THURSTON COUNTY PLANNING COMMISSION

Minutes July 5, 2006

1. 7:02:36 PM CALL TO ORDER
Chair Roper called the July 5, 2006 regular meeting of the Thurston County Planning Commission to order at 7:02 p.m. Commissioners provided self-introductions.

   Attendance: Chair Joyce Roper, Commissioners Liz Kohlenberg (7:10 p.m.), Scott Nelson, Liz Lyman and Tom Cole.
   Absent: Bob Musser, Chris Lane, Rhenda Strub and Craig Ottavelli
   Staff: John Sonnen, Jennifer Hayes, Diana Smith, Katie Knight, Nancy Pritchett, Cami Petersen.

The Planning Commission took a break to provide a farewell cake to staff member Jennifer Hayes, who will be leaving County employment.

2. 7:21:10 PM APPROVAL OF AGENDA
MOTION: Commissioner Cole moved to approve the June 21, 2006 agenda. Commissioner Kohlenberg seconded. Agenda approved.

3. 7:21:32 PM PUBLIC COMMUNICATIONS (Not associated with topics for which public hearings have been held.)
There was no public communications.

4. 7:21:39 PM APPROVAL OF MINUTES
MOTION: Commissioner Cole moved to accept the June 7 and 14, 2006 minutes and the audio recordings as the official record. Commissioner Lyman seconded. The minutes were approved as amended.

   AMENDMENTS: The following corrections were made to the June 7, 2006 minutes:
   • Item 6, corrections to the May 17, 2006 minutes, fourth bullet item, correct this to read: Page 6, first full paragraph, first sentence – modify this sentence to read “Chair Roper said the subcommittee’s recommendation is to not remove the restriction concerning timber harvesting.”
   • Item 6, MOTION: Commissioner Kohlenberg seconded.
   • Item 9, paragraph 7:51:34 PM, last sentence corrected to read: “The Planning Commission would like to discuss the rules for public meetings at the June 14th and June 21st meetings.”
   • Item 9, paragraph 8:03:34 PM, last sentence corrected to read: “The online maps will allow the public to zoom in and see where their parcel lies.”
• Item 9, paragraph 8:11:02 PM, second bullet, corrected to read: “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.”

• Item 9, paragraph 8:11:02 PM, third bullet, corrected to read: “Lacey – it was agreed to designate several areas north of Lacey in the Henderson Inlet area as 1/10 rural reserve.”

• Item 9, paragraph 8:39:58 PM, corrected to read: “The Planning Commission agreed that the underlying zoning for designated mineral lands would be the same as those surrounding properties. They will indicate the overlay for designated mineral land status on the map.”

• Item 9, add: 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.

The following corrections were made to the June 14, 2006 minutes:

• Page 1, Handouts, second bullet, corrected to reflect that this handout was provided by John Sonnen for Joe Butler.

• Item 6, discussion item b, correct this to list out all of the names of the Cluster Development Task Force members and remove the ‘…’

5. 7:36:14 PM Briefing: Rural Lands – Discussion of Public Comment from Public Forum and Review of Options
   Staff: Jennifer Hayes, Diana Smith, Nancy Pritchett, Katie Knight

Prior to the briefing discussion, the Planning Commission discussed with staff confusion concerning the Planning Commission’s proposed recommendation that was sent to the Board of Commissioners concerning the Rural Rezone study area.

ITEM: Review public comments from public forum on rural rezoning/LAMIRDs and determine any changes to the draft code language, policy language, and/or zoning map prior to issuing a public hearing draft. The Planning Commission will schedule a public hearing for the rural lands project for August 3, 2006.

7:49:40 PM DISCUSSION: The Planning Commission and staff discussed the public comments received and suggested changes from staff as described in the Memorandum from the Long Range Planning Staff to the Planning Commission, June 30, 2006. The
Planning Commission made some changes to the draft code language, policy language, and/or zoning map prior to issuing a public hearing draft.

Staff recommendations (R) and requests from the public (P) were discussed and the following direction (D) was given by the Planning Commission:

A. **7:52:54 PM** (R) Eliminate “holes” in the new zoning district – (D) do not eliminate the “holes” but keep those vested parcels current zoning.

A1 **7:59:26 PM** Glacial Heritage Preserve – (D) proposal to change this area to be zoned parks, trails and preserves.

B. **8:01:06 PM** LAMIRD study area #62 – (D) Designate this as a LAMIRD with existing zoning of 1/1.

C. **8:02:43 PM** (R) Parcels to the west of proposed Tempo Lake study area #45 – Designate this as a LAMIRD and take this out of the proposed 1/20. Because this was not in the place by 1990 it does not meet the criteria of a LAMIRD. (D) The Planning Commission agreed to this by consensus and will recommend this to be changed to 1/5.

D. **8:13:27 PM** (R) Change this designation from 1/20 back to 1/10 – (D) the Planning Commission agreed.

E. **8:14:39 PM** (R) A 450 acre Weyerhauser parcel was mis-identified as vested and was not picked up for rezoning during this process. (D) The Planning Commission agreed to designate this as 1/20.

F. **8:21:16 PM** (R) Consider designating last east of Grand Mound 1/5 to match the surrounding area – (D) the Planning Commission agreed.

G. **8:23:43 PM** (R) Rochester study area #57 – (D) it was decided to keep the LAMIRD designation.

H. **8:25:20 PM** (R) Hawks Prairie LAMIRD #26 – (D) it was decided not change the designation.

J. **8:26:04 PM** (P) Request to release this parcel from 1/10 zone – (D) the Planning Commission decided to change the neighboring ten acre parcels to 1/10 if any of those are not vested, instead of lowering the zoning on the parcel making this request.

