



THURSTON COUNTY PLANNING COMMISSION

Minutes November 3, 2021

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43

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

Chair Simmons called the November 3, 2021 meeting of the Thurston County Planning Commission to order at 6:30 p.m. Commissioners provided self-introductions.

Attendance: Commissioners Scott Nelson, Eric Casino, Jim Simmons, Doug Karman, and Kevin Pestinger

Absent: Raul deLeon, Donna Nickerson and Don DeHan

Staff: Christina Chaput, Maya Teeple, Andrew Boughan and Andrew Deffobis

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

MOTION: Commissioner Karman moved to approve the agenda. Commissioner Casino seconded. Motion carried.

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

MOTION: Commissioner Karman moved to approve the October 6, 2021 and October 20, 2021 minutes. Commissioner Casino seconded. Motion carried.

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.)

None given

5. 6:30 P.M. WORK SESSION: A-7 LOW IMPACT DEVELOPMENT TARGETED IMPROVEMENTS

(Staff: Andrew Boughan)

Mr. Boughan presented a Power Point on the Low Impact Development code amendment which presents solutions for issues which arose in implementing the regulation which was adopted in 2016, Ordinance 15355. Included with these amendments are new definitions and process improvements that will simplify the overall review process for the property owner. There were questions and comments by Planning Commission which Mr. Boughan answered.

1 **MOTION: Commissioner Casino moved to set a Public Hearing on A-7 Low Impact**
2 **Development Targeted Improvements for December 1, 2021. Commissioner Nelson**
3 **seconded. Motion carried.**
4

5 **6. 6:38 P.M. STAFF UPDATES**

6 *(Staff: Maya Teeple)*
7

8 Ms. Teeple shared the Planning Commission will be very busy through the end of the year.
9 One new project coming at the next meeting will be informational only at this point, other
10 projects expected to return to the Planning Commission. The Board of County
11 Commissioners has preliminarily voted 2-1 in favor of the City of Tumwater's
12 recommendation for the Tumwater-County joint plans which will include Section 11.1.6,
13 which the Thurston County Planning Commission had recommended to exclude . The final
14 vote will be held towards the end of the month or in December.
15

16 The Wireless Committee has begun but those meetings won't wrap up until the end of the
17 year so that topic will come back to Planning Commission in early 2022.
18

19 A discussion ensued regarding the Planning Commission receiving public comments after
20 a public hearing. Staff indicated that yes, for comp plan amendments those have typically
21 been provided to the PC and marked as "late, after close of hearing". The Planning
22 Commission can decide whether to consider late comments or not. Some Planning
23 Commissioner's do not wish to receive them in the future. Staff will adjust procedures as
24 necessary.
25

26 **7. 6:43 P.M. CALENDAR**

27
28 November 17, 2021: All plan on attending.

29 December 1, 2021: All plan on attending.
30

31 *(Break until Public Hearing)*
32

33 **8. 7:00 P.M. PUBLIC HEARING: 2022-2027 CAPITAL IMPROVEMENT**
34 **PROGRAM**

35 *(Staff: Maya Teeple and County Department Guests)*
36

37 **Chair Simmons opened the public hearing and gave instructions to the public to**
38 **testify.**

39
40 The following people provided oral testimony:

41
42 None
43

44 **Chair Simmons closed the public hearing at 7:05 p.m.**
45

46 Ms. Teeple gave a brief presentation with background on the amendment and the updates
47 which have been made since the last work session. There has been no comments received
48 on this amendment.

1
2 **MOTION: Commissioner Karman moved to recommend approval of amendments to**
3 **Appendix G of the Thurston County Comprehensive Plan, the 2022-2027 Capital**
4 **Improvement Program, by repealing and replacing the 2021-2026 CIP in its entirety.**
5 **Commissioner Nelson seconded. Motion Carried.**

6
7 9. **7:10 P.M. PUBLIC HEARING: CR-5 PLACES OF WORSHIP**
8 *(Staff: Maya Teeple)*

9
10 **Chair Simmons opened the public hearing and gave instructions to the public to**
11 **testify.**

12
13 The following people provided oral testimony:

- 14
15 1. Charlotte Persons, Olympia, WA

16
17 **Chair Simmons closed the public hearing at 7:17 p.m.**

18
19 Ms. Teeple gave a brief presentation with background on the amendment. There have been
20 7 written comments and 1 oral comment received. She then explained the different options
21 the Planning Commission could choose to approve if they so wish.

22
23 **MOTION: Commissioner Karman moved to recommend approval of Development**
24 **Code Docket Item CR 5, the Places of Worship Code Amendment, as presented in**
25 **Option 2, which amends Chapter 23.04, the Residential Districts Chapter in the**
26 **Olympia Urban Growth Area Zoning Code. Commissioner Nelson seconded. Motion**
27 **Failed.**

28
29 A discussion ensued around differences between Option 1 and 2.

