



## THURSTON COUNTY PLANNING COMMISSION

Minutes April 20, 2022

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

3 Chair Casino called the April 20, 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, and Helen Wheatley  
8

9 **Absent:** Joel Hansen, Jim Simmons  
10

11 **Staff:** Christina Chaput, Andrew Deffobis, Ashley Arai, Marisa Whisman, Doreena Baird,  
12 Thurston County Assessor, and Brett Bures  
13

14 **2. 6:30 P.M. APPROVAL OF AGENDA**

15  
16 **MOTION: Commissioner Karman moved to approve the agenda. Commissioner**  
17 **Nelson seconded. Motion carried.**  
18

19  
20 **3. 6:32 P.M. APPROVAL OF MINUTES**

21  
22 **MOTION: Commissioner Karman moved to approve the April 6, 2022 meeting**  
23 **minutes. Commissioner Nelson seconded. Motion carried.**  
24

25 The official audio is available on line at:

26 [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)  
27 [tml](http://www.co.thurston.wa.us/planning/planning_commission/planning_comm_minutes.html)  
28  
29

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

33 1. none  
34  
35

36 **New Business**  
37

38 **5. 6:34 P.M. WORK SESSION: OPEN SPACE**

39 *(Staff: Marisa Whisman)*  
40

41 The Open Space Taxation Act was enacted by the WA State Legislature in 1971 (RCW  
42 84.34) "for the purpose of maintaining, preserving, conserving and otherwise continuing  
43 in existence open space lands for the production of food, fiber and forest crops, and to

1 assure the use and enjoyment of natural resources and scenic beauty for the economic well-  
2 being of the state and its citizens.”

3  
4 Ms. Whisman presented a Power Point providing background and review of the proposed  
5 George Open Space application as part of the 2022 process and included a briefing of the  
6 Open Space Tax Program. The George parcel is under consideration. It is a 13.12 ac parcel  
7 with 12.12 acres proposed for the Open Space Program.

8  
9 There were questions and comments by the Planning Commission which Ms. Whisman  
10 answered. Commissioner Casino asked for information on the annual economic impact of  
11 this open space enrollment. How much money will this save the applicant? Ms. Baird with  
12 Thurston County Assessor’s office joined to answer the question. Since this would not take  
13 effect until 2023, she will provide an estimate based upon the 2022 tax year for staff for  
14 presentation at the next hearing. Commissioner Casino confirmed with Ms. Baird that the  
15 applicant would need to remove the property from the Open Space program should it be  
16 developed in the future and would incur property tax arrears.

17  
18 **MOTION: Commissioner Karman moved to set a public hearing on May 18, 2022 for**  
19 **Open Space. Commissioner Pestinger seconded. Motion carried.**

20  
21 **Continued Business**

22  
23 **6. 6:57 P.M. WORK SESSION & RECOMMENDATIONS: A-8 HABITAT**  
24 **CONSERVATION PLAN IMPLEMENTATION ORDINANCE (TITLE 17 AND 24)**  
25 *(Staff: Christina Chaput)*

26  
27 This was a continued discussion on the proposed development code amendments to  
28 implement the Thurston County HCP. Ms. Chaput continued the conversation discussing  
29 the proposed development code amendments to implement the Thurston HCP and  
30 recommended to move forward the amendments to the Board of County Commissioners.  
31 Commissioner Casino reminded those present that this is not on the HCP itself but is on  
32 the implementing ordinance.

33  
34 There were questions and comments by the Planning Commission around full-cost funding  
35 required which Ms. Chaput answered.

36  
37 **MOTION: Commissioner Karman moved to set a public hearing on May 18, 2022,**  
38 **for the A-8 Habitat Conservation Plan Implementation Ordinance (Title 17 and 24).**  
39 **Commissioner Nelson seconded. Motion carried.**

40  
41  
42 **7. 7:07 P.M. WORK SESSION: A-27 NON-CONFORMING CODE UPDATE**  
43 *(Staff: Ashley Arai)*

44  
45 Ms. Arai presented a PowerPoint as part of a continued conversation following up on  
46 questions the Planning Commission had and reviewing the proposed updates to the non-  
47 conforming code which was docketed by the Board in 2020. The project explores updates  
48 to language in the Critical Areas Ordinance (Title 24), specifically the Nonconforming

Code chapter (TCC 24.50), to expand administrative review and approval of small-scale projects associated with existing nonconforming uses, structures and lots that have minimal impact on the functional performance of a critical area buffer. CPED Development Services staff have identified this as a priority update that would save applicants time and cost while ensuring no net loss of critical areas.

