



THURSTON COUNTY PLANNING COMMISSION

Minutes May 22, 2023

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

3 Chair Casino called the Thurston County Planning Commission meeting on May 22, 2023, to
4 order at 6:30 p.m. Commissioners provided self-introductions.
5

6 **Attendance:** Thurston County Planning Commissioners Eric Casino (Chair), Derek Day (Vice
7 Chair), Scott Nelson, Barry Halverson, Helen Wheatley, Joel Hansen, Jim Simmons.
8 City of Yelm Planning Commissioners Carloz Perez, Robert Howard, Jerry Fugich, John
9 Thomson, Anne Wahrmund, Richard Lomsdale
10

11 **Absent:** Kevin Pestinger, John Graver (Technical difficulties)
12

13 **Thurston Staff:** Jeremy Davis, Amelia Schwartz, Maya Teeple
14 **Yelm Staff:** Gary Cooper, Cody Colt
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16 **2. 6:32 P.M. APPROVAL OF AGENDA**

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18 **MOTION: Commissioner Hansen moved to approve the agenda. Commissioner**
19 **Halverson seconded. Motion carried, as amended.**
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21 Chair Casino strikes item #2 (approving previous meeting minutes) from the agenda.
22

23 **The audio recording is the official record of the above-dated meetings. The information**
24 **herein is provided as an overview of the meeting and a road map to the audio record-**
25 **ing. Audio is available online on the [Thurston County Planning Commission](https://www.thurstoncountypa.com) website.**
26

27 **3. 6:34 P.M. PUBLIC COMMUNICATIONS (Not associated with topics for which**
28 **public hearings have been held.)**
29

30 1. none
31

32 **New Business**
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34 **4. 6:35 P.M. WORK SESSION #1: Yelm Joint Plan**

35 *(Staff: Amelia Schwartz, Maya Teeple)*

36 Amelia Schwartz Presents the Yelm Join Plan Update. The last update to the joint plan was
37 in 2006. This is a full repeal and replace of the older plan. This plan is based on the 2017
38 City of Yelm Comprehensive Plan Update.
39

40 Commissioner Wheatley wants to know what the larger plan for public outreach is for a
41 public hearing. She believes explaining the UGA plan to the public will help allow to pro-
42 vide applicable feedback. She states Map #1 isn't clear enough and would like to see some
43 type of satellite overlay as well as road map elements. Commissioner Hansen suggest a
44 more color contrasting boundary on the map as well.

1
2 Commissioner Wheatley is curious about transportation and the industrial area. How will
3 the changes affect traffic and what was the thinking behind those specific decisions. Com-
4 missioner Lomdsdale states the byway that will be going in right around there and will run
5 parallel to the industrial area. Mr. Cooper states that map number three was more of an in-
6 house exercise with the planners and city of Yelm staff. The byway will create a loop
7 around the city and the roundabouts that are being planned will help. The rezoning in the in-
8 dustrial area is an extension of their commercial district which is in the heart of the city. On
9 the map it is all grayed out because it is inside the city limits.

10
11 Commissioner Day wants to see displacement demographics showing Yelm vs the county.
12 Ms. Schwartz asks for clarification on what data specifically. He would like to see racial de-
13 mographics and who is living in the area they are speaking of. Ms. Schwarz's mentions she
14 needs a quorum to add these additions to the information. Commissioner Day asks to add
15 the current zoning inside the UGA as well. Staff members explain the zoning inside of the
16 city will not be changing. Commissioner Day acknowledges that and states it would be help-
17 ful to see all the zoning. Commissioner Perez states why racial data and not income. Com-
18 missioner Day agrees and says it can be both. Mr. Cooper states they have a lot of data col-
19 lected as their housing action plan is almost past. Commissioner Day wants to make sure
20 that pockets of certain demographics don't get rezoned to industrial or something else. Ms.
21 Schwarz acknowledges that and states that there is no rezoning happening with the Joint
22 Plan.

23
24 Commissioner Halverson asks Mr. Cooper about public utilities and how the city plans on
25 making sure there will be enough water and sewage when expanding the city limits. Mr.
26 Cooper states that they just fixed the water right issues which is why they have 6 annexa-
27 tions underway. Department of Ecology approved mitigation measure like aquiform re-
28 charge measures.

