



THURSTON COUNTY PLANNING COMMISSION

Minutes August 7, 2019

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

3 Commissioner Nelson called the August 7, 2019 meeting of the Thurston County Planning
4 Commission to order at 6:30 p.m. Commissioners provided self-introductions.
5

6 **Attendance:** Commissioners Scott Nelson, Jim Simmons, Doug Karman, Jennifer Davis,
7 Tyle Zuchowski, Ed Fleisher, Donna Nickerson and Don DeHan.
8

9 **Absent:** Raul deLeon
10

11 **Staff:** Brad Murphy, Christina Chaput, Andrew Deffobis, Maya Teeple, Ian Lefcourte
12

13 **2. 6:30 P.M. APPROVAL OF AGENDA**

14
15 **MOTION: Commissioner Simmons moved to approve the agenda. Commissioner**
16 **Karman. Motion carried as amended.**
17

18 Adding Joshua Cummings, Director of CPED, to the agenda before the Comprehensive
19 Plan Work Session.
20

21 **3. 6:30 P.M. PUBLIC COMMUNICATIONS (Not associated with topics for which**
22 **public hearings have been held.)**
23

- 24 1. Christy White, Olympia, WA
- 25 2. John Woodford, Lacey, WA
- 26

27 **4. 6:30 P.M. APPROVAL OF MINUTES**

28
29 **MOTION: Commissioner Karman moved to approve the July 24, 2019 minutes and**
30 **accept the audio as the official record. Commissioner DeHan seconded. Motion**
31 **carried.**
32

33 The official audio is available on line at:

34 [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)
35 [tml](http://www.co.thurston.wa.us/planning/planning_commission/planning_comm_minutes.html)
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37 **5. 6:40 P.M. DIRECTOR COMMENTS**

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39 Mr. Cummings thanked the Planning Commission for their work on the Comprehensive
40 Plan Update and explained how we got to where we are on the 6 core chapters needing to
41 be finished to remove the overdue status by the Department of Commerce while also
42 honoring the public input received on extending the time to review the other sections on
43 the “continuing” items. There were questions and comments by the Commissioners

1 which Director Cummings answered, and he confirmed using the terms “core chapters”
2 and “continuing sections” are not separating the document but are two pieces of the same
3 path.
4

5 **6. 6:55 P.M. WORK SESSION: COMPREHENSIVE PLAN UPDATE**

6 *(Staff: Maya Teeple, Ian Lefcourte)*
7

8 Ms. Teeple shared background on what the Board of County Commissioners decision for
9 what was to be reviewed in the Comprehensive Plan Update, and stated the split scope
10 “continuing items” would begin review in 2020. She also shared that changes have been
11 made to the agricultural policy at the Planning Commissioner requests from after the public
12 hearing and have been updated on the current draft version found online. The Futurewise
13 comment was researched and a determination was made that the county met the
14 requirements listed in the comment with adoption of resolution #15019. The timeline for
15 the next periodic update which will be in 2022 was discussed in response to some concerns
16 the Planning Commissioners had over the large amount of work product needing to be
17 reviewed, which has been spread out over the past two years. The process for the Comp
18 Plan seemed to stop and start sporadically while also adding in other large updates to be
19 reviewed like SMP. The question again arose regarding the Housing Chapter (Ch. 4) and
20 whether or not Public Health has commented, to which staff confirmed that the current
21 homeless coordinator has not, but other Public Health staff has. There were other questions
22 and comments by the Commissioners which Ms. Teeple and Mr. Lefcourte answered.
23 Appreciation for staff’s hard work was duely noted by the Commissioners, who also added
24 the suggestion of hiring more staff to help complete these updates, reducing the issue of
25 being overdue on the mandated updates.
26

27 **MOTION: Commissioner Fleisher moved to recommend, as written in the 8/7/19**
28 **Planning Commission staff memo, the following: approval of amendments Chapters**
29 **1-10, Chapter 12, related maps I-1 Thurston County Jurisdiction, I-2 Physiography,**
30 **I-3 Existing Land Uses, L-1 Future Land Use, L-3 Military Impact Areas, L-3 Airport**
31 **Noise Impact, N-1 Long Term Agriculture and Forestry, N-3 Mineral Resource**
32 **Inventory, T-1 Federal Functional Classification, T-2 County Functional**
33 **Classification, T-2a Grand Mound Functional Classification, T-3 Transit Routes, T-**
34 **4 Existing and Planned Bicycle and Multiuse Trail Facilities, T-5 Rail, Port and**
35 **Airport Facilities, T-6 2015 Modeled Traffic Volumes, T-7 2040 Modeled Traffic**
36 **Volumes, T-8 Freight and Goods Transportation System, T-9 Level of Service**
37 **Standard, T-10 2040 Level of Service Projections, U-1 Water, Sewer and Solid Waste,**
38 **E-1 Water Resource Inventory Areas, E-2 Lands for Public Purposes, E-3 Open**
39 **Space Tax Land, H-1 Historic Sites , Chapter 13 Glossary, and appendices A through**
40 **F of the Comprehensive Plan as part of the Comprehensive Plan Periodic Update;**
41 **and to recommend approval of related amendments to the Thurston County Code**
42 **NEW Chapter 20.64 and other associated code changes to Chapters 20.54, 20.03, and**
43 **20.37 of the Thurston County Code to implement the Major Educational Institution**
44 **land use designation; and to recommend approval of a land use amendment and**
45 **associated rezone for the Evergreen State College; and to affirm no changes are**
46 **needed for Manufactured Housing. Commissioner Zuchowski seconded.**
47 **Commissioner Davis moved to amend the above mentioned motion by adding to**
48 **recommend that Chapter 4 Housing is closely reviewed and commented on by the**

