1.  **7:03 PM CALL TO ORDER**
Chair Roper called the October 24, 2007 special meeting of the Thurston County Planning Commission to order at 7:03 p.m. Commissioners provided self-introductions.

**Attendance:** Chair Joyce Roper, Commissioners Chris Lane, Scott Nelson, Liz Kohlenberg, and Craig Ottavelli.  
**Excused:** Commissioners Tom Cole, Rhenda Strub, Liz Myers, and Kathleen O’Connor.  
**Staff:** Aimee Swenson-Farrow, Mike Kain, and Cindy Wilson, and Recording Secretary Jessica Tate.

**7:03 PM APPROVAL OF AGENDA**
**MOTION:** Commissioner Ottavelli moved to approve the revised agenda as amended. Commissioner Lane seconded. Motion carried.

Chair Roper requested staff updates and calendar immediately follow public communications.

2.  **7:04 PM PUBLIC COMMUNICATIONS (Not associated with topics for which public hearings have been held.)**
There was no public comment.

3.  **7:04 PM CALENDAR (TENTATIVE) AND ATTENDANCE**
   - November 7, 2007: W: Critical Areas (Important Habitats)  
     (Commissioner Ottavelli might not attend.)

Chair Roper requested a 15 to 20-minutes closed session during the meeting to discuss personnel issues. Ms. Swenson-Farrow acknowledged the request.

4.  **7:05 PM STAFF UPDATES**
Ms. Swenson-Farrow reported the Board of County Commissioners (BoCC) public hearing on 2007 Thurston County Comprehensive Plan amendments was moved to December 4, 2007.

The draft letter from the Commission to the BoCC will not be presented until the November 7, 2007 meeting, for which staff will be meeting with the city representatives to work through issues. Chair Roper asked Ms. Swenson-Farrow to advise the Commission of any issues resolved at the meeting with staff that would change the direction of the Commission’s letter because of City of Yelm’s transportation issues.
Chair Roper asked that Ms. Swenson-Farrow advise the Commission of any issues that would cause irrelevancies in the letter. Ms. Swenson-Farrow acknowledged the request.

Mr. Kain reported the BoCC developed a new priority list. The Critical Areas Ordinance remains the highest priority. The second highest priority is the Forest Lands Conversion Ordinance.

Chair Roper asked staff to provide a ranked priorities list, so the Commission can better assure that it addresses matters in the BoCC’s preferred order of priorities. Mr. Kain acknowledged the request.

5. 7:12 PM **B: 2008 COMPREHENSIVE PLAN SCHEDULE**  
(Staff: Aimee Swenson-Farrow)

**DISCUSSION:** Staff is working to achieve the due date of November 15, 2007, with preliminary approval in January 2008. Items for review will be mailed to the Commissioners within the next month.

6. 7:17 PM **H/W/A: GRAND MOUND WATER SYSTEM PLAN**  
(Staff: Aimee Swenson-Farrow and Mike Kain)

Chair Roper opened the public hearing at 7:19 p.m.

Mr. Kain reported Grand Mound’s Six-Year Water System Plan update was approved by the Department of Health and Department of Ecology in January 2006. Comprehensive plan adoption was scheduled to occur during the 2006 comprehensive plan amendment cycle for adoption in the 2007 comprehensive plan. The Western Washington Growth Management Hearings Board (WWGMHB) decision of July 2005 delayed adoption of the updated water system plan until such time that the urban growth area (UGA) sizing issues are resolved.

The Grand Mound UGA was not affected by the WWGMHB and the County’s Commissioners subsequent rulings. Consequently, the Water System Plan is ready for adoption as part of the 2007 Comprehensive Plan amendment docket.

The substantial change in the update is the addition of the six- and twenty-year future service areas. For planning and coordination purposes, the state requires water purveyors to identify current retail service areas, as well as six- and twenty-year future service areas. The purveyor does not have a duty to serve future service areas. However, if compelled by public health issues or growth, having the future services areas identified allows for a managed and coordinated expansion of a single public water system as opposed to the proliferation and unmanaged growth of many small private or public systems.

Ms. Swenson-Farrow said the intent is to achieve compliance by adding the 6- and 20-year boundaries.
Chair Roper said sewer service cannot be extended to the area because the area is not included in the UGA. She said she would like to see this occur before any further expansion of the water system.

Mr. Kain reviewed a current map showing boundaries in the area.

Chair Roper closed the public hearing at 7:29 p.m.

Chair Roper suggested including strongly worded language encouraging the addition of the area into the UGA to enable sewer connections to avoid contamination caused by population growth.

