegetative strips, and whether there are circumstances when buffers could not be reduced, such as to preserve wildlife corridors. Mr. Sonnen encouraged the Planning Commission to look at the topic of buffers starting on page 12 of the document titled: Draft in Progress, Best Available Science – Riparian, dated March 17, 2004. Mr. Sonnen stated that this might be helpful information for the Planning Commission on this topic which included:

  1. Are the non-priority species habitats protected enough within the proposed riparian widths?

  2. Shading in stream buffer widths and the increase of stream temperature – are the buffer widths sufficient?

  3. Would the same buffers apply to type 4 and 5 streams that are dry throughout a portion of the year? Are salamanders able to survive in streambeds that are dry throughout a portion of the year?

- Mr. Sonnen will email the Planning Commissioners a draft email that he will send to Debra Carnevelli with specific questions of the Planning Commission regarding streambeds, riparian habitat widths, etc. The Planning Commission can then email Mr. Sonnen any changes to the draft questions.

8. **Calendar (Tentative)**

The following calendar changes were made:

- **May 13, 2004** – Craig Ottavelli will be absent, George Darkenwald will be late
- **May 19, 2004** – **Cancelled**
- **June 2, 2004** – Peggy Paradise will be absent, Bob Bower may be absent

The meeting adjourned at 9:45 p.m.

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

REQUEST FOR INFORMATION
SUMMARY SHEET

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<th>DATE OF REQUEST</th>
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May 5, 2004 Regular Meeting