



## THURSTON COUNTY PLANNING COMMISSION

Minutes September 7, 2022

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

3 Chair Casino called the Thurston County Planning Commission meeting on September 7,  
4 2022, to order at 6:30 p.m. Commissioners provided self-introductions.

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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:** Leah Davis, Maya Teeple, Kaitlynn Nelson, Amelia Schwartz and Christina Chaput.

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

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

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

20  
21 **MOTION: Commissioner Halvorson moved to approve the August 17, 2022, meeting**  
22 **minutes. Commissioner Karman seconded. Motion carried with 7 yeas and 1**  
23 **abstaining at this time.**

24  
25 The audio recording is the official record of the above-dated meetings. The information  
26 herein is provided as an overview of the meeting and a road map to the audio recording.

27 Audio is available online at:

28 [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)  
29 [tml](http://www.co.thurston.wa.us/planning/planning_commission/planning_comm_minutes.html)

30  
31 **4. 6:33 P.M. PUBLIC COMMUNICATIONS (Not associated with topics for which**  
32 **public hearings have been held.)**

33  
34 Loretta Seppanen, Thurston County, WA  
35 Ryan Deskins, Thurston County, WA

36  
37 **Continued Business**

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39 **5. 6:43 P.M. WORK SESSION & RECOMMENDATION: A24 EMERGENCY**  
40 **HOUSING ORDINANCE**

41 *(Staff: Leah Davis, Maya Teeple)*

42  
43 Ms. Davis began with an introduction and overview of the emergency housing ordinance

1 proposal and reviewed the requests from the Planning Commission on August 17, 2022,  
2 including review with the legal team as needed.

3  
4 Discussion ensued on the language pertaining to alcohol and illegal drugs. Clarification  
5 was provided by staff. The language will be change to “shall prohibit illegal drugs and  
6 fighting and may prohibit alcohol.”

7  
8 **MOTION: Commissioner Karman moved to set language to “shall prohibit illegal**  
9 **drugs and fighting and may prohibit alcohol.” Commissioner Simmons seconded.**  
10 **Motion carried with 5 yeas and 3 nays.**

11  
12 Discussion ensued on prohibiting weapons or requiring safe storage on-site. Clarification  
13 was provided on prohibition of weapons. The Planning Commission recommendation is to  
14 leave language that safe storage is recommended to be provided for weapons on the  
15 property.

16  
17 **MOTION: Commissioner Halverson moved to include language that safe storage is**  
18 **recommended to be provided for weapons on the property. Commissioner Karman**  
19 **seconded. Motion carried.**

20  
21 Discussion ensued on general liability insurance. The Planning Commission  
22 recommendation is to add language that requires the Director to consult with County Risk  
23 Management prior to waiving liability insurance.

24  
25 **MOTION: Commissioner Halverson moved to include language that waiver of TCC**  
26 **20.35.090 (12) also requires concurrence from Thurston County Risk Management in**  
27 **addition to the other requirements necessary for a waiver under this section.**  
28 **Commissioner Karman seconded. Motion carried with 7 yeas and 1 nay.**

29  
30 **MOTION: Commissioner Karman moved to recommend approval of Development**  
31 **Code Docket Item A 24, Emergency Housing Ordinance: Permitting Criteria**  
32 **Flexibility, which amends the Homeless Encampment and Administrative Procedures**  
33 **Chapters within Titles 20, 21, 22, and 23 to allow for a waiver of some permitting**  
34 **criteria of homeless encampments during a declared emergency and clarify**  
35 **application and permitting procedures for homeless encampments. Commissioner**  
36 **Halverson seconded. Motion passed with 7 yeas and 1 nay.**

37  
38 **New Business**

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40 6. **7:11 P.M. WORK SESSION: GRAND MOUND SUBAREA PLAN**  
41 *(Staff: Kaitlynn Nelson, Amelia Schwartz)*

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43 Ms. Chaput began with an introduction of Associate Planner, Amelia Schwartz.

44  
45 Ms. Nelson provided an introduction and background of the Grand Mound Subarea Plan.  
46 Ms. Schwartz provided an introduction presentation of the draft code amendments.  
47 Discussion ensued including questions which were answered by staff.  
48

1 Discussion ensued on the infrastructure for the area with a focus on sewer and water. Staff  
2 answered questions and provided clarification. There was a question on how the lot sizes  
3 were decided and if they can be compared to Rainier and Tenino instead of the larger areas  
4 used. Staff will review and provide that information.

5  
6 There was a request to have Stephen Bramwell from the WSU extension speak to the  
7 Planning Commission. Ms. Chaput will contact Mr. Bramwell to discuss this request and  
8 invite him to speak to the Planning Commission.

9  
10 There was a question on the existing lot width categories. Ms. Schwartz will review and  
11 provide a list of the lot width categories in the Rainier/Tenino/Bucoda area.

12  
13 There was a Commissioner request it be noted for the record that a list of questions was  
14 provided to the Planning Commission. These will be added to the Planning Commission  
15 website.

16  
17 Discussion ensued on House Bill 1220 and the housing and climate crisis. Ms. Chaput  
18 stated that this will be looked at in the Comp Plan Update on a broader County basis. There  
19 is a guidance document being created by Commerce. There was a Commissioner request  
20 to provide some analysis of housing needs based on HB 1220. Staff will review and provide  
21 information back to Planning Commission.

22  
23 There was a request for additional maps showing the existing zoning and proposed zoning  
24 including the main roads in the UGA. Staff will provide at next meeting.

25  
26 **Other Business**

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28 7. **8:13 P.M. STAFF UPDATES**  
29 *(Staff: Christina Chaput)*

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31 None.

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33 8. **8:14 P.M. CALENDAR**

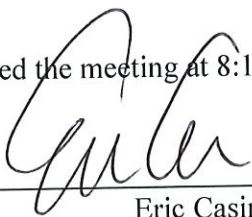
34  
35 September 21, 2022: All plan on attending. Derek Day will not be attending.  
36 October 5, 2022: All plan on attending.

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38 9. **8:14 P.M. GOOD OF THE ORDER**

39  
40 None

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42 10. **8:14 P.M. ADJOURN**

43  
44 With no further business, Chair Casino adjourned the meeting at 8:14 p.m.

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49 Eric Casino, Chair  
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51 Prepared by Dina Christensen