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COMMUNITY PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

Creating Solutions for Our Future

Joshua Cummings, Director

MEMORANDUM

TO: Thurston County Planning Commission

FROM: Maya Teeple, Senior Planner
Ashley Arai, Agriculture Community Program Manager

DATE: July 19, 2023

SUBJECT: Work Session 5: Long-Term Agriculture Designation and Zoning Update

DECISION POINTS

This is work session 5 on the Long-Term Agriculture Designation and Zoning Update. On June 21, 2023 a public hearing was held. On July 5, 2023, the Planning Commission provided direction on some decision points:

- No additional public hearing or comment period at this point, but ensure new people affected by any revised options are contacted early and before any Board review
- Clustering will be done at time of periodic comp plan update
- Exclude existing mines
- Review Farmlands of Statewide Importance more thoroughly at time of periodic comp plan update
- Use refined soils list for map series

Additional decision points for this meeting are:

- Policy for co-designated mineral and agricultural lands: limit accessory mining uses to non-prime soils, rather than require they be on adjacent lands that are not co-designated?
- Recommendation on code changes to increase flexibility and clarify standards for agricultural operators?
- Agricultural designation criteria points:
 - What cut off on refined soils list?
 - What percent of a parcel must be prime soils: 75%, 50%?
 - What should the predominant parcel size be: 20 acres, 15 acres?
 - What should the block size requirement be: 200-320 acres, 100+ acres, 40+ acres?