1. **6:31 PM CALL TO ORDER**
Chair Lane called the June 4, 2008 regular meeting of the Thurston County Planning Commission to order at 6:31 p.m.

**Attendance:** Chair Chris Lane, Commissioners Tom Cole, Kathleen O’Connor, Scott Nelson, Liz Myers, and Joyce Roper.
**Excused:** Commissioner Liz Kohlenberg.
**Staff:** Scott Clark, Cindy Wilson, Jeff Fancher, and Recording Secretary Danielle Gardea.

**6:31 PM APPROVAL OF AGENDA**
**MOTION:** Commissioner Cole moved to approve the agenda. Commissioner O’Connor seconded. Motion carried.

Commissioner Roper arrived.

2. **6:32 PM PUBLIC COMMUNICATIONS** (Not associated with topics for which public hearings have been held.)
There were no public communications.

3. **6:34 PM APPROVAL OF MINUTES**
**MOTION:** Commissioner O’Connor moved to approve the May 21, 2008 minutes and accept the audio as the official recording. Commissioner Roper seconded.

The following changes were requested to the May 21, 2008 minutes:
- Strike “widow makers” within item 4 of the sixth bullet on page 2 that begins with, “Replace snags”
- Revise the fourth sentence of the first paragraph of item 5 on page 3 to read, “Existing farmlands with stream buffers and wetlands could be removed from each of the study areas.”
- Change “Mr. Scott” to “Mr. Clark” within the third paragraph under item 5 on page 3

**Motion carried as amended.**

4. **6:37 PM (D): CRITICAL AREAS ORDINANCE WORK PLAN REVIEW**
   **(Staff: Cindy Wilson)**
Ms. Wilson stated staff has reviewed the administrative and definition chapters of the Critical Areas Ordinance (CAO) and made changes. The areas on mineral extractions have been made consistent. Staff will bring a final draft to the Commission at a future
Chair Lane and Commissioner Cole suggested revising the symbols on the map to make it more user-friendly.

Discussion ensued about map format options, including a computerized format. Mr. Clark said it might be possible for staff to create a computerized map for the Commission’s review.

5. **6:50 PM LONG-TERM AGRICULTURE MAP ANALYSIS**

*(Staff: Scott Clark)*

Mr. Clark reported staff created separate Long-Term Agriculture (LTA) maps to enable easier review. Staff recommends taking the following steps:

- Categorize each map section and check for soil, slopes, and wetlands and whether or not it meets the criteria
- Check parcel size for less than 20 acres and repeat categorization
- Check for existing forms where wetlands are shown
- The next map set will result in a final draft
- Any other preferences deemed by the Commission

Commissioner Roper expressed concern over parcels with wetlands already in LTA. Mr. Clark stated class 1 wetlands would not be allowed for LTA. Commissioner Roper asked if Geo Data breaks wetlands into categories. Mr. Clark stated he is not sure and would follow up with supplemental information.

Discussion ensued about a soil depth threshold for de-designation. Mr. Clark stated an applicant would have to provide the County with soil depth information when requesting de-designation from LTA. Staff recommends members evaluate soils, slopes, and wetlands when deliberating a recommendation.

Commissioner Nelson stated it will be useful to know the parcel size and if lands border existing LTA land.

Mr. Clark pointed out an error on the map. The number given to Prather silty soil should be 87. Staff will update the map and forward copies to Commissioners when finalized.

Conversation followed that wetlands is a major issue that should be discussed in further detail at the next meeting. Mr. Clark indicated staff will add items to future agendas as needed.

6. **7:12 PM STAFF UPDATES**

Mr. Clark announced a new Associate Planner, Jeremy Davis, has been hired and will begin work on July 8, 2008. A temporary Assistant Planner, Olivia Terwilleger, will start
work on June 9, 2008.

Mr. Clark reported staff will present a Development Code docket amendment concerning “public facilities to be built in rural zoning areas” for the June 18, 2008 meeting.

Commissioner Roper asked staff to be specific with the public facilities definition.

7. **7:20 PM CALENDAR (Tentative) AND ATTENDANCE**
   - June 18, 2008
   - July 2, 2008
   - July 16, 2008 (*Commissioner Myers unable to attend*)

8. **7:22 PM ADJOURNMENT**
   With there being no further business, Chair Lane adjourned the meeting at 7:22 p.m.

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Chris Lane, Chair

Prepared by Danielle Gardea, Recording Secretary
Puget Sound Meeting Services