1. **6:59:41 PM CALL TO ORDER**  
Chair Roper called the September 20, 2006 regular meeting of the Thurston County Planning Commission to order at 6:59 p.m. Commissioners provided self-introductions.

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

**Members Excused:** Tom Cole

**Staff:** John Sonnen, Katie Knight, Diana Smith, Kathy McCormick, Dale Rancour, Dan Carnright, Senior Planner, City of Tenino and Recording Secretary Jessica Tate, Puget Sound meeting Services.

2. **6:59:35 PM APPROVAL OF AGENDA**  
**MOTION:** Commissioner Ottavelli moved to approve the September 20, 2006 agenda. Commissioner Kohlenberg seconded. Motion carried.

3. **7:00:05 PM CORRECTION TO MAY 3, 2006 MINUTES**  
**DISCUSSION:** Chair Roper announced there was a reference to Jennifer Hayes and Diana Smith in the May 3, 2006 minutes that should have read Jennifer Hayes and Katie Knight. The Commission previously approved the minutes. Commissioners concurred and directed staff to change the May 3, 2006 minutes as appropriate.

4. **7:01:07 PM HEARING/W/ACTION: COMPREHENSIVE PLAN AMENDMENTS (including Capital Facilities Plan)**  
**Staff:** Katie Knight, Diana Smith, Kathy McCormick, Dan Carnright  
**ITEM:** Public hearing on the 2006 proposed comprehensive plan amendments for the following five proposals: 1) Updates to the Yelm/Thurston County Joint Plan; 2) Tenino/Thurston County Joint Plan amendment which includes reconfiguring the urban growth area boundary, assigning future land use designations and other minor updates; 3) Site-specific amendment to designate two long-term forestry parcels as mineral resource lands of long-term significance for basalt rock; 4) Amendments to the Grand Mound Subarea Plan and associated regulations to allow additional accesses to state route 12 (amendments include other minor revisions); and 5) Annual update of the Thurston County Capital Facilities Plan.

**7:01:08 PM PUBLIC HEARING:** Chair Roper opened the public hearing at 7:01 p.m.
Ms. Knight briefed the Commission on the following proposals to amend the Thurston County Comprehensive Plan:

- **Yelm/Thurston County Joint Plan.** Updates to the Land Use, Housing, Environment, and Miscellaneous Provisions Chapters will bring the plan up to date and keep the plan in compliance with the Growth Management Act (GMA).

- **Tenino/Thurston County Joint Plan.** Major amendments are proposed to reconfigure the urban growth area (UGA) boundary, decrease the UGA size, assign future land use designations in the UGA, and update population information. Minor amendments are proposed to Natural Resources and other chapters.

- **Site Specific Amendment.** To designate 38.18 acres near Johnson Creek zoned Long Term Forestry to Mineral Resource Lands of Long Term Commercial Significance for basalt rock.

- **Grand Mound Roads and Transportation Revisions.** Minor amendments to reflect the Washington State Department of Transportation’s (WSDOT) approval for additional accesses to State Route 12, revise the sidewalk location to provide an option for stormwater facilities in the planter strip area, revise roadway sections to clarify curb/gutter width, and address street lighting.

- **Thurston County Capital Facilities Plan (CFP), 2007-2012.** Annual update of the CFP, which describes the county’s planned expenditures and revenues for capital facilities during the 2007-2012 timeframe.

The following testimony was received on the proposed amendments.

**7:03:53 PM Skip Urling, Ecological Land Services, 1157 3rd Avenue, Suite 220, Longview**

Mr. Urling conveyed that the proposed site meets the required criteria as confirmed by staff. His firm has permitted 35 surface mines in Washington in the last six years. Seldom does one find a site with as many attributes as the one proposed. He requested the Commission recommend approval of the site-specific amendment.

**7:05:48 PM Gary Klein, 675 NW St. Helens Avenue, Chehalis**

Mr. Klein testified his mother resides at 17000 Johnson Creek Road. The property contains a steep hillside. His daughter hopes to build a house on the property. A surface mine operation next to residential is not desirable. Johnson Creek Road was paved approximately seven years ago, does not have shoulders, and truck traffic will deteriorate the street. Salmon and trout inhabit Johnson Creek, and any road pollution will travel to the creek. His mother lives across the street from the proposed site. A rock quarry operation will destroy the peaceful and tranquil setting she currently enjoys and will lower property values. He questioned the deadline to submit written comments. Ms.
Knight replied the deadline to submit written comments is at the close of the public hearing. Commissioner Lyman added the Board of County Commissioners (BoCC) will also hold a public hearing.

7:10:09 PM Dan Carnrite, Senior Planner, City of Tenino
HANDOUT: September 20, 2006 “Written Comments for the Record” document from the City of Tenino.

Mr. Carnrite distributed copies of a document outlining permitted, administrative, and conditional uses within the Industrial Zoning District. He pointed out the two parcels that are in common ownership. Tenino’s critical areas regulations require applicants applying for business licenses to also complete a two-page hazardous materials questionnaire. Tenino requires businesses using hazardous materials to file a spill prevention plan to help protect the environment and water supply. The uses proposed for the industrial area are logical and sensible uses.

