

THURSTON COUNTY COMMUNITY PLANNING

PLANNING COMMISSION – FEBRUARY 1, 2023



**Code Clarifications & Corrections
Work Session #1 & Planning Commission**

PURPOSE

- Begin review of “Code Clarifications and Corrections”, which includes 3 docketed code changes:
 - #A-28 – Clarification on Expansion of Non-Conforming Non-Residential Uses & Structures
 - #A-29 - Update Sign Board Posting Procedures
 - #A-13 – Miscellaneous Clerical Errors
- Review to continue on 2/15



A-28, CLARIFICATION ON EXPANSION OF NON-CONFORMING NON-RESIDENTIAL USES & STRUCTURES

A-28: CLARIFICATION ON EXPANSION OF NON-CONFORMING NON-RESIDENTIAL USES AND STRUCTURES

Background

- Requested by the Hearing Examiner
- Added to 2022-2023 Development Code Docket in March 2022
- A nonconforming school wanted to expand site coverage beyond what was currently allowed
 - Current pathway requires a separate Special Use and Variance permit

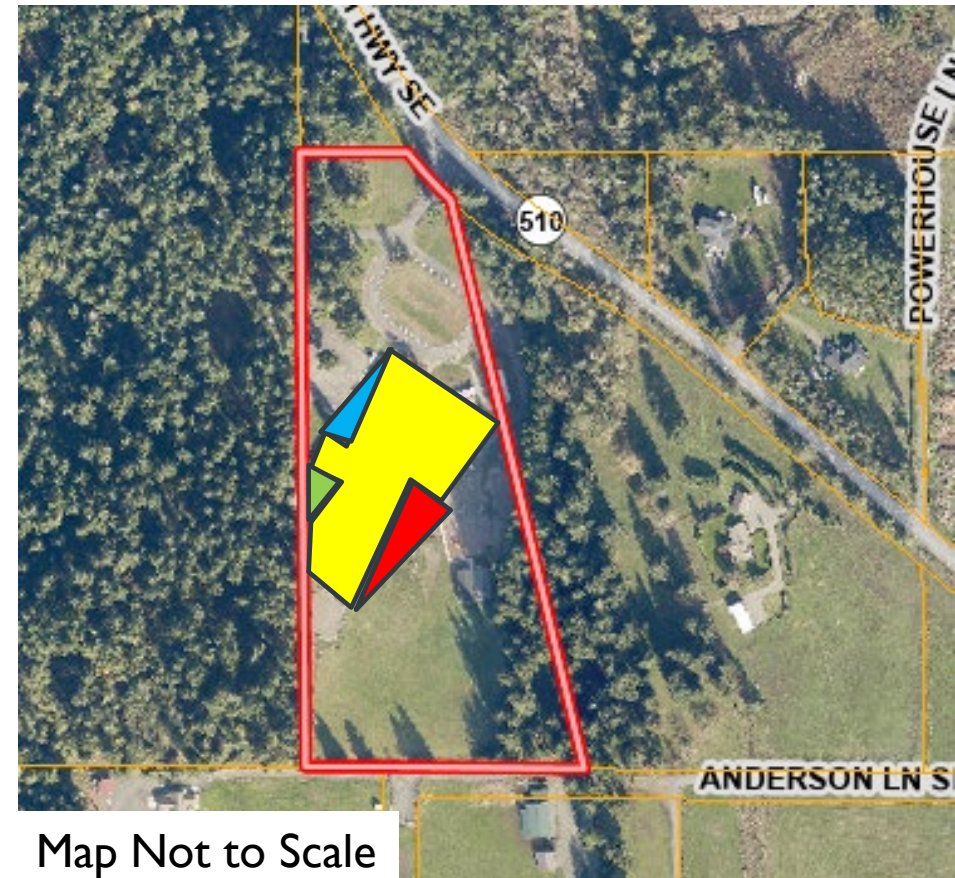
Challenges Under Existing Regulations

- Current process costs applicant additional time and money
- Review process more complex

A-28: CLARIFICATION ON EXPANSION OF NON-CONFORMING NON-RESIDENTIAL USES AND STRUCTURES

Code Changes

- Changes are recommended by the Hearing Examiner (HE)
- Allow the HE to grant up to 15% cumulative expansion, similar to existing ability to grant height increases
- Only applies to academic schools applying for a Special Use permit



NOTICE
Public Hearing

PROJECT NAME: COPPER CREEK PRRD

DESCRIPTION: Divide 79 acres into 15 parcels and a 52 acre resource parcel.

CASE #: 2018100393 **PARCEL #:** 11927120000

DATE: NOV. 5, 2018 **TIME:** 10:30 AM

PLACE: COUNTY COURTHOUSE RM: 235 BLDG. #1

Thurston County Development Services

Email: permit@co.thurston.wa.us **360-786-5582**

THURSTON COUNTY
Public Health & Safety



A-29, UPDATE SIGN BOARD POSTING PROCEDURES

A-29: UPDATE SIGN BOARD POSTING PROCEDURES

Background

- Requested by the Development Services
- Added to 2022-2023 Development Code Docket
- Current code requires county staff to drive to and from the project site to install and remove the public hearing notice signs for Type III applications.
 - Up to 2 hours spent driving to notice

Impact

- Only apply to Type III Permits
 - Variances, Special Use Permits
- Applies to rural Thurston County & all Urban Growth Areas
- Proposed change shifts responsibility from staff to applicants

A-29: UPDATE SIGN BOARD POSTING PROCEDURES

Code Changes

- Applicant responsible for posting sign
- Standards included for:
 - Placement (height/location) to maintain visibility
 - Securing sign
 - Timing of posting
 - Proof of installation



NEXT STEPS

February 15th

- Review of Item A-13 - Clerical Corrections
 - Discussion and questions
 - Request a public hearing on the 3 docket items

March 15th

- Tentative Public Hearing
 - Follow up work session for possible recommendation

QUESTIONS?

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