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
5. **6:50 P.M. WORK SESSION: DOCKET ITEM A-16: AMEND THE CRITICAL AREA DETERMINATION VALIDITY PERIOD**
   *(Staff: Brett Bures)*

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

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

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

6. **7:10 P.M. WORK SESSION: SMP CHAPTER 19.600**
   *(Staff: Andrew Deffobis)*

The SMP study hall started with a motion.

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

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

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

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

7. **8:10 P.M. WORK SESSION: COMP PLAN UPDATE: MINERAL LANDS OVERVIEW**
   (Staff: Maya Teeple)

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

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

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

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

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