



# THURSTON COUNTY PLANNING COMMISSION

Minutes April 7, 2021

1  
2 **1. 6:35 P.M. CALL TO ORDER**

3 Chair Simmons called the April 7, 2021 meeting of the Thurston County Planning  
4 Commission to order at 6:30 p.m. Commissioners provided self-introductions.  
5

6 **Attendance:** Commissioners Doug Karman, Eric Casino, Jim Simmons, Ed Fleisher and  
7 Raul deLeon  
8

9 **Absent:** Scott Nelson, Donna Nickerson and Don DeHan  
10

11 **Staff:** Maya Teeple, Leah Davis, Andrew Deffobis  
12

13 **2. 6:35 P.M. APPROVAL OF AGENDA**

14  
15 **MOTION: Commissioner Karman moved to approve the agenda. Commissioner**  
16 **Casino seconded. Motion carried.**  
17

18 **3. 6:35 P.M. APPROVAL OF MINUTES**

19  
20 **MOTION: Commissioner Karman moved to approve the March 17, 2021 minutes.**  
21 **Commissioner Casino seconded. Motion carried.**  
22

23 The official audio is available on line at:

24 [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)  
25 [tml](http://www.co.thurston.wa.us/planning/planning_commission/planning_comm_minutes.html)  
26

27 **4. 6:35 P.M. PUBLIC COMMUNICATIONS (Not associated with topics for which**  
28 **public hearings have been held.)**

- 29  
30 1. John Woodford, Olympia, WA  
31 2. Christy White, Olympia, WA  
32

33 **5. 6:40 P.M. WORK SESSION: JOINT PLAN TUMWATER – FOLLOW UP**  
34 **DISCUSSION**

35 *(Staff: Maya Teeple, Leah Davis)*  
36

37 Ms. Teeple and Ms. Davis provided the time tonight to allow for more questions about  
38 the plan before the next joint meeting with Tumwater. There were questions and  
39 comments when staff addressed. Planning Commission was assured the citizens who will  
40 be affected by the proposed zoning changes will be notified in time for them to attend the  
41 next special meeting where the discussion will take place. A second mailing for the  
42 public hearing will include all of the property owners located within the 300-500 feet of  
43 the proposed zoning changes, distance dependent on whether they are in rural county or

1 the urban growth area. Also asked was the notification timeline for public hearings which  
2 is a minimum requirement of 20 days, and mailouts to land owners who's property is  
3 affected is 10 days.  
4

5 Looking at the Doodle poll, a quorum has responded to hold the special meeting on April  
6 15<sup>th</sup>, and May 20<sup>th</sup> for the proposed public hearing. It was confirmed we have received  
7 minimal public comment yet but expect that to increase once the property owners and  
8 surrounding land owners are alerted by the mailout.  
9

10 **6. 7:30 P.M. WORK SESSION: SHORELINE MASTER PROGRAM**

11 *(Staff: Andrew Deffobis)*  
12

13 Mr. Deffobis continued the review of Chapter 19.600 of the draft Shoreline Master  
14 Program document in hopes of receiving feedback from the Planning Commission on  
15 specific amendments or options for the public to consider. There was one written  
16 comment provided which was emailed to Planning Commission and uploaded to the  
17 Planning Commission website. He also followed up on a past question on the definition  
18 of critical saltwater habitat and if eelgrass beds mentioned in that definition differentiated  
19 between native and non-native species. He found in 2010 WDFW excluded non-native  
20 eel grass as habitat even though this is not stated in the WAC. At Planning Commission's  
21 recommendation, he will add this information to commemorate it in the draft.  
22

23 The next update provided was on the letter of exemption and what it means. It is a "non-  
24 permit" which a land owner would receive when their activity is categorically exempt  
25 from a permit under the SMP. Ecology recommended we work with current planning to  
26 make it clear what that threshold is to clarify in the draft SMP. This will be a part of the  
27 fact sheets being prepared to go with the open house. The plan is to use the fact sheet  
28 materials as the basis of the upcoming pamphlet as well.  
29

30 Mr. Deffobis' last follow up for tonight is the clarification on public access which is  
31 found in Ch.19.600.165, and on who is the "public" mentioned. Checking in with  
32 Ecology he learned in some cases community access is appropriate, others more broad  
33 public access is appropriate. The case law on past decisions can help determine this.  
34 Access must be commensurate with the development and level of impact it is having and  
35 should be scalable. A discussion ensued on some development standards language to add  
36 into the draft document including historic access. He will add this language to the draft  
37 SMP for the Planning Commission to review in the updated version and for the public to  
38 react to, also noting it will all be subject to approval by Ecology in the end.  
39

40 Next, the review of development standards he continued with Chapter 9.600. There were  
41 other questions and comments from the Planning Commission as the review ensued  
42 which Mr. Deffobis answered or noted on the draft document to get further clarifications.  
43 It was decided to discuss the shoreline stabilization section at the next meeting, and also  
44 Chapter 19.700 if time permits.  
45  
46  
47  
48

1 7. 8:20 P.M. STAFF UPDATES

2 (Staff: Maya Teeple)

3  
4 Ms. Teeple reminded the Planning Commissioner to submit their Bios and once all have,  
5 Polly will send a pdf to the group. At the next regular meeting the Wireless Code will be  
6 back on the agenda, along with the SMP. The Special Planning Commission meeting for  
7 the Joint Plan with Tumwater will be on April 15<sup>th</sup> and meeting materials will be send out  
8 tomorrow. The Board of County Commisioners did had 2 amendments to the official  
9 dockets: Beaver Creek and the Emergency Housing Ordinance. At this time, they have  
10 not reprioritized the list.

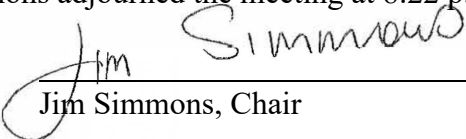
11  
12 8. 8:22 P.M. CALENDAR

13  
14 April 21, 2021: all plan on attending.

15 May 5, 2021: Commissioner Karman will not attend.

16  
17 9. 8:22 P.M. ADJOURN

18  
19 With there being no further business, Chair Simmons adjourned the meeting at 8:22 p.m.

20  
21   
22 \_\_\_\_\_  
23 Jim Simmons, Chair

Prepared by Polly Stoker