THURSTON COUNTY PLANNING COMMISSION

Minutes August 6, 2008

1. 6:35 PM CALL TO ORDER
Chair Lane called the August 6, 2008 regular meeting of the Thurston County Planning Commission to order at 6:35 p.m. Commissioners provided self-introductions.

Attendance: Chair Chris Lane, Commissioners Tom Cole, Liz Kohlenberg, Kathleen O’Connor, Scott Nelson (7:37 p.m.), and Joyce Roper.
Excused: Commissioner Liz Myers.
Staff: Scott Clark, Olivia Terwilliger, and Recording Secretary Danielle Gardea.

6:35 PM APPROVAL OF AGENDA
MOTION: Commissioner Cole moved to approve a revised agenda. Commissioner O’Connor seconded. Agenda items 5 and 6, Maytown Rezone and Critical Areas Ordinance (CAO) Definitions were removed from the agenda. Item #7, Long Term Agriculture (LTA), was moved to follow approval of the minutes. Motion carried.

2. 6:36 PM PUBLIC COMMUNICATIONS (Not associated with topics for which public hearings have been held.)
There were no public communications.

3. 6:37 PM APPROVAL OF MINUTES
MOTION: Commissioner Cole moved to approve the July 16, 2008 minutes and accept the audio as the official recording. Commissioner O’Connor seconded.

The following changes were requested to the July 16, 2008 minutes:

- Correct the spelling of Commissioner O’Connor’s name throughout the document.
- Revise the sentence beginning with Commissioner O’Connor at the top of page 2 to read, “Commissioner O’Connor suggested coding with a superscript in order to more easily track the changes to documents.”

Related to the Commission’s recommended changes to the CAO shown on pages 2 and 3 in bullet format, Commissioner O’Connor asked that in the future staff provide members with separate revised documents once recommendations have been incorporated. Discussion followed on staff forwarding supplemental materials electronically to save mailing costs and communication strategies in general. Members agreed materials printed in color should be mailed.

Motion as amended carried.
4. **6:50 PM (W) LONG-TERM AGRICULTURE**  
(Staff: Scott Clark, Olivia Terwilliger)  
Ms. Terwilliger presented a revised LTA designation lands map. The map shows parcels proposed for LTA or Nisqually Agriculture (NA), and areas currently designated LTA or NA. She outlined the criteria used to identify the 39 parcels totaling approximately 3,000 acres. Ms. Terwilliger and Mr. Clark confirmed staff will add the volunteer parcel to the map.

Discussion ensued on taking aerial photographs of parcels proposed for LTA or NA to determine if they contain wetlands.

Members discussed the following:

- A parcel located within the northeast quadrant previously proposed for inclusion has been eliminated from consideration.
- It’s possible parcels with prime soils too steep for consideration may still be reflected on the revised map.
- Commissioners spoke about parcels within the southeast quadrant reflected in brown and purple.
- It’s important to justify why certain parcels (shown in yellow on different maps) were eliminated from consideration. Ms. Terwilliger advised that staff has data for each of the parcels.
- A small parcel proposed for LTA in the southwest quarter doesn’t make sense for inclusion.
- The two things missing are slope issues that eliminated properties and details concerning wetlands that could eliminate additional parcels from consideration.

Mr. Clark said staff will forward an Excel spreadsheet along with the map to Commissioners for review.

Discussion ensued about notifying property owners with parcels that contain wetlands.

5. **7:12 PM (D) GRAND MOUND OPEN HOUSE UPDATE**  
(Staff: Scott Clark, Chris Lane)  
Mr. Clark distributed additional materials. He reviewed background on the Confederated Tribes of the Chehalis Reservation’s Economic Development Plan (EDP) process. Approximately 100 people attended an open house at the Great Wolf Lodge. He reviewed concerns raised by citizens. The Tribe is installing water and sewer infrastructure along Old Highway 99 within the Grand Mound urban growth area (UGA). One question is the County’s role and process related to the Tribe’s EDP and positioning the Planning Commission and Board of County Commissioners (BOCC) to respond to the plan.

Mr. Clark reviewed the history concerning the Tribe’s purchase of property within the Grand Mound UGA for the Great Wolf Lodge, utility extensions to serve the site, and
pending improvements to the interchanges and streets. Construction of the Great Wolf Lodge changed the character of the area. Arterial commercial uses would add tax revenue to the County. He asked members to review the supplemental materials and identify issues and/or concerns for discussion purposes at a future meeting. The Tribe has purchased significant land to the south outside the Grand Mound UGA.

Commissioner Nelson arrived.

Discussion ensued regarding interlocal agreements related to the County providing emergency services to the Tribe, the Tribe’s EDP public process, and the possibility of the County imposing impact fees on new development. Chair Lane said a major concern is the Tribe purchasing additional properties that ultimately will be removed from the tax rolls in spite of the County participating financially for infrastructure improvements and possibly providing future emergency and other services to the Tribe.

7:39 PM Members generally agreed they have many questions. Chair Lane said it’s important that the County has an opportunity to weigh in on the Tribe’s EDP. The issue of rezoning properties could be appropriate and is a separate matter.

In response to a question from Commissioner O’Connor, Mr. Clark said the Tribe could present a draft EDP to the County in October. Commissioner O’Connor commented that it’s important to establish key relationships between the Tribe and County.

Commissioner Roper said it might be beneficial to learn more about the relationship between the Puyallup Indian Tribe and Pierce County as it relates to enforcement authority on tribal lands and financial matters.

6. 7:55 PM STAFF UPDATES
The Development Services Department recently hired GIS Mapper, Joshua Brann.

CAO definitions will be added to the Commission’s September 3, 2008 meeting agenda.

Additional discussion of the Tribe’s EDP will be scheduled in September.

Mr. Clark described department budgeting strategies for the upcoming year.

7. 7:57 PM CALENDAR (Tentative) AND ATTENDANCE
• August 20, 2008: (D) Working Lands Preservation Plan and Capital Facilities Plan (CFP) (Commissioner Kohlenberg unable to attend and possibly Commissioner Cole)
• September 3, 2008: (W) CAO Definitions (Commissioner Roper unable to attend)
• September 17, 2008:
• October 1, 2008: (PH) Development Code (Commissioners Cole and Kohlenberg unable to attend)

Discussion followed on mineral lands and mining issues.
8. **8:01 PM ADJOURNMENT**
With there being no further business, Chair Lane adjourned the meeting at 8:01 p.m.

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Chris Lane, Chair

Prepared by Cheri Lindgren, Recording Secretary
Puget Sound Meeting Services