



THURSTON COUNTY PLANNING COMMISSION

Minutes August 16, 2023

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

3 Chair Casino called the Thurston County Planning Commission meeting on August 16, 2023,
4 to order at 6:32 P.M. Commissioners provided self-introductions.
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6 **Attendance:** Eric Casino (Chair), Derek Day (Vice Chair), Helen Wheatley, Jim Simmons,
7 Kevin Pestinger, Scott Nelson, Barry Halverson
8

9 **Absent:** Joel Hansen
10

11 **Thurston Staff:** Andrew Boughan, Ashley Arai,
12

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

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15 **MOTION: Commissioner Halverson moved to approve the agenda. Commissioner Sim-**
16 **mons seconded. The motion was approved.**
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19 **3. 6:33 P.M. APPROVAL OF MINUTES**

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21 **MOTION: Commissioner Halverson moved to approve the August 2, 2023 meeting**
22 **minutes. Commissioner Nelson seconded. The motion was approved**
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24 The audio recording is the official record of the above-dated meeting. 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) website.
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29 **4. 6:34 P.M. PUBLIC COMMUNICATIONS (Not associated with topics for which**
30 **public hearings have been held.)**
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32 **5. 6:35 P.M.**

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34 CPED Director Cummings addressed the board to announce Ashley Arai as the new Commu-
35 nity Planning Manager.
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38 **New Business**

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40 **6. 6:38 P.M. WORK SESSION #1: CPA-4 – Capital Improvement Project**

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42 Mr. Boughan presented the proposed Capital Improvement Program (CIP),
43 which included the upcoming projects each division of the county is working on.

1 Commissioner Pestinger asked if any of the CIP projects relate to sea level rise.
2 Ms. Parsons responded, there is not a project that is targeting sea level rise. The
3 country club road project will take that into account and are cognizant of sea
4 level rise on projects designated to public works. Commissioner Wheatley added
5 a follow up question regarding stormwater and climate mitigation. She asked in
6 terms of funding if it is being considered for green technology when retro fitting
7 urban stormwater. Mr. Ensley, clarified the question and stated that each of his
8 team members watch for new funding sources. New technology is not neces-
9 sarily required to address climate change. What is necessary is larger facilities to
10 accommodate fluctuations of stormwater when a significant rain event occurs.
11 He mentioned waiting for what the Department of Ecology requires for climate
12 mitigation before the County acts.
13

14 Commissioner Pestinger asked about fish passage enhancements. On page 66 of
15 the meeting materials there is a generic number of 8 million dollars as an ex-
16 pense. He wanted to know if this money is for a study or is there a project list as-
17 sociated with this money? Ms. Parsons answered they created the fish passage
18 program as a catch all that they review preliminary projects then break them out
19 into specific projects. Commissioner Pestinger then asked if the 8 million is for
20 keeping the list, studying those projects, and prioritize projects? Ms. Parsons an-
21 swers it's to build the projects as well. The money goes into a fund and only paid
22 out when the project is defined, and a scope of work estimate is completed. It in-
23 cludes design and construction and is matched with grant money as it is availa-
24 ble. Ms. Campbell provided historic knowledge on the fish passage replacement
25 programs. The BoCC has earmarked 2 million dollars every year for the last few
26 years to continue to invest the coverts to enhance the fish rune. This money
27 comes out of REET fund 2. Commissioner Pestinger asked how they prioritize
28 projects. Ms. Parsons states they have a spreadsheet that is filtered different ways
29 to prioritize the projects that are tapped into the state databases.
30

31 Commissioner Halverson asked on page 63 number 61566 refers to SR 507 and
32 Vale Road round about. He stated the project looked to be finished in 2026. Ms.
33 Parsons answered that date is an estimate and the legislature needed to run a pilot
34 project that turns the local roundabouts over to the local jurisdictions. The pro-
35 ject delivery would work better in these circumstances. They are in a process of
36 discussing the scope of work and total cost associated with that. Commissioner
37 Halverson asked if the roundabouts being constructed at the same time? He
38 stated he knows she can't speak for the cities, but it is a major line of traffic, es-
39 pecially with the Nisqually Bridge project. Ms. Parsons answered she believed
40 the legislature designer wants to have them built at the same time, however the
41 project delivery scenarios are different. He is asks if she knows when they will
42 be starting the bridge project? She answered No she does not and believes it's a
43 large project so the timeline will be a way out.
44

45 Commissioner Pestinger motioned to table the conversation for an adjustment to
46 the agenda and move to the public hearing on the forest conversion ordinance.
47 Chair Casino replied that he did not want to hold staff late and asked to limit

1 questions to the overall CIP and not scrutinize the specific projects. Commis-
2 sioner Halverson had further questions as well as Commissioner Wheatley.

