



THURSTON COUNTY PLANNING COMMISSION

Minutes May 15, 2019

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2 **1. 6:30 P.M. CALL TO ORDER**

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4 Commissioner Nelson called the May 15, 2019 meeting of the Thurston County Planning
5 Commission to order at 6:30 p.m. Commissioners provided self-introductions.
6

7 **Attendance:** Commissioners Jennifer Davis, Scott Nelson, Donna Nickerson, Jim
8 Simmons, Tyle Zuchowski, Raul deLeon, Ed Fleisher and Don DeHan.
9

10 **Absent:** Doug Karman
11

12 **Staff:** Cynthia Wilson, Brad Murphy, Andrew Deffobis, Maya Teeple and Ian Lefcourte
13

14 **2. 6:30 P.M. APPROVAL OF AGENDA**

15
16 **MOTION: Commissioner deLeon moved to approve the agenda. Commissioner**
17 **Simmons seconded. Motion carried as amended.**
18

19 Add Josh Cummings, Director of CPED to address the Planning Commission next.
20

21 Mr. Cummings thanked the Planning Commission for their work and reiterated how vital
22 their participation is in the county process. Though there is transition in our staffing, we
23 have a great team still working on the projects you will be reviewing. There's a plan you'll
24 hear about this evening about some work which will be vital over the next months and our
25 commitment that staff will continue to support Planning Commission work and your
26 recommendations at the Board of County Commissioner level.
27

28 **3. 6:30 P.M. PUBLIC COMMUNICATIONS (Not associated with topics for which**
29 **public hearings have been held.)**

- 30
31 1. Ann Van Swearingen, Olympia, WA
32 2. Patrick Townsend, Olympia, WA
33 3. John Woodford, Olympia, WA
34 4. Brett Bures, staff for CPED
35

36 **4. 6:50 P.M. APPROVAL OF MINUTES**

37
38 **MOTION: Commissioner Simmons moved to approve the April 17, 2019 minutes and**
39 **accept the audio as the official record. Commissioner deLeon seconded. Motion**
40 **carried.**
41
42
43

1 The official audio is available on line at:
2 [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)
3 [tml](http://www.co.thurston.wa.us/planning/planning_commission/planning_comm_minutes.html)

4
5 **5. 6:50 P.M. WORK SESSION: COMPREHENSIVE PLAN UPDATE:**
6 **FOLLOW UP CHAPTERS 5, 8, 9**
7 *(Staff: Maya Teeple, Ian Lefcourte, Brad Murphy)*

8
9 Ms. Teeple and Mr. Lefcourte presented a Power Point which covered follow up items on
10 Chapter 5 Transportation, Chapter 8 Economic Development and Chapter 9 Environment,
11 Recreation and Open Space in the Comprehensive Plan Update. These items were
12 primarily answering questions previously asked by the Planning Commission. A
13 discussion ensued. Additionally staff asked about how the Planning Commission would
14 like to talk about the Maps (walk through each one or talk about only specific ones) The
15 maps listed in the Comp Plan are only the required maps which are primarily just being
16 updated with the most recent data. Some of the maps do have a notation of “with proposed
17 changes” and those will be updated for the public hearing which is being requested tonight.
18 Those maps go along with the land use amendments being proposed like the Evergreen
19 State College. It was asked why the inventory map is included for the Mineral Lands
20 Update. Staff would like to maintain as a reference in Chapter 3 and also be used for
21 permitting and comp plan considerations in the future. When the Mineral Lands topic
22 comes around in the future this map will be updated. It was asked by the Planning
23 Commission to add an explainer to the actual map stating what its purpose is and to make
24 sure it isn’t mistaken for designated mineral lands.

25
26 Mr. Murphy then presented on the split scope of work update for the comprehensive plan.
27 The hope is that the “core” element group of chapters would move forward to be approved
28 to set a public hearing in order to finish those chapters. This would allow the “continuing”
29 element of work to receive more time for review by the Planning Commission and also
30 allow for more public participation without holding up the core elements which have been
31 completed. Next the date of the proposed public hearing was discussed. The Planning
32 Commission wanted to make sure there was plenty of time for the public to review the draft
33 document prior to the public hearing.

34
35 **MOTION: Commissioner Davis moved to to set a public hearing for the**
36 **Comprehensive Plan Update on July 10, 2019. Commissioner Zuchowski seconded.**
37 **Motion carried.**

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39 **6. 7:15 P.M. WORK SESSION: SHORELINE MASTER PLAN UPDATE - BUFFERS**
40 *(Staff: Brad Murphy, Andrew Deffobis)*

41
42 Mr. Murphy started off by relaying staff changes due to Ms. Wilson’s retirement. Mr.
43 Deffobis will become the primary presenter for the SMP to assist with this plan update.
44 Mr. Deffobis presented a Power Point on buffers giving background on the topic, including
45 the definition and explaining the different buffers proposed for each shoreline environment
46 designation (SED). The current and proposed SMP buffer widths were presented and
47 discussed. The Planning Commission requested a memo showing the history of this buffer
48 information, since both the SEDs and associated buffers are proposed to change in the SMP

1 update.

2 The Planning Commission discussed the proposal to reduce buffers, considering science
3 on buffers hasn't changed. Staff stated a moderate risk approach has been proposed in this
4 draft, and that the BoCC directed staff to research what buffers have been approved by
5 Ecology in other jurisdictions. Staff acknowledged the Planning Commission's feedback
6 on this issue is heard.

7
8 There was a discussion around whether to include 1990 SMP buffers in future discussions,
9 as it seems to be dating the material yet it does show buffer increases made in 2012. It was
10 also asked by the Planning Commission for staff to review the shoreline inventory and
11 characterization report for information related to buildable lands. Also, to review the
12 percentage of waterfront represented by the different SEDs. The Planning Commission also
13 requested that staff bring back some examples of different buffer scenarios if the proposed
14 buffers are approved.

15
16 The topic of Buffers will be brought back for more discussion at the June 5th meeting, and
17 also Ecology will be coming to the last June meeting to present on Aquaculture.

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19 **7. 7:50 P.M. STAFF UPDATES**
20 *(Staff: Cynthia Wilson)*

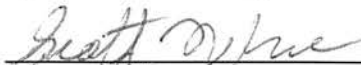
21
22 Ms. Wilson reminded the Planning Commission about scheduling the July meeting dates.
23 It was determined two special meetings will be held instead of the two regular meetings to
24 ensure the most time to prepare for the public hearings. Formal cancelation and setting of
25 the special meetings will happen as the dates get closer.

26
27 **8. 7:50 P.M. CALENDAR:**

28
29 June 5, 2019 – Jennifer Davis not attending.
30 June 19, 2019 – all plan on attending.

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32 **9. 7:50 P.M. ADJOURN**

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34 With there being no further business, Chair Nelson adjourned the meeting at 7:50 p.m.

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37 _____

38 Scott Nelson, Chair

Prepared by Polly Stoker, Recording Secretary

SIGN HERE

