1. **6:59:05 PM CALL TO ORDER**
   Chair Roper called the June 7, 2006 regular meeting of the Thurston County Planning Commission to order at 6:59 p.m. Commissioners provided self-introductions.

   **Attendance:** Chair Joyce Roper, Commissioners Tom Cole, Chris Lane, Liz Kohlenberg, Bob Musser, Craig Ottavelli, Scott Nelson, Liz Lyman and Rhenda Strub (7:02pm).

   **Staff:** John Sonnen, Jennifer Hayes, Katie Knight, Nancy Pritchett, Diana Smith, Cami Petersen.

2. **6:59:23 PM APPROVAL OF AGENDA**
   MOTION: Commissioner Musser moved to approve the June 7, 2006 agenda. Commissioner Ottavelli seconded. Agenda approved.

3. **NEW MICROPHONE SYSTEM**
   **Staff:** Cami Petersen

   Ms. Petersen explained that tonight’s meeting is being recorded using the new cordless microphone system. The new microphones are very sensitive and the commissioners were reminded to try to keep multiple conversations to a minimum whenever possible. Staff was also asked to please use the hand-held microphone for any discussions that occur away from the table, such as while standing at the easels. Public comment will also be given using the hand-held microphone.

4. **7:04:35 PM OPEN SPACE HEARING/ACTION - TROWBRIDGE APPLICATION**
   **ITEM:** Dr. Norma Trowbridge is applying to enroll 84 acres in the Open Space Tax Program for “Significant Wildlife Areas” and “Rural Open Space Close to Urban Growth Areas.” During the public comment period several oral comments were received in support of the application as well as one written comment.

   **PUBLIC HEARING:** Commissioner Roper opened the public hearing at 7:04 p.m. and asked if any public would like to present comment to the commissioners.

   - **7:05:13 PM Sam Cagle, 6011 Winwood Dr SE**
     Mr. Cagle stated that he is president of the Winwood Homeowners Association located to the north of the subject property. He has resided in this area for nearly 16 years and is
strongly in favor of this application to preserve this wooded area as Open Space. Mr. Cagle enjoys seeing wildlife on this property and stated that this would be an ideal property for a future park location. Mr. Cagle stated that he would like to do whatever is necessary to show his support of this application.

- **7:07:10 PM Richard Harris, no address given**
  Mr. Harris stated that he concurs with the previous speaker. Mr. Harris lives just southeast of the subject property and that his property fronts onto Yelm Highway. There are deer and eagles in this area, and a doe has even helped herself to the roses in their front yard!

- **7:08:48 PM Judy Larson, 6137 Walden Drive**
  Ms. Harris asked if the 70% reduction of the subject property value would reduce the values of neighboring properties. The Planning Commission explained that this does not directly affect those neighboring property valuations. Ms. Larson stated that she does enjoy the wildlife in the area also.

- **7:09:58 PM Sandy Cagle, 6011 Winwood Dr SE**
  Ms. Cagle stated that the subject property has enhanced her property and subdivision because of the beauty of that property.

7:10:41 PM Commissioner Roper closed the public hearing.

**DISCUSSION:** Staff requested the Planning Commission to recommend approval of the Trowbridge Open Space Application to the Board of County Commissioners.

**MOTION:** Commissioner Ottavelli moved approval of the Trowbridge Open Space application. Commissioner Cole seconded. Motion carried.

5. **7:11:24 PM PUBLIC COMMUNICATIONS (Not associated with topics for which public hearings have been held.)**
There was no public communications.

6. **7:11:53 PM Approval of Minutes and acceptance of tapes for the May 17 & 24, 2006 Meeting.**

**MOTION:** Commissioner Lyman moved to approve the May 17, 2006 minutes as amended accept the audio as the official record. Commissioner Kohlenberg seconded. Minutes approved as amended. Commissioners Kohlenberg and Strub abstained.

The following corrections were made to the May 17, 2006 minutes:

- Page 3, first paragraph, first sentence – replace the phrase “speak easy” with “plain English.”
• Page 3, third paragraph, first sentence – remove “legal document” from this sentence.
• Page 3-4, motion – amend this motion to read “Commissioner Lyman moved, seconded by Commissioner Lane, to send a letter to the BoCC requesting funding for an editorial consultant to assist with the CAO and engage a facilitator to attend Saturday or extra evening critical areas worksessions. Motion carried.”
• Page 6, first full paragraph, first sentence – change this sentence to read “Chair Roper said the subcommittee’s recommendation is to not remove the restriction concerning timber harvesting.”
• Page 7, first full sentence at top of page – change this sentence to read “The Commission agreed to keep the broader language as proposed in the draft.”
• Page 7, second paragraph, second sentence – change this sentence to read “There is a need to revise the Rules of Procedure to reflect the new minutes and digital recording format as follows:”

MOTION: Commissioner Ottavelli moved to approve the May 24, 2006 minutes as amended and accept the audio as the official record. Commissioner Kohlenberg seconded. Minutes approved as amended. Commissioner Lyman abstained.

