1. **7:04:01 PM CALL TO ORDER**

Vice Chair Kohlenberg called the June 14, 2006 regular meeting of the Thurston County Planning Commission to order at 7:04 p.m. Commissioners provided self-introductions.

**Attendance:** Commissioners Liz Kohlenberg, Bob Musser, Craig Ottavelli, Scott Nelson, Liz Lyman, Tom Cole (7:36 p.m.)

**Absent:** Chair Joyce Roper, Chris Lane and Rhenda Strub

**Staff:** John Sonnen, Jennifer Hayes, Diana Smith, Cami Petersen

**HANDOUTS:** The following handouts were provided to the Planning Commission:

- Article titled “Biocides end up in farm fertilizer,” from Chemical & Engineering News published by the American Chemical Society. *Provided by Liz Lyman*
- Document titled “What is NAI?” concerning no adverse impact (NAI) floodplain management. *Provided by John Sonnen for Joseph Butler*

2. **7:04:12 PM APPROVAL OF AGENDA**

**MOTION:** Commissioner Musser moved to approve the June 14, 2006 agenda. Commissioner Nelson seconded. Agenda approved as amended.

**AMENDMENT:** Move the acceptance of the May 3, 2006 minutes and acceptance of the audio recording as the official record to the end of the meeting.

3. **7:04:46 PM PUBLIC COMMUNICATIONS (Not associated with topics for which public hearings have been held.)**

There was no public communications.


**Staff:** Jennifer Hayes, Diana Smith

**ITEM:** Draft zoning code changes for three new rural zoning districts: RP 1:10, R1:20, and UR 1:20, and associated changes in Title 20, Thurston County Code, will be reviewed. A final draft is being prepared for public input.
Ms. Hayes stated that Chair Roper had faxed her proposed changes to staff and those proposed changes will be incorporated into this discussion with the Planning Commission.

**DISCUSSION:** Ms. Hayes led the discussion of the proposed changes to Repeal Chapter 20.08, Agricultural District, Draft Zoning Code Changes, dated May 31, 2006. The following sections of this chapter were discussed and changes to the draft were made:

- **a)** 7:08:39 PM 20.09B Rural Protection (RP 1/10)
- **b)** 20.09C Rural Resource (RR 1/20)
- **c)** 8:31:06 PM 20.09D Urban Reserve (UR 1/20)
- **d)** 8:35:49 PM (a bit prior to this timestamp) Title 20 Zoning, Chapter 20.03 Structure, Interpretations and Definitions
- **e)** 8:37:58 PM 20.09A Rural Residential Resource – One Dwelling Unit per Five Acres (RRR 1/5)
- **f)** 8:40:51 PM Chapter 20.33 Wireless Communication Facilities and Antenna Support Structures
- **g)** 8:41:05 PM Chapter 20.54 Special Uses
- **h)** 8:49:05 PM Chapter 20.56 Nonconforming Uses, Structures and Lots

Staff will provide a follow-up to the following items prior to the public hearing in August:

- Agriculture nuisance language in 1:10.
- Option: Enable and encourage clustering of residential lots (page 3, 20.09B.010 Purpose, Item 3).
- Farm plan legality for reference (page 3, 20.09B.020 Primary Uses, Item 6).
- Re-highlight options as in the first draft (post hearing).

The following review items were added to the “Parking Lot” for future discussion:

- Family member unit regulations and accessory dwelling units.
- Flexible lot sizing through clustering.
- Country Inn, Chapter 20.03 Structure, Interpretations and Definitions
- Mobile Home Parks as an Administrative Decision instead of requiring Hearing Examiner approval
- Other Special Uses that do not have minimum sizes, etc.

Ms. Hayes reminded the Planning Commission that the public forum on the Rural Lands Process will be on Monday, June 19, 2006 at 5:30 p.m. at the Department of Labor and Industries in Tumwater. A quorum may be in attendance at this forum. Staff stated they will publish a 24 hour public notice this Saturday to announce this possibility.

