

1
2 1. 6:30 P.M. CALL TO ORDER

3 Chair Casino called the May 18, 2022, meeting of the Thurston County Planning
4 Commission to order at 6:30 p.m. Commissioners provided self-introductions.
5

6 **Attendance:** Commissioners Eric Casino, Doug Karman, Kevin Pestinger, Barry
7 Halverson, Scott Nelson, Helen Wheatley, Jim Simmons, Joel Hansen, and Derek Day.
8

9 **Absent:** None
10

11 **Staff:** Christina Chaput, Andrew Deffobis, and Ashley Arai.
12

13 2. 6:33 P.M. APPROVAL OF AGENDA

14
15 **MOTION: Commissioner Karman moved to approve the agenda. Commissioner**
16 **Halvorson seconded. Motion carried.**
17

18 3. 6:33 P.M. APPROVAL OF MINUTES

19
20 **MOTION: Commissioner Karman moved to approve the May 4, 2022, meeting**
21 **minutes. Commissioner Simmons seconded. Motion carried with 5 yays, 2 nays and 2**
22 **abstaining at this time.**
23

24 The audio recording is the official record of the above-dated meeting. The information
25 herein is provided as an overview of the meeting and a road map to the audio recording.
26 Audio is available online at:

27 [http://www.co.thurston.wa.us/planning/planning_commission/planning_comm_minutes.h](http://www.co.thurston.wa.us/planning/planning_commission/planning_comm_minutes.html)
28 [tml](http://www.co.thurston.wa.us/planning/planning_commission/planning_comm_minutes.html)
29

30 4. 6:45 P.M. PUBLIC COMMUNICATIONS (Not associated with topics for which
31 **public hearings have been held.)**
32

- 33 1. Phyllis Farrell
34 2. Christy White
35 3. Madelyn Bishop
36 4. Loretta Seppanen
37

38 **New Business**
39

40 None.

1 **Continued Business**

2
3 **5. 7:00 P.M. PUBLIC HEARING: A27 – NON-CONFORMING CODE UPDATE**

4 *(Staff: Ashley Arai)*

5
6 **Chair Casino opened the public hearing.**

7
8 Ms. Arai provided background information on the A-27 Non-conforming Code Update
9 Critical Areas Ordinance, a review of public comments received, and reviewed the
10 proposed updates to the non-conforming code. Ten written comments were received and
11 provided to Planning Commission.

12
13 **Chair Casino gave instructions to the public to testify.**

14
15 The following people provided oral testimony:

- 16
17 1. John Cosley
18 2. Brandon Chartrey
19 3. Charlotte Persons
20 4. Esther Kronenburg
21 5. Phyllis Ferrell
22 6. Marianne Tompkins
23 7. Sue Danver
24 8. Jason Mosebar
25 9. Christy White
26 10. Melodye Cosley

27
28 **Chair Casino closed the public hearing at 7:45 pm.**

29
30 **6. 7:45 P.M. WORK SESSION & RECOMMENDATION: A27 – NON-**
31 **CONFORMING CODE UPDATE**

32 *(Staff: Ashley Arai)*

33
34 There were questions and comments by the Planning Commission on the A-27 Non-
35 conforming Code Update in addition to other comments brought up by the public during
36 testimony which were answered by Ms. Arai. Due to meeting time constraints, this
37 discussion was cut short and brought back for discussion at the end of the meeting.

38
39 **7. 7:46 P.M. PUBLIC HEARING: OPEN SPACE**

40 *(Staff: Christina Chaput)*

41
42 **Chair Casino opened the public hearing.**

43
44 Ms. Chaput provided background and review of the proposed George Open Space
45 application and indicated that one written comment in favor of the proposed application
46 was received and provided to Planning Commission.

47
48 **Chair Casino gave instructions to the public to testify.**

1
2 The following people provided oral testimony:
3

4 1. Christy White
5

6 **Chair Casino closed the public hearing at 7:53 pm.**
7

8 **8. 7:53 P.M. WORK SESSION & RECOMMENDATIONS: OPEN SPACE**

9 *(Staff: Christina Chaput)*
10

11 There were questions and comments by the Planning Commission on the Open Space
12 Application which were answered by Ms. Chaput. A brief discussion ensued which
13 included a discussion regarding the generalization of the approximate tax saving.
14

15 **MOTION: Commissioner Nelson moved to approve the George Open Space**
16 **Application. Commissioner Halverson seconded. Motion carried.**
17

18 **9. 7:56 P.M. WORK SESSION: SHORELINE MASTER PROGRAM**

19 *(Staff: Andrew Deffobis)*
20

21 Mr. Deffobis presented the draft of the Planning Commission's SMP recommendation.
22 Staff incorporated feedback received on the draft SMP during the open public comment
23 period and reviewed changes made. Proposed edits reflect public testimony, Planning
24 Commission discussions, and the input of Community Planning and Department of
25 Ecology staff. Staff is asking the Planning Commission to review the draft SMP and agreed
26 with a focus on sections 100-300 for the meeting on June 1. Additional sections will be
27 addressed at the June 15, 2022, Planning Commission work session. Copies of the draft
28 SMP will be provided to those commissioners requesting hard copies. Links to documents
29 and comments will be provided by Mr. Deffobis.
30

31 **Other Business**
32

33 **10. 8:07 P.M. STAFF UPDATES**

34 *(Staff: Christina Chaput)*
35

36 Ms. Chaput shared the date chosen for the upcoming joint dinner for the Board of County
37 Commissioners and the Planning Commission is July 14, 2022.
38

39 Ms. Chaput provided an update on Community Planning Division staffing. This includes
40 current open recruitment for an Associate Planner. Applications are being reviewed for the
41 Senior Planner position and the Agricultural Community Program Manager position is now
42 posted. There was a discussion on the status of FTEs and workflows.
43

44 There was a discussion on meeting minutes and a recommendation to have a workgroup
45 review the Planning Commission process and procedures surrounding meeting minutes.
46

1 **11. 8:13 P.M. CALENDAR**

2
3 June 1, 2022: All plan on attending.

4 June 15, 2022: All plan on attending.

5
6 **Continued Business**

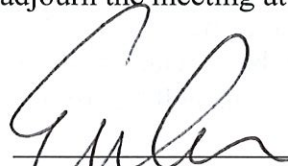
7
8 **12. 8:15 P.M. WORK SESSION & RECOMMENDATION: A27 – NON-**
9 **CONFORMING CODE UPDATE - *CONTINUED***

10 *(Staff: Ashley Arai)*

11
12 There was a continued conversation with questions and comments by the Planning
13 Commission on the A-27 Non-conforming Code Update in addition to other comments
14 brought up by the public during testimony which were answered by Ms. Arai. Ms. Arai
15 read an emailed comment from the Department of Fish & Wildlife to the Planning
16 Commission. A discussion ensued. Questions generally included topics related to the use
17 of best available science, an explanation and clarification of terms used for the section on
18 functional isolation, and background information on the two-year timeframe for
19 reconstruction / replacement of a nonconforming structure that has been destroyed. Ms.
20 Arai will be looking at the functional isolation section of the Code Update in particular.
21 The Planning Commission requested more time to review and discuss before making a
22 recommendation.

23
24 **9. 8:34 P.M. ADJOURN**

25
26 With there being no further business, Chair Casino adjourn the meeting at 8:34 p.m.

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31 
32 Eric Casino, Chair
33

32 Prepared by Dina Christensen