



Board of County Commissioners  
Board Work Session  
Wednesday, April 24, 2024  
9:00 AM to 12:00 PM  
3000 Pacific Avenue SE, Room 110

For public virtual attendance, you may follow along on the [Thurston County YouTube Channel](#).

## AGENDA

- I. **Executive Session – RCW 42.30.110(1)(i)** – To discuss with legal counsel representing the agency matters relating to agency enforcement actions, or to discuss with legal counsel representing the agency litigation or potential litigation to which the agency, the governing body, or a member acting in an official capacity is, or is likely to become, a party, when public knowledge regarding the discussion is likely to result in an adverse legal or financial consequence to the agency. – *Land Use, Public Comments – Approximately 30 Minutes – Commissioners' action may follow.*
- II. **Housing Targets Update** – *Informational*
- III. **A-25 Forest Lands Conversion Follow Up** – *Discussion*
- IV. **Commissioners Items** – *Discussion*

Disability Accommodations: Room 110 is equipped with an assistive listening system and is wheelchair accessible. To request disability accommodations, call the Reasonable Accommodation Coordinator at least 3 days prior to the meeting at 360-786-5440. Persons with speech or hearing disabilities may call via Washington Relay at 711 or 800-833-6388.



## Board of County Commissioners Briefing Presentation Form

### Title

Thurston 2045 – Housing Element

### Date

4/24/2024

### Board Meeting

AM Board Work Session

### Office/Department

Community Planning & Economic Development

### Staff Contact

Ashley Arai, Community Planning Manager  
Ana Rodriguez, Associate Planner  
Joshua Cummings, CPED Director

### Attachments

- Thurston 2045 Housing Element - PowerPoint

### Type

- ☒ Informational  
☐ Follow up/Continued work session  
☐ Discussion before decision

*Board decisions will not be made during work sessions.*

### Primary Objective

Staff will revisit Thurston County's Housing Element update and provide information on current status of Thurston Regional Planning Council's (TRPC) land capacity analyses, integration into the Comprehensive Plan update, and next steps for staff and consultants.

### Staff Recommendation

There are no staff recommendations. This briefing is informational.

### Background

In 2021, the Washington State Legislature passed HB 1220 which requires cities, towns, and counties to "plan for and accommodate" future housing affordable to a range of incomes and to document the projected housing need each jurisdiction is planning for in its Comprehensive Plan update. Under HB 1220, these steps include housing allocations, a land capacity analysis for each income level and housing type, a policy and programmatic review of barriers to achieving housing availability, and an analysis of racially disparate impacts and areas of displacement risk.

In 2023, Thurston County and the cities of Lacey, Olympia, Tumwater, and Yelm (the "project partners") contracted with TRPC to identify a preferred housing allocation method to be used as a baseline for the required land capacity analysis. As part of the ongoing engagement for the Comprehensive Plan Update, the community shared concerns that the housing allocations do not reflect Sustainable Thurston goals for limiting development to 5% in rural unincorporated areas. On March 11, the Board directed staff to confer with our project partners and TRPC to develop a Sustainable Thurston alternative for the land capacity analysis. This alternative will be completed

alongside the primary land capacity analysis and will help inform the County's environmental review and housing policy decisions.

#### **Board Review**

December 13, 2023: Growth Management Act – Housing Allocation Briefing

- Staff representatives from the Department of Commerce and Thurston Regional Planning Council presented on the new housing allocation requirements under H.B. 1220, which requires cities, towns, and counties to plan for and accommodate future housing affordable to a range of incomes.

#### **Budget Impacts/Requests**

There are no budget impacts or requests. Housing work is funded by the Department of Commerce Periodic Review Grant.

#### **Others Affected**

Thurston County residents and staff.

#### **Timeline/Next Steps**

No further action is scheduled with the Board. The housing allocations tie into the ongoing Thurston 2045 Comprehensive Plan update. Thurston Regional Planning Council will complete the land capacity analyses in June. The draft Housing Element will begin Planning Commission review in June/July 2024.



# Thurston 2045 Housing Element

Community Planning & Economic Development

April 24, 2024

Board Work Session

# Overview of Today's Briefing

- Timeline and Status
- Housing Types by Income
- Land Capacity Analyses (LCA)
- Integration into Thurston 2045
- Thurston 2045 Housing Timeline
- Questions



# Timeline and Status

May 2021: House Bill 1220

June 2021: Thurston County Buildable Lands Report

November 2023: Housing Allocation Methodology

June 2024: Land Capacity Analyses



# Housing Types by Income

Income Band	Area Median Income (AMI)	Housing Types
Permanent Supportive Housing (PSH)	N/A	Emergency housing/shelters
Extremely low	0-30%, including some PSH	Emergency housing and shelters, subsidized apartments
Very low	31-50%	Subsidized apartments, multiplexes, shared housing
Low	51-80%	Middle housing (Apartments, multiplexes, manufactured homes, ADUs)
Moderate	80-120%	Townhomes, multiplexes, condominiums, detached single-family homes, ADUs
Other	>120%	Detached single-family homes, ADUs, condominiums



# Land Capacity Analysis (LCA)

**Cities/UGAs**

**86%**



Subsidized  
apartments



ADUs



ADUs



Apts, Emergency  
Housing, & Shelters



Emergency Housