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**COMMUNITY PLANNING &  
ECONOMIC DEVELOPMENT DEPARTMENT**

*Creating Solutions for Our Future*

Joshua Cummings, Director

October 7, 2020

Thurston County Board of Commissioners  
2000 Lakeridge Drive SW  
Olympia, WA 98502

**SUBJECT: Planning Commission Recommendation on Docket Item CP-11, Recycled Asphalt Policy Review**

Dear Commissioners,

The Thurston County Planning Commission has completed their review of Docket Item CP-11 on the 2020-2021 Official Comprehensive Plan Docket, Recycled Asphalt Policy Review. This is a citizen-initiated request to amend Policy E.5 of the Nisqually Subarea Plan, which currently prohibits asphalt recycling within the subarea. The proposed amendment allows for recycling of asphalt pavement as an accessory use with-in the mined-out portion of gravel pits in the Nisqually Subarea.

The Planning Commission was initially briefed by staff on the proposed amendments on July 15, 2020. Two additional work sessions were held on August 5 and September 2, 2020, including holding a panel of guest speakers from David Troutt of the Nisqually River Council and Karen Deal and Bill Dempsey of Lakeside Industries, Inc. at the September 2 meeting.

A public hearing was scheduled for October 7, 2020 to hear public testimony on three proposed options of proposed language for Policy E.5; some options also include proposed amendments to 20.54 TCC, the Special Use Permit Chapter. Prior the public hearing, a legal notice was published on September 16, 2020 in *The Olympian* and September 17, 2020 in the *Nisqually Valley News*. A webmailer was also sent to interested parties prior to the public hearing. A public hearing was held on October 7, 2020. 11 people testified at the public hearing, and 21 written comments were submitted. A post-hearing work session was held immediately following the public hearing. The Planning Commission did not recommend any changes to the proposed text in the options being considered. In considering public comment and materials presented, the Planning Commission produces the following recommendation:

**The following is a recommendation from the Planning Commission on the Comprehensive Plan Amendment 2020/2021 Docket Item #11, Recycled Asphalt Policy Review.**

**The Planning Commission recommends approval of Comprehensive Plan Docket Item CP-11, Recycled Asphalt Policy Review, which amends Policy E.5 in the Nisqually Subarea as denoted in Option 3.**

**The Planning Commission recommends approval of Comprehensive Plan Docket Item CP-11, Recycled Asphalt Policy Review, which amends Policy E.5 in the Nisqually Subarea as denoted in Option 3.**

On October 7, 2020, the Planning Commission voted unanimously (9-0) in favor of the attached recommendation.


In formulating its recommendation, the Planning Commission has considered the requirements in the Growth Management Act under RCW 36.70A and WAC 365-196, Thurston County's County Wide Planning Policies as amended, other applicable state laws, public testimony, and local circumstances. The Planning Commission recommends approval of the Docket Item #11, Recycled Asphalt Policy Review with the following findings.

**Findings:**

1. The proposed amendments are consistent with the Growth Management Act 36.70A RCW.
2. The proposed amendments are consistent with the Thurston County County-Wide Planning Policies.
3. The Thurston County Planning Commission held a duly noticed public hearing on October 7, 2020 as required by Thurston County Code Chapter 2.05 Growth Management Public Participation.

Thank you for the opportunity to review proposed amendments. If you have any questions, please feel free to contact me.

Sincerely,



Scott Nelson, Chair

**Attachments:**

- Draft Amendments to Policy E.5 of the Nisqually Subarea
- Draft Amendments to TCC 20.54, 'Special Use Permit'

**CC:** Thurston County Planning Commission Members  
Ramiro Chavez, County Manager  
Joshua Cummings, Director  
Travis Burns, Deputy Prosecuting Attorney