



THURSTON COUNTY PLANNING COMMISSION

Minutes January 22, 2020

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

Commissioner Nelson called the January 22, 2020 meeting of the Thurston County Planning Commission to order at 6:30 p.m. Commissioners provided self-introductions.

Attendance: Commissioners Scott Nelson, Jim Simmons, Doug Karman, Don DeHan, Donna Nickerson, Raul deLeon, Tyle Zuchowski, and Eric Casino.

Absent: Ed Fleisher

Staff: Jennifer Davis, Brett Bures, Maya Teeple, Andrew Deffobis

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

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

3. 6:30 P.M. PUBLIC COMMUNICATIONS (Not associated with topics for which public hearings have been held.)

1. Brian Wilmovsky, Rochester, WA
2. Carolyn Wilmovsky, Rochester, WA
3. Patrick Townsend, Olympia, WA
4. Jeff Merryman, Rochester, WA
5. Dianni Taylor Eckerson, Shelton, WA
6. Katherine Townsend, Olympia, WA
7. Christy White, Olympia, WA

4. 6:45 P.M. APPROVAL OF MINUTES

MOTION: Commissioner deLeon moved to approve the December 18, 2019 minutes and accept the audio as the official record. Commissioner DeHan seconded. Motion carried.

MOTION: Commissioner DeHan moved to approve the January 8, 2020 minutes and accept the audio as the official record. Commissioner deLeon seconded. Motion carried.

The official audio is available on line at:
http://www.co.thurston.wa.us/planning/planning_commission/planning_comm_minutes.html

1 5. **6:50 P.M. WORK SESSION: DOCKET ITEM A-16: AMEND THE CRITICAL**
2 **AREA DETERMINATION VALIDITY PERIOD**

3 *(Staff: Brett Bures)*
4

5 Ms. Davis introduced Brett Bures, Building and Planning Manager for CPED, who
6 presented a proposed code amendment to increase the vesting time for gopher reviews as
7 well as other critical area reviews from one year to three years. This issue is timely to
8 ensure the change will be implemented before the next gopher review season begins on
9 May 1, 2020. This proposed increase will help citizens in the interim until the Habitat
10 Conservation Plan is complete. There were questions and comments by the Commissioners
11 which Mr. Bures addressed. A discussion ensued.
12

13 **MOTION: Commissioner Karman moved to set a public hearing on February 19,**
14 **2020 for A-16: Amend the Critical Area Determination Validity Period.**
15 **Commissioner Simmons seconded. Motion carried.**
16

17 There was a desire by the Planning Commission to bring to the public hearing the option
18 of increasing vesting time to five years versus the requested three years. It was confirmed
19 this could be an option to consider for some of the different critical areas but the gopher
20 would need to remain three years to match the BoCC approved protocol. Mr. Bures also
21 committed to bring back the cost breakdown for the different permits affected.
22

23 6. **7:10 P.M. WORK SESSION: SMP CHAPTER 19.600**

24 *(Staff: Andrew Deffobis)*
25

26 The SMP study hall started with a motion.
27

28 **MOTION: Commissioner Karman moved to instruct staff to develop the draft SMP**
29 **to reflect the least restrictions on private property owners as allowed in state law and**
30 **as directed by the Board of County Commissioners, and any policies which are viewed**
31 **as more restrictive be presented as an option outside of the draft document.**
32 **Commissioner Casino seconded.**
33

34 During the discussion consideration of this motion some concerns included the amount of
35 time already spent by staff on this version of the draft document. Another concern was that
36 looking at the draft now, it is hard to see what the options are for requested changes since
37 they are not shown in the document yet. Staff confirmed the BoCC's guidance of least
38 restrictive was how staff built the current version in certain areas while still remaining in
39 compliance with state regulations. The previous version was from 1990 which is why you
40 see so many changes. The page by page approach presented tonight was how staff was
41 trying to proceed to accomplish the discussion of optional changes the Planning
42 Commission as a whole desires. Flagging areas in the document which are more restrictive
43 as the page by page approach happens versus rewriting the whole thing would be less
44 cumbersome for staff. This would also accomplish the Planning Commission's desire to
45 see which areas are more than least restrictive and give options to change those sections
46 for consideration at the public hearing. There were questions and comments by the
47 Commissioners which Mr. Deffobis addressed.
48

