1. **7:03:43 PM CALL TO ORDER**
Chair Roper called the July 19, 2006 regular meeting of the Thurston County Planning Commission to order at 7:03 p.m. Commissioners provided self-introductions.

**Attendance:** Chair Joyce Roper, Commissioners Liz Kohlenberg, Scott Nelson, Bob Musser, and Chris Lane.
**Absent:** Commissioners Tom Cole, Liz Lyman, Craig Ottavelli, and Rhenda Strub.
**Staff:** John Sonnen, Diana Smith, Katie Knight, Dale Rancour, Kathy McCormick, Cami Petersen, and Recording Secretary Cheri Lindgren, Puget Sound Meeting Services.

2. **APPROVAL OF AGENDA**
**MOTION:** Commissioner Lane moved, seconded by Commissioner Kohlenberg, to approve the July 19, 2006 agenda. Motion carried.

3. **7:04:13 PM PUBLIC COMMUNICATIONS** *(Not associated with topics for which public hearings have been held.)*

There was no public communication.

4. **7:04:24 PM APPROVAL OF MINUTES**
**MOTION:** Commissioner Kohlenberg moved, seconded by Commissioner Lane, to accept the June 21 and July 5, 2006 minutes and audio recordings as the official record. The minutes were approved as amended. Commissioner Musser abstained from approval of the July 5, 2006 minutes.

**AMENDMENTS:** The following correction was made to the June 21, 2006 minutes:
- On page 3, under Adjournment, Chair Roper did not attend the meeting. The record should reflect Vice Chair Kohlenberg adjourned the meeting.

The following corrections were made to the July 5, 2006 minutes:
- On page 3, revise the second paragraph to read, “Staff recommendations (R) and requests from the public (P) were discussed, and the following direction (D) was given by the Planning Commission.”
- On pages 3 and 4, items A through S, staff will signify which recommendations were made by staff by inserting an (R), clarify direction from the Commission by inserting a (D), and show requests from the public with a (P).
- On page 4, under REQUEST, delete the word “but” within the third line.
*Staff: Diana Smith, Kathy McCormick, Katie Knight, Dale Rancour*

**ITEM:** Review of three Comprehensive Plan Amendments: Yelm Joint Plan Updates, a site-specific mineral lands designation, and Grand Mound roads and transportation revisions.

**DISCUSSION:** Staff presented docketing background information. The amendments on the 2006 Official Docket are scheduled for adoption by November 2006.

**7:12:10 PM** Ms. Smith presented information on Item QJ-1, *Site-specific Mineral Land Designation* change, initiated by a citizen to designate two parcels from Long-Term Forestry to Mineral Lands of Long-Term Commercial Significance (MRLLTCS) for the creation of a basalt quarry. Staff and Commissioners discussed noticing requirements for the designation amendment and the special use permit process for extraction, potential noise impacts, wetland and riparian buffer requirements, and the State Environmental Policy Act (SEPA) review process. Mr. Sonnen reported the correct noticing provision for the designation and special use permit is a 2,600-foot radius rather than 1,000 feet.

**7:25:23 PM** Commissioner Kohlenberg moved, seconded by Commissioner Lane, to schedule QJ-1, site-specific mineral land use designation, for a public hearing on September 20, 2006. Motion carried.

**7:26:08 PM** Ms. McCormick presented Item Yelm-1, *Yelm Joint Plan Updates*, a mandatory update incorporating new population numbers. Sections of the plan proposed for amendment will bring the plan up-to-date and compliant with the Growth Management Act (GMA). Staff and Commissioners reviewed the list of plan amendments summarized in the staff report.

**7:32:29 PM** Ms. Smith reviewed the *Thurston County Addendum to Yelm/Thurston County Joint Plan Staff Report* issues. The County is working on the GMA urban growth area (UGA) sizing issue. There are areas near Yelm proposed for rezoning. An option is to change zoning within Yelm’s UGA consistent with zoning outside of the UGA. Discussion ensued concerning the timing related to the comprehensive plan amendment and opportunity to consider zoning changes at this time and whether to delay scheduling a public hearing pending outcome of the UGA resizing project. Ms. McCormick said updating the comprehensive plan is important to Yelm. The amendments are housekeeping in nature. If the request does not move forward, Yelm’s City Council will have difficulty adopting its comprehensive plan by the end of the year. Chair Roper asked staff to make it clear in the public hearing notice and documents that the amendments are contingent on the outcome of the UGA resizing project. Staff conveyed that the appropriate place for the note is within the staff report.
7:50:41 PM Commissioner Kohlenberg moved, seconded by Commissioner Musser, to schedule YELM-1, Yelm Joint Plan Updates, for a public hearing on September 20, 2006. Motion carried.

7:51:10 PM **HANDOUTS:** The following additional handouts were provided to the Commission:

- 2004 Comprehensive Plan, Amended 2004, Existing and Future Roadways, County Roadway Functional Classification Map
- Thurston County Site Vicinity and Study Area, SR 12 Access & Operations Study, Grand Mound Area Aerial Photograph taken June 2003

Mr. Rancour presented information for Item CO-4, *Grand Mound Roads and Transportation Revisions*. The proposal revises the Grand Mound Subarea Plan to reflect additional accesses to SR12, revise roadway sections to clarify curb and gutter width, revise the sidewalk location to provide an option for stormwater facilities in planter strip areas, address street illumination, and other minor amendments.

Commissioners and staff discussed additional right-of-way needs, typical off-site SEPA mitigations, and whether the County is reconsidering assessing impact fees.

8:19:35 PM Commissioner Kohlenberg moved, seconded by Commissioner Lane, to schedule CO-4, *Grand Mound Roads and Transportation Revisions*, for a public hearing on September 20, 2006. Motion carried.

6. **8:20:14 PM** **Briefing: Finalize Public Hearing Procedures**  
**Staff: John Sonnen**

**ITEM:** The Planning Commission discussed corrections to the document *Guidelines and Policy for Planning Commission Public Hearings.*

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


The Commission directed staff to incorporate the following changes to the *Public Hearing Procedure Handout* document:

- Revise the second bullet point under *Rules About Your Turn to Speak* to read, “No person can speak more than once at the hearing, including any continuance of the hearing to other days.”
- Revise the second and third sentences within the fourth bullet point under *Rules About Your Turn to Speak* to read as follows: “Please remember that we too are local residents and are here to represent all County residents in this process so please be considerate of us as volunteers and neighbors.”
- Within the last line of the footnote, change “distributing” to “disturbing.”
Within the first line of the footnote, change “by a group of groups of person” to “by a group or groups of person.” Chair Roper conveyed that she will follow up with staff concerning the wording.

7. **8:25:58 PM CAO Scheduling: Dates (Saturdays or additional evenings) for Facilitated Meetings**
   
   **Staff: John Sonnen**

   **ITEM:** Mr. Sonnen and Commissioners discussed possible dates and availability for Saturday or extra Wednesday evening meetings to assist new Commissioners in receiving background information on how the Planning Commission arrived at the current Critical Areas Draft and the work that the subcommittees accomplished during the review period.

   **DISCUSSION:** Staff distributed a calendar and asked members to note their availability for Saturday or extra Wednesday evening meetings. Mr. Sonnen outlined a potential format for all day Saturday work sessions that could replace two night meetings.

8. **8:30:27 PM CALENDAR**

   - July 26, 2006 Annual Comprehensive Plan amendments – Tenino Joint Plan, Capital Facilities Plan; schedule public hearing (*Commissioner Nelson unable to attend*)
   - August 3, 2006 Rural lands public hearing
   - August 16, 2006 (*Commissioner Kohlenberg unable to attend*)
   - August 23, 2006 Rural rezoning and LAMIRDs worksession (*Chair Roper unable to attend*)
   - August 30, 2006 Rural rezoning and LAMIRDs worksession (*Chair Roper unable to attend*)

9. **8:32:55 PM STAFF UPDATES**

   **Staff: John Sonnen**

   **ITEM:** Staff reported on the following activities:

   - The Board of County Commissioners (BoCC) is determining its approach concerning clustering. The BoCC wants the task force to complete its work, forward a recommendation to the Planning Commission for scheduling a public hearing. Once the task force recommendations are complete, the BoCC may consider renewing the interim ordinance and incorporating task force recommendations.
   - The BoCC held a public hearing on July 17, 2006 concerning the reasonable use exception and eliminating the word “economic.” The BoCC directed staff to prepare an ordinance for its August consent calendar.
   - It is likely the BoCC will approve the editor, and staff expects confirmation next week.
   - Staff provided an update concerning a Lacey letter Commissioner Lyman previously requested staff forward to the County’s legal counsel. County legal
staff determined there is no legal problem discussing the issues raised in the letter. A concern is Lacey was talking to a property owner that has holdings outside of Lacey’s UGA, and modifying zoning in the rural area.

- Deadline for applications to fill Jennifer Hayes’ long range planning position closes July 28, 2006.

**10. 8:40:30 PM ADJOURNMENT**

There being no further business, Chair Roper adjourned the meeting at 8:40 p.m.

Joyce Roper, Chair

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

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

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 Staff to add to 3/1/06 agenda

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 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.

Chair Roper Staff