1. **6:30 PM CALL TO ORDER**
Chair Lane called the January 21, 2009 regular meeting of the Thurston County Planning Commission to order at 6:30 p.m. Commissioners provided self-introductions.

**Attendance:** Chair Chris Lane, Commissioners Tom Cole, Liz Myers, Kathleen O’Connor and Scott Nelson.

**Excused:** Liz Kohlenberg

**Staff:** Scott Clark, Olivia Terwilleger, Cindy Wilson, Jeremy Davis, and Recording Secretary Cami Petersen

2. **6:31 PM APPROVAL OF AGENDA**

**MOTION:** Commissioner Cole moved to approve the agenda. Commissioner O’Connor seconded. Motion carried.

3. **6:32 PM PUBLIC COMMUNICATIONS** (Not associated with topics for which public hearings have been held.)

There were no public communications.

4. **6:35 PM GRAND MOUND**

**Staff:** Scott Clark

**Guest Speakers:** David Burnett, Chehalis Tribal Chairman; Lenna Magnus, Chehalis Tribal Planning Department Director; Michael Stringer, Maul Foster & Alongi, Inc; John Nelson, Principal Planner, Maul Foster & Alongi, Inc.

Mr. Clark provided the Planning Commission (Commission) with an overview of the Chehalis Tribes reason for seeking to create the Grand Mound Economic Development Plan. Mr. Clark introduced John Nelson, Director of the Planning Group Maul Foster & Alongi, Inc.
Mr. Nelson provided the Commission with his background and introduced Michael Stringer, Consultant, Maul Foster & Alongi, Inc, David Burnett, Chehalis Tribal Chairman, and Lennea Magnus, Chehalis Tribal Planning Manager. Mr. Nelson explained that his consulting firm has worked on developing this proposed plan for the last year. Mr. Nelson commended Mr. Clark for his assistance and professionalism in working with the Tribe and the consulting firm in developing the Grand Mound project.

Mr. Nelson provided the Commission with an overview of the work that has gone into developing the Grand Mound Plan. Several options were created, the local community was involved, and a final plan was developed. The plan is a mixture of housing, commercial and entertainment zoning to create a balanced community that could provide family wage jobs for the local community, as well as the commercial development that the community has envisioned. The process began in March 2008 and the draft plan was introduced in the winter of 2008. The final plan was presented to the Board of County Commissioners at the end of 2008.

Mr. Stringer was introduced and provided the Commission with a PowerPoint presentation highlighting the process and details of the analysis and development of the Grand Mound Economic Development Plan.

The Commission asked questions of the guest speakers.

Commissioner Cole asked if this study has looked at the affect on County Sheriff and Fire services that will be required to cover this new planned community in light of the current layoffs that are occurring because of the present economic downturn. Mr. Burnett explained that all 911 calls for Tribal Trust properties go directly to Tribal Police, and that all of the other areas are located in the County and County Sheriff and Fire will respond. Commissioner Cole stated that the increase in police and fire protection will need additional funding and this issue should be addressed. Mr. Nelson explained that developing this area as planned will span at least a 10-20 year time frame and all of this will be looked at as this development moves forward.

Members of the Commission asked if information is available concerning the community work and stake holder groups involved in creating this plan. Mr. Nelson stated that all of that information is available and the final plan should be finished and distributed by the end of January. Mr. Clark stated that the County web site will be updated with this information also and copies of the plan will be distributed to the Commission as soon as it is available. Ms. Magnus provided additional information to the Commission.

A member of the public asked the guest speakers what the proposed zoning will be in portions of this plan. The Chair reminded the member of the public that this is not a public hearing on this plan at this time, but that the guest speakers could discuss this question outside of the Commission meeting. Mr. Nelson stated that the zoning of these areas have not been decided, and that this is just a concept plan at this point. Staff stated that there will be public workshops and hearings in the future when those details are decided and brought forward for comment and review.
The Commission and Mr. Clark thanked the guest speakers for their presentation and commended their work in creating this plan. Mr. Clark explained to the Commission that the next step in this process will be to meet with the Board of County Commissioners (BOCC) on February 5, 2009 for approval of this item on the 2009 docket. Once approval is received, staff will create a work plan which will include public workshops in the Grand Mound area, Commission work sessions, and the creation of a web page for this project. Staff will then brief the BOCC in late November.

