1. **6:30 P.M. CALL TO ORDER**
   Chair Lane called the October 26, 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, Jennifer Davis & Liz Kohlenberg

   **Absent:** Bill Jackson

   **Staff:** Andrew Defoibus, Scott Clark, Cynthia Wilson, Scott Longanecker & Jeff Fancher
   Prosecuting Attorney

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

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

   If staff is not present to start with the Agri-tourism work session when called then the CAO work session will begin prior.

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

   1. **Jim Zahn – Spoke in regard to Agri-tourism.**

   The official audio is available on line at:

   [http://www.co.thurston.wa.us/planning/planning_commission/planning_comm_minutes.html](http://www.co.thurston.wa.us/planning/planning_commission/planning_comm_minutes.html)

4. **6:33 P.M. Mineral Lands Update**

   **Staff:** Scott Clark

   Mr. Clark gave the Planning Commission an update on the process of the mineral lands update. Mineral lands has not been before the Planning Commission in a couple of months. Primary staff will be turning over their product to internal reviewers next Wednesday. This means that the County’s geologist, Prosecuting Attorney’s Office and the Senior Planners will be reviewing the final draft product then reporting it back to Mr. Clark. This subject should be entertained again before the Planning Commission in late November or early December. Currently the Prosecuting Attorney’s Office is requesting an extension from the Growth Management Hearings Board on the compliance date that would be the end of March. This would give staff enough time to finish the draft and bring the subject back to the Planning Commission to provide a recommendation to the Board of County Commissioners (BOCC).
5. 6:35 P.M. Work Session: A-9 Development Code – Agri-tourism

Staff: Scott Longanecker

Mr. Longanecker started the presentation by a brief overview of previous action taken. The Planning Commission has already held four previous briefings between June 1, 2011 and September 21, 2011. Several issues were raised by many members at the meetings and staff has been working on resolving the issues and concerns. A public hearing was set for November 2, 2011.

New alternatives were then discussed. New language for a definition of agritourism was brought up and by show of hands the planning commission decided on adding an option 3 to take to public hearing. Within the staff report draft to the Planning Commission Mr. Longanecker read the new definition of agritourism.

Country Inns were then discussed. It was expressed by staff the a country inn is already permitted in rural Thurston County through a Special Use Permit and that the Planning Commission is not a new use that didn’t previously exist in many rural zones. Maximum size for Country Inns in specific areas had already been discussed at a previous meeting and was pointed out within the draft staff report. On page 30 conference and convention center under country inns was discussed to be deleted because it was not achieving the goal of a country inn. After further discussion the option of using a different word of meeting space was agreed upon. Another option that was discussed was lounge within a country inn. The Planning Commission agreed that the lounge area should stay in the document.

Mr. Fancher then addressed the Planning Commission about time lines for changes to the draft ordinance before the public hearing. The Planning Commission can make changes to the document as long as the public is notified. Mr. Longanecker will be posting any changes that he makes on the website and will also be sending an e-mail to all parties that wish to be notified in the next day or two. The docket explained that this was for selling retail agricultural products and helping agricultural activities. The Planning Commission asked that Mr. Fancher come back to the work session after the public hearing for further direction. The recommendation from Mr. Clark was to send an e-mail through Chair Lane to the BOCC requesting the final draft.

6. 6:35 P.M. Work Session: CAO – 2005-2011 CARAs Process Discussion:

Distribution

Staff: Scott Clark, Andrew Deffobis, Cynthia Wilson

On November 2nd the CARA draft chapter will be released to the Planning Commission. Mr. Deffobis started a presentation of the history behind the CARAs regulations and how the categories have changed over time.

The original effort to update the CAO began in 2002. A subcommittee group was formed for each critical area including CARAs. In 2005 a draft was produced based on the work
of the subcommittee. In August 2005 the CAO Public Hearing was held. The Planning
Commission then went back into work sessions and the subcommittees went back to
work on specific issues until the entire process was stopped.

An aquifer recharge area is an area where water infiltrates the ground and replenishes an
aquifer. A wellhead protection area (WHPA) is an area that surrounds a well or spring
where pollution can enter and contaminate underground drinking water that supplies a
well. A slide was shown as an example. The most recent draft of CARAs chapter was
distributed on September 7, 2011 and the Best Available Science collections were
distributed on September 7th and the 21st. Staff has been working on the 2nd draft of
CARAs chapter. Literature search and review has been done. Staff has been meeting
regularly with Resource Stewardship, Water Resources and Environmental Health
Departments to review allowed uses and standards. The Department of Ecology and
LOTT have also aided in providing staff with information.

Staff then presented the Planning Commission with a historical comparison of CARA
categorization in the critical areas ordinance. The historical comparison is also available
on the website. Categories of CARAs were then discussed using the comparison table.
The categories are based on susceptibility. In November the supplements approach with
geologic formation information will be presented. Staff is focusing on these land uses for
different reasons. First is the Gravel Mining, Mineral Lands court case and ongoing
compliance activities; second is reclaimed water, which is contaminants of emerging
concern (CECs); biological agents; impacts on other critical areas (wetlands, streams,
slopes); alteration of groundwater flow. Third is Biosolids; which is CECs, biological
agents and water quality impacts (e.g. runoff).

Contaminants of Emerging Concerns or CECs are prescription/OTC drugs, perfumes,
cosmetics, etc. that have been detected in wastewater and drinking water. When first
studied in 1976 CECs were detected in the Kansas City sewage plant effluent. In the
1990’s feminization of male fish were discovered in the UK sewage effluent. Fate,
transport, and effects of CECs on human and wildlife health are subjects of much
ongoing research. The Planning Commission addressed this issue in post public hearing
drafts of the CARAs chapter and in further work sessions in 2007.

In 1994 gravel mining was permitted subject to standards in all CARAs. There was a
clause in the ordinance that said “prevention of detrimental impacts on groundwater shall
be a primary goal”. Then within Chapter 17.20 of the TC Code specific standards for
gravel mining are laid out with Best Management Practices. In the September 2011 draft
gravel mining is proposed to be prohibited in all Category I CARA.

Reclaimed water was not specifically addressed in 1994. In the September 2011 draft it
will be prohibited in 1-year time of travel and Category I soils, prohibited in 5-10 year
time of travel in most cases; permitted in Category II and III. An applicant may be asked
to monitor for emerging contaminants when standards are established by state and federal
government.
Biosolids application was also not specifically addressed in 1994. In the Well Head
Protection Areas (WHPAs) it did mention land spreading is prohibited in 1-year time of
travel. In September 2011, Class A was permitted in all but 1-year time of travel and
Class B permitted only in Category III.

7. 7:40 P.M. STAFF UPDATES

Mr. Clark provided the following staff updates:

- The State and LOTT have been asked to come and talk about CARAs on the
  9th. Staff has been very busy putting this together.

8. 7:40 P.M. CALENDAR

November 2, 2011 – Chair Lane may not be in attendance.

9. 7:41 PM ADJOURN

With there being no further business, Chair Lane adjourned the meeting at 7:41 p.m.

Chris Lane, Chair

Prepared by Carrie Toebbe, Recording Secretary