



THURSTON COUNTY PLANNING COMMISSION

Minutes December 1, 2021

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

Chair Simmons called the December 1, 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, and Don DeHan

Absent: Kevin Pestinger and Raul deLeon

Staff: Christina Chaput, Maya Teeple, Andrew Deffobis, and Andrew Boughan

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

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

3. 6:30 P.M. APPROVAL OF MINUTES

MOTION: Commissioner Nelson moved to approve the November 17, 2021 meeting minutes. Commissioner Karman seconded. Motion carried, as amended.

Page 2, line 17 change the word “docks and” to “viewing”.

Page 2, line 18 change the word “dock size” to “viewing platforms”.

The official audio is available on line at:

http://www.co.thurston.wa.us/planning/planning_commission/planning_comm_minutes.html

4. 6:35 P.M. PUBLIC COMMUNICATIONS (Not associated with topics for which public hearings have been held.)

1. Howard Glastetter

5. 6:40 P.M. STAFF UPDATES

(Staff: Christina Chaput)

Ms. Chaput stated the Board of County Commissioners (BoCC) took action to approve the Tumwater Joint Plan with a 2-1 vote. The Olympia and Lacey joint plans will be brought to the Planning Commission in 2022 for review.

A reminder if you receive comments or questions from the public please refer them to our website www.thurstonplanning.org. Each project has its own webpage, and there is also a

1 comment form available to reach out to staff.

2
3 Commissioner Nickerson has resigned from the Planning Commission. It was also
4 mentioned by Commissioner Nelson with the Planning Commission vacancies, a quorum
5 only needs 4 members at this time.

6
7 It was also asked if the Planning Commissioners receive the applications to review before
8 the BoCC makes their decision to fill vacancies to which Ms. Chaput confirmed they do
9 not usually but she can ask.

10
11 **6. 6:45 P.M. WORK SESSION: SHORELINE MASTER PROGRAM**
12 *(Staff: Andrew Deffobis)*

13
14 Mr. Deffobis presented the draft of the Shoreline Master Program with the options to
15 choose from, informed by public comments received. For Chapter 19.500 and 19.600, the
16 Planning Commission discussed which permits should be required depending on the
17 development desired. Also discussed was whether or not to add development standards for
18 floating mussel rafts and remove development standards for net pens from the aquaculture
19 section. For most areas of the Aquaculture section it was suggested not to duplicate
20 regulations if State and Federal rules already apply. There were questions and comments
21 by the Planning Commission which Mr. Deffobis answered.

22
23 **7. 7:00 P.M. PUBLIC HEARING: A-7 LOW IMPACT DEVELOPMENT**
24 **TARGETED IMPROVEMENTS**
25 *(Staff: Andrew Boughan & Maya Teeple)*

26
27 **Chair Simmons opened the public hearing and gave instructions to the public to**
28 **testify.**

29
30 The following people provided oral testimony:

31
32 None

33
34 **Chair Simmons closed the public hearing at 7:05 p.m.**

35
36 Mr. Boughan gave a brief presentation with background on the amendment. To date, there
37 has been no comments received.

38
39 There were questions and comments by the Planning Commission which Mr. Boughan and
40 Ms. Teeple answered.

41
42 **MOTION: Commissioner Karman moved to recommend approval on Development**
43 **Code Docket item A-7, Low Impact Development which amends the Thurston County**
44 **Code, Chapters 20.03, 20.07, 20.30, 20.30A and 23.04 related to low impact**
45 **development regulations. Commissioner Casino seconded. Motion Carried.**

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8. [7:10 P.M. WORK SESSION: SHORELINE MASTER PROGRAM \(Continued\)](#)
(Staff: Andrew Deffobis)

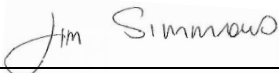
The Planning Commission continued to discuss the aquaculture section and Mr. Deffobis noted the decisions made, including to strike net pen development standards and to refrain from adding development standards for mussel rafts. These operations will be governed by the general development standards that apply to all aquaculture operations. The Planning Commission requested that industrial uses be prohibited in the Shoreline Residential environment, and allowed in the Rural Conservancy environment consistent with provisions in state law. Staff will bring back discussion on industrial uses in the Urban Conservancy environment. The Planning Commission asked that docks be allowed in the Natural environment designation of Puget Sound if other permitting agencies allow this. The Planning Commission chose to strike requirements to demonstrate alternatives to docks are not viable prior to permitting a new dock. The Planning Commission asked about agriculture in the SMP and the definition of “fallow”. Mr. Deffobis suggested this topic be brought back at another meeting to discuss, and also asked if there were any other items the Planning Commission would like to discuss before finishing their recommendation to the BOCC.

9. [8:04 P.M. CALENDAR](#)

December 15, 2021: Commissioner DeHan may not attend.
January 5, 2022: All plan on attending.

10. [8:04 P.M. ADJOURN](#)

With there being no further business, Chair Simmons adjourned the meeting at 8:04 p.m.



Jim Simmons, Chair

Prepared by Polly Stoker