



THURSTON COUNTY PLANNING COMMISSION

Minutes April 6, 2022

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

3 Chair Casino called the April 6, 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, Scott Nelson, Joel Hansen and Helen Wheatley
8

9 **Absent:** none
10

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

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

14
15 **MOTION: Commissioner Nelson moved to approve the agenda. Commissioner**
16 **Halverson seconded. Motion carried, as amended.**
17

18 Add item after "Calendar" to discuss the upcoming agenda.
19

20 **3. 6:30 P.M. PUBLIC COMMUNICATIONS (Not associated with topics for which**
21 **public hearings have been held.)**
22

- 23 1. Loretta Seppanen, Olympia, WA
24 2. John Woodford, Olympia, WA
25 3. Christy White, Olympia, WA
26

27 **4. 6:30 P.M. APPROVAL OF MINUTES**

28
29 **MOTION: Commissioner Wheatley moved to add her SMP memo to the March 16,**
30 **2022 meeting minutes. Commissioner Pestinger seconded. Motion failed with 3 yays**
31 **and 3 nays.**
32

33 **MOTION: Commissioner Karman moved to approve the March 16, 2022 meeting**
34 **minutes. Commissioner Pestinger seconded. Motion carried, as amended.**
35

36 Page 3, line 31, replace "was then discussed" with "was entered into the record and
37 discussed".
38

39 The official audio is available on line at:

40 [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)
41 [tml](http://www.co.thurston.wa.us/planning/planning_commission/planning_comm_minutes.html)
42
43

1 **New Business**

2
3 **5. 6:50 P.M. WORK SESSION: A-27 NON-CONFORMING CODE UPDATE**

4 *(Staff: Ashley Arai)*

5
6 Ms. Arai presented a Power Point reviewing the proposed updates to the non-conforming
7 code which was docketed by the Board in 2020. The project explores updates to language
8 in the Critical Areas Ordinance (Title 24), specifically the Nonconforming Code chapter
9 (TCC 24.50), to expand administrative review and approval of small-scale projects
10 associated with existing nonconforming uses, structures and lots that have minimal impact
11 on the functional performance of a critical area buffer. CPED Development Services staff
12 have identified this as a priority update that would save applicants time and cost while
13 ensuring no net loss of critical areas.

14
15 There was questions and comments by the Planning Commission which Ms. Arai
16 answered. She committed to returning with answers on how many citizen applications this
17 update would help and more information on the functional isolation concept and height of
18 structures concerns and whether or not there is science backed data to support these
19 changes.

20
21 **MOTION: Commissioner Halverson moved to set a public hearing on May 4, 2022**
22 **for A-27 Non-Conforming Code Update. Motion failed.**

23
24 **Continued Business**

25
26 **6. 7:07 P.M. PUBLIC HEARING: A-8 HABITAT CONSERVATION PLAN**
27 **IMPLEMENTATION ORDINANCE (TITLE 17 AND 24)**

28 *(Staff: Christina Chaput)*

29
30 **Chair Casino opened the public hearing.**

31
32 Ms. Chaput gave background information on the Habitat Conservation Plan
33 Implementation Ordinance and the process that led to the public hearing. 13 written
34 comments were received and provided to Planning Commission.

35
36 **Chair Casino gave instructions to the public to testify.**

37
38 The following people provided oral testimony:

- 39
40 1. Elizabeth Rodrick, Olympia, WA
41 2. Charlotte Persons, Olympia, WA
42 3. Derek Vetter, Olympia, WA
43 4. Phyllis Farrell, Olympia, WA
44 5. Christy White, Olympia, WA
45

46 **Chair Simmons closed the public hearing at 7:31 p.m.**

47
48 There were questions and comments by the Planning Commission around the HCP

1 application notifications, enforcement, and fees in addition to other comments brought up
2 by the public during testimony which Ms. Chaput committed to bring back information
3 and examples. A discussion ensued. Since some written comments were received just
4 today the Planning Commission wants to review them before making a recommendation.
5

6 7. 7:40 P.M. WORK SESSION: A-19 WIRELESS COMMUNICATION UPDATE
7 (*Staff: Kaitlynn Nelson, Consultants: Ken Fellman and Colleen McCroskey*)
8

9 Ms. Nelson provided a Power Point which summarized a few changes of the proposed
10 draft. To note, if certain concerns brought up by the citizens in the wireless sub-
11 committee have not been discussed it is because the focus of this update is only on items
12 which are not a liability per the legal teams' determination or are not within the scope of
13 this project. All concerns brought up will however go to the Board of County
14 Commissioners to ensure they are aware of citizen feedback. Mr. Fellman then presented
15 a Power Point showing examples of good and bad sites for structures, towers and small
16 cells.
17