The following corrections were made to the May 24, 2006 minutes:
• Page 1, Motion for approval of agenda – change the motion to reflect that Commissioner Kohlenberg moved approval of the agenda.
• Page 2, first full paragraph, second sentence – correct the end of the sentence to read “…building structures limiting storage capacity of soils.”
• Page 2, second paragraph, last sentence – correct this sentence to read “Further discussion followed about the benefits of trees taking up water and whether an allowance for an engineered solution should be included if timber harvesting is allowed.”
• Page 4, number 5, first paragraph, second sentence – correct this sentence to read “If someone owns property under both projects they may wish to speak at both hearings.”

7. 7:24:00 PM B: LAMIRDS Revisions – follow up
Nancy Pritchett and Katie Knight

ITEM: Staff continues to review the higher density zoning districts in rural Thurston County to determine if these areas meet LAMIRD (Limited Area of More Intensive Rural Development” criteria as required by the Growth Management Act (GMA). One criterion for designating a LAMIRD boundary is that the development must have been in place prior to adoption of the GMA (July 1, 1990). Development can include above or below ground infrastructure. Therefore, the County is including water systems in place prior to 1990 as criteria for designating a LAMIRD boundary.

The Planning Commission was briefed on April 5, 2006 on the proposed boundary for the Rochester Area LAMIRD which included the area served by the Rochester Water Association. After the April briefing, Rochester Water Association met with staff to point out three additional parcels that were not included in the LAMIRD, but had water service prior to 1990.
Staff proposes adding these three parcels to the proposed LAMIRD boundary. The following items were discussed in further detail:

- **7:25:22 PM** Proposal number 3 – 30 acres with split zoning. This parcel is currently zoned both MDR 1-6/1 and RRR 1/5. The portion of the property zoned RRR 1/5 should not be included in the LAMIRD boundary. The portion of the property zoned MDR 1-6/1 (18.75 acres) should be rezoned RL 1/1 and included in the LAMIRD boundary. There is a potential for 17 new lots.

The Planning Commission agreed to staff’s proposed recommendations.

8. **7:29:40 PM B: Agricultural Land Designation Policies**  
**Staff: Jennifer Hayes**

**ITEM:** Staff reviewed draft policy changes for designating agricultural lands of long term commercial significance. Draft language was previously reviewed by the Planning Commission and Agriculture Advisory Committee. Changes to the staff report were discussed in anticipation of preparing a draft for the August 3 public hearing on rural lands.

**DISCUSSION:** The staff report titled “Response to Western Washington Growth Management Hearings Board Order to Amend Agricultural Land Designation Policies, Planning Commission Final Review Draft,” dated May 31, 2006 was discussed.

**Staff: Jennifer Hayes, Diana Smith**

**ITEM:** Final changes to a draft rezoning map, which refines the rural rezone study area established by the Board of Commissioners, were reviewed in anticipation of an upcoming public forum. Criteria used for refining the map were discussed.

**HANDOUT:** Rural Rezone Zoning District Refinement – May 18, 2006

**7:42:31 PM** Volunteer Rezone update – Public Forum – Ms. Hayes provided a copy of the flyer that will be sent out to 23,000 people in the County on Friday, June 9, 2006. There will be an online forum for the public to submit comments, review maps and will be available from June 16th through June 20th.

**7:51:34 PM** Commission Nelson stated that at the last meeting he expressed his concern about limiting testimony to three minutes per person. This time limit may not be enough for a person to testify about both topics. The Planning Commission would like to discuss the rules for public meeting at the June 14th and June 21st meetings.

**7:59:33 PM** Attendance of the following public hearing dates were discussed. The August 3, 2006 hearing – Chair Roper will be absent and Commissioner Kohlenberg will chair that hearing. The August 8, 2006 tentative hearing – Commissioner Kohlenberg will not be able to
8:00:27 PM The document titled “Summary of the Rural Rezone District Refinement, May 18, 2006” was discussed.

