

THURSTON COUNTY COMPREHENSIVE PLAN UPDATE

PLANNING COMMISSION – SEPTEMBER 2, 2020



THURSTON



2040

**2020 Comprehensive Plan Update
Follow Up From Public Hearing**

PUBLIC COMMENT SUMMARY

- 8 oral comments
- 52 written comments (40 mineral lands, 10 parks, 1 forestry, 1 logistical)
 - Major themes of written topics:
 - Forestry
 - (1) Suggest R1/10 or R1/20 for forestry changes
 - Parks
 - (10) Oppose proposed park at Spooner Farms site, more parks welcome but not at the cost of agricultural lands

PUBLIC COMMENT SUMMARY, CONTINUED

Mineral Lands

- (1) No decisions should be made until the county is open for business, and it is inappropriate to place gravel mines in RR zoning
- (3) Preserve rural character
- (1) Maintain 1,000-foot separation distance from UGAs
- (12) Maintain 1,000-foot separation distance from parks
- (2) History doesn't support the 1,000-foot separation distance, and the County should repeal it
- (13) Do not co-designate forestry & mineral lands
- (2) Include land trusts in parks definition
- (24) Support Option A-1 (do not co-designate agriculture & mineral lands)
- (6) Support Option A-2 (co-designation of agriculture & mineral lands)
- (6) Support Option C-1 (plats within 1,000-feet of mineral lands sign resource use notice)
- (2) Support Option C-2 (plats within 500-feet of mineral lands sign a resource use notice)
- (6) Support Option D-1 (only allow expansion of operations onto designated mineral lands)
- (5) Support Option D-3 (stakeholder developed expansion option)
- (5) Support Option E-2 (if any amount is mapped as designated, whole parcel can apply for permit)
- (5) Support Option E-3 (whole parcel must be mapped in order to be permitted)
- (2) Suggested code changes to existing options
 - Request that Option D-3 require barriers be in place at the time of adoption, when allowing new mines up to an existing barrier within the 1,000-feet from a park
 - Request that Option D-3 allow for new mining operations in the 1,000-feet from a park when the park was donated by any mine operator, as opposed to current language requiring it to be the same operator applying for the permit.

HISTORY OF 1000' SEPARATION DISTANCE

- 1000' separation distance from UGA boundaries dates back to August 1993
 - Basis of this criteria was to limit potential conflict with surrounding uses, meet GMA criteria to conserve lands but to also consider issues such as groundwater protection, hazards from gravel trucks, and compatibility with residential densities.
- 1000' separation distance from parks was adopted in September 2010
 - Criteria was adopted after 11 meetings with the Mineral Lands Task Force, 11 work sessions with the Planning Commission over 6 years, an open house with the public, 3 briefings with the Board, and public hearings.
 - Findings in the adopting resolution stated that changes received a considerable amount of public testimony, that a 1000' foot buffer has been historically used to separate mineral lands from residential uses, and that several jurisdictions studied by Thurston County used a 1,000 foot separation distance to separate mineral lands from incompatible uses



OTHER DISCUSSION FROM PUBLIC HEARING?



MOTION, AT THE PLANNING COMMISSION'S DISCRETION

- **The Planning Commission moves to forward a recommendation of approval to the Thurston Board of County Commissioners of amendments to Comprehensive Plan Chapters 1, 2, 3, 6, 9, 11, appendices C & D, and Map L-1-Future Land Use, Map N-1 Long Term Forestry and Agriculture, and Map N-2 Designated Mineral Lands; and to recommend approval of amendments to Chapter 17.20, Chapter 18.04, Chapter 20.03, Chapter 20.30B, Chapter 20.54, and Chapter 20.60 of the Thurston County Code.**

The Planning Commission recommends approval of these amendments as presented in Option A-X, Option C-X, Option D-X, Option E-X and Option F-X*.

- **If motioning Option F-2, Planning Commission should specify which parcels they are recommending for de-designation, land use change, and rezoning. The additional language should be added to the end of the first paragraph of the motion (after Thurston County Code): “and to recommend approval of de-designation from Long-Term Forestry and associated land use amendment and rezone for parcels X, X, X, X, X, X, and X.”**

QUESTIONS?

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