



THURSTON COUNTY PLANNING COMMISSION

Minutes July 6, 2022

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

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

Attendance: Commissioners Eric Casino, Doug Karman, Kevin Pestinger, Barry Halverson, Scott Nelson, Jim Simmons, Joel Hansen, and Derek Day.

Staff: Christina Chaput, Leah Davis, Maya Teeple, Andrew Deffobis and Kaitlynn Nelson.

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

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

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

MOTION: Commissioner Halverson moved to approve the June 15, 2022, meeting minutes. Commissioner Nelson seconded. Motion carried.

The audio recording is the official record of the above-dated meetings. The information herein is provided as an overview of the meeting and a road map to the audio recording. Audio is available online at:
http://www.co.thurston.wa.us/planning/planning_commission/planning_comm_minutes.html

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

None

New Business

5. 6:34 P.M. WORK SESSION: A24 – EMERGENCY HOUSING ORDINANCE

(Staff: Leah Davis, Maya Teeple)

Staff provided an introduction of the Emergency Housing Ordinance (EHO) Code Amendment, including a review of the history of the interim EHO and a review of policies and plans related to this code amendment. Staff plan to bring forward the code language of the ordinance at the next worksession.

Staff presented the tentative schedule for review of the EHO and final action by the Board of County Commissioners before the current interim regulations expire in December. The

1 Board of County Commissioners plan to hold a public hearing in December.

2
3 Clarification was provided on the interim ordinance versus a permanent ordinance. There
4 is a request to republish the public comments provided to the Board of County
5 Commissioners during the past public hearing on the interim ordinance in May. Staff will
6 republish the comments. There was discussion on the definition and use of “Permanent
7 Emergency” and whether long-term could be used instead of permanent.

8
9 Discussion ensued on additional safety options and mental health issues, waivers, barriers
10 to applying, incentives, public informational meetings, and defining a host or agency. Staff
11 answered each topic.

12
13 There was a question on what constitutes a declaration of a local emergency. Staff will
14 review the resolution which declared the emergency and submit a memo with the
15 information.

16
17 **Continued Business**

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19 **6. 7:04 P.M. WORK SESSION: SHORELINE MASTER PROGRAM**

20 *(Staff: Andrew Deffobis)*

21
22 Mr. Deffobis opened the continuing discussion of the Planning Commission’s SMP
23 recommendation draft. Staff incorporated feedback on the draft SMP during the open
24 public comment period and reviewed changes made. The edits reflect public testimony,
25 Planning Commission discussions, and the input of Community Planning and Department
26 of Ecology staff. The discussion was focused on Chapters 19.500 and 19.600. Discussion
27 was completed on Chapter 19.500 and a portion of Chapter 19.600 during this meeting.
28 Mr. Deffobis noted the comments and suggestions of the Planning Commission.

29
30 The discussion began on substantial development permit (SDP) exemptions for fish habitat
31 enhancements in section 19.500.100. The State requires this language as part of the SMP.
32 The concern is exemptions to the regulations for state-approved enhancement projects, but
33 federal approved/required projects would be subject to review under SMP. Staff will
34 review and contact the Department of Ecology regarding the federal projects and potential
35 gaps and return to the Planning Commission with the conversation results.

36
37 Staff noted that SMP fact sheets that include more details about items such as SSDP
38 threshold differences due to higher costs per inflation would be developed. The text in the
39 SMP is pasted straight from the Washington Administrative Code.

40
41 A concern was brought on Section F.3 in Chapter 19.500.100 regarding permitting and
42 stormwater impacts. Staff responded that the language in question is required, and the State
43 preempts us from requiring shoreline permits for the projects listed in this subject section.
44 Staff will check on this and return to the Planning Commission with any updates.

45
46 Staff will add “marine” to the last line item on page 99 of the Table 19.600.105 matrix.

47
48 Attention was drawn to Table 19.600.105 where there is coinciding text in the following

1 sections of the document for all items except Retaining Walls. Staff will review and update
2 as needed.

