

THURSTON COUNTY COMMUNITY PLANNING

PLANNING COMMISSION – FEBRUARY 15, 2023



**Code Clarifications & Corrections
Work Session #2 & Planning Commission**

PURPOSE

- Continue review of “Code Clarifications & Corrections”:
 - #A-13 – Miscellaneous Clerical Errors (Introduced 2/15/2023)
 - #A-28 – Clarification on Expansion of Non-Conforming Non-Residential Uses & Structures (reviewed 2/1)
 - #A-29 - Update Sign Board Posting Procedures (reviewed 2/1)
- Follow-Up to commissioner questions
- Optional motion to set a public hearing for March 15, 2023



Southworth Elementary School, Yelm



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

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

Could code changes be applied to other public facilities?

- "Public Facility" uses, such as fire and police stations and government buildings, do not have the same constraints regarding building/lot coverage as academic schools.
- Public Facilities in Special Use Chapter: (TCC) 20.54.070(29), does not have specific additional standards for new or major additions to existing public facilities.



A-13, MISCELLANEOUS CLERICAL ERRORS

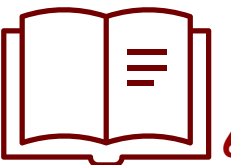
A-13, MISCELLANEOUS CLERICAL ERRORS

Background

- Reoccurring Development Docket Item
- On the Official Docket since 2018.
- Placeholder item that allows for flexibility if small corrections are needed

Challenges with Existing Regulations

- Outdated department/agency names
- Misplaced graphics
- Missing definitions
- Incorrect code references
- Spelling mistakes



A-13, MISCELLANEOUS CLERICAL ERRORS

Code Changes

- Updated names: CPED and Olympic Region Clean Air Agency
- Relocating graphics/figures to the appropriate code section
- Creating or revising definitions
- Spelling mistakes, incorrect references, and other clerical errors

- Title 17 - ENVIRONMENT **modified**
- Title 18 - PLATTING AND SUBDIVISIONS
- Title 19 - SHORELINE MASTER PROGRAM
- Title 20 - ZONING
- Title 21 - LACEY URBAN GROWTH AREA ZONING
- Title 22 - TUMWATER URBAN GROWTH AREA ZONING
- Title 23 - OLYMPIA URBAN GROWTH AREA ZONING
- Title 24 - CRITICAL AREAS

REVISING DEFINITION OF “AUTOMOBILE SERVICE STATION”

Background

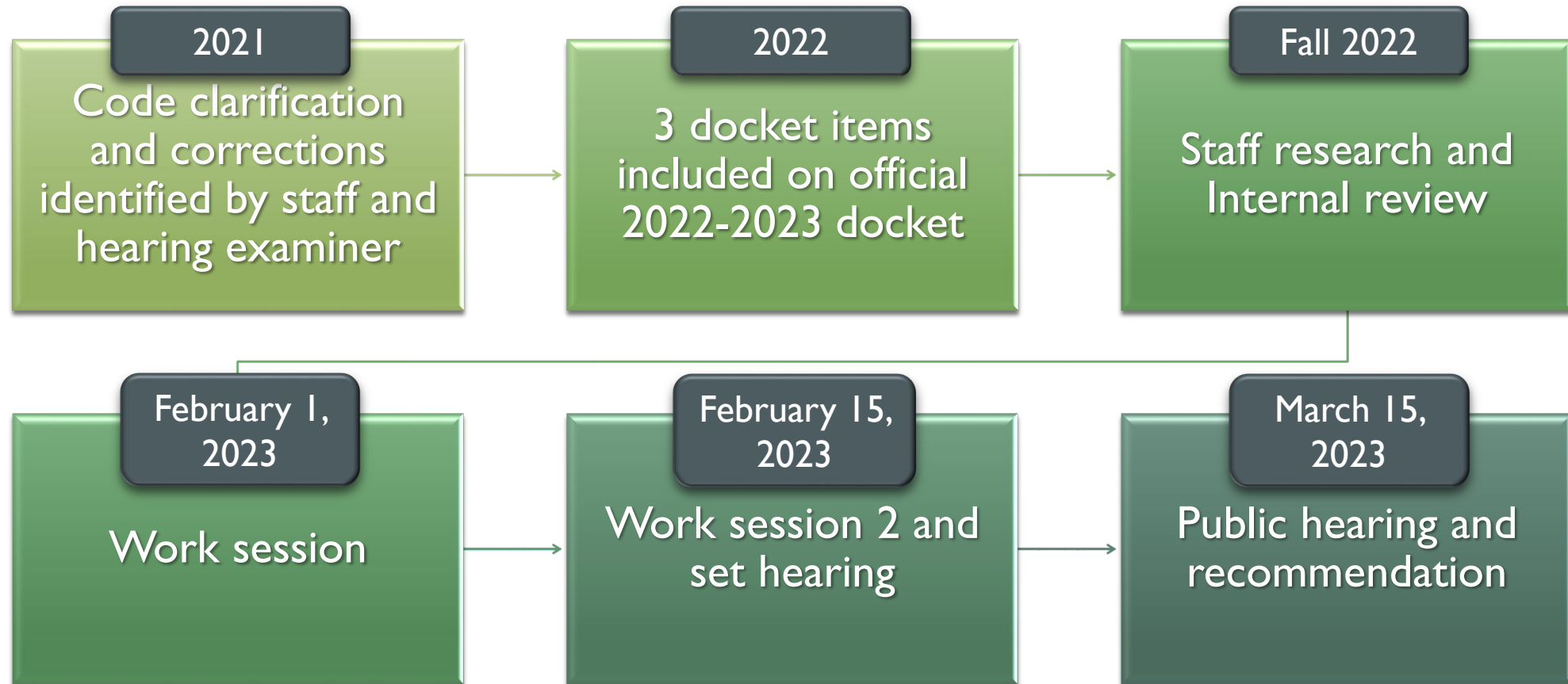
- The proposed draft definition for Automobile Service Station uses existing language from Title 22 to maintain consistency.
- Commissioner Halverson suggested the addition of electric vehicle(EV)-related language to accommodate the increasing use of electric vehicles.

Optional Definition

“Automobile Service Station. See "Service station." “Automobile service station” or “service station” means any area of land, including the structures thereon, that is used for the sale of gasoline or other motor fuels, electric vehicle charging stations, oils, lubricants, and auto accessories; and which may or may not include washing, lubricating, and other minor servicing with the exception of automobile body work.”



PROCESS AND ANTICIPATED TIMELINE



OPTIONAL MOTION TO SET A PUBLIC HEARING

- “Move to set a public hearing for March 15, 2023, at 7:00 PM or as soon thereafter as the matter may be heard on the Code Clarifications & Corrections Amendment, which includes Development Code Docket Item A-13 - Miscellaneous Clerical Errors, A-28 - Clarification on Expansion of Non-Conforming Non-Residential Uses and Structures, and A-29 - Update Sign Board Posting Procedures.”

QUESTIONS?

Project Contacts:

Andrew Boughan, Associate Planner
Andrew.Boughan@co.thurston.wa.us

and

Amelia Schwartz, Associate Planner
Amelia.Schwartz@co.Thurston.wa.us

