



# THURSTON COUNTY PLANNING COMMISSION

Minutes September 4, 2019

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43

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

Commissioner Nelson called the September 4, 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, Tyle Zuchowski, Donna Nickerson, Raul deLeon and Don DeHan.

**Absent:** Jennifer Davis, Ed Fleisher

**Staff:** Brad Murphy, Christina Chaput, Andrew Deffobis, Ian Lefcourte, Shannon Shula

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

**MOTION: Commissioner deLeon moved to approve the agenda. Commissioner Karman seconded. Motion carried.**

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

1. Brian Wilmovski, Grand Mound, WA
2. Carolyn Wilmovski, Grand Mound, WA

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

**MOTION: Commissioner Karman moved to approve the August 21, 2019 minutes and accept the audio as the official record. Commissioner deLeon seconded. Motion carried.**

The official audio is available on line at:

[http://www.co.thurston.wa.us/planning/planning\\_commission/planning\\_comm\\_minutes.html](http://www.co.thurston.wa.us/planning/planning_commission/planning_comm_minutes.html)

**5. 6:40 P.M. WORK SESSION: A-17 DEVELOPMENT CODE AMENDMENT: A-17 PRELIMINARY PLAT EXTENSION OF TIME**

*(Staff: Christina Chaput, Ian Lefcourte)*

Mr. Lefcourte presented a Power Point reviewing the citizen requested amendment to the Thurston County development code to change and length of extensions for preliminary plats to attain final plat approval. Mr. Lefcourte first defined plats, then explained what the current platting process is, and then the proposed options for changing the code. The proposed changes to the development code would allow more flexibility for citizens to complete their subdivisions in the project development phase. He then compared the Thurston County code to other like jurisdictions. When presented with the options for

1 change, the Thurston County current planners were in favor of Option C, which simplifies  
2 the process. There were comments and questions by the Planning Commission which Mr.  
3 Lefcourte and Ms. Chaput addressed. A discussion ensued.

4  
5 **MOTION: Commissioner Karman moved to proceed to set a public hearing for**  
6 **October 16, 2019 and putting forward Option C for the A-17 Preliminary Plat**  
7 **Extension code amendment. Commissioner Dehan seconded. Motion carried with 6**  
8 **vays, 1 nay.**  
9

10 6. **7:05 P.M. WORK SESSION: ROCHESTER/GRAND MOUND SUBAREA PLAN**  
11 **UPDATE**

12 *(Staff: Christina Chaput, Shannon Shula)*

13 Ms. Shula presented a Power Point showing the project areas for the subarea plans for both  
14 Rochester and Grand Mound. Tonight's presentation will be focused on Rochester so that  
15 further studies can be completed by the Public Works department for the Grand Mound  
16 Subarea, with regards to sewer and water capacity. In addition, more time is needed to  
17 review the citizen requested land use initiatives.

18  
19 The previous Rochester 1996 plan was reviewed with strikethrough edits along with the  
20 updated 2019 Rochester Subarea Plan showing updates to population forecasts, housing  
21 estimates, existing land use and densities, in addition to updates of all relevant maps for the  
22 area. Ms. Shula then presented the three subarea plan options for review. There were  
23 comments and questions by the Planning Commission which Ms. Shula and Ms. Chaput  
24 addressed. A discussion ensued. Ms. Shula will bring back more information on Option  
25 3, a hybrid plan that incorporates updates and includes adding components of the Main  
26 Street Rochester Multimodel Action Plan at the request of the Planning Commission to  
27 discuss further.

28  
29 7. **7:35 P.M. WORK SESSION: SHORELINE MASTER PROGRAM**

30 *(Staff: Brad Murphy, Andrew Deffobis)*

31  
32 **MOTION: Commissioner Karman moved to not review Chapter 19.600 tonight**  
33 **until the document is modified by staff. Commissioner Simmons seconded. Motion**  
34 **failed with 1 yay and 6 abstained from voting.**  
35

36 A discussion ensued regarding Ecology's requirements on breaking out the chapter in  
37 regards to different shoreline environments. It was agreed the discussion on this topic  
38 would be tabled until Ecology can attend the next meeting and give feedback on this to  
39 save staff time and also allow more review by staff on comments received already on this  
40 chapter. There were comments and questions by the Planning Commission which Mr.  
41 Deffobis and Mr. Murphy addressed. Mr. Deffobis then presented a Power Point following  
42 up on aquaculture questions from the Planning Commission.

43  
44 8. **8:10 P.M. STAFF UPDATES**

45 *(Staff: Brad Murphy)*

46  
47 No staff updates tonight.  
48

1 9. 8:10 P.M. CALENDAR:

2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12

September 18, 2019: Ed Fleisher may not attend. Jim Simmons not attending.  
October 2, 2019: Don DeHan not attending.

10. 8:10 P.M. ADJOURN

With there being no further business, Chair Nelson adjourned the meeting at 8:10 p.m.

  
\_\_\_\_\_  
Scott Nelson, Chair

Prepared by Polly Stoker, Recording Secretary

