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

Thurston County

Members Absent: George Darkenwald

Staff Present: John Sonnen, Nancy Pritchett, Jennifer Hayes, Lynn Kohn, Holly Gilbert, David Ginther and Cami Petersen

b. Approval of Agenda

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

c. Approval of Minutes and Tapes

Commissioner Ottavelli moved to approve the June 16, 2004 minutes and accept the June 16, 2004 as the official record. Commissioner Bower seconded. Motion carried.

2. Public Communication

None

3. Staff Updates

Staff: Jennifer Hayes, Nancy Pritchett

Preview of Land Use Chapter Update
Ms. Hayes provided the Planning Commission members with a Memorandum dated June 30, 2004, subject: Preview of Land Use Chapter Update. Ms. Hayes explained that the information in the
memorandum discusses the scope of work for the upcoming briefings beginning July 21, 2004. Ms. Hayes provided the Planning Commission with binders to organize the upcoming Comp Plan updates.

**Scheduling**
Ms. Pritchett provided the Planning Commission with an updated calendar and asked if any member will be unable to attend upcoming meetings, particularly the special meetings. The following members are unable to attend:

**July 21** – Peggy Paradise, Joyce Roper  
**July 28** – Liz Kohlenberg may not be available  
**August 4** – Liz Kohlenberg, Tom Cole  
**September 29** – Tom Cole

The Planning Commission Retreat is scheduled for September 18, 2004 at Liz Kohlenberg’s home. Ms. Pritchett asked that the Planning Commission consider using that day as a Briefing instead of a retreat due to the heavy workload. The Planning Commission will keep that in mind.

4. **Public Hearing – Joint Plan Amendments**

**Commissioner Lyman opened the public hearing at 7:10 p.m.**

**City of Tenino – TEN-1**

a. **Sandy Mackie**

Mr. Mackie introduced himself and explained that he is an attorney representing Dr. Barnett, the owner of the Alpaca Farm near Tenino. Mr. Mackie stated that he would like to speak in support of the UGA amendment for Tenino. Mr. Mackie explained there are two items that he would like to discuss: a parcel in the Tenino UGA that has been dedicated as a park and other uses and is no longer available for urban development. Mr. Mackie explained that this proposal removes this newly dedicated park parcel from the UGA and replaces it with the Barnett property. Mr. Mackie explained that new access corridors are being proposed as well as a sewer plant study is underway for this area because the streams have endangered species and water issues. Mr. Mackie explained that the Barnett property contains approximately 90 acre feet of water rights and are in discussions with the city about making those water rights available to the city.

**Commissioner Lyman closed the public hearing at 7:16 p.m.**
5. Worksession/Action – Joint Plan Amendments
Staff: Jennifer Hayes

The Planning Commission began the discussion concerning the answers to the questions that were posed at the June 16, 2004 meeting of the Joint Plan Amendments.

City of Tenino
Lynn Kohn, Consultant, provided the Planning Commission with a handout titled: Water Rights. Ms. Kohn explained the information provided concerning the amount of water rights. Ms. Kohn answered questions from the Planning Commission that included:

- Are the water rights of the Barnett property located in the proposed addition to the UGA? Ms. Kohn explained that a portion of the water rights area would come into the UGA addition.

City of Bucoda
Lynn Kohn, Consultant, referred the Planning Commission to the handout titled: Water Rights. Ms. Kohn explained the information concerning water rights in this location. Ms. Kohn explained that water availability is not a big concern in the city of Bucoda because they are not at capacity. Ms. Kohn answered questions from the Planning Commission that included:

- If allowed to develop at densities above one unit per two acres, would the amount of water available be sufficient? Ms. Kohn explained that the estimated population increase for the year 2025 is 42 people, keeping the demand for water usage within the supply boundaries.
- Channel Migration zone – Ms. Hayes explained that the 100-year floodplain is within the channel migration zone area.
- Are there existing roads over the river and through the floodplain that provides access from the city core to the proposed UGA? Yes, there is one road that would serve a portion of the proposed land addition. Ms. Kohn explained that there is only one bridge crossing the river to access this proposed area.

City of Rainier
Holly Gilbert, TRPC, provided the Planning Commission with a handout titled: RAIN-1, Thurston County Staff Supplement, TCPC Review, June 16, 2004. Ms. Gilbert explained that she has also provided this to the Rainier city council. Ms. Gilbert explained that this document explains the changes that have been made to the draft amendment.

City of Tumwater
David Ginther, City of Tumwater, addressed the Planning Commission to discuss the city of Tumwater proposed amendment to the Joint Plan. Mr. Ginther answered questions from the Planning Commission that included the following:

- Should the specific recommendations within the Salmon Creek Basin be included in this Joint Plan Amendment? Mr. Ginther stated that this could be added. The Planning Commission agreed that this joint plan could be approved subject to that addition
• Discharge and recharge areas and impervious surfaces – could language be added in the Planning Commission comments pertaining to this topic? The Planning Commission agreed to add this comment in their letter to the Board on the Joint Plan Amendment proposals.