1 **MOTION: Commissioner Casino moved to table the previous motion. Commissioner**
2 **DeHan seconded. Motion carried unanimously.**
3

4 **MOTION: Commissioner Casino moved to instruct staff to compile a listing of areas**
5 **where the proposed code is more restrictive than required by state law in the current**
6 **draft SMP. Commissioner DeHan seconded. Motion carried unanimously.**
7

8 The discussion then turned to the previous request from the Planning Commission to staff
9 to have the environmental designation changes reviewed including confirmation that
10 designation changes applied to any parcels are actually correct. Information regarding how
11 draft designations were applied to shoreline reaches is found in the Inventory and
12 Characterization and Shoreline Environment Designations reports. Staff will return at a
13 future meeting with information regarding shoreline environment designations. Most
14 important to the Planning Commission was to ensure a process was in place to notify the
15 citizens affected by these changes. It was requested to have this as an agenda item in
16 advance of the future open house and public hearing.
17

18 7. **8:10 P.M. WORK SESSION: COMP PLAN UPDATE: MINERAL LANDS**
19 **OVERVIEW**

20 *(Staff: Maya Teeple)*
21

22 Ms. Teeple presented a Power Point on the Comprehensive Plan Update 2020 items to be
23 reviewed. The next two meetings will have Mineral Lands on the agenda, and then in
24 March, Long Term Forestry and the Health Chapter will be reviewed. Tonight will focus
25 on Mineral Lands and the proposed changes in Chapter 2: Land Use Acreages and Chapter
26 3: Background and Policy Text, and Thurston County Code sections. There were questions
27 and comments by the Commissioners which Ms. Teeple addressed. She confirmed the
28 policy language can still be changed but that an update and revision to the designation
29 criteria of mineral lands is not in the scope of work. A discussion ensued.
30

31 8. **8:55 P.M. ELECTIONS**

32 The Election Committee comprised of Commissioner deLeon and Commissioner Karman
33 polled the Planning Commission by phone and it was recommended that Commissioner
34 Nelson be nominated for Chair and Commissioner Simmons be nominated for Vice Chair.
35 There were no other nominations from the floor.
36

37 **MOTION: Commissioner deLeon moved to approve Commissioner Nelson as Chair,**
38 **and Commissioner Simmons as Vice Chair. Commissioner Karman seconded.**
39 **Motion carried unanimously.**
40

41 While polling the Commissioners about the elections the following feedback was provided
42 for improvements going forward. The Planning Commission would like staff to look into
43 providing each of them with a county email address to ensure their private emails are not
44 disclosed in public records requests. Also requested was to have consistent feedback on
45 the actions of the BoCC once the Planning Commission recommendations are sent. Also
46 suggested for improvement was to create a more formal onboarding process for new
47 commissioners to get up to speed as possible. Lastly, provide more detailed involvement
48 or feedback on totally rewritten regulations.

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9. 9:00 P.M. STAFF UPDATES

Ms. Davis shared the newly adopted Comprehensive Plan Update was appealed by Futurewise for a petition of review by Growth Hearings Board. Issues were designating long term ag; county failed to achieve a variety of rural densities; and also the CFP was mentioned as missing projected funding capacities and moneys. Staff has 30 days to build an index to respond. She will email out the actual appeal to the Planning Commission.

In response to one of the public communications comments about meetings in Rochester, Ms. Davis confirmed when the PID Special Use amendment topic is being discussed it is an option to hold community outreach in the Rochester area. Chair Nelson would also like to consider having a Planning Commission meeting down south as well when the topic is on a future agenda.

**10. 9:05 P.M. CALENDAR
(Staff: Jennifer Davis)**

February 5, 2020: all plan on attending
February 19, 2020: Don DeHan will not attend.

11. 9:10 P.M. ADJOURN

With there being no further business, Chair Nelson adjourned the meeting at 9:10 p.m.



Scott Nelson, Chair

Prepared by Polly Stoker, Recording Secretary