



THURSTON COUNTY PLANNING COMMISSION

Minutes June 21, 2023

1
2 **1. 6:45 P.M. CALL TO ORDER**

3 Chair Casino called the Thurston County Planning Commission meeting on June 21, 2023, to
4 order at 6:47 p.m. Commissioners provided self-introductions.
5

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

9 **Absent:** Joel Hansen
10

11 **Thurston Staff:** Maya Teeple, Ashley Arai, Amelia Schwartz
12

13 **2. 6:47 P.M. APPROVAL OF AGENDA**
14

15 **MOTION: Commissioner Nelson moved to approve the agenda. Commissioner**
16 **Halverson seconded. Motion carried, unanimously**
17

18 **3. 6:48 P.M. APPROVAL OF MINUTES**
19

20 **MOTION: Commissioner Halverson moved to approve the June 7, 2023, meeting**
21 **minutes as amended below. Commissioner Day seconded. Motion carried as amended**
22 **unanimously.**
23

24 Page 3 line 20 Commissioner Nelson noted that he was listed in making a motion.
25 He was not in attendance at that meeting. Commissioner Halverson made that mo-
26 tion.
27

28 Commissioner Pestinger was not counted in attendance.
29

30 **The audio recording is the official record of the above-dated meetings. The information**
31 **herein is provided as an overview of the meeting and a road map to the audio record-**
32 **ing. Audio is available online on the [Thurston County Planning Commission](#) website.**
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34

35 **4. 6:49 P.M. PUBLIC COMMUNICATIONS (Not associated with topics for which**
36 **public hearings have been held.)**
37

38 None
39

40 **5. 6:51 P.M. STAFF UPDATES**

41 Ms. Teeple stated they have started their outreach on Thurston 2045. The
42 County's Education and Outreach team was at Cielo at the end of May and at-
43 tended a Juneteenth event held in Lacey.
44

Ms. Teeple asked the Planning Commission to move the public hearing for the forest conversion ordinance update to August 16, 2023, to allow additional time for stakeholder input.

MOTION: Commissioner Pestinger moved to have The Forest Conversion Ordinance public hearing to August 16, 2023, at 7 p.m. or shortly thereafter. Commissioner Wheatley seconded. Motion carried, unanimously

6. 6:56 P.M. CALENDAR

July 5, 2023: Work session #4 - Long Term Agriculture Zoning.
Commissioner Halverson may not be present.

July 10, 2023: Special Meeting - Yelm Joint Plan Public Hearing.
The meeting will start at 6:45 p.m. Commissioners Halverson and Day may not be present.

7. 6:58 P.M. GOOD OF THE ORDER

The Planning Commission met with the Board of County Commissioners to review a few topics of interest. The Planning Commissioners would like time on the July 5, 2023, meeting for a discussion. The recorded meeting can be found on YouTube at [BoCC Planning Commission Briefing 6.21.23](#)

New Business

None

Continued Business

8. 7:00 P.M. PUBLIC HEARING: Pogue Site-Specific Land Use Plan and Rezoning

Amendment

(Staff: Amelia Schwartz,)

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

There were no public comments

Chair Casino closed public hearing at 7:05

9. 7:06 P.M. PUBLIC HEARING: Long-Term Agriculture Zoning Update

(Maya Teeple, Ashely Arai)

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

1. Laurie Barta, Olympia
2. Betty Norton, Olympia
3. Lee Rivie, Olympia

4. Mary Urback, Olympia
5. Richard Nathan, Olympia
6. Ken Miller, Olympia
7. Jake Yancey, Olympia
8. Randy Sullivan, Olympia
9. Dave Cowan, Olympia
10. Elaine O' Neil, Tenino
11. David Brown, Olympia
12. Tim Lendingham, Olympia
13. Bonnie Blessing, Olympia
14. Bruce Morgan, Olympia,
15. Wendell Bell, Littlerock
16. Frank Imankhan, Olympia
17. Gene Humell, Olympia
18. Steve Giesecke
19. Lorretta Seppanen
20. Charlotte Pearsons

Chair Casino closed public hearing at 8:10

10. **8:13 P.M. WORK SESSION #2: Pogue: Site-Specific Land Use Plan and Rezoning Amendment.**

(Staff: Amelia Schwartz)

Ms. Schwartz presented an overview of the Pogue: Site-Specific Land Use Plan and Rezoning Amendment. Commissioner Nelson asked whether the size of other Neighborhood Commercial sites are more than one acre. Staff indicated yes there are sites in the County greater than 1 acre. Commissioner Nelson stated the - size limitation in the land use designation may be worth reviewing as part of the periodic update to the comprehensive plan. Ms. Teeple stated that was a good suggestion and made a note to review that with the land use chapter of the Comprehensive Plan during the periodic update.

MOTION: Commissioner Wheatley moved to recommend no change to the current land use and zoning to parcel 11606210300, as presented under Option 1, on Comprehensive Code Docket Item CPA-21 Pogue Site-Specific Land Use Plan and Rezoning Amendment. Commissioner Pestinger seconded. With a vote of 4 to 3 the motion failed.