5. **7:45 PM MINERAL LANDS – DRAFT 2009 WORK PROGRAM**  
   *Staff: Olivia Terwilleger*

Ms. Terwilleger referred to the handout titled “Designated Mineral Lands of Long Term Commercial Significance and Asphalt Plant Permitting” and provided the Commission with a brief overview of past work on this project. Ms. Terwilleger introduced Dave Norman, Department of Natural Resources.

6. **7:48 PM MINERAL LAND GUEST SPEAKER**  
   *Dave Norman, Department of Natural Resources*

Mr. Norman provided the Commission with a PowerPoint presentation of the geology of Thurston County, glacial deposits across the state and an explanation of the process in locating areas where gravel mining can occur.

Mr. Norman was asked what the time frame would be and the level of effort needed to map Thurston County. Mr. Norman stated that the cost is generally $50,000 - $100,000 to produce a map of this nature. This type of project would require the work of one Geologist, a field helper and a GIS person. A draft map for Thurston County could be created in approximately six months. Because of the data that is currently available in Thurston County it was Mr. Norman’s opinion that the cost to map Thurston County would be at the lower end of that price estimation.

Mr. Clark asked how mineral lands are currently designated for Counties that do not have this level of geologic mapping. Mr. Norman explained that other Counties designate already permitted mines. Funding is an issue for creating this level of mapping for most Counties. Yakima and Clark Counties were chosen by the Department of Natural Resources to be geologically mapped for mining designation.

Mr. Clark explained that they will try to have representatives from the Mineral Lands Task Force to brief the Commission on the work that has been done and the Commission will begin working on the next step of this process during 2009. A draft ordinance will be created which will incorporate the recommendations that have been made by the Task Force. The draft ordinance will be provided to the Commission for the next regular meeting. After the Commission’s final review the draft ordinance will be presented to the BOCC.

Ms. Terwilleger provided the Commission with a handout titled “Work Program Summary – Designating Mineral Lands of Long-Term Commercial Significance”. This timeline provides a summary of the process that will occur, ending with adoption of a resolution amending the Thurston County Comprehensive Plan and an ordinance amending the official Thurston County...
Zoning map.

The Commission will also be reviewing the mining chapter of the Critical Areas Ordinance simultaneously. Mr. Clark stated that one work plan item will be selected to be scheduled once a month with the Commission. A discussion ensued concerning the upcoming work plan.

7. **8:30 PM CRITICAL AREAS ORDINANCE: DEFINITIONS**
   **Staff: Cindy Wilson**

Ms. Wilson provided her recommendations of the public comments on the Critical Areas Ordinance (CAO) Chapter 17.15.200 Definitions. A matrix of the public comment was provided to the Commission for review and discussion prior to the meeting. The public comments refer to the document “Thurston County Planning Commission Public Hearing Draft Amendments to the Critical Areas Regulations, TCC 17.15.200,” dated July 20, 2005. Some changes were made to the Definitions chapter.

8. **9:11 PM STAFF UPDATES**

Mr. Clark announced that former Planning Commissioner Roper has sent in a resignation to the BOCC. Currently no new Planning Commission members have been appointed by the Board. Mr. Clark explained that the third County Commissioner has not yet been appointed, and will be appointed by Governor Gregoire possibly by the end of the week. Mr. Clark is unsure when the two Planning Commission members will be appointed for the current vacancies.

Mr. Clark stated that Cindy Wilson will be the lead for shorelines work and an assistant planner will be hired in the near future to assist with this project.

Mr. Clark explained to the Commission that a major topic will be selected every month and will be placed on one of each months agendas. This will allow staff ample time to work through each major topic. The Commission will still meet twice a month.

The Commission asked whether or not they should hold elections for the Chair and Vice Chair positions for 2009. Staff will check to see what the law requires. Because of the vacancies on the current Commission, staff would like to wait, if possible, until there is a full Commission.

9. **9:15 PM CALENDAR**

February 4, 2009 – Commissioners Myers and Nelson will not be in attendance. Staff will check with Commissioner Kohlenberg to see if we will have a quorum for that meeting.

10. **9:17 PM ADJOURNMENT**

With there being no further business, Chair Lane adjourned the meeting at 9:25 p.m.

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Chris Lane, Chair

Prepared by Cami Petersen, Recording Secretary
*Revised February 19, 2009*