Attachment C:

Chapter 17.15 of the Thurston County Code is hereby renamed the Agricultural Uses and Lands Critical Areas Ordinance and amended to remove references to nonagricultural activities, add references to the Voluntary Stewardship Program, and other matters properly related thereto as follows:

A. Section 17.15.100 TCC shall be amended to read as follows:

17.15.100 - Purpose—Statement of policy for critical areas.
It is the policy of Thurston County to accomplish the following in relation to agricultural lands and uses, along with the purpose statements within each of the critical area categories:

A. To protect the public from natural hazards;
B. To minimize the need for emergency rescue;
C. To protect unique, fragile, and vulnerable elements of the environment;
D. To minimize the cost of replacing public facilities;
E. To alert the public of these critical areas;
F. To avoid public subsidy of private development impacts;
G. To assist property owners in developing their property by promoting innovative land use techniques;
H. To work in concert with other land use regulations;
I. To minimize the reliance on the State Environmental Policy Act (SEPA) to identify appropriate mitigating measures for agricultural lands and uses;
J. To encourage the voluntary enrollment of agricultural lands and uses parcels into the Open Space Tax Program and the Voluntary Stewardship Program;
K. To implement the policies and guidelines of the Washington State Growth Management Act for agricultural uses and lands; and
L. To carry out the goals and policies of the Thurston County Comprehensive Plan (1994), as amended, for agricultural uses and lands.

B. Section 17.15.110 TCC shall be added to Chapter 17.15 to specify that this chapter only applies to agricultural activities and reads as follows:

17.15.110 Applicability.

A. This chapter shall apply to agricultural lands and uses as defined as “Agricultural Activities” in the Growth Management Act, as amended (RCW 36.70A.703).
B. The Thurston County Critical Areas Ordinance (title 24) applies to all other uses, structures, and lands.
C. State and federal laws may also apply to activities allowed or not regulated by this chapter. It is the property owners’ responsibility to ensure compliance with other state and federal requirements for activities allowed under this chapter.

D. Agricultural Activities in a special flood hazard area as defined in chapter 14.38 TCC that would be defined as development in chapter 14.38 TCC may need further habitat assessment as required by chapter 14.38 TCC to ensure compliance with the National Flood Insurance Program.

C. Section 17.15.115 TCC shall be created and read as follows:

**17.15.115 Chapter name.**
This chapter shall be known as the Agricultural Uses and Lands Critical Areas Ordinance.

D. Section 17.15.200 TCC shall be amended to read as follows:

**17.15.200 Definitions – Critical areas, categories and terms.**

...“Department” when used by itself in this title means the resource stewardship department, unless otherwise indicated in the specific section.

..."Review authority" means the director of the Thurston County development services resource stewardship department, or his/her designee, for administrative permits and the hearings examiner for proposals requiring a public hearing.

...E. Section 17.15.300 TCC shall be amended to read as follows:

**17.15.300 - Review standards—Purpose.**
It is the policy of Thurston County to accomplish the following:

A. To review agricultural uses and developments which lie within a critical area, or its buffer;

B. To minimize the delays associated with multiple development reviews; and

C. To assist property owners in using developing their property for agricultural uses consistent with this chapter by promoting the use of innovative land use techniques such as the Voluntary Stewardship Program.
F. Section 17.15.305 TCC shall be amended to read as follows:

17.15.305 - Review standards—General review requirements.
A. No action shall be undertaken by any person which results in any alteration of a critical area except in compliance with the requirements of this chapter.

B. Those agricultural uses or activities listed in Tables 2 and 5 are allowed in a critical area or its buffer only if:
   1. The agricultural use or activity is in compliance with all requirements of this chapter including Tables 2 and 5; and
   2. The agricultural use or activity is in compliance with all other applicable provisions of the Thurston County Code (TCC).

C. Agricultural activities listed in Tables 2 and 5 that would be allowed by this chapter may be prohibited by state and federal laws.

G. Section 17.15.310 TCC shall be amended to read as follows:

17.15.310 - Review standards—Coordination with other permit reviews.
A. This chapter does not require any permit in addition to those otherwise required by county ordinances.

B. The performance standards and other requirements of this chapter shall be applied to agricultural uses and activities as shown in Tables 2 and 5 through any permit review or approval process otherwise required by county ordinances.

C. Agricultural uses and activities in a critical area or buffer for which no permit or approval is required by any other county ordinance remain subject to the performance standards and other requirements of this chapter. However, this chapter does not require any review or approval process for such uses and activities.

D. Thurston County may approve, approve with conditions, or deny any permit application for an agricultural use or activity listed in Tables 2 and 5 in order to comply with the requirements of this chapter.

E. Compliance with this chapter shall be interpreted as meeting the mitigation standards of TCC chapter 17.09 TCC for the purpose of implementing the State Environmental Policy Act—SEPA (chapter 43.21C RCW) for these critical areas.

H. Section 17.15.335 TCC shall be removed:

17.15.335 - Review standards—Calculation of residential density.
A. The use of clustered lot subdivision, described in the Planned Rural Residential Development and the Planned Residential Development chapters of the Thurston County Zoning Code, is strongly encouraged for projects including critical areas.
B. The calculation of the maximum number of dwelling units allowed in a residential development which contains critical areas shall be determined by using the following formulas within the specific geographic regions of unincorporated Thurston County:

1. Within the city of Lacey urban growth area (UGA):
   The maximum number of dwelling units (DU) for a lot or parcel which contains wetlands and wetland buffers shall be equal to:

   \[ \text{Buffer area in wetland buffer (acres)} \times \text{Dwelling units/acre by zoning} \times \text{Wetland buffer density credit (see Table 1)} + \text{(See next line)} \]

   Upland nonbuffer area (acres out of wetland buffer) \times \text{Dwelling units/acre by zoning} = \text{Maximum dwelling unit potential}

   No density may be transferred from the wetland area, and density may only be transferred within the development proposal site.

2. Within the city of Olympia urban growth area (UGA):

   Total site area (acres) - Landslide hazard areas, streams and its buffer within a ravine and/or wetland (acres) \times \text{Dwelling units/acre by zoning} = \text{Maximum Dwelling unit potential}

3. Within the city of Tumwater urban growth area (UGA):
   For the purpose of calculating residential densities for sites containing regulated wetlands and/or wetland buffer areas refer to the density transfer provisions found within each residential zoning category of the Tumwater Urban Growth Area Zoning Ordinance.

4. Within all other unincorporated areas of Thurston County, except as provided for in Subsection (a) below:
   Applicants for a short subdivision, large lot subdivision, preliminary plat, Planned Residential Development or Planned Rural Residential Development shall determine the maximum number of dwelling units allowed on the site by subtracting all submerged land of lakes from the area of the parcel and then applying the allowed zoning density.

   a. Within the Rural Residential Resource One Dwelling Unit per Five Acres (RRR 1/5) and the Rural Residential One Dwelling Unit per Five Acres (RR 1/5) districts, the maximum number of dwelling units allowed in short subdivisions, large lot subdivisions, preliminary plats, Planned Residential Developments and Planned Rural Residential Developments shall be determined by subtracting from the parcel area: documented high groundwater hazard areas, wetlands, marine bluff hazard areas to the top of the bluff and landslide hazard areas (all protected under Chapter 17.15); all rivers, streams and marine shorelines up to the ordinary high water level.
mark: 100-year floodplains; and submerged land of lakes. (Critical area buffers shall not be subtracted from the parcel for purposes of making the density calculation.) The zoning density will be applied to the remainder of the parcel.

I. Section 17.15.340 TCC shall be amended to read as follows:

17.15.340 - Review standards—Critical area tracts.
The Thurston County Critical Areas Ordinance (title 24 TCC) addresses subdivision of land, planned rural residential development, and planned residential development.

A. The applicant may be required to create a separate critical area tract or tracts containing critical areas or their buffers as defined by this chapter, as a condition of a planned rural residential development, planned residential development, or subdivision (refer to Figure 1).

B. Critical area tract or tracts shall be created by one or both of the following methods:

1. A conservation easement for the protection of native vegetation within a critical area and/or its buffer shall be dedicated to the Thurston County parks department or other public or nonprofit entity (e.g., Land Trust) specified by the review authority; or

2. A deed restriction shall be recorded on the title of all lots containing a critical area tract or tracts created as a condition of this permit.

C. The deed restriction language shall be similar to the following:

NOTE: Before beginning and during the course of any grading, building construction, or other development activity, on a lot or development site subject to restriction and the area of development activity must be fenced or otherwise marked to the satisfaction of Thurston County development services resource stewardship department.

D. Regardless of the method chosen, responsibility for maintaining the tracts shall be held by a homeowners' association, adjacent lot owners, the permit applicant or designee, or other appropriate entity as approved by the review authority.

