1. **6:30 P.M. CALL TO ORDER**
   Chair Lane called the April 20, 2011 meeting of the Thurston County Planning Commission to order at 6:30 p.m. Commissioners provided self-introductions.

   **Attendance:** Chair Chris Lane, Commissioners, Christopher Earle, Christine Spaulding, Jennifer Davis, Kathleen O’Connor & Edward Fleisher, Bill Jackson, Liz Kohlenberg & Scott Nelson

   **Absent:** No Commissioners were absent

   **Staff:** Andrew Deffobis, Cynthia Wilson, Jeremy Davis, Scott Longanecker & Alex Calendar, Department of Ecology

2. **6:30 P.M. APPROVAL OF AGENDA**

   **MOTION:** Commissioner Spaulding moved to approve the agenda. Commissioner Davis seconded. Motion carried.

3. **6:31 P.M. PUBLIC COMMUNICATIONS** (Not associated with topics for which public hearings have been held.)

   No members of the audience chose to speak.

4. **6:31 P.M. APPROVAL OF MINUTES**

   **Commissioner O’Connor moved to approve the March 2, 2011 minutes and accept the audio as the official record. Commissioner Earle seconded. An amendment was made to add Jennifer Davis to the attendance. Motion carried.**

5. **6:32 P.M. Work Session: Mineral Lands Designation GMA Compliance Issues**
   **Staff:** Olivia Story

   Ms. Story explained that in October 2003, the Board passed Ordinance No. 13030. The interim ordinance prohibited the designation of mineral lands of long term commercial significance, and the permitting of new mineral extraction or asphalt plants. The Planning Commission held work sessions throughout 2009, as well as a public hearing on November 18, 2009. On February 17, 2010 the Planning Commission recommended approval of the draft ordinance. A SEPA checklist was issued on November 8, 2008. By June 18, 2010, DNR responded to the SEPA checklist, making comments regarding the mineral lands designation criteria, specifically, the inconsistency for reclamation permit requirement. Staff’s intention was to consider the recommendation and make the necessary changes. Unfortunately, the changes were inadvertently left out. The final draft ordinance was approved by the Board on September 7, 2010 without the necessary...
changes. The issues are that subsection 20.30B.030(1)(d) in Chapter 20.30B.030 for
mineral lands designation, requires a mineral lands designation applicant to provide a
Department of Natural Resources (DNR) Surface Mining Reclamation Permit prior to
designation. Also, DNR will not issue a Surface Mining Reclamation Permit without
county approval that (1) the proposed subsequent use of the site is consistent with the
local land use designation (RCW 78.44.091(1)(a); and (2) the proposed mine is approved
under local zoning and land use regulations (RCW 78.44.091(4), leaving the applicant in
a "cath-22" situation. The intent of the preliminary staff report is to one provide the
Planning Commission with sufficient background information to objectively hear public
testimony in the context of proposed amendments and two to allow the Planning
Commission to make informed recommendations to the Board of County Commissioners
(BOCC). Proposed text changes and options 1 and 2 of the draft staff report were then
discussed. Next Planning Commission meeting will entail setting a public hearing on this
subject.

Scott Nelson arrived.

6. 6:39 P.M. PUBLIC COMMUNICATIONS (Not associated with topics for which
public hearings have been held.)

Chair Lane reopened public communications for new members of the audience that just
came into the meeting.

1. Jane Stavish – 4443 Frontier Court SE Olympia, WA 98501 – Supports critical areas
   protection and planning efforts.
2. Jim Zahn – 3323 Yelm Highway – Does not support CAO planning efforts and would like
   further information as requested in regards to tree removal in critical areas and where
   the rules and regulations came from.
3. William Hutchinson – 5127 103rd Ave SE Olympia, WA 98513 – Has concerns with all of
   the rules and regulations that are being imposed on the rural property owner or property
   owners that own more than one acre. Mr. Hutchinson believes that larger property
   owners are being forced to preserve for all others without any relief.
4. Jean Stillwell – 1111 Woodard Ave NW Olympia, WA 98502 – Supports critical areas
   protection and the update to the comprehensive plan and critical areas ordinance.

Liz Kohlenberg arrived.

7. 6:45 P.M. Work Session: Critical Areas Ordinance
    Staff: Andrew Deffobis, Jeremy Davis, Cynthia Wilson & Scott Clark

Mr. Clark started the work session with myth vs. comment questions and answers. The
first myth being Thurston County has decided that the pocket gopher is endangered just
an excuse to take land. US Fish and Wildlife Service is initiating there evaluation to
determine whether to list these four prairie species as threatened or endangered. Even if
the mazama pocket gopher did not exist the other three species that US Fish and Wildlife
are looking into would still trigger the protections for the prairies. The next myth was:
the mazama pocket gopher is just a candidate for listing by US Fish and Wildlife Service
there is no real reason to protect it becomes endangered or threatened. In talking with
Fish and Wildlife they believe that early conservation maximizes your options, because if you wipe out its habitat and further jeopardize the species the regulations that come out are typically a lot more restrictive and cost a lot more. By getting on top of this early we are minimizing the cost of recovery and reducing some of the regulations that may come out. To view the you tube video of Mr. Clark’s presentation please use the following link:  http://www.co.thurston.wa.us/planning/videos/cao-planning-framework.html A conversation ensued.

Mr. Deffobis then briefed the Commission on the status of the CAO drafts and that tonight they would be discussing the Wetlands Chapter. A land use scenario would also be discussed to aid the Commission in understanding the procedure. The most recent draft Wetland Chapter is posted on line for viewing. A discussion ensued.

During the next Planning Commission meeting during the Critical Areas Ordinance work session the following will be discussed; density changes in the Lacey Urban Growth Areas specifically where we are going to allow alternative development requirements for certain areas and then also the changes to move the density provisions from the Olympia UGA Code from the CAO.

8. 7:55 P.M. STAFF UPDATES

- No staff updates were provided.

9. 7:55 P.M. CALENDAR

May 4, 2011 – All Commissioners will be in attendance.

10. 7:57 PM ADJOURN

With there being no further business, Chair Lane adjourned the meeting at 7:57 p.m.

Chris Lane, Chair

Prepared by Carrie Toebbe, Recording Secretary