The proposed updates would remove any reference to valuation in recognition of rising construction costs that more frequently exceed 50 percent of the existing nonconforming structure's market value. In the cases where a nonconforming structure is being altered, expanded, or replaced within a flood hazard area, valuations would still apply in accordance with TCC Chapter 14.38, 'Development in Flood Hazard Areas.'

Additionally, to help clarify what constitutes an alteration versus an expansion, the proposed updates to TCC 24.030 include removing the words 'addition to' in the definition for 'alteration'. Any proposal that includes an addition would be considered an expansion under the new code language

Ms. Arai provided answers on how many citizen applications this update would help and more information on the functional isolation concept and vertical additions, and whether or not there is science-backed data to support these changes.

There were questions and comments by the Planning Commission which Ms. Arai answered.

**MOTION: Commissioner Halverson moved to set a public hearing on May 18, 2022 for A-27 Non-Conforming Code Update. Commissioner Karman seconded. Motion carried.**

8. **7:40 P.M. WORK SESSION: SHORELINE MASTER PROGRAM**  
(Staff: Andrew Deffobis)

The Planning Commission was provided additional information regarding shoreline environment designations (SEDs) ahead of the planned work session. Staff will ask for direction from the Planning Commission on the five case studies presented. Mr. Deffobis presented a PowerPoint reviewing the shoreline environment designations for select shoreline reaches on Eld Inlet, Pattison Lake, Lake St. Clair, and the Deschutes River.

Eld Inlet (MEL-09—MEL-10) was discussed first. The reach is currently designated Rural, the proposed is Rural Conservancy SED, with a citizen request for a Shoreline Residential SED for this reach. The map and criteria were presented and discussed. There were questions and comments by the Planning Commission that Mr. Deffobis answered.

The existing ecological function in this reach would be best protected by retaining the proposed Rural Conservancy SED for this reach.

**Planning Commission sent forward staff's recommendation of Rural Conservancy with no Planning Commission recommendation.**

1  
2 A parcel on Pattison Lake (LPA-7—LPA-8) was discussed next. The current designation  
3 is Conservancy (a small piece is Rural), the proposed is Natural. The citizen has requested  
4 a Shoreline Residential SED for a portion of a parcel they own in Reach LPA-8—LPA-1  
5 (APN 11702140600), to essentially encompass the portion of the adjacent parcel that is in  
6 residential use. The map and criteria were presented and discussed. Based on a review of  
7 existing conditions and the designation criteria, staff propose retaining the proposed  
8 designation of Natural on the parcel.  
9

10 There were questions and comments by the Planning Commission which Mr. Deffobis  
11 answered.  
12

13 **MOTION: Commissioner Karman moved to recommend the staff's recommendation**  
14 **of Natural for this reach. Commissioner Nelson seconded. Motion carried**  
15 **unanimously.**  
16

17 Commissioner Wheatley voiced concern on not presenting a motion on the Eld Inlet (MEL-  
18 09—MEL-10) which may send a mixed message. A request for a motion was presented.  
19 Commissioner Casino responded and a motion was entertained.  
20

21 **MOTION: Commissioner Wheatley moved to recommend the staff's**  
22 **recommendation of Rural Conservancy for this reach. Commissioner Pestinger**  
23 **seconded. Motion failed. Moved forward without Planning Commission**  
24 **recommendation.**  
25

26 Pattison Lake (LPA-8—LPA-1 and LPA-2—LPA-3) was reviewed next. These are the  
27 portions of Reaches LPA-8—LPA-1 and LPA-2—LPA-3 where the lake is bisected by a  
28 railroad crossing, the associated fill and adjacent wetlands. The area is currently designated  
29 Rural and proposed to be designated Shoreline Residential. A citizen has suggested that  
30 Rural Conservancy or Urban Conservancy would be a better fit. Based on a review of  
31 designation criteria and how similar areas were designated, staff would support either  
32 retaining the existing proposed SED, or changing it to Urban Conservancy.  
33