7:17:30 PM Mike Shue, P.O. Box 130, Auburn
Mr. Shue said he represents one of the property owners, Miles Sand and Gravel. The applicant supports the proposal and hopes the Commission will do the same.

7:18:06 PM Sandy Mackie, Attorney for Alpacas of America
Mr. Mackie expressed support of the Tenino application. Many of the larger facilities require 40-60 acre sites. Land configuration and ownership in the Grand Mound vicinity are not conducive because there are too many existing uses and the ownerships are fragmented. The proposed site is a good area for truck transport storage activities. Locating industrial uses across from gravel operations is a compatible use. Tenino plans on constructing a new sewer plant. A current water right holder is interested in becoming part of the City of Tenino. He said he supports the staff recommendation for the property to remain low density until annexed and until water and sewer are available. He urged the Commission to recommend approval of the UGA application as proposed.

7:24:20 PM Chair Roper closed the public hearing at 7:24 p.m.

MOTION: Commissioner Ottavelli moved to recommend to the BoCC approval of the Yelm/Thurston County Joint Plan Comprehensive Plan amendment. Commissioner Kohlenberg seconded. Motion carried.

7:25:55 PM Ms. Smith and Commissioners discussed the site-specific mineral land designation. Staff clarified zoning for adjacent properties. The Mineral Resource Lands overlay does not replace the underlying zoning. Discussion points consisted of reclamation plan requirements; designation, special use permit, and SEPA processes; adequacy of the roads to accommodate truck traffic; noxious weed information; and the life cycle of the mine operation before reclamation. Mr. Rancour provided background history and the current status of Johnson Creek Road. Staff will review the application for additional mitigation for the roadway if appropriate. Commissioner Lyman asked that the Commission table a decision on the amendment to the October 11, 2006 meeting.
pending issuance of the draft SEPA determination.

7:52:57 PM Mr. Rancour provided additional information about the Grand Mound Road and Transportation Revisions.

7:55:37 PM Commissioner Lyman moved to recommend to the BoCC approval of the Grand Mound Roads and Transportation Revisions. Commissioner Kohlenberg seconded. Motion carried.

7:56:08 PM Commissioner Ottavelli moved to recommend to the BoCC approval of the Thurston County Capital Facilities Plan, 2007-2012. Commissioner Lane seconded. Motion carried.

7:56:51 PM Commissioners discussed the Tenino/Thurston County Joint Plan proposal with Mr. Carnrite and Ms. Knight.

Discussion ensued about zoning within the UGA, benefits to Tenino associated with reconfiguring the UGA boundary, required infrastructure needed to support urban densities, proposed land uses, and permitted, administrative, and conditional uses in the Industrial Zoning district. Mr. Carnrite answered questions related to the environmental checklist and the expected life of the sand and gravel mines.

8:56:35 PM The Commission agreed to defer a recommendation on the Tenino/Thurston County Joint Plan to the October 11, 2006 meeting pending additional information about Tenino’s critical aquifer recharge areas and wellhead protection zones, the native outwash prairie map, and the hazardous waste form.

Staff distributed copies of the critical aquifer recharge areas and wellhead protection zones. Commissioners outlined concerns, posed additional questions to Mr. Carnrite about the proposed amendments and discussed when the sewer conveyance infrastructure will be in place and the sewer plant on line and operational.

5. 9:23:50 PM CALENDAR (Tentative) and Attendance
HANDOUT: 2006 Tentative TCPC Calendar updated September 20, 2006
- September 27, 2006: Rural Lands
- October 11, 2006: W/A: Comprehensive Plan (if needed), H/A: Open Space Applications
- October 18, 2006: W: Rural Lands (Chair Roper unable to attend)
- November 8, 2006: (Commissioner Nelson’s availability questionable)
- November 15, 2006: (Commissioner Nelson and Ottavelli’s availability uncertain)
6. **9:25:59 PM STAFF UPDATES**  
*Staff: John Sonnen*

Staff briefed the BoCC on the UGA evaluation. The BoCC contracted with Thurston Regional Planning Council (TRPC) to conduct the analysis to determine whether the growth areas are oversized. The BoCC deferred using Office of Financial Management’s (OFM) high range forecast. The BoCC will consider the LAMIRDs and agricultural designation criteria at their October 31, 2006 meeting. The BoCC encouraged the Planning Commission to forward a recommendation on the rural rezoning work by the end of October. Discussion ensued about excluding critical area buffers from the buildable lands supply analysis.

Commissioner Lyman reported there is extraneous noise on the meeting audio recordings. Chair Roper added it is important that all staff join the Commission at the table to better respond to questions.

8. **9:38:15 PM ADJOURNMENT**

There being no further business, Chair Roper adjourned the meeting at 9:38 p.m.

______________________________
Chair Joyce Roper

Prepared by Cheri Lindgren, 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>
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<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>
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<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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<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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<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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<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>
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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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<tr>
<th>Date</th>
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<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>
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<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/Commissioner Lyman</td>
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<td>3/1/06</td>
<td>Commissioners requested a review of frequently asked questions (FAQs) prior to posting online</td>
<td>Commission</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>
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<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>
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