The Planning Commission discussed the need to update the drainage manual to require parcels to have 65% tree retention and only 10% impervious surfaces as a rule for the rural area of the county.

The Planning Commission agreed to add a paragraph in their letter to the Board of Commissioner on the proposed Joint Plan amendments concerning the issue water balance as well as of shifting water rights from the rural areas to the urban areas.

Commissioner Kohlenberg moved to recommend approval of the Tenino/Thurston County Joint Plan Amendment as amended. Commissioner Cole seconded. Motion carried.

Commissioner Bower moved to recommend denial of the Bucoda/Thurston County Joint Plan Amendment with comment. Commissioner Ottavelli seconded. Motion carried.

Commissioner Ottavelli moved to recommend approval of the Rainier/Thurston County Joint Plan Amendment as amended. Commissioner Roper seconded. Motion carried.

Commissioner Kohlenberg moved to recommend approval of the Tumwater/Thurston County Joint Plan Amendment as amended. Commissioner Cole seconded. Motion carried.

Commissioner Ottavelli moved to recommend approval of the Olympia/Thurston County Joint Plan Amendment. Commissioner Cole seconded. Motion carried.

The Planning Commission agreed to provide an explanation in their letter to the Board about their decision to not approve the Bucoda UGA expansion, stating that the significant environmental impact of the expansion is not justified by the increase of only 81 acres to its UGA.

6. Briefing: Critical Areas – Important Species and Upland Habitats

Staff: Nancy Pritchett

Ms. Pritchett provided the following handouts: 1) Preliminary Draft, Amendments to the Critical Area Regulations, TCC 17.15.700, Important Wildlife Habitats and Species, Important Species and Upland Habitats, July 7, 2004 (Table 4); 2) Draft in Progress, July 1, 2004, Best Available Science and Upland Habitats; 3) Washington Department of Fish and Wildlife Priority Habitats and Species (PHS) list and Species of Concern (SOC) list.

Ms. Pritchett began the discussion on the Critical Areas – Important Species and Upland Habitats amendment to the Critical Areas Regulations. The discussion included the following:

• Can important species remain on local species lists even if they drop of state and federal
lists? The important species listed on our local list are not on state or federal lists at the moment. If a species is of local importance and falls off of the state or federal list, a proposal could be made to add them to the local list.

- Can local important species be mapped, showing the number of parcels affected by this? There is a map that is updated every few years showing locally important habitats, but the map is not all-inclusive.
- Is it true that once a breeding season is over, the habitat is no longer protected and the nesting areas could be changed? There is still a protective buffer surrounding this type of area. Ms. Pritchett will look into this question further.
- Prairies – are these types of areas looked at by parcel only or are they looked at as the prairie in whole, covering several parcels? A discussion followed concerning prairie habitat protection, soils, plant life, etc.
- Cottonwoods in floodplains – would all cottonwoods located in floodplains be encompassed in the riparian buffers? Ms. Pritchett will look into this.

The Planning Commission agreed that the preliminary draft, Amendments to the Critical Area Regulations, TCC 17.15.700, Important Wildlife Habitats and Species, Important Species and Upland Habitats, could go to public hearing as it is written and the Planning Commission will hold a worksession after that public hearing.

7. **Staff Updates**
   Nancy Pritchett

   A) A subcommittee is being formed for the topic of Marine Habitats. Ms. Pritchett asked the Planning Commission to confirm which members would like to serve on this subcommittee starting August 9 through the end of August.
   - Craig Ottavelli
   - Peggy Paradise
   - Liz Lyman
   - Joyce Roper

   B) A briefing on Critical Areas will be held with the Board of Commissioners on July 13, 2004 from 3-4:30p.m. Commissioner Lyman asked which members of the Planning Commission could attend that meeting. Commissioner Lyman requested that the Planning Commissioners email her prior to the meeting and let her know who will be able to attend the meeting.

   C) The July 21, 2004 meeting will begin with the GMA update land use and finish with Riparian.

   D) Commissioner Lyman explained that she and Commissioner Kohlenberg are members of the Low Impact Development steering committee and asked any Planning Commission members to let her know if they would like to receive minutes from those meetings. Commissioner Ottavelli, Commissioner Cole, Commissioner Roper and Commissioner Paradise would like
to receive the minutes.

E) Commissioner Lyman provided the Planning Commission members with a copy of the document titled: Draft Report to the U.S. Environmental Protection Agency (in press), Addendum A, WMI Watershed Assessment Protocols for informational purposes only.

8. **Adjourn**

The meeting adjourned at 9:35 p.m.

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