1.  **6:33 PM CALL TO ORDER**
Chair Lane called the October 21, 2009 meeting of the Thurston County Planning Commission to order at 6:30 p.m. Commissioners provided self-introductions.

**Attendance:** Chair Chris Lane, Commissioners Scott Nelson, Liz Kohlenberg, Kathleen O’Connor, William Jackson, Tom Cole, Christopher Earle

**Absent:** Commissioner Karen Rogers

**Staff:** Jeremy Davis, Olivia Terwilleger, Scott Clark, Cami Petersen

**6:33 PM APPROVAL OF AGENDA**
MOTION: Commissioner Nelson moved to approve the agenda. Commissioner Cole seconded.

Motion carried.

2.  **6:34 PM PUBLIC COMMUNICATIONS (Not associated with topics for which public hearings have been held.)**
There was no public communication.

3.  **6:34 PM APPROVAL OF MINUTES**
Commissioner Nelson moved to approve the September 16, 2009 minutes and accept the audio as the official record. Commissioner Jackson seconded. Motion carried.

4.  **6:36 PM WORKSESSION: MINERAL LANDS**
*Liz Kohlenberg*

Commissioner Kohlenberg provided the Planning Commission (Commission) with a summary of the subcommittee’s report titled “Siting Issues for Gravel Mines and Asphalt Plants.” The summary included the following:

**GRAVEL MINES**
1. Gravel Mines
   - Pit Mine Processes
   - Siting, Permitting and Regulatory Processes
2. Gravel Mines and the Natural Environment
   - Possible Impacts on Land Quality
   - Land Relevant Siting Issues
   - Potential Impacts on Water Resources and Quality
• Water Siting Issues
• Possible Impacts on Plant and Animal Habitats, and Siting Issues to Consider

3. Gravel Mines and Adjacent Land Uses
• Possible Impacts and Siting Issues to Consider

4. Reclamation Aspects of Gravel Mining
Commissioner Earle provided the Commission with the following information:
• Brief Review of the Facts
• Relevance of Facts to Siting Criteria

The Commission discussed the reclamation of gravel mines.

ASPHALT PLANTS
Commissioner Kohlenberg provided the Commission with the following information:
1. Regulation and Permitting Processes
2. Processing and Emission Control – it was noted that control is done with Best Practices and asphalt plants can now function with less emissions

3. Asphalt Plants and the Natural Environment
• Land Environmental Issues with Asphalt Plants and Siting Issues

Commissioner Cole provided the Commission with the following information:
• Possible Impacts on Air Quality – Commissioner Cole provided photographs of errors and emissions that can happen at asphalt plants. Commissioner Cole also explained that asphalt plants receive a review by ORCAA. The Commission discussed these impacts.

Commissioner Kohlenberg provided the Commission with the following information:
• Possible impacts of Asphalt Plants on Water Quality, and Siting Issues
• Possible impacts of Asphalt Plants on Plant and Animal Habitat, and Siting Issues.

4. Asphalt Plants and Adjacent Land Uses
• Possible Impacts and Siting Issues to Consider

5. Odor Control Aspects of Asphalt Plants
• Brief Review of Facts
• Relevance of Facts to Siting Criteria

SITING STANDARDS FOR GRAVEL MINES AND ASPHALT PLANTS
Commissioner Kohlenberg summarized a table that was provided in the summary document which included the following information:
• Mineral and Mining Designation of Nearby Counties
• Thurston County Draft Critical Area Ordinances for Gravel Mines and Asphalt Plants
• Siting Criteria from WAC 173-303-282

The Commission discussed the notification requirements and information that can be put in an ordinance. Commissioner Cole noted that there is a noise ordinance surrounding Ft. Lewis as an example.

A discussion ensued concerning how new asphalt plants are built and if they are state-of-the-art. The Commission asked if there are any records of leaks and complaints concerning asphalt plants, and if ORCAA does any routine inspections of these plants. Commissioner Cole stated that he has spoken to ORCAA and they do not do routing inspections, and will
only visit a site if a complaint has been received. Ms. Terwilleger explained that ORCAA would not give her any specific guidelines for asphalt plant siting, but that it reviews each site by looking at the size of the site, weather patterns, and type of equipment. A discussion ensued concerning leaks and complaints. It was noted that the information that was sited in the report have come from 1994 data and there have been additional requirements placed since that time. The Commission asked staff if they could find out more information and report back to the Commission.

Commissioner Nelson provided the following information to the Commission:
- Economic Impacts of Siting Criteria for Asphalt Plants, Personal Use and Moving an Asphalt Plant
- Recycled Asphalt Product (RAP), Cost of Hauling Product, Excess Product and Cost of Covering RAP

The Commission discussed covering RAP. The Commission also asked if legal staff could come and explain any legal issues concerning permitting vs. designation, noting a recent Skagit County case. Mr. Clark will ask legal staff to explain and answer questions of the Commission. The Commission discussed the designation of mineral lands and the importance and issues involved in creating an accurate map. Mr. Clark explained that the option of creating a map showing possible mineral lands in Thurston County will be presented to the Board of County Commissioners (BOCC) on October 23, 2009.

5. **8:03 PM BRIEFING: MAYTOWN**

*Staff: Jeremy Davis*

Mr. Davis provided the Commission with an overview of the Comprehensive Plan Docket item 2-F Rocky Prairie/Maytown as well as the following handouts: 2-F Rocky Prairie/Maytown Land Use and Rezoning Analysis 1st Briefing October 2009, Comp Plan pages 2-15 through 2-34, map titled “2-F Maytown Land Use Evaluation,” and map titled “2-F Maytown Land Use Evaluation Ownership Aerial Photos taken 2008. Mr. Davis provided a Power Point presentation which containing the following information:

- Study Area
- Property Ownership Map
- Background Timelines
- Issues
- Zoning History
- Critical Areas Wetlands Map
- Flood Hazards Map
- Geologic Hazards Map
- Prairie Soils
- Priority Habitat Areas
- Priority Species (list)
- Priority Species (map)
- Next Steps

The Commission asked questions of Mr. Davis. Mr. Davis explained that he is trying to set up a site tour for the Commission. Mr. Davis will try to have representatives from the Port of Tacoma, the McIntosh family and Department of Fish and Wildlife to answer questions from the Commission during the tour. Mr. Davis will notify the Commission of the date and time this tour will be scheduled.
6. **8:40 PM STAFF UPDATES**

*Staff: Scott Clark*

Mr. Clark provided the following updates to the Commission:

- **Housing** – Mr. Clark reported that this will be discussed at the next Commission meeting, and is a concurrency issue between the County’s Housing Plan and Chapter 4 of the Comp Plan. One topic will include a provision for homeless encampments in the plans. The Comp Plan will be adopted at the end of March 2010.

- **Glide Path to March 2010** – Mr. Clark will provide this to the Commission at the next meeting.

- **7-Year Update** – Staff and legal council have been reviewing the checklist that was provided by CTED. Staff was told that a new checklist from CTED will be sent out this Friday, and staff will review this also. Mr. Clark will have the initial plan for the 7-Year Update at the next Commission meeting.

- **Ecology** – Mr. Clark reported that the Department of Ecology has made a ruling on the update of Critical Area Ordinances (CAO) and Shorelines yesterday. This is due to a court case between the City of Anacortis and Futurewise. What this means is that if our CAO update is adopted now then the Shorelines portion will not be covered by the CAO. Mr. Clark explained that since they are currently working to update the Shoreline Master Program (SMP) then it would be wise to wait to update the CAO at the time the SMP is ready so there is no gap in regulation.

The Commission asked questions of Mr. Clark concerning Senate Bill 5248 which required a report from Ruckleshaus by the end of this year. Mr. Clark and Commissioner Nelson have not heard of anything on that Bill at this time.

- **Economic Forecast and Funding** – Mr. Clark stated that the State of Washington has issued a current economic forecast and funding report.

7. **8:47 PM CALENDAR**

November 4, 2009 – All Commissioners in attendance can attend.

November 18, 2009 – All Commissioners in attendance can attend.

8. **8:48 PM ADJOURN**

With there being no further business, Chair Lane adjourned the meeting at 9:09 p.m.

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Chris Lane, Chair