THURSTON COUNTY PLANNING COMMISSION

Minutes
February 16, 2005

1. **Call to Order**

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

   a. **Attendance**

   Members Present: Liz Kohlenberg, Margaret Paradise, Joyce Roper, Craig Ottavelli, Liz Lyman George Darkenwald, and Chris Lane.

   Members Absent: Tom Cole

   Staff Present: John Sonnen, Dale Rancour, County Engineer and Gina Suomi Gretchen Lux, Dept of Ecology

   b. **Approval of Agenda**

   Commissioner Paradise moved to approve the agenda. Commissioner Lane seconded. Motion carried.

2. **Public Communication Not Associated For Topics That Have Not Been Docketed As Quasi-Judicial**

Materials presented from David Ward, who has been attending the Planning Commission meetings.

3. **Briefing: Wetlands**

*Staff: John Sonnen*

Gretchen Lux presented a document from Dept of Ecology outlining a “Sliding Wetland Buffer Approach” for consideration of the Planning Commission. This topic was discussed at the February 2nd Planning Commission meeting. The planning commission decided to include the DOE sliding buffer as an alternative in the draft regulations.

Wetlands discussion briefing begins on page 19 Committee Draft: Amendments to the Critical Areas Regulations TCC 17.15.900 dated 01/04/05; Section 17.15.970A(4).

Commissioner Lyman requested that all references be made consistent to read wetland and wetland buffer rather than “wetland/buffer”. Following issues are from previous meeting:

- **Section 17.15.970A.(4)(a)** – Some small wetlands 1,000-4,000 can be successfully mitigated. Mr. Sonnen suggested that an option of a site specific hydrogeologic study would assist in ascertaining what the impacts would be if a small wetland is moved or replaced. Commission members expressed concerns that increased flooding and ground water interflow may be affected if small wetlands are moved or replaced. An alternative might be that any independent review or site specific study would be at the cost of the applicant and would be County staff’s decision that a study be required.

- Assuming that scientific soil sampling or testing would be allowed. What type and scale are ok? Presumed if it is handheld and hand powered it would be ok. Could add caution that if it is allowed in another part of the document, it would be allowed. No decision on this point yet.

- Is allowing existing agriculture uses subject only to best management practices consistent with the WEAN decision? Do we need to put data in the record that we analyzed the impacts of allowing the existing agriculture? Issue has been referred to legal council, Allen Miller.

Dale Rancour, County Engineer, presented alternative language to Section 17.15.900(F) Road Replacement and Expansion represented in memorandum February 11, 2005. Mr. Rancour explained that the work that the County Roads department is focused on the following:

- Roads do not increase capacity,

- Road improvements are for public safety and.

- Current draft language would not allow him to do the work as noted above.

The planning commission refined the language regarding roads in wetlands to provide clarity

The commission altered the language pertaining to trails on page 33 of the draft to clarify “protection of water quality.”
The commission added a provision to O on page 35 of the draft allowing replacement of docks and piers provided that they are not expanded.

The commission eliminated the option on page 37 of the draft and changed the reference in section R pertaining to allowed building area in wetland buffers from 3,500 square feet to 5,000 square feet to be consistent with similar provisions in the riparian draft.

The commission clarified the requirements pertaining to stormwater facilities by eliminating the last line under Section V(2).

For March 2nd meeting Planning Commission members should review up to pages 50 - 53 of the *Best Available Science Draft; Chapter 3& 4 from* Freshwater Wetlands in Washington State, Volume I of *Ecology* and *Section 17.15.980; Mitigation for wetland impacts*. Mr. Sonnen requested that questions regarding mitigation be sent to him prior to the meeting so he could be prepared to respond at the next meeting.

Planning Commission members decided to form a subcommittee to review the entire draft for consistency and format prior to releasing the draft to the public. Commissioners Roper, Lyman and Kohlenberg agreed to serve on the subcommittee.

5. **Staff Updates**  
   *Staff: John Sonnen*

   ✷ **Development Regulations Docket**: Revised by Board of County Commissioners. Draft is out for comment. Copy will be provided to the Planning Commission members.

6. **Calendar**  
   *Who will not attend the following upcoming Planning Commission meetings?*  
   
   1. *March 2, 2005 – Briefing: Wetlands (cont) (Commissioner Darkenwald will not be attending)*
   2. *March 9, 2005 – Briefing: Critical Areas – Geologic Hazards (Commissioner Paradise will not be attending)*
   3. *March 16, 2005 – Briefing: Critical Areas – Administrative Sections*

   **NOTE**: No additional Parking Lot Issues were added at this meeting.

11. **Adjourn**  
   The meeting adjourned at 9:35 p.m.

   __________________________________________________________________________
   Liz Kohlenberg, Chair
   Tom Cole, Vice Chair

Thurston County Planning Commission  
February 16, 2005 Regular Meeting, amended March 16, 2005
<table>
<thead>
<tr>
<th>DATE OF REQUEST</th>
<th>ISSUE/REQUEST</th>
<th>AUTHOR</th>
<th>STAFF</th>
</tr>
</thead>
<tbody>
<tr>
<td>1/26/05</td>
<td>Field Trip when begin working on Development Code Docket or at least comprehensive maps</td>
<td>Chair Kohlenberg</td>
<td></td>
</tr>
<tr>
<td>1/26/05</td>
<td>Creation of and maintenance of “Parking Lot” issue list that consists of issues that are brought up during meetings. This would consist of issues outside of the evening’s agenda but identified as issues the members want to go back to. NOTE: this is not part of the minutes but a separate document that is added to each meeting.</td>
<td>Chair Kohlenberg</td>
<td>TCPC recording member/chair</td>
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<tr>
<td>1/26/05</td>
<td>Commissioner Cole has concerns for citizens and how they can find out if there are impediments as to what can be done with a piece of property</td>
<td>Commissioner Cole</td>
<td>Not identified</td>
</tr>
<tr>
<td>2/16/05</td>
<td>TCPC participate in the CFP process or comments</td>
<td>Commissioner Lyman</td>
<td>John Sonnen/Mark Swartout</td>
</tr>
<tr>
<td>2/16/05</td>
<td>Balancing GMA goals with the WEAN decision</td>
<td>TCPC</td>
<td>J. Sonnen</td>
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<tr>
<td>2/16/05</td>
<td>Requested advice on whether legal council should be present at public hearing</td>
<td>TCPC</td>
<td>J. Sonnen</td>
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<tr>
<td>2/16/05</td>
<td>Revised Draft Work Plan for Advance Planning</td>
<td>Commissioner Kohlenberg</td>
<td>J Sonnen</td>
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