HANDOUT: Map titled “Draft Rural Lands”

8:03:34 PM Ms. Hayes explained the map and the zones indicated, and explained that this map is what the rezone would look like. For the public meetings they will have 4 maps, splitting the county into 4 quadrants. The online maps will allow the public to zoom in and see where their parcel lies.

The following items were discussed with the Planning Commission concerning the look of the map:

- 8:07:00 PM Aesthetic changes were made to the map.
- 8:07:47 PM Commissioner Cole requested that the legend be saved as a separate document so that it can be printed out to make it easier to use while you are looking at the map.

The following items were presented to the Planning Commission for discussion concerning the map:

8:11:02 PM Urban reserve 20 1/zone.
- Olympia and Rainier - the Planning Commission agreed to go forward with staff’s proposal without having received a response from these cities as to where they would like the urban reserve zoning to be applied. The comments from those areas will be received at the public hearing.
- Yelm urban reserve – the northeastern area along the Nisqually River the Planning Commission agreed to leave this as 1/20 rural reserve instead of 1/20 urban reserve.
- Lacey – it was agreed to designate several areas north of Lacey in the Henderson Inlet area as 1/10 rural reserve.

8:35:23 PM Added lands will be zoned the same as the surrounding properties and be considered conforming instead of non-conforming under the new zoning.

8:39:57 PM Sandie Mackie, attorney, asked for clarification as to whether they are placing a rural zoning designation on lands that are currently designated as mineral resource. Ms. Hayes asked the Planning Commission for a decision as to whether to designate these lands as 1/20 as was suggested or leave those to revert to the current 1/5 zoning. The Planning Commission agreed that the underlying zoning for designated mineral lands would be the same as the surrounding properties, as they had previously discussed. Mr. Mackie asked for further clarification as to whether this will not change the mineral rights for these lands. The Planning Commission stated that the designation overlays the zoning and this will not change the mineral rights.
8:39:58 PM Designated mineral resource lands – the Planning Commission agreed that the underlying zoning for designated mineral lands would be the same as the surrounding properties. They will indicate the overlay for designated mineral land status on the map.

8:46:09 PM The document titled “GMA Compliance, Draft Comprehensive Plan Amendments, Chapter Two – Land Use” was discussed.
- Rural rezone labeling was discussed
- Consistency of the tables
- How to integrate cluster development task force findings – Ms. Hayes assured the Planning Commission that they will not circumvent the Planning Commission review of the task force findings. The Board of Commissioner briefing is scheduled for June 20, 2006 from 2-4pm. Ms. Hayes will provide the Board with 3 options: 1) issue and interim ordinance; 2) ask if the Planning Commission to include the task force’s recommendation and integrate this into the public hearing draft on August 3, 2006; or 3) do not adopt cluster development this year and send the review of the cluster development task force findings to the Planning Commission to review.
- Commissioner Lyman will email her editorial changes to staff for this chapter.
- Commissioner Cole requested to add a paragraph in this document about noise contours.

10. 9:33:40 PM Calendar (Tentative) and Attendance

*June 14, 2006 (if needed)- Commissioners Roper, Lane and possibly Ottavelli will be unable to attend. Commissioner Roper will email her comments to staff.*
*June 21, 2006 Commissioners Strub, Ottavelli and Lane will be unable to attend.*

*August 8, 2006 Public Hearing (tentative) – a quorum is available.*

11. 9:35:21 PM STAFF UPDATES

*Staff: John Sonnen*

ITEM: Staff updates.

- Mr. Sonnen provided a draft version of the revisions of the Reasonable Use Exception Chapter was provided to the Planning Commission. An additional version of this document will be provided which includes changes in colored fonts.
8.  **9:38:45 PM ADJOURNMENT**

There being no further business, Chair Roper adjourned the meeting at 9:38 p.m.

Joyce Roper, Chair  
Liz Kohlenberg, Vice Chair

*Corrections made by Cami Petersen on July 12, 2006*
## REQUEST FOR INFORMATION
### SUMMARY SHEET

<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>Advanced Planning Staff/N. Pritchett</td>
</tr>
<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>6/22/05</td>
<td>A request was made to identify “certain geologists and geologic engineers” who refuse to work in Edgewood because they claimed their liability insurance carrier would not allow them to issue a letter or report without the hold harmless clause.</td>
<td>Commissioner Lyman</td>
<td>N. Pritchett</td>
</tr>
<tr>
<td>6/22/05</td>
<td>Third Party Review report should include questions that should be addressed, such as how much additional stormwater will be introduced into the slopes by the proposed development. Chair Kohlenberg agreed to work with staff and draft some questions to include as part of the report requirements.</td>
<td>Chair Kohlenberg</td>
<td>N. Pritchett</td>
</tr>
<tr>
<td>6/22/05</td>
<td>Obtain a more definitive answer about whether gravel resources are used from the mine in recycling operations.</td>
<td>Commission</td>
<td>J. Hayes</td>
</tr>
<tr>
<td>6/22/05</td>
<td>Prepare a Countywide map to include all draft</td>
<td>J. Hayes</td>
<td>J. Hayes</td>
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layers from the critical areas regulations in addition to other criteria to assist the Commission in its discussion.

