



## THURSTON COUNTY PLANNING COMMISSION

Minutes February 07, 2024

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

3 Chair Casino called the Thurston County Planning Commission meeting on February 7,  
4 2024, to order at 6:32 P.M. Commissioners provided self-introductions.

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6 **Attendance:** Eric Casino (Chair), Derek Day (Vice Chair), Kevin Pestinger, Scott Nelson,  
7 Barry Halverson, Daniel Bumbarger, Sandy Kaiser, Bill Fishburn, Colin Bartlett

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9 **Not In Attendance:** None

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11 **Thurston Staff:** Leah Davis, Associate Planner, Ashley Arai, Planning Manager

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14 **2. 6:33 P.M. APPROVAL OF AGENDA**

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16 **MOTION: Commissioner Halverson moved to approve the amended agenda. Com-**  
17 **missioner Bumbarger seconded. The motion passed unanimously.**

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20 **2.5 6:32 P.M. COMMISSIONER CLOUSE ADDRESSED PLANNING COMMISSION**

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22 Commissioner Clouse addressed the Planning Commission and thanked them for their  
23 dedication to land use policies.

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25 **3. 6:35 P.M. APPROVAL OF MINUTES**

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27 **MOTION: Commissioner Nelson moved to approve the January 17, 2024 minutes.**  
28 **Commissioner Bumbarger seconded. The motion passed (7-0) with 3 abstained.**

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30 The audio recording is the official record of the above-dated meeting. The infor-  
31 mation herein is provided as an overview of the meeting and a road map to the au-  
32 dio recording. Audio is available online on the [Thurston County Planning Commis-](#)  
33 [sion](#) website.

34  
35 **4. 6:42 P.M. PUBLIC COMMUNICATIONS (Not associated with topics for which  
36 public hearings have been held.)**

37  
38 None

1 **New Business**

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3 **5. 6:42 P.M. ELECTIONS**

4 A nomination suggestion of Derek Day as the Chair and Joel Hansen as Vice Chair was  
5 proposed. Both nominees accepted the proposed nominations. There were no other nomi-  
6 nations from the floor. Chair Casino called for the vote. Joel Hansen was voted in as Vice  
7 Chair with a vote of 10-0. Chair Casino called for the vote. Derek Day was voted in as  
8 Chair with a vote of 10-0.  
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11 **6. 6:49 P.M. INTRODUCTION TO JOINT PLANNING & TUMWATER UGA JOINT**  
12 **CODE UPDATE**  
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14 Leah Davis presented an Introduction to Joint Planning and Urban Growth Area develop-  
15 ment code. The primary goal of urban growth areas and the joint plans is to transition  
16 UGAs from rural level development to urban level development or densities. She goes on  
17 to state that the counties want to concentrate populations of growth in the urban areas be-  
18 cause services such as transportation and utilities likely already exist in the UGA. It also  
19 helps protect rural character and rural activities such as agriculture and forestry.  
20

21 Commissioner Pestinger asked if it becomes obvious that a city is not going to annex an  
22 area that it be removed from the UGA? Ms. Davis responded that it is up to the cities ulti-  
23 mately to make that decision and then relay that to the county. Commissioner Hansen  
24 asked if the mini islands in Tumwater UGA have been annexed. Ms. Davis stated yes.  
25 She believed the UGA was reduced quite a bit in the past due to flood areas that could not  
26 be developed.  
27

28 Commissioner Bartlett questioned the outreach process and when the public is notified  
29 for comment. Is it just the people who rent or the people who own the property get notifi-  
30 cation. Commissioner Clouse had a similar question. Ms. Arai and Ms. Davis both con-  
31 firmed the site address (resident) and the property owners both get mailed notifications  
32 about docket items pertaining to properties. Development code docket items have very  
33 specific notification requirements. Further discussion ensued about Thurston County's  
34 outreach plan and what staff is doing to ensure all interested parties are being notified.  
35

36 Commissioner Casino asked about the Drainage Design and Erosion Control Manual not  
37 having public oversight. He felt this document is important to be considering designing  
38 land use planning. Ms. Arai responded that the County has staff water resources staff  
39 available and will mention that to them. Chair Day mentioned the Department of Com-  
40 merce has a series of grants they will be releasing, and one is to integrate land use and  
41 stormwater planning during the comprehensive plan periodic update.  
42

43 A map of the Tumwater UGA was presented, and Ms. Davis indicated the county islands  
44 within the city have since been annexed. She also notes the joint planning MOUs discour-  
45 ages leaving islands of unincorporated land within the city. A close-up map was pre-  
46 sented with different zoning districts in the Tumwater UGA. Commissioner Fishburn  
47 asked what neighborhood commercial is and residential sensitive resource. Ms. Davis re-  
48 sponded that RSR are areas that have wetlands or areas that are difficult to develop due to

1 habitat concerns. Neighborhood Commercial would be an area that could serve little  
2 commercial areas within a neighborhood, such as a tavern or a small store.

3 The Tumwater design guidelines were presented to the Planning Commission that in-  
4 cludes possible changes Title 22—they may include design for pedestrians and open  
5 space, parking lot design, landscaping features, and architectural details. Commissioner  
6 Pestinger asked about paint colors in the guidelines. Ms. Davis stated there are not spe-  
7 cific paint colors, however there are guidelines on what not to do in the front of a store.  
8 Vice Chair Hansen added there is an effort in the city to make it more pedestrian friendly  
9 and more transit friendly. Further discussion surrounding the design guidelines Tumwater  
10 has adopted took place. Ms. Davis introduced next steps for the Tumwater development  
11 codes. She will provide a redline draft for review in March/April 2024 and tentatively a  
12 public hearing scheduled in May/June 2024. Discussion was had regarding the design  
13 guidelines.  
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#### 15 16 **Continued Business**

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18 None  
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#### 20 **Other Business**

#### 21 22 **7. 8:08 P.M. STAFF UPDATES**

23 *(Staff: Ashely Arai)*  
24

25 Ms. Arai updated the Planning Commission on staffing numbers. She also mentioned the  
26 docket being introduced to the Board of County Commissioners and project introduction  
27 will happen February 14<sup>th</sup>, 2024.  
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#### 29 **8. 8:13 P.M. CALENDAR**

30 *February 21, 2024: 2024-2025 Docket Update*

31 *Intro to Subarea Planning/Nisqually Subarea Plan*  
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33 *March 6, 2024: Thurston 2045 Public Outreach Summary*

34 *Work Session 1: Tumwater UGA Joint Code Update*  
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#### 36 **8.5 8:22 P.M. RULES AND PROCEDURES SUBCOMMITTEE REPORT**

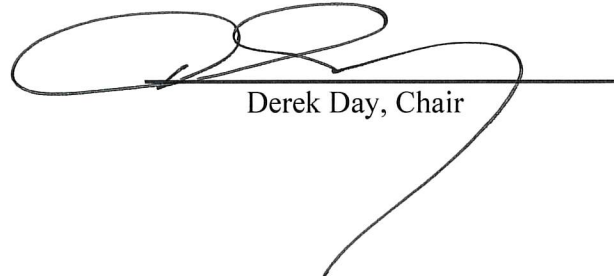
37  
38 Rules and Procedure Sub Committee report out included sharing of different components  
39 that are suggested to be changed. A redline copy will be sent out to the commissioners  
40 via staff for their input then will be discussed later for adoption.  
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#### 42 43 **9. 8:17 P.M. GOOD OF THE ORDER**

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3 **10. 8:32 P.M ADJOURN**  
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5 With no further questions Chair Day adjourned meeting.  
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12 Derek Day, Chair  
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Prepared by Tosha Knight