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

3 Chair Casino called the Thurston County Planning Commission meeting on September 21,
4 2022, to order at 6:30 p.m. Commissioners provided self-introductions.

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

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10 **Staff:** Andrew Boughan, Kaitlynn Nelson, Amelia Schwartz and Christina Chaput.

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12 **2. 6:31 P.M. APPROVAL OF AGENDA**

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14 **MOTION: Commissioner Nelson moved to approve the agenda. Commissioner Day**
15 **seconded. Motion carried.**

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17 **3. 6:32 P.M. APPROVAL OF MINUTES**

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19 **MOTION: Commissioner Karman moved to approve the September 7, 2022, meeting**
20 **minutes. Commissioner Simmons seconded. Motion carried.**

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22 The audio recording is the official record of the above-dated meetings. The information
23 herein is provided as an overview of the meeting and a road map to the audio recording.
24 Audio is available online at: http://www.co.thurston.wa.us/planning/planning_commission/planning_comm_minutes.html
25

26
27 **4. 6:33 P.M. PUBLIC COMMUNICATIONS (Not associated with topics for which pub-**
28 **lic hearings have been held.)**

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30 None

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32 **New Business**

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34 None

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36 **Continued Business**

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38 **5. 6:34 P.M. WORK SESSION: GRAND MOUND SUBAREA PLAN**

39 *(Staff: Kaitlynn Nelson, Amelia Schwartz; Guest Staff: Joe Plahuta)*

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41 Ms. Nelson provided feedback on questions and requests regarding the Grand Mound Sub-
42 area Plan brought forward from the prior meeting. Ms. Schwartz provided a presentation
43 of lot sizes. Discussion ensued including questions which were answered by staff.
44

Due to meeting time constraints, this discussion was cut short and brought back for discussion at the end of the meeting.

6. **7:00 P.M PUBLIC HEARING: CPA4 – CAPITAL IMPROVEMENT PROGRAM**
(Staff: Andrew Boughan)

Chair Casino opened the public hearing and gave instructions to the public to testify.

Mr. Boughan provided an overview of the Capital Improvement Program (CIP). The purpose of the public hearing was to make a recommendation on the CIP.

There were no public comments.

Chair Casino closed the public hearing at 7:01 pm.

7. **7:01 P.M WORK SESSION & RECOMMENDATION: CPA4 – CAPITAL IMPROVEMENT PROGRAM**
(Staff: Andrew Boughan; Guest Staff: Robin Campbell, Scott Lindblom)

Mr. Boughan began the work session by providing a recommendation and an introduction of staff available for questions. The updated 2023-2028 Thurston County CIP as proposed was presented. The purpose of the public hearing was to make a recommendation on the CIP. There have been no public comments.

Discussion ensued. Assistant County Manager Robin Campbell answered questions from the Planning Commission. The Planning Commission agreed on Ms. Campbell having a conversation with public works, central services, and the County's attorneys regarding defining what a Capital project is for next year's plan.

MOTION: Commissioner Nelson moved to recommend approval of amendments to Appendix G of the Thurston County Comprehensive Plan, the 2023-2028 Capital Improvement Program, by repealing and replacing the 2022-2027 CIP in its entirety. Commissioner Day seconded. Motion carried.

Commissioner request to send letter with recommendation that the BoCC establishes a set aside program for future roads in the County. Discussion ensued.

MOTION: Commissioner Karman moved to pass along with the CIP recommendation that the BoCC consider developing a policy for road set asides in the future. Motion failed with no second.

8. **7:19 P.M PUBLIC HEARING: A22 BOUNDARY LINE ADJUSTMENT**
(Staff: Andrew Boughan)

Chair Casino opened the public hearing.

Mr. Boughan provided background and overview of the Boundary Line Adjustment Code Amendment. There was a review of the written comments received.

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2 **Chair Casino gave instructions to the public to testify.**

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4 The following people provided oral testimony:

5
6 Gary Letzring, Thurston County

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8 **Chair Casino closed the public hearing at 7:19 pm.**

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10 **9. 7:23 P.M WORK SESSION & RECOMMENDATION: BOUNDARY LINE AD-**
11 **JUSTMENT**

12 *(Staff: Andrew Boughan)*

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14 Mr. Boughan opened the work session for questions from the Planning Commission.

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16 **MOTION: Commissioner Halverson moved to recommend approval of Development**
17 **Code Docket item A-22 Boundary Line Adjustment to consider amendments to the**
18 **Thurston County Code for new and revised code language on Boundary Line Adjust-**
19 **ment standards in Chapter 18.04 and a revised definition on Building Site in Chapter**
20 **18.08 and include a requirement for a survey of record. Motion carried with 7 yays**
21 **and 2 nays.**

22
23 There was a Commissioner request to recommend to the BoCC a comprehensive review of
24 Title 18 that is separate from the standard comp plan review.

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26 **MOTION: Commissioner Casino moved to recommend to the BoCC that there is a**
27 **docket item added for a comprehensive review of Title 18 on boundary line adjust-**
28 **ment subdivision standards. Commissioner Halvorson seconded. Motion failed with**
29 **2 yays and 7 nays.**

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32 **10. 7:53 P.M WORK SESSION: GRAND MOUND SUBAREA PLAN**

33 *(Staff: Kaitlynn Nelson, Amelia Schwartz; Guest Staff: Joe Plahuta)*

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35 The conversation continued regarding the waterfront lot designation. The Planning Com-
36 mission agreed to remove the waterfront lot designation.

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38 The presentation continued with land use and rezoning amendment requests. Discussion
39 ensued. There was a commissioner request for clarity or examples of what an overriding
40 public interest would look like. There was also a question on whether employment fore-
41 casts be used to justify an expansion of the UGA.

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43 Discussion ensued. There were questions from the Planning Commission which were an-
44 swered by staff. Ms. Chaput provided a review of the focus on the discussion of the amend-
45 ments and a reminder of the BoCC timeline.

46
47 There was a continued discussion on the sewer and water services. Ms. Nelson provided
48 feedback. There were questions which were answered by Ms. Nelson and Mr. Plahuta.

The Planning Commission agreed to focus the next work session on the land use and re-zoning amendments. There was a Commissioner request for a hydrology map.. Discussion ensued on Tribal properties as related to the UGA.

Other Business

11. 8:42 P.M. STAFF UPDATES

(Staff: Christina Chaput)

There was a reminder for the Planning Commission to complete the Doodle Poll for the Olympia Joint Planning Commission. There are two work sessions and one public hearing. Thank you to those who have responded.

A review of the BoCC calendar for Community Planning for the remainder of September through mid-October was provided. These are listed on the BoCC website.

Community Planning is potentially moving to the new location the beginning of November. Planning Commission meetings will remain at the current location through the end of 2022.

A staffing update was provided.

12. 8:48 P.M. CALENDAR

October 5, 2022: All plan on attending.

October 10, 2022: Olympia Joint Planning Commission (Tentative)

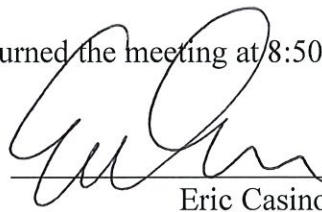
October 19, 2022: All plan on attending.

13. 8:49 P.M. GOOD OF THE ORDER

None

14. 8:50 P.M. ADJOURN

With no further business, Chair Casino adjourned the meeting at 8:50 p.m.


Eric Casino, Chair

Prepared by Dina Christensen