



THURSTON COUNTY PLANNING COMMISSION

Minutes March 15, 2023

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

3 Chair Casino called the Thurston County Planning Commission meeting on March 15,
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, Joel Hansen, Barry Halverson, Helen Wheatley, Doug Karman and
8 Kevin Pestinger.
9

10 **Absent:** Jim Simmons
11

12 **Staff:** Christina Chaput, Andrew Deffobis, Marisa Whisman, Andrew Boughan, and
13 Amelia Schwartz
14

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

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

20 Remove item #2 Approval of Minutes from February 15, 2023
21

22 3. 6:32 P.M. PUBLIC COMMUNICATIONS (Not associated with topics for which
23 **public hearings have been held.)**
24

- 25 1. Loretta Seppanen, Olympia, WA
26 2. Phyllis Farrell, Olympia, WA
27 3. Esther Kronenberg, Olympia, WA
28 4. Christy White, Olympia, WA
29

30
31 4. 6:48 P.M. STAFF UPDATES
32

33 Ms. Chaput stated that the Board of County Commissioners had 2 work sessions today on
34 2 components of CPA-16: Open Space and the Long-Term Ag Designation project.
35

36 We are starting a community meetings roadshow at the end of March, which will consist
37 of 4 meetings over a 2-week period. 3 will be in person, and 1 virtual. Be sure and check
38 out our Community Planning webmails and social media for more information.
39

40 Community Planning is now fully staffed with the hire of Associate Planner, Bryan Ben-
41 jamin. All of the Board docket items now have staff assigned to them and will be moving
42 forward.
43
44

1
2
3 5. 6:50 P.M. **CALENDAR**
4

5 April 5, 2023: Open Space Application "Terry". Commissioner Hansen and Commissioner
6 Halverson will not be attending.

7 April 19, 2023: TBD. Commissioner Hansen will not attend.
8

9 ***Short Recess until 7:00pm***

10
11 **New Business**
12

13 None
14

15 **Continued Business**
16

17 6. 7:00 P.M. **PUBLIC HEARING: Procedural & Clerical Code Updates (A-13, A-28,**
18 **A-29)**

19 *(Staff: Andrew Boughan and Amelia Schwartz)*
20

21 Chair Casino opened the public hearing and provided instructions for the public testimony.
22

23 Mr. Boughan and Ms. Schwartz provided an overview of the Procedural & Clerical Code
24 Updates (A-29, A-13, A-28), which included a summary of the public outreach and partici-
25 pation. There were no written comments submitted at the time of the hearing.
26

27 None
28

29 Chair Casino closed the public hearing at 7:04 pm.
30

31 7. 7:04 P.M. **PUBLIC HEARING: Open Space**

32 *(Staff: Marisa Whisman)*
33

34 Chair Casino opened the public hearing and provided instructions for the public
35 testimony.
36

37 Ms. Whisman provided an overview of the Open Space tax program and the Clements
38 Open Space application, which included a summary of the public outreach and participa-
39 tion. There was one public comment submitted in favor of the application at the time of the
40 hearing.

41 1. Christy White, Olympia, WA
42

43 Chair Casino closed the public hearing at 7:10 pm.
44
45
46
47
48
49

1 I. 7:10 P.M WORK SESSION #3 & RECOMMENDATION: Procedural & Clerical Code
2 Updates (A-29, A-13, A-28)

3 (Staff: Andrew Boughan and Amelia Schwartz)
4

5 There were no additional questions or comments by the Planning Commission for Mr.
6 Boughan and Ms. Schwartz to address.
7

8 **MOTION: Commissioner Karman moved to recommend approval of the Code Clar-**
9 **ifications & Corrections amendment, which includes Development Code Docket**
10 **Items A-13: "Miscellaneous Clerical Errors," A-28: "Clarification on Expansion of**
11 **Non-Conforming Non-Residential Uses and Structures," and A-29: "Update Sign**
12 **Board Posting Procedures" and amends Titles 17-24 of the Thurston County Code.**
13 **Commissioner Day seconded. Motion carried unanimously.**
14

