1. **6:30 P.M. CALL TO ORDER**

Chair Lane called the September 28, 2011 special meeting of the Thurston County Planning Commission to order at 6:30 p.m. Commissioners provided self-introductions.

**Attendance:** Chair Chris Lane, Commissioners, Christine Spaulding, Kathleen O'Connor, Ed Fleisher, Chris Earle & Scott Nelson

**Absent:** Jennifer Davis, Bill Jackson & Liz Kohlenberg

**Staff:** Jeremy Davis, Andrew Deffobis, Scott Clark & Cynthia Wilson

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

**MOTION:** Commissioner Earle moved to approve the agenda. Commissioner O'Connor seconded. Motion carried as amended.

CARA's will not be discussed this evening. Agritourism, Development Code A-9 was taken off of the agenda since it was completed during the last planning commission meeting.

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

   1. *Jim Zahn* – Spoke in regard to CAO and wellhead protection areas.
   2. *Bob Jacobs* – 720 Governor Stevens Olympia – Spoke in regards to CAO.

The official audio is available on line at:

http://www.co.thurston.wa.us/planning/planning_commission/planning_comm_minutes.html

A short discussion ensued in regards to quasi-judicial amendments.

4. **6:40 P.M. WORKSESSION: CAO**

**Staff:** Scott Clark, Cynthia Wilson, Jeremy Davis & Andrew Deffobis

Mr. Davis started the work session with the draft Noxious Weeds Chapter 17.30. This chapter also covers the ability of the Noxious Weeds Control Board or their designees to place conditions on specific applications. The Noxious Weeds Control Board is an independent body that is appointed by the Thurston County Board of County Commissioners (BOCC). The draft proposes to remove those sections from chapter 17.15 and create its own stand alone chapter 17.30. Chapter 17.30 would then be
governed by the Noxious Weeds Control Board. Staff plans to also take the draft chapter
before the Noxious Weeds Control Board to get their recommendation for the BOCC.

The second draft for Critical Area Signs and Fencing (proposed chapter 24.60 TCC) was
then discussed. Additions to the text are underlined and can be found on the Planning
Commission website for review. A buffer sign example picture was added also for
reference.

Commissioner Nelson arrived.

Another draft was also handed out Chapter 24.01 General Provisions. Two new sections
were added to the draft. One section at the request of the Department of Ecology which
is now 24.01.037 Mitigation Sequencing. The second section added was 24.01.050 Best
Available Science. A brief discussion was had in regards to some language wording.
Commissioner Earle asked that within the section Mitigation Sequencing that cross
referencing is done within the other chapters for reference. Within Section B of the Best
Available Science section it now says that Thurston County has considered and included
best available science in developing the title. It also explains how the best available
science was achieved.

The next section 24.91 Amendments had a number of changes. During the review of
many other chapters the mapping changes were pulled out and consolidated into this
section.

The newest chapter introduced to the Planning Commission was chapter 24.65, Critical
Areas Tracts and Easements. Tracts and easements are already required to various
degrees depending on the development. A lot of the information on where the tracts are
required was pulled from the 2005 proposal so staff does expect changes to that section.
Current cluster subdivisions allow the resource parcel which is the larger portion to be
preserved to either be a separate tract to be consistent with this code or a tract that’s
owned by an individual with a building site and then they own the rest of the resource
parcel or a tract that can be owned individually. It could be owned by the homeowners
association, by the individual or you can actually have a building site associated with it.
Concerns with this were then discussed. The Planning Commission was asked to read
through Cynthia Wilson’s concerns and suggestions and come back to the next meeting
with revisions. The draft chapter does discuss the creation of separate tracts or easements
that contain sensitive or hazardous critical areas. Critical area tracts and easements may
also include conservation lots exempted under Title 18 of the Thurston County Code.
The definition of a Critical Area Tract is an area containing a critical area owned in
common by the owners of separate lots within a development proposal and is a
conservation easement or lot. The definition would have to change if the draft changes
are recommended.

Ms. Wilson brought up the Special Reports Chapter and her current interpretation of her
changes. The Planning Commission again was asked to review the changes that were
being recommended and come back to the next meeting with revisions.
Electronic copies of the text changes for the drafts above will be sent to the Planning Commission instead of paper copies.

A few articles were also passed out to the Planning Commission. One, published in The Olympian, is titled “Algae Blooms at Pattison Lake Toxic, Tests Show”. The article was used as an example to show what can happen when not taking precautions to provide adequate protection of water bodies. The other article is regarding FEMA and the biological opinion lawsuit.

5. **7:24 P.M. STAFF UPDATES**

Mr. Clark provided the following staff updates:

- Mr. Clark met with the BOCC last week to update them on staff and Planning Commission progress in reviewing the CAO drafts. Special Planning Commission meetings have been scheduled for October 12th and the 28th to be sure to cover everything before scheduling the public hearing. The BOCC was also told that the Planning Commission would like to have the same level of security at their hearing as the BOCC did at their hearing. The Robert’s Rules of Order will be distributed to the Commission to aid in the scheduling of the CAO public hearing.
- A work session was held on the draft agri-tourism ordinance on September 21, 2011 and several recommendations were made to staff to update. A hearing date was also set.
- The Cottage Housing ordinance will also go to public hearing on November 2, 2011.
- The impact fees project for the BOCC has been launched and a consultant has been hired. Information has been received from public works, parks and the school districts. The briefing is currently scheduled for December 1, 2011.
- The State has been looking at the Maple Lane Correction Center at a possible location for their new reception center.
- The tribes have been contacted to find out their opinion on Ruckelshaus.
- The meeting minutes for the Planning Commission are taking longer than anticipated but new software has been purchased to help aid in the task. The meeting minutes are particularly important if the County is challenged for written record.
- The BOCC met with the Olympian’s editorial board today to discuss the CAO and other issues they are dealing with and the article should be released shortly.

6. **7:36 P.M. CALENDAR**

October 5, 2011 – All Commissioners will be in attendance.
7.  **7:37 PM ADJOURN**

With there being no further business, Chair Lane adjourned the meeting at 7:37 p.m.

[Signature]

Chris Lane, Chair

Prepared by Carrie Toebbe, Recording Secretary