



THURSTON COUNTY PLANNING COMMISSION

Minutes April 20, 2011

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

2 Chair Lane called the April 20, 2011 meeting of the Thurston County Planning
3 Commission to order at 6:30 p.m. Commissioners provided self-introductions.
4

5 **Attendance:** Chair Chris Lane, Commissioners, Christopher Earle, Christine Spaulding,
6 Jennifer Davis, Kathleen O'Connor & Edward Fleisher, Bill Jackson. Liz Kohlenberg &
7 Scott Nelson
8

9 **Absent:** No Commissioners were absent
10

11 **Staff:** Andrew Deffobis, Cynthia Wilson, Jeremy Davis, Scott Longanecker & Alex
12 Calendar, Department of Ecology
13

14 **2. 6:30 P.M. APPROVAL OF AGENDA**

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16 **MOTION: Commissioner Spaulding moved to approve the agenda. Commissioner**
17 **Davis seconded. Motion carried.**
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19 **3. 6:31 P.M. PUBLIC COMMUNICATIONS (Not associated with topics for which**
20 **public hearings have been held.)**
21

22 No members of the audience chose to speak.
23

24 **4. 6:31 P.M. APPROVAL OF MINUTES**

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26 **Commissioner O'Connor moved to approve the March 2, 2011 minutes and accept**
27 **the audio as the official record. Commissioner Earle seconded. An amendment was**
28 **made to add Jennifer Davis to the attendance. Motion carried.**
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30 **5. 6:32 P.M. Work Session: Mineral Lands Designation GMA Compliance Issues**

31 *Staff: Olivia Story*
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33 Ms. Story explained that in October 2003, the Board passed Ordinance No. 13030. The
34 interim ordinance prohibited the designation of mineral lands of long term commercial
35 significance, and the permitting of new mineral extraction or asphalt plants. The
36 Planning Commission held work sessions throughout 2009, as well as a public hearing on
37 November 18, 2009. On February 17, 2010 the Planning Commission recommended
38 approval of the draft ordinance. A SEPA checklist was issued on November 8, 2008. By
39 June 18, 2010, DNR responded to the SEPA checklist, making comments regarding the
40 mineral lands designation criteria, specifically, the inconsistency for reclamation permit
41 requirement. Staff's intention was to consider the recommendation and make the
42 necessary changes. Unfortunately, the changes were inadvertently left out. The final
43 draft ordinance was approved by the Board on September 7, 2010 without the necessary

1 changes. The issues are that subsection 20.30B.030(1)(d) in Chapter 20.30B.030 for
2 mineral lands designation, requires a mineral lands designation applicant to provide a
3 Department of Natural Resources (DNR) Surface Mining Reclamation Permit prior to
4 designation. Also, DNR will not issue a Surface Mining Reclamation Permit without
5 county approval that (1) the proposed subsequent use of the site is consistent with the
6 local land use designation (RCW 78.44.091(1)(a); and (2) the proposed mine is approved
7 under local zoning and land use regulations (RCW 78.44.091(4), leaving the applicant in
8 a “cath-22” situation. The intent of the preliminary staff report is to one provide the
9 Planning Commission with sufficient background information to objectively hear public
10 testimony in the context of proposed amendments and two to allow the Planning
11 Commission to make informed recommendations to the Board of County Commissioners
12 (BOCC). Proposed text changes and options 1 and 2 of the draft staff report were then
13 discussed. Next Planning Commission meeting will entail setting a public hearing on this
14 subject.

15
16 *Scott Nelson arrived.*

17
18 **6. 6:39 P.M. PUBLIC COMMUNICATIONS (Not associated with topics for which**
19 **public hearings have been held.)**

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

- 23
24 1. *Jane Stavish – 4443 Frontier Court SE Olympia, WA 98501 – Supports critical areas*
25 *protection and planning efforts.*
26 2. *Jim Zahn – 3323 Yelm Highway – Does not support CAO planning efforts and would like*
27 *further information as requested in regards to tree removal in critical areas and where*
28 *the rules and regulations came from.*
29 3. *William Hutchinson – 5127 103rd Ave SE Olympia, WA 98513 – Has concerns with all of*
30 *the rules and regulations that are being imposed on the rural property owner or property*
31 *owners that own more than one acre. Mr. Hutchinson believes that larger property*
32 *owners are being forced to preserve for all others without any relief.*
33 4. *Jean Stillwell – 1111 Woodard Ave NW Olympia, WA 98502 – Supports critical areas*
34 *protection and the update to the comprehensive plan and critical areas ordinance.*
35

36 *Liz Kohlenberg arrived.*

37
38 **7. 6:45 P.M. Work Session: Critical Areas Ordinance**
39 *Staff: Andrew Deffobis, Jeremy Davis, Cynthia Wilson & Scott Clark*

40
41 Mr. Clark started the work session with myth vs. comment questions and answers. The
42 first myth being Thurston County has decided that the pocket gopher is endangered just
43 an excuse to take land. US Fish and Wildlife Service is initiating there evaluation to
44 determine whether to list these four prairie species as threatened or endangered. Even if
45 the mazama pocket gopher did not exist the other three species that US Fish and Wildlife
46 are looking into would still trigger the protections for the prairies. The next myth was:
47 the mazama pocket gopher is just a candidate for listing by US Fish and Wildlife Service
48 there is no real reason to protect it becomes endangered or threatened. In talking with

1 Fish and Wildlife they believe that early conservation maximizes your options, because if
2 you wipe out its habitat and further jeopardize the species the regulations that come out
3 are typically a lot more restrictive and cost a lot more. By getting on top of this early we
4 are minimizing the cost of recovery and reducing some of the regulations that may come
5 out. To view the you tube video of Mr. Clark's presentation please use the following
6 link: <http://www.co.thurston.wa.us/planning/videos/cao-planning-framework.html> A
7 conversation ensued.

8
9 Mr. Deffobis then briefed the Commission on the status of the CAO drafts and that
10 tonight they would be discussing the Wetlands Chapter. A land use scenario would also
11 be discussed to aid the Commission in understanding the procedure. The most recent
12 draft Wetland Chapter is posted on line for viewing. A discussion ensued.

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

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20 **8. 7:55 P.M. STAFF UPDATES**

- 21
22 • No staff updates were provided.

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24 **9. 7:55 P.M. CALENDAR**

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

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28 **10. 7:57 PM ADJOURN**

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

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Chris Lane, Chair

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37 Prepared by Carrie Toebbe, Recording Secretary