1. **6:59:46 PM CALL TO ORDER**
Chair Roper called the October 11, 2006 special meeting of the Thurston County Planning Commission to order at 7:00 p.m. Commissioners provided self-introductions.

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

2. **7:00:03 PM APPROVAL OF AGENDA**
**MOTION:** Commissioner Cole moved to approve the October 11, 2006 agenda. Commissioner Kohlenberg seconded.

Discussion ensued about open space application issues scheduled for discussion during the October 4, 2006 meeting, which was cancelled. Ms. Knight said staff will brief the Commission at a future meeting. It was noted that “Correction to July 6, 2006 Minutes” under “Approval of Minutes” should read “Approval of September 6, 2006 Minutes.” Chair Roper suggested a friendly amendment to the motion: remove “Approval of Minutes” from the agenda, and schedule approval of the September 6, 2006 minutes for the next meeting. The makers of the motion accepted the friendly amendment.

**The motion to approve an amended agenda carried.**

3. **7:04:16 PM Public Hearing/Action: Three Open Space Applications**
**Staff:** Katie Knight

**ITEM:** Public Hearing and action on three Open Space Applications: Project No. 2006101872, Thomas Schroedel; Project No. 2006101720, Bill & Stephanie Ehinger; Project No. 2006101700, Alan & Catherine Wertjes.

**DISCUSSION:** Chair Roper opened the public hearing. Ms. Knight reviewed the three open space application requests. Staff recommends approval of the applications. All are eligible for enrollment.

**7:05:52 PM** There being no public testimony, Chair Roper closed the public hearing at 7:06 p.m.
Commissioner Cole moved to recommend to the Board of County Commissioners (BoCC) approval of all three open space applications. Commissioner Ottavelli seconded. Motion carried.

7:06:19 PM Ms. Knight reported that previously members expressed concerns about monitoring the open space program. There are 64 properties enrolled in the Open Space Open Space Tax Program and 143 enrolled in the Open Space Timber Program. Commissioner Lyman said she would like to know specifically what makes a parcel ineligible for the Open Space Tax Program. Staff will schedule the matter for discussion at the Commission’s next meeting.

4. 7:09:10 PM PUBLIC COMMUNICATIONS (Not associated with topics for which public hearings have been held.)

There were no public communications.

5. 7:09:40 PM Worksession/Action: Comprehensive Plan Amendments – QJ-1 (Mineral Site Designation) and Tenino Joint Plan

Staff: Katie Knight, Diana Smith, Cynthia Wilson and Dan Carnrite, City of Tenino Senior Planner

ITEM: The worksession on Comprehensive Plan Amendments is a continuation of the September 20th worksession. More information was requested on two comprehensive Plan Amendment proposals. The first proposal is to amend the City of Tenino Joint Comprehensive Plan. The City proposes to reconfigure and resize its Urban Growth Area, assign future land use designations in the UGA, and update population projections. The second proposal is a site-specific amendment to designate two parcels zoned long term forestry, as mineral resource lands of long-term commercial significance.

HANDOUTS:
• #1 - Washington State Department of Transportation (WSDOT) letter dated October 12, 2006. The agency’s primary concern is the proposed zoning of the urban growth area (UGA) that includes adding 300 acres of new industrial land will exacerbate traffic issues.
• #2 - Table 18B.20-11 Industrial Uses, Tenino Municipal Code (TMC); TMC 18.50.060 Public Facilities Permit (excerpt); National Pollutant Discharge Elimination System (NPDES) and State Waste Discharge General Permit for Stormwater Discharges Associated with Construction Activity document; and State Environmental Policy Act (SEPA) Comparisons Matrix between Tenino and Thurston County for SEPA categorical exemptions.
• #3 – Tenino Westside Annex Area Application #2006-29 Exhibit “B” Annex Map
DISCUSSION: Ms. Knight reported staff prepared additional information requested at the last meeting concerning the Tenino Comprehensive Plan Amendments and the site-specific amendment to designate 38.18 acres near Johnson Creek from Long Term Forestry to Mineral Resource Lands of Long Term Commercial Significance for basalt rock.

Ms. Knight, Commissioners, and Tenino Senior Planner Dan Carnrite discussed the Tenino Comprehensive Plan amendments. Ms. Knight reviewed the key amendment points from the staff report. The Commission can forward a recommendation that doesn’t include all amendment elements.

Commissioners and Ms. Wilson reviewed and discussed the Mitigated Determination of Nonsignificance (MDNS) issued for the city initiated joint plan amendments, current and proposed zoning designations, conditions outlined in the MDNS, existing critical areas, documented sensitive and threatened animal species in the vicinity, industrial uses, groundwater infiltration, other environmental concerns associated with the proposed amendments, what properties are needed to locate Tenino’s wastewater treatment plant, and Tenino’s need to create additional revenue streams. Mr. Carnrite pointed to seven sites the city has evaluated for siting a wastewater treatment facility.

7:54:31 PM Commissioner Strub moved to recommend acceptance for updating the population information to the BoCC and reject the other comprehensive plan amendment components. Motion died for lack of a second.

