



THURSTON COUNTY PLANNING COMMISSION

Minutes May 5, 2021

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

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

Attendance: Commissioners Scott Nelson, Donna Nickerson, Don DeHan, Eric Casino, Jim Simmons, Ed Fleisher and Raul deLeon

Absent: Doug Karman

Staff: Jennifer Davis, Maya Teeple, Kaitlynn Nelson, and Andrew Deffobis

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

MOTION: Commissioner Nelson moved to approve the agenda. Commissioner Casino seconded. Motion carried.

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

MOTION: Commissioner Casino moved to approve the April 7, 2021 minutes. Commissioner DeHan 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. 6:30 P.M. PUBLIC COMMUNICATIONS (Not associated with topics for which public hearings have been held.)

1. Loretta Steppanen, Olympia, WA
2. Josh Stottlemyer, Olympia, WA
3. Christy White, Olympia, WA
4. Meridee Pabst, Olympia, WA
5. Steven Zimmerman, Olympia, WA

5. 6:55 P.M. WORK SESSION: 2021-2026 CAPITAL IMPROVEMENT PROGRAM MINOR AMENDMENT

(Staff: Jennifer Davis, Guest: Robin Campbell, Assistant County Manager)

Ms. Davis introduced Robin Campbell, Assistant County Manager to assist in the questions and discussion around the minor amendment needed for the Capital Improvement Program. The memo was reviewed which explained the minor amendments needed to the CIP, a 6-year financing plan for capital projects. Two projects

1 need to be added for county administrative facilities: a lease for a property on Pacific
2 Avenue and a purchase of a location in Tumwater. The amendment is to add these project
3 descriptions and the cost estimates to the CIP enable the county to spend real estate
4 excise tax funds this year on the proposals. There were questions and comments which
5 staff addressed.

6
7 **MOTION: Commissioner Fleisher moved to set a public hearing for June 2nd, 2021**
8 **on the 2021-2026 Capital Improvement Program Minor Amendment.**
9 **Commissioner Nelson seconded. Motion carried unanimously.**

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11 6. **7:00 P.M. WORK SESSION: 2021 BUILDABLE LANDS OVERVIEW**
12 *(Staff: Maya Teeple, Guests TRPC: Allison Osterberg, Michael Ambrogi)*

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14 Ms. Teeple introduced the guest speakers from Thurston Regional Planning Council,
15 Allison Osterberg and Michael Ambrogi. Mr. Ambrogi shared a Power Point
16 presentation on the 2021 Buildable Lands Overview. This document is used as a planning
17 guide for other mandatory Growth Management Act policies and plans like the periodic
18 Comprehensive Plan Update and Joint Plan Updates. TRPC does this work on behalf of
19 government entities while being funded by Department of Commerce and their focus is
20 forecasting and population projections. This presentation is being shared with the cities
21 and planning commissions, keeping in mind there are different goals for urban and rural
22 areas. In Thurston County that is important since it has jurisdiction over urban and rural
23 areas. There were questions and comments which TRPC addressed. Ms. Osterberg then
24 shared the trending results of the Sustainable Thurston goals as it relates to Buildable
25 Lands. There were suggestions from a stakeholders group to help form recommendations
26 to keep Thurston County goals in line with actual development trends. One being
27 extending the end goal currently set for 2035 to 2045. A discussion ensued. Next steps
28 will be for TRPC to present this information to the Board of County Commissioners and
29 will then be a resource for the upcoming Comprehensive Plan Update in 2025.

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31 7. **7:45 P.M. WORK SESSION: WIRELESS CODE**
32 *(Staff: Kaitlynn Nelson, County Consultant: Ken Fellman of Kissinger & Fellman)*

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34 Ms. Davis opened by sharing we have been getting a lot of public comments on this topic
35 and all of those comments are being forwarded to the Planning Commission and posted
36 online. She also mentioned currently our wireless code is out of compliance with federal
37 law which means we don't have much local control. With this update we will be able to
38 come into compliance to ensure legal permitting processes are in place to ensure wireless
39 facilities are sited appropriately in our county. We also welcome back Ken Fellman, the
40 County's consultant who has significance experience helping local governments navigate
41 this complex issue. It is still early in the process and there is plenty of time for the public
42 to comment which is why we are requesting a public hearing to be set tonight. Mr.
43 Fellman then shared his background which includes representing local governments for
44 over 35 years with telecommunications issues and part of that time specifically advocating
45 to the FCC to allow local control over issues like these. He will explain as best he can
46 where our regulatory authority is, where that has been preempted by either state or
47 federal law, and where the law is unclear and what potential risks are in law
48 interpretation. The goal is to put the Planning Commission in the best position to make an

1 informed recommendation to the Board of County Commissioners. Ms. Nelson then
2 presented a Power Point to go over some details of the code update, including permitting
3 processes. There were many comments and questions asked by the Planning
4 Commission which staff and Mr. Fellman answered. A discussion ensued.
5

6 **MOTION: Commissioner Fleisher moved to set a public hearing for June 2nd, 2021**
7 **on the Wireless Code. Commissioner Nelson seconded. Motion carried with 7 yays**
8 **and 1 nay.**
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10 **8. 8:15 P.M. WORK SESSION: SHORELINE MASTER PROGRAM**

11 *(Staff: Andrew Deffobis)*
12

13 Mr. Deffobis started the review of Chapter 19.700 of the draft Shoreline Master Program
14 document in hopes of receiving feedback from the Planning Commission on specific
15 amendments or options for the public to consider. There was one written comment
16 provided by Commissioner Karman regarding shoreline stabilization which will be
17 reviewed at the next meeting where he is in attendance. Also, the shoreline appendixes
18 will be discussed at the next meeting.
19

20 **9. 8:20 P.M. STAFF UPDATES**

21 *(Staff: Jennifer Davis)*
22

23 Ms. Davis stated that as mentioned during the Buildable Lands presentation there is an
24 ongoing project to review agriculture policy, which will eventually come to the Planning
25 Commission for review. If you are interested in learning more about this topic there is a
26 BoCC briefing next week on May 13th at 11:30am which you can view on the County's
27 YouTube channel live, or watch the recorded version later.
28

29 The next regular Planning Commission meeting will be canceled for May 19th since we
30 have a Special meeting on May 20th which is a Public Hearing for the Tumwater Joint
31 Plan. It will be important to have a quorum on May 20th and also on June 2nd when the
32 public hearings are held and staff will be reaching out to ensure all can attend.
33

34 Chair Simmons requested that Planning Commissioners log onto the Zoom meeting links
35 a little early for each meeting to ensure we can start on time and be respectful to staff and
36 the public who log in to view the meetings.
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38 **10. 8:25 P.M. CALENDAR**

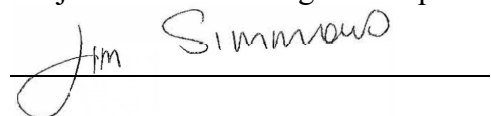
39 May 19, 2021: canceled

40 May 20, 2021 Special Public Hearing: All plan on attending

41 June 2, 2021: All plan on attending
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44 **11. 8:25 P.M. ADJOURN**

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46 With there being no further business, Chair Simmons adjourned the meeting at 8:25 p.m.
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2 Prepared by Polly Stoker

Jim Simmons, Chair