AMENDMENTS

Chapter 24.91

AMENDMENTS

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24.91.010 Initiation.

A. Amendments or modifications to the text of this title may be proposed through the legislative process described in chapter 2.05 TCC for comprehensive plan or development code amendments.

B. Amendments or modifications to the critical areas maps may be initiated as follows:

   1. By the board of county commissioners;
   2. By the planning commission;
   3. By the director; or
   4. By a member of the public.

24.91.020 Text amendments – Procedure.

Text amendments to this title shall follow the legislative process outlined in chapter 2.05 TCC, Growth Management Public Participation.
24.91.030 Map amendments – Procedure.

A. The director maintains official critical areas maps. Timely amendments are necessary to critical areas maps as new information becomes available to ensure the highest degree of accuracy. The director, or designee, shall periodically update and correct the maps administratively as warranted. Administrative decisions of the director may be appealed as set forth in TCC 24.05.050.

B. The property(s) and adjacent owner(s) to any parcel subject to a map amendment shall be provided written notice of the map amendment. Map amendments shall be justified in writing, and shall be posted electronically to the County’s internet page. The director or designee shall maintain records of map amendments.

C. Maps may also be amended due to information provided through a development application where notice to adjacent property owners is required. This includes Type II and III applications and permits, legislative text and comprehensive plan amendments. In each of these instances, maps may be amended by the director following the final decision/action without further notification specified in Subsection 24.90.030(B).

D. Notice regarding any proposed High Groundwater Flood Hazard Area Map amendment shall be sent to property owners within 500 feet of the subject site in urban growth areas and within 1,000 feet of the subject site outside of urban growth areas, and others that would be directly affected by the map amendment, as determined by the director. Those receiving notice shall be given twenty days prior to a decision to provide relevant information for consideration by the approval authority.

E. Map amendments not initiated by Thurston County shall follow the Type II review process in chapter 24.05 TCC. Applicable fees for map amendments are identified on the fee schedule, which is adopted by reference, and incorporated in this section.

F. In addition to other notice requirements in this section, notice regarding any proposed Critical Aquifer Recharge Area map change or wellhead protection boundary change shall be sent to nearby water purveyors.

G. Special reports and/or studies may be requested by the director prior to a decision on a map amendment. These may include but are not limited to, detailed topographic maps, surface drainage patterns including culvert and ditch locations, hydrogeological and hydraulic modeling, statistical or mathematical analysis, and other data necessary to evaluate the applicant’s request. The department may consult, as necessary, with technical experts at the applicant’s expense. The County shall provide the applicant with a cost estimate and obtain their approval prior to consulting with the experts. The application shall be closed if the applicant chooses not to bear the cost of the evaluation. Prior to submitting an application for a map amendment, the proponent shall participate in a presubmission conference. See the applicable critical area chapter for additional map amendment requirements.
24.91.040 Amendments – Criteria.
Critical areas text and map amendments are subject to the following criteria:

A. Amendments shall be consistent with the best available science requirements of the Growth Management Act; and

B. Amendments shall be consistent with the Growth Management Act (RCW 36.70A), and determined in consideration of against the specific goals and requirements therein; and

C. Amendments shall be consistent with the Thurston County Comprehensive Plan, and determined in consideration of against the specific goals and policies therein; and

D. Amendments shall be consistent with the stated purposes of this title.