



THURSTON COUNTY PLANNING COMMISSION

Minutes July 5, 2023

1
2 **1. 6:31 P.M. CALL TO ORDER**

3 Chair Casino called the Thurston County Planning Commission meeting on July 5, 2023, to
4 order at 6:31 P.M. Commissioners provided self-introductions.

5
6 **Attendance:** Eric Casino (Chair), Derek Day (Vice Chair), Helen Wheatley, Jim Simmons,
7 Kevin Pestinger, Scott Nelson, Joel Hansen

8
9 **Absent:** Barry Halverson,

10
11 **Thurston Staff:** Maya Teeple, Ashley Arai, Amelia Schwartz, Jeremy Davis

12
13 **2. 6:32 P.M. APPROVAL OF AGENDA**

14
15 **MOTION: Commissioner Nelson moved to approve the agenda. Commissioner**
16 **Pestinger seconded. The motion was carried unanimously.**

17
18 **3. 6:34 P.M. APPROVAL OF MINUTES**

19
20 **MOTION: Commissioner Pestinger moved to approve the June 21, 2023, meet-**
21 **ing minutes. Commissioner Simmons seconded. Motion carried, with a vote of**
22 **6 yea and 1 abstain.**

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

27
28
29 **4. 6:35 P.M. PUBLIC COMMUNICATIONS (Not associated with topics for which
30 public hearings have been held.)**

31
32 1. Loretta Seppanen

33
34 **New Business**

35 None

36
37 **Continued Business**

38
39 **5. 6:38 p.m. WORK SESSION #3: CPA-21, POGUE SITE-SPECIFIC LAND USE PLAN**
40 **AND REZONING AMENDMENT**

41
42 Ms. Schwartz presented the Pogue Site-Specific Land Use Plan and Rezoning
43 Amendment. Commissioner Wheatley disagreed with the analysis provided by staff
44 and believes option 1 is most consistent with current policy. She pointed out that the

1 Comprehensive Plan requires clustering around the main building at the intersec-
2 tion. She stated the parcel's current zoning is consistent with what is written in the
3 Comprehensive Plan. Most notably, she pointed out that the Comprehensive Plan
4 says there must be a significant change for the site to be rezoned. Ms. Schwartz
5 mentioned a list of reasons why rezoning could be appropriate. On the list is a legis-
6 lative rezone, which this project is considered.

7
8 Commissioner Simmons favored option number 3 from the presentation. He speci-
9 fied that the lack of opposition from the public or neighboring parcels and bringing
10 more services to the citizens in the immediate area is a good thing.

11
12 Commissioner Pestinger agreed with Commissioner Wheatley's points. His biggest
13 concern is the overall process, and he doesn't believe changing the zoning aligns
14 with growth management or the Comprehensive Plan. He also mentioned the public
15 comments and questioned if Offut Lake residences were notified. Ms. Schwartz
16 stated she mailed out notifications within 500 ft of both parcels as required by the
17 code. She reached out to one of the homeowner organizations in Offut Lake, and
18 they distributed the information to their residents. Ms. Schwartz also drove down
19 and spoke to businesses nearby. She did not notify all the lake's residents.

20
21 Commissioner Day stated the neighborhood convenience zoning is already there.
22 The drive to the nearest grocery is 10 minutes by car. There was talk about an art
23 gallery or boutique store that could be added to the parcel. Commissioner Day does
24 not believe that is the intent of neighborhood convenience zoning. He also stated
25 concerns about traffic.

26
27 Chair Casino suggested a quick show of hands where each commissioner stands
28 with this docket item. There were split votes for all three options presented. Ms.
29 Schwartz stated that if the commission tied in its vote, they could recommend not to
30 make a recommendation and forward their facts and findings to the BoCC. Com-
31 missioner Nelson made a motion to send no recommendation to the BoCC. Com-
32 missioner Hansen seconded. Motion passed 5 to 2.

33
34 **MOTION: Commissioner Nelson motioned for no recommendation on the CPA-**
35 **1 Pogue Site Specific Land Use and Rezoning Amendment. Commissioner Han-**
36 **sen seconded. With a vote of 5-2 in favor of no recommendation, the motion**
37 **passes.**

38
39 Mr. Davis added that the Planning Commission findings and the final report also
40 need to be voted on. He asked the Planning Commissioners to forward those find-
41 ings to Ms. Knight by Friday, July 7, who will then forward them to staff to organ-
42 ize and bring back to the July 19th meeting for a final vote before submission to the
43 BoCC.