3
4 There was a comment on page 100 of the Shoreline Stabilization section of Table
5 19.600.105. It was noted that Urban Conservancy and Shoreline Residential should reflect
6 an Administrative SDP and that a Hearing Examiner is not required, per prior PC
7 recommendation. Staff will review and update as needed. In item 21, in the list below the
8 table, staff will correct Chapter 19.600.180.

9
10 In Chapter 19.600.110, staff will combine the text in Sections A.2 and A.3.

11
12 The discussion of Chapter 19.600.110, Sections B.2e-2g, focused on waterbodies and farm
13 plans related to these sections. Staff will review to clarify the definition of a waterbody.
14 Further discussion ensued on the language and process listed in Section B.2f. There was a
15 Commissioner request to strike Section B.2f. Staff will discuss with the Department of
16 Ecology for suggestions instead of striking this section and report back to the Planning
17 Commission.

18
19 The following steps in this SMP review process were discussed. Staff responded there is
20 still a review needed for the remainder of Chapter 19.600, Chapter 19.700, and the
21 appendices. Staff will send guidance to the Planning Commissioners about the appendices
22 to guide the review.

23
24 The Chair requested that a recommendation motion be prepared. Staff will prepare and
25 provide at the next meeting. Staff was also asked to review Chapter 19.600.115 Section
26 A.3 compared to the chart on page 98 before the next meeting.

27
28 **7. 8:01 P.M WORK SESSION: WIRELESS CODE UPDATE**

29 *(Staff: Kaitlynn Nelson)*

30
31 Ms. Nelson continued the discussion on the Development Code amendment to the Wireless
32 code focusing on how the draft code addresses priority areas and setbacks. Ms. Nelson
33 provided a brief follow up to the last meeting. Staff also offered potential draft language
34 updates to the preferred locations for the Priority Areas portion of the amendment. The
35 Commissioners agreed to move forward with the language as presented.

36
37 As requested by the Commissioners at the last meeting, the Priority Areas table updates
38 were complete, and the commission reviewed them. It was agreed to move forward with
39 the new table as presented.

40
41 The Commissioners accepted the staff recommendations of setbacks and agreed to move
42 forward as presented. A commissioner is concerned that public comment was not
43 incorporated into most of the language and decision-making.

44
45 Staff will prepare a recommendation for the next meeting should the Planning Commission
46 be ready to move the discussion forward to the Board of County Commissioners.

1 **Other Business**

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3 **8. 8:11 P.M. STAFF UPDATES**

4 *(Staff: Christina Chaput)*

5
6 Ms. Chaput provided an update on Community Planning Division staffing. The
7 Agricultural Community Program Manager hiring is moving forward. The Associate
8 Planner position remains open and will be reposted.

9
10 The assigned incidental take permit was received from US Fish & Wildlife for the Habitat
11 Conservation Plan. This plan is to bring this to the BoCC and to have a public hearing in
12 October. The HCP effective date will be January 1, 2023.

13
14 **9. 8:16 P.M. CALENDAR**

15
16 July 14, 2022: BoCC and Planning Commission Joint Dinner. All plan on attending.

17 July 20, 2022: All plan on attending.

18 August 3, 2022: All plan on attending.

19
20 **10. 8:17 P.M. GOOD OF THE ORDER**

21
22 County email addresses will not be provided for the Planning Commissioners per the
23 County Manager's office.

24
25 The updated information for Wi-Fi access was shared with the Planning Commissioners.

26
27 The date and time of the BoCC and Planning Commission Joint Dinner were confirmed,
28 and the information will be sent again via email. Commissioner Day requested a cost
29 estimate for the joint dinner.

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31 **11. 8:20 P.M. ADJOURN**

32
33 With no further business, Chair Casino adjourned the meeting at 8:20 p.m.

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Eric Casino, Chair

39 Prepared by Dina Christensen