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4 With that Commissioner Halverson stated on page 124 of the meeting materials
5 Commissioner Halverson asked about the remodel of the Mottman Complex and
6 wanted to know if the County owns the complex. Ms. Campbell nodded in agree-
7 ment that the county owns the complex. Then the Commissioner asked about
8 page 125 and the affordable housing budget of 500,000 and wanted to know
9 what that was for. Ms. Campbell replied that is a placeholder for the project
10 when funding becomes available. The project also must come through Regional
11 Housing Council to use county property and funds to address affordable housing.
12 She added there is not a specific project at this time, however if something were
13 to come up the money is set aside.

14
15 **Commissioner Pestinger moved to change the agenda order, Commissioner Wheatley**
16 **seconded. Motion passed The CIP work session was put on hold at 7:18 pm. to conduct**
17 **the public hearing on the Updated Forest Conversion Ordinance Title 17.25.**

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19 **7:18 P.M** PUBLIC HEARING: A-25 Update Forest Conversion Ordinance Title 17.25
20 (*Staff: Ashley Arai*)

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22 Chair Casino opened the public hearing and provided instructions for public testi-
23 mony.

24
25 Ms. Arai addressed Planning Commission with an overview of the Forest Land con-
26 version update. Which included a summary of public outreach and participation.

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28 Public Comments

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- Steven Burnaff, Olympia
 - Timothy, Olympia
 - Charlotte Pearson, Olympia
 - Lynn Fitz Hugh, Olympia
 - Teresa, Olympia

34 Chair Casino closed the public hearing at 7:39.

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36 **7:40 P.M** CONTINUED WORK SESSION #1: CPA-4 – Capital Improvement Project
37 (*Staff: Andrew Boughan*)

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39 Commissioner Wheatley wanted to know what the expenses will fall to the taxpayers
40 in the Grand Mound UGA. She also would like to know the thinking behind research-
41 ing new water sources. Mr. Plahuta clarified questions. He stated that they are in the
42 process of finishing up a study looking at the general facility charge which citizens
43 would pay for a new connection. The intent is to finance all capital work related to
44 growth. The intent of the water/sewer rates and fees are planned to fund capital re-
45 placement in the utilities. Growth will fund growth. Commissioner Wheatley asked if
46 the citizens now will be paying for the project. Mr. Plahuta answered no, they will be
47 paying the normal rates plus any inflation, and that money pays for upgrades to the

1 current infrastructure not new infrastructure. Commissioner Wheatley asked about
2 the search for more water. Mr. Plahuta stated there is a project in CIP for two addi-
3 tional well sources which will supply water in the growth in the UGA. Commissioner
4 Wheatley asked how much more water would that supply? Mr. Plahuta answered
5 roughly double.
6

7 Commissioner Wheatley asked about open space, parks and recreation. What are the
8 plans, and in terms of recreational facilities. is there consideration for equity? Ms.
9 Shula indicated the parks. open space and trails plan covers the assets that are owned
10 by the county and there is a study being completed by TRPC regarding regional trail
11 systems. This plan will include those different park amenities and where the county is
12 being underserved.
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14 **Commissioner Halverson moved to set a public hearing for September 20th at 7:00 pm**
15 **or soon thereafter as the matter may be heard on the 2024-2029 capital improvement**
16 **program in its entirety**
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19 **Continued Business**
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21 None
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24 **Other Business**
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26 **7. 8:12 P.M. STAFF UPDATES**

27 *(Staff: Ashley Arai, Josh Cummings)*
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29 Ms. Arai explained the Lacey Joint Plan is scheduled for August 23, 2023 and ex-
30 plained that if the planning commission comes to an agreement, the August 30th
31 meeting can be canceled. She gave the Planning Commission details on the board
32 briefings on August 23, 2023. Then August 24, 2023 there is a board briefing on the
33 Olympia Joint Plan Update.
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36 **8. 8:12 P.M. CALENDAR**
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38 *August 30, 2023: Special Meeting Work Session #2- City of Lacey & TC Joint Plan (if*
39 *needed)*
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41 *September 20, 2023: Work Session #2: CPA-4 – Captial Improvement Project*
42 *Work Session #2: A-25 Update Forest Conversion Ordinance Title 17.2*
43 *with a possible recommendation.*
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46 **9. 8:13 P.M. GOOD OF THE ORDER**
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1 **10. 8:14 ADJOURN**

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3 With no further business Chair Casino adjourned the meeting at 8:14pm
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14 Eric Casino, Chair

15 Prepared by Tosha Knight
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