34 There were questions and comments by the Planning Commission which Mr. Deffobis  
35 answered.  
36

37 **MOTION: Commissioner Wheatley moved to recommend the staff's findings of**  
38 **Urban Conservancy for this reach. Commissioner Halverson seconded. Motion**  
39 **carried unanimously.**  
40

41 Lake St. Clair (LSC-1—LSC-2) was discussed next. This request was to change the  
42 proposed SED of one parcel from Natural to Shoreline Residential, given that a home has  
43 been constructed on the parcel. Based on a review of existing conditions and the  
44 designation criteria, staff recommend a Rural Conservancy SED. This SED would reflect  
45 that development has occurred onsite but that ecological function still remains, and is  
46 consistent with the requirement to achieve no net loss of ecological function.  
47

48 There were questions and comments by the Planning Commission which Mr. Deffobis



1 answered.

2  
3 **MOTION: Commissioner Karman moved to recommend the staff's recommendation**  
4 **of Rural Conservancy for this parcel, and that this parcel is given its own reach.**  
5 **Commissioner Nelson seconded. Motion carried unanimously.**  
6

7 Deschutes River (DE-17—DE 18) was discussed last. This request was to change the  
8 proposed SED for one parcel within Reach DE-17—DE-18 from Natural to Shoreline  
9 Residential. Based on a review of designation criteria and existing conditions, it appears  
10 most of this reach better fits the criteria for Rural Conservancy given development patterns  
11 within shoreline jurisdiction. Considering conditions across this reach, staff recommends  
12 moving the reach break at the north end of this reach south to the northern boundary of the  
13 subject parcel. This would move the undeveloped forestry parcels in this reach into Reach  
14 DE-16—DE-17 and provide a Natural SED. Staff recommends the proposed SED for the  
15 remainder of Reach DE-17—DE-18 change from Natural to Rural Conservancy based on  
16 the existing conditions and criteria.  
17

18 There were questions and comments by the Planning Commission which Mr. Deffobis  
19 answered.  
20

21 **MOTION: Commissioner Nelson moved to recommend the staff's recommendation**  
22 **for Deschutes River DE-17—DE 18. Commissioner Karman seconded. Motion carried**  
23 **unanimously.**  
24

## 25 **Other Business**

### 26 27 **9. 8:23 P.M. STAFF UPDATES** 28 *(Staff: Christina Chaput)* 29

30 Ms. Chaput shared that staff are working on a joint dinner in June for the Board of County  
31 Commissioners and the Planning Commission.  
32

33 Commissioner Casino inquired on current FTE shortages. Ms. Chaput responded that  
34 CPED is currently 3 FTE shorts. This included 2 planner positions which have been  
35 advertised and are actively being recruited for. There will soon be project manager position  
36 open which will be a coordinator/ liaison.  
37

38 Commissioner Casino reminded the commission that we are still seeking bios which are  
39 important. There is a request that these be turned into staff as soon as possible. If not  
40 provided, the information from Planning Commissioner applications can be used as a bio.  
41

### 42 **10. 8:25 P.M. CALENDAR**

43  
44 May 4, 2022: All plan on attending.

45 May 18, 2022: All plan on attending.  
46

47 Commissioner Wheatley asked if we have time scheduled for the next Comp Plan Update  
48 yet. Ms. Chaput shared that a discussion on the 2025 Comp Plan Update will be coming

1 forward, however, the 5/4/22 Wireless discussion will need sufficient time to discuss at  
2 that meeting. Commissioner Wheatley expressed concern on priorities. Commissioner  
3 Casino shared those priorities are set by the Board of County Commissioners.  
4

5 8:28 P.M. ADJOURN  
6

7 With there being no further business, Chair Casino adjourn the meeting at 8:28 p.m.  
8  
9

10   
11 \_\_\_\_\_  
12 Eric Casino, Chair  
13

Prepared by Dina Christensen