



THURSTON COUNTY PLANNING COMMISSION

Minutes September 15, 2021

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

Chair Simmons called the September 15, 2021 meeting of the Thurston County Planning Commission to order at 6:30 p.m. Commissioners provided self-introductions.

Attendance: Commissioners Scott Nelson, Eric Casino, Jim Simmons, Doug Karman, Ed Fleisher, Donna Nickerson, Don DeHan and Kevin Pestinger

Absent: Raul deLeon

Staff: Jennifer Davis and Maya Teeple

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 18, 2021 minutes. Commissioner Casino seconded. Motion carried.

4. 6:30 P.M. PUBLIC COMMUNICATIONS (Not associated with topics for which public hearings have been held.)

1. Karolyn Wilmovsky, Grand Mound UGA
2. Loretta Seppanen, Olympia, WA
3. Christy White, Olympia, WA

5. 6:40 P.M. WORK SESSION: 2022-2027 CAPITAL IMPROVEMENT PROGRAM

(Staff: Jennifer Davis, Thurston County staff guests: Robin Campbell, Rick Thomas, Michael Lowman, Jeff Bickford, Tim Wilson, Scott Lindblom, Ed Marson, Jason Ashe)

Ms. Davis presented a Power Point on the annual Capital Improvement Program 6-year plan update which CPED coordinates for the county in partnership with Central Services and Public Works. Staff from those departments were present to answer questions if need be on their specific projects. There were questions by the Planning Commission around using more Conservation Futures for our own parks and trails and staff suggested if that is the desire, Planning Commission can add that into their recommendation after the public hearing is held.

1 **MOTION: Commissioner Karman moved to set a Public Hearing for November 3,**
2 **2021 on the Capital Improvement Program 2022-2027. Commissioner DeHan**
3 **seconded. Motion carried.**
4

5 **6. 7:05 P.M. WORK SESSION: CPA-19– UP CASTLE LAND USE AMENDMENT**
6 *(Staff: Maya Teeple)*
7

8 Ms. Teeple reminded the Planning Commission they have set a Public Hearing for
9 October 6th on this amendment and tonight she has general information on a follow up
10 question around the HCP. She reached out to Christina Chaput who is the lead for the
11 HCP for Thurston County and she confirmed if this rezone goes through it would have
12 impact on the properties who would fall under the HCP as far as using up to 5x more
13 credits. There is no exact impacts she can provide but there would be some which would
14 use up more credits which in turn may limit the amount of credits available for other
15 projects in the county. She also confirmed when asked by the Planning Commission the
16 comments by the citizens today around the ripple effect if this rezone is completed as
17 accurate. As discussed in a previous meeting, the Planning Commission could request a
18 holistic review of Industrial Lands analysis as opposed to these one-off requests being
19 received currently, after the public hearing. It was requested Mr. Boughan bring back
20 information after the public hearing on how many additional acres in rural Thurston
21 County would be affected.
22

23 **7. 7:18 P.M. WORK SESSION: CR5- AMEND STANDARDS FOR PLACES FOR**
24 **PLACES OF WORSHIP (PEACE LUTHERAN)**
25 *(Staff: Maya Teeple)*
26

27 Ms. Teeple presented a Power Point with answers to the follow up questions received for
28 this amendment around mapping, water and traffic. She then explained the 3 options to be
29 presented at a public hearing unless the Planning Commission wants to eliminate any
30 tonight. The Planning Commission asked questions which Ms. Teeple answered. A
31 discussion ensued and it was decided all 3 options will be presented at the public hearing.
32

33 **MOTION: Commissioner DeHan moved move to set a public hearing on**
34 **Development Code Docket Item CR 5, the Places of Worship development code**
35 **amendment, for Wednesday November 3, 2021 at 7 PM or as soon thereafter as**
36 **the matter may be heard. Commissioner Fleisher seconded. Motion carried.**
37

38 **8. 7:40 P.M. STAFF UPDATES**
39 *(Staff: Jennifer Davis)*
40

41 Ms. Davis reminded all about the SMP Public Hearing coming up on October 20th which
42 will be in person and virtual. There has been a lot of traffic at our SMP online open house
43 and we have received 56 written comments since it has launched as well as many phone
44 calls and conversations about how it is affecting citizens. The post card will be sent out a
45 2nd time with a larger font. This 2nd mailing can also remind folks who own shoreline
46 properties of the open house and public hearing.
47

1 Ms. Davis also shared this is her last Planning Commission meeting as she has resigned
2 from Thurston County effective September 30th. She reflected on her past of being on the
3 employed at at Thurston County (twice) and as a Planning Commissioner as well and
4 what a great experience it has all been and wished the members all success as they
5 continue to do great work with county staff.
6

7 Commissioner Fleisher also shared this is his last Planning Commission meeting after 10
8 years on the Commission. Thank you to the county staff for doing the hard work to keep
9 the Commission on track.
10

11 Well wishes were given to both Ms. Davis and Commissioner Fleisher on their future
12 endeavors.
13

14 Commissioner Karman asked about the public comment tonight received by Ms.
15 Wilmovsky's request to be rezoned. Ms. Teeple explained it is being considered as part
16 of the Grand Mound subarea plan update. There are 6 requests included to date so it has
17 taken longer to arrive to Planning Commission but should be brought by the end of the
18 year.
19

20 There was a suggestion to have all Planning Commission viewed on the screen during the
21 meetings.
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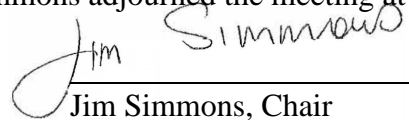
23 Ms. Teeple also reminded all the Planning Commission to respond to the doodle poll sent
24 out to schedule the Olympia joint plan meetings.
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26 **9. [7:46 P.M. CALENDAR](#)**
27

28 October 6, 2021: Commissioner Karman may not attend.
29 October 20, 2021: All planning on attending.
30

31 **10. [7:46 P.M. ADJOURN](#)**
32

33 With there being no further business, Chair Simmons adjourned the meeting at 7:46 p.m.
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36 _____
37 Jim Simmons, Chair

Prepared by Polly Stoker