



THURSTON COUNTY PLANNING COMMISSION

Minutes January 19, 2022

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

Chair Simmons called the January 19, 2022 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 new Commissioners: Barry Halverson, Joel Hansen and Helen Wheatley

Each new Commissioner gave a brief introduction of themselves and why they wanted to join the Planning Commission.

Absent: none

Staff: Christina Chaput and Andrew Deffobis

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

MOTION: Commissioner Karman moved to approve the agenda. Commissioner Nelson seconded. Motion carried, as amended.

Add agenda item to consider additional docket item for the BoCC.

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

MOTION: Commissioner Karman moved to approve the January 5, 2022 meeting minutes. Commissioner Casino seconded. Motion carried.

The official audio is available on line at:

http://www.co.thurston.wa.us/planning/planning_commission/planning_comm_minutes.html

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

1. Don DeHan, Olympia
2. Phyllis Farrell, Olympia

5. **6:38 P.M. ELECTIONS**

The Nominating Committee comprised of Commissioner Karman and Commissioner Nelson polled the Planning Commission (active members as of last week) by phone and it was recommended that Commissioner Casino be nominated for Chair and Commissioner

1 Karman be nominated for Vice Chair. There were also nominations from the floor of newly
2 appointed Commissioner Wheatley for Chair and Commissioner Pestinger for Vice Chair.
3

4 **MOTION: Commissioner Karman, on behalf of the nominating committee, moved to**
5 **nominate Commissioner Casino as Chair and himself as Vice Chair. Commissioner**
6 **Nelson seconded.**

7 **MOTION: Commissioner Wheatley moved to nominate herself as Chair.**
8 **Commissioner Pestinger seconded.**

9 **MOTION: Commissioner Pestinger moved to nominate himself as Vice Chair.**
10 **Commissioner Hansen seconded.**

11 **Motion carried to elect Commissioner Casino as Chair and Commissioner Karman**
12 **as Vice Chair with a quorum of 5 of 8 vays.**
13

14 While polling the Commissioners about the nominations, the following feedback was
15 provided for improvements going forward. The Planning Commission would like a
16 representative to be present at BoCC board briefings where a recommendation has been
17 given to assist in answering any questions the Board may have. Ms. Chaput will look into
18 this request to see how this might work. The recommendations are usually a part of a larger
19 discussion with the Board. There may be a way to give the BoCC additional information
20 should they ask on a recommendation other than attending the briefings.
21

22 It was asked if the Rules of Procedures are amendable for Planning Commission and the
23 answer is yes. Section 9 relates to how items are transmitted to the BoCC. The Chair
24 requested this item be brought back for a future agenda item.
25

26 **6. [6:50 P.M. WORK SESSION: HABITAT CONSERVATION PLAN](#)**
27 *(Staff: Christina Chaput)*
28

29 Ms. Chaput stated we are close to having approval from USFWS for the Habitat
30 Conservation Plan. Tonight will be a high level overview of the Plan and its contents. More
31 specific details will be presented in the future with the implementing ordinance. She
32 presented a Power Point and video which showed why we started this process and where
33 we are now. At its core it is a mitigation plan that will allow the County to obtain a permit
34 from USFWS. It is a pathway forward for projects in some areas of Thurston County where
35 the species live and have habitat. It also provides certainty over the next 30 years for
36 development and protection. There were questions by Planning Commission which Ms.
37 Chaput answered. A discussion ensued. Ms. Chaput committed to bringing back the dollar
38 amount the county now has available for the mitigation credits. The cost per credit will
39 also be discussed at a future meeting. And she will have a hard copy of the HCP available
40 at the front desk for Commissioner Halverson, and any other member would like one.
41

42 The Planning Commission will be asked to review the mechanism to implement the plan
43 which is the ordinance. In it will be the types of permitting needed, the fees, and incidental
44 take coverage. The Critical Area Ordinance will also need to be amended to referencenew
45 ordinance.
46

47 **7. [7:40 P.M. WORK SESSION: SHORELINE MASTER PROGRAM](#)**
48 *(Staff: Andrew Deffobis)*

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2 Mr. Deffobis welcomed the new members and gave a quick overview of the SMP for their
3 benefit. He will also send out background information to the new members to help
4 assimilate the information. Tonight's topic and Power Point will be the environment
5 designation of select shoreline reaches and citizen requests to determine if some
6 designations should change, based on the criteria. He also gave background on how the
7 shoreline environmental designations (SED's) were developed and the methodology used.
8 He also confirmed our draft document is written under the current RCW's and if other
9 legislation is adopted before this review is complete, there would be room to address other
10 policy language at that time. He will keep an eye on bills being considered that may affect
11 this update.
12

13 As the MBU16 – MBU17 reach (in the vicinity of Boston Harbor on Budd Inlet) and
14 criteria were discussed there was much discussion by the Planning Commission. The past
15 designations were compared to current designations as well. There were questions and
16 comments by the Planning Commission which Mr. Deffobis answered. A discussion
17 ensued. At the next meeting this review of the SED's will continue with the hope of a
18 decision being made on whether to recommend changes in the draft. Mr. Deffobis
19 committed to bringing back additional information to help the discussion, including
20 mapping, details of area sewer systems and drainages to Zangle Cove.
21

22 As a reminder, the SED's are one part of the no net loss equation. The county must prepare
23 a cumulative impacts analysis to ensure the SMP update will achieve a standard of no net
24 loss of ecological functions. Staff will work with Ecology ahead of finalizing the SMP to
25 ensure we are on the right path to achieve and demonstrate no net loss.
26

27 **8. [8:46 P.M. STAFF UPDATES](#)**
28 *(Staff: Christina Chaput)*
29

30 No staff updates tonight.
31

32 **9. [8:46 P.M. CALENDAR](#)**
33

34 February 2, 2022: All plan on attending.
35 February 16, 2022: All plan on attending.
36

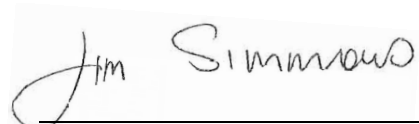
37 **10. [8:46 P.M. DOCKET ITEM REQUEST](#)**

38 Commissioner Karman asked if the Planning Commission could request a docket item be
39 brought to the Board of County Commissioners to be considered adding to the docket:
40 Drainage Manual update. Staff confirmed that document does not need to go through the
41 Board but is updated through the Public Works department. Also noted, the Board is
42 actually past the point of bringing more items to be considered as they are next setting the
43 date to open up the public comment period for all of the proposed items.
44

45 **11. [8:51 P.M. ADJOURN](#)**
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47 With there being no further business, Chair Simmons adjourned the meeting at 8:51 p.m.
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3 Prepared by Polly Stoker



Jim Simmons, Chair