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

3 Chair Casino called the Thurston County Planning Commission meeting on August 3,
4 2022, to order at 6:30 p.m. Commissioners provided self-introductions.

5
6 **Attendance:** Commissioners Eric Casino (Chair), Doug Karman (Vice-Chair), Kevin
7 Pestinger, Barry Halverson, Scott Nelson, Jim Simmons, Joel Hansen, and Helen
8 Wheatley.

9
10 **Absent:** Derek Day

11
12 **Staff:** Christina Chaput, Ashley Arai, Kaitlynn Nelson, and Andrew Deffobis.

13
14 2. 6:31 P.M. APPROVAL OF AGENDA

15
16 **MOTION: Commissioner Karman moved to approve the agenda. Commissioner**
17 **Simmons seconded. Motion carried.**

18
19 3. 6:32 P.M. APPROVAL OF MINUTES

20
21 **MOTION: Commissioner Nelson moved to approve the July 6, 2022, meeting**
22 **minutes. Commissioner Karman seconded. Motion carried with Commissioner**
23 **Wheatley abstaining at this time.**

24
25 **MOTION: Commissioner Halverson moved to approve the July 20, 2022, meeting**
26 **minutes. Commissioner Nelson seconded. Motion carried with 5 years and 3 nays.**

27
28 Discussion ensued on the July 20, 2022, minutes after motion carried.

29
30 The audio recording is the official record of the above-dated meetings. The information
31 herein is provided as an overview of the meeting and a road map to the audio recording.
32 Audio is available online at:

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

35
36 4. 6:35 P.M. PUBLIC COMMUNICATIONS (Not associated with topics for which
37 **public hearings have been held.)**

38
39 Ursula Euler, Olympia, WA
40 Vince Cottone, Olympia, WA
41 Christy White, Olympia, WA
42

1 **New Business**

2
3 **5. 6:52 P.M. WORK SESSION: A25 Update Forest Conversion Ordinance**
4 *(Staff: Ashley Arai)*

5
6 Ms. Arai provided an overview and background on the A25 Healthy Forests Project. The
7 presentation included the project scope and timeline. She shared information about how
8 forest cutting permits and development moratoriums work in Washington State, as well as
9 how Thurston County and other counties in Western Washington regulate forest conversion
10 permits. She then shared work being done by Thurston Regional Planning Council to
11 analyze past forest conversion permit data and identify areas at risk of future conversion.
12 Ms. Arai continued by sharing concepts for updating Chapter 17.25 TCC, Forest Lands
13 Conversion Ordinance and requested feedback.

14
15 A discussion ensued. There were questions about how moratorium releases work, how tree
16 protections could be implemented, and concerns raised about future wildfire risk. which
17 were addressed by staff. Based on the ideas shared in the presentation, Planning
18 Commission provided general direction to limit eligibility for moratorium releases, require
19 concurrent development applications for forest conversion permits, look at provisions for
20 protecting trees and requiring replanting, and moving forward with one set of conversion
21 standards for inside and outside urban growth areas. Staff will send additional info that
22 summarizes the forestry and tree protection policies and code sections to use as a guide for
23 future briefings.

24
25 **Continued Business**

26
27 **6. 7:31 P.M. WORK SESSION: WIRELESS CODE UPDATE**
28 *(Staff: Kaitlynn Nelson)*

29
30 Ms. Nelson continued the discussion on the Wireless Development Code amendment.
31 There was a review of the revisions to the document as requested by the planning
32 commission. These updates were to include adding (2) Hearing Examiner approval to
33 20.54.015 and updates to the text in 20.33.060 Application Requirements.

34
35 During the wireless code update discussion, there was concern from a Commissioner that
36 requests for items to be noted for the record were not included in the July 20, 2022, meeting
37 minutes. Staff reviewed the audio recording and confirmed that at the July 20 meeting,
38 there was only one formal request noted for the record relating to the Shoreline Master
39 Program, which is recorded in the meeting minutes.

40
41 Ms. Chaput stated the policies and procedures will continue to be followed; the audio is
42 the official meeting record for the Planning Commission. There was a discussion on
43 changing the name of the meeting minutes to meeting summary. There is a continuing
44 concern from a Commissioner that the planning commission is moving forward without
45 addressing public comment. There was further discussion from other Commissioners that
46 felt they had been addressed. In the past, when issues like differing points of view arose,
47 they were submitted in written form for review by the Planning Commission. There was a
48 request to submit them to the Commissioners for review and discussion.

1
2 **Motion: Commissioner Simmons moved to recommend approval of Development**
3 **Code Docket Item A-19, Wireless Communication Facilities, which repeals and**
4 **replaces Chapter 20.33 Wireless Communication Facilities and Antenna Support**
5 **Structures, and amends Chapter 20.03 Structure, Interpretation and Definitions, and**
6 **Chapter 20.54 Special Uses. Commissioner Halverson seconded. Motion carried with**
7 **5 years and 3 nays.**
8

9 A minority report will be submitted with the recommendation. A discussion ensued on
10 minority opinions and the minority report process.
11

12 7. **7:44 P.M. WORK SESSION: SHORELINE MASTER PROGRAM**

13 *(Staff: Andrew Deffobis)*
14

15 Mr. Deffobis opened the continuing discussion of the Planning Commission's SMP
16 recommendation draft that had been recessed. The discussion was focused on Sections
17 19.600.170-185, Chapter 19.700, and the appendices to the SMP. Mr. Deffobis noted the
18 comments and suggestions of the Planning Commission.
19