7/6/05 Commissioner Cole referred to the Request for Information Summary Sheet attached to the minutes and noted his request on January 26, 2005 about concerns for citizen and how they can find out if there are impediments as to what can be done with a piece of property has not been addressed by staff nor has staff been identified who will address the question.

7/13/05 Discussion of an appropriate buffer width necessary to protect adjacent properties from fire management practices on prairies and air quality followed. Staff will investigate whether it’s unlawful to burn, and if there are specific things that could be taken into consideration to help establish an appropriate distance. Commissioners suggested staff could confer with the Fire District or U.S. Forest Service.

7/13/05 The Commission requested staff investigate how to allow fish hatcheries without impacting the natural resources the County is attempting to protect.

8/31/05 Mr. Sonnen said there were many comments from the public about justifiability of the document (CAO). Staff has received several suggestions about how to respond to the complaints. He noted each chapter includes a summary that pertains to existing uses that some individuals found helpful. Staff could adapt the information and post it on the County’s website.

8/31/05 Mr. Sonnen offered a suggestion of a test with staff and with frequent users of the CAO document by providing an explanation of how the document is organized and then test the response to see if the person can work through and understand the document. The
exercise will be in a form of a survey to seek some objectivity about the readability of the document.

8/31/05 Commissioner Strub requested inclusion of a definition list of all acronyms used in the document for easy reference by the reader. Mr. Sonnen acknowledged the request and suggested including a glossary of acronyms.

9/21/05 Commissioners asked Commissioner Lyman to draft a letter to the County Board of Commissioners requesting the Board intercede on behalf of the Planning Commission to receive additional legal support.

10/12/05 Staff asked members to consider an option of forming task forces to focus on key topics such as agriculture, mineral extractions, etc. The task force could consist of two or three Planning Commissioners and those with technical expertise to help address issues raised by the public. Additionally, consider examining how other jurisdictions have addressed similar issues. The task forces could make recommendations to the Planning Commission.

12/7/05 Commitment to the BoCC to provide a companion piece in addition to the proposed draft (CAO) to help the Board to determine the range of science and options

2/22/06 Commissioner Kohlenberg requested knowing how local species are defined and selected

2/22/06 Staff to research public testimony regarding what is the BAS for expanding a list of rare and endangered species as outlined in the amendment

2/22/06 Requested staff analysis of the impacts of gravel mining in riparian and management zones concerning important habitats

2/22/06 Research with legal staff what the distinction

Thurston County Planning Commission
June 7, 2006 Regular Meeting
**is of agriculture occurring on designated agriculture resource lands and agriculture on other lands**

<table>
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<tr>
<th>Date</th>
<th>Task Description</th>
<th>Responsible Party</th>
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<tbody>
<tr>
<td>2/22/06</td>
<td>Provide comparative data for habitat about the impacts of mining similar to data on impacts to wetlands caused by mining</td>
<td>Commission Staff</td>
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<tr>
<td>2/22/06</td>
<td>Ascertain pros and cons for removing beaver ponds versus prohibiting the removal of beaver ponds.</td>
<td>Commission Staff</td>
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<tr>
<td>2/22/06</td>
<td>Discuss clarification of terms related to estuary and estuarine wetlands</td>
<td>Chair Roper/Commissioner Lyman</td>
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<tr>
<td>3/1/06</td>
<td>Commissioners requested a review of frequently asked questions (FAQs) prior to posting online</td>
<td>Commission Staff</td>
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<tr>
<td>4/5/06</td>
<td>Staff to provide information regarding water availability and areas where there are current drinking water issues.</td>
<td>Chair Roper Staff</td>
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<tr>
<td>4/5/06</td>
<td>Staff was asked to e-mail the April 19, 2006 meeting packet Chair Roper, as she will be out-of-town. Commissioners expressed interest in receiving the meeting packet as much in advance of the April 19, 2006 meeting as possible.</td>
<td>Chair Roper Staff</td>
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