THURSTON COUNTY PLANNING COMMISSION

Minutes
March 9, 2005

1. **Call to Order**

Commissioner Kohlenberg called the special meeting to order at 7:04 p.m.

All present provided self-introductions

a. **Attendance**

Members Present: Liz Kohlenberg, Joyce Roper, Craig Ottavelli, Liz Lyman, George Darkenwald (7:10 p.m.), Tom Cole, and Chris Lane.

Members Absent: Margaret Paradise

Staff Present: John Sonnen, Nancy Pritchett, Cami Petersen, Valerie Gow, President, Puget Sound Meeting Services, and Cheri Lindgren, Recording Secretary.

b. **Approval of Agenda**

Commissioner Cole moved to approve the agenda. Commissioner Lyman seconded. Motion carried.

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

There were no public comments.

3. **Briefing: Wetlands**

*Staff: John Sonnen*

Mr. Sonnen continued the wetlands discussion briefing of the Wetlands Committee Draft; Amendments to the Critical Areas Regulations TCC 17.15.900 dated 1/04/05. Discussion and review began on page 59, Section 17.15.980G(1). Mr. Sonnen reported from a previous meeting, Commissioner Ottavelli suggested an optional approach to dispense the notion of set ratios by
applying appropriate criteria on a case-by-case basis. Staff will draft language to that effect.

Discussion followed by the Commission and staff regarding wetland ratios and enhancement requirements. The Commission will have an opportunity to review a final draft prior to its release to the public. The Planning Commission reviewed pages 59 through 79. The Planning Commission recommended the following:

- Mr. Sonnen suggested additional criteria could be included in Item #9, Case-by-case ratings.
- Page 64, 9a was modified to read in part as follows: “The applicant or qualified professional demonstrated success in …”
- Page 64, 9b was modified to read in part as follows: “The quality of a mitigation, monitoring, and adaptive management program…”
- On page 70, the Planning Commission agreed to eliminate the criteria in item #1.
- Chair Kohlenberg suggested citing “Best Available Science” in the draft.
- Mr. Sonnen suggested and the Planning Commission agreed to retain Table 9-3 and case-by-case ratings within the document.
- On page 9, in the first paragraph, “twenty-five percent” was changed to “ten percent.”
- On page 9, section bi was deleted. Mr. Sonnen reported staff will adjust the remainder of the section accordingly.
- Mr. Sonnen reported staff will adjust language on page 59 for consistency with previous decisions made by the Planning Commission to Table 9-3, specifically regarding the deletion of Category I – Mature/old growth forested wetlands.
- The Planning Commission recommended including a reference outlining how the County will apply the regulations under a best and worse case scenario for the category and type of wetland. Members agreed to have two options, with and without. Mr. Sonnen confirmed staff has sufficient direction to modify the language.
- From a previous meeting, “Option” language at the bottom of page 58 was deleted.
- On page 60, section 2b was eliminated.
- Page 60, section 2a was amended to read as follows: “The proposed mitigation will with demonstrated certainty result in a lower category…”
- Page 61, section b was changed to read, “The enhancement acreage ratios shall be as specified in Table 9.3.”
On page 61, section bi, the reference to habitat for amphibians was deleted previously. Also, the size was changed from 2,500 to 4,000 square feet.

On page 61, section bii should read as follows: “Where the enhancement proposal would result in minimal gain in the performance of wetland functions and/or result in the reduction of other wetland functions, the approval authority may deny the enhancement or require enhancement ratios that will produce functions at least equal to the lost functions.”

Page 61, section 4, change “temporal” to “temporary.”

The Planning Commission agreed to delete habitat enhancement as a basis for reducing wetland buffer width under section C on page 9 of the draft, and eliminate bii on page 61.

On Page 62, section 5, the referenced example was deleted from the paragraph.

On Page 62, section 6iii, the Planning Commission agreed staff will amend the paragraph to allow for preservation secured by some type of easement or held by a land trust.

The Planning Commission directed staff to add as a reference Volume 2, Pages 2 and 3 of the DOE Draft, Appendix 8f on page 62.

Related to page 63, section ii (d), Mr. Sonnen explained the biological connectivity relates to corridors wildlife traverses. The hydrological connectivity is between water bodies. The Planning Commission directed staff to clarify the language and include a score of 29 points.

The Planning Commission concurred to delete the example from ii(e) on page 63, and delete paragraph ii(f).

The Planning Commission suggested a simplified checklist or executive summary could be included at the beginning of the mitigation section. It will discuss whom the regulations apply to and those who would be interested.

Mr. Sonnen suggested on page 64, the first paragraph referring to “service area” should be changed to “same watershed” to be consistent with previous changes.

Page 63, in section 7a, the Planning Commission requested revising the paragraph similar to language contained on Page 53, A2.

Commissioner Lyman suggested on page 64, 9. bii, “qualified personnel” and similar references should be changed to “qualified wetland professional.”

