

THURSTON COUNTY PLANNING COMMISSION

Minutes March 16, 2022

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

3 Chair Casino called the March 16, 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, Jim Simmons, Doug Karman, Kevin Pestinger,
7 Barry Halverson, and Helen Wheatley
8

9 **Absent:** Scott Nelson and Joel Hansen
10

11 **Staff:** Christina Chaput, Andrew Deffobis
12

13 **2. 6:30 P.M. APPROVAL OF AGENDA**

14
15 **MOTION: Commissioner Karman moved to approve the agenda. Commissioner**
16 **Halverson seconded. Motion carried.**
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18 **3. 6:30 P.M. APPROVAL OF MINUTES**

19
20 **MOTION: Commissioner Halverson moved to approve the March 2, 2022 meeting**
21 **minutes. Commissioner Wheatley seconded. Motion carried.**
22

23 The official audio is available on line at:

24 [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)
25 [tml](http://www.co.thurston.wa.us/planning/planning_commission/planning_comm_minutes.html)
26

27 **4. 6:30 P.M. PUBLIC COMMUNICATIONS (Not associated with topics for which**
28 **public hearings have been held.)**
29

- 30 1. Christy White

31 **New Business**

32
33 None.
34

35 **Continued Business**

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37 **5. 6:40 P.M. WORK SESSION: SHORELINE MASTER PROGRAM**

38 *(Staff: Andrew Deffobis)*
39

40 Mr. Deffobis continuing designation discussions of several shoreline reaches and the
41 request to determine if some should change designations based on the criteria. To confirm,
42 the shoreline reaches being analyzed come from criteria from the SED report and this
43 update has a smaller scope due to limited resources and time. Also, a reminder the SMP

jurisdiction is confirmed in the field when citizens apply for a permit. As background for these SED reviews, Mr. Deffobis explained the Designation Report never went before the Planning Commission at the time it was created in 2012-2013. As part of the SMP Public Hearing, some citizens asked that select shoreline reaches be re-examined, and the Planning Commission agreed to do so. A discussion ensued.

Mr. Deffobis explained as these SED's reviews continue, he will give an overview of the area, and present conclusions and recommendations as supported by the data to streamline the process. The Kyro Road request (LLO-4 – LLO-5/LLO-5 – LLO-6) discussion continued from the last meeting. He outlined the parcel lots on the screen but did not create a map with more details so as to not misrepresent anything. As noted also the mapped SMP jurisdiction does not include buffer areas as those are determined during the development review process. Kyro Road request is currently designated as Rural and Conservancy, proposed by staff to be Natural and Shoreline Residential, with a citizen request to make it all Shoreline Residential. There were questions and comments by the Planning Commission which Mr. Deffobis answered. A discussion ensued.

MOTION: Commissioner Karman moved to change all 3 parcels (Lot A, B, and C) to Shoreline Residential. Commissioner Simmons seconded. Motion failed with 4 yays and 2 nays.

MOTION: Commissioner Pestinger moved to change Lot A and B to Shoreline Residential and parcel C as Urban Conservancy. Commissioner Halverson seconded. Motion carried unanimously.

Nisqually Reach (MNI-21 – MNI-22) was discussed next. The current designation is Rural, the proposed SED is Rural Conservancy, with a citizen request of Shoreline Residential. The map and criteria were presented and discussed. There were questions and comments by the Planning Commission which Mr. Deffobis answered.

MOTION: Commissioner Karman moved to recommend the staff's findings of Rural Conservancy for this reach. Commissioner Halverson seconded. Motion carried unanimously.

Eld Inlet (MEL-02 – MEL-03) was discussed next. The current designation is Rural (Conservancy for 2 parcels and sand spit in north end of reach), the proposed is to retain Shoreline Residential on the whole reach, with a citizen request of Rural Conservancy for the spit and 1/4 mile south. It was noted this area is already protected by existing land use regulations and is in the floodplain. There were questions and comments by the Planning Commission which Mr. Deffobis answered. Ecology agreed looking at the reach of the whole is the good idea, as is avoiding placing more than one designation on a single parcel. A discussion ensued.

