



THURSTON COUNTY PLANNING COMMISSION

Minutes May 6, 2020

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

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

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

Absent: Raul deLeon

Staff: Jennifer Davis, Maya Teeple, Andrew Deffobis

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

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

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

MOTION: Commissioner DeHan moved to approve the March 4, 2020 minutes and accept the audio as the official record. Commissioner Karman 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. Phyllis Farrell
2. John Woodford
3. Patrick Townsend
4. Loretta Seppanen
5. Mark Hancock
6. Mary Castle
7. Ryan Ransavage
8. Lisa Riner

1 **5. 7:00 P.M. WORK SESSION: COMP PLAN UPDATE: MINERAL LANDS**

2 *(Staff: Maya Teeple)*

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4 Ms. Teeple presented a powerpoint presentation on the Mineral Lands stakeholder group
5 meeting results earlier this year which were requested to take place by the Planning
6 Commission. Ms. Teeple shared the results of these additional meetings and where the
7 group gained consensus on: removing continuous noise monitoring option, suggested
8 changes around the co-designation of agriculture, and allowing expansion of existing
9 mines within 1000 feet from UGAs. One topic they did not gain consensus on was
10 expansion of existing mines within 1000 feet of parks, and expansion and new mines
11 within 1000 feet if a park was donated. Both the UGA and Parks components are
12 reflected in a new stakeholder-developed option, D-3. Several options remain for the
13 Planning Commission to include in the public hearing if desired. There were questions by
14 the Planning Commission which Ms. Teeple addressed. At the next meeting it will be
15 requested for PC to consider which options to retain, change or remove for the public
16 hearing.

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18 **6. 7:35 P.M. WORK SESSION: SHORELINE MASTER PROGRAM**

19 *(Staff: Andrew Deffobis)*

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21 Mr. Deffobis presented a Power point on Chapter 19.700 of the draft SMP which is the
22 special report standards and Appendix B, which explains mitigation options to achieve no
23 net loss. He also asked for feedback on the SED comparison tool which was created for
24 the public prior to the open house/public hearing. It was relayed it was hard to discern
25 between current and proposed shoreline environment designations. From this feedback,
26 staff will suggest creating the ability to look at the data “at a glance” on areas which are
27 changing instead of parcel by parcel. Please continue to provide feedback on this tool to
28 Mr. Deffobis as it is a work in progress. Mr. Deffobis also answered questions previously
29 asked, and confirmed SDPs currently do require a hearing examiner review and he is
30 checking in with Ecology if we have an option to change that requirement. There were
31 questions and comments by the Planning Commission which Mr. Deffobis addressed. A
32 discussion ensued. Mr. Deffobis will research and follow up on items including navigation
33 study requirements, reports and mitigation needed to fix or repair a bulkhead, and if it
34 matters if it is being enlarged or just replaced (like for like), check on decks being semi-
35 pervious or pervious depending on construction methods and the material used below it,
36 among other items. Next up for SMP will be to finish the appendices review with the
37 Shoreline Restoration Plan and also the Inventory & Characterization discussion and
38 finally, compile the pre-public hearing document for the entire draft prior than scheduling
39 the public hearing. SMP Fact sheets will also come out as time allows after the draft
40 document is complete.

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42 **7. 8:35 P.M. BRIEFING: 2020-2021 OFFICIAL DOCKETS**

43 *(Staff: Jennifer Davis)*

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45 Ms. Davis gave an update on the docketing process and presented the final dockets for
46 2020-2021 which were adopted by the Board of County Commissioners. The items will
47 be prioritized at the next Board meeting. To note, the Board chose to add at the Planning
48 Commission’s recommendation a Community-Driven Review of Agricultural Policies

1 and Programs. Also, they decided to remove the Maple Lane proposal from the dockets
2 and voted to not add the Northpoint rezone proposal.
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4 **8. 8:40 P.M. STAFF UPDATES**

5 *(Staff: Jennifer Davis)*
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7 Ms. Davis had no staff updates except that a new staff member, Andrew Boughan is
8 onboarded and will be presenting to the Planning Commission soon, and confirmed we
9 will be continuing with the virtual Zoom meetings at least through the end of May. It
10 was requested by the Planning Commission to have hard copies of meeting materials
11 mailed out for the virtual meetings which staff confirmed will happen.
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13 **9. 8:45 P.M. CALENDAR**

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15 May 20, 2020: all plan on attending
16 June 3, 2020: all plan on attending if Zoom
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19 **10. 8:45 P.M. ADJOURN**

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21 With there being no further business, Chair Nelson adjourned the meeting at 8:45 p.m.
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25 Scott Nelson, Chair

25 Prepared by Polly Stoker