



THURSTON COUNTY PLANNING COMMISSION

Minutes February 15, 2023

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

3 Chair Casino called the Thurston County Planning Commission meeting on February 15,
4 2023, to order at 6:30 p.m. Commissioners provided self-introductions.

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

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10 **Absent:** none.

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12 **Staff:** Christina Chaput, Maya Teeple, Andrew Deffobis, Marisa Whisman, Andrew
13 Boughan, and Amelia Schwartz

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15 **2. 6:30 P.M. APPROVAL OF AGENDA**

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17 **MOTION: Commissioner Nelson moved to approve the agenda. Commissioner**
18 **Karman seconded. Motion carried, as amended.**

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20 Add 7: Work Session: Thurston 2045.

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22 **3. 6:32 P.M. APPROVAL OF MINUTES**

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24 **MOTION: Commissioner Hansen moved to approve the February 11, 2023, meeting**
25 **minutes. Commissioner Simmons seconded. Motion carried with one abstained, as**
26 **amended.**

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28 On page 3, Line 39, after the words “standard practice”, add “in Thurston County”.

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30 The audio recording is the official record of the above-dated meetings. The information
31 herein is provided as an overview of the meeting and a road map to the audio recording.
32 Audio is available online at: [Thurston County Planning Commission](https://www.thurstoncountypa.org/PlanningCommission).

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34 **4. 6:36 P.M. PUBLIC COMMUNICATIONS (Not associated with topics for which**
35 **public hearings have been held.)**

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37 1. Phyllis Farrell
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5. 6:39 P.M WORK SESSION #1: Open Space

(Staff: Marisa Whisman)

Ms. Whisman presented a Power Point providing background and review of the proposed Clements Open Space application as part of the 2023 process and included a briefing of the Open Space Tax Program. The Clements parcel under consideration is a 5-acre parcel with a request for 4-acres to be enrolled in the Open Space, Open Space tax program under the Farm and Agricultural Conservation Land priority resource category.

There were questions and comments by the Planning Commission which Ms. Whisman answered. It was confirmed the application costs \$1728, and the actual dollar amount saved by joining this program is unknown based on feedback from the Assessor's Office, but that it would be cheaper than the applicant being taxed at full market value which is what happens if they do not get accepted into this program, since they are no longer eligible for the Assessor's Farm and Agricultural Land and classification. Staff confirmed they will bring back the current taxes due to the next meeting, as requested.

MOTION: Commissioner Halverson moved to set a Public Hearing for March 15, 2023, at 7:00pm or shortly thereafter as the matter may be heard to accept public comments for the Clements Open Space application. Commissioner Pestinger seconded. Motion carried unanimously.

Continued Business

6. 6:27 P.M WORK SESSION #2: Procedural & Clerical Code Updates (A-29, A-13, A-28)

(Staff: Andrew Boughan and Amelia Schwartz)

Mr. Boughan shared a Power Point for the 2nd work session on topics A28 Clarifications on expansion of non-conforming non-residential uses and structures and A-29 Update sign board posting procedures, as well as first time review of A-13 Miscellaneous clerical errors. On the previous question on A-28 from Planning Commission, Ms. Schwartz found code changes could not be applied to other public facilities, because they do not carry the same constraints as schools.

It was explained A-13 is a reoccurring docket item to make small corrections as needed on all docket items such as missing definitions, spelling mistakes, graphics updated and moved in the document, and department/entity name changes. Definitions and proposed changes were discussed, and items were updated, as requested. Additionally, the definition for automobile service station was discussed regarding adding electric vehicles.

The Sign Code section was discussed, and changes made as requested as well. It was explained there would be a savings to the applicant if the planner doesn't have to deliver and post the sign for an additional hourly fee.

As requested on page 41's lot graphic, staff will bring back more information on the why the overhang and carport are not included in the definition.

MOTION: Commissioner Karman moved to set a Public Hearing for March 15, 2023, at 7:00pm or shortly thereafter or as soon thereafter as the matter may be heard on the Code Clarifications & Corrections Amendment, which includes Development Code Docket Item A-13 Miscellaneous Clerical Errors, A-28 Clarification on Expansion of Non-Conforming Non-Residential Uses and Structures, and A-29 Update Sign-board Posting Procedures. Commissioner Nelson seconded. Motion carried unanimously.

7. 7:25 P.M. Work Session: #2 Thurston 2045 Update
(Staff: Maya Teeple)

Ms. Teeple shared a Power Point on the Comprehensive Plan periodic update, Thurston 2045, and the draft scope of work as requested by Planning Commission and community. Covered tonight will include what the periodic update is, a general overview of scope of work, and the timeline. In a future meeting, staff will ask the Planning Commission to rank the optional elements included in the draft scope of work. Ranking items is the same process as is done with the Board of County Commissioners during docketing each year and is the suggested approach. Staff will provide an initial brief to the BoCC to review the draft scope of work on March 1st.

There were questions by the Planning Commission which Ms. Teeple and Ms. Chaput answered. A discussion ensued. Commissioner Wheatley expressed concern that prioritization is not an acceptable process and concerned was expressed that it was not the right frame to convey the Planning Commissions recommendations. Planning Commissions discussed the intention of recommending adequate resourcing to the Board of County Commissioners to update the important optional elements. Ms. Chaput stated initially staff didn't want to limit the Planning Commission to looking at the priorities from a number's standpoint, but on the value of each piece to the plan. Budget information will be presented to the BoCC for their consideration in determining priorities. She confirmed that in addition to a \$700,000 grant from Commerce for funding there will still need to be around \$275,000 added to the budget if all optional elements were chosen by the Board to work on. The Planning Commission agreed they would like to recommend all the funding available to allow for the work to be complete and not to end up with an answer of "we can't afford to update some element" next year when the work sessions begin on the Comp Plan. Commissioner Pestinger why equity is not mentioned in the presentation.

Ms. Teeple also confirmed "equity" on its own is not listed as one of the specific goals under the Growth Management Act, but it is intertwined with the other planning goals and will be included as part of the updates of to the housing element and through public participation. Ms. Chaput confirmed part of the work plan will be asking the Board for funding of consultants to help with the housing element and the Environmental Impact Statement.

1 Ms. Teeple confirmed the prioritization request given in the survey was to inform the

2 Board of what the community believes the most important issues are. For the Planning
3 Commission, it could include listing optional elements in order of importance. We are
4 hoping to have some information for the Board from the Planning Commission on which
5 elements add the most value to the update. The survey was the kickoff of the public par-
6 ticipation plan, and participation will morph along the way as we will be reaching out to
7 more groups with pop up events, informal presentations, coffee chats, etc. The Planning
8 Commission may be asked to form sub-committees before the actual work sessions begin
9 in mid-2024 to assist with the elements of the public participation plan.

10 Staff committed to sending the Planning Commission the following requested documents
11 before the next meeting to help facilitate their decision of the most important optional el-
12 ements to include RFP for Industrial lands consultant, the county survey results, the draft
13 work plan, and the Commerce check lists. As discussed, the Planning Commission is
14 also welcomed to go to the Commerce website to review their tool kits and workshops on
15 general comp plan information.

16 It was also recommended to bring the current docket plan to the next meeting and add a
17 column showing the status of each item to help with the discussion of what to add for the
18 Thurston 2045 comp plan while considering other work and prioritization.

21 **Other Business**

22 **8.25 P.M. SUBCOMMITTEE REPORT**

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25 The Planning Commission reviewed each item that was submitted as feedback. Staff com-
26 mitted to the following:

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 - Creating Power Points and meeting materials on 8x11 format (not bigger).
 - Staff is preparing materials in a uniform manner to help with consistency.
 - Provide handbooks to Planning Commission as they become available on Comp Plan, and other required updates.

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32 All other items were discussed, and Planning Commissioners agreed to work on these as
33 the year proceeds.

34 **9.03 P.M. STAFF UPDATES**

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37 Ms. Chaput stated staff has sent out the adopted Board Handbook link in the meeting
38 agenda email.

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41 On February 27th the county will be migrating our website to a new platform so it will be
42 down until March 1st. There is a form you can submit to report broken links or infor-
43 mation that is missing to staff. Planning Commission meeting information will hopefully
44 be easier to find for the public

45 **9:06 P.M. CALENDAR**

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48 March 1, 2023: Short Course on Planning (special meeting). All plan on attending.

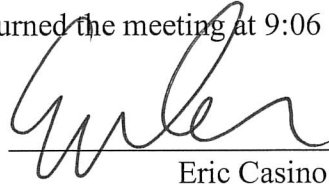
1 March 15, 2023, Public Hearings, A-25 Forest Conversion: Commissioner Hansen may
2 not attend.

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4 **11. 9:06 P.M. GOOD OF THE ORDER**

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6 Nothing additional.

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8 **12. 9:06 P.M. ADJOURN**

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10 With no further business, Chair Casino adjourned the meeting at 9:06 p.m.

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15 Eric Casino, Chair
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Prepared by Polly Stoker