18 There were questions and comments by the Planning Commission which Mr. Fellman
19 and Ms. Nelson answered. A discussion ensued. Mr. Fellman stated as a local
20 government we don't have authority to preempt federal law around the dangers of towers
21 using testing, etc. Losing a lawsuit is the sideboards of what can be allowed in our
22 recommendation of the code and the Board of County Commissioners would be final
23 decision making those calls. Esthetics and suggested design standards can be included in
24 the code update and Ms. Nelson will bring those to the next work session for
25 consideration, including adding visuals for examples. Mr. Fellman also shared he has
26 seen jurisdictions add maps to their websites showing current and proposed sites in an
27 effort to be as transparent as possible. The Planning Commission would also like to add
28 details to the code addressing proximity and prioritization of potential sites. At the next
29 work session Ms. Nelson will bring back different code options to be considered,
30 including the concerns mentioned above. She mentioned the edits are currently not
31 considered substantial enough to add an additional public hearing but at this point the
32 update is still ongoing. To note, the Board of County Commissioners will be having their
33 own public hearing once the Planning Commission gives their recommendation to them.
34

35 8. 8:20 P.M. WORK SESSION: SHORELINE MASTER PROGRAM
36 (*Staff: Andrew Deffobis*)
37

38 Mr. Deffobis presented a Power Point showing 2 past discussed shoreline reaches. On the
39 Long Lake/Carpenter Park property, the Planning Commission previously recommended
40 the proposed shoreline environment designation (SED) for this property change from
41 Shoreline Residential to Rural Conservancy, but staff has a new recommendation to change
42 it to Urban Conservancy as this area is in the Lacey Urban Growth Area and the property
43 matches the criteria for the Urban Conservancy SED.
44

45 There was a comment by Commissioner Pestinger of the potential appearance of conflicts
46 of interest in making decisions on these lake properties when some members live on lakes.
47 The Planning Commission recommended, without making a motion, for staff to move
48 forward with a proposed Urban Conservancy SED for this parcel.

1
2 Next, the Eld Inlet parcels were reviewed in Reach MEL-02 – MEL-03. The current
3 designation is Rural, with Conservancy for 2 parcels and the sand spit in the north end of
4 reach Staff determined that existing conditions onsite support keeping the current SEDs.
5

6 **MOTION: Commissioner Halverson moved to recommend keeping the current SEDs**
7 **of Rural Conservancy for the Northern portion and the remaining area Shoreline**
8 **Residential. Commissioner Karman seconded. Motion carried unanimously.**
9

10 At the next meeting the remaining SEDs will be reviewed and staff will be wrapping up
11 any remaining items. Also, staff are preparing the Planning Commission's
12 recommendations for the Board.
13

14 9. **8:30 P.M. STAFF UPDATES**

15 *(Staff: Christina Chaput)*
16

17 Planning Commission congratulated Ms. Chaput on her promotion to Community Planning
18 Manager. She stated CPED still has 3 open positions to fill in Community Planning.
19

20 Ms. Chaput shared a memo in the PC packet on the Board's prioritization of the
21 Development Code Docket and Comp Plan Docket which covers the next 2 years,
22 including the process used for updating items found on these dockets. She confirmed both
23 lists are worked on concurrently, and in Board priority order with consideration of staff
24 preparedness for the items to be reviewed. As those agenda items are brought forward to
25 Planning Commission, then the consideration for sub-committee formation may occur.
26

27 Addressing the public comment received, Ms. Chaput confirmed CPED is moving to the
28 new building, date to be determined and that Planning Commission meetings will be held
29 in the new space. Also, we are ready to begin hybrid in-person meetings if the Planning
30 Commission desires.
31

32 **MOTION: Commissioner Nelson moved to have Planning Commission meetings in a**
33 **hybrid fashion, attending in-person while keeping a virtual element for meetings**
34 **starting April 20, 2022. Commissioner Karman seconded. Motion carried**
35 **unanimously.**
36

37 10. **8:38 P.M. CALENDAR**

38
39 April 20, 2022: All plan on attending.

40 May 4, 2022: All plan on attending.
41

42 Commissioner Wheatley asked if there could be an update on the plan for the next Comp
43 Plan update. Ms. Chaput shared we can begin that discussion with a high overview and
44 public participation plan.
45

46 Commissioner Pestinger asked about the plan for having the Board of County
47 Commissioner dinner with Planning Commission as has been the case in past years. Staff
48 will look into that request.

1
2 8:40 P.M. **ADJOURN**
3

4 With there being no further business, Chair Casino adjourn the meeting at 8:40 p.m.
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6

7
8 
9 _____
10 Eric Casino, Chair

Prepared by Polly Stoker