The Planning Commission discussed wetland mitigation banks. Mr. Sonnen stated he would provide the Commission with copies of the state law that sets up mitigation banks, establishes the criteria, outlines the boundaries, and how it is to be administered.
On page 67, Mr. Sonnen suggested the example in “v” should be deleted. The Planning Commission agreed.

On page 70, section D, Mr. Sonnen stated the Department of Ecology (DOE) has determined it’s helpful to have a standardized report format. He suggested adding a sentence at the end of the paragraph similar to: “Thurston County can require the use of a standardized report form.” The commission agreed.

Mr. Sonnen suggested adding a description of landscape position and geomorphology and a description for water quality and water storage functions of the existing wetlands to section e on page 72.

Page 70, section 1, should read in part as follows: “… A mitigation plan for wetland or buffer impacts shall be prepared by a qualified professional wetland scientist. This scientist shall be…”

The Planning Commission agreed to add a sentence to item j on Page 74 as follows: “The performance standards shall provide measurable benchmarks for determining whether the project is meeting the desired functions and values for wetland performance.”

Mr. Sonnen suggested including language on page 75 that addresses an applicant demonstrating they have a qualified professional overseeing the construction phase for wetland mitigation because it ensures a higher ratio of success. The Planning Commission requested including the language in the monitoring phase as well.

On Page 76, section p, Mr. Sonnen suggested extending the required monitoring period to 10 years, unless monitoring after 5 years reveals the project has been fully successful in achieving the performance standards. The last sentence in paragraph three was deleted.

Page 63, section c, the paragraph in parenthesis was deleted.

4. Staff Updates

Staff: Nancy Pritchett

Critical Areas Process. Mr. Sonnen is meeting with the Board of County Commissioners on Wednesday, March 16, 2005, at 3:00 p.m. to discuss the public process for the critical areas. Staff will provide the Planning Commission with a copy of the staff report. Public outreach efforts discussed to date include a TV broadcast on March 18 to provide an overview of the purpose and content of the critical areas regulations with a PowerPoint presentation. A CTED representative will explain the state mandate. Process and various critical areas will be discussed. Mr. Sonnen outlined the field segments. The BAS and draft document will be posted on the internet and interested parties will be mailed copies. Immediately following the release of the draft, forums in the north and south areas of the county will be conducted. Rather than the standard 20 day review, staff is recommending a 30 day review period. Staff
and Commissioners discussed visuals and information that will be beneficial to the public at the forums, including a display outlining the current and proposed buffers, and a FAQ’s sheet. Mr. Sonnen relayed the first public hearing could be held the first week in June. Staff will provide final drafts to the subcommittee for review. Commissioners expressed a concern that misinformation has been relayed to the public. Mr. Sonnen added staff will outreach to individual groups. The Planning Commission requested including the Thurston County Chamber, Olympia/Thurston County Association of Realtors, and 1000 Friends in outreach efforts.

- **Correspondence from Donald and Julie Propp:** The Propp’s expressed concerns about development to lots 17 and 18 of Nisqually Bluffs in close proximity to their home.

- **Advance Planning & Policy Manager:** The announcement for the Advanced Planning Manager position was distributed to the Commissioners. Ms. Pritchett reported the Planning Commission will be informed throughout the recruitment process. Chair Kohlenberg reported she and Commissioner Lyman are meeting with Director Welter to discuss the Commission’s involvement in the process. Commissioner Ottavelli noted the Planning Commission has expressed a strong interest in participating in the process.

- **New Planning Commission Member:** Bob Musser will attend the Commission’s next meeting. Commissioners received updates for the reference binders, including a Member Roster List, Tentative TCPC Calendar, and staff telephone numbers.

- **Growth Management Act and Related Laws – 2004 Update:** Copies of the document were distributed to the Commission. In response to a question from Commissioner Lyman, Ms. Pritchett replied final copies of the comprehensive plan amendments will be provided to the Commission when finalized.

- **Annual Dinner Meeting with the Board of Commissioners and Planning Commission:** April 7, 2005 at 6:00 p.m. at Kennydell Lodge.

5. **Calendar**

*Who will not be attending the following upcoming Planning Commission meetings?*

**March 16, 2005 – Briefing: Critical Areas – Geologic Hazards**

**March 30, 2005 – Briefing: Critical Areas – Geologic Hazards (Commissioners Cole and Darkenwald will not be attending)**

**April 6, 2005 – Briefing: Critical Areas – Administrative Sections**

**April 20, 2005 – Briefing: Critical Areas – Administrative Sections (Commissioners Ottavelli, Roper, and Lane will not be attending, and possibly Commissioner Darkenwald)**
Commissioner Cole relayed he will be unable to attend the first meeting in June 2005.

NOTE: No additional Parking Lot issues were added during the meeting.

5. **Adjourn**

The meeting adjourned at 9:29 p.m.

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Liz Kohlenberg, Chair
Tom Cole, Vice Chair

Prepared by: Cheri Lindgren, Recording Secretary
Puget Sound Meeting Services