1. **5:59:41 PM CALL TO ORDER**

Chair Roper called the September 13, 2006 special meeting of the Thurston County Planning Commission to order at 6:00 p.m. Commissioners provided self-introductions.

**Attendance:** Chair Joyce Roper, Commissioners Tom Cole, Liz Kohlenberg, Chris Lane, Liz Lyman, Bob Musser, Scott Nelson, and Rhenda Strub

**Excused:** Craig Ottavelli

**Staff:** John Sonnen, Diana Smith, Celinda Adair, and Recording Secretary Cheri Lindgren

2. **6:00:43 PM APPROVAL OF AGENDA**

**MOTION:** Commissioner Cole moved, seconded by Commissioner Lyman, to approve an amended September 13, 2006 agenda: change the times noted for “Approval of Minutes” and “Worksession: Agricultural Designation Policies, Rural Lands” from 7:10 p.m. and 7:15 p.m. to 6:10 p.m. and 6:15 p.m. respectively.

Motion carried.

3. **6:01:37 PM PUBLIC COMMUNICATIONS (Not associated with topics for which public hearings have been held.)**

There were no public communications.

4. **6:01:46 PM APPROVAL OF MINUTES**

**MOTION:** Commissioner Lyman moved, seconded by Commissioner Cole, to accept the August 30, 2006 minutes and the audio as the official recording.

**DISCUSSION:** The following changes were requested to the August 30, 2006 minutes:

- On page 1, first sentence, strike the word “Vice”
- On page 2, add the following sentence to the end of the first full paragraph, “Existence of a water service plan should not be used as a criterion for delineating LAMIRD boundaries.”
- Within the second full paragraph on page 2, within the third line, change “Pritchard” to “Pritchett”
- Within the third full paragraph on page 2, within the seventh line, change “constraints related to the groundwater in the area” to “impacts from additional septics on the groundwater and private wells existing in the area.”
- Within the bolded paragraph on page 2, add to the end of the sentence, “(Note: See page 3. The decision was reversed at 7:36:22.)”
- Within the paragraph that begins with timestamp 7:44:01, within the third line, change “Pritchard” to “Pritchett”
Motion carried as amended.

5. **6:07:09 PM Worksession: Agricultural Designation Policies; Rural Lands**
   **Staff: Diana Smith, Cellinda Adair**

**ITEM:** Long-term Agriculture designation policies: Review public comments regarding Long-Term Agriculture lands from rural lands public hearing and determine any changes to the public hearing draft amendments.

**DISCUSSION:** Staff distributed a copy of page 38 from the “Public Comment Summary: Thurston County Planning Commission, Public Hearing Draft Rural Lands Amendment” document. Staff and members discussed Comment #RL 51 submitted by Futurewise concerning the County not reviewing its designations of agricultural lands of long-term commercial significance, and the proposal to add academic schools as allowed uses in the Long-Term Agriculture zone and the Nisqually Agriculture zone.

The Commission agreed to add a footnote to the table for long-term and Nisqually agriculture, and long-term forestry restricting primary schools to agriculture and horticulture, and forestry practices respectively. Also, add an “x” in the box next to academic schools for long-term forestry. Members also directed staff to refine language that the school function should be related to the long-term resource use.

**6:22:16 PM** Ms. Smith reported staff will circulate a draft letter on Limited Areas of More Intense Rural Development (LAMIRDs) and long-term agriculture designation policies with the Planning Commission’s recommendations. Staff will forward the final letter of recommendation to the Board of County Commissioners (BoCC). Chair Roper requested members forward comments directly to her or Ms. Pritchett. She and staff will compile the comments and finalize the letter.

**ITEM:** Rural Rezoning Project: Review work plan for Planning Commission Rural Rezoning worksessions. Review and discuss criteria to use to refine public hearing draft zoning designations and draft zoning map.

