



THURSTON COUNTY PLANNING COMMISSION

Minutes February 1, 2023

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

3 Chair Casino called the Thurston County Planning Commission meeting on February 1,
4 2023, to order at 6:30 p.m. Commissioners provided self-introductions.
5

6 **Attendance:** Commissioners Eric Casino (Chair), Derek Day (Vice Chair),
7 Scott Nelson, Jim Simmons, Joel Hansen, Barry Halverson, Helen Wheatley, and Kevin
8 Pestinger.
9

10 **Absent:** Commissioner Doug Karman
11

12 **Staff:** Christina Chaput, Maya Teeple, Andrew Boughan, Amelia Schwartz, and Kaitlynn
13 Nelson
14

15 **2. 6:30 P.M. APPROVAL OF AGENDA**

16
17 **MOTION: Commissioner Halverson moved to approve the agenda. Commissioner**
18 **Day seconded. Motion carried, as amended.**
19

20 Commissioner Nelson asked to add an item of discussion regarding Wireless.
21

22 **3. 6:33 P.M. APPROVAL OF MINUTES**

23
24 **MOTION: Commissioner Halverson moved to approve the January 11, 2023, meeting**
25 **minutes. Commissioner Nelson seconded. Motion carried.**
26

27 The audio recording is the official record of the above-dated meetings. The information
28 herein is provided as an overview of the meeting and a road map to the audio recording.
29 Audio is available online at: http://www.co.thurston.wa.us/planning/planning_commission/planning_comm_minutes.html
30
31

32 **4. 6:35 P.M. PUBLIC COMMUNICATIONS (Not associated with topics for which**
33 **public hearings have been held.)**
34

- 35 1. None
36

37 **New Business**

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39 **5. 6:36 P.M. WORK SESSION #1: Code Clarifications & Corrections Amendment (A-**
40 **13, A-28, A-29)**

41 *(Staff: Andrew Boughan, Amelia Schwartz)*
42

43 Mr. Boughan presented a Powerpoint which covered the 2 of the 3 docket items being
44 discussed tonight which will hopefully clarify the code process. Ms. Schwartz shared the

1 A-28 amendment to clarify the expansion of non-conforming non-residential uses and
2 structures that was suggested by the Hearing Examiner. The Yelm Southworth elemen-
3 tary school project needed both a variance and special use permit which was more expen-
4 sive than just a special use permit. The change would allow the Hearing Examiner to
5 grant up to a 15% cumulative site coverage increase for academic schools. This would
6 also prevent the need for a variance, eliminating part of the costly permits. There were
7 questions from Planning Commission around the A-28 amendment 15% expansion re-
8 quest and whether this could be offered to other governmental entities, fire stations, etc.
9 which staff confirmed could be reviewed with more research into the Special Use permit
10 allowances. It will be presented at the next meeting, as requested.

11
12 Mr. Boughan continued with the A-29 update of sign board posting procedures which
13 was requested by the Development Services in CPED. This update would shift the re-
14 sponsibility to the applicants in the UGA's and rural areas to post their application sign-
15 age, saving time for staff to work on the project instead of driving to post the sign. This
16 would be a 2-part process involving signing an affidavit that the sign was posted correctly
17 and providing digital proof of the posting. The applicant will receive the steps required in
18 the application packet. At this time, there is no secondary check that the sign was posted
19 required, but the county will create and provide the sign for the applicant to pick up in the
20 office. The 2-hour time estimate was discussed as well as other questions by the Planning
21 Commission which staff addressed.

22
23 At the next meeting the A-13 clerical corrections will be reviewed and setting a public
24 hearing may be requested.

25 26 **Continued Business**

27 28 **6. 7:00 P.M WORK SESSION #7: Grand Mound Subarea Plan** 29 *(Staff: Kaitlynn Nelson)*

30
31 Ms. Nelson shared a Powerpoint and gave background information on the past 6 work
32 sessions. She added new information on demographics to the Population and Housing
33 chapter, a new goal, and four associated actions at the recommendation of the Planning
34 Commission. Commissioners discussed demographic information and proposed changes
35 provided by Commissioner Wheatley prior to this meeting. There were questions and
36 concerns by the members regarding the demographic data, displacement language, and
37 the goals and actions. Staff addressed the questions and confirmed that census data is not
38 accurate at the block level, that Diversity, Equity, and Inclusion criteria will be reviewed
39 during the next Comprehensive Plan update, and that goals and actions are reviewed dur-
40 ing land use applications. Planning Commission also worked through updated language
41 to add to the Population and Housing chapter, finalized as: *Preliminary analysis of the*
42 *Grand Mound UGA indicates a significantly higher than average Hispanic and Latino*
43 *population compared to the rest of the County.*