Commissioner Kohlenberg expressed reluctance in including language directing Grand Mound to extend their UGA in that area as it may be more appropriate to include other areas within the UGA. Commissioner Ottavelli said he shares similar concerns, but does not believe this process is the time to address the issues.

7:30 PM MOTION: Commissioner Ottavelli moved to recommend approval of the Grand Mound Water System Plan to the Thurston County Board of Commissioners. Commissioner Lane seconded. Motion carried.

Commissioner Kohlenberg asked staff to forward the Commission’s concerns to Scott Clark. Ms. Swenson-Farrow acknowledged the request.

7. 7:36 PM W: CRITICAL AREAS
(Staff: Cindy Wilson)

DISCUSSION: Ms. Wilson began the review on page 9-2. During the last wetlands discussion, an issue was raised regarding exempted wetlands and the number of wetlands that might be missed if 1,000 square feet is used as the minimum threshold. Geodata will provide numbers; however, the usefulness of the numbers is unknown because of the confidence in how the aerial photos were taken. The City of Olympia undertook a similar comparison, which resulted in 98% of the wetlands sized at 1,000 square feet or more.

Ms. Wilson said she will provide geodata numbers and caveats regarding the issue in the next agenda packet.

7:45 PM Commissioner Nelson suggested the 1,000 square foot threshold is too large of a jump. Five to 6,000 square feet seems more reasonable. Ms. Wilson replied that the current proposal from the Department of Ecology is exemption of wetlands from 1,000 and 4,000 square feet for replacement functions.

Commissioner Ottavelli suggested retaining page 9-2 A as currently worded. Chair Roper agreed. Commissioners Nelson and Lane did not support the suggestion.
Ms. Wilson referred to the bottom of page 9-2 and recommended adding “as amended” to ensure the most current information is utilized. Chair Roper asked staff to consult with Jeff Fancher regarding the issue. Ms. Wilson acknowledged the request.

Ms. Wilson reviewed the Rating Wetlands section on page 9-3. Some public questions were raised on why marine shorelines are not included in habitat points, as the rating system applies to freshwater levels. The language identifies estuaries and marine shorelines having specific qualities that are not addressed and cannot be protected through the same process, so they are lumped within the rating system.

Commissioner Kohlenberg stated one public comment concerned a Rural Stewardship Program. She asked whether staff recommends review of the issue. Ms. Wilson replied that the suggestion is an incentive program, which is something the County should consider. Staff will review and present the issue when appropriate.

8:04 PM Commissioner Ottavelli referred to Alternative 1 on page 9-7, which established the buffer width for habitat protection based on the score the wetland received for habitat under the Washington State Wetland Rating System for Western Washington. He suggested moving Alternative 1 forward as a recommendation rather than Alternative 2. Commissioner Kohlenberg agreed. The Commission came to a majority consensus by a show of hands to move forward with Alternative 1.

Ms. Wilson indicated there are other jurisdictions utilizing Alternative 1, which the Commission created.

Not all Commissioners agreed as Commissioner Lane did not support the recommendation.

The Commission reviewed Table 9-2 Allowable Uses in Wetlands and Buffers and Related Restrictions.

Chair Roper reported the agricultural activities section should be removed with staff relying on the existing ordinance. Clarification and consistency is needed for mineral extraction, in terms of allowable intensive uses. She suggested addressing the issue by adding the item to Table 9-2 with Xs indicating prohibition.

8:27 PM Discussion followed regarding the Other Uses category on Table 9-2. Chair Roper requested referencing section GG, on page 9-50 regarding the issue.

Commissioner Nelson asked staff look into whether accessory uses such as construction of new barns or fencing is addressed in the existing ordinance or whether it is addressed in proposed agriculture language. Ms. Wilson acknowledged the request.

Chair Roper requested staff to ask John Sonnen about the County’s ability to regulate pesticide use. Mr. Kain acknowledged the request.
Discussion followed regarding section A. 3. Replacement of Category III and IV Wetlands on page 9-18. Ms. Wilson advised that she will provide additional information regarding if there are nuances with rating and size.

Discussion followed regarding number 8, Temporary Field Marking on page 9-19. Ms. Wilson said she will present examples and pictures of what the County has done.


Commissioner Kohlenberg asked staff to check with John Sonnen about removing section c. Agricultural Access on page 9-26. Mr. Kain acknowledged the request.

9:29 PM The Commission ended their discussion at section K. Maintenance, Modification and Repair of Utility Facilities and Corridors on page 9-28 until the next meeting.

8. ADJOURNMENT

With there being no further business, Chair Roper adjourned the meeting at 9:29 p.m.

Joyce Roper, Chair

Prepared by Jessica Tate, Recording Secretary
Puget Sound Meeting Services