15 8. 7:13 P.M WORK SESSION #2 & RECOMMENDATION: Open Space

16 (Staff: Marisa Whisman)
17

18 There were no additional questions or comments by the Planning Commission for Ms.
19 Whisman to address.
20

21 **MOTION: Commissioner Karman moved to recommend approval of the application**
22 **from C. and J. Clements to be accepted into the Open Space Tax Program for the**
23 **classification of 4.0 acres as current use assessment, for parcel 13823120001 located**
24 **at 1421 Maple Valley Rd. SW. Commissioner Nelson seconded. Motion carried unan-**
25 **imously.**
26

27 9. 7:14 P.M. Work Session: #3 Thurston 2045 Update

28 (Staff: Christina Chaput, on behalf of Maya Teeple)
29

30 Ms. Chaput presented a PowerPoint on the Comprehensive Plan periodic update,
31 Thurston 2045, which reviewed the draft scope of work. The action for tonight for Plan-
32 ning Commission is to obtain which optional updates are the highest priority to include
33 with the periodic Comp Plan Update.
34

35 The goals and survey results were also reviewed. She confirmed in the survey that if
36 there were duplicate entries from the same IP address, those were weeded out to ensure
37 the weighting of topics was appropriate. She also confirmed that this survey was the start-
38 ing point of the outreach and that many more events will be organized, which may be for
39 a specific chapter(s) or groupings of similar items. Some chapters will have their own
40 stakeholder groups in which the members will have a chance to participate if desired.
41 Please let staff know if you know of groups to contact for these efforts or if there are sug-
42 gestions on structuring subcommittees or other public participation events. She commit-
43 ted to bringing information from the Rules and Procedures on subcommittee creation de-
44 tails to a meeting in April.
45

At the Planning Commission's request, staff will work on organizing public comments received as a searchable document by element, chapter, and dates received, which member of the Planning Commission identified as helping to know if the outreach events are successful in gaining this feedback.

The optional elements and their weighting and prioritization were then discussed by the Planning Commission, as well as the required chapters, and whether those will be reviewed in depth to allow the members to suggest changes as the process unfolds over the next two (2) years. Some are concerned that as the outreach to the public unfolds, topics of concern not identified as part of the scope of work will need review, and Planning Commission (PC) wants to ensure there will be time to discuss and make updates to all chapters, required and optional. Ms. Chaput confirmed that if required chapters need to be open for discussion and changes, they will get reviewed. However, at this time, staff needs to know and understand which optional items the PC wants to be added to the overall work plan. It will be staff's proposal to the Board of County Commissioners (BoCC) that all mandatory chapters are fully open for review.

Ms. Chaput stated that the earlier we can confirm the scope and budget allotted from the BoCC, the better to enable us to receive the Commerce grant and begin RFPs to help facilitate the work to be done. If we needed to re-evaluate the scope in the future, it might put us behind.

There were many questions by the Planning Commission that Ms. Chaput addressed. Following this, the Chair requested a vote by show of hands for each of the Thurston 2024 optional items from the PC members, and the results were as follows:

- Implementation Plan (8 in favor, 0 against, 1 absent)
- Future Land Use Update (6 in favor, 2 against, 1 absent)
- Incorporate Countywide Industrial Lands Study Findings (7 in favor, 1 against, 1 absent)
- Climate Change Element (7 in favor, 1 against, 1 absent)
- Economic Element (5 in favor, 3 against, 1 absent)
- Health Element (5 in favor, 3 against, 1 absent)

Other Business

10. 8:51 P.M. GOOD OF THE ORDER

A discussion ensued on providing printed copies of all documents, and it was confirmed that if there is something specific not mailed out due to its large size, you can request it from staff. It was also confirmed that the Atrium does have public Wi-Fi available if members would like to bring their own laptops to view the large documents online.


Ms. Chaput stated she will send out the financial information for the Comp Plan scoping.

11. 9:00 P.M. ADJOURN

With no further business, Chair Casino adjourned the meeting at 9:00 p.m.

1
2
3
4
5
6

Prepared by Polly Stoker


Eric Casino, Chair