K. **8:29:23 PM** (R) Change the McLane Creek Nature Trails park Rural 1/20 instead of Rural 1/5 – (D) it was agreed to change this to a public trails an preserves designation.

(No Map, see X) **8:30:15 PM** (P) Several tracts outside of the Urban Reserve area of Tenino are being requested to put some of the tracts into Urban Reserve, and the remainder of his property be 1/5 – (D) the Planning Commission agreed to discuss this in the future and made this request a parking lot item for after the public hearing.

M. **8:32:50 PM** (R) Change the area off of Mulqueen Road from 1/20 to 1/10 – (D) the Planning Commission will consider this after the public hearing.

N. **8:33:02 PM** (P) Request to re-designate the Hutson property as 1/20 – (D) the Planning Commission will consider this after the public hearing.

O. **8:32:59 PM** (P) Request to allow an 80 acre parcel to receive a 1/10 designation – (D) the Planning Commission will consider this after the public hearing.
REQUEST: 8:40:20 PM Commissioner Lyman requested a response to her question of how the City of Lacey is able to enter into an agreement with a developer for a project currently located outside of the UGA that requires UGA zoning, and what is the County’s involvement in those discussions.

Q. 8:41:33 PM (P) Request to remove a 40 acre parcel from the 1/20 designation and place it in the 1/10 designation – (D) the Planning Commission will consider this after the public hearing.

R and T 8:43:55 PM Green Cove Basin – (R) consider removing a parcel from 1/10 because it is the last large parcel in that area – (D) the Planning Commission will not make this change at this time.

S. 8:45:44 PM (P) Request to reduce the 1/20 study area zoning from a 60 acre parcel – (D) The Planning Commission will not make this change at this time.

8:47:35 PM “Low Priority” items: (D) The Planning Commission will consider these items after the public hearing.

8:48:39 PM Regulatory Updates: Number 2 – (D) it was decided to clarify native vegetation and impervious surface limits that were not ordered by the WWGMHB.

8:51:22 PM Commissioner Kohlenberg moved to set a public hearing for the Rural Lands Project on August 3, 2006 at 6:30 p.m. at the Worthington Center at St. Martins College. Commissioner Lyman seconded. Motion carried.

REQUEST: Commissioner Nelson requested that the Moratorium Map be present at the Rural Rezone Lands public hearing.

6. 8:54:20 PM Briefing: Finalize Public Hearing Procedures
   Staff: John Sonnen


HANDOUTS: The following additional handout was provided to the Planning Commission:

- Corrections to the document “Guidelines and Policy for Planning Commission Public Hearings” recommended by Legal staff. Provided by Cami Petersen for Jeff Fancher and Allen Miller

DISCUSSION: The following issues were discussed:
• Testimony given by representatives and ceding time
• Methods of controlling unruly behavior

Commissioner Kohlenberg will make the changes proposed to the Guidelines and Policy for Planning Commission Public Hearings.

7. **9:37:03 PM CAO Scheduling: Dates (Saturdays or additional evenings) For Facilitated Meetings**
   *Staff: John Sonnen*

   Mr. Sonnen explained to the Planning Commission that the new Human Resources Director is a trained facilitator, which is an internal resource that may be available for the proposed facilitated additional meetings that may be held at the request of the Planning Commission. This discussion will be deferred to a future meeting. Staff will send out an email to the Planning Commission for possible September dates for those meetings.

8. **9:38:12 PM CALENDAR**
   July 19, 2006 – Annual Comprehensive Plan Amendments *Commissioner Cole absent*
   July 26, 2006 – *Commissioner Nelson absent* 
   August 2, 2006 – Regular meeting canceled due to public hearing
   August 16, 2006 – *Commissioner Kohlenberg absent*

9. **9:40:23 PM STAFF UPDATES**
   *Staff: John Sonnen*

   **ITEM:** The Planning Commission updated Mr. Sonnen about the dinner meeting with the Board of Commissioners on June 29, 2006

   **ITEM:** Mr. Sonnen updated the Planning Commission on the process to fill Jennifer Hayes’ Long Range Planning job position.

10. **9:54:43 PM ADJOURNMENT**

    There being no further business, Chair Roper adjourned the meeting at 9:54 p.m.

    ____________________________________________
    Joyce Roper, Chair

Thurston County Planning Commission
July 5, 2006 Regular Meeting
### 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>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>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 layers from the critical areas regulations in addition to other criteria to assist the Commission in its discussion.</td>
<td>J. Hayes</td>
<td>J. Hayes</td>
</tr>
<tr>
<td>7/6/05</td>
<td>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.</td>
<td>Commissioner Cole</td>
<td>J. Sonnen</td>
</tr>
<tr>
<td>7/13/05</td>
<td>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</td>
<td>Commission</td>
<td>J. Sonnen</td>
</tr>
</tbody>
</table>
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.  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.  Staff  J. Sonnen

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.  Staff  Staff/Planning Commission
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

Commissioner Lyman

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

Commissioner Kohlenberg

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 is of agriculture occurring on designated agriculture resource lands and agriculture on other lands

Commission Legal Staff

2/22/06 Provide comparative data for habitat about the impacts of mining similar to data on impacts to wetlands caused by mining

Commission Staff

2/22/06 Ascertain pros and cons for removing beaver ponds versus prohibiting the removal of beaver ponds.

Commission Staff

2/22/06 Discuss clarification of terms related to estuary and estuarine wetlands

Chair Roper/Commissioner Lyman

3/1/06 Commissioners requested a review of frequently asked questions (FAQs) prior to posting online

Commission Staff

4/5/06 Staff to provide information regarding water availability and areas where there are current drinking water issues.

Chair Roper Staff

4/5/06 Staff was asked to e-mail the April 19, 2006

Chair Roper Staff
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.