MEMORANDUM

TO: Thurston County Planning Commission
FROM: Scott Longanecker, Associate Planner
DATE: September 15, 2010


Following the August 18, 2010 Planning Commission hearing, staff was asked to provide additional information and a draft motion and findings for the proposed policy changes to Thurston County Development Code, Title 20, 21, 22 and 23. The amendment being recommended contains changes recommended by the Planning Commission at the May 19, 2010 and July 7, 2010 Planning Commission meetings. A public hearing was held on August 18, 2010. For your convenience staff has attached the proposed policy changes.

For more information, including the staff report and supporting documents, please go to:

http://www.co.thurston.wa.us/planning/docket/docket_home.htm

Thurston County Development Code Docket, Item A-6 – landscaping buffers between incompatible uses and zones (Titles 20, 21, 22 and 23), Amendment Motion and Findings.

Move to recommend approval of amendments to Title Titles 20, 21, 22 and 23, Chapters 20.45, 21.80, 22.47 and 23.36 of the Thurston County Codes relating to landscaping. The proposed changes would require additional buffering and landscaping between incompatible land uses and zoning districts.

Findings:
1. The proposed amendment is consistent with the Growth Management Act 36.70A RCW.
2. The proposed amendment is consistent with the Thurston County County-Wide Planning Policies.
3. The proposed amendment is consistent with other sections of the Thurston County Development Code and Comprehensive Plan.

Dev. Code A-6
4. The Thurston County Planning Commission held a briefing on May 19, 2010, and a work session on July 7, 2010 regarding the proposed amendments.

5. The Thurston County Planning Commission held a duly advertised public hearing on August 18, 2010 to take public testimony as required by Thurston County Code Chapter 2.05 Growth Management Public Participation.

6. Chapter 58.17 RCW Plats, Subdivisions, Dedications authorizes Thurston County to establish regulations and procedures for the summary approval of plats and subdivisions in the county.

7. The proposed amendment would encourage the use of native and drought tolerant plant species in landscaping plans thereby conserving water and reducing the need for fertilizers and pesticides which can cause environmental harm to water quality and other natural resources.

8. This proposed amendment would reduce land use conflicts by requiring increased visual screening and buffering between incompatible land uses and zoning districts.