



THURSTON COUNTY PLANNING COMMISSION

Minutes July 1, 2020

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

Chair Nelson called the July 1, 2020 meeting of the Thurston County Planning Commission to order at 6:30 p.m. Commissioners provided self-introductions.

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

Absent: Donna Nickerson

Staff: Jennifer Davis, Maya Teeple, Andrew Deffobis, Andrew Boughan, Charissa Waters

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 Simmons moved to approve the June 3, 2020 minutes and accept the audio as the official record. Commissioner Karman seconded. Motion carried.

MOTION: Commissioner Karman moved to approve the June 17, 2020 minutes and accept the audio as the official record. 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. Phyllis Farrell, Olympia
2. John Woodford, Lacey
3. Bob Jensen, Olympia
4. Patrick Townsend, Olympia
5. Christy White, Olympia
6. Bob Lanouette, Olympia
7. Sam Merrill, Olympia
8. Barry Halverson, Olympia
9. Max M, Olympia

- 10. Jennifer Rosales, Olympia
- 11. David Nightingale, Olympia
- 12. Jeff Merryman, Rochester
- 13. Paula Lowe, Olympia
- 14. Dan Moffett, Olympia
- 15. Steve Marshall, Olympia
- 16. John Doucette, Olympia
- 17. Mark Hancock, Olympia

5. **7:30 P.M. WORK SESSION: COMP PLAN UPDATE: CHAPTER 11 HEALTH**
(Staff: Maya Teeple, Guest: Chris Hawkins, Public Health & Social Services)

Ms. Teeple welcomed back guest speaker Chris Hawkins of Thurston County Public Health and Social Services. Mr. Hawkins and Ms. Teeple presented a Power Point and staff memo answering questions asked by the Planning Commission at the last meeting and also showed the updated draft language using suggested and simplified messaging for Chapter 11. A discussion ensued. Ms. Teeple confirmed that the Comp Plan Chapters and policies are guiding principles, and not regulations like the County Code, although there are some items with regulatory weight, like the land use map. At the next meeting the final wrap up and questions for the entire Comp Plan will be presented and staff will also bring answers to additional questions Commissioner DeHan asked on the Health chapter today.

6. **8:00 P.M. WORK SESSION: SHORELINE MASTER PROGRAM**
(Staff: Andrew Deffobis)

Mr. Deffobis presented a Power Point covering some past meeting follow up Q&A's and also the outreach planned for the public in the future. He did confirm to change SEDs after the SMP update is complete would require a full SMP amendment which means we would go through this process again. Some outreach being developed for notifying the citizens' whose properties are changing designations would be a postcard which will include the link to the webtool to see the changes, and will also include information about Open Houses and Public Hearings they can attend. As a reminder, the designations were proposed to change based on the Inventory and Characterization document and because the old definitions are no longer being used by the Department of Ecology. Mr. Deffobis also reviewed the navigation study concept as asked by the PC previously, showing it is not a state law and there is not a definition for navigation in the Shoreline Management Act. A navigation study is only mentioned when it comes to piers, and draft dimensional criteria could be included in the draft instead of asking for the navigational study. Those options will be included as options for Planning Commission and public consideration. He also reviewed history of SMP public outreach efforts completed to date. The outreach document was discussed, and Mr. Deffobis confirmed it is a living document which people can point to going forward as well. Staff is also still exploring how we would do a open house in person as we have heard from the Planning Commission and the public that this is desired. Mr. Deffobis confirmed the outreach efforts presented do meet the requirement of the Department of Ecology but he will reach out to them to confirmed they agree with that determination.

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3 7. **8:30 P.M. WORK SESSION: DEVELOPMENT CODE DOCKET: A-21**
4 **ACCESSORY DWELLING UNITS**

5 *(Staff: Andrew Boughan & Jennifer Davis)*
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7 Mr. Boughan presented a Power Point which showed the changes which have been
8 suggested and made to A-21 Accessory Dwelling docket item. He also confirmed the
9 public comments received will be published on the website as we get closer to the public
10 hearing, and that we are still accepting comments and provided a link. There were
11 questions around VBRO's being included and also about conversions having a deadline
12 of last year. Mr. Boughan will research the county code regarding VBRO's as the intent
13 was not to exclude or add them here since those regulations are found in other county
14 codes. He will also update the document to allow conversions done at any date (open-
15 ended) as requested by the Planning Commission.
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17 **MOTION: Commissioner Karman moved to set a public hearing on August 5, 2020**
18 **at 7:00 p.m. for Development Code Docket item A-21 Rural Accessory Dwelling Units.**
19 **Commissioner DeHan seconded. Motion carried.**
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21 8. **8:45 P.M. WORK SESSION: OPEN SPACE**

22 *(Staff: Charissa Waters)*
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24 Ms. Waters presented a Power Point which covered the background and overview for the
25 Open Space program and applications received for 2020. Each application was briefly
26 reviewed and all were recommended for approval by staff, namely: Boatright, Deguise,
27 Vets Café and Wager. On the Wager application, staff explained there was a question on
28 this parcel which brought up a situation where an updated policy on Open Space may be
29 needed and discussed at a future date.
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31 **MOTION: Commissioner deLeon moved to set a public hearing on August 19, 2020**
32 **at 7:00 p.m. for Open Space Application review. Commissioner Fleisher seconded.**
33 **Motion carried.**
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35 9. **8:55 P.M. STAFF UPDATES**

36 *(Staff: Jennifer Davis)*
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38 Ms. Davis acknowledged what we have heard tonight about the desire to begin in person
39 meetings and open houses, etc. and will work with Public Health to determine when that
40 will be safe to resume.
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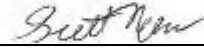
42 10. **8:55 P.M. CALENDAR**
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44 July 15, 2020: all plan on attending.
45 August 5, 2020: all plan on attending.
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1 **11. [9:00 P.M. ADJOURN](#)**

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With there being no further business, Chair Nelson adjourned the meeting at 9:00 p.m.



Scott Nelson, Chair

Prepared by Polly Stoker