Commissioner Strub moved to recommend to the BoCC acceptance of updating the population information and the minor housekeeping amendments as outlined by staff, and reject all other comprehensive plan amendment components. Commissioner Lyman seconded. Motion carried. Commissioners Nelson and Lane opposed.

Commissioner Nelson expressed an interest in attaching a minority report with the transmittal letter to the BoCC.

8:00:02 PM Ms. Smith reviewed the proposed comprehensive plan amendment QJ-1: Site-specific mineral lands designation for a basalt quarry. Ms. Wilson explained the special permit process and outlined portions encumbered by critical areas. Several Commissioners expressed a concern about considering the proposed amendment, as the Commission should be studying the mineral lands issue as a total package. Ms. Smith said the mineral lands moratorium pertains to sand and gravel mines not basalt. However, an applicant cannot secure a special use permit without the mineral lands designation.

8:12:13 PM Commissioner Strub moved to forward the QJ-1 site-specific mineral lands designation for a basalt quarry to the BoCC with an approval recommendation. Commissioner Lyman seconded. Motion carried.
6.  **8:12:35 PM Worksesson: Rural Rezoning**  
*Staff: Diana Smith, Celinda Adair*  
**ITEM:** Rural Rezoning Project: Review and approve rezoning options maps which will be further refined in order to create draft zoning maps to recommend to the Board of County Commissioners. Determine approach for reviewing site-specific public comments.

**HANDOUTS:**
- Cumulative Impact Areas – Refinement/Option 2 – Refinement
- Zoning Patch 1 Site-Specific Comments/Staff Recommendation Matrix

**DISCUSSION:** Ms. Adair presented a suggested rural rezoning worksession format and reviewed decision points needed from the Commission. She reviewed the cumulative impact areas and option 2 refinement results as shown on the handout matrix and Options 1, 2, and 3 display maps. Staff noted that when the numbers were recalculated, the percent of rural lands affected in the Option 1 map changed from 43% to 48%. Ms. Adair asked whether the Commission wants to further refine options 1, 2 and/or 3, or whether the Commission is ready to move on to site-specific comments.

**8:26:37 PM** Chair Roper recessed the meeting from 8:26 p.m. to 8:34 p.m. to review the option display maps.

**8:34:14 PM** Commissioner Kohlenberg reported the Nisqually hillside is not presented consistently on the maps. There were no further refinement requests.

**8:35:23 PM** Ms. Smith presented Map 4, the habitat layer: “WA State Department of Fish and Wildlife (WDFW) Eco-regional Habitat Analysis High Value Habitat Areas – Parcels Less Than 10 Acres.” Discussion ensued on how much of the rural areas picked up by the option maps relate visually to the rural areas shown on the habitat layer map, what percentage of the habitat layer is picked up by the three options, and how WDFW defines high habitat. Commissioners further discussed developing new code and comprehensive plan amendment language based on the three options that the Commission wants to forward to the BoCC. The Commission asked for new code and comprehensive plan language to be developed for options 2 and 3, as well as for language to be revised for option 1.

**8:54:39 PM** Commissioners discussed how to analyze the site-specific comments, and reviewed the “Zoning Patch 1” handout. Ms. Smith reported staff recommends reviewing the site-specific comments for consistency with the criteria established to date similar to the approach used for the Limited Areas of More Intense Rural Development (LAMIRD) work. Discussion ensued on how to best implement the analysis. The Commission asked that “dots” locating the site-specific comments and be overlayed on options 2 and 3, and that the comments be grouped into common themes to determine whether changes to the criteria are appropriate in relation to option #1.
The Commission agreed to cancel the October 18, 2006 meeting and meet again on October 25, 2006 to work on the site-specific comments.

7. **9:18:27 PM CALENDAR (Tentative) AND ATTENDANCE**

- October 18, 2006 – W: Rural Rezoning – *Cancelled*
- October 25, 2006 – W: Rural Rezoning
- November 1, 2006 – W: Rural Rezoning (Commissioner Cole unsure)
- November 8, 2006 – W: Rural Rezoning

8. **9:20:01 PM STAFF UPDATES**  
*Staff: John Sonnen*

Mr. Sonnen reported the Court of Appeals granted an expedited review and will hear the case on the appeal this fall. Futurewise indicated it would support a six-month stay; however, the court did not grant a stay. The BoCC will review the matter within the next couple of weeks. The BoCC has scheduled November 22, 2006 from 2:00 p.m. to 4:00 p.m. for a briefing on the Commission’s rural rezoning alternative proposals.

9. **9:22:24 PM ADJOURNMENT**

There being no further business, Chair Roper adjourned the meeting at 9:22 p.m.

Joyce Roper, Chair

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>
</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>
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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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<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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<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>
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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. 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. 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. Staff Staff/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 Commission Lyman

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

Commission Legal Staff
is of agriculture occurring on designated agriculture resource lands and agriculture on other lands

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<thead>
<tr>
<th>Date</th>
<th>Task</th>
<th>Responsible Parties</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 Staff</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 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/Commissioner Lyman 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 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 Staff</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 Staff</td>
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