E. The following note shall appear on the face of all plats, short plats, planned rural residential developments, or other approved site plans containing separate critical area tracts, and shall be recorded on the title of all affected lots:

NOTE: All lots adjoining critical area tracts are responsible for maintenance and protection of the tracts. Maintenance includes insuring that no alterations occur and that all vegetation remains undisturbed unless the express written authorization of the Thurston County resource stewardship development services department has been received.
J. Section 17.15.345 TCC shall be amended to read as follows:

17.15.345 - Review standards—Access limitations, signs and fencing of critical areas and tracts.

... 

E. The sign shall be worded as follows or with alternative language approved by the review authority.

(Critical Area)
Do Not Disturb
Contact Thurston County Resource Stewardship Development Services Department
Regarding Uses and Restrictions

... 

K. Section 17.15.360 TCC shall be amended to read as follows:

17.15.360 - Review standards—Bonding.

... 

D. The principal or surety cannot be terminated or cancelled without written release of the bond by the Thurston County development services department or its designee.

... 

L. Section 17.15.365 TCC shall be created and read as follows:

17.15.365 Review Standards - Voluntary stewardship program

A voluntary stewardship program was added to the Growth Management Act (RCW 36.70A.700 to 760) in 2011 for the protection of critical areas in relation to agricultural uses. The intent is to balance productive use of agricultural resource lands and associated regulatory requirements for the protection of critical areas. A program has not been fully developed as of [date of adoption]. Once a voluntary stewardship program county watershed work plan has been developed for Thurston County, a property owner may opt in to participate in the program to protect critical areas. Regulations in chapter 17.15 TCC shall serve as the minimum requirements for agricultural agricultural enrolled in the voluntary stewardship program until new regulations are adopted by Thurston County to address the program.

M. Section 17.15.412 TCC shall be amended to read as follows:

17.15.412 - Administrative actions—Critical area administrative review (CAAR).

A. Applications for an agricultural land use, commercial building and grading permits that meets the criteria for categorical exemption from SEPA and that have critical areas
or buffers affecting the project site shall apply for a critical area administrative review (CAAR) on a form provided by the county.

B. CAAR applications shall contain all information necessary to evaluate the proposed activity, its impacts and its compliance with the provisions of this chapter, including any special reports.

C. The review authority shall confirm the nature and type of the critical areas by an on-site inspection and shall evaluate any special reports submitted by consultants who are professionals in the pertinent field.

D. The review authority may condition the activity as necessary to serve the purposes of this chapter.

N. Section 17.15.415 TCC shall be amended to read as follows:

17.15.415 - Administrative actions—Reasonable use exception.

... B. The application for a reasonable use exception and any special reports required by this chapter shall be filed with the Thurston County development services department on a form provided by that department. Along with a recommendation made by the department the application shall be heard by the Thurston County hearing examiner, who shall render a decision on the matter pursuant to TCC chapter 2.06 TCC Notice of the hearing shall be given in the manner required by TCC Section 20.60.020(3).

... O. Section 17.15.430 TCC shall be amended to read as follows:

17.15.430 - Administrative actions—Enforcement.

... G. No permit or approval shall be granted pursuant to this title if there exists on the subject property any land use violation known by the approval authority unless expressly authorized by this section. For purposes of this section, a land use violation is any violation of the Thurston County Critical Areas Ordinance (title 24) the Thurston County Agricultural Uses and Lands Critical Areas Ordinance (chapter 17.15 TCC of the Thurston County Code), Thurston County Forest Land Conversion Ordinance (chapter 17.25 TCC of the Thurston County Code), Thurston County Zoning Ordinances (titles 20, 21, 22 and 23 TCC of the Thurston County Code), Thurston County Platting and Subdivision Ordinance (title 18 TCC of the Thurston County Code), Sanitary Code for Thurston County, Shoreline Master Program for the Thurston Region or title 14TCC of the Thurston County Code (Buildings and Construction).
P. Section 17.15.435 TCC shall be amended to read as follows:

17.15.435 - Administrative actions—Violations.

D. The enforcement officer for violations of this chapter for civil infraction purposes is the director of the Thurston County development services department or his or her designee.

F. The director of the Thurston County development services department is responsible for assuring county compliance with RCW 7.80.150.

Q. Section 17.15.445 TCC shall be amended to read as follows:

17.15.445 - Administrative actions—Official maps.
A. The Thurston County development services department shall update and maintain the official critical area maps.

R. Section 17.15.515 TCC shall be amended to read as follows:

17.15.515 - Aquifer recharge areas—Uses and activities.
A. Those uses and activities listed in Table 2 related to a primary agricultural use are allowed in aquifer recharge areas as set forth in that table. All non-agricultural uses are governed by the Thurston County Critical Areas Ordinance (title 24).

B. Those uses and activities listed in Table 2 which involve the use, handling, storing, or generation of hazardous materials may be allowed only when there will be no significant risk to groundwater.

C. Differences in regulations because of the overlap of two or more critical areas are governed by TCC Section 17.15.405.

D. Should conflicts arise between the requirements of TCC Section 17.15.540 and the Northern Thurston County Groundwater Management Plan adopted pursuant to WAC chapter 173-100 WAC, the standards which would produce the more effective controls shall govern.
E. The possession of those materials listed in Table 4 of this chapter, for which "any amount" is listed as the permit amount, is subject to review under this chapter. The possession of other hazardous materials in Table 4 in quantities less than those listed as the permit amount, is not subject to review under this chapter.

S. Section 17.15.520 TCC shall be amended to read as follows:

17.15.520 - Aquifer recharge areas—Performance standards for allowed uses and activities. The following performance standards apply to those uses and activities in Table 2 related to an agricultural use when carried out within an aquifer recharge area. Where no performance standards have been developed for the uses and activities in Table 2, the review authority shall review projects based upon the purposes and provisions of this chapter.

A. To protect the public health and safety, prevent aquifer contamination, and preserve the groundwater resource for continual beneficial use, uses shall be most limited in those areas which have the highest degree of risk.

B. Agricultural impacts shall be mitigated through implementation of the Northern Thurston County Groundwater Management Plan (1991) as amended, where applicable and Article VI of the Thurston County Sanitary Code, the Rules and Regulations Governing Nonpoint Source Pollution. In areas not covered by this plan, the review authority and the health officer shall employ technically sound methods that result in protection from aquifer contamination.

C. Hazardous Materials.

1. Review for presence and containment of hazardous materials shall be performed and conditions set during the Groups A and B permit processes by the health officer and others having expertise and jurisdiction.

2. Persons that possess hazardous materials as defined in TCC Section 17.15.200 shall provide a secondary containment method that will effectively contain all liquid and soluble hazardous materials and that will effectively prevent discharge on-site.

3. Hazardous materials as defined in this chapter, and as defined in the International Fire Code (2009), as amended, Uniform Fire Code (1994), shall be handled in accordance with the standards contained in this chapter, the International Fire Code, Article 80 of the Uniform Fire Code, and applicable state law. At quantities below the permit limits set by the International Fire Code, these materials shall be used, possessed, stored and disposed of in accordance with the International Fire Code, Uniform Fire Code, Articles V and VI of the Thurston County Sanitary Code and applicable state law. Administrative procedures for coordinated review shall be devised and implemented by the review authority, the health officer, the Thurston County fire marshal, and state agencies that have applicable jurisdiction.
4. Gas powered backup generators are not permitted in recharge areas designated as extreme (Type 1) or high (Type 2) sensitivity unless such site contains a full time residence or is occupied a minimum of eight hours per day, five days a week by employees associated with the facility.

F. Mining, Gravel.
Gravel mining is regulated by the Thurston County Critical Areas Ordinance (title 24).

1. The prevention of detrimental impacts on groundwater shall be a primary goal when reviewing or permitting gravel mining activities. Correction or mitigation of groundwater impacts shall be a primary goal in reviewing applications for the expansion of existing gravel mining facilities or when periodic review that has been established in permit conditions.

2. Best management practices as described in Section 20.54.070(21) of the Thurston County Zoning Ordinance and TCC Chapter 17.20 shall be employed. These practices shall be employed until superseded by state law or modified by local action. Performance monitoring shall be included in gravel mining permits.

3. The protection of groundwater shall be given the highest priority in the approval of land uses after cessation of use as a gravel mine.

T. Section 17.15.525 TCC shall be amended to read as follows:

17.15.525 - Aquifer recharge areas—Consideration of agricultural activities, residential densities, and sewage loading of nonresidential projects.
Any residential density or use or agricultural activity allowed by the current zoning of Thurston County as limited by Table 3, may be approved when the following standards are met:

A. The requirements of chapter 246-272 WAC, the On-Site Sewage Regulations of the Washington State Board of Health;

B. The requirements of Article IV of the Thurston County Sanitary Code;

C. The requirements of chapter 173-200 WAC, the Water Quality Standards for Groundwater of the State of Washington;

D. When the sewage system's performance, including operation and maintenance, is adequately monitored; and

E. When the evidence presented, including that from any hydrogeological report required to be submitted as in TCC Sections 17.15.535 and 17.15.540, and the mitigation of impacts approved by the health officer, indicate that the project will not have a significant adverse impact on groundwater quality.
U. Section 17.15.615 TCC shall be amended to read as follows:

17.15.615 - Geologic hazard areas—Performance standards for allowed uses and activities. The following performance standards apply only to those existing and ongoing agricultural uses and activities in Table 5 when carried out within a critical area or its buffer. Where no performance standards have been developed for the uses and activities in Table 5, the review authority shall review projects based upon the purposes and provisions of this chapter.