5. **8:52:14 PM Briefing: Public Hearing Procedures**

**ITEM:** The Planning Commission discussed creating a set of procedures to follow for conducting public hearings. Commissioner Ottavelli has prepared a draft guideline for
discussion. Commissioners Kohlenberg and Cole may prepare draft guidelines as well and will provide it to the Planning Commission for discussion at the next meeting.

Commissioner Ottavelli’s draft document titled “Guidelines and Rules for the Conduct of Public Hearings” was provided to the Planning Commissioners present. This document will be discussed at the next meeting.

6. **9:05:52 PM Approval of Minutes and acceptance of tapes for the May 3, 2006 Meeting.**

**MOTION: Commissioner Lyman moved to approve the May 3, 2006 minutes as amended accept the audio as the official record. Commissioner Cole seconded. Minutes approved as amended. Commissioner Ottavelli abstained.**

**Discussion:** The following corrections were made:

   a) Page 3, fifth full paragraph – correct this sentence to read “…shall not exceed 5,000 square feet subject to the review criteria found in section B5,” and make it clear there is not a limitation in floodplains.

   b) Page 4, first paragraph – correct the first sentence to read “Ms. Hayes provided a broad overview of the work by the Cluster Development Task Force (CDTF). Ms. Hayes introduced the CDTF members to the Commission: Jeff Pantier, Mark Lovrein, Doug DeForest, Sam Merrill, and Kathleen O’Connor.” The following sentence was also added to this paragraph, “Ms. Hayes stated that the task force has not yet reached final agreement on its recommendation at this time.”

   c) Page 5, fourth full paragraph – Include the following sentence: “It is clear that clustering has strong landuse limitations and therefore is under the purvue of the Planning Commission.”

   d) Page 5, sixth full paragraph, second sentence – correct this to read “Ms. Hayes conveyed that the Western Washington Growth Management Hearings Board (WWGMGH) ruled that 1:5 zoning is rural density but that the County needed to provide a variety of densities.”

   e) Page 6, first paragraph – add the following sentence to the end of this discussion – “Commissioner Lyman asked Ms. Hayes to seek legal opinion on the issue of taking the Task Force recommendation to public hearing without the Planning Commission having had the opportunity to review it.”

   f) Page 7, first full paragraph after the bulleted items – strike this entire paragraph.

7. **9:13:24 PM STAFF UPDATES**  
*Staff: John Sonnen*

**ITEM:** Mr. Sonnen provided an update on the following items:

   a) On June 20, 2006 the Board of Commissioners will be considering the Cluster
Development Task Force status updates and recommendations from 2 – 4 p.m. The Board will then decided how they would like to proceed with clustering. The Planning Commissioners discussed which of them may be able to attend. Mr. Sonnen stated that he will email an electronic version of the staff report to the Planning Commission.

b) On June 21, 2006 at 2 – 2:30 p.m. the Reasonable Use Provisions will be forwarded to the Board of Commissioners. Mr. Sonnen will forward the final draft of this chapter and the staff report to the Planning Commission.

c) The Planning Commission asked if there has been any news on their request to the Board for an editor. Mr. Sonnen stated that there has been no discussion on this at this point.

8. \textbf{9:16:42 PM ADJOURNMENT}

There being no further business, Vice Chair Kohlenberg adjourned the meeting at 9:16 p.m.

Liz Kohlenberg, Vice Chair

\textit{Corrections made by Cami Petersen on July 12, 2006}
<table>
<thead>
<tr>
<th>DATE OF REQUEST</th>
<th>ISSUE/REQUEST</th>
<th>AUTHOR</th>
<th>STAFF</th>
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<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>
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<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>
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<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>
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<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.

Commissioner Strub  J. Sonnen

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.

Commissioners  Commission Lyman

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.

Staff  Staff/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

Commissioner Lyman  Commission

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

Commissioner Kohlenberg  Staff

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

Commission  Staff

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

Commission  Staff

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

Commission  Legal Staff
is of agriculture occurring on designated agriculture resource lands and agriculture on other lands

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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 Staff to add to 3/1/06 agenda</td>
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<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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<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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