

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

3 Chair Casino called the Thurston County Planning Commission meeting on July 20, 2022,
4 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, Jim Simmons, Joel Hansen, Derek Day, and Helen Wheatley.

8
9 **Staff:** Christina Chaput, Ashley Arai, Leah Davis, Maya Teeple, Kaitlynn Nelson, and
10 Andrew Deffobis.

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

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

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

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19 None

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21 The audio recording is the official record of the above-dated meetings. The information
22 herein is provided as an overview of the meeting and a road map to the audio recording.
23 Audio is available online 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. 6:35 P.M. PUBLIC COMMUNICATIONS (Not associated with topics for which
28 **public hearings have been held.)**

29
30 Sherry Buckner, Olympia, WA

31
32 **New Business**

33
34 5. 6:41 P.M. WORK SESSION: A18 – Ag CAO

35 *(Staff: Ashley Arai)*

36
37 Staff provided an introduction and overview of Development Code Docket Item A-18
38 Agricultural Activities Critical Areas Ordinance (CAO). The process, goals, and concepts
39 for updating the Ag CAO were shared with the commissioners.

40
41 There was a question on timber farming and aquaculture and whether these are included in
42 the definition of agriculture. Staff responded that agricultural activities are defined by the
43 state, however, they will look further into this to clarify.

Staff then opened the discussion up for feedback to confirm whether the commissioners would like to proceed with the Conservation Plan Approach. The discussion continued with questions from commissioners which staff answered and provided clarification. There was further discussion and feedback on the Ag CAO. There was a question on the date that applies to Voluntary Stewardship Program (VSP) eligibility—the date of VSP or CAO adoption. Staff will review and confirm which date applies.

Discussion continued on conservation plan monitoring and compliance and the technical expertise needed to complete said plan.. Staff will take a further look into the technical expertise required to create a plan and talk to other counties about their monitoring approach. There was a request for a list of other counties with monitoring programs for commissioners to reference as there are a variety of ways to set these up.

The Planning Commission agreed to move forward with the Conservation Plan Approach. There may be an interest in a subcommittee. The Commissioners need time to consider if a subcommittee is desired and which commissioners would participate. There was a final suggestion to reach out to the VSP workgroup as well.

Continued Business

6. 7:18 P.M. WORK SESSION: WIRELESS CODE UPDATE

(Staff: Kaitlynn Nelson)

Ms. Nelson continued the discussion on the Development Code amendment to the Wireless code. Documents were provided to the Commissioners. There was a review of the revisions to the document and updates to the zoning table. This included language for preferred locations. An additional piece of the code had not been reviewed previously. Planners reviewing the draft suggested including language on wetlands from the current code under prohibited locations, TCC 20.33.040

Under Section 20.54.015 – Approval authority, subsection 2 will be added with the language directly from the Municipal Code.

There were comments and concerns from the Commissioners, some of which the staff were able to answer. The Planning Commission agreed on a request for clarification on waivers before making a recommendation. Staff will return with a response.

7. 7:44 P.M. WORK SESSION: A24 – EMERGENCY HOUSING ORDINANCE

(Staff: Leah Davis, Maya Teeple)

Staff provided an overview of the Emergency Housing Ordinance (EHO) Code Amendment. Feedback on questions from the prior meeting is included in the memorandum provided to the commissioners. Staff touched on feedback received after the memo was sent in the packet to the Planning Commission.

There was a reminder that this docket item is focused on code amendments and to set a public hearing. This is a code update to ensure the homeless encampments ordinance works

1 smoothly and that we have some flexibility in permitting requirements in declared
2 emergencies. This ordinance helps get unsheltered people into a sanctioned encampment
3 more quickly. Staff reviewed the proposed amendments and the prior input received. Public
4 comments are included and summarized in the electronic copy of the full document.
5

6 Staff provided answers to questions from the prior planning commission meeting. They
7 reviewed the barriers noted by PHSS which are not reviewed as part of the docket item.
8 The usage of 'may' versus 'must' for identification lowers barriers to entry, has been
9 incorporated in the amendment. There was data provided on the number of affordable
10 housing units in Thurston County. There is an ongoing effort to collect this data.
11

12 A discussion continued surrounding waivers, drug and alcohol restrictions, weapons,
13 proximity to water sources among other items.
14

15 A commissioner requested clarification on the location of encampments. The Planning
16 Commission can make the recommendation to limit to certain areas (i.e., UGAs). The
17 discussion continued on the length of waivers being extended to match the permit and the
18 cost of permits.
19