N. Vegetation Removal—Native and Forest Practices.
1. Within a marine bluff hazard area or its buffer: Native vegetation removal is limited and may only occur after review and written permission from the Thurston County development services department and is subject to the standards of TCC Section 17.15.620B1.

V. Section 17.15.625 TCC shall be removed:

17.15.625 - Residential density. For purposes of calculating residential densities within these critical areas the provisions of Section 17.15.335 shall apply.

W. Section 17.15.635 TCC shall be amended to read as follows:

17.15.635 - Geologic hazard areas—Special report requirements. The following describes the requirements of each special report:
A. Drainage and Erosion Control Plan.
   1. This plan shall address methods to minimize erosion and contain soil within the project boundaries during construction and to provide for stormwater management from the site and its surroundings during and after construction.

   2. The design standards for this plan are contained in the Drainage Design and Erosion Control Manual for Thurston County (1994), as amended.

   3. This plan shall be reviewed by the Thurston County development services department.

C. Grading Plan.
   1. This plan shall identify the proposed development project including the movement of material on-site along with the proposed and existing contours of the site and cross sections thereof.
2. This report shall be prepared by a civil engineer licensed in the state of Washington.

3. The standards for this report are found in chapter 70 of the Uniform Building Code as amended.

4. This plan shall be reviewed by the Thurston County development services department.

... 

E. Marine Bluff Geotechnical Report.

...

7. This report shall be reviewed by the review authority and the Thurston County development services department.

...

X. Section 17.15.705 TCC shall be amended to read as follows:

17.15.705 - Important habitats and species of Thurston County.

A. The important habitats of Thurston County are identified on Table 8, located at the end of this chapter. These habitats are important to the long-term viability of the important species of Thurston County identified on Table 9 located at the end of this chapter, or are habitats which are unique or rare in Thurston County. The location of these important habitats shall be maintained as part of the Thurston County critical area inventory.

B. The important species of Thurston County are identified on said Table 9. These important species were selected from those State Priority Species which are known to occur in Thurston County. Not included on this table are game species (e.g., elk), or federally protected marine mammals (e.g., harbor seal). The known point locations (such as the den or nest) of these important species shall be maintained as part of the Thurston County critical area inventory and development proposals which lie within six hundred feet of a point location shall be subject to review under this chapter.

C. Implementation of this chapter shall not apply to the following species listed on said Table 9 until such time as management recommendations have been prepared and added to the Management Recommendations for Washington's Priority Habitats and Species (1991). These species include the Mountain Quail, Red Tailed Hawk, Mardon Skipper and Whulge Checkerspot.
Y. Section 17.15.710 TCC shall be amended to read as follows:

17.15.710 - Important habitats and species—Allowable uses and activities.
A. Those agricultural land uses and activities listed in Table 5 and commercial and industrial uses that are not listed in Table 5 are allowed in important habitat areas or within six hundred feet of a mapped point location of an important species as set forth in that table and subject to the performance standards set forth in TCC Section 17.15.715.

B. All other agricultural land uses and activities not allowed pursuant to subsection A, above, are prohibited.

C. Differences in critical areas regulations for agricultural uses because of the overlap of two or more critical areas are governed by TCC Section 17.15.405.

Z. Section 17.15.725 TCC shall be removed:

17.15.725 - Residential density.
For the purpose of calculating residential densities within these critical areas the provisions of Section 17.15.335 shall apply.

AA. Section 17.15.805 TCC shall be amended to read as follows:

17.15.805 - Special management areas—Designation.
Special management areas shall be designated for the following geographic areas:
A. Summit Lake;
B. Nisqually hillside overlay;
C. Noxious weed containment areas;
D. Wellhead protection areas;
E. High ground water flood hazard areas.

AB. Section 17.15.815 TCC shall be removed:

17.15.815 - Special management areas—Summit Lake map.
The Summit Lake special management area shall include all lands which drain into Summit Lake and are so located on the map entitled "Summit Lake Watershed." A copy of this map shall be on file with the Thurston County development services department and a reduced copy is attached as Figure 7. This map shall indicate the location of "shoreline lots" and "upland lots," both of which must abut Summit Lake Shore Road.

AC. Section 17.15.820 TCC shall be removed:

17.15.820 - Special management areas—Summit Lake standards.
"Garages" as defined by the Uniform Building Code (1994), as amended, may be constructed on upland lots identified on Figure 7 within the Summit Lake special management area subject to the following standards:
A. The upland lot must be owned by a person who also owns a shoreline lot identified in Figure 7 and must have a residence on it.

B. In the case of a single-family residence the garage shall be a single structure, one story in height and no greater than one thousand eight hundred square feet in size. In the case of a multifamily residence it shall also be a single structure, one story in height and limited to five hundred square feet per multifamily unit.

C. Uses within the garages shall be limited to those allowed by the Uniform Building Code, with the following uses expressly prohibited:
   1. Separate living unit;
   2. Family member unit;
   3. Home occupation; and
   4. Home based industry.

D. All garages constructed on upland lots which lie directly across the road from the shoreline lot in common ownership or within one upland lot on either side shall meet the setback standards of the underlying zone (refer to Figure 8).

E. Garages constructed on any other upland lot shall meet the following standards:
   1. Hold a public hearing for a special use permit pursuant to Chapter 20.54 of the Thurston County Zoning Code; and
   2. The standards for garages with a site plan review shall be as follows:
      a. Meet the setback standards of the underlying zone,
      b. Provide buffers of native vegetation (either existing or replanted) of thirty feet along the front property line and twenty feet along the side property line, with this buffer to be located on the upland lot and not within the right-of-way (refer to Figure 9), and
      c. Be compatible in design, color, shape, landscaping and size to surrounding upland garages or residences within one fourth mile.

F. A covenant shall be recorded with the titles of both the shoreline lot and the upland lot, prohibiting the sale of either lot separately. This covenant shall be substantially in the same form as Appendix D. This covenant will be released by the Thurston County development services department when:
   1. The upland garage is demolished; or
   2. The upland garage site has a contract to be sold for new residence and a building permit is part of the transaction; or
3. The upland garage site is sold to another Summit Lake shoreline lot owner subject to the following standards and a new covenant is filed for those properties:

a. Those upland lots described in TCC Section 17.15.820D above, may only be sold to a property owner for whom it would also meet those standards (refer to Figure 10); and

b. Those upland lots described in TCC Section 17.15.820E above, may be sold to any other Summit Lake shoreline lot owner.

AD. Section 17.15.825 TCC shall be amended to read as follows:

17.15.825 - Special management areas—Nisqually Hillside overlay map.

A. This area is located on the map entitled "Nisqually Land Use Categories and Zoning Districts," a copy of which shall be on file with the Thurston County development services department.

B. This overlay district shall extend from the toe of McAllister Bluff to a point two hundred feet westerly of the top of McAllister Bluff. The top of McAllister Bluff is so noted on the aforementioned map as "Bluff Line" and lies to the west of McAllister Creek.

C. The criteria to field locate the top of McAllister Bluff is a distinct topographic break in the slope less than thirty percent and at least fifteen feet wide which is verified by the Thurston County development services department.

AE. Section 17.15.830 TCC shall be amended to read as follows:

17.15.830 - Nisqually Hillside overlay standards.

Any development permit for an agricultural activity within the aforementioned area shall be subject to the following standards:

A. Residential development within this overlay district is prohibited, however, the number of dwelling units, as calculated by the underlying residential zone (one unit per five acres), may be clustered on that portion of the lot not within this overlay district or transferred to an adjacent parcel. No fractional units will be created in this calculation unless the parcel size is less than five acres.

B. The western two hundred feet of the Nisqually Hillside Overlay District is a buffer measured from the top of McAllister Bluff except that portion of the bluff between I-5 and Martin Way which shall be fifty feet.

C. Some flexibility from subsection B above will be provided for areas of preexisting development along the bluff. These areas include lots less than one acre in size, undeveloped lots in a subdivision, and the portion of the slope between Martin Way and I-5. In those locations the buffer from McAllister Bluff shall be at least fifty feet wide,
with the exact location on the bluff determined on a case by case basis through an administrative site plan review process. This buffer width must protect the stability of the bluff and maintain the visual integrity of the hillside.