44
45 **6. 7:18 P.M WORK SESSION # 4: LONG TERM AGRICULTURE ZONING UPDATE**

46 Ms. Arai presented on Long Term Agriculture Rezoning. During the presentation,
47 Commissioner Wheatley wanted clarification on the cluster requirement. Ms. Arai

1 explained there would be a requirement to preserve prime farmland in an agricul-
2 tural resource parcel. One of the options for the condition states that if you have at
3 least 50 % or more prime farmland soils that are at least 20 acres in size on RRR
4 1/5, you must do a cluster development and arrange the houses according to the
5 cluster requirements instead of a conventional development divided into five-acre
6 lots. Commissioner Simmons asked if clustering would come up again during the
7 housing portion of the comprehensive plan. Ms. Arai stated yes, due to the new
8 laws surrounding housing. Chair Casino mentioned that he would like to think
9 about clustering holistically and would prefer to review clustering during the com-
10 prehensive plan update. After a bit of discussion, a decision was reached to delay
11 review of clustering until the time of the comprehensive plan update.
12

13 Ms. Teeple spoke about the co-designation of mineral land and agriculture. In
14 2020 the Comprehensive Plan was changed to include co-designation. A conversa-
15 tion occurred about why current mines are included on the soil maps. Commis-
16 sioner Hansen pointed out that the prime soil could have been there at one time.
17 Ms. Teeple answered that the maps used in the soil survey date back to the 1960s
18 or earlier and may pre-date mining use. The Planning Commission reached a
19 quorum to exclude existing mines. Commissioner Pestinger and Commissioner
20 Wheatley did not vote. Chair Casino asked staff if they knew how much land this
21 would affect. Ms. Teeple was unsure since it would vary with the different scenar-
22 ios and maps. She offered to bring that information back to the next meeting.
23

24 Ms. Arai explained how the soil survey works, including the land capability classi-
25 fication system. This system ranks each soil based on eight classes. If a limitation
26 or hazard is associated with the classification, they are sub-classed. The public
27 comments that pertain to forested lands are generally the type 4 soils and have lim-
28 itations like standing water or wetlands. The breakdown of different types of soils
29 shed light on what the citizens were saying in the public hearing. Commissioner
30 Wheatley is concerned with excluding class 4 soils in the county and asked the ra-
31 tionale for stopping at class 3. Ms. Arai stated that class 4 soils require more care-
32 ful management for a successful yield. She also indicated that Pierce County ex-
33 cluded four class 4 soils totaling 71,000 acres when they adopted their most recent
34 agricultural resource designation updates; Ms. Teeple presented maps to the Plan-
35 ning Commission that use a refined soils list including classes one through three on
36 the land capability classification system. This is versus the old series that includes
37 soils classed as one through eight in the land capability classification system. Soils
38 five through eight make up a small acreage in Thurston County. The main differ-
39 ence in the two-map series is primarily the removal of soils that are land capability
40 classification four. Most of that soil is limited by wetlands, rocky soil, and forest
41 land.
42

43 **Other Business**

44 None
45

46 **7. 9:00 P.M.: STAFF UPDATES**

47 Mr. Davis reminded the Planning Commissioner to fill out the Doodle Poll for the
48 City of Lacey and Thurston County Joint Plan.

1 The Education and Outreach team went to The Nisqually Pride and Health event,
2 which had over 400 people in attendance 80 participated in the Thurston 2045 sur-
3 vey.
4

5 8. 9:05 P.M.: **CALENDAR**

6 *July 10, 2023:* Special Meeting - Yelm Joint Plan Public Hearing.

7 The meeting will start at 6:45 P.M. Commissioners Halverson and
8 Day may not be present.

9 *July 19, 2023:* Work Session #5 – Long Term Agriculture Zoning

10 Work Session #4 Pogue Site-Specific Land Use and Rezone Amend-
11 ment
12

13 9. 9:07 P.M. **GOOD OF THE ORDER**

14 Chair Casino briefly mentioned the Planning Commission and BoCC meeting. The
15 group's consensus is that it is crucial to meet at least once a year and potentially a
16 lunch.
17

18 10. 9:09 P.M. **ADJOURN**

19
20 With no further business, Chair Casino adjourned the meeting at 9:09 P.M.
21

22
23
24
25
26
27
28
29
30
31



Eric Casino, Chair

Prepared by Tosha Knight