20 There are continuing concerns regarding drug and alcohol use in the encampments. This is
21 beyond the scope of this docket item. Several commissioners have voiced concerns and at
22 least one has stated they will not approve the amendment as written.
23

24 There are concerns on the ability to waive the public meeting requirement. A discussion
25 on potentially having standing meetings ensued. Several commissioners feel strongly this
26 should not be waived. There was also concern on the Director waiving the occupancy limit.
27 It was suggested there should be an upper limit on the occupancy number for any waiver.
28 Further discussion ensued on what that should look like.
29

30 **MOTION: Commissioner Nelson moved to set a public hearing on Development Code**
31 **Docket Item A-24, the Emergency Housing Ordinance code amendment, for**
32 **Wednesday August 17, 2022, at 7 PM or as soon thereafter as the matter may be**
33 **heard. Commissioner Wheatley seconded. Motion carried.**
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35 Although the motion carried, there was comment that it would be preferred to have had a
36 better version to provide to the public for comment.
37

38 **8. 8:24 P.M. WORK SESSION: SHORELINE MASTER PROGRAM**
39 *(Staff: Andrew Deffobis)*
40

41 Mr. Deffobis opened the continuing discussion of the Planning Commission's SMP
42 recommendation draft. Staff incorporated feedback on the draft SMP during the open
43 public comment period. The edits reflect public testimony, Planning Commission
44 discussions, and the input of Community Planning and Department of Ecology staff. The
45 discussion was focused on Chapter 19.600. Mr. Deffobis noted the comments and
46 suggestions of the Planning Commission.
47

48 The discussion began in Section 19.600.110 with a request to ensure there is consistency

1 between the text and the coinciding land use table. There was a request to review the
2 language and the order of the bullets in 19.500.110 Section C.

3
4 There was debate over aquaculture, no net loss, and whether the Planning Commission
5 requested public comments on aquaculture be addressed in the draft. It was noted that a
6 commissioner strongly disagrees with staff that further changes to the aquaculture section
7 were not requested by the Planning Commission in work sessions following the public
8 hearing.

9
10 Discussion ensued on net pens and mussel rafts. Staff explained that language related to
11 net pens was removed by Planning Commission request following the public hearing.
12 There was a commissioner request to put it back. Staff will send memorandums regarding
13 concerns brought by several commissioners to provide context on the decisions made.

14
15 For Section 19.600.120, it was noted that permit standards for the Aquatic SED are missing
16 in sections 120, 125 and 135. Staff to review and edit as needed.

17
18 There was a question on the history of fencing standards in the SMP. Staff to check if this
19 was post- or pre- public hearing.

20
21 There was discussion on the terminology change of “5 or more boats” to “5 or more
22 residences” in the Boating Facilities section. The document has been updated to match the
23 WAC. There was question on using “single-family” residences versus “dwelling units.”
24 Staff will review to clarify the appropriate term. The discussion continued on the location
25 of these dwellings.

26
27 Staff will correct the numbering in Section 19.600.135 and check terminology for
28 correctness and consistency in Section 19.600.140.

29
30 Section 19.600.165 and public access was discussed. Staff will review wording of first
31 paragraph with a focus on changing “part of” to “includes.” Additionally, the Section A.3
32 description does not match the coinciding table. Staff will update.

33
34 Staff closed by summarizing the work completed and provided feedback on questions from
35 last meeting.

36 37 **Other Business**

38 39 **9. 9:16 P.M. STAFF UPDATES**

40 *(Staff: Christina Chaput)*

41
42 None

43 44 **10. 9:16 P.M. CALENDAR**

45
46 August 3, 2022: All plan on attending.

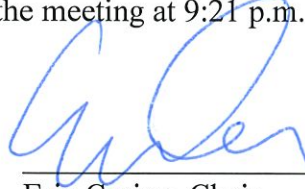
47 August 17, 2022: All plan on attending.

1 **11. [9:17 P.M. GOOD OF THE ORDER](#)**

2
3 There was a commissioner question on policy and procedures for writing minority reports.
4 Staff will review the process and provide feedback to those questions.
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6 **12. [9:21 P.M. ADJOURN](#)**

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8 With no further business, Chair Casino adjourned the meeting at 9:21 p.m.
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Eric Casino, Chair

14 Prepared by Dina Christensen