AF. Section 17.15.835 TCC shall be removed:

17.15.835—Noxious weed containment area—Boundary.
The boundary of any noxious weed containment area shall be established by the Thurston County noxious weed control board and shall be part of the yearly adoption of the Pest and Vegetation Management Policy (1993) as amended. When it is necessary to add or amend this boundary within the year, such additions or amendments will be made in a public hearing before the noxious weed control board.

AG. Section 17.15.840 TCC shall be removed:

17.15.840—Noxious weed containment area—Target species.
Special containment areas shall be adopted for the following target species:
A. Gorse (Ulex Europaeus);
B. Purple and Wand Loosestrife (Lythrum Salicaria and Lythrum Virgatum); and
C. Italian and Slenderflower Thistle (Carduus Pycnoephalus and Carduus Tenuifloreous).

AH. Section 17.15.845 TCC shall be removed:

17.15.845—Noxious weed containment area—Management standards.
A. Group A and B permits within a noxious weed containment area shall be reviewed by the Thurston County noxious weed control agency.
B. Conditions may be added to the permit which will lead to the eventual eradication of the target species infestation.
C. Removal of soil from the site is prohibited.
D. All equipment to be used in the infestation area shall be cleaned before entering the county.
E. All equipment used within the infestation area shall be thoroughly cleaned prior to leaving the site.
F. The proposed means of vegetation disposal from the site shall be identified.
G. An approved disposal option would be to place all vegetation in double plastic bags, tied securely and transported to the Thurston County landfill for burial. Extreme care must be taken to assure that the bags are not ripped or torn in such handling.
AI. Section 17.15.850 TCC shall be amended to read as follows:

17.15.850 - Special management areas—Wellhead protection areas map.
The requirements of Sections TCC 17.15.855, 17.15.856 and 17.15.857 shall apply to agricultural uses and lands within the one, five and ten year time of travel zones of those wellhead protection areas depicted on the map entitled "Designated Wellhead Protection Areas." A copy of this map shall be on file with the Thurston County development services department. Refer to Figures 30 and 31 for a general location of these designated areas.

AJ. Section 17.15.855 TCC shall be amended to read as follows:

17.15.855 - Special management areas—Wellhead protection area standards.
The following standards shall apply to new agricultural land uses proposed to be located within the designated wellhead protection areas defined in Section TCC 17.15.850.

A. The following uses shall be prohibited within the designated one-year time of travel zone:
   1. Land spreading disposal facilities (as defined by WAC chapters 173-304 and WAC 173-308, disposal above agronomic rates);
   2. Agricultural operations with over two hundred animal units. For purposes of this section, one animal unit is the equivalent number of livestock and/or poultry as defined by the U.S. Department of Agriculture Natural Resource Conservation Service Animal Waste Field Handbook; and
   3. Gas stations, petroleum products refinement, reprocessing, and storage (except underground storage of heating oil or agricultural fueling in quantities less than one thousand one hundred gallons for consumptive use on the parcel where stored), and liquid petroleum products pipelines;
   4. Automobile wrecking yards;
   5. Wood waste landfills; and
   6. Dry cleaners, excluding drop-off only facilities.

B. The following uses shall be prohibited within the designated one, five and ten year time of travel zones:
   1. Landfills (municipal sanitary solid waste and hazardous waste);
   12. Hazardous waste transfer, storage and disposal facilities;
   23. Wood and wood products preserving; and
   34. Chemical manufacturing.

...
AK. Section 17.15.856 TCC shall be amended to read as follows:

**17.15.856 - Special management areas—Wellhead protection area standards for expansion of existing uses.** The following shall apply to expansion of agricultural use of facilities located within the designated wellhead protection areas defined in Section TCC 17.15.850.

A. Expansion of the following uses will be prohibited within the designated one year time of travel zone:
   1. Land spreading disposal facilities (as defined by WAC chapters 173-304 and WAC 173-308 WAC, disposal above agronomic rates);
   2. Gas stations (fuel related uses), petroleum products refinement, reprocessing, and storage (except underground storage of heating oil or agricultural fueling in quantities less than one thousand one hundred gallons for consumptive use on the parcel where stored), and liquid petroleum products pipelines; and
   3. Automobile wrecking yards;
   4. Wood waste landfills; and
   5. Dry cleaners, excluding drop off only facilities.

36. Agricultural operations with less than two hundred animal units cannot expand to over two hundred animal units. For purposes of this section, one animal unit is the equivalent number of livestock and/or poultry as defined by the U.S. Department of Agriculture Natural Resource Conservation Service Animal Waste Field Handbook.

B. Expansion of the following uses related to an agricultural use shall be prohibited within the designated one, five and ten year time of travel zones:

   1. Landfills (municipal sanitary solid waste and hazardous waste);
   2. Hazardous waste transfer, storage and disposal facilities; and
   3. Wood and wood products preserving; and
AL. Section 17.15.860 TCC shall be amended to read as follows:

17.15.860 - Special management areas—High ground water flood hazard areas resource map.
The requirements of Section TCC 17.15.865 shall apply to lands depicted on the resource map entitled "High Ground Water Flood Hazard Areas Resource Map." A copy of this map shall be on file with the Thurston County development services department.

AM. Section 17.15.925 TCC shall be amended to read as follows:

17.15.925 - Floodplains, Streams, and wetlands—Allowable uses and activities within floodplains, streams, wetlands, and their buffers.
A. Those agricultural land uses and activities listed in Table 5 are allowed in floodplains, streams, wetlands or their buffers as set forth in that table and subject to the performance standards set forth in TCC Section 17.15.930.
B. All other land uses and activities not allowed pursuant to Table 5 are prohibited.
C. Differences in regulations because of the overlap of two or more critical areas are governed by TCC Section 17.15.405.
D. Agriculture uses and lands must meet the requirements of chapter 14.38 TCC.

AN. Section 17.15.930 TCC shall be amended to read as follows:

17.15.930 - Floodplains, streams, and wetlands—Performance standards for allowed uses and activities.
The following performance standards apply to those agricultural uses and activities in Table 5 when carried out within a critical area or its buffer. Where no performance standards have been developed for the uses and activities in Table 5 the review authority shall review projects based upon the purposes and provisions of this chapter.

F. Golf Course. Modifications to critical areas shall be minimized and golf courses shall not modify Class I and II wetlands. Critical areas and their buffers shall not be designated as play areas of the golf course, but they may be included in the course design provided all other provisions of this chapter are met.

FG. Alteration or Expansion of a Nonconforming, Nonresidential Agricultural Use or Structure.
1. The expansion of a nonconforming, nonresidential agricultural use or structure is prohibited.
2. An intensification of use is permitted provided that the use is contained within the existing structure, or area that has been used, and is not different in kind from the existing nonconforming use.

3. Alteration, repair and maintenance of a nonconforming, nonresidential structure is permitted within the current building footprint.

H. Pier. Refer to the "General Regulations" and specific "Environmental Designation and Regulations" for "IV. Boating Facilities" contained within the Shoreline Master Program for the Thurston Region (1990), as amended.

GI. Agricultural Access Road/Street—Repair and Maintenance. Refer to "Agricultural Access Road/Street—New Agricultural Access Road Facility."

J. Road/Street—Expand Within Existing Right-of-Way. Refer to "Road/Street—New Facility."

HK. Agricultural Access Road/Street—New Agricultural Access Road Facility. Crossings of streams, wetlands, or floodplains shall be avoided to the extent possible. Crossings shall follow all applicable local, state, and federal laws and the following criteria:

1. Crossings or new facilities shall be located, if possible, in the buffers of streams or wetlands, rather than within this area;

2. Bridges are preferred for Type 1, 2 and 3 streams and Class I wetlands. For other streams or wetlands, the most suitable type of new crossing shall be determined on a case by case basis;

3. Crossings using culverts shall use superspan or oversize culverts;

4. Crossings shall be constructed and installed during summer low flow between June 15th and September 15th;

5. Crossings shall not occur in salmonid spawning areas unless no other feasible crossing site exists;

6. Bridge piers or abutments shall not be placed in either the floodway or between the ordinary high water marks unless no other feasible alternative placement exists;

7. Crossings shall minimize the potential for creating a dam in the floodplain and public road crossings may not increase the floodway elevation more than one foot immediately upstream of a crossing;

8. Crossings shall provide for maintenance of culverts, bridges, and utilities;
9. Crossings shall serve multiple properties whenever possible; and

10. Crossings of critical areas allowed by the state through a Forest Practices Permit which do not meet the requirements of this chapter, shall be removed and that area restored as a condition of the development proposal.


M. Shoreline Access—Stair Tower, Stairway, and Mechanical Lift. Refer to the "General Regulations" and specific "Environmental Designation and Regulations" for "XVI. Residential Development" contained within the Shoreline Master Program for the Thurston Region (1990), as amended.

