



THURSTON COUNTY PLANNING COMMISSION

Minutes November 4, 2020

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

Chair Nelson called the November 4, 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, Jim Simmons, Ed Fleisher, Don Dehan, Tyle Zuchowski and Scott Nelson.

Absent: Donna Nickerson and Raul deLeon

Staff: Jennifer Davis, Andrew Deffobis, Andrew Boughan, Kaitlynn Nelson

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

MOTION: Commissioner Zuchowski 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 October 21, 2020 minutes. Commissioner Fleisher 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. Barry Halverson, Olympia
2. John Woodford, Olympia
3. Phyllis Farrell, Olympia
4. Walt Olsen, Olympia

5. **6:50 P.M. WORK SESSION: SHORELINE MASTER PROGRAM**

(Staff: Andrew Deffobis)

To begin the work session there were questions from the Planning Commission about the public comment received tonight in regards to the changing designations and also the messaging going out to the citizens who may be affected. Staff confirmed we are creating a postcard for this reason, as well as a press release alerting citizens of the upcoming open house and Planning Commission public hearing. They also confirmed the message of the postcard would be broad enough to draw people in to determine if their parcels are affected

1 and that staff will share the postcard language with the Planning Commission before it is
2 sent out.

3
4 Also, staff confirmed 3 citizen letters have been received to date asking about changing
5 designations and staff is reviewing those requests now. Further information will be
6 provided for Planning Commission review and recommendation.

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8 6. **7:00 P.M. PUBLIC HEARING: SPECIAL USE CODE AMENDMENT FROM**
9 **THE 2020-2021 OFFICIAL DEVELOPMENT CODE DOCKET: CHILDCARE**
10 **FACILITIES**

11 (Staff: Andrew Boughan, Kaitlynn Nelson)

12
13 **Chair Nelson opened the public hearing and gave instructions to the public to testify.**

14
15 Mr. Boughan gave background information on the proposed amendment and confirmed no
16 changes were made to the code since it was first presented and no public comments written,
17 or emailed, have been received for this public hearing. The following people provided oral
18 testimony:

- 19 1. None

20
21 **Chair Nelson closed the public hearing at 7:06 p.m.**

22
23 7. **7:06 P.M. PUBLIC HEARING: SPECIAL USE CODE AMENDMENT FROM**
24 **THE 2020-2021 OFFICIAL DEVELOPMENT CODE DOCKET: COMMERCIAL**
25 **SMOKEHOUSES**

26 (Staff: Andrew Boughan, Kaitlynn Nelson)

27
28 **Chair Nelson opened the public hearing and gave instructions to the public to testify.**

29
30 Mr. Boughan gave background information on the proposed amendment and explained the
31 different options up for recommendation tonight around proposed expansion into
32 commercial and industrial districts, onsite sales, and maximum employee numbers. There
33 were no written or emailed public comments received for this public hearing. The
34 following people provided oral testimony:

- 35
36 1. Gary Cooper, Olympia

37
38 **Chair Nelson closed the public hearing at 7:13 p.m.**

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40 8. **7:13 P.M. PUBLIC HEARING: SPECIAL USE CODE AMENDMENT FROM**
41 **THE 2020-2021 OFFICIAL DEVELOPMENT CODE DOCKET: RESORTS AND**
42 **RETREATS**

43 (Staff: Andrew Boughan, Kaitlynn Nelson)

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

46
47 Mr. Boughan gave background information on the proposed amendment and explained the
48 different options up for recommendation tonight around setbacks. There were 3 public

1 comments received for this public hearing. The following people provided oral testimony:

- 2
- 3 1. Christy White, Olympia
- 4 2. Heather Burgess, Olympia
- 5

6 **Chair Nelson closed the public hearing at 7:23 p.m.**

7

8 9. **7:25 P.M. WORK SESSION/ RECOMMENDATIONS: SPECIAL USE CODE**
9 **AMENDMENT FROM THE 2020-2021 OFFICIAL DEVELOPMENT CODE**
10 **DOCKET: CHILDCARE FACILITIES, COMMERCIAL SMOKEHOUSES,**
11 **RESORTS AND RETREATS**

12 (Staff: Andrew Boughan, Kaitlynn Nelson)

13

14 There were questions about the amendments which Mr. Boughan answered on the
15 Childcare Facilities and Commercial Smokehouses. A discussion ensued.

