



# THURSTON COUNTY PLANNING COMMISSION

Minutes April 3, 2024

1  
2 **1. 6:32 P.M. CALL TO ORDER**

3 Chair Day called the Thurston County Planning Commission meeting on April 3, 2024, to  
4 order at 6:32 P.M. Commissioners provided self-introductions.  
5

6 **Attendance:** Derek Day (Chair), Joel Hansen (Vice Chair), Kevin Pestinger, Scott Nelson,  
7 Barry Halverson, Daniel Bumbarger, Sandy Kaiser, Eric Casino  
8

9 **Not In Attendance:** Colin Bartlett (Excused), Bill Fishburn (Excused)  
10

11 **Thurston Staff:** Dana Bowers, Associate Planner; Andrew Boughan, Interim Senior Plan-  
12 ner; Ashley Arai, Community Planning Manager.  
13

14 **2. 6:35 P.M. APPROVAL OF AGENDA**

15  
16 **MOTION: Commissioner Nelson moved to approve the agenda. Commissioner Hal-**  
17 **version seconded. The motion passed unanimously with a voice vote.**  
18

19 **3. 6:35 P.M. APPROVAL OF MINUTES**

20  
21 **MOTION: Commissioner Hansen moved to approve the amended March 20, 2024**  
22 **minutes. Commissioner Pestinger seconded. The motion passed unanimously with a**  
23 **voice vote.**  
24

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.  
29

30 **4. 6:38 P.M. PUBLIC COMMUNICATIONS (Not associated with topics for which**  
31 **public hearings have been held.)**  
32

33 1. Bonnie Blessings-Earle, Olympia  
34

35 **New Business**

36  
37 **5. 6:40 P.M. WORK SESSION #11: Thurston 2045- Archeological and Historic Resources**  
38 **(Chapter 10)**  
39 **(Staff: Dana Bowers)**  
40

41 Ms. Bowers presented the archeologic and historic chapter of the Thurston County Com-  
42 prehensive Plan. She spoke of the delineation of cultural resources between pre and post-  
43 colonization. Commissioner Hansen wondered if there should be three timeline categories:

1 pre-1850 resources, post-1850, associated with local tribes, and post-1850, which the  
2 County is responsible for. He was curious how staff landed with those categories. Ms.  
3 Bowers responded that there are resources post-1850 that the tribes hold jurisdiction over.  
4 Typically, post-1850 colonial resources are referred to as historic resources and pre-1850  
5 archeological resources are considered ancient cultural resources. Those are the terms that  
6 the tribal partners provided. Commissioner Halverson asked why they would like to main-  
7 tain confidentiality. Ms. Bowers explained that, in the past, registration had damaged cul-  
8 tural and historical sites due to foot traffic or overwhelming the site.

9  
10 Commissioner Casino asked if the County had a duty to protect the archeological sites that  
11 are the tribes' resources. If so, does the tribe communicate that to the County somehow in  
12 a confidential manner? Ms. Bowers confirmed that the County must protect resources and  
13 that project proposals are submitted to tribes for review depending on the location and  
14 funding used.

15  
16 Commissioner Pestinger mentioned the language about staff "gaining access" to tribal re-  
17 sources. He made the point regarding the long history of plundering Native American re-  
18 sources and that the County should work hard to maintain confidentiality. With a minor  
19 language change, it could be that the staff is not trying to "gain access" but rather protect  
20 the confidentiality of their resources. Ms. Bowers responded that the County does not have  
21 a staff member who has access to the confidential list in any capacity and would be gain-  
22 ing access to the list to review applications and protect resources. Right now, the County  
23 must hire an archeologist to gain access to the state database to review projects.

24  
25 Commissioner Bumbarger commented that gains may not be the right word. A word such  
26 as establish or protected could be more precise.

27  
28 Commissioner Halverson asked if these sites are all on tribal land and, if not, how the  
29 County's permit staff review projects. Ms. Arai stated that environmental review is the pri-  
30 mary mechanism for sending information to the tribes and collecting concerns about a par-  
31 ticular site or project.

