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

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

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

6. 7:05 P.M. WORK SESSION: ROCHESTER/GRAND MOUND SUBAREA PLAN
UPDATE
(Staff: Christina Chaput, Shannon Shula)
Ms. Shula presented a Power Point showing the project areas for the subarea plans for both
Rochester and Grand Mound. Tonight’s presentation will be focused on Rochester so that
further studies can be completed by the Public Works department for the Grand Mound
Subarea, with regards to sewer and water capacity. In addition, more time is needed to
review the citizen requested land use initiatives.

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

7. 7:35 P.M. WORK SESSION: SHORELINE MASTER PROGRAM
(Staff: Brad Murphy, Andrew Deffobis)

MOTION: Commissioner Karman moved to not review Chapter 19,600 tonight
until the document is modified by staff. Commissioner Simmons seconded. Motion
failed with 1 yay and 6 abstained from voting.

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

8. 8:10 P.M. STAFF UPDATES
(Staff: Brad Murphy)

No staff updates tonight.
9. **8:10 P.M. CALENDAR:**

   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