1. **6:32 PM CALL TO ORDER**
Chair Lane called the May 21, 2008 regular meeting of the Thurston County Planning Commission to order at 6:32 p.m.

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

**Excused:** Commissioner Liz Myers.

**Staff:** Scott Clark, Cindy Wilson, Jeff Fancher, and Recording Secretary Cheri Lindgren.

2. **6:32 PM APPROVAL OF AGENDA**

   **MOTION:** Commissioner Cole moved to approve the agenda. Commissioner Kohlenberg seconded. Motion carried.

3. **6:33 PM PUBLIC COMMUNICATIONS**

   *(Not associated with topics for which public hearings have been held.)*

   There were no public communications.

4. **6:33 PM APPROVAL OF MINUTES**

   **MOTION:** Commissioner Roper moved to approve the April 30, 2008 minutes and accept the audio as the official recording. Commissioner O’Connor seconded.

   The following changes were requested to the April 30, 2008 minutes:
   - Strike the fourth sentence within the third paragraph on page 2 beginning with, “There are three main criteria…”
   - Revise the second sentence of the fourth paragraph on page 2 to read, “clarified that the County used the prime farmland soils in its current long-term agriculture designations.”
   - Change “un” to “de” within the second line of the seventh paragraph on page 2.
   - Replace “a steepness” within the first line of the eighth paragraph on page 2 with “an 8% slope.”
   - Replace “proposal” within the last line of the ninth paragraph on page 2 with “current long-term agriculture designation.”
   - Insert “and” between “availability” and “whether” within the first line of the first paragraph on page 3, and strike “and drained and/or irrigated lands” within the third line.
   - Revise Mr. Fancher’s response within the third line of the third paragraph on page 3 to read, “Mr. Fancher said that group is currently included.”
   - Change the first sentence of the third paragraph on page 3 to read, “Commissioner Kohlenberg said another issue is whether to include properties that would work as..."
long-term agriculture if irrigated but not currently farmed, especially given the
difficulty of acquiring water for irrigation.”

Motion carried as amended.

MOTION: Commissioner Roper moved to approve the May 7, 2008 minutes and
accept the audio as the official recording. Commissioner Kohlenberg seconded.

The following change was requested to the May 7, 2008 minutes:

- Add “/edge of wetland” to the end of the last sentence on page 1.

Motion carried as amended.

4. 6:45 PM (W): CRITICAL AREAS ORDINANCE – IMPORTANT HABITATS
AND SPECIES
(Staff: Cindy Wilson)
Commissioners and staff reviewed the Public Hearing Draft dated July 20, 2005 for
Important Habitats and Species beginning with item R on page 41 and page 25 of the
comments matrix. Commissioners asked staff to follow up with supplemental
information and incorporate the following changes:

- Change “or” to “and” at the end of item R, 1, a on page 8-41.
- Staff will follow up with legal counsel about wordsmithing changes related to
  comment S, conservation parcels that are part of a subdivision should be allowed
  within important habitats.
- Ensure correct terminology is used when referencing the drainage manual in items U
  and V on page 8-44.
- Commissioners concurred with staff to include an option for leaving short snags and
  stumps within item W, 4, b on page 8-47 and as stated on page 26 of the matrix.
- Check to determine if removal of noxious weeds as defined by Chapter 16.750 of the
  Washington Administrative Code (WAC) includes all categories of noxious weeds or
  subcategories.
- Replace “snags” as suggested on page 26 of the matrix.
- Change “wild, anadromous fish” to “all fish species” within the second line of item
  BB, 2 on page 8-51.
- Specific to the issue, “eliminate minimum Large Woody Debris (LWD) diameter of
  22 inches,” staff will follow up about whether the standard is consistent with
  Washington Department of Fish & Wildlife’s (WDFW) Stream Habitat Restoration
  Guidelines, 2004; further, staff suggested referring to a document rather than a
  specific size.
- Concerning the first editorial comment on page 28 of the matrix, staff will follow up
  with suggested language concerning to whom and how “Native vegetation disturbed
  by trail construction shall be made available for salvage.”
- 7:08 PM Incorporate the suggested waiver provision language as described on page
28 of the matrix and replace “a qualified professional” with “the approval authority” within item d.

