1. **7:00 PM CALL TO ORDER**
   Chair Roper called the July 11, 2007 special meeting of the Thurston County Planning Commission to order at 7:00 p.m. Commissioners provided self-introductions.

   **Attendance:** Chair Joyce Roper, Commissioners Liz Kohlenberg, Scott Nelson, Tom Cole, Kathleen O’Connor, and Liz Meyers

   **Excused:** Commissioners Chris Lane, Craig Ottavelli, and Rhenda Strub

   **Staff:** John Sonnen, Nadine Romero, and Recording Secretary Jessica Tate

   Chair Roper formally welcomed Liz Meyers as a new Thurston County Planning Commissioner.

2. **7:01 PM APPROVAL OF AGENDA**
   **MOTION:** Commissioners Cole moved to approve the agenda as presented. Commissioner O’Connor seconded. Motion carried.

3. **7:18 PM APPROVAL OF MINUTES**
   **MOTION:** Commissioner O’Connor moved to approve the June 27, 2007 minutes as amended and accept the audio as the official recording. Commissioner Cole seconded. Motion carried.

   Commissioner Kohlenberg arrived.

   The following revisions were made to the June 27, 2007 minutes:

   - On pages 2, 5, and 6 add “CARA” in front of each “category” and “categories.”
   - On page 4, in the first sentence of the first complete paragraph, change “affect” to “affected.”
   - On page 6, in first sentence of the last paragraph, change “process” to “fee.”
   - On page 3, in the second sentence of the third paragraph, revise the sentence to state, “…and clarify agriculture is not subject to new regulations.”
   - On page 6, the last sentence of the last paragraph should be revised to state, “…reiterating the need for a fee incentive to promote the value of the program.”
On page 3, in the fourth paragraph, revise the last sentence to state, “Chair Roper asked if these issues are being addressed in the update to the Stormwater and Drainage Manual.”

Chair Roper and Commissioner Cole discussed the first sentence in the fourth paragraph. Chair Roper asked Commissioner Cole if “runoff” adequately describes his issue. Commissioner Cole said his intent was to refer to water flowing to the hardpan and into the sound without filtration. Discussion followed regarding whether or not agriculture adequately addresses aquaculture regarding direct effects to the sound. Commissioners agreed to discuss the issue at a future meeting. There were no changes to the minutes.

On page 4, the last sentence in the first full paragraph should include a quotation mark at the end of the sentence.

On page 4, the fourth paragraph should be clarified and reflect that the “newly adopted documents” are the updated CARA delineation maps.

On page 4, the third sentence in the last full paragraph should be revised to state, “…suggests adding language clarifying that staff will provide an estimate of the cost to the applicant, so the applicant can decide whether to proceed at that cost.”

On page 5, within the first paragraph, add a third sentence stating, “Notice to potentially effected water purveyors will be added to section 17.15.510 (B) to (b).”

On page 5, the third paragraph should be revised to state, “Chair Roper asked why there was a distinction between Greenhouse – commercial/Nursery – wholesale verses retail if plants are not grown on site. Mr. Sonnen acknowledges that retail should be added.”

4. **7:19 PM W: CRITICAL AREAS – CRITICAL AQUIFER RECHARGE AREAS (including reclaimed water)**

Mr. Sonnen introduced Brad Zulewski, Thurston County Health Department, who described the County’s efforts to assure businesses are conforming with proper state and federal hazardous waste handling, storage, and disposal requirements. He reported he is also involved with contaminated site assessments.

Mr. Zulewski reviewed funding sources for the efforts.

Mr. Sonnen reviewed the standards for restricted uses and activities in CARA and Table 5-2, and the General Requirements for Commercial and Industrial Uses.

The Commission recommenced discussion of Table 5-1 Gas stations with and without attendants.

Mr. Zulewski reviewed some effective solutions to contain accidental fuel spillage including implementation of a gradual slope directed towards a curb to capture spilled fuel. One of the most effective solutions is secondary containment. Chair Roper commented that an inexpensive way to deter accidental fuel spillage is prohibiting gas pump handle locks. Mr. Zulewski agreed with the suggestion. Commissioner O’Connor noted that fuel
pump handle locks provide additional benefits such as enabling drivers to stand some
distance from potentially harmful vapors while fueling a vehicle. Vapor seals also assist
with the inhalation issue. However, she said she is unsure whether new systems require a
vapor seal. Commissioner Kohlenberg suggested requiring a secondary containment
system in new gas stations within the CARA categories.

Commissioner O’Connor asked about previous considerations to prohibit self-serve gas
stations in CARA Category I. Commissioner Nelson expressed concerns about the issue
because it would eliminate self-service gas stations in Grand Mound, Rochester, and
Tenino.

Mr. Sonnen confirmed staff will craft draft language regarding the requirement for
secondary containment devices.

7:44 PM Discussion followed regarding the various commercial use secondary containment
systems, spill-proof containers, and the various ways to meet secondary containment
requirements.

