1. **6:30 P.M. CALL TO ORDER**
   Commissioner Nelson called the August 7, 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, Donna Nickerson and Don DeHan.

   **Absent:** Raul deLeon

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

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

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

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

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

   1. Christy White, Olympia, WA
   2. John Woodford, Lacey, WA

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

   **MOTION:** Commissioner Karman moved to approve the July 24, 2019 minutes and accept the audio as the official record. Commissioner DeHan 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. DIRECTOR COMMENTS**

   Mr. Cummings thanked the Planning Commission for their work on the Comprehensive Plan Update and explained how we got to where we are on the 6 core chapters needing to be finished to remove the overdue status by the Department of Commerce while also honoring the public input received on extending the time to review the other sections on the “continuing” items. There were questions and comments by the Commissioners
which Director Cummings answered, and he confirmed using the terms “core chapters” and “continuing sections” are not separating the document but are two pieces of the same path.

6:55 P.M. WORK SESSION: COMPREHENSIVE PLAN UPDATE
(Staff: Maya Teeple, Ian Lefcourte)

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

MOTION: Commissioner Fleisher moved to recommend, as written in the 8/7/19 Planning Commission staff memo, the following: approval of amendments Chapters 1-10, Chapter 12, related maps I-1 Thurston County Jurisdiction, I-2 Physiography, I-3 Existing Land Uses, L-1 Future Land Use, L-3 Military Impact Areas, L-3 Airport Noise Impact, N-1 Long Term Agriculture and Forestry, N-3 Mineral Resource Inventory, T-1 Federal Functional Classification, T-2 County Functional Classification, T-2a Grand Mound Functional Classification, T-3 Transit Routes, T-4 Existing and Planned Bicycle and Multiuse Trail Facilities, T-5 Rail, Port and Airport Facilities, T-6 2015 Modeled Traffic Volumes, T-7 2040 Modeled Traffic Volumes, T-8 Freight and Goods Transportation System, T-9 Level of Service Standard, T-10 2040 Level of Service Projections, U-1 Water, Sewer and Solid Waste, E-1 Water Resource Inventory Areas, E-2 Lands for Public Purposes, E-3 Open Space Tax Land, H-1 Historic Sites, Chapter 13 Glossary, and appendices A through F of the Comprehensive Plan as part of the Comprehensive Plan Periodic Update; and to recommend approval of related amendments to the Thurston County Code NEW Chapter 20.64 and other associated code changes to Chapters 20.54, 20.03, and 20.37 of the Thurston County Code to implement the Major Educational Institution land use designation; and to recommend approval of a land use amendment and associated rezone for the Evergreen State College; and to affirm no changes are needed for Manufactured Housing. Commissioner Zuchowski seconded. Commissioner Davis moved to amend the above mentioned motion by adding to recommend that Chapter 4 Housing is closely reviewed and commented on by the
county’s Homeless Coordinator to ensure that the discussion of goals and policies on homelessness response reflect the county’s commitment to the issue and its’ other planning efforts including a finding about solicitation of comments from the county’s Homeless Coordinator by the Planning Commission and staff. Commissioner Karman seconded the addition. Motion to amend the motion carried unanimously. Motion, as amended, to recommend specified amendments to the Thurston County Comprehensive plan carried unanimously.

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

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

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

(Staff: Brad Murphy, Andrew Deffobis)

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

Chapter 500 covers permit provisions, review and enforcement. Questions regarding RCWs and WACs contained in the chapter were discussed for clarification; we cannot change language that state law requires local SMPs to include. However it was confirmed in section 500.100.C.3.h.ii our dollar amount needs to be increased per the recent WAC
update, and will be reflected in the next draft version. Coming up next for the SMP agenda item will be Chapter 600 which is quite large and covers multiple topics, so please get your comments to staff as soon as possible.

8. **8:30 P.M. STAFF UPDATES**
   
   *(Staff: Brad Murphy)*

   Coming up for agenda items will be Rochester Subarea Plans and Voluntary Stewardship Program.

9. **8:35 P.M. CALENDAR:**

   August 21, 2019: All plan on attending.
   September 4, 2019: Jennifer Davis may not attend.

10. **8:35 P.M. ADJOURN**

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

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   Scott Nelson, Chair

Prepared by Polly Stoker, Recording Secretary