30
31 **MOTION: Commissioner Nelson moved to recommend approval of Development**
32 **Code Docket Item CR 5, the Places of Worship Code Amendment, as presented in**
33 **Option 2 which amends Chapter 23.04, the Residential Districts Chapter in the**
34 **Olympia Urban Growth Area Zoning Code. Additionally, include language that limits**
35 **size requiring dorms be accessory in nature but no hard number on square footage**
36 **or max rooms or beds. Commissioner Casino seconded. Motion Carried.**

37
38 10. **7:30 P.M. WORK SESSION: CPA-19 – U.P. CASTLE LAND USE AND REZONE**
39 **AMENDMENT**
40 *(Staff: Andrew Boughan)*

41
42 Mr. Boughan gave background information on the CPA-19 – U.P. Castle Land Use and
43 Rezone Amendment. There were 238 written comments received by the public hearing
44 date. There were questions and concerns by the Planning Commission which Mr. Boughan
45 and Ms. Teeple answered. A discussion ensued.

46
47 The Planning Commission did not want to review the powerpoint slides that went over
48 additional public comment received after the public hearing based on their earlier

1 concerns of allowing more comments after the deadline of a public hearing. Mr.
2 Boughan explained the different options to be considered, and a discussion ensued.

3
4 The Planning Commission asked how many docketed items requesting industrial zoning
5 are currently are on the BoCC work plan. Staff confirmed there are 2 total in rural
6 county: U.P. Castle and Beaver Creek. It was also explained there are 2 additional
7 requests but those are being reviewed as part of the Grand Mound Subarea plan.
8 Applications are still being accepted for the 2022 docket, with a deadline of 11/15/2021,
9 meaning more applications for individual land use amendments could be received shortly.

10
11 **MOTION: Commissioner Nelson moved to recommend maintaining the current**
12 **land use and zoning of the property as Rural Residential/Resource –One Dwelling**
13 **Unit Per Five Acres (RRR 1/5) and recommend no changes to the existing code**
14 **criteria under Chapter 20.29, TCC. Commissioner Casino seconded. Motion**
15 **Carried.**

16
17 **MOTION: Commissioner Karman moved to recommend the County conduct a**
18 **review of industrial lands availability countywide, including within rural areas, and**
19 **if additional industrial lands are needed evaluate siting of new industrial lands with**
20 **a comprehensive look at the whole County. Further recommend holding review of**
21 **all projects outside of UGA individual industrial land use and rezoning requests**
22 **until completion of study. Commissioner Casino seconded. Motion Failed.**

23
24 A discussion ensued concerning the applications currently on the docket and their
25 probability of having to wait that much longer to be reviewed if the above motion was
26 passed.

27
28 **MOTION: Commissioner Karman moved to recommend the County conduct a**
29 **review of industrial lands availability countywide, including within rural areas, and**
30 **if additional industrial lands are needed evaluate siting of new industrial lands with**
31 **a comprehensive look at the whole County. Further recommend holding review of**
32 **future only projects outside of UGA individual industrial land use and rezoning**
33 **requests until completion of study. Commissioner Casino seconded. Motion**
34 **Carried.**

35
36 **11. [7:45 P.M.](#) WORK SESSION: SHORELINE MASTER PROGRAM**
37 *(Staff: Andrew Deffobis)*

38
39 Mr. Deffobis provided an overview of public comments received at the October 20th public
40 hearing. There were 302 written comments along with 5 comments from agencies and all
41 have been posted online. The focus now is on preparing a recommendation for the Board
42 of County Commissioners by determining what are the policy questions that still remain
43 and which options to choose from now that the public has weighed in. The Planning
44 Commission requested additional SED reviews and to look at the shoreline coalition key
45 issues. It was also requested to discuss areas where the draft differs from state
46 requirements, including where Substantial Development Permit exemptions are discussed
47 in draft Chapter 19.500. Staff confirmed the next fact sheet will be on the Ag topic since
48 that has a lot of public interest and questions. Mr. Deffobis reiterated the original scope of

1 work did not include an entire review of the SED's but he will circle back with management
2 on that question again. Also requested was continued work on the docks and floats section
3 in Chapter 600. Mr. Deffobis encouraged all Commissioners to forward specific questions
4 they may still have on sections with decision points to help prepare for upcoming work
5 sessions.

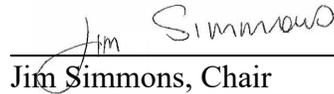
6
7 Regarding the pamphlet, the county has applied for a grant to help with the development
8 of that, while using the fact sheets already created as a backbone for the document.
9

10 There was a discussion about ongoing outreach to citizens. Mr. Deffobis mentioned that
11 the website will continue to be updated as the SMP moves forward, and that the BOCC
12 will also weigh in on public outreach strategies when they begin reviewing the document.
13 Ms. Chaput added the county uses social media to spread information about upcoming and
14 current projects and asked that the Planning Commissioners to feel free share as they see
15 information that may be of interest to their social media friends as well.
16

17 **12. [8:45 P.M. ADJOURN](#)**

18
19 Commissioner Karman asked about the email he sent staff with feedback received from the
20 October 20th meeting in hopes that could be discussed at a future meeting. Also asked was
21 the possibility of going back to in-person meetings for Planning Commission. Staff
22 confirmed we can have the in-person meeting discussion as an agenda item, while asking
23 the county leadership for their direction for all boards and commissions.
24

25 With there being no further business, Chair Simmons adjourned the meeting at 8:45 p.m.
26

27 
28 _____
29 Jim Simmons, Chair

Prepared by Polly Stoker