THURSTON COUNTY PLANNING COMMISSION

Minutes
December 1, 2004

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 Present: Liz Lyman, Margaret Paradise, Joyce Roper, Bob Bower, Craig Ottavelli, Liz Kohlenberg and Chris Lane.
Members Absent: George Darkenwald and Tom Cole
Staff Present: Nancy Pritchett, Jennifer Hayes and Cami Petersen

b. Approval of Agenda

Commissioner Paradise moved to approve the agenda. The agenda was approved without a second.

Public Communication

None.

Briefing: Mineral Lands
Staff: Jennifer Hayes

Ms. Hayes gave an overview of why the Mineral Lands Task Force was created and the work it performed from January to June 2004. Ms. Hayes explained that the Task Force has looked at how Thurston County could better designate mineral lands and where mining and asphalt plants could be sited within the County. The Task Force has provided their recommendations in a Final Report presented to the Board of County Commissioners, and forwarded to the Planning Commission tonight for review and comment. A public hearing on the Task Force recommendations and any
additions by the Planning Commission is planned for February. The final recommendations will then be forwarded to the Board of Commissioners by April 2005.

Some members of the Mineral Lands Task Force were present. Those members present included Don Leaf, Dean Smith, Mark Segale, Sue Markey, Mark Hancock and Howard Glastetter, who had served as alternates, were also present. David Ward and David Lewis, interested industry members, were also present.


- What are the economic impacts of the existing gravel mines in the County? Ms. Hayes did not have that specific information but will provide this to the Planning Commission at the next work session.
- How much of the gravel extracted is exported out of county? Dean Smith explained that only approximately 10% is exported out of the county. The majority of gravel extracted is processed and used within the County.
- The Planning Commission discussed the need for a map showing all long-term gravel producing areas within Thurston County. The Planning Commission felt strongly that this information is critical in order to designate mineral lands accurately. Ms. Hayes pointed out that this was the Task Force’s recommendation as well.
- Did the Task Force look into the pollution issues surrounding asphalt plants? Ms. Hayes explained that operational issues were not considered in depth, as that was outside the scope of the Task Force, but that the Task Force had looked at setbacks related to pollution issues. However, they did not spend as much time on this issue as on mining. The Planning Commission agreed that they would like to include a suggestion to the Board that asphalt plant pollution issues be addressed in depth in the future.
- The Planning Commission requested that Sterling Olson, Director of Roads and Transportation Department, provide information to them concerning the wear and tear on county roadways due to truck traffic from gravel mines. The Planning Commission would like to include a designation criteria dealing with roadways in the Mineral Lands Designation recommendations for public hearing.
- The recommendation stating that at least 60% of the area within 1,000 feet of a designated mineral land site must have parcels larger than 5 acres in size at the time of application for dedication. The Planning Commission included a clarification that if the owner of the mine site owns the adjacent 5-acre parcels, then this restriction would not apply.
- The Planning Commission agreed that an alternative should be added to the recommendations that the entire parcel should be designated as a mineral land even though critical areas exist on the parcel, because the Critical Areas Ordinance regulates the uses within those critical areas. At designation, the existence of critical areas would be noted and the applicant would have to take those into consideration.
Commissioner Bower requested information concerning turbidity in wells surrounding gravel mines. It was explained that Robert Mead, Thurston County Hydrogeologist, had addressed this question at a previous briefing.

Ms. Hayes provided the Planning Commission with two letters from Mineral Lands Task Force members: Howard Glastetter, dated November 29, 2004 and Tom Cook, dated November 17, 2004. Ms. Hayes explained that these letters were being submitted as personal comment and not representing the Task Force.

Update on 2004 Bucoda/Thurston County Joint Plan
Ms. Hayes informed the Planning Commission that the Board and the City of Bucoda have adopted a joint plan amendment which reduced the amount of land that Bucoda had originally proposed to add to the Urban Growth Area to 100 acres. The area of most concern to the Planning Commission, which included the river and steep slopes, was not included in the adopted UGA.

Approval of Minutes

a. Approval of Minutes and Acceptance of Tapes from November 3, 2004

Commissioner Roper moved to approve the minutes from November 3, 2004 and accept the tapes as the official record. Commissioner Kohlenberg seconded. Motion carried.

b. Approval of Minutes and Acceptance of Tapes from November 10, 2004

Commissioner Roper moved to approve the minutes from November 10, 2004 and accept the tapes as the official record. Commissioner Lane seconded. Motion carried.

The minutes will be changed to reflect that staff member Dick Blinn was in attendance at this meeting.

Staff Updates
Nancy Pritchett

The Board was briefed today to propose a change to the County’s Open Space-Open Space Tax Program and Open Space - Timber Tax Program requirements. Because the Planning Commission typically reviews Open Space – Open Space applications, the Board would like to know if there is any opposition to this change being made without this item going through the Planning Commission for review and hearing. If the Planning Commission is agreeable, the Board would then hold a public hearing on this item. The Planning Commission agreed that this did not need to go through the Planning Commission prior to making this change.
Discussion Items

1. Consider amending Section IX(A) of the Rules of Procedure to reduce the requirement for submitting minority reports from three or more concurring Planning Commissioners to one or more.

Commissioner Lyman explained the reason for this proposed change. It would allow a minority report to be sent to the Board with less than three members concurring. The Planning Commission agreed to reduce the requirement to two or more concurring Planning Commission members.

**Commissioner Kohlenberg moved amend Section IX (A) of the Rules of Procedure to reduce the requirement for submitting minority reports from three or more concurring Planning Commissioners to two or more. Commissioner Roper seconded. Motion carried.**

2. Consider changing the policy to allow public comment at our meetings on all non-quasi-judicial matters, except those for which hearings have already been held.

A discussion of this proposed change occurred. Ms. Pritchett explained that this change would cause staff to have to respond to any public concerns raised, and that staff would prefer to have all public comment be presented during the public hearing for each topic so they can be responded to at one time. The Planning Commission decided to try allowing this for a while and see how this works out for the Planning Commission and staff.

**Commissioner Bower moved to allow public comment at regular meetings on all non-quasi-judicial matters. Commissioner Kohlenberg seconded. Motion carried.**

3. Consider adding the Planning Commissioners URL to the agenda.

This has already been added to the Agenda.

Selection of 2005 Officer Nomination Committee

Commissioner Lyman and Commissioner Ottavelli were selected as the nominating committee.

Adjourn

The meeting adjourned at 10:10 p.m.

Liz Lyman, Chair
Tom Cole, Vice Chair
**REQUEST FOR INFORMATION SUMMARY SHEET**

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<thead>
<tr>
<th>DATE OF REQUEST</th>
<th>ISSUE/REQUEST</th>
<th>AUTHOR</th>
<th>STAFF</th>
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<tr>
<td>12-1-04</td>
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