Mr. Zulewski reported some uses such as vehicle service businesses store hazardous
materials in lines throughout the building. Chair Roper suggested staff develop language to
address the issue regarding secondary containment of an entire facility verses storage
containers. Mr. Sonnen acknowledged the request.

Commissioner O’Connor referred to discussion at the last meeting regarding Table 5-1 Dry
Cleaning (excluding drop-off only). Discussion included whether new facilities were
required to operate updated equipment. Mr. Zulewski indicated chlorinated substances are
still allowed. However, DF2000 is becoming the standard. The issue concerning older
equipment could be regulated by air quality requirements. Mr. Sonnen suggested
eliminating the use of chlorinated solvents.

Mr. Zulewski referred to Table 5-1 and suggested combining Electroplating, metal plating
with Machine shops, metal finishing/fabricating, metal processing with etchers and
chemicals, to avoid inconsistencies.

Commissioner O’Connor asked why Electroplating, metal plating was listed as an allowed
use subject to County review and approval in the “Not Connected to Sewer/STEP System”
section of Table 5-1. Mr. Sonnen replied that the text is in error as the use is not allowed in
areas not connected to sewer/STEP system.

Mr. Sonnen reviewed public comments received on Asphalt plants/cement and concrete
plants, Mineral extraction, and Mining. Discussions followed on how to ensure such uses
do not impact fluctuating water tables.

Chair Roper referred to page 5-23 Section I 2. Process water, and requested adding
“recycling” to the first sentence. Mr. Sonnen acknowledged the request.
Ms. Romero explained some mines in Thurston County are very deep and can potentially impact water tables specifically within the one-year time of travel areas. Mr. Sonnen suggested eliminating excavation within the one-year time of travel areas. Ms. Romero suggested the issue warrants further staff review and discussion.

Commissioner Kohlenberg agreed with Mr. Sonnen’s suggestion.

8:15 PM Chair Roper suggested eliminating mining within the one-year time of travel and determining water table buffer depth in other areas, depending upon results of the hydrogeologic report. Commissioner Nelson commented that it appears questionable to prohibit excavation within the one-year time of travel, as there has been no issue with contamination. Mr. Sonnen indicated staff will craft conditional language in reference to CARA Categories I and II.

Mr. Sonnen described the four standard classes of reclaimed water. Discussion followed regarding potential issues with Class A reclaimed water.

Commissioner Kohlenberg requested additional information regarding reclaimed water classifications and suggested inviting a LOTT representative to attend during the Commission’s discussion. Mr. Sonnen acknowledged the request.

Chair Roper referred to page 5-18 C. Agriculture, which addresses the increase of nitrate levels. Mr. Sonnen indicated Ms. Romero will review different strategies to examine uses that have the potential to elevate nitrate levels. Chair Roper requested the Commission review current elevated areas to determine where restrictions are warranted. Mr. Sonnen acknowledged the request.

8:39 PM Ms. Romero indicated nitrate is a good indicator species. However, other methods are warranted prior to scientific determination.

Mr. Sonnen referred to Table 5-1 Gas powered portable generators. The intent is not to target residential generator use. Unattended generators such as those utilized for cell towers are an example of the requirement for secondary containment devices.

8:55 PM Mr. Sonnen asked whether the Commission supports language eliminating Railroad yards-cargo transfer areas from the one-year time of travel. Commissioners agreed with the suggestion.

Discussion followed regarding how to clarify section 4 on page 5-11. Commissioner O’Connor suggested revising the first sentence of section 4 to state, “Treatment. If warranted to protect groundwater, applicants for all new uses…” Mr. Sonnen acknowledged the request.

Mr. Sonnen reviewed section 5. Mitigation of Impacts, on page 5-12. Commissioner
Kohlenberg suggested striking the second sentence in section 5(a) for clarity. Mr. Sonnen acknowledged the request.

Mr. Sonnen reviewed two options provided in section 7. Existing uses in Category I CARA, on page 5-13, regarding underground tanks storing hazardous materials in the one-year time of travel zone for Category I CARA. Discussion followed regarding potential decommissioning incentives. Chair Roper asked staff to investigate whether a state program exists to assist homeowners with decommissioning underground tanks. She indicated preference for Option B if a state assistance program is available. Mr. Sonnen acknowledged the request.

4. CALENDAR (TENTATIVE) AND ATTENDANCE
   • July 18, 2007: W: Critical Areas: (Commissioner Kohlenberg will not be in attendance.)

5. 9:27 PM STAFF UPDATES

Mr. Sonnen reported Katie Knight recently submitted her resignation from the County.

The Thurston County Board of Commissioners will meet on July 18, 2007 to discuss the rural rezone. Discussion of the topic is scheduled from 3:30 p.m. to 5:00 p.m.

6. 9:33 PM ADJOURNMENT

There being no further business, Chair Roper adjourned the meeting at 9:33 p.m.

Joyce Roper, Chair

Prepared by Jessica Tate, Recording Secretary
Puget Sound Meeting Services