44
45 **MOTION: Commissioner Halverson moved to recommend approval of the Grand**
46 **Mound Subarea Plan as amended tonight. Commissioner Hansen seconded.**
47 **Motion carried unanimously.**
48

1 **Other Business**

2
3 7. **7:48 P.M. SUBCOMMITTEE REPORT**

4 The document containing the feedback received was passed out. The Chair asked for
5 more time to review this so will be moved to the next meeting.
6

7 8. **7:50 P.M. WIRELESS REPORT**

8
9 Commissioner Nelson recently received the BoCC information on the Wireless briefing.
10 Included was the minority report, which he has issues with around questioning the integ-
11 rity of the consultant and the statement that the Planning Commission did not consider
12 the public testimony. He requested future minority reports be sent to the Planning Com-
13 mission before delivering to the Board. A discussion ensued. The members inquired of
14 staff when the subcommittee will be created to work on the Rules and Procedures docu-
15 ment which will help with requests like these, and it was confirmed once staff receives
16 the final version of the BoCC boards and commissions handbook it will be formed. Com-
17 missioner Pestinger stated he stands by the above-mentioned minority report he drafted.
18

19 9. **7:57 P.M. STAFF UPDATES**

20
21 Ms. Chaput shared the BoCC Wireless public hearing is scheduled for February 7th at
22 5:30pm. Due to the interest of the Planning Commission on this topic we will notice it as
23 a “special meeting” since there may be a quorum in attendance.
24

25 Ms. Chaput also shared we are preparing a Short Course on Planning training for March
26 1st, instead of the Planning Commission meeting that evening. All are invited and can at-
27 tend in person or on Zoom. Registration is required. This class provides background on
28 Planning, GMA, and OPMA. As a reminder, all boards and commissions need to take the
29 OPMA course and attending this meeting will fulfill that requirement.
30

31 As requested, Ms. Chaput also gave an update on where we are with the Comp Plan up-
32 date. Staff is compiling information including the Commerce check list. There is a brief-
33 ing scheduled with the Board on March 1, 2023, to discuss the scope of Thurston 2045 to
34 be ready to apply for the grant funding available from Commerce. If you are receiving
35 questions, please point the public to staff for more information.
36

37 Commissioners then voiced their concerns about the comp plan update, and the perceived
38 oversight of the Planning Commission not being involved in the scoping. Staff con-
39 firmed that is not the standard practice in Thurston County. A discussion ensued. The
40 members then prepared language to send a recommendation to the Board of County
41 Commissioners to reassess this point of practice.
42

43 **MOTION: Commissioner Day moved to recommend to the Board of County Com-**
44 **missioner that the Planning Commission be substantively involved in the Comp Plan**
45 **update process to include scoping and public participation plan before being**
46 **brought to the Board of County Commissioners for decision making. Commissioner**
47 **Wheatley seconded. Motion passed with 6 yays and 2 nays.**
48

1 A discussion ensued on the Planning Commission's involvement coming for the comp
2 plan anyway and whether it makes sense to add another layer to the process which may or
3 may not be needed. There was a differing opinion regarding at what point does the Plan-
4 ning Commission start their involvement of docketed items the Board prioritizes for staff
5 to research and work on. There may be a minority report to forward to the BoCC with the
6 above motion.

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8 **10. 8:21 P.M. CALENDAR**

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10 February 15, 2023: All plan on attending.

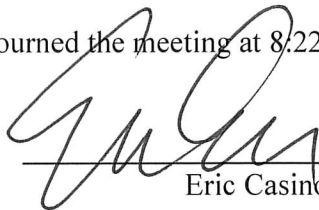
11 March 1, 2023: Short Course on Planning (special meeting). All plan on attending.

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13 **11. 8:22 P.M. GOOD OF THE ORDER**

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15 Nothing additional.

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17 **12. 8:22 P.M. ADJOURN**

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19 With no further business, Chair Casino adjourned the meeting at 8:22 p.m.

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25 Eric Casino, Chair

Prepared by Polly Stoker