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

Commissioner Nelson called the July 24, 2019 meeting of the Thurston County Planning Commission to order at 6:30 p.m. Commissioners provided self-introductions.

**Attendance:** Commissioners Scott Nelson, Jim Simmons, Doug Karman, Jennifer Davis, Tyle Zuchowski, Ed Fleisher and Don DeHan.

**Absent:** Raul deLeon and Donna Nickerson

**Staff:** Brad Murphy, Christina Chaput, Andrew Deffobis, Maya Teeple, Ian Lefcourte

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

**MOTION:** Commissioner Fleisher moved to approve the agenda. Commissioner DeHan. Motion carried.

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

   1. Phyllis Farrell, Olympia, WA
   2. Sue Danver, Olympia, WA
   3. Carol Goss, Olympia, WA

4. **6:40 P.M. APPROVAL OF MINUTES**

   **MOTION:** Commissioner Karman moved to approve the June 19, 2019 minutes and accept the audio as the official record. Commissioner Fleisher seconded. Motion carried.

   **MOTION:** Commissioner Karman moved to approve the July 10, 2019 minutes and accept the audio as the official record. Commissioner Fleisher seconded. Motion carried.

   The official audio is available online at: http://www.co.thurston.wa.us/planning/planning_commission/planning_comm_minutes.html

5. **6:40 P.M. WORK SESSION: COMPREHENSIVE PLAN UPDATE**

   **(Staff: Maya Teeple, Ian Lefcourte)**

   Mr. Lefcourte gave a summary of the public comment received on the Comprehensive
Plan, with agriculture being by far the most commented on topic, with suggestions to change the information included in the plan.

In response to questions asked at the last meeting, Ms. Teeple presented information on the Northpoint Maytown citizen application for a comprehensive plan amendment which requested a change in land use from R 1/20 to RRI. To clarify, this application is not currently on the official docket and is not part of the work we are reviewing for this Comprehensive Plan Update. There were other questions the Planning Commission asked which Ms. Teeple addressed.

The minor changes made to the Comp Plan Update based on public comments were then reviewed. When the recommendation letter is ready for review, The Planning Commission asked to add wording to suggest adding a long-term agriculture update to the 2020 docket work plan. Removing the funding sources from Chapter 3 was also discussed with Ms. Teeple committing to return to the group a different version to consider. A clean version of the entire Comprehensive Plan will be available for review by the next meeting if there are no more changes so please let staff know.

6. **7:00 P.M. PUBLIC HEARING: CAPITAL IMPROVEMENT PLAN**  
(Staff: Christina Chaput)

Chair Nelson opened the public hearing and gave instructions to the public to testify.

Ms. Chaput gave background information on the Capital Improvement Plan, which is Appendix G of Chapter 6 in the Comprehensive Plan Update. It is a 6-year financial plan for upcoming capital projects for the county but is not a budget nor does it hold an obligation for future actions.

No public testimony was given.

Chair Nelson closed the public hearing at 7:10 p.m.

7. **7:10 P.M. WORK SESSION: CAPITAL IMPROVEMENT PLAN**  
(Staff: Christina Chaput, Rick Thomas)

There were questions and comments by the Commissioners which Ms. Chaput and Mr. Thomas addressed.

**MOTION:** Commissioner Fleisher moved to recommend approval of the amended Capital Improvement Plan, Appendix G of the Comprehensive Plan Update. Commissioner Zuchowski seconded. **Motion carried.**

8. **7:10 P.M. WORK SESSION: SHORELINE MASTER PROGRAM**  
(Staff: Brad Murphy, Andrew Deffobis, Guests: Department of Ecology: Sarah Cassal)

Mr. Deffobis passed out an updated draft version of Chapter 400 to be reviewed tonight. There was a lengthy discussion regarding "nonconforming" uses, structures, and lots; including background information on where the term came from by Ms. Cassal. It was
agreed this topic would continue to be discussed at future meetings. The change of the size of the buffers from the last SMP update and CAO were also discussed at length with questions revolving around the scientific based analysis. Staff committed to bringing some fact sheets showing the best available science to the next meeting. It was requested, since we don’t have the benefit of comparing the last version of the SMP to this draft document, to have some way to call out the major changes in the document for the public using side boxes or something to that effect.

9. **8:50 P.M. STAFF UPDATES**  
   *(Staff: Brad Murphy)*

   Mr. Murphy shared the interviews for the Planning Manager position will happen on Friday and the interviews for the vacant GIS II position happened this week. We are still down a couple of staff but once the new manager is hired, those will be filled.

10. **8:50 P.M. CALENDAR:**

   August 7, 2019 – Don DeHan will not be attending.  
   August 21, 2019

11. **8:53 P.M. ADJOURN**

   With there being no further business, Chair Nelson adjourned the meeting at 8:53 p.m.

   [Signature]

   Scott Nelson, Chair

Prepared by Polly Stoker, Recording Secretary