

LAND USE COMMITTEE
SEPTEMBER 22, 2020
10:30 A.M. – 11:32 A.M.
REMOTE ONLY

COUNCIL PRESENT: COUNCILMEMBER COX (CHAIR), DEPUTY MAYOR PRATT,
COUNCILMEMBER GREENSTEIN (PARTICIPATED MAJORITY OF MEETING BY AUDIO
DUE TO TECHNICAL DIFFICULTY)

STAFF PRESENT: SCOTT SPENCE, RICK WALK, RYAN ANDREWS, JESSICA BRANDT, ELISSA
FONTAINE

ACTION: APPROVE LAND USE COMMITTEE AGENDA
MOTION: MOTION MADE, SECONDED, AND CARRIED BY DEPUTY MAYOR PRATT AND
COUNCILMEMBER GREENSTEIN

2020 LIGHT INDUSTRIAL – COMMERCIAL ZONING TEXT AMENDMENT #19-367

STAFF: RICK WALK, COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR
RYAN ANDREWS, PLANNING MANAGER
ACTION: INFORMATION ONLY

Staff received a private application request related to LMC 16.39 in the Light Industrial-Commercial zoning chapter. The applicant requests to increase the maximum square footage requirement from 200,000 to 500,000 square feet. The Community and Economic Development Department and the Water Resources Division of the Public Works Department reviewed the request and asked the applicant to submit specific information and studies to complete the application packet.

Staff reviewed the application, comments received, location characteristics of the LIC-C zones, and the Comprehensive Plan. Several issues were identified that need further discussion and resolution before a recommendation is made:

1. Retention of existing local small businesses on the site.
2. Water quality related to existing on-site septic systems and stormwater.
3. Compatibility with surrounding land uses.
4. Transportation and circulation issues.

Staff will continue to review and analyze the application proposal and develop an official recommendation to the Planning Commission prior to a public hearing. The Planning Commission will make a recommendation on the application prior to consideration by the full Council.

URBAN FORESTRY MANAGEMENT PLAN

STAFF: RICK WALK, COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR
JESSICA BRANDT, ASSOCIATE PLANNER
ACTION: INFORMATION ONLY

Staff presented an overview of the Urban Forestry Management Plan (UFMP). The UFMP is the overarching policy document that guides the City's urban forestry vision and efforts. The Plan was developed in 2006 and updated in 2013. Due to the implementation regulations within LMC 14.32, the goal to update the document every five years, and community concerns, further supports the need to conduct an assessment of forestry plan and regulations.

The review process will examine challenges, issues, and experiences related to the implementation of the plan since last updated. The Planning Commission will review recommended updates at a future meeting, and the LMC 14.32 will also be updated to address issues brought forth by homeowners associations and commercial property owners who wish to remove and replace existing trees but are constrained under current regulations.

A task force was developed to assist the Planning Commission in developing recommendations for changes to the plan and tree regulations. A staff group was also developed to support the task force. The following high-level issues were identified:

- Enforcement of Tree Regulations
- Street Tree Program
- Private Property Trees and Consistent Application of Regulations
- Retention of Existing Trees through Development Process
- Tree Education and Outreach
- Potential Establishment of Tree Board

The task force and staff recommend the City focus on outreach and education as their first priority, then enforcement of tree regulations.

Staff will draft amendments to the plan and regulations for review by the task force. The task force will present their final recommendations to the Planning Commission for consideration.

Requests from the public regarding more tree protection and increased tree planting emerged through a parallel planning process, the Thurston Regional Climate Mitigation Plan. This could be addressed in the Urban Forestry Management Plan and tree regulations.

HOUSING ACTION PLAN UPDATE

STAFF: RICK WALK, COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR
ACTION: INFORMATION ONLY

Rick Walk, Director of Community & Economic Development, provided an update on the Housing Action Plan stating that jurisdictions are beginning base line demographic work. The City will send a survey to landlords within the region to obtain current data on tenant/landlord dynamics.