



## THURSTON COUNTY PLANNING COMMISSION

Minutes June 15, 2022

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

3 Chair Casino called the June 15, 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, Kaitlynn Nelson and Ashley Arai.  
12

13 **2. 6:32 P.M. APPROVAL OF AGENDA**

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

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

19  
20 **MOTION: Commissioner Karman moved to approve the May 18, 2022, meeting**  
21 **minutes. Commissioner Halverson seconded. Motion carried.**  
22

23 **MOTION: Commissioner Karman moved to approve the June 1, 2022, meeting**  
24 **minutes. Commissioner Halverson seconded. Motion carried.**  
25

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

29 [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)  
30 [tml](http://www.co.thurston.wa.us/planning/planning_commission/planning_comm_minutes.html)  
31

32 **4. 6:34 P.M. PUBLIC COMMUNICATIONS (Not associated with topics for which**  
33 **public hearings have been held.)**  
34

- 35 1. Dorothy Lyons, Olympia, WA  
36 2. Christy White, Olympia, WA  
37

38 **New Business**

39  
40 None.  
41  
42  
43

1 **Continued Business**

2  
3 **5. 6:39 P.M. WORK SESSION: SHORELINE MASTER PROGRAM**

4 *(Staff: Andrew Deffobis)*

5  
6 Mr. Deffobis opened the discussion of the draft of the Planning Commission's SMP  
7 recommendation. Staff incorporated feedback received on the draft SMP during the open  
8 public comment period and reviewed changes that have been made. The edits reflect public  
9 testimony, Planning Commission discussions, and the input of Community Planning and  
10 Department of Ecology staff. Copies of the draft SMP have been provided to those  
11 commissioners requesting hard copies. Discussion was focused on Chapter 19.400,  
12 however, included comments on Chapter 19.200. Discussion was completed on Chapter  
13 19.400 at this meeting. Mr. Deffobis noted the comments and suggestions of the Planning  
14 Commission.

15  
16 A request was made to provide the definition of both medium and high density that are  
17 referenced in shoreline environment designation descriptions in Section 19.200. Mr.  
18 Deffobis will review and provide feedback on adding language to the SMP to clarify and  
19 further define those terms.

20  
21 A request was made to make the language in Section 19.400.115 consistent where it refers  
22 to greater than 20 cubic feet, as in Section A.2.H, by changing to "equal to or more than  
23 20 cubic feet." Mr. Deffobis will review this language and update the document.

24  
25 There was a request to add a note to the SMP that it does not include concerns on climate  
26 change at this time. This note could be added to Section 19.400.115 Section A.2 or an  
27 appropriate place. There will be recommendations from the upcoming Department of  
28 Commerce climate guidance. A reference can be made to climate change throughout the  
29 document as well as in the cover letter sent with the SMP when completed. Mr. Deffobis  
30 will review for adding language as requested.

31  
32 There was a discussion on Section 19.400.120 and building setbacks. There will be a  
33 minority opinion which will be written and provided to staff.

34  
35 A request was made to change language to add re-development to "new and re-  
36 development" in Section 19.400.125 for clarification.

37  
38 In Section 19.400.145, it was suggested to review the use of the term "regulations" and  
39 change to "paragraphs" or an appropriate term. Mr. Deffobis will review the document for  
40 these updates.

41  
42 Chapter 19.500 will be addressed at the July 6, 2022, Planning Commission work session  
43 as well as Chapter 19.600 if time allows.

44  
45 **6. 7:29 P.M. WORK SESSION: WIRELESS CODE UPDATE**

46 *(Staff: Kaitlynn Nelson, Consultants: Ken Fellman and Colleen McCroskey)*

47  
48 The Planning Commission continued discussing Development Code amendments to the



Wireless code. There was a discussion on the preferred format to present priority areas/zones to the Planning Commission. Ms. Nelson will create a combination of a summarized list and the table as in the Pierce County example to present to the Commissioners at the next worksession. The Commissioners requested time to think individually on how they would like to see the areas prioritized and on changing setbacks before making a recommendation.

Ms. Nelson will forward a copy of the PowerPoint to the Planning Commissioners. Agreement was made to ensure these are included in the packets and on the Planning Commission website in the future.

**7. 8:20 P.M. WORK SESSION: A27 – NONCONFORMING CODE UPDATE**  
(Staff: Ashley Arai; Brett Bures)

Ms. Arai presented a follow up on the A-27 Nonconforming Code Update and provided requested information from the Planning Commission regarding the proposed concurrent agency review and application process for non-functioning buffer areas. There were questions and comments by the Planning Commission which were answered by Ms. Arai. Ms. Arai was joined by Christina Chaput in responding to the questions the Planning Commission had.

There was additional discussion on buffer areas. Ms. Chaput will forward a copy of a minority report template to the Planning Commissioners working on the minority report for the A-27 Non-conforming Code Update.

**MOTION: Commissioner Karman moved to recommend the A27 Nonconforming code update as proposed by staff to the Board of County Commissioners. Commissioner Nelson seconded. Motion carried with 5 yays and 3 nays.**

**Other Business**

**8. 8:35 P.M. STAFF UPDATES**  
(Staff: Christina Chaput)

Ms. Chaput provided an update on Community Planning Division staffing. The senior planner has been appointed. The associate planner positions remain open. The Agricultural Community Program Manager recruitment has closed, and applications will be reviewed.

**9. 8:40 P.M. CALENDAR**

July 6, 2022: All plan on attending. Commissioner Wheatley may be absent.  
July 14, 2022: BOCC and Planning Commission Joint Dinner. Commissioner Hansen may be absent.  
July 20, 2022: All plan on attending.

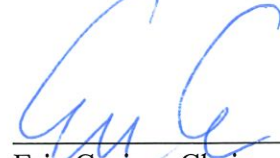
**9. 8:45 P.M. GOOD OF THE ORDER**

The Agricultural Advisory Committee will be held on Thursday, June 16, 2022. They will

1 be discussing the Agricultural Critical Areas Ordinance amendments.  
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3 **10. 8:46 P.M. ADJOURN**  
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5 With there being no further business, Chair Casino adjourned the meeting at 8:46 p.m.  
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Eric Casino, Chair

11 Prepared by Dina Christensen