**6:27:13 PM** Staff distributed a “Rural Rezoning Worksession Schedule Draft” document dated September 8, 2006 for review. Two other papers were attached:

- Geographically-Specific Refinement Criteria for Presentation at Planning
Commission Worksession on Rural Rezoning, September 12, 2006

- Planning Commission criteria for refining public hearing draft zoning map

Staff and Commissioners discussed the suggested work schedule including the Commission finalizing an amendment package and recommendation for the BoCC at its November 15, 2006 meeting. The proposed schedule lists out the decision points needed to meet the targeted deadline. It was noted a September 27, 2006 meeting is anticipated, and an October 11, 2006 meeting replaces the October 4, 2006 meeting. **Commissioner Lyman asked staff to incorporate all of the meeting dates into the regular calendar, and circulate an updated calendar to members.**

6:37:56 PM Ms. Smith reviewed an agenda for the rural rezone matter:

- Option 2: Discuss proposed criteria; develop any additional criteria to be used to further revise the draft zoning map and draft zoning designations. Refine/revise proposed criteria.
- Option 1: Discuss status of the refinement of the public hearing draft, whether to proceed, and in what manner.

Staff and members discussed Commission criteria for refining the public hearing draft zoning map. Staff presented and reviewed several display maps with Commissioners that layer the priority criteria discussed at the September 6, 2006 meeting:

- Map A: Aquifer Recharge/Aquifer Sensitive Areas
- Map B: Unbuildable Areas Cumulative Impacts & Areas 100% Encumbered by Wetlands, Landslide Hazard Areas, Steep Slopes, or the 100-Year Flood Zone
- Map C: Lands Contributing to Rural Character

7:01:00 PM Chair Roper recessed the meeting from 7:01 p.m. to 7:09 p.m. so Commissioners could review the display maps identified above.

7:09:28 PM Commissioners discussed options for refining the maps that staff presented further in order to create the map to be brought forth to the Board as the final draft for public hearing. Staff will present the refined maps at the Commission’s September 27, 2006 meeting, recognizing further revisions could result.

8:21:12 PM Staff was asked to advertise the September 20, 2006 Board briefing that begins at 2:00 p.m. as a special meeting for the Planning Commission in the event a quorum is attained.

A majority of Commissioners stated they were not ready to make a decision regarding the rezoning option map to be further refined and eventually brought to the Board as the final draft for public hearing until the additional mapping as discussed is evaluated.
8:40:03 PM A majority of the Commission indicated they are comfortable proceeding with refining Option 1 based on public comment received at the public hearing.

6. **8:44:58 PM CALENDAR**

- September 20, 2006: H/W Comprehensive Plan Amendments (including Capital Facilities Plan)
- September 27, 2006: Rural Lands (*Commissioner Strub unable to attend*)
- October 4, 2006: **CANCELLED**
- October 11, 2006: W/A Comprehensive Plan Amendments, H/A: Open Space Applications
- October 18, 2006: (*Chair Roper unable to attend*)

7. **8:45:30 PM STAFF UPDATES**

Staff: John Sonnen

**ITEM:** Mr. Sonnen reported the Supreme Court declined to hear the Board's appeal concerning the WWGMHB decision. The BoCC has requested the Court of Appeals schedule an expedited hearing to extend the compliance deadline. The BoCC requested the WWGMHB extend the deadline for the rural rezoning project to the end of February, which means resizing the growth areas will be pushed to May 2007. The Board has not determined a hearing date concerning LAMIRDs and agricultural land policies, but a tentative date is November 30, 2006. Mr. Sonnen said staff will work with the Chair concerning key points to relay to the Board at the briefing and provide them with a sense of where the Planning Commission is headed with the rural rezone project. The Board is meeting at 10:30 a.m. on September 18, 2006 to talk about guidance on proceeding with the GMA analysis. He reported a private consultant upheld the methodology used by Thurston Regional Planning Council (TRPC) to develop the population and employment forecast data.

8. **9:04:00 PM ADJOURNMENT**

There being no further business, Chair Roper adjourned the meeting at 9:04 p.m.

Chair Joyce Roper

Prepared by Cheri Lindgren, Recording Secretary
Puget Sound Meeting Services

*Corrections made by Cami Petersen, November 1, 2006*
# Thurston County Planning Commission

## REQUEST FOR INFORMATION

### SUMMARY SHEET

<table>
<thead>
<tr>
<th>DATE OF REQUEST</th>
<th>ISSUE/REQUEST</th>
<th>AUTHOR</th>
<th>STAFF</th>
</tr>
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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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<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>
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<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 J. Hayes</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.

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

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<th>Date</th>
<th>Action</th>
<th>Responsible Party</th>
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<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>
</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>
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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>
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- **3/1/06** Commissioners requested a review of frequently asked questions (FAQs) prior to posting online.
- **4/5/06** Staff to provide information regarding water availability and areas where there are current drinking water issues.
- **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.