16

17 For Childcare Facilities:

18

19 **MOTION: Commissioner Karman moved to recommend approval on “Development**
20 **Code Docket Item A-20, Permitted Childcare Centers” which amends existing**
21 **regulations on Day-Care Centers and Family Day Care Providers in the Thurston**
22 **County Code, Chapter 20.54. Commissioner DeHan seconded. Motion carried.**

23

24 For Commercial Smokehouses:

25

26 **MOTION: Commissioner Karman moved to recommend approval of Option 1,**
27 **expand Commercial Smokehouse use into commercial and industrial districts as**
28 **a Special Use Permit (approval authority is hearing examiner). Commissioner DeHan**
29 **seconded. Motion carried.**

30

31 **MOTION: Commissioner Casino moved to recommend approval of Option 1, to**
32 **remove onsite sales restrictions. Commissioner Karman seconded. Motion carried.**

33

34 **MOTION: Commissioner Casino moved to recommend approval of Option 1, to**
35 **remove the maximum employee count. Commissioner Karman seconded. Motion**
36 **carried.**

37

38 **MOTION: Commissioner DeHan moved to recommend approval on “Development**
39 **Code Docket item CR 4, Smokehouse Special Use Standards” which amends the**
40 **Thurston County Code, Chapter 20.03 to incorporate new definitions for Commercial**
41 **Smokehouse; and amends Chapter 20.54 to incorporate Commercial Smokehouse**
42 **development regulations. Commissioner Casino seconded. Motion carried.**

43

44 For Resorts and Retreats, the Planning Commission requested more information around
45 the county’s standard setbacks, and would those apply if no standard public right of way is
46 chosen before making a recommendation. Staff committed to bring more information to
47 the next meeting.

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3 10. **7:50 P.M. WORK SESSION CONTINUED: SHORELINE MASTER PLAN**

4 (*Staff: Andrew Deffobis*)
5

6 The main theme tonight for the SMP is the opportunity for the Planning Commission to
7 begin its deep dive into this draft in hopes of gaining changes, comments and suggestions
8 to be incorporated into the final Public Hearing draft. The focus tonight is on Chapters 100-
9 400.

10
11 There were questions and comments about the Critical Areas Ordinance and how it works
12 with the SMP and it was confirmed we are incorporating those rules by reference since the
13 two documents go hand and hand. The CAO protections for critical areas in shoreline
14 jurisdiction, such as wetlands, will still apply to the SMP. It was agreed finding a way to
15 explain this relationship programatically will be beneficial to the public.
16

17 For Chapter 100, there were other discussions around elaborating or eliminating definitions
18 like abandonment, existing structures and over-water structures which were noted and
19 more thought will be given around changing the language. Staff confirmed once we finalize
20 the decisions for the entire final draft, the whole definitions chapter will be updated to
21 reflect those changes. The definition "Predator Exclusion" will be made more general in
22 nature.
23

24 In Chapter 200, Mr. Deffobis will get back to the Planning Commission around the aquatic
25 lands and marine waters verbiage being repetitive in the beginning of the chapter, and
26 confirmed the sections in this document will always point to the water bodies which
27 Thurston County has jurisdiction over. He will do more research as requested on shorelines
28 and marine waters of statewide significance and what areas that means for the SMP and
29 how far out our permitting authority goes. He will also review and propose updates for
30 definitions, including flood hazard areas and feeder bluff.
31

32 Looking ahead to the next meeting, we will begin the review of Chapters 300-500.
33

34 11. **8:55 P.M. STAFF UPDATES**

35 (*Staff: Jennifer Davis*)
36

37 Ms. Davis shared this is a busy time in the Community Planning department. There are 3
38 upcoming public hearings for the Board: 11/10 at 3:00pm on Rural Accessory Dwelling
39 Units, 11/24 at 5:30pm on the 2020 Comp Plan which includes Mineral Lands, and 12/01
40 at 5:30pm on the Recycled Asphalt project. All the details can be found on the
41 Community Planning website.
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43 12. **8:55 P.M. CALENDAR**

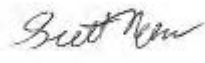
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45 November 18, 2020: All plan on attending.

46 December 2,2020: All plan on attending.
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13. 8:55 P.M. **ADJOURN**

With there being no further business, Chair Nelson adjourned the meeting at 8:55 p.m.



Scott Nelson, Chair

Prepared by Polly Stoker