N. Shoreline Access—Boat Ramp, Vehicle Access or Marine Railway. Refer to the "General Regulations" and specific "Environmental Designation and Regulations" for "IV. Boating Facilities, X. Recreation, XVI. Residential Development, and XVII. Road and Railroad Design and Construction" contained within the Shoreline Master Program for the Thurston Region (1990), as amended.

O. Shoreline Protective Structures—Nonstructural Techniques or Bioengineering. The preferred methodology for stream channel and bank stabilization is bioengineering or some combination of bioengineering and more traditional structural solutions. Bioengineering involves use of plant materials to stabilize eroding stream channels and banks.

P. Shoreline Protective Structures—Structural Techniques (Bulkhead, Gabion, Riprap or Wall).

1. Structural techniques are prohibited from use with streams and wetlands when a nonstructural technique or bioengineering is available.

2. Structural techniques may be allowed as a part of another use or activity listed on Table 5. For example, riprap may be part of a new bridge and so refer to "Agricultural Access Road/Street—New Agricultural Access Road Facility."


1. In the one hundred year floodplain, a new single family residence may be constructed on a lot created in a subdivision if:

   a. A complete application for preliminary approval of the subdivision was submitted before February 1, 1994; and
b. A complete application for a building permit for the residence was either submitted before February 1, 1994 or within five years of the filing of the final plat.

2. All other construction of new residences in the one-hundred-year floodplain is prohibited.

3. For purposes of this subsection, "subdivision" includes subdivisions, short subdivisions, and large lot subdivisions as defined in Chapter 18.08 TCC.

R. Single Family Residence—Access Road. Construction of a private access road to serve one single-family residence shall be allowed provided an alternative location outside the wetland is not reasonable and the fill on which the road is placed is the minimum dimensions possible.

S. Single Family Residence—Alteration or Expansion of a Nonconforming Residence.

1. Alteration, repair and maintenance of a nonconforming residence is allowed within the existing building footprint, which includes attached decks, porches, or patios.

2. No expansion of the nonconforming portion of the structure is allowed.

3. If only a portion of the structure is nonconforming (e.g., lies within a critical area or required buffer), expansion of the conforming portion of the structure is permitted provided the expansion does not extend into the critical area or required buffer.

4. Enclosing existing, nonconforming decks, porches, or patios for use as livable space is not permitted, unless the deck, porch, or patio is already covered by an existing, permanent roof structure as determined by the approval authority.

5. Vertical addition to a nonconforming residence or nonconforming portion of a residence is allowed up to current height regulations provided the addition is not cantilevered to extend beyond the existing footprint of the residence into the critical area and/or buffer.

T. Single Family Residence—Replacement of Nonconforming Residence.

1. Replacement of a nonconforming residence would be prohibited if located within the shoreline management jurisdiction pursuant to the Shoreline Master Program for the Thurston Region (1990), as amended.

2. The replacement of a damaged or destroyed nonconforming residence may be allowed pursuant to Section 20.56.050 of this code, as amended.
3. Replacement of a nonconforming, residential structure (excluding those described in subsections \((T)(1)\) and \((T)(2)\) of this section and subsection \((T)(4)\) of this section) is not permitted unless no buildable area exists on the property outside the critical area and/or buffer, as determined through an administrative variance under section 17.15.420, and then a replacement would only be allowed within the existing building footprint. Replaced structures must conform to all the requirements of this chapter.

4. A mobile or manufactured home with nonconforming placement may be replaced with a new or improved mobile or manufactured home, subject to the requirements of this subsection, this chapter, and other applicable county ordinances.

KU. Stormwater—Private Retention/Detention Facility for an agricultural activity.

1. New surface water discharges to wetlands from temporary sediment control ponds, retention/detention facilities, or other surface water management structures may be allowed provided that the discharge complies with the provisions of the Drainage Design and Erosion Control Manual for Thurston County (2009/1994), as amended.

2. Use of buffers for stormwater facilities shall be limited to the upper twenty-five percent of the buffer and may be allowed only if the applicant demonstrates:
   a. No practicable alternative exists:
   b. The facility does not exceed twenty-five percent of the buffer on site; and
   c. The functions of the buffer and either the stream or wetland are not adversely impacted (refer to Figure 21).

V. Stormwater, Regional Retention/Detention Facility. New surface water discharges to wetlands from temporary sediment control ponds, retention/detention facilities, or other surface water management structures may be allowed provided that the discharge complies with the provisions of the Drainage Design and Erosion Control Manual for Thurston County (1994), as amended.

LW. Stormwater—Temporary Agricultural Activity Erosion Control Pond. Refer to "Stormwater—Private Retention/Detention Facility for an agricultural activity."

MX. Stream Enhancement. Enhancement of streams on agricultural lands may be allowed in order to enhance stream function, as determined by the city and any state agency with jurisdiction. Such enhancement shall be performed under a plan for the design, implementation, maintenance and monitoring of the project approved by a civil engineer and a qualified biologist, and shall be carried out under the direct supervision of a qualified biologist.
NY. Stream Relocation. No stream on agricultural land shall be relocated without a state permit and unless the replacement stream channel provides an increase of in-stream fisheries resources, equal or better level of floodplain protection, and the following minimum performance standards:

1. The natural channel dimensions shall be replicated including substantially identical depth, width, length and gradient at the original location and the original horizontal alignment (meander lengths) shall be replaced;
2. The bottom shall be restored with identical or similar materials;
3. The bank and buffer configuration shall be restored to the original conditions;
4. The channel, bank and buffer areas shall be replanted with native vegetation which replicates the original in species, size and densities; and
5. The original habitat value shall be recreated.

OZ. Trails and Trail-Related Facilities. Public and private trails and trail-related facilities on lands with agricultural activities, such as picnic tables, benches, interpretive centers and signs, viewing platforms, and campsites, may be allowed, and the use of impervious surfaces shall be minimized. Trails and trail related facilities may only be authorized within wetlands and streams when the review authority determines that there is no practicable or reasonable upland alternative. Trail planning, construction, and maintenance shall adhere to the following additional criteria:

1. Trails and related facilities shall, to the extent feasible, be placed on existing levees, road grades, utility corridors, or any other previously disturbed areas;
2. Trails and related facilities shall be planned to minimize removal of trees, shrubs, snags and important wildlife habitat;
3. Trail construction and maintenance should utilize the U.S. Forest Service "Trails Management Handbook" (FSH 2309.18, June 1987) and "Standard Specifications for Construction of Trails" (EM-7720-102, June 1984) or similar standards;
4. Viewing platforms, interpretive centers, campsites, picnic areas, benches and access to them shall be designed and located to minimize disturbance;
5. Trails and related facilities shall provide water quality protection measures to assure that runoff from them does not directly discharge to wetlands or streams;
6. Within the buffer, trails and trail related facilities shall be aligned and constructed to minimize disturbance to stream and wetland functions and values, and
7. Native vegetation disturbed by trail construction shall be salvaged and replanted along the trail and other disturbed areas to the extent possible.

**PAA. Utility Transmission Lines for agricultural activities.** Underground utility transmission lines for agricultural activities should be avoided within critical areas, but the review authority may allow underground utility lines within these areas when he/she determines that there are no practicable upland alternatives. The no practicable alternative requirement shall be waived when the utility line is consolidated with a road crossing or parallels another utility's existing crossing.

Utility corridor alignment, construction, restoration, and maintenance shall adhere to the following additional criteria:

1. Corridor alignment shall follow a path of least impact to the functions of critical areas;

2. Corridor construction and maintenance shall maintain and protect the hydrologic and hydraulic functions of streams and wetlands and the stability of ravine sidewalls and landslide hazard areas;

3. Corridor alignment, may in rare occasions include maintenance roads, provided they can be justified as necessary and located in the least impactive location of the outer half of the buffer;

4. Corridor construction and maintenance shall protect the critical area and its buffers and shall be aligned to avoid cutting trees greater than twelve inches in diameter at breast height when possible and shall not use pesticides, herbicides or other hazardous or toxic substances;

5. Corridors shall require an additional, adjacent, undisturbed buffer width equal to the proposed corridor width including any allowed maintenance roads;

6. Corridors shall be revegetated with appropriate native vegetation salvaged from the construction corridor and at preconstruction densities immediately upon completion of construction or as soon thereafter as possible, and shall ensure that such vegetation survives; and

7. Any additional corridor access for maintenance shall be provided as much as possible at specific points rather than by parallel roads. If parallel roads are necessary they shall not be greater than fifteen feet; shall be maintained without the use of herbicides, pesticides or other hazardous or toxic substances; and shall be contiguous to the location of the utility corridor on the side away from the stream or wetland.
QBB. Vegetation Management for Agricultural Activities—Aquatic Weeds. All aquatic vegetation management shall be conducted pursuant to the "Pest and Vegetation Management Policy" (1993), as amended.

