1. **Call to Order**

Commissioner Lyman, followed by introductions of the Thurston County Planning Commission members, called the meeting to order at 7:01 p.m.

   a. **Attendance**

   **Thurston County**
   
   Members Present: Liz Lyman, Bob Bower, Craig Ottavelli, Liz Kohlenberg, Tom Cole, Margaret Paradise, Joyce Roper, George Darkenwald and Chris Lane.

   Members Absent: None

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

   b. **Approval of Agenda**

   Commissioner Lyman requested to amend the agenda to move item 6 Staff Updates and item 7 Calendar after item 2 Public Hearing.

   **Commissioner Paradise moved to approve the agenda. Commissioner Lane seconded. The agenda was approved as amended.**

2. **Staff Updates**

An additional meeting is tentatively being set for November 10, 2004 at 7:00 p.m. This meeting will consist of a briefing and will set the hearing on the Critical Areas chapter of the Comprehensive Plan. The Planning Commissioners will check their calendars and let staff know of their availability.

The Planning Commission was reminded of the Board meeting concerning the new Thurston County cluster development ordinance concerning Planned Rural Residential Development (PRRD) which will be held on September 16, 2004 at 6:00 p.m. in room 280.

3. **Calendar**

Planning Commissioners who are unable to attend the following meetings:
4. **Hearing/Worksession/Action: Capital Facilities Plan**  
Staff: Mark Swartout,

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

There was no public comment.

Commissioner Lyman closed the public hearing at 7:06 p.m.

**Discussion:**  
The Planning Commission discussed the items they wish to include in the letter to the Board concerning the Capital Facilities Plan (CFP). Those items included:

- Environmental Impact of County projects – to be suggested for the next CFP update
- Consistency of ranking criteria of current conditions in table 6-12
- Conformity of all sections of the CFP Supplement – the beginning of the stormwater section was dramatically different

**Commissioner Kohlenberg moved to forward a recommendation to approve the 2005-2010 Capital Facilities Plan. Commissioner Ottavelli seconded. Motion carried.**

5. **Approval of Minutes**

a. **Approval of the August 18, 2004 and August 25, 2004 minutes and the tapes as the official records of those meetings**

**Commissioner Ottavelli moved to approve the August 18, 2004 and August 25, 2004 minutes and the tapes of those meetings as the official record. Commissioner Roper seconded. Motion carried.**

6. **Public Communication**

None.

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

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 Planning Commission reviewed Section N: Alteration of Expansion of Lawfully Established Nonconforming Structure or Use, page 27, and continued the discussion to the end of the draft document. Mr. Sonnen provided the following handouts during the Thurston County Planning Commission September 15, 2004 Regular Meeting
discussion:

- Revised copy of section 17.15.720 Riparian Habitat Areas, Section R. Stormwater Retention, Treatment and Conveyance facilities, and Section S Vegetation Removal. It was explained that this is a revision to clarify some of the points of this section.

  The Planning Commission discussion on this section included the following:
  a. Re-vegetation according to this section – The Planning Commission agreed to re-vegetate using native plants rather than non-native plants.
  b. Tight-lining – The Planning Commission agreed to require filtration on tight-lining.

- Revised copy of section 17.15.720 Riparian Habitat Areas, Section W. Shoreline Stabilization. It was explained that this includes the Flood Hazard Workgroups comments.

  The Planning Commission discussion on this section included the following:
  a. Most of the requirements of this section are the same as the application process to the Department of Fish and Wildlife. It was decided that Mr. Sonnen would discuss this with Debbie Carnavelli and work with her to eliminate redundancies in this county section. The Planning Commission agreed that it would be helpful if this process could be made a bit easier because of the numerous government agency application requirements.

- Table of data collected to reflect the number of parcels affected by the two alternative riparian buffer proposals by the Planning Commission. Commissioners Lyman and Kohlenberg explained that the data in this table is not exactly accurate. Sections A through D are close to accurate and the information does give a sense of the effects of these proposed buffers. A discussion followed.

  The Planning Commission decided to choose their proposed alternative number one for the riparian buffers and to only have one alternative at the public hearing. The Planning Commission asked that there be a map at the public hearing to reflect the affects of the proposed riparian buffers on all parcels involved. Staff will work on this type of a map.

Mr. Sonnen explained that there would be a public meeting with the Board of Commissioners on October 19, 2004 at 4:00 p.m. as a follow-up to the affects of these proposed changes before this goes before the public. The Planning Commission expressed their desire to attend that meeting. A notice of Planning Commission quorum attending this meeting will be sent to the Board.

8. Miscellaneous

Follow-up on High Ground Water Question
Mr. Sonnen showed the Planning Commission a map of the Salmon Creek Basin which illustrates the proposed regulation around surface water flooding areas to consist of a three hundred foot buffer or two foot elevation requirement— which ever is more. A discussion followed. The Planning Commission agreed to keep the proposed tree retention buffer at fifty-foot or two-foot elevation – which ever is less, and the proposed construction buffer at fifty-foot or two-foot elevation – which ever is more.

Thurston County Planning Commission
September 15, 2004 Regular Meeting
Planning Commission’s question to staff concerning Stormwater
The Planning Commission had posed a question to Kevin Dragon of Water & Waste Management concerning the stormwater retention pond on Mud Bay Road that had been purchased by the City of Olympia. The Planning Commission is still awaiting an answer to that question.

Draft letter to the Board
The Planning Commission discussed how they would draft a letter to the Board concerning the Comprehensive Plan. It was decided that they will decide the details at a future meeting.

9. **Adjourn**

The meeting adjourned at 9:40 p.m.

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

REQUEST FOR INFORMATION
SUMMARY SHEET