1 county's Homeless Coordinator to ensure that the discussion of goals and policies on
2 homelessness response reflect the county's commitment to the issue and its' other
3 planning efforts including a finding about solicitation of comments from the county's
4 Homeless Coordinator by the Planning Commission and staff. Commissioner
5 Karman seconded the addition. Motion to amend the motion carried unanimously.
6 Motion, as amended, to recommend specified amendments to the Thurston County
7 Comprehensive plan carried unanimously.
8

9 There was then a discussion about the Planning Commissioners requesting a review of
10 Agricultural Lands on next year's docket since a detailed review was not included in this
11 update of the Comprehensive Plan and to honor all of the public comment received
12 throughout the process of this periodic update. Staff confirmed it was not on the original
13 scope of work determined by the Board of County Commissioners and would need to be
14 added by them to prioritize the time needed to do the review.
15

16 **MOTION: Commissioner Fleisher moved to recommend that the Board of County**
17 **Commissioners add a review of Agricultural Lands, including a review of prime**
18 **farmland soils, of agricultural policies, and of conservation programs such as**
19 **Transfer and Purchase of Development Rights, to the Comprehensive Plan**
20 **Amendment Docket for 2020. Commissioner Davis seconded. Motion carried**
21 **unanimously.**

22
23 7. 7:30 P.M. **WORK SESSION: SHORELINE MASTER PROGRAM**

24 (*Staff: Brad Murphy, Andrew Deffobis*)
25

26 Mr. Deffobis shared tonight we will revisit items discussed at the last meeting regarding
27 Chapter 400 to clarify information and confirm edits and changes requested. There is no
28 "strike-thru" draft that compares the current SMP to the proposed SMP, due to the
29 comprehensive format change proposed in the SMP update. As we make changes now,
30 there will be different colors showing the changes, such as red or green lines. He showed
31 the boxes called "staff notes" on the document which have been added at the Planning
32 Commissioners request to help clarify the issues at hand for them and for the public.
33 Regarding the legal non conforming terminology, Mr. Deffobis is continuing to research
34 as requested what other jurisdictions use and will have a memo in the future when the data
35 is complete. Staff will also resend out the links to the science behind the buffer sizes to
36 refresh the conversation. It was also requested again for Fish and Wildlife to comment on
37 the draft document, specifically on the buffers. Regarding the process, there will be more
38 time for the Planning Commission to deliberate different items in the SMP after the
39 Planning Commission public hearing, and incorporate public comments into the final
40 recommendation. There were other questions and comments by the Commissioners
41 which Mr. Deffobis and Mr. Murphy answered on Chapter 400, before moving on to
42 Chapter 500.
43

44 Chapter 500 covers permit provisions, review and enforcement. Questions regarding
45 RCWs and WACs contained in the chapter were discussed for clarification; we cannot
46 change language that state law requires local SMPs to include. However it was confirmed
47 in section 500.100.C.3.h.ii our dollar amount needs to be increased per the recent WAC

1 update, and will be reflected in the next draft version. Coming up next for the SMP agenda
2 item will be Chapter 600 which is quite large and covers multiple topics, so please get your
3 comments to staff as soon as possible.
4

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6 **8. 8:30 P.M. STAFF UPDATES**

7 *(Staff: Brad Murphy)*
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9 Coming up for agenda items will be Rochester Subarea Plans and Voluntary Stewardship
10 Program.
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12 **9. 8:35 P.M. CALENDAR:**

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14 August 21, 2019: All plan on attending.
15 September 4, 2019: Jennifer Davis may not attend.
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17 **10. 8:35 P.M. ADJOURN**

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19 With there being no further business, Chair Nelson adjourned the meeting at 8:35 p.m.
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22 _____
Scott Nelson, Chair

23 Prepared by Polly Stoker, Recording Secretary