1. **6:40 PM CALL TO ORDER**
   Chair Lane called the March 5, 2008 meeting of the Thurston County Planning Commission to order at 6:40 p.m. Commissioners provided self-introductions.

   **Attendance:** Commissioners Chris Lane, Scott Nelson, Joyce Roper, Kathleen O’Connor, Liz Kohlenberg, and Liz Myers
   **Absent:** Commissioner Tom Cole
   **Staff:** Mike Kain, Aimee Swenson-Farrow, Sandy Orton, and Recording Secretary Jessica Tate

   **6:41 PM APPROVAL OF AGENDA (**Amended**)**
   **MOTION:** Commissioner O’Connor moved to approve the amended agenda, which includes item 6. Discussion – potential reduction in Planning Commission membership. Commissioner Roper seconded. Motion carried.

2. **6:42 PM PUBLIC COMMUNICATIONS (Not associated with topics for which public hearings have been held.)**
   There were no public communications.

3. **6:42 PM APPROVAL OF MINUTES - JANUARY 9, 2008**
   **MOTION:** Commissioner O’Connor moved to approve the minutes of January 9, 2008 as presented, and accept the audio as the official record. Commissioner Nelson seconded. Motion carried.

   **MINUTES OF FEBRUARY 20, 2008**
   *(Deferred to the next meeting.)*

4. **6:44 PM CALENDAR (Tentative) AND ATTENDANCE**
   - March 19, 2008 – LTA Public Hearing, Swede Hall
   - April 2, 2008 – Critical Areas Ordinance
   - April 16, 2008 – Critical Areas Ordinance

5. **6:45 PM STAFF UPDATES**
   Ms. Swenson-Farrow reported the Board of County Commissioners (BoCC) held a LAMRID worksession on March 4, 2008, in which action resulted in compliance with the growth hearings board requests and with the creation of new LAMRID #64. The item is scheduled for approval as part of the consent agenda during the BoCC’s meeting on March 10, 2008.
Ms. Swenson-Farrow reported the interim ordinance for Cluster Development will on the BoCC’s consent agenda during the March 10, 2008 as well. A status update will be presented to the BoCC within the next month.

Mr. Kain introduced Sandy Orton, who will be working in long-range planning for the next six to 12 months. Ms. Orton has been with the county for approximately 16 years.

Commissioner Kohlenberg arrived at 6:47 p.m.

Discussion followed regarding staffing reductions caused by budgetary reductions.

6. **6:53 PM DISCUSSION – PLANNING COMMISSION POTENTIAL FOR REDUCTION IN MEMBERSHIP**

Mr. Kain reported the BoCC is discussing the potential to reduce the Commission to seven members. Thurston County Attorney Fancher is currently reviewing the issue. Other county planning commissions in Washington State range from seven to 11 members, with the majority having nine members.

Commissioner Nelson explained that he approached two BoCC Commissioners regarding the issue shortly after former Commissioners Rhenda Strub and Craig Ottavelli were elected to the Olympia City Council. The Commission has been operating efficiently with only seven members. He suggested reducing the size of the Commission to seven members to move through projects more efficiently and to reduce the number of additional requests of staff.

Commissioner Kohlenberg suggested nine Commissioners are warranted when the Commission is developing language.

Commissioner O’Connor expressed concerns about representation and attaining a meeting quorum with only seven members. The Commission must ensure that informed decisions are provided. It doesn’t appear Commissioners are making excessive requests of staff.

Chair Roper expressed concerns that fewer Commissioners will result in less diversity of opinion. The Commission currently engages in quality discussions, which results in awareness of valued new ideas and opinions for quality recommendations to the BoCC. She indicated she prefers having more members rather than fewer members because there is an enormous amount of diversity in the County, which warrants appropriate consideration.

Chair Lane reported either the two vacant positions need to be filled or the Commission needs to be reduced to seven members, with four members constituting a meeting quorum.

Commissioner Roper suggested amending the TCPC bylaws to require a meeting quorum to be the majority number of members on the Commission.

Commissioner Myers said nine Commissioners are warranted for adequate representation of
7:15 PM MOTION: Commissioner Kohlenberg moved to recommend that the BoCC retain nine Commissioners on TCPC, and amend the TCPC bylaws to show a majority as members actively seated on the Commission, which are required to attain a meeting quorum. Commissioner Roper seconded. Motion carried. Commissioner Nelson voted against the motion.

Ms. Swenson-Farrow advised that she will send a draft a letter of recommendation to Chair Lane as soon as possible. Chair Lane requested Ms. Swenson-Farrow to provide a copy of the letter to Commissioner Roper so she can provide assistance in reviewing the letter prior to forwarding the letter to the BoCC. Ms. Swenson-Farrow acknowledged the request.

Commissioner Kohlenberg requested staff provide the Commission with the population figure for unincorporated areas in the County. Mr. Kain acknowledged the request.

Commissioner Nelson referred to an email he received from Commissioner Roper regarding his contact with the BoCC. Commissioner Roper indicated Commissioners should first discuss issues impacting the TCPC with the Commission before contacting members of the BoCC.

Chair Lane suggested it’s appropriate for a Commissioner to discuss an issue with their respective BoCC Commissioner, but should defer speaking to all the Commissioners until fellow TCPC Commissioners have been consulted.

7. 7:19 PM (W) CRITICAL AREAS ORDINANCE (IMPORTANT HABITATS AND SPECIES)  
(Staff: Aimee Swenson-Farrow, Mike Kain)

Chair Lane left the meeting at 7:19 p.m. because of illness. Vice Chair Nelson chaired the remainder of the meeting.

Ms. Swenson-Farrow reported she will review the “Purposes” statement A on page 1 regarding the addition of a quote proposed by Cinde Donoghue stating, “Priority species include state endangered, threatened, sensitive, and candidate species, animal aggregations considered vulnerable and those species of recreation, community, or tribal importance.”

Discussion followed on section 17.15.830, Important Marine Habitats, Pages 8-11 and 8-12 regarding the difference between a Marine Riparian Habitat and Marine Riparian Management Zone and the intent of the cross-reference.

7:51 PM CONSENSUS: The Planning Commission agreed to replace item B, Marine Riparian Habitat on page 8-11 with the Marine Buffers language on page 8-12, striking item 3 on page 8-12, and retaining item C, Marine Riparian Management Zone on page 8-11.
The following revisions were made after review and comparison with submitted public and other agency comments:

- Page 8-1, A: Strike “sufficient.”
- Page 8-1, D: Strike “important.”
- Page 8-1, E: Add “fish and” after “between.”
- Page 8-4: Strike the listed option.
- Page 8-9: Strike the listed option.
- Page 8-10: Select Alternative 1, Strike Alternative 2.
- Page 8-11: Add a subsection to item B. 1 on page 8-11, stating, “A buffer of at least 150-feet is needed in areas where forage fish spawning areas, kelp and eelgrass beds, and commercial shellfish beds are present, to ensure adequate development setbacks that will minimize the need for future shoreline armoring structures.”
- Add a specific definition for “mitigation” in the definitions portion of the Critical Areas Ordinance.

Discussion followed regarding Table 8-1, on page 8-4, regarding site-specific tree height at the request of Vice Chair Nelson. Commissioner Kohlenberg said buffers were created for water quality as well as wildlife habitat.

8:08 PM Discussion followed on required follow through for restoration and enforcement. Mr. Kain indicated the County utilizes a three-year monitoring plan, which currently requires irrevocable assignment of savings.

8:30 PM Discussion followed on in-kind mitigation.

Chair Roper asked staff to review with Attorney Fancher why Pierce County was challenged for establishing an overall 150-foot marine buffer.

Mr. Kain distributed and reviewed the Western Washington Planning Commission Survey, showing the number of commissioners on each commission. Clark, Kitsap, and Whatcom counties are most comparable to Thurston County.

Ms. Swenson-Farrow said she will e-mail the Public Hearing Rules of Procedure to Commissioners as soon as possible.

8. 9:00 PM ADJOURNMENT
With there being no further business, Vice Chair Nelson adjournd the meeting at 9:00 p.m.

Scott Nelson, Vice Chair