



THURSTON COUNTY PLANNING COMMISSION

Minutes August 19, 2020

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

Chair Nelson called the August 19, 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, Jim Simmons, Ed Fleisher, Donna Nickerson and Scott Nelson.

Absent: Raul deLeon

Staff: Jennifer Davis, Maya Teeple, 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 Karman moved to approve the August 5, 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. Jerry Dierker, Olympia
2. Jeff Merryman, Rochester

5. 6:35 P.M. WORK SESSION & RECOMMENDATION: DEVELOPMENT CODE DOCKET: A-21 ACCESSORY DWELLING UNITS

(Staff: Andrew Boughan)

Mr. Boughan presented additional information asked by the Planning Commission after the August 5th Public Hearing for three issues: minimum parking standards, the sequence of building an ADU relative to a principal residence, and options to allow an existing Family Member Units (FMU) to be converted to an ADU.

There were questions by the Planning Commission which Mr. Boughan answered on all

1 three topics. A discussion ensued.

2
3 **MOTION: Commissioner Karman moved to approve Option 2: Remove the parking**
4 **requirement for ADUs. Commissioner DeHan seconded. Motion carried.**

5
6 On the sequence of building discussion, no motion is needed for change as the current draft
7 already contains the appropriate language to allow for the switch of the ADU to a primary
8 structure down the road if desired.

9
10 The conversion of family unit (FMU) to accessory dwelling unit (ADU) was discussed
11 and staff asked for an amendment to the draft by changing the word structure to “accessory”
12 structure. (For clarification, an FMU is not an accessory structure.)

13
14 **MOTION: Commissioner Karman moved to classify a structure as an accessory**
15 **structure in FMU to ADU section. Commissioner Fleisher seconded. Motion carried.**

16
17 **MOTION: Commissioner DeHan moved to to recommend approval that the Board**
18 **amend Title 20 of the Thurston County Code to allow for rural accessory dwelling**
19 **units as discussed and amended tonight. Commissioner Casino seconded. Motion**
20 **carried.**

21
22 **6. 7:10 P.M. PUBLIC HEARING: OPEN SPACE**

23 *(Staff: Charissa Waters)*

24
25 **Chair Nelson opened the public hearing and gave instructions to the public to testify.**

26
27 Ms. Waters gave background information on Open Space and reviewed the applications
28 (Boatright, Deguise, VETS Cafe, Wagar) being considered for the program and
29 recommended approval by staff. No public comments were received on any of the
30 applications. There were questions by the Planning Commission which Ms. Waters
31 answered. The following people provided oral testimony:

32
33 None

34
35 **Chair Nelson closed the public hearing at 7:25 p.m.**

36
37 **MOTION: Commissioner Fleisher moved to recommend approval of all the Open**
38 **Space Applications for: Boatright, Deguise, VETS Cafe and Wagar. Commissioner**
39 **Casino seconded. Motion carried.**

40
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42 **7. 7:30 P.M. PUBLIC HEARING: 2020 COMPREHENSIVE PLAN UPDATE**

43 *(Staff: Maya Teeple)*

44
45 **Chair Nelson opened the public hearing and gave instructions to the public to testify.**

46
47 Ms. Teeple gave background information on the 2020 Comprehensive Plan Update, which
48 is item # CP-1 on the 2020/2021 official Comp Plan docket. The citizen outreach dates

1 were shared and also reviewed was the general themes of the 242 written comments
2 received. The following people provided oral testimony:

- 3
- 4 1. Loretta Seppanen, Olympia, WA
- 5 2. Mary Castle, Olympia, WA
- 6 3. Steve Hitzel, Olympia, WA
- 7 4. James Essex, Olympia, WA
- 8 5. Ryan Ransavage, Olympia, WA
- 9 6. Mark Hancock, Olympia, WA
- 10 7. Christy White, Olympia, WA
- 11 8. Phyllis Farrell, Olympia, WA
- 12

13 **Chair Nelson closed the public hearing at 8:00 p.m.**

14

15 **8. 8:00 P.M WORK SESSION & RECOMMENDATION: 2020 COMPREHENSIVE**
16 **PLAN UPDATE**

17 *(Staff: Maya Teeple, Chris Hawkins, PHSS)*

18 **9.**

19 Chair Nelson stated the intent of the public comment by Esther Kronenberg and Jerry
20 Dierker (who had technical difficulty connecting) and confirmed per RCW 42.36.001, the
21 appearance of fairness doctrine does not apply to legislative decisions such as
22 comprehensive plan amendments or area-wide land use designations, so the Planning
23 Commission does not appear to have a conflict with holding the public hearing tonight.

24

25 Ms. Teeple shared a Power Point to assist in the conversation to follow-up up on items of
26 interest for the Planning Commission. Staff found was an error in the Special Use Permit
27 Table 20.54, which shows an X under the Agritourism Overlay District (AOD) column
28 which should not be there. Staff request a motion from the Planning Commission to correct
29 this error in the next draft.

30

31 **MOTION: Commissioner Karman moved to remove the X from the AOD column in**
32 **the Special Use Permit Table 20.54. Commissioner DeHan seconded. Motion**
33 **carried.**

34

35 Then discussed was the PHSS language for Goal 1, Objective A, Policy 7, around groups
36 targeted for health equity. A suggestion was made by the Planning Commission to
37 broaden the language to be inclusive to all residents which staff agreed they would work
38 on and reflect in the next draft.

39

40 There was a request for the next meeting to bring information around Mineral Lands
41 1,000 foot buffer topic which Ms. Teeple addressed. She committed to bring a past
42 memorandum on the history of that criteria and how it was developed. The current scope
43 of work approved by the Board in 2017, and affirmed again in 2018 does not include a
44 change to the 1,000' criteria in the designation criteria.

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46 At the next work session, staff will also address the questions and comments received at
47 the Public Hearing tonight and any other topics the Planning Commission requests before
48 then.

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10. [8:30 P.M. STAFF UPDATES](#)
(Staff: Jennifer Davis)

Ms. Davis asked the Planning Commission to check out the newly updated SMP website which has the matrix of all the public comments received to date and bring back topics, questions, comments we haven't responded to yet in the draft document. Mr. Deffobis will send out the link again to the group to the SMP webpage. She will also share with him the desire to see the Ecology comments represented in the draft SMP document prior to the public hearing.

There will also be guest speakers coming to the next meeting for the Recycled Asphalt agenda item. Both Nisqually Tribe and Lakeside Industries will have speakers and once they present their information, Planning Commission can develop their questions to be submitted to the county hydrogeologist.

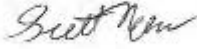
Ms. Davis will also double check on the request for the Planning Commissioner to each have their own county email address rather than using their personal email addresses.

11. [8:35 P.M. CALENDAR](#)

September 2, 2020: Commissioner Zuchowski will not attend
September 16, 2020: Commission DeHan and Commissioner Nickerson may not be able to attend

12. [8:35 P.M. ADJOURN](#)

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



Scott Nelson, Chair

Prepared by Polly Stoker