REC. Vegetation Removal for Agricultural Activities—Native and Forest Practices. Native vegetation removal along streams, within wetlands, and the buffers of both shall be prohibited except as provided in the following:

1. These areas may be maintained to promote native vegetation;

2. Removal of vegetation for the purpose of maintaining or enhancing a wetland or buffer area is limited to removal of invasive plant species only and is allowed provided that the removal does not adversely affect the function of the wetland. The goal of invasive species control must be to enhance the diversity of the native plant species in the wetland or buffer area. It shall be allowed for all nonnative species and the following native species:

   a. Common cattail (Typha latifolia), and
   b. Douglas spirea (Spirea douglasii).

   The method of removal shall be approved in writing by Thurston County development services the department;

   ... 

4. Wetland tree cutting is only allowed for danger trees as defined by this chapter. Danger tree removal in wetlands shall be mitigated as required by this chapter. At minimum, mitigation shall include replacement with native tree species at a ratio of 3:1 for each tree removed. The replacement trees shall have a minimum fifteen gallon pot size, a height of four feet, and be three years old. Additional mitigation may be required based upon site specific conditions, habitat type and wetland functions as determined by the development services department.

   ...

AO. Section 17.15.945 TCC shall be removed:

17.15.945—Residential density.
For the purpose of calculating residential densities within these critical areas the provisions of Section 17.15.335 shall apply.
AP. Section 17.15.1005 TCC shall be amended to read as follows:

17.15.1005 - Floodplains, streams, and wetlands—Special reports requirements.
The following describes the requirements of each special report:

... 

C. Grading Plan.
1. This plan shall identify the proposed development project including the movement of material on-site along with the proposed and existing contours of the site, and cross sections thereof.

2. This report shall be prepared by a civil engineer licensed in the state of Washington.

3. The standards for this report are found in chapter 70 of the Uniform Building Code as amended.

4. This plan shall be reviewed by the Thurston County development services department.

AQ. The table list shall be amended to read as follows:

TABLES

<table>
<thead>
<tr>
<th>Table</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Table 1</td>
<td>Wetland Buffer Density credit</td>
</tr>
<tr>
<td>Table 2</td>
<td>Uses and Activities Within Aquifer Recharge Areas</td>
</tr>
<tr>
<td>Table 3</td>
<td>Standards for Subdivisions, Multifamily Residential and Nonresidential Projects Using On-Site Sewage Disposal</td>
</tr>
<tr>
<td>Table 4</td>
<td>Repealed by Ordinance 11200</td>
</tr>
<tr>
<td>Table 5</td>
<td>Uses and Activities Within Critical Areas and Their Buffers</td>
</tr>
<tr>
<td>Table 6</td>
<td>Landslide Soils of Thurston County</td>
</tr>
<tr>
<td>Table 7</td>
<td>Critical Facilities for Thurston County</td>
</tr>
<tr>
<td>Table 8</td>
<td>Important Habitats of Thurston County</td>
</tr>
<tr>
<td>Table 9</td>
<td>Important Species of Thurston County</td>
</tr>
<tr>
<td>Table 9.5</td>
<td>Critical Areas Ordinance High Ground Water Flood Areas</td>
</tr>
<tr>
<td>Table 10</td>
<td>Standard Wetland Buffer</td>
</tr>
<tr>
<td>Table 11</td>
<td>Wetland Replacement and Enhancement Ratios</td>
</tr>
<tr>
<td>Table 12</td>
<td>Hydric Soils of Thurston County</td>
</tr>
</tbody>
</table>
AR. Table 1 – Wetland Buffer Density Credit shall be removed:

### Table 1—Wetland Buffer Density Credit
(Note: Only for county lands within the Lacey UGA)

<table>
<thead>
<tr>
<th>Percentage of Site in Buffers</th>
<th>Density Credit</th>
</tr>
</thead>
<tbody>
<tr>
<td>10%</td>
<td>100%</td>
</tr>
<tr>
<td>20%</td>
<td>90%</td>
</tr>
<tr>
<td>30%</td>
<td>80%</td>
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<tr>
<td>40%</td>
<td>70%</td>
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<tr>
<td>50%</td>
<td>60%</td>
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<td>60%</td>
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<td>70%</td>
<td>40%</td>
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<tr>
<td>80%</td>
<td>30%</td>
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<tr>
<td>90%</td>
<td>20%</td>
</tr>
<tr>
<td>99%</td>
<td>10%</td>
</tr>
</tbody>
</table>

AS. Table 2 – Uses and Activities Within Aquifer Recharger Areas shall be amended to read as follows:

### Table 2—Uses and Activities Within Aquifer Recharge Areas
The Thurston County Critical Areas Ordinance (title 24) governs nonagricultural uses and activities.

<table>
<thead>
<tr>
<th>AGRICULTURAL USES AND ACTIVITIES PERMITTED SUBJECT TO THE STANDARDS OF THIS CHAPTER</th>
<th>On Sewer</th>
<th>Not On Sewer</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Category</td>
<td>Category</td>
</tr>
<tr>
<td></td>
<td>I</td>
<td>II</td>
</tr>
<tr>
<td>1. Biological research</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>2. Boat repair</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>3. Chemical manufacturing</td>
<td>X/S</td>
<td>X/S</td>
</tr>
<tr>
<td>4. Chemical mixing and remanufacturing</td>
<td>X/S</td>
<td>X/S</td>
</tr>
<tr>
<td>5. Chemical research</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>6. Chemical waste reprocessing</td>
<td>X/S</td>
<td>X/S</td>
</tr>
<tr>
<td>7. Dry cleaning (not clothing pick-up)</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>8. Electroplating</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>10. Fuel pipelines</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>11. Furniture stripping</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>12. Garages – municipal, county, state</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>13. Landfill – demolition</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>14. Landfill – municipal sanitary</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>15. Landfill – wood waste</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>16. Metal processing with etchers and chemicals</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>17. Mining – coal and hard rock</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>18. Mining – gravel</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>19. Pier foundations</td>
<td>S</td>
<td>S</td>
</tr>
</tbody>
</table>
| Table 3—Standards for Subdivisions, Multifamily Residential and Nonresidential Agricultural Activities Projects Using On-Site Sewage Disposal

The Thurston County Critical Areas Ordinance governs nonagricultural uses and subdivisions.

<table>
<thead>
<tr>
<th>Agricultural Activity</th>
<th>Dwelling Unit Density, Dwelling Units per Unit Area, or Volume Equivalent</th>
<th>Report Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Aquifer Category</td>
</tr>
<tr>
<td></td>
<td></td>
<td>I</td>
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<tr>
<td>One unit or less per 5.0 acres or larger</td>
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</tr>
<tr>
<td>One unit per 2.0 to 4.99 acres</td>
<td></td>
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</tr>
<tr>
<td>One unit per 1.0 to 1.99 acres</td>
<td></td>
<td>MPR</td>
</tr>
<tr>
<td>One unit per 0.5 to 0.99 acre</td>
<td></td>
<td>MPR</td>
</tr>
<tr>
<td>Greater than one unit per 0.49 acre</td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>

X = Not permitted, prohibited by state law
Y = Hydrogeological report required
* = Hydrogeological report required in areas of known water quality degradation
- = Hydrogeological report not required
MPR = Major project review as required by Section 8.6 of Article IV of the Thurston County Sanitary Code
Table 5 – Uses and Activities Within Critical Areas and Their Buffers shall be amended to read as follows:

<table>
<thead>
<tr>
<th>Table 5—Agricultural Uses and Activities Within Critical Areas and Their Buffers</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Thurston County Critical Areas Ordinance governs nonagricultural uses and subdivisions.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Agricultural Uses and Activities Permitted Without County Review under this Chapter</th>
</tr>
</thead>
<tbody>
<tr>
<td>P = Permitted without county review under this chapter.</td>
</tr>
<tr>
<td>() = Includes those uses and activities as examples.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Landslide Hazards</th>
<th>Marine Bluff Hazards</th>
<th>Important Habitats and Species</th>
<th>Floodplains: 100-year and Nonfloodway a</th>
<th>Floodways and Volcanic Hazards</th>
<th>Streams</th>
<th>Wetland Class I</th>
<th>Wetland Class II</th>
<th>Wetland Class III</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Agriculture—existing and ongoing</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
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<tr>
<td>2. Agricultural—ditch maintenance</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>P</td>
<td>-</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>3. Open space—(critical area tract)</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>4. Research—(education, scientific, and site investigation)</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>5. Agricultural Access Road/street—repair and maintenance</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>7. Utility—existing and ongoing, and installation in improved roads and utility corridors</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>8. Wildlife—blind or nesting structure</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
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<td>P</td>
<td>P</td>
<td>P</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Agricultural Uses and Activities Subject to Critical Areas Review under this Chapter</th>
</tr>
</thead>
<tbody>
<tr>
<td>S = Subject to review under this chapter.</td>
</tr>
<tr>
<td>a = Permitted only within a long-term and Nisqually agriculture districts, otherwise prohibited.</td>
</tr>
<tr>
<td>SP = State permit subject to the standards and requirements of this chapter.</td>
</tr>
<tr>
<td>b = Permitted only within the buffer, otherwise prohibited.</td>
</tr>
<tr>
<td>V = Verbal authorization required from planning director.</td>
</tr>
<tr>
<td>c = Permitted only as allowed in the performance standards, otherwise prohibited.</td>
</tr>
<tr>
<td>X = Prohibited.</td>
</tr>
<tr>
<td>z = Permitted only at the toe of the slope, otherwise prohibited.</td>
</tr>
<tr>
<td>- = Not applicable.</td>
</tr>
<tr>
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</tr>
</tbody>
</table>

- Access: See "Shoreline Access" or "Trails".

