



# THURSTON COUNTY PLANNING COMMISSION

Minutes November 18, 2020

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

Chair Nelson called the November 18, 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, Donna Nickerson, Don Dehan and Scott Nelson.

**Absent:** Tyle Zuchowski and Raul deLeon

**Staff:** Jennifer Davis, Andrew Deffobis, Andrew Boughan

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 November 4, 2020 minutes. Commissioner Simmons 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)

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

1. John Woodford, Olympia
2. Robert Jensen, Lacey
3. Barry Halverson, Olympia
4. Mark Hancock, Olympia

5. **6:50 P.M. WORK SESSION & RECOMMENDATION: SPECIAL USE CODE AMENDMENT FROM THE 2020-2021 OFFICIAL DEVELOPMENT CODE DOCKET: RESORTS AND RETREATS**

(Staff: Andrew Boughan, Kaitlynn Nelson)

Mr. Boughan brought additional information as requested on Resorts and Retreats setback standards to continue to explore which option the Planning Commission would like to proceed with.

1 There were questions and comments by the Planning Commission which Mr. Boughan  
2 answered.

3  
4 **MOTION: Commissioner Karman moved to recommend approval for Option 5, No**  
5 **change: Maintain current setback for proposed regulations for Resorts and Retreats**  
6 **over 100 acres. Commissioner Simmons seconded. Motion carried with 6 yays and 1**  
7 **nav.**

8  
9 **MOTION: Commissioner Karman moved to recommend approval on “Development**  
10 **Code Docket CR-1, Resorts and Retreat Facilities:, which amends the Thurston**  
11 **County Code, Chapter 20.54, to create two subsections and incorporate new**  
12 **standards on Resorts and Retreat Facilities over 100 acres. Commissioner DeHan**  
13 **seconded. Motion carried with 6 yays and 1 nav.**

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15 **6. 7:07 P.M. WORK SESSION: SHORELINE MASTER PLAN**  
16 *(Staff: Andrew Deffobis)*

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18 Ms. Davis opened the work session with an assurance of the plan moving forward and  
19 also how public comments are considered in the process. Staff is waiting to land on a  
20 draft to share with the public with an interactive open house including maps, fact sheets  
21 linking to many options and topics. There will be a hard mailing to citizens whose  
22 property designations are proposed to change to invite them to learn more how those  
23 changes will affect them. There will also be a press release and webmailer. At the point  
24 where the public hearing draft is complete, the public will be welcome to submit formal  
25 public comments. We are still at the pre-public outreach stage and we do have a plan, as  
26 always, and we are edging closer to getting there.

27  
28 Mr. Deffobis shared how he incorporates the Planning Commission recommendations  
29 into the draft document. To manage expectations, we get public comments from all ends  
30 of the spectrum, then the Planning Commission weighs in on those as they deliberate on  
31 the draft document. He then shared the outreach post card contents on his screen. It will  
32 be sent out once all of the information is available for the weblinks, namely, the public  
33 hearing draft document and virtual open house content. Mr. Deffobis will email a copy of  
34 this draft post card to the Planning Commission. He explained the virtual open house will  
35 start with a rapid response day where staff will respond to questions posted within 1-2  
36 business days, and then the open house will continue to stay open for 4-6 weeks as well.  
37 We are also working on an explainer video for how to navigate the open house. Staff also  
38 committed to bringing back different scenarios of how a property owner’s designations  
39 may change to help worksmith the postcard for most effective messaging, and including  
40 “designation changing” to grab their attention to find out more information.

41  
42 In Chapter 300, Mr. Deffobis will follow up on voluntary incentives to add information  
43 and connect the dots of what’s been done. Also discussed was adding some policies around  
44 forbidding stormwater going into lakes and also discouraging plastics from being used in  
45 aquaculture. Mr. Deffobis will also verify public access requirements for new development  
46 and where in the document that information is located. Also discussed was relationship  
47 with the CAO and this document and how we want to spell out the details, by reference or  
48 by appendix.

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2 Looking ahead to the next meeting, we will begin the review of Chapters 400-500.  
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4 **7. 8:35 P.M. STAFF UPDATES**

5 *(Staff: Jennifer Davis)*  
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7 Ms. Davis shared the Board is very busy with all of the year end public hearings and we  
8 will keep the Planning Commission informed on their decisions. Thank you all for your  
9 hard work!

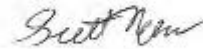
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11 **8. 8:35 P.M. CALENDAR**

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13 December 2, 2020: All plan on attending.

14 December 16, 2020: All plan on attending.  
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16 **9. 8:36 P.M. ADJOURN**

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18 With there being no further business, Chair Nelson adjourned the meeting at 8:36 p.m.  
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22 Scott Nelson, Chair

Prepared by Polly Stoker