29
30 Commissioner Wheatley asks economic development in Yelm how big a of factor is com-
31 muting.? She wonders if there are ways to frame the economic goals and link them to trans-
32 portation. She is curious how many people commute out of Yelm and into for work. What
33 does their income levels look like. She states in Olympia where she lives the people in a
34 higher tax bracket drive out of the county to work and the people in lower brackets com-
35 mute. How does that dynamic play out and was it studied. Commissioner Wahrmond states
36 There are just about the same amount of people commuting in and out of Yelm. People with
37 lower incomes are traveling to Yelm for work like in the schools, hospitals, and other busi-
38 ness. The people who have higher income travel out of Yelm. They reviewed this infor-
39 mation during the housing action plan. Commissioner Nelson points out that the scope of
40 the Joint Plan does not include what is happening in the city limits.

41
42 Chair Casino redirects meeting back to talk about a vote on the items the Planning Commis-
43 sion has tasked Ms. Schwartz with. She states all the changes.

- 44
45 1. Map 1 make UGA boundary visible with a contrasting color
46 2. Add a satellite overlay to the interactive map and an additional map in the plan
47 with satellite. overlay.

- 1 3. If she can find them, racial demographics vs the city, UGA, and county. Also,
2 would like economic data.
3 4. Map showing existing land use and zoning within the county, city limits, and
4 UGA.
5

6 Commissioner Halverson asks Mr. Cooper about what is being planned in Yelm for com-
7 muting and ride share. Cody Colt joined the meeting. His answer to Commissioner Halver-
8 son question is they city is in conceptual design phase of creating central parking in their
9 business district. This will be close to city hall and across from HR Block. This has been
10 purchased by The City of Yelm. That will have transportation access as well. Commissioner
11 Halverson asks about Walmart and Safeway being used as a ride share parking lot. Mr. Colt
12 states that they do not currently have agreements with those companies. However Intercity
13 Transit does stop at Walmart. Commissioner Halverson asks about the roundabouts that
14 were referred to earlier in the meeting. Mr. Colt states that the city is partnering with the
15 state and county to add those three round abouts in. Commissioner Halverson asks about the
16 I-5 bridge and the Bypass he is concerned with back up traffic. What consideration is being
17 given during this time. Mr. Colt answers that they are in the meetings with the bridge con-
18 struction and the only thing Yelm can do at this point is get all their projects done before the
19 construction starts on the bridge. Commissioner Halverson ask about consideration of a
20 roundabout there by Walmart. he says yes that will be part of the bypass with a roundabout
21 at Walmart Blvd. and 103rd and Walmart Blvd. The bypass also has a roundabout on Wil-
22 kinson rd. by Nisqually pines. What is the timeline looking at the transportation plan. With
23 the funding secured they go to bid in the spring and the first projects will be those round
24 abouts at Walmart. They are also in the planning stages of a compact round about that will
25 be located at Bald Hills and Morris Road. It will go in at the same time as the other bald
26 hills round about.
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28 Commissioner Halverson asks about water rights. Will the water rights continue through
29 2045 phase for utilities with the growth that Yelm is expecting. Mr. Colt states the water
30 rights should last through 2036 and then they will secure more water rights. The water sys-
31 tem plan is being worked on now. Commissioner Halverson wants to know how many addi-
32 tional residential homes does the new water rights support. Mr. Colt answers approximate 6-
33 7,000 residential homes.
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35 **MOTION: Commissioner Halverson moved to approve the public hearing on**
36 **July 10, 2023 on the Yelm Joint Plan, Commissioner Nelson seconded. The motion**
37 **carried unanimously.**
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39 **Continued Business**
40

41 5. None
42

43 **Other Business**
44

45 6. None
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47 7. [7:35 P.M.](#) STAFF UPDATES
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1 No new updates
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3 **8. 7:36 P.M. CALENDAR**
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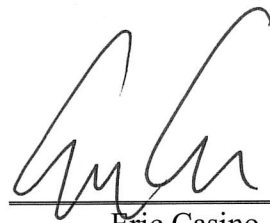
5 June 7, 2023: Work Session # 1 Forest Conversion Ordinance Title 17.25
6 Planning Commission Prep for the Board of County Commissioners
7 meeting being held June 21, 2023, at 9:00 A.M.
8

9 June 21, 2023: Conservation Futures Board Briefing
10 Pogue Land Use Amendment Public Hearing
11 Agriculture Zoning Amendment Public Hearing
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13 **9. 7:37 P.M. GOOD OF THE ORDER**
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17 **10. 7:38 P.M. ADJOURN**
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19 With no further business, Chair Casino adjourned the meeting at 7:38 p.m.
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Eric Casino, Chair

31 Prepared by Tosha Knight
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