9. Agricultural—access road | S | S | S | S | S | X | X | Sa | S |
10. Agricultural—building | S | X | S | P | X | Sb | X | Sa | S |
11. Agricultural—ponds | X | X | P | P | P | X | X | Sa | S |
12. Agricultural—wetland conversion | - | - | - | - | - | - | - | X | Sa |
13. Beaver pond—removal | - | - | - | - | - | SP | SP | SP | SP |
14. Critical facilities—see Table 7 | X | X | S | X | X | X | X | X | X |

Attachment C Page 30
Table 5—Agricultural Uses and Activities Within Critical Areas and Their Buffers (Cont.)

<table>
<thead>
<tr>
<th>Uses and Activities Subject to Critical Areas Review under this Chapter (Cont.)</th>
<th>Landslide Hazards</th>
<th>Marine Bluff Hazards</th>
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<th>Floodway and Volcanic Hazards</th>
<th>Streams</th>
<th>Wetland Class I</th>
<th>Wetland Class II</th>
<th>Wetland Class III</th>
</tr>
</thead>
<tbody>
<tr>
<td>15. Drainage ditch maintenance—active district</td>
<td>-</td>
<td>-</td>
<td>S</td>
<td>S*</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>16. Drainage ditch maintenance—private</td>
<td>-</td>
<td>-</td>
<td>S</td>
<td>P*</td>
<td>S</td>
<td>S</td>
<td>X</td>
<td>X</td>
<td>S</td>
</tr>
<tr>
<td>17. Emergency—temporary authorization</td>
<td>V</td>
<td>V</td>
<td>V</td>
<td>V*</td>
<td>V</td>
<td>V</td>
<td>V</td>
<td>V</td>
<td>V</td>
</tr>
<tr>
<td>18. Fill—(not a part of another use or activity listed on this table)</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>X</td>
<td>X</td>
<td>S</td>
<td>X</td>
<td>X</td>
<td>V</td>
</tr>
<tr>
<td>19. Fish hatchery</td>
<td>-</td>
<td>-</td>
<td>S</td>
<td>S*</td>
<td>S</td>
<td>S</td>
<td>X</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>20. Float—(floating dock, mooring buoy, navigational aid, and swimming float)</td>
<td>-</td>
<td>-</td>
<td>S</td>
<td>S*</td>
<td>S</td>
<td>S</td>
<td>X</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>21. Golf course</td>
<td>-</td>
<td>-</td>
<td>S</td>
<td>S*</td>
<td>S</td>
<td>S</td>
<td>X</td>
<td>X</td>
<td>S</td>
</tr>
<tr>
<td>22. Mineral extraction</td>
<td>S</td>
<td>X</td>
<td>S</td>
<td>S</td>
<td>X</td>
<td>S</td>
<td>X</td>
<td>X</td>
<td>S</td>
</tr>
<tr>
<td>23. Nonconforming use—expansion of</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>24. Site—mitigation, restoration or revegetation</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S*</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>25. Outdoor recreation activities—(bird watching, nonmotorized boating, bicycling, canoeing, fishing, hiking, horseback riding, hunting, jogging, photography, swimming, and similar activities)</td>
<td>P</td>
<td>P</td>
<td>S</td>
<td>P</td>
<td>P</td>
<td>S</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>26. Parks—(public parks, private parks, camping sites, and day camps)</td>
<td>P</td>
<td>P</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>P</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Path: See “Shoreline Access” or “Trails”</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
</tbody>
</table>

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<table>
<thead>
<tr>
<th>Uses and Activities Subject to Critical Areas Review under this Chapter (Cont.)</th>
<th>Landslide Hazards</th>
<th>Marine Bluff Hazards</th>
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<th>Floodways and Volcanic Hazards</th>
<th>Streams</th>
<th>Wetland Class I</th>
<th>Wetland Class II</th>
<th>Wetland Class III</th>
</tr>
</thead>
<tbody>
<tr>
<td>29. Public facility and not a school</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>30. Public project of significant importance</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>31. Radio/TV towers</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>S</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>S</td>
</tr>
<tr>
<td>32. Road/Street—expansion of existing corridor</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>P</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>33. Road/Street—New facilities</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>2344. Shoreline access—pedestrian path or hand launch boat site</td>
<td>-</td>
<td>S</td>
<td>-</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>2435. Shoreline access—stair tower, stairway or mechanical lift to access agricultural activities</td>
<td>-</td>
<td>S</td>
<td>-</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>2536. Shoreline access—boat ramp, vehicle access or marine railway to access agricultural activities</td>
<td>-</td>
<td>S</td>
<td>-</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>2647. Shoreline protective structures for agricultural activities—nonstructural techniques or bioengineering</td>
<td>-</td>
<td>S</td>
<td>-</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>2738. Shoreline protective structures for agricultural activities—structural techniques (bulkhead, gabion, riprap, or wall)</td>
<td>-</td>
<td>S</td>
<td>-</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>39. Single family—residence, appurtenant structures, boathouse, deck and garage</td>
<td>X</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>40. Single family residence—access road</td>
<td>S</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>41. Single family residence—alteration to nonconforming residence</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
</tbody>
</table>

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<th>Streams</th>
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<th>Wetland Class II</th>
<th>Wetland Class III</th>
</tr>
</thead>
<tbody>
<tr>
<td>42. Single family residence—replacement of nonconforming residence</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>X</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>43. Single family residence—septic drainfield</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>P</td>
<td>X</td>
<td>X</td>
<td>Sb</td>
<td>Sb</td>
<td>Sb</td>
</tr>
<tr>
<td>44. Single family residence—water well/pump house</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>X</td>
<td>Sb</td>
<td>Sb</td>
<td>Sb</td>
<td>Sb</td>
</tr>
<tr>
<td>45. Ski lake</td>
<td>-</td>
<td>-</td>
<td>S</td>
<td>S</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>2846. Slope stabilization or retaining wall to protect agricultural activities (not a bulkhead)</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>2947. Stormwater—private retention and detention facility for agricultural activities</td>
<td>Sb</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>X</td>
<td>Sb</td>
<td>X</td>
<td>Sb</td>
<td>Sb</td>
</tr>
<tr>
<td>48. Stormwater—regional retention and detention facility</td>
<td>Sb</td>
<td>X</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>3049. Stormwater—temporary sediment control ponds for agricultural activities</td>
<td>Sb</td>
<td>X</td>
<td>S</td>
<td>P</td>
<td>S</td>
<td>Sb</td>
<td>X</td>
<td>X</td>
<td>Sb</td>
</tr>
<tr>
<td>3150. Stream—enhancement</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>S</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>3254. Stream—relocation</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>SP</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>52. Trails—(access, elevated walkway, interpretative site, path, and viewing platform)</td>
<td>P</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>53. Utility—facility</td>
<td>S</td>
<td>X</td>
<td>S</td>
<td>S</td>
<td>X</td>
<td>S</td>
<td>X</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>54. Utility transmission lines</td>
<td>S</td>
<td>X</td>
<td>S</td>
<td>P</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>3355. Vegetation management—aquatic weeds</td>
<td>-</td>
<td>-</td>
<td>SP</td>
<td>SP</td>
<td>SP</td>
<td>SP</td>
<td>SP</td>
<td>SP</td>
<td>SP</td>
</tr>
<tr>
<td>3456. Vegetation removal—native and forest practices</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>-</td>
<td>-</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>57. Wireless communication facilities</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
</tbody>
</table>

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AV. Table 6 – Landslide Soils of Thurston County shall be amended to read as follows:

**Table 6—Landslide Soils of Thurston County**

<table>
<thead>
<tr>
<th>Map Symbol</th>
<th>Map Unit Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>8</td>
<td>Baldhill very stony sandy loam, 30 to 60% slopes</td>
</tr>
<tr>
<td>10</td>
<td>Baumgard loam, 40 to 65% slopes</td>
</tr>
<tr>
<td>12</td>
<td>Baumgard-Pheeney complex, 40 to 65% slopes</td>
</tr>
<tr>
<td>13</td>
<td>Baumgard-Rock outcrop complex, 40 to 65% slopes</td>
</tr>
<tr>
<td>18</td>
<td>Bunker gravelly silt loam, 30 to 65% slopes</td>
</tr>
<tr>
<td>19</td>
<td>Bunker-Boistfort complex, 40 to 65% slopes</td>
</tr>
<tr>
<td>25</td>
<td>Centralia silt loam, 30 to 60% slopes</td>
</tr>
<tr>
<td>30</td>
<td>Dystric Xerochrepts, 60 to 90% slopes</td>
</tr>
<tr>
<td>49</td>
<td>Jonas silt loam, 30 to 65% slopes</td>
</tr>
<tr>
<td>57</td>
<td>Katula very cobbly loam, 30 to 65% slopes</td>
</tr>
<tr>
<td>59</td>
<td>Lates silt loam, 30 to 65% slopes</td>
</tr>
<tr>
<td>61</td>
<td>Mal clay loam, 30 to 65% slopes</td>
</tr>
<tr>
<td>63</td>
<td>Mashel loam, 30 to 65% slopes</td>
</tr>
<tr>
<td>68</td>
<td>Melbourne silty clay loam, 40 to 65% slopes</td>
</tr>
<tr>
<td>81</td>
<td>Pheeney-Baumgard complex, 30 to 65% slopes</td>
</tr>
<tr>
<td>82</td>
<td>Pheeney-Rock outcrop complex, 40 to 65% slopes</td>
</tr>
<tr>
<td>83</td>
<td>Pheeney-Rock outcrop complex, 65 to 90% slopes</td>
</tr>
<tr>
<td>91</td>
<td>Rainier clay loam, 30 to 65% slopes</td>
</tr>
<tr>
<td>94</td>
<td>Raught silt loam, 30 to 65% slopes</td>
</tr>
<tr>
<td>96</td>
<td>Rock outcrop-Pheeney complex, 40 to 90% slopes</td>
</tr>
<tr>
<td>103</td>
<td>Schneider very gravelly loam, 40 to 65% slopes</td>
</tr>
<tr>
<td>119</td>
<td>Tenino gravelly loam, 30 to 60% slopes</td>
</tr>
<tr>
<td>122</td>
<td>Vailton silt loam, 30 to 65% slopes</td>
</tr>
</tbody>
</table>

Source: Soil Survey of Thurston County, Washington as amended (1990)
AW. Table 7 — Critical Facilities for Thurston County shall be amended to read as follows:

Table 7—Critical Facilities for Thurston County

<table>
<thead>
<tr>
<th>Occupancy Categories</th>
<th>Occupancy Type or Functions of Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>I. Essential Facilities</strong></td>
<td>Hospitals and other medical facilities having surgery and emergency treatment areas</td>
</tr>
<tr>
<td></td>
<td>Fire and police stations</td>
</tr>
<tr>
<td></td>
<td>Tanks or other structures containing, housing or supporting water or other fire suppression materials or equipment required for the protection of essential or hazardous facilities, or special occupancy structures</td>
</tr>
<tr>
<td></td>
<td>Emergency vehicle shelters and garages</td>
</tr>
<tr>
<td></td>
<td>Structures and equipment in emergency-preparedness centers</td>
</tr>
<tr>
<td></td>
<td>Stand-by power generating equipment for essential facilities</td>
</tr>
<tr>
<td></td>
<td>Structures and equipment in government communication centers and other facilities required for emergency response</td>
</tr>
<tr>
<td><strong>II. Hazardous Facilities</strong></td>
<td>Structures housing, supporting, or containing sufficient quantities of toxic or explosive substances to be dangerous to the safety of the general public if released</td>
</tr>
<tr>
<td><strong>III. Special Occupancy Structure</strong></td>
<td>Covered structures whose primary occupancy is public assembly — capacity &gt; 300 persons</td>
</tr>
<tr>
<td></td>
<td>Building for schools through secondary or day-care centers — capacity &gt; 250 students</td>
</tr>
<tr>
<td></td>
<td>Buildings for colleges or adult education schools — capacity &gt; 500 students</td>
</tr>
<tr>
<td></td>
<td>Medical facilities with 50 or more residential incapacitated patients, but not included above</td>
</tr>
<tr>
<td></td>
<td>Jails and detention facilities</td>
</tr>
<tr>
<td></td>
<td>All structures with occupancy &gt; 5,000 persons</td>
</tr>
<tr>
<td></td>
<td>Structures and equipment in power generating stations and other public utility facilities not included above, and required for continued operation</td>
</tr>
</tbody>
</table>

AX. Table 12 - Hydric Soils of Thurston County shall be amended to read as follows:

### Table 12—Hydric Soils of Thurston County

<table>
<thead>
<tr>
<th>MAP SYMBOL</th>
<th>SOIL UNIT NAME</th>
</tr>
</thead>
<tbody>
<tr>
<td>14</td>
<td>Bellingham silty clay loam</td>
</tr>
<tr>
<td>29</td>
<td>Dupont muck</td>
</tr>
<tr>
<td>36</td>
<td>Everson clay loam</td>
</tr>
<tr>
<td>41</td>
<td>Godfrey silty clay loam</td>
</tr>
<tr>
<td>45</td>
<td>Hydraquents, Tidal</td>
</tr>
<tr>
<td>65</td>
<td>McKenna gravelly silt loam, 0 to 5% slopes</td>
</tr>
<tr>
<td>69</td>
<td>Mukilteo muck</td>
</tr>
<tr>
<td>70</td>
<td>Mukilteo muck, drained</td>
</tr>
<tr>
<td>75</td>
<td>Norma fine sandy loam</td>
</tr>
<tr>
<td>76</td>
<td>Norma silt loam</td>
</tr>
<tr>
<td>88</td>
<td>Puget silt loam</td>
</tr>
<tr>
<td>95</td>
<td>Riverwash</td>
</tr>
<tr>
<td>100</td>
<td>Scamman silty clay loam, 0 to 5% slopes</td>
</tr>
<tr>
<td>101</td>
<td>Scamman silty clay loam, 5 to 20% slopes</td>
</tr>
<tr>
<td>104</td>
<td>Semiahmoo muck</td>
</tr>
<tr>
<td>105</td>
<td>Shalcar muck</td>
</tr>
<tr>
<td>106</td>
<td>Shalcar variant muck</td>
</tr>
<tr>
<td>116</td>
<td>Tacoma silt loam</td>
</tr>
<tr>
<td>120</td>
<td>Tisch silt loam</td>
</tr>
</tbody>
</table>

Source: Soil Survey of Thurston County, Washington (1990)
AY. Appendix D – Covenant to Bind Properties in the Summit Lake Special Management Area shall be removed:

Appendix D

Covenant to Bind Properties in the
Summit Lake Special Management Area

I/we, ____________ am/are owner(s) in fee of the below-described property. For and in consideration of being granted the right to improve said property, and other good and valuable consideration, by the county of Thurston, the receipt of which is hereby acknowledged, I/we do hereby generally covenant that the lots described as:

= Address

= Legal Description

= Address

= Legal Description

shall hereinafter be bound together for the purposes of abiding with Chapter 17.15 of the Thurston County Critical Area Ordinance as applicable.

I/we do hereby confirm that no portion of the above described properties shall be sold in violation of any provision of the zoning ordinance(s). The covenant shall run with the land, is for the benefit of the general public, and shall be binding upon my/our heirs, devisees, executors, administrators, successors, and assigns until released by the director of the Thurston County development services department as provided in Section 17.15.820E.

EXECUTED this ____________ day of ____________, 19____________.

STATE OF WASHINGTON )
COUNTY OF THURSTON )

On this day personally appeared before me ____________, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes herein mentioned.

GIVEN under my hand and official seal ____________ day of ____________, 19____________.

NOTARY PUBLIC in and for the state of Washington, residing at
AZ. Figures 7 through 10 shall be removed:
"ACROSS THE ROAD"
STANDARD FOR THE SUMMIT LAKE
SPECIAL MANAGEMENT AREA

SUMMIT LAKE

SHORELINE LOT #27 MAY HAVE A GARAGE ON UPLAND LOTS #116, 117, OR 118

FIGURE 8
PERFORMANCE STANDARDS
FOR UPLAND GARAGES IN THE SUMMIT LAKE SPECIAL MANAGEMENT AREA

SUMMIT LAKE

- VEGETATION BUFFER
  - 30' FRONT
  - 20' SIDES

- SETBACK 50' FROM CENTERLINE OF ROAD

- DIRECTLY ACROSS THE ROAD APPLIES TO LOT #115 AS WELL AS #114 AND #116

FIGURE 9
SALE OF UPLAND GARAGES
IN THE SUMMIT LAKE
SPECIAL MANAGEMENT AREA

SUMMIT LAKE

A GARAGE ON UPLAND LOT #117 WHICH IS
OWNED BY SHORELINE LOT #27 COULD BE
SOLD TO SHORELINE LOTS #24, 25, 26, 28,
29, AND 30.

FIGURE 10