MOTION: Commissioner Wheatley moved to recommend changing the reach to Rural Conservancy. Commissioner Simmons seconded. Motion failed with 3 yays and 3 nays.

1
2 **MOTION: Commissioner Karman moved to recommend the staff's findings to keep**
3 **as Shoreline Residential. Commissioner Halverson seconded. Motion failed with 3**
4 **vays and 3 nays.**
5

6 Mr. Deffobis will explore a proposal that more closely mirrors the current designations for
7 the area, and bring that back for review at the next meeting when we have full attendance.
8 Also, this could be decided by the BoCC, instead of the Planning Commission if a decision
9 cannot be reached.
10

11 Last, Green Cove on the Eld Inlet (MEL-29 – MEL-30) was discussed. The current
12 designation is Conservancy, the proposed is Natural and Conservancy (toward the mouth
13 of the cove), with a citizen request of Natural for the whole cove.. Staff also recommends
14 adjusting the reach edges to align the parcels that appear to meet Natural SED criteria.
15 There were questions and comments by the Planning Commission which Mr. Deffobis
16 answered.
17

18 **MOTION: Commissioner Wheatley moved to recommend changing portions of**
19 **reaches MEL-28—MEL-29 and MEL-30—MEL-31 to Natural, extending to both the**
20 **north and south sides of the cove. Commissioner Pestinger seconded. Motion carried**
21 **unanimously.**
22

23 Mr. Deffobis will ensure all landowners are notified of potential changes occurring as a
24 result of Planning Commission review.
25

26 At the next meeting there will be 4-5 more of these potential SED changes to consider.
27 When the SMP draft returns to PC, Mr. Deffobis will explain provide a review of how
28 things like no net loss have been addressed throughout the years of work sessions on the
29 SMP.
30

31 Commission Wheatley's memo on the SMP was entered into the record and then discussed.
32 She shared a chart comparing the designations in the state guidelines versus the draft SMP
33 in hopes of having more consistency in the SMP. Mr. Deffobis explained the SED report
34 contains Thurston County's shoreline environment designation criteria, which are based
35 on but not identical to the WAC. The SED report criteria were used to designate all
36 shoreline reaches earlier in this process, and are what staff have been using to review the
37 recent citizen requests. The periodic update in 8 years will offer an opportunity to consider
38 revised criteria for designation of any new shoreline reaches.
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40 **6. 8:30 P.M. STAFF UPDATES**
41 *(Staff: Christina Chaput)*
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43 Planning Commission asked for more details on upcoming agenda items to which staff
44 agreed to add this information on the agendas for each meeting. Ms. Chaput shared staff
45 has a preliminary idea of how long a project will take and that is laid out on a scheduling
46 document for Planning Commission which also can be shared, knowing it is subject to
47 change.
48

1 The Board of County Commissioners did adopt the 2022-2023 Development Code Docket
2 and Comprehensive Plan Docket. There are 27 items in total. To note staff can usually get
3 through 10-15 items in a 2-year period. Once the Board prioritizes the dockets, the
4 information will be brought back to the Planning Commission to discuss as an agenda item.
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6 **7. 8:35 P.M. CALENDAR**

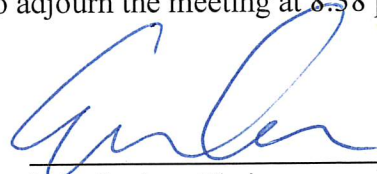
7
8 April 6, 2022: All plan on attending.

9 April 20, 2022: All plan on attending.

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11 Ms. Chaput shared at the April 6th meeting the following items are planned to be on the
12 agenda: A public hearing for the Habitat Conservation Plan and a new amendment to the
13 Critical Area Ordinance non-conforming section.
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15 **8. 8:38 P.M. ADJOURN**

16 With there being no further business, Chair Casino adjourn the meeting at 8:38 p.m.
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Eric Casino, Chair

21 Prepared by Polly Stoker
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