- Related to the last comment on page 28 of the matrix, staff is willing to delay the survey but not exclude the requirement for a survey.
- Clarify the many different categories of mitigation within the definitions section.
- Incorporate the editorial changes on page 29 of the matrix.
- Commissioners would like an opportunity to review the definitions section of the Critical Areas Ordinance (CAO).

Discussion ensued about changing the table during the next CAO update process.

5. 7:26 PM LONG-TERM AGRICULTURE LANDS OF COMMERCIAL SIGNIFICANCE  
(Staff: Scott Clark)
Mr. Clark reviewed additional criteria requested by the Commission at the last meeting. Parcels with undrained soils will require a site survey. He referred to the southwest study area on a map. A data layer identifies lands with 8% slopes or greater that can be considered for removal. Existing farmlands with stream buffers and wetlands could be removed from each of the study areas. Commissioners will ultimately review each study area in greater detail. Staff will forward the maps and supplemental information in a pdf format to Commissioners for review. Determining what should remain and/or be removed from the study areas will be discussed at a future meeting.

Discussion ensued about considering a soil depth threshold, such as 20 inches, after reviewing the additional data layers.

In response to a request by Commissioner Roper, Mr. Clark clarified areas in green on the map are currently proposed for long-term agriculture (LTA) designation. The compliance deadline for LTA designation is the first week of June. The Commission’s next regular meeting is June 4, 2008. Staff anticipates requesting an extension.

Mr. Fancher said the County’s next six-year review and evaluation program is due in 2010. It’s likely the County will be required to examine new prime soils as part of the next comprehensive plan update and consider parcels less than 20 acres in size if the parcels meet all other designation criteria.

Commissioner Roper asked whether the County could look at incorporating innovative modifications now or wait until the next comprehensive plan update to revisit densities. Mr. Fancher indicated it’s possible but recommended coming into compliance first. Incorporating innovative modifications complicates the project and subjects it to different challenges. He recommended against the County zoning additional properties 1:5.

Commissioner Kohlenberg asked whether staff could create a combined LTA designation map reflective of remaining parcels for consideration.
6. **7:46 PM CALENDAR (Tentative) AND ATTENDANCE**
   - June 4, 2008 - LTA
   - June 18, 2008 *(Commissioner O’Connor’s attendance is tentative)*
   - July 2, 2008

7. **7:48 PM STAFF UPDATES**
Mr. Clark briefed the Commission on the planner hiring process. Interviews of four candidates by two separate panels are scheduled for May 30, 2008.

Adoption of the 2008 Official Docket is likely to occur by next week because of additional questions posed by the Board of County Commissioners (BoCC). A significant change is moving the Grand Mound amendment priority. The Confederated Tribes of the Chehalis Reservation is working on an economic development plan for the Grand Mound urban growth area (UGA). The County received approximately $60,000 in utility revenue from the Great Wolf Lodge last month.

Staff received a two-page response from Municipal Research and Services Center (MRSC) on how other counties fund long-range planning departments and where funding and budgeting strategies are working well. The letter includes links and individuals to contact.

Mr. Clark briefed the Commission on the status of the Shoreline Master Program update.

Mr. Fancher reported Futurewise did not file an objection or a new petition to the County’s UGA update and the decision not to shrink the UGAs. A telephonic compliance hearing is scheduled for May 22, 2008 with no objecting parties. The County adopted a new policy with market factors.

8:00 PM Mr. Fancher reported the Western Washington Growth Management Hearings Board (WWGMHB) is upset with the BoCC’s adoption of an innovative technique involving removal of critical areas from the density calculation. Futurewise is proposing the County did not go far enough with rezoning the County. Both parties lost. Two days ago, Bayfield, property owners in the Gull Harbor area, filed a petition in Superior Court challenging the WWGMHB’s decision. Bayfield’s position is that the County didn’t consider goal 6 of the GMA.

8. **8:05 PM ADJOURNMENT**
With there being no further business, Chair Lane adjourned the meeting at 8:05 p.m.

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Chris Lane, Chair

Prepared by Cheri Lindgren, Recording Secretary
Puget Sound Meeting Services

Thurston County Planning Commission
May 21, 2008 Regular Meeting