



## THURSTON COUNTY PLANNING COMMISSION

Minutes February 21, 2024

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

3 Chair Day called the Thurston County Planning Commission meeting on February 21,  
4 2024, to order at 6:30 P.M. Commissioners provided self-introductions.

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6 **Attendance:** Derek Day (Chair), Joel Hansen (Vice Chair), Kevin Pestinger, Scott Nelson,  
7 Barry Halverson, Daniel Bumbarger, Sandy Kaiser, Bill Fishburn, Colin Bartlett, Eric Ca-  
8 sino,

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10 **Not In Attendance:** None

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12 **Thurston Staff:** Bryan Benjamin, Associate Planner; Andrew Boughan, Associate Plan-  
13 ner; Ashley Arai, Planning Manager

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15 **2. 6:33 P.M. APPROVAL OF AGENDA**

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17 **MOTION: Commissioner Pestinger moved to approve the agenda. Commissioner**  
18 **Halverson seconded. The motion passed unanimously.**

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20 **3. 6:35 P.M. APPROVAL OF MINUTES**

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22 **MOTION: Commissioner Halverson moved to approve the February 7, 2024 minutes.**  
23 **Commissioner Bartlett seconded. The motion passed unanimously.**

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

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30 **4. 6:34 P.M. PUBLIC COMMUNICATIONS (Not associated with topics for which  
31 public hearings have been held.)**

32  
33 None

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35 **New Business**

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37 **5. 6:35 P.M. Introduction to Subarea Planning**  
38 ***(Staff: Bryan Benjamin)***

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40 Mr. Benjamin presented a brief overview of the Growth Management Act and what sub-  
41 area planning is. He also reviewed the history of the Nisqually Subarea plan and the  
42 plan's purpose. Mr. Benjamin briefed the commissioners on the open house held in Janu-  
43 ary 2024 and what was communicated by attendees of that meeting.

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2 The presentation provided the historical reason behind the creation of the Nisqually Sub-  
3 area Plan. The Nisqually Planning Committee, which convened in 1989, co-authored the  
4 plan with Thurston County planning department staff, and the plan was adopted in 1992.  
5 The plan was created in response to community feedback to protect the rural and natural  
6 environment in the Nisqually Valley. This plan created subarea boundaries and estab-  
7 lished regulatory and programmatic approaches.

8  
9 Mr. Benjamin compared the 1983 Nisqually zoning that was present before the creation  
10 of the pre-subarea plan to the current zoning applicable within the Nisqually Subarea,  
11 which has not changed since its adoption in 1992. An aerial map comparison of the  
12 Nisqually Subarea in 1990 versus 2023 demonstrated how the zoning established in 1992  
13 affected land use within subarea boundaries.

14  
15 Mr. Benjamin also explained work already completed on the subarea plan update, which  
16 included preliminary staff review, communications plan development, creation of a com-  
17 munity survey, and the January 2024 open house meeting.

18  
19 Mr. Benjamin also introduced the current proposed outline for ongoing work on the sub-  
20 area plan, which includes four phases. The first phase is the outreach phase, which con-  
21 tinued from January through March 2024. This work included the open house, the organi-  
22 zation of focus groups, a March 15, 2024, Nisqually River Council meeting, and the con-  
23 tinuance of the community survey. In the second phase, the Plan update, staff will review  
24 and report outreach results, and initial changes will be made to the plan. This phase will  
25 last from March through April 2024. The third phase would occur from May through July  
26 2024 and entail the Planning Commission reviewing the draft plan through work sessions  
27 and holding the public hearing. The final phase will begin roughly in August, which will  
28 be to present the updated Nisqually Subarea Plan and Planning Commission Recommen-  
29 dation to the Board of County Commissioners. After that, the BoCC will start its process,  
30 including work sessions where public comments are compiled, and a public hearing will  
31 be held before the BoCC adopts the updated plan.

32  
33 After reviewing the proposed project timeline, Mr. Benjamin asked the Planning Commis-  
34 sion whether it would support the extension of that timeline to include more time for pub-  
35 lic participation and to better align with the completion of the Comprehensive Plan peri-  
36 odic update. An extended timeline would ensure conformance between policies developed  
37 in the subarea plan update process and changes in the Comprehensive Plan. It would also  
38 provide the Nisqually Subarea residents and community more opportunities to engage and  
39 plan development in response to initial participation efforts. The Planning Commission  
40 agreed that extending the project to align with the Comprehensive Plan timeline would  
41 benefit the community and ensure conformance between the two planning documents.

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43 **Continued Business**

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45 None  
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1 **Other Business**

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3 6. **7:51 P.M. STAFF UPDATES**

4 *(Staff: Andrew Boughan, Ashely Arai)*

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6 Mr. Boughan presented an update on the 2024-2025 docketing process, which was pre-  
7 sented to the BoCC on 2/14/2024.

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9 No further staff updates

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11 7. **8:36 P.M. CALENDAR**

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13 *March 6, 2024: Work Session 1: Tumwater UGA Code Update*

14 *March 20, 2024: Work Session 1: Thurston 2045 – Introduction*

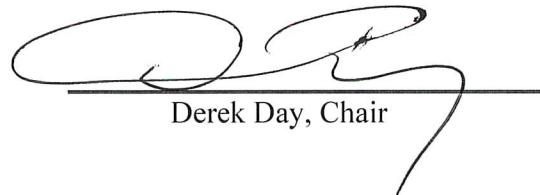
15 *Work Session 2: Tumwater UGA Code Update*

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17 8. **8:38 P.M. GOOD OF THE ORDER**

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19 None

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21 10. **8:38 P.M. ADJOURN**

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23 **MOTION: Commissioner Pestinger moved to adjourn. Commissioner Nelson se-**  
24 **conded. The motion passed unanimously.**

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Derek Day, Chair

Prepared by Tosha Knight