20 Mr. Deffobis relayed there was a change to Section 19.600.175 based on Department of
21 Ecology feedback. There was also an update to Section 19.600.180 regarding the reference
22 to the recreational development section and to separate it from public access.
23

24 There was a Commissioner comment on 19.600.180(b)(8) regarding The Washington
25 Department of Fish & Wildlife's change in wording from Aquatic Habitat Guidelines to
26 Water Crossing Design Guidelines. Staff will review and correct as needed. There were
27 Commissioner comments to staff regarding including the aquatic permitting standards in
28 each section of Chapter 19.600. Clarification was provided by staff. A Commissioner
29 believes consistency is important throughout the document.
30

31 Ms. Chaput relayed that in order for us to have transparency, any comments need to be
32 presented to the Planning Commission during open regular meetings and not handed
33 individually to staff. The meeting broke at 7:52 PM for a quick recess for staff to retrieve
34 the above-referenced document.
35

36 **Other Business**
37

38 8. **7:52 P.M. STAFF UPDATES**

39 *(Staff: Christina Chaput)*
40

41 There was a Board Briefing on the A27 non-conforming chapter of the CAO. This was an
42 informational briefing only.
43

44 There was a Board Briefing for the George Open Space for which a public hearing was
45 being set for August 30.
46
47
48

1 **9. [7:53 P.M.](#) CALENDAR**

2
3 August 17, 2022: All plan on attending.
4 September 7, 2022: All plan on attending.
5

6 **10. [7:54 P.M.](#) GOOD OF THE ORDER**

7
8 There was discussion on public comments and the process in bringing those concerns or
9 issues to the BoCC. Ms. Chaput provided clarification on the process. Docket items for the
10 BoCC must be provided by November 15 for the following year's docket.
11

12 **Continued Business**

13
14 **11. [7:59 P.M.](#) WORK SESSION: SHORELINE MASTER PROGRAM**

15 *(Staff: Andrew Deffobis)*
16

17 Mr. Deffobis returned to continue the discussion of the Planning Commission's SMP
18 recommendation draft. Staff will retrieve the document referenced for the planning
19 commission to review with the Planning Commission. Mr. Deffobis was able to provide a
20 summarization of some of the concerns.
21

22 Staff will update the text in 19.600.180(b)(8) regarding The Department of Fish &
23 Wildlife's change in wording from Aquatic Habitat Guidelines to Water Crossing Design
24 Guidelines. Mr. Deffobis corrected his prior communication that there actually are changes
25 reflected in Appendix A.
26

27 A discussion ensued on Appendix B Section B.2 regarding native vegetation. A
28 Commissioner requested returning the language to a 5% non-native vegetation cap and
29 proposed a motion.
30

31 **MOTION: Commissioner Wheatley moved to change language to 5% non-native**
32 **vegetation cap (substitutions exclude invasive, exotic, and noxious species).**
33 **Commissioner Pestinger seconded. Motion failed with 2 yeas and 6 nays.**
34

35 Further discussion ensued on the non-native vegetation. There was a Commissioner request
36 for staff to ask Department of Ecology's opinion on the percentage of non-native
37 vegetation. Information about the use of native and non-native vegetation in mitigation
38 projects will be included in a forthcoming fact sheet.
39

40 The only change to Appendix C was the addition of the Nisqually Land Trust as a
41 restoration partner. This list of restoration partners will be reviewed for updates after DOE
42 comments.
43

44 **MOTION: Commissioner Halverson moved to recommend approval of the draft**
45 **comprehensive and periodic shoreline master program updates dated August 3, 2022,**
46 **as amended during the planning commission's August 3, 2022, work session.**
47 **Commissioner Karman seconded. Motion carried with 5 yeas and 3 nays.**
48

1 A minority report will be submitted. Discussion ensued on the process.

2
3 Clarification was provided regarding the companion informational documents to the SMP.
4 Staff were encouraged by the Planning Commission to keep this effort in the forefront.
5 This will also be included in the Planning Commission letter to the BOCC regarding the
6 SMP recommendation.
7

8 **12. 8:28 P.M. GOOD OF THE ORDER**

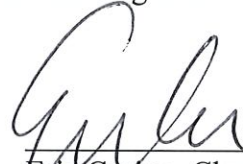
9
10 There was continued discussion on minority reports. Ms. Chaput provided information and
11 that it must be stated after the vote that there will be a minority report by two or more
12 concurring commissioners. This will then be forwarded with the recommendation letter to
13 the BoCC. The Planning Commission agreed.
14

15 Discussion ensued on meeting minutes. There was clarification that a Commissioner must
16 request his/her opinion be entered into the minutes immediately following a vote. A
17 Commissioner is concerned his opinions had not been entered into the minutes as
18 requested. Staff will review to ensure the requests were included in the appropriate minutes.
19

20 The discussion continued surrounding meeting minutes versus meeting record. A
21 Commissioner feels the minutes are missing several elements of what needs to be included
22 in meeting minutes according to our own rules and procedures. The Planning Commission
23 and staff will need to reconcile the difference between a meeting summary and long
24 minutes.
25

26 **13. 8:41 P.M. ADJOURN**

27
28 With no further business, Chair Casino adjourned the meeting at 8:41 p.m.
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33 
34 Eric Casino, Chair

Prepared by Dina Christensen