



THURSTON COUNTY PLANNING COMMISSION

Minutes March 2, 2022

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

Vice Chair Karman called the March 2, 2022 meeting of the Thurston County Planning Commission to order at 6:30 p.m. Commissioners provided self-introductions.

Attendance: Commissioners Scott Nelson, Jim Simmons, Doug Karman, Kevin Pestinger, Barry Halverson, Joel Hansen and Helen Wheatley

Absent: Eric Casino

Staff: Christina Chaput, Andrew Deffobis

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

MOTION: Commissioner Simmons moved to approve the agenda. Commissioner Halverson seconded. Motion carried.

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

MOTION: Commissioner Nelson moved to approve the February 2, 2022 meeting minutes. Commissioner Halverson seconded. Motion carried.

MOTION: Commissioner Halverson moved to approve the February 16, 2022 meeting minutes. Commissioner Simmons seconded. Motion carried, as amended.

Page 2, line 3-4 in addition to Kyro Road, add in Carpenter Park.

There was also a suggestion for future written minutes to add in more details if possible and a reminder the audio is the official record for each meeting.

The official audio is available on line at:

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

4. 6:30 P.M. PUBLIC COMMUNICATIONS (Not associated with topics for which public hearings have been held.)

1. none

New Business

A process question was answered. It was confirmed with 8 current Planning Commissioners, we need 5 for a quorum and 5 for a majority to pass a motion.

1 **Continued Business**

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3 **5. 6:40 P.M. WORK SESSION: SHORELINE MASTER PROGRAM**

4 *(Staff: Andrew Deffobis)*

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6 Mr. Deffobis continuing designation discussions of several shoreline reaches and the
7 request to determine if some should change designations based on the criteria.

8
9 The Kyro Road request (LLO-4 – LLO-5/LLO-5 – LLO-6) was discussed first with the
10 different criteria and maps reviewed. It is currently designated as Rural and Conservancy,
11 proposed to be Natural and Shoreline Residential, with a citizen request to make it
12 Shoreline Residential. There were questions and comments by the Planning Commission
13 which Mr. Deffobis answered

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15 **MOTION: Commissioner Halverson moved to change all 3 parcels (A, B, and C) to**
16 **Shoreline Residential. Commissioner Simmons seconded. Motion failed with 3 yays,**
17 **3 nays and 1 abstaining at this time.**

18
19 **MOTION: Commissioner Halverson moved to table this request until staff can bring**
20 **back more information about the property. Commissioner Hansen seconded. Motion**
21 **carried unanimously.**

22
23 Mr. Deffobis stated he will attempt to bring additional information such as how much of
24 the acreage are under the SMP’s jurisdiction and better map information.

25
26 It was also asked if staff will be bringing the broader topics of concern the public feedback
27 had around no net loss, their measurements and lack of enforcement in the draft. Staff were
28 also asked to explain how the items brought before the Planning Commission came to be
29 prioritized.

30
31 Mr. Deffobis stated he has been making changes in the draft to address the no net loss
32 concerns and goals throughout the document to assist staff in implementing the SMP.

33
34 **6. 7:30 P.M. WORK SESSION: A-8 HABITAT CONSERVATION PLAN**

35 *(Staff: Christina Chaput)*

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37 Ms. Chaput brought back the draft ordinance for the Habitat Conservation Plan. She shared
38 we have moved pass the milestone of the legal review of the HCP done by USFWS and
39 final edits were provided to them so now they are continuing with their permit review
40 process.

41
42 The timeline was reviewed of where we are in the process, and one happens next after the
43 ordinance review and recommendation is complete by the Planning Commission. The
44 proposed changes were then discussed found in new Chapter 17.40, Title 24, and Chapter
45 17.20.

46
47 The suggestions Commissioner Halverson and Commissioner Wheatley provided were
48 reviewed and a discussion ensued. Ms. Chaput stated she could edit the current language

1 in Ch. 17.40.015 to modify as requested as long it is understood this document is in no way
2 a recovery plan for the species.

3
4 **MOTION: Commissioner Pestinger moved staff to make best efforts to incorporate**
5 **Commissioner Wheatley’s recommended changes to the “purpose statement” found**
6 **in Chapter 17.40.015 in the HCP ordinance as discussed. Commissioner Hansen**
7 **seconded. Motion carried unanimously.**
8

9 There were comments and questions which Ms. Chaput answered. She committed to
10 adding a definition for “individual” and also clarifying when the document mentions the
11 “Board” who that means. The guidebook for implementation is also being created that will
12 help distill the document using plain talk with example driven guide depending on what
13 the project is.

14
15 **MOTION: Commissioner Wheatley moved to set a Public Hearing on the Habitat**
16 **Conservation Plan Implementation Ordinance Title 17 and 24 for April 6, 2022 at**
17 **7:00pm or soon thereafter. Commissioner Pestinger seconded. Motion carried**
18 **unanimously.**
19

20 7. [8:15 P.M. STAFF UPDATES](#)
21 *(Staff: Christina Chaput)*
22

23 Ms. Chaput shared the Board of County Commissioners scheduled a briefing tomorrow on
24 the Development Code Docket and Comp Plan Docket amendments to set the official
25 docket. She will bring back what the priorities are in April to Planning Commission.

26
27 Update on staffing: We are have hired an Associate Planner, Jackson Ewing and he will
28 soon be coming to the Planning Commission. Still open positions are: the Ag Liaison
29 position to help with Voluntary Stewardship program, and an Administrative Assistant.
30 There are interviews scheduled next week for the Education and Outreach Specialist II
31 position, and a Water Resources Specialist I. The Planning Manager recruitment is still in
32 progress.

33
34 We are also awaiting guidance to move the Planning Commission back to an in-person
35 meeting. More answers to come on that.

36
37 Wireless Update agenda item will most likely be back to Planning Commission in April.
38

39 A question was asked about setting a work plan for Planning Commission with an idea to
40 have a meeting with the Board to understand their priorities. It was confirmed in the past
41 the Planning Commission would have a yearly dinner with the Board and hopefully when
42 the Covid restrictions are lifted, staff will be able to schedule this event again. In general,
43 the Planning Commission’s work plan is set by the BoCC and is determined by staffing
44 levels when items are brought to be worked on.
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1 8. [8:25 P.M.](#) CALENDAR

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3 March 16, 2022: Commissioner Nelson and Commissioner Wheatley may not attend.
4 April 6, 2022: Commissioner Hansen may not attend.
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7 9. [8:25 P.M.](#) ADJOURN

8 With there being no further business, Vice Chair Karman entertained a motion to adjourn
9 the meeting at 8:25 p.m.
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11 **MOTION: Commissioner Halverson moved to adjourn the meeting. Commissioner**
12 **Simmons seconded. Motion carried unanimously.**
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Doug Karman, Vice-Chair

Prepared by Polly Stoker