Commissioner Halverson asked Commissioner Wheatley what her deciding factor was for voting for option 1. She stated that option 1 was consistent with current zoning law and there is not a compelling reason for why it should be changed. Even though the neighboring parcel is used as commercial, she felt option 1 would prevent sprawl and that basic services are already present in that area.

MOTION: Commissioner Halverson moved to recommend land use and zoning amendment of parcel 11606210300 and 11606210400 from RRR 1/5 to NC, as presented under Option 3, on Comprehensive Code Docket Item CPA-21 Pogue Site-

1 **Specific Land Use Plan and Rezoning Amendment. Commissioner Simmons se-**
2 **conded. With a vote of 4 to 3 the motion failed.**
3

4 Chair Casino mentioned the Planning Commission can forward no recommendation to the
5 BoCC and send a letter explaining why they do not agree.
6

7 **MOTION: Commissioner Pestinger moved to table making a final recommendation**
8 **at the July 5, 2023, Planning Commission meeting. Commissioner Simmons seconded.**
9 **With the vote of 6 to 1 the motion passed.**
10

11 The Commissioners stated they needed more time to consider the facts prior to making a
12 recommendation. Commissioner Halverson talked about feedback he received from the
13 neighboring parcels. He also mentioned his reasons for support of option 3 include that the
14 site is ideal, because the landowner would never be able to subdivide as the parcel, it is in
15 a triangular spot and is adjacent to a railroad track, Old Hwy 99, and commercial to the
16 south, and stated the owner could never add houses and even with a single family home,
17 nobody would want to live next to the busy railroad and a main road. Commissioner Hal-
18 verson stated it makes sense to change the zone to commercial given its location.
19

20 Chair Casino asked the Planning Commission what information they need from staff in
21 order to make a final recommendation. Commissioner Wheatley wants to understand con-
22 sistency with current policies to see if there is a compelling reason to rezone. Ms. Schwartz
23 mentioned that on page 5 of the staff report there is a section titled *Consistency with Com-*
24 *prehensive Plan*. Commissioner Wheatley stated she did read that, however she wanted to
25 make the other members of the Commission take that into consideration. Staff will provide
26 that again for the July 5 meeting with a link to the staff report.
27

28 Chair Casino stated he would like the hearings examiner's reasoning for granting special
29 use permits on neighboring properties. Ms. Schwartz stated that it is likely the
30 codes/comprehensive plan have been updated since then, however she is happy to gather
31 that material for the Planning Commission.
32

33 11. **8:37 P.M. WORK SESSION #3: Long-Term Agriculture Zoning Update**
34 **(Staff: Ashley Arai and Maya Teeple)**
35

36 Ms. Teeple explained that there are no decision points for this work session. Ms. Teeple pre-
37 sented an overview of public comments received, the case summary from GMHB 20-2-0001,
38 the test out option, and discussion on soils. The next work session on July 5th will include a
39 new set of draft options based on public comments and Agriculture Advisory Committee
40 feedback to use the Soil Survey's land capability classification system for a more refined
41 soils analysis. The work session will also address public comments regarding co-designation
42 with mineral lands.
43

44 Commissioner Pestinger asked about the accuracy of the maps that were shown with the new
45 soil survey. Ms. Arai stated that the maps are accurate in terms of where prime farmland soils
46 are located. Staff stated soils are mapped on a regional scale so there may be site-specific dis-
47 crepancies. Ms. Teeple went on to explain public comments are exactly what they were look-

1 ing for to identify any issues concerning soils capability for agricultural use, other incompati-
2 ble uses, and any concerns from the public with a change in the allowed uses on their land.
3 Staff will bring back revised options that reflect those comments. Commissioner Pestinger
4 asked if the test out option was something staff wanted direction on today. Ms. Teeple told
5 him no, that this is something the staff will present to the BoCC for their consideration and
6 need no further direction from the Planning Commission.

7
8 Commissioner Day liked the table of the timber uses in the presentation and requested if staff
9 could provide current use agriculture data in the same way. Ms. Teeple stated she will bring
10 back the data in that format.

11
12 Commissioner Wheatley wanted to know what criteria were used for determining whether
13 parcels were included in the Baseline or other two scenarios. Ms. Arai explained the percent-
14 age of a parcel that contained prime farmland, soil types, the minimum parcel size, and then
15 blocks of agricultural land are the criteria which the maps are based on. There are additional
16 exclusionary criteria that were not included in the scope set by the BoCC, including no par-
17 cels within UGA (included in scope but no change recommended by stakeholders), nearby
18 access to air, rail, or road for markets, and must be outside of natural shoreline designation.

19
20 Chair Casino asked about funding sources to compensate for development rights that may be
21 taken away with the rezone. There are no current funding sources identified other than exist-
22 ing programs such as Conservation Futures, transfer of development rights and purchase of
23 development rights programs. Many of these programs are scheduled for updates in the com-
24 ing year as part of a Habitat Strategic Initiative Lead Grant. Staff also will look to other
25 counties to see what sources they used for their LTA updates. He is concerned that the fund-
26 ing will not be available or enough to compensate the property owners.

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28 **Other Business**

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30 None

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32 12. 9:05 P.M. **ADJOURN**

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34 With no further business, Chair Casino adjourned the meeting at 9:05 p.m.

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Eric Casino, Chair

Prepared by Tosha Knight

