1. **6:32 PM CALL TO ORDER**
Chair Lane called the May 7, 2008 regular meeting of the Thurston County Planning Commission to order at 6:32 p.m.

**Attendance:** Chair Chris Lane, Commissioners Liz Kohlenberg, Liz Meyers, Scott Nelson, and Joyce Roper.
**Excused:** Commissioners Tom Cole and Kathleen O’Connor.
**Staff:** Scott Clark, Cindy Wilson, and Recording Secretary Cheri Lindgren.

2. **6:34 PM APPROVAL OF AGENDA**
MOTION: Commissioner Kohlenberg moved to approve a modified agenda deleting item 3, approval of the April 30, 2008 minutes and audio. Commissioner Roper seconded. Motion carried.

3. **6:34 PM (D) PLANNING COMMISSION OPERATION PROCEDURES**
The following changes were requested to the Operation Procedures:

- Within the third line of item B on page 2, replace “six of the Commission entered on record” to “a quorum plus one member.”
- Insert “the appointed members” between “majority” and “of” within the third line of item C on page 2.

MOTION: Commissioner Kohlenberg moved to approve the Operation Procedures as amended. Commissioner Roper seconded. Motion carried.

4. **6:36 PM PUBLIC COMMUNICATIONS (Not associated with topics for which public hearings have been held.)**
There were no public communications.

5. **6:39 PM (W): CRITICAL AREAS ORDINANCE**
(Staff: Cindy Wilson)
Commissioners and staff reviewed the Public Hearing Draft dated July 20, 2005 for Important Habitats and Species on page 12 and the comments matrix beginning on page 12 with the issue, “should not designate all marine shorelines as critical areas.” Ms. Wilson indicated she would follow up with legal counsel concerning edge of lake.
Commissioners asked staff to follow up with supplemental information and incorporate changes summarized below.

- Follow up on Best Available Science (BAS) for the comment, “basing buffers on Douglas fir trees is wrong.”
- Specific to the first comment under the policy section on page 14 of the matrix and an 800-foot buffer for species of concern, Commissioners agreed 800-feet is appropriate for mapping purposes.
- “Douglas Squirrel” should be removed from the local importance list.
- Related to Section 17.15.880, verify whether there is a definition for “point location” within the Critical Areas Ordinance (CAO) and, if not, include a definition in the definition section.
- Staff was asked to check whether the County’s definition for “prairie” matches the state’s definition.
- Members asked staff to review and provide recommendations as appropriate concerning “editorial” comments contained in the matrix beginning on page 18.
- It was acknowledged that comments concerning agriculture and mining issues will be dealt with separate from important habitats.
- Specific to, “permit for constructing walking paths and trails”, defining “trail” could address the issue.
- Related to “criteria for ditch abandonment are flawed” (page 23 of the matrix), there should be recognition that not all drainage ditches are agriculture in nature. Commissioners discussed whether to strike the “last five consecutive years” language for agriculture. Commissioners agreed to defer the issue to a future date pending review of agriculture.
- Members asked staff to research the issue, “bridge and culvert design should follow NOAA,” and to review the letter (L 617) concerning “culvert replacement and stormwater facility location” issue and propose a recommendation if necessary (page 24 of the matrix).
- Revise K, 1, a, on page 8-31 of the draft chapter to read, “They are done consistent with BMPs accepted by the county, or in accordance with an approved vegetation management plan, if not unduly restrictive.
- Reword item h on page 8-33 to read, “Utility corridors shall be revegetated with appropriate native vegetation, compatible with the utility facility, and whenever possible equivalent to pre-construction densities.”

Members ended its review with the issue, “exemptions are too broad and can be interpreted to include all nonconforming uses rather than only single family residences” on page 25 of the matrix and page 8-38 of the draft chapter. Commissioners asked staff to follow up on why some language was crossed out.

Members requested staff schedule approximately 20 minutes at the beginning of the May 21, 2008 meeting agenda to continue review of the CAO Important Habitats and Species chapter.
6. **8:45 PM STAFF UPDATES**

Mr. Clark reported staff completed a budget related to long range planning priorities. There are sufficient funds in the 2008 budget to hire three staff members. Staff has asked Municipal Research and Services Center (MRSC) to scour the state and research how other counties fund long range planning departments and where funding and budgeting strategies are working well.

A revised 2008 Official Docket will be presented to the Board of County Commissioners (BoCC) on Monday, May 12, 2008. One change consists of moving Grand Mound up in priority to revisit zoning. The Confederated Tribes of the Chehalis Reservation is working on an economic development plan for the Grand Mound urban growth area (UGA) and has invited Thurston County to participate in the process. The second change is items related to Growth Management Act (GMA) compliance, Shoreline Master Plan update, and watershed characterization that are priority projects this year. The department is unable to commit to the other docket priorities at this time.

Mr. Clark reported the Department of Community, Trade and Economic Development (CTED) offers a short course on long range planning. He said he will follow up with new long range planning staff, Commissioners, and legal staff and schedule additional training opportunities.

7. **8:50 PM ADJOURNMENT**

With there being no further business, Chair Lane adjourned the meeting at 8:50 p.m.

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Chris Lane, Chair

Prepared by Cheri Lindgren, Recording Secretary
Puget Sound Meeting Services