



# THURSTON COUNTY PLANNING COMMISSION

Minutes November 17, 2021

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

Chair Simmons called the November 17, 2021 meeting of the Thurston County Planning Commission to order at 6:30 p.m. Commissioners provided self-introductions.

**Attendance:** Commissioners Scott Nelson, Eric Casino, Jim Simmons, Doug Karman, Kevin Pestinger, and Don DeHan

**Absent:** Raul deLeon and Donna Nickerson

**Staff:** Christina Chaput, Maya Teeple, Andrew Deffobis, and Leah Davis

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

**MOTION: Commissioner Nelson moved to approve the agenda. Commissioner Karman seconded. Motion carried.**

**3. 6:30 P.M. APPROVAL OF MINUTES**

**MOTION: Commissioner Karman moved to approve the November 3, 2021 meeting minutes. Commissioner Casino seconded. Motion carried, as amended.**

Page 1, line 39 change the word “simply” to simplify”.

The official audio is available on line at:

[http://www.co.thurston.wa.us/planning/planning\\_commission/planning\\_comm\\_minutes.html](http://www.co.thurston.wa.us/planning/planning_commission/planning_comm_minutes.html)

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

None given

**5. 6:35 P.M. WORK SESSION: A-24 EMERGENCY HOUSING ORDINANCE**

*(Staff: Maya Teeple, Leah Davis)*

Ms. Teeple and Ms. Davis presented a Power Point on the Emergency Housing Ordinance. This development code docket item A-24 is a BoCC-initiated proposal to consider making current interim regulations permanent. These amendments allow for flexibility in permitting criteria within the Homeless Encampments and have been in place since 2019. The history was explained and also the process for allowing waivers of some requirements. The Planning Commissioners had questions which staff answered. A discussion ensued. The questions and comments received will be incorporated into the next work session for

1 this item. Staff is hoping to bring the item back to the Planning Commission in the first  
2 half of 2022, dependent on how fast the input for changes is received from other county  
3 departments.  
4

5 **6. 7:00 P.M. WORK SESSION: SHORELINE MASTER PROGRAM**

6 *(Staff: Andrew Deffobis)*  
7

8 Mr. Deffobis presented the draft of the Shoreline Master Program with the options to  
9 choose from based on public comments received. Starting in Chapter 19.400, the Planning  
10 Commission discussed using another term besides “non-conforming” to refer to legally  
11 existing structures in the shoreline environment. A clear definition will also need to be  
12 created. Planning Commission requested the structures which were considered legal at the  
13 time of construction, be called “conforming”. Mr. Deffobis will work to convert it where  
14 appropriate. The two options for buffers were then discussed. The Planning Commission  
15 was reminded that critical area buffers will still apply outside shoreline jurisdiction. The  
16 majority of Planning Commission decided to recommend a blend of both options for  
17 marine shorelines and lakes. Next was a discussion on viewing platforms near residential  
18 homes and public areas. For viewing platforms, 300 square feet maximum size was  
19 discussed as an option, remembering mitigation would still be needed as the code outlines.  
20 Also suggested was allowing decks/viewing platforms up to the ordinary high water mark  
21 if the proposal does not result in a net loss of ecological function. PC also recommended  
22 not requiring a variance for these, and that an SDP, if needed, be processed  
23 administratively. Regarding uses allowed in the buffers (water oriented storage structures)  
24 it was desired to not limit to residential only.  
25

26 The cumulative impacts report for the SMP will need to be re-written based on the Planning  
27 Commission’s recommendation to the BoCC.  
28

29 At the next meeting, discussion will begin in Chapter 19.500.  
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31 **7. 8:00 P.M. DISCUSSION: PLANNING COMMISSION ITEMS**

32 *(Staff: Chair Simmons)*  
33

34 Commissioner Karman shared the feedback he received from the first hybrid (in-person  
35 and Zoom) Public Hearing on SMP. The suggestions were as follows:

- 36 • All Planning Commission members use video.
- 37 • Use better video etiquette for camera placement and regulate background noises.
- 38 • Keep the timer on a smaller screen instead of the large view which blocks the public  
39 from seeing the Planning Commission for public comments.  
40

41 A larger discussion ensued about all members being on video instead of calling in. Chair  
42 Simmons and Ms. Chaput will discuss this further off line, as well as working on vacant  
43 and absent positions. It was also requested to move the meetings back to in-person, keeping  
44 the hybrid element of Zoom as well. Staff agreed to work on scheduling these in the  
45 appropriate space, with a goal of starting in January 2022. It was also mentioned that the  
46 Planning Commission does a good job of listening to the public and their concerns and  
47 suggestions.  
48

1 Staff will update the Zoom instructions for the public to be able to turn their camera on to  
2 be seen for public testimony. Staff will also get an update on the request to set up county  
3 email addresses for the Planning Commissioners due to privacy concerns.  
4

5 **8. [8:20 P.M. STAFF UPDATES](#)**

6 *(Staff: Christina Chaput)*  
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8 There were no staff updates.  
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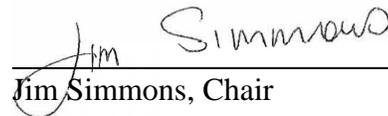
10 **9. [8:20 P.M. CALENDAR](#)**

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12 December 1, 2021: All plan on attending.

13 December 15, 2021: Commissioner DeHan may not attend.  
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15 **10. [8:22 P.M. ADJOURN](#)**

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17 With there being no further business, Chair Simmons adjourned the meeting at 8:22 p.m.  
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20 \_\_\_\_\_  
21 Jim Simmons, Chair

21 Prepared by Polly Stoker