



THURSTON COUNTY PLANNING COMMISSION

Minutes February 19, 2020

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2 **1. 6:45 P.M. CALL TO ORDER**
3 Commissioner Nelson called the February 19, 2020 meeting of the Thurston County
4 Planning Commission to order at 6:45 p.m. Commissioners provided self-introductions.
5
6 **Attendance:** Commissioners Scott Nelson, Jim Simmons, Doug Karman, Don DeHan,
7 Donna Nickerson, Ed Fleisher, Tyle Zuchowski, Raul DeLeon and Eric Casino.
8
9 **Absent:** none
10
11 **Staff:** Jennifer Davis, Brett Bures, Andrew Deffobis, Brad Murphy
12
13 **2. 6:45 P.M. APPROVAL OF AGENDA**
14
15 **MOTION: Commissioner Karman moved to approve the agenda. Commissioner**
16 **DeHan seconded. Motion carried.**
17
18 **3. 6:45 P.M. PUBLIC COMMUNICATIONS (Not associated with topics for which**
19 **public hearings have been held.)**
20
21 1. Todd Wilmovsky
22
23 **4. 6:45 P.M. APPROVAL OF MINUTES**
24
25 **MOTION: Commissioner Karman moved to approve the February 5, 2020 minutes**
26 **and accept the audio as the official record. Commissioner Simmons seconded.**
27 **Motion carried.**
28
29 The official audio is available on line at:
30 [http://www.co.thurston.wa.us/planning/planning_commission/planning_comm_minutes.h](http://www.co.thurston.wa.us/planning/planning_commission/planning_comm_minutes.html)
31 [tml](http://www.co.thurston.wa.us/planning/planning_commission/planning_comm_minutes.html)
32
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34 **5. 6:50 P.M. STAFF UPDATES**
35 *(Staff: Jennifer Davis)*
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37 Chair Nelson asked for Staff Updates to move up in the agenda because there was
38 additional time before the scheduled public hearing.
39
40 Ms. Davis reminded the Commissioners about the upcoming annual dinner with the
41 Board of County Commissioners on February 27. The Commissioners asked for details to
42 be sent out about this event.
43

1 Ms. Davis briefly described the 2020-2021 Preliminary Dockets of Comprehensive Plan
2 Amendments and Development Code Amendments included in the packet. She invited
3 Planning Commissioners to provide written comment on the amendment proposals during
4 the current public comment period, which goes to March 4.
5

6 Ms. Davis addressed a letter to the Planning Commissioners from the Board of County
7 Commissioners, which was handed out at the beginning of the meeting. She said the
8 Board wanted to provide some additional direction and expectations about Planning
9 Commission roles, and if the Commissioners have questions about the letter, she'd be
10 happy to bring those back to the Board.
11

12
13 **6. 6:55 P.M. CALENDAR**

14 *(Staff: Jennifer Davis)*
15

16 February 27, 2020 Special Mtg Appreciation Dinner- the Chair reminded Commissioners
17 to let staff know if they would be attending.

18 March 4, 2020: all plan on attending.

19 March 18, 2020: Commissioners Zuchowski and DeHan will be absent.
20

21 Chair Nelson reminded commissioners to let staff know if they would be attending the
22 March 7 open house in Rochester.
23

24 **The Chair paused the meeting for a 5 minute recess.**
25

26 **7. 7:00 P.M. PUBLIC HEARING: Amend the Critical Area Determination validity**
27 **period to be consistent with procedural timelines for gopher review and other critical**
28 **areas reviews (2019 Official Development Code Docket A-16-part)**

29 *(Staff: Brett Bures)*
30

31 Mr. Bures gave an overview of the proposal. He handed out a description of the current
32 gopher review process and described current fees for review. Staff is recommending Option
33 1, a 3-year validity period for all critical area determinations.
34

35 Commissioner DeLeon asked about what circumstances trigger gopher screening.
36 Commissioner Casino asked if the motivation for the extension was linked with the HCP.
37 Staff clarified the screening process and that this amendment was not related to the HCP,
38 but was for consistency with current protocols and responding to citizen needs.
39

40 No one signed up to testify. The Chair asked if anyone present wanted to testify; they did
41 not. The Chair closed the public hearing at 7:10 p.m.
42
43

44 **8. 7:10 P.M. WORK SESSION: Amend the Critical Area Determination validity period**
45 **to be consistent with procedural timelines for gopher review and other critical areas**
46 **reviews (2019 Official Development Code Docket A-16-part)**

47 *(Staff: Brett Bures)*
48

1 Commissioner Karman asked if the commission can suggest a 5 year validity period. Mr.
2 Bures said that the 3 years was developed with input from USFWS and legal review.
3 Discussion ensued about whether to extend the validity period to 5 years. Staff noted that
4 conditions on the ground do change with time.
5

6 **MOTION: Commissioner Zuchowski moved to recommend Option 1.**
7 **Commissioner Fleisher seconded. A brief discussion about three years versus five**
8 **years ensued. The Commission voted 5-4 in favor of Option 1 (3-year validity**
9 **period).**

10
11 **9. 7:25 P.M. WORK SESSION: Shoreline Master Program- Shoreline Environment**
12 **Designations**

13 *(Staff: Andrew Deffobis)*

14 Mr. Deffobis gave a powerpoint presentation describing the Ecology-recommended
15 Shoreline Environment Designations (SEDs) and how they were used to propose new
16 SEDs in the draft Shoreline Master Program (SMP).
17

18 Staff gave an overview of how the designations were applied, what parcels were changing
19 designation, and the background science and data used to make the determinations. Staff
20 also described how buffers were proposed to change, and how each site was unique and
21 evaluated based on site-specific conditions when projects came in for permit review.
22 Commissioners asked for clarification about the aquatic designation.
23

24 The Commissioners asked how people could appeal their designation, and requested that
25 staff explore options to appeal a designation (outside of a full-blown SMP amendment
26 process).
27

28 Staff described new flexibility proposed in the draft SMP for rebuilding and expanding
29 structures within the buffers. Commissioner Nelson asked for the ability to re-look at the
30 SED report and how the Inventory and Characterization were applied to ensure that the
31 designations made sense. Staff noted that all of the SED information is available online.
32

33 Commissioner Simmons asked about outreach to property owners, and staff noted that the
34 County was considering a direct mailout ahead of the open house to affected properties, in
35 addition to typical outreach.
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38 **10. 8:17 P.M. ADJOURN**

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40 With there being no further business, Chair Nelson adjourned the meeting at 8:17 p.m.

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44 Scott Nelson, Chair

Prepared by Jennifer Davis, Planning Manager.