32  
33 Commissioner Casino questioned whether property owners get notified if there are tribal  
34 resources on their land. Ms. Bowers replied no, they would be unknown until discovery.  
35 The permits that require SEPA are the ones that have the cultural resources reviewed. The  
36 properties not requiring SEPA review do not go through the cultural resources review. Un-  
37 less somebody inadvertently discovers something and then lets the County know.

38  
39 Ms. Bowers brought up the Historic Commission and explained the function of the advi-  
40 sory board. Further conversation occurred surrounding the Historic Commission, the  
41 members, and topics over which the Historic Commission has oversight.

42  
43 Commissioner Pestinger mentioned the Jacob Smith House and asked if it was on the city  
44 of Lacey's historical register. Further conversation surrounded the cities, state, and federal  
45 historical register. Commissioner Pestinger referred to the connotation of historical, arche-  
46 ological, and cultural resources as somewhat confusing in interchanging terms. He refer-

1 enced Pierce County's chapter and felt they used historical and cultural resources more in-  
2 tentiously. Ms. Bowers explained that while working with the tribal partners, they clari-  
3 fied that cultural resources can include historical resources.  
4

5 Commissioner Bumbarger brought up the word exploration/settlement versus architecture  
6 and its use to discuss farms and houses. He stated that 'exploration' could mean what was  
7 discovered instead of what was built by the settlers. During that discussion, Ms. Arai  
8 looked at the Lacey Historical Register and verified that the Jacob Smith house is on the  
9 city's list of historical sites. He brought up other wording points, including "or" and "/" be-  
10 ing used, and called attention to consistency throughout the document.  
11

## 12 **Continued Business**

### 14 **6. 7:20 P.M. 2024-2025 Docket Update**

15 *(Staff: Andrew Boughan)*  
16

17 Mr. Boughan presented the 2024-2025 approved docket and quickly reviewed each project.  
18 Commissioner Casino asked if the projects not approved for this docket cycle would need  
19 to go through the entire process, including paying fees again to be considered. Ms. Arai  
20 stated, yes. Mr. Boughan added that the only fee paid upfront is the docket fee. Commis-  
21 sioner Casino asked how much that was. Mr. Boughan answered around \$600.00.  
22

23 Commissioner Halverson recognized the projects on the list that have already been through  
24 the planning commission process. Mr. Boughan replied that the list is primarily for the  
25 board to work from. Ms. Arai added that the staff intended to have scoping meetings with  
26 the Planning Commission before the draft code 'annual update' work started. The current  
27 development docket projects are limited in what they can accomplish, so spending time  
28 scoping them does not make sense at the planning commission level. The draft code, spe-  
29 cifically the less restrictive alternative housing, could be seen as early as the next two  
30 weeks, as the legal parameters drive that. The rezone requests will likely not be worked on  
31 until 2025, as the BoCC has the rezone requests that the Planning Commission worked on  
32 in 2023. Commissioner Halverson asked if the City of Olympia and Tumwater Joint Plans  
33 were adopted. Ms. Arai mentioned that the BoCC adopted the Joint Plans. However, staff  
34 will need time to align the county and city development codes for adoption.  
35

36 Commissioner Casino mentioned the LRA code and asked if the county was waiting for  
37 the state's direction since it is such a significant topic. Ms. Arai explained that the staff will  
38 update those parallel with the state so that the Board will keep that on the legislative  
39 agenda. She continued that staff will work within the limited parameters around public  
40 notice and building/safety requirements. Commissioner Casino asked if there would be a  
41 definition for the area's land use. Ms. Arai replied, yes, listed under the new uses and stand-  
42 ards. Mr. Boughan added that would fall under the hearing examiner's special use variance.  
43

44 A conversation occurred about the workload surrounding the docket, the process each pro-  
45 ject follows, the planning commissioner's time constraints, and where projects get "bottle-  
46 necked" within the established process.  
47  
48



1 7. 8:06 P.M. General Thurston 2045 Update

2 (Staff: Ashley Arai)

3  
4 Ms. Arai mentioned that a new section of the agenda, called upcoming outreach events,  
5 had been added. She continued that the BoCC directed staff to develop a sustainable land  
6 use alternative for housing capacity analysis.

7  
8 Commissioner Pestinger reflected on his previous stance of including an all-encompassing  
9 county history and wanted to share that he had a change of thought. He believed the his-  
10 torical chapter should house the aspects and stories of the history in our county and not be  
11 in an introduction or appendices as historical references should be cited. The rest of the  
12 Planning Commission agreed. Ms. Arai asked if the Planning Commission wanted to  
13 move in that direction. She will have Ms. Bowers ask the Historic Commission to review  
14 the subjects they have expertise in. She continued to state that there was no tribal repre-  
15 sentation on the historic commission and kept the pieces recommended to the County by  
16 the tribes. Commissioner Halverson mentioned that adding a historical reference guide  
17 could be helpful. Ms. Arai agreed and mentioned the excellent resources already available.

18  
19 **MOTION: Commissioner Pestinger moved to create a list of references to add to the**  
20 **historic chapter of the comprehensive plan. Commissioner Halverson seconded. The**  
21 **motion passed unanimously with a voice vote.**

22  
23 **Other Business**

24  
25 8. 8:10 P.M. STAFF UPDATES

26 (Staff: Andrew Boughan, Ashely Arai)

27  
28 Ms. Arai explained that the senior planner position is closed and will be holding inter-  
29 views in the next couple of weeks.

30  
31 9. 8:18 P.M. CALENDAR

32  
33 *April 17, 2024: Work Session #11: Thurston 2045 - Capital Facilities (6) & Utilities (7)*  
34 *May 1, 2024: Work Session # 13: Thurston 2045-Climate & Housing (Chapter 10) Anal-*  
35 *ysis Update. Work Session #2 LRA Code and set a public hearing*

36  
37 10. 8: 19 P.M. GOOD OF THE ORDER

38  
39 Commissioner Pestinger reported out the redlined version of the Rules & Procedure sub-  
40 committee. Further conversation took place regarding the changes and additions and how  
41 to get the changed document adopted.

42  
43 Commissioner Halverson mentioned the April 5, 2024, meet and greet with the new  
44 county manager from 4:30–6:30 P.M. at the Atrium.

45  
46 Chair Day wondered if staff could send calendar invites for upcoming engagement oppor-  
47 tunities. Ms. Arai stated yes.

Commissioner Pestinger mentioned a few actions in the Rules & Procedures for the Planning Commission that have not been completed. He mentioned the record of attendance delivered monthly and questions or actions of the staff/planning commission that require follow-up. He asked staff if they wanted that included in the new version of the Rules & Procedures. Ms. Arai stated that there is a list of follow-up items and attendance. She is happy to provide it, whether the planning commission wants that information, and whether it is relevant to their business. Mr. Boughan mentioned the new agenda-setting system that the BoCC will deploy, which will be a standardized time stamp-based minutes system.

**11. 8:09 P.M ADJOURN**

With no further business, the meeting adjourned at 8:09 P.M. by Chair Day.

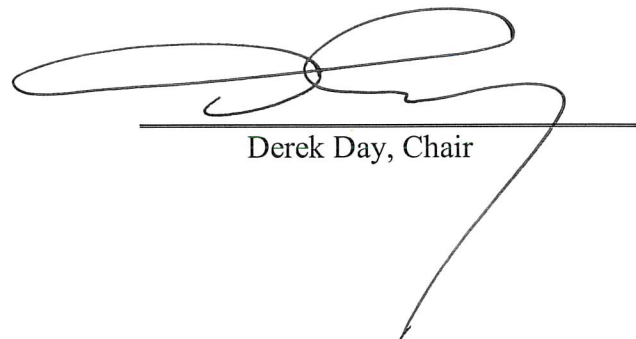
**12. FOLLOW-UP REQUESTS**

1. Add follow-up requests and attendance records to meeting minutes per Planning Commission Rules & Procedures.
2. Confirm the process for updating Rules & Procedures.
3. Send out calendar notices for Thurston 2045 Outreach Events as applicable.

**13. ATTENDANCE RECORD 2024**

**Number of Meetings: 5**

	Day	Bumbarger	Halverson	Casino	Hansen	Kaiser	Nelson	Fishburn	Pestinger	Bartlett
Present	5	5	5	4	5	4	5	4	5	3
Absent	0	0	0	1	0	1	0	1	0	2



Derek Day, Chair

Prepared by Tosha Knight

