1. 6:30 P.M. CALL TO ORDER  
Chair Lane called the March 16, 2011 meeting of the Thurston County Planning Commission to order at 6:30 p.m. Commissioners provided self-introductions.

2. Attendance: Chair Chris Lane, Commissioners, Christopher Earle, Bill Jackson, Liz Kohlenberg, Scott Nelson, Christine Spaulding & Jennifer Davis

3. Absent: Kathleen O’Connor & Edward Fleisher

4. Staff: Andrew Deffobis, Cynthia Wilson, Scott Clark, Jeremy Davis & Olivia Story

2. 6:31 P.M. APPROVAL OF AGENDA

MOTION: Commissioner Nelson moved to approve the agenda. Commissioner Jackson seconded. Motion carried.

3. 6:32 P.M. PUBLIC COMMUNICATIONS (Not associated with topics for which public hearings have been held.)

Chair Lane noted to the public that the meetings are now videotaped.

To hear public testimony please use the following link: http://www.co.thurston.wa.us/planning/planning_commission/planning_comm_minutes.html

1. Lisa Riener – 2103 Harris #2-12 Olympia, WA 98502 – Supports critical areas protection.
3. Scott Roberts – P.O. Box 552 Olympia, WA 98507 – Does not support re-writing the entire critical areas ordinance, believes that only minor changes need to be made if at all.
4. James Essig – No address given – Would like the Planning Commission to take as much time as needed to write a productive ordinance.
5. Bruce Palm – 10522 Mullen Road SE Olympia, WA 98513 – Believes that the planning commission and staff could do a better job at planning ahead so that citizens could continue to be responsible for their own land.
7. Jaimie Valant – P.O. Box 88128 Tukwila, WA 98188 – Would like to work with staff and the planning commission on writing mineral land codes and the CAO.
8. Ms. Carlyle – 7816 Libby Road NE Olympia, WA 98506 – Discussed the purchase of a hundred year old farm by DNR and how it will change the status to a non workable
9. Bonnie Blessing – No address given – Gave data about acreage set aside for gopher
habitat. Would like to see if some level of gravel mining could be done in a 500 year
flood plain under certain circumstances.
10. Brian Fagerness – 9111 178th Avenue – Asked the planning commission and staff to
please create every regulation as if that regulation directly applied to their own
property. Does not support the protection of gophers.

Liz Kohlenberg arrived.

4. 6:53 P.M. APPROVAL OF MINUTES

Commissioner Nelson moved to approve the February 2, 2011 minutes and accept
the audio as the official record. Commissioner Earle seconded. Motion carried.

Commissioner Nelson moved to approve the February 16, 2011 minutes and accept
the audio as the official record. Commissioner Earle seconded. Motion carried.

5. 6:54 P.M. Joint Base Lewis McCord Briefing to Planning Commission on Grassland
Protection

Staff: Scott Clark, Jeffrey Foster - Joint Base Lewis McCord, Installation Ecologist

Mr. Clark gave a brief over view of the purpose of bringing Mr. Foster to tonight’s
meeting to discuss the preservation of grasslands. Mr. Foster is an installation ecologist
for Joint Base Lewis McCord (JBLM).

Mr. Foster then started the brief with why the US Army is interested in preserving
grasslands. There are four candidate species for federal listing under the endangered
species act that occur on JBLM. These animals are dependent on prairie habitat which
JBLM has a lot of in fact the majority of the remaining prairie habitat in the south Puget
Sound region is on the joint base. These four species are the Taylor’s checkerspot,
Mardon skipper butterflies, Streaked horn lark and the Mazama pocket gopher. If the
animals are actually listed then the potential impacts to military training are substantial.
The open prairie lands on the joint base and the most valuable training lands. There
would be significant restrictions to that training and maneuvering with a listing of these
animals. The restrictions would be imposed by the US Fish and Wildlife Service
(USFWS or Service) and they could include limitations on when, where and how often
and what kinds of equipment are used for training. There would also be the need to
consult with the Service each time formal or informal actions on the property were
proposed. The Army is also interested in the species because conservation is another part
of the military mission.

The Army views their role in regional species recovery by thinking that they must share
the burden of recovery with other regional prairie owners and managers. Conservation
biology informs us that what we need for recovery to occur is more and bigger
populations of each of the candidate species spread out across the region. The joint base
does not have enough prairie land available to assure recovery just depending on their own prairie land. Being solely responsible for recovery would cause major impacts to military training if the listing occurred, which means we could not adequately train our soldiers either in quality or quantity. The response from the army is to be proactive. They figure it is better to be at the table early with these species and have a say than wait for listing to come. The army is pre-negotiating some of the training with the USFWS. Base operating funds support repair of on post prairie’s that are damaged by military training, prairie restoration both in general and to the specific needs of the candidate species. We will also be engaged with some population augmentation of these species. The third thing that the army is doing proactively is to work collaboratively with regional partners. This includes funding of off post conservation.

JBLM is currently participating with the grasslands working group that was formed recently to coordinate government agency efforts to preserve regional prairies and oak woodlands. Thurston and Pierce Counties, Department of Fish and Wildlife, US Fish and Wildlife Services, the Army and the Indian Tribes are all involved and currently working on a mission statement and goals and objectives.

Handouts were then passed out of the different programs that the Army is and has been providing to protect the environment and protected species. A short discussion ensued.

6. **7:08 P.M. WORKSESSION: Critical Areas Ordinance**
   *Staff: Jeremy Davis, Andrew Deffobis, Cynthia Wilson & Scott Clark*

Mr. Davis briefed the Commission on the memorandum that was addressed to them. As part of the critical areas update, staff is proposing to move the density requirements from the Critical Areas Ordinance (Chapter 17.15) where they currently reside, to the applicable zoning ordinance chapters Title 20 (rural) Zoning. Title 21 the Zoning ordinance for the Lacey Urban Growth Area and Title 23 the Olympia UGA Zoning Ordinance. No changes are proposed to Title 22, the Tumwater UGA Zoning Ordinance. Density calculations are more appropriate in the applicable zoning ordinances. There are also some other minor text amendments to clarify density, the number of primary residential units permitted per lot, and to amend accessory building sizes exempt from the requirement for a building permit. A short discussion ensued.

7. **7:17 P.M. WORKSESSION: Mineral Extraction SUP**
   *Staff: Olivia Story & Scott Clark*

Ms. Story gave the planning commission a brief overview of the standing subject. As the Planning Commission, you completed a review of the Mineral Lands Task Force Letter of Recommendation. Additionally, a Planning Commission sub-committee was formed to research the issues relating to the permitting of gravel mines. There were work sessions throughout 2009 and 2010, as well as a public hearing on April 21, 2010. On May 5, 2010, the commission had a follow up work session to review the public comment from the hearing.

The attachments to the memorandum are the draft ordinance that reflects all the Commissions requested changes up to date. However, there are a few unresolved issues
relating to this matter. During the next meeting I will go over the background, review these unresolved issues, staff’s recommendation and consider the public comments taken at the time of hearing. After a discussion and any changes are made, a recommendation may be made to the Board of County Commissioners (BOCC). A discussion ensued.

It was agreed between staff and the Commission that minor text changes would be made that had been discussed, however the language still pending due to the CAO update will be tabled until the CAO is adopted.

8. **7:42 P.M. STAFF UPDATES**

Mr. Clark provided the following staff updates:

- The BOCC will be considering adopting the Cluster Subdivision Ordinance that the Planning Commission saw about a year ago. The Cluster Subdivision Ordinance removed the density bonus and excluded critical areas. The BOCC will be considering how to proceed at a public hearing on March 23, 2011.
- The Working lands strategic plan that was adopted and recommended adoption by the Planning Commission and Ag Committee last year, that activity is beginning to occur.
- Two public meetings will be held in regards to Public Development Rights (PDR) in April 2011. The exact dates will be determined after two locations have been confirmed.
- US Fish and Wildlife will be issuing a Press Release in regards to the four threatened species; mazama pocket gopher, taylor’s checkerspot, streaked horned lark and mardon skipper.

9. **7:45 P.M. CALENDAR**

April 6, 2011 – Chris Lane will not be in attendance

10. **7:46 P.M. PUBLIC COMMUNICATIONS - Continued (Not associated with topics for which public hearings have been held.)**

1. Jaimie Valant – P.O. Box 88128 Tukwila, WA 98188 – Questions regarding the consultation to the Federal Government over the permit process was asked.
2. Donna Weaver – P.O. Box 446, Rochester WA 98579 – Thanked the Planning Commission for volunteering. Does not understand the entire rewrite of the CAO.
3. Debra Jacqua – Property owner in Thurston County – Asked the question of: Does the current SUP process include an evaluation of incompatible uses for adjacent lands?
4. Scott Roberts – P.O. Box 552 Olympia, WA 98507 – Statutory requirement to review, not to rewrite the entire ordinance.
5. Christina Veora – Property owner in Thurston County – Thanked the Planning Commission for volunteering. Agrees that the entire CAO needs to be revised due to science and growth.
6. Debra Jacqua – Property owner in Thurston County – Believes that we do not have unlimited resources and that continued diligence needs to be spent.
11.  **7:53 PM ADJOURN**

With there being no further business, Chair Lane adjourned the meeting at 7:53 p.m.

[Signature]

Chris Lane, Chair

Prepared by Carrie Toebbe, Recording Secretary