1. **6:59:29 PM CALL TO ORDER**
Vice Chair Kohlenberg called the June 21, 2006 regular meeting of the Thurston County Planning Commission to order at 6:59 p.m. Commissioners provided self-introductions.

**Attendance:** Commissioners Liz Kohlenberg, Bob Musser, Scott Nelson, Liz Lyman, Tom Cole and Craig Ottavelli (7:02 p.m.).

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

**Staff:** John Sonnen, Nancy Pritchett, Cami Petersen

**HANDOUTS:** The following additional handouts were provided to the Planning Commission:
- Public Meeting General Rules of Procedure *Provided by Liz Kohlenberg*

2. **6:59:47 PM APPROVAL OF AGENDA**

**MOTION:** Commissioner Musser moved to approve the June 21, 2006 agenda. Commissioner Cole seconded. Agenda approved.

3. **7:00:09 PM PUBLIC COMMUNICATIONS (Not associated with topics for which public hearings have been held.)**

There was no public communications.

4. **7:00:12 PM Worksession: Critical Areas – Geologic Hazard Areas**

**Staff:** Nancy Pritchett

**ITEM:** Review of public comments on the Geologic Hazards chapter of the Critical Area Ordinance.

**DISCUSSION:** The Planning Commission and staff discussed the public comments received for the Critical Area Ordinance Chapter 17.15.600 Geologic Hazards. Changes were made to the draft using the Issues Matrix for Geologic Hazards document as the guide for the discussion and changes to this chapter.

The Planning Commission decided to table the following discussions until a future meeting:
- Mining activity
- Noxious weeds and native plants
• Agricultural lands
• Emergency actions in critical areas

8:10:45 PM  Ms. Pritchett reported to the Planning Commission that Tim Walsh has contacted her stating that he will begin mapping landslide hazard areas in Thurston County.

8:11:33 PM  The Planning Commission took a short break.

5.  8:17:04 PM  **Briefing: Public Hearing Procedures**

*Staff: John Sonnen*

**ITEM:** The Planning Commission discussed creating a set of procedures to follow for conducting public hearings. Commissioner Kohlenberg provided a draft procedure for discussion. Commissioner Ottavelli’s draft document titled “Guidelines and Rules for the Conduct of Public Hearings” was also discussed.

The following issues were discussed:

- A shorter, bulleted version of the Rules of Procedure for Public Hearings was preferred
- Allowing public questions of staff prior to the public hearing
- Yielding of time and time allowed for legal and special interest group representation testimony
- Options for collecting oral public testimony

Commissioner Kohlenberg will revise the proposed Public Meeting General Rules of Procedure and provide the Planning Commission with the new version for comment. Staff will have legal staff review the final draft and the draft will be finalized before the public hearing in August.

6.  9:28:21 PM  **CALENDAR**

June 28, 2006 – Special meeting canceled

July 5, 2006 – Critical Areas Geologic Hazard; overarching issues; rules of procedure for public hearings

7.  9:43:56 PM  **STAFF UPDATES**

*Staff: John Sonnen*

**ITEM:** The Board of Commissioners have met concerning Reasonable Use Exception and decided that they will strike the word “economic” and will not make any further decisions on this chapter until they are given the entire CAO.
The Board did not make a decision on Cluster development but have leaned toward a few alternatives for the task force to consider. The task force will finish their work and the Board may adopt and interim ordinance in the fall and then the task force finding will be taken to the Planning Commission for their review.

8. **9:46:38 PM ADJOURNMENT**

There being no further business, Vice Chair Kohlenberg adjourned the meeting at 9:46 p.m.

Liz Kohlenberg, Vice Chair

_Corrections made by Cami Petersen, July 20, 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>
</tr>
</tbody>
</table>
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.

Commissioner Cole  J. Sonnen

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.

Commission  J. Sonnen

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

Commission  J. Sonnen

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.

Staff  J. Sonnen

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 21, 2006 Regular Meeting
is of agriculture occurring on designated agriculture resource lands and agriculture on other lands

<table>
<thead>
<tr>
<th>Date</th>
<th>Action</th>
<th>Responsible Parties</th>
</tr>
</thead>
<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>
</tr>
<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>
</tr>
<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>
</tr>
<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>
</tr>
<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>
</tr>
<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>
</tr>
</tbody>
</table>