1. **7:06:19 PM CALL TO ORDER**
Chair Roper called the July 26, 2006 regular meeting of the Thurston County Planning Commission to order at 7:06 p.m. Commissioners provided self-introductions.

**Attendance:** Chair Joyce Roper, Commissioners Bob Musser, Chris Lane, Rhenda Strub and Tom Cole.

**Absent:** Liz Kohlenberg, Liz Lyman, Craig Ottavelli and Scott Nelson

**Staff:** John Sonnen, Katie Knight, Mark Swartout, Michael Welter, Dan Threat, Bill Phillips, Scott Clark, Dale Rancour, Cami Petersen, Tenino Senior Planner Dan Carnrite, and Valerie Gow, Jessica Tate; Puget Sound Meeting Services.

2. **7:06:43 PM APPROVAL OF AGENDA**
**MOTION:** Commissioner Cole moved to approve the July 26, 2006 agenda. Commissioner Musser seconded. Motion carried.

3. **7:06:59 PM PUBLIC COMMUNICATIONS (Not associated with topics for which public hearings have been held.)**

There were no public communications.

4. **7:07:13 PM APPROVAL OF MINUTES**
**MOTION:** Commissioner Cole moved to accept the April 26, 2006 minutes and the audio as the official recording. Commissioner Lane seconded. Motion carried.

5. **7:08:02 PM Briefing: Annual Comprehensive Plan Amendments – Capital Facilities Plan; Tenino Joint Plan, Schedule Public Hearing**

**Staff:** Diana Smith, Katie Knight, Mark Swartout, Michael Welter

**ITEM:** Review of two Comprehensive Plan Amendments: annual update of the Capital Facilities Plan and Tenino Joint Plan Amendments to the Urban Growth Area designation.

**DISCUSSION:** Mr. Swartout briefed the Commission on the proposed Capital Facilities Plan (CFP). On September 20, 2006, the Commission is scheduled to hold a public hearing on the CFP. In November, the Board of Commissioners will hold a public hearing. The CFP is scheduled for adoption in December 2006. He reviewed the key Growth Management Act (GMA) requirements for the CFP, GMA planning goals, CFP required content, CFP consistency with budget, penalties for non-compliance of GMA, and CFP decision making process.
Mr. Swartout answered several inquiries from Commissioners regarding the penalties for non-compliance of the GMA.

Department staff reviewed the budget and proposed changes within the CFP for their respective department and addressed the Commission’s questions:

a) **7:20:52 PM** Central Services – 6 years. *Mark Swartout, Dan Phillips, and Dan Threat*

b) **7:31:06 PM** Parks Facilities – 6 years, Table 6-6, page 6-21. *Mark Swartout*

c) **7:37:52 PM** Solid Waste Facilities – 6 years, Table 6-7, page 6-25. *Scott Clark*

Commissioner Strub inquired about the possibility of establishing a recycling center for Tumwater and the south end area of the County. Mr. Clark confirmed staff will discuss the request with the Solid Waste Manager.

d) **7:40:40 PM** Stormwater Facilities – 6 years, Table 6-8, page 6-30. *Scott Clark*

Chair Roper requested the Commission receive a copy of the Stormwater Drainage Manual Update as soon as it is completed to assist the Commission with its review of the Critical Areas Ordinance revisions.

e) **7:43:04 PM** Water and Sewer Facilities – 6 years. Table 6-9, Page 6-35. *Scott Clark*

f) **7:45:27 PM** Transportation Facilities – 6 years, Table 6-10, Page 6-40. *Mark Swartout and Dale Rancour*

g) **7:54:56 PM** Financial Impacts. *Mark Swartout*

**7:56:08 PM** MOTION: Commissioner Strub moved, seconded by Commissioner Lane, to schedule a public hearing for the Capital Facilities Plan on September 20, 2006. Motion carried.

**7:58:23 PM** Briefing: Tenino Joint Plan
*Katie Knight & Tenino Senior Planner Dan Carnrite*

**HANDOUT:** Memo from City of Tenino, “Amend the “Tenino Comprehensive Plan for Growth Management and Joint Comprehensive Plan with Thurston County, 2004 Edition” and the Future Land Use Map.

**ITEM:** Ms. Knight and Mr. Carnrite provided a briefing on the proposed Tenino Joint Plan Amendments to the Urban Growth Area designation. The City of Tenino proposes to amend the 2004 Joint Comprehensive Plan to incorporate updated population projections which factor in a future sewer system; decrease the size of the Urban Growth Area (UGA), and reconfigure the boundary to a more appropriate location for urban expansion, and assign future land use designations within the UGA.

Mr. Carnrite reviewed other minor changes to the Plan.
DISCUSSION: Ms. Knight outlined three issues:

a) Population Forecast & Capacity Analysis
b) Future Industrial Zoning
c) UGA Zoning

Chair Roper noted that most of Tenino’s urban growth area is located in an extreme aquifer recharge area. Mr. Carnrite acknowledged that most of Tenino is located within a basin. There is now a review process for certain uses that trigger a hydrological assessment. The City also has an aquifer protection ordinance.

Ms. Knight said the County should ensure that commercial and industrial uses are located in areas of low risk for environmental impacts. There may be sufficient protection but the County may want to review the issue. Mr. Carnrite reported the City updated its Critical Areas Ordinance last May using best available science. All businesses are required to complete a hazardous materials form.

Discussion ensued about wellhead protection areas, City water, and the number of private wells.

Ms. Knight reviewed issues surrounding UGA zoning. The City agrees that land within the UGA should be zoned at a lower density than 1/5 RRR, possibly 1/20, which can be accomplished by striking a paragraph within the comprehensive plan.

8:16:01 PM Mr. Carnrite conveyed appreciation to County staff for their assistance.

Mr. Carnrite reviewed Tenino’s analysis and comments on the three main issues:

- **Population Forecast & Capacity Analysis – Issue Points**
  Tenino’s population allocation was originally calculated using a 25-year window rather than a 20-year window. Tenino’s septic scenario using the 20-year forecast reveals a land shortage of 25%. The City of Tenino recommends documenting a market factor in the Plan to include the logic of using the 25.5% - 28.03% range due to the uncertainty of sewers.

  Discussion ensued about impact fees and SEPA fees and possible impacts to county residents. It was noted that Tenino assesses impact fees within the City only.

  Mr. Carnrite reviewed the status of Tenino’s waste plant project.

- **Future Industrial Zoning – Issue Points**
  - Environmental Impacts
  - Market Analysis
Land Use Attorney Sandy Mackie provided additional information about the unique opportunity for Tenino to expand industrial development to benefit Tenino’s residents and Thurston County’s economy.

- **UGA Zoning**

  Ms. Knight reviewed staff’s proposed three alternatives to Tenino’s proposed amendments:

  **Alternative 1** – Addresses the issues and makes appropriate changes to the amendments to ensure compliance with the GMA.

  **Alternative 2** - Reconfigure the location of the UGA boundary, update the population allocations to reflect 20-year population forecast, but table future land use designation amendments until the County has determined if the UGAs contain excess capacity.

  **Alternative 3** – Table the amendments until the County has determined if UGAs contain excess capacity.

  Discussion followed on UGA resizing. Mr. Sonnen said the County will not know until September when the new methodology for resizing the UGAs is applied. There may be excess capacity that might require pulling in the UGA in the appropriate areas.

  **8:39:02 PM** MOTION: Commissioner Strub moved to approve Alternative 3. The motion died due to the lack of a second.

  **MOTION:** Commissioner Cole moved, seconded by Commissioner Lane, to approve Alternative 1 and include an appropriate public notification process for the September 20, 2006 public hearing.

  Commissioner Strub stated her concerns evolve around the prospect that there is likely no business located on an aquifer recharge area that would have low impact if they are not connected to a city sewer system.

  **Motion carried. Commissioner Strub opposed.**

  Mr. Carnrite answered questions about the timing of Tenino’s sewer project. The sewer project, at this time, is on track. He noted it is unlikely new industrial uses will choose to build until Tenino’s sewer system is in place due to the high cost of an industrial sewer system. Industrial uses likely for the Tenino area include warehousing and the potential of industry related to the rail system.

  Mr. Sonnen urged caution of new industrial uses without City sewer capability because of the risks to the aquifer and downstream wells.
6. **8:53:27 PM CALENDAR**

- August 3, 2006 – *Commissioners Roper and Lane are unable to attend. Commissioner Cole will be late.*
- August 16, 2006 – *Commissioner Kohlenberg will be absent, Commissioner Cole possibly not able to attend.*
- August 23 – *Commissioner Roper is unable to attend on Aug 23 and Commissioner Cole possibly not able to attend.*
- August 30

Mr. Sonnen distributed results of the poll for special meetings in September.

Commissioners tentatively scheduled September 13 at 6:00 p.m. for a work session.

7. **9:00:48 PM STAFF UPDATES**

*Staff: John Sonnen*

A public hearing is scheduled on July 31 to renew the moratorium on residential subdivisions.

Mr. Sonnen provided an update on a question asked by Commissioner Lyman concerning the County’s involvement in a new development involving retailer Cabela’s in Lacey and potential expansion of Lacey’s urban area that will entail comprehensive plan amendments. County engineering staff has been apprised of the development.

8. **ADJOURNMENT**

There being no further business, Chair Roper adjourned the meeting at 9:06 p.m.

Joyce Roper, Chair

Prepared by: Valerie Gow, Recording Secretary
Puget Sound Meeting Services
<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>
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<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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<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>
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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

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<tr>
<th>Date</th>
<th>Task Description</th>
<th>Date of Discussion</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</td>
<td>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</td>
<td>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/Lyman</td>
<td>Staff to add to 3/1/06 agenda</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</td>
<td>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</td>
<td>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</td>
<td>Staff</td>
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<td>7/26/06</td>
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