



# THURSTON COUNTY PLANNING COMMISSION

Minutes January 20, 2021

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2 **1. 6:30 P.M. CALL TO ORDER**

3 Chair Nelson called the January 20, 2021 meeting of the Thurston County Planning  
4 Commission to order at 6:30 p.m. Commissioners provided self-introductions.  
5

6 **Attendance:** Commissioners Scott Nelson, Doug Karman, Eric Casino, Jim Simmons,  
7 Don Dehan, and Ed Fleisher  
8

9 **Absent:** Tyle Zuchowski, Donna Nickerson and Raul deLeon  
10

11 **Staff:** Jennifer Davis, Andrew Deffobis  
12

13 **2. 6:30 P.M. APPROVAL OF AGENDA**

14  
15 **MOTION: Commissioner DeHan moved to approve the agenda. Commissioner**  
16 **Simmons seconded. Motion carried, as amended.**  
17

18 Move Agenda Item #4 Elections to after the Work Session.  
19

20 **3. 6:30 P.M. APPROVAL OF MINUTES**

21  
22 During review of the January 6, 2021 Planning Commission meeting minutes, the  
23 Planning Commission asked staff to clarify the intent behind a motion made at that  
24 meeting regarding the proposed shoreline environment designations for three reaches on  
25 Lake Lawrence. Mr. Deffobis reiterated the intent of the motion as he heard it, and was  
26 asked by Planning Commission to add additional details to the motion which were not  
27 previously included: Updated motion will be: Commissioner DeHan moved to change the  
28 proposed shoreline environment designation for reaches LLA-5 – LLA-6 and LLA-6 –  
29 LLA-1 to Shoreline Residential, and to move the southern boundary of Reach LLA-6 –  
30 LLA-1 south to include the properties with residential development currently included in  
31 Reach LLA-1 – LLA-2. Commissioner Karman seconded. Motion carried with 5 yays  
32 and 1 nay.  
33

34 **MOTION: Commissioner Karman moved to approve the January 6, 2021 minutes.**  
35 **Commissioner DeHan seconded. Motion carried, as amended.**  
36

37 On Line 19, change “voting” to “nominating”. Also on Line 19, change the rest of the  
38 sentence after “committee” to read “for the 2021 Planning Commission officers.”  
39

40 The official audio is available on line at:

41 [http://www.co.thurston.wa.us/planning/planning\\_commission/planning\\_comm\\_minutes.h](http://www.co.thurston.wa.us/planning/planning_commission/planning_comm_minutes.h)  
42 [tml](http://www.co.thurston.wa.us/planning/planning_commission/planning_comm_minutes.h)  
43

1 4. 6:37 P.M. PUBLIC COMMUNICATIONS (Not associated with topics for which  
2 public hearings have been held.)  
3

- 4 1. Barry Halverson, Olympia
- 5 2. Bob Lanouette, Olympia
- 6 3. Tadeu Velloso, Olympia
- 7 4. John Woodford, Olympia
- 8 5. Mark Hancock, Olympia
- 9 6. Christy White, Olympia
- 10 7. Alex Callender, Olympia

11  
12 5. 7:00 P.M. WORK SESSION: SHORELINE MASTER PROGRAM  
13 (Staff: Andrew Deffobis)  
14

15 Mr. Deffobis started with a presentation on proposed Shoreline Environment  
16 Designations for reaches LOF-1 – LOF-2 and LOF-5 – LOF-1 on Offut Lake. There  
17 were also written comments provided and posted to the website from landowners  
18 requesting the County reconsider its proposal to change these reaches to a Natural  
19 designation. The criteria for assigning SEDs were reviewed alongside the characteristics  
20 of the two reaches. There were questions and comments by the Planning Commission  
21 which Mr. Deffobis answered. A discussion ensued.  
22

23 **MOTION: Commissioner Casino moved to direct staff to designate LOF-1 to LOF-2**  
24 **and LOF-5 to LOF-1 as Rural Conservancy instead of Natural based on review of**  
25 **the shoreline criteria. Commissioner DeHan seconded. Motion carried unanimously.**  
26

27 Next Mr. Deffobis followed up on previously asked questions about cost thresholds for  
28 docks related to exemptions from shoreline substantial development permits, and  
29 allowances in state law for bulkheads on lakes. There will be more conversations around  
30 bulkheads coming in the review of Chapter 19.600.  
31

32 Last, the review of Chapter 19.600 began, including a discussion of permit types for  
33 various shoreline uses and modifications. There were questions and comments from the  
34 Planning Commission as the review ensued which Mr. Deffobis answered or noted on the  
35 draft document to get further clarifications. Edits requested by the Planning Commission  
36 were also noted. Staff will follow up with Department of Ecology on whether or not we  
37 can use shoreline modifications to protect ecologic function or uses, in their opinion (for  
38 Lakes only).  
39

40 At the next meeting there will be a Lake Lawrence proposed shoreline environment  
41 designation to review. A reminder to send your comments to Mr. Deffobis who will in  
42 turn, share those comments with all of Planning Commission to allow for discussion at  
43 the next meeting. There was also a minor SMP web update to consolidate the  
44 information already posted in a more organized fashion.  
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1 **6. 8:20 P.M. STAFF UPDATES**

2 (Staff: Jennifer Davis)

3  
4 Ms. Davis had just one update about the docket item Community-Driven Review of  
5 Agriculture Policies and Programs in Thurston County. The community survey has been  
6 sent out asking for feedback around agriculture. You should have all received a link to it  
7 so feel free to share with others who may be interested in filling it out. This topic is under  
8 review by the Agriculture Advisory Committee and will be coming to Planning  
9 Commission later this year.

10  
11 **7. 8:20 P.M. ELECTIONS**

12  
13 The Nominating Committee comprised of Commissioner Karman and Commissioner  
14 Casino polled the Planning Commission by phone and it was recommended that  
15 Commissioner Simmons be nominated for Chair and Commissioner Casino be nominated  
16 for Vice Chair. There were no other nominations from the floor.

17  
18 **MOTION: Commissioner DeHan moved to approve Commissioner Simmons as**  
19 **Chair, and Commissioner Casino as Vice Chair. Commissioner Karman seconded.**  
20 **Motion carried unanimously.**

21  
22 While polling the Commissioners about the nominations the following feedback was  
23 provided for improvements going forward. The Planning Commission would like staff to  
24 look into providing each of them with a county email address to ensure their private emails  
25 are not disclosed in public records requests. Also requested was to spend less time on items  
26 the Planning Commission has little control over such as the Capital Improvement Program.  
27 Also mentioned was the request for a Commissioner to attend BoCC briefings where a  
28 recommendation has been given to assist in any questions the Board may have. Last, the  
29 Planning Commission would like to be provided with the general background of the other  
30 Commissioners for a better understanding of their skills and experience. Ms. Davis  
31 committed to following up on the suggestions.

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33 **8. 8:27 P.M. CALENDAR**

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35 February 3, 2021: all plan on attending  
36 February 17, 2021: all plan on attending.

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38 **9. 8:27 P.M. ADJOURN**

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40 With there being no further business, Chair Nelson adjourned the meeting at 8:27 p.m.

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44 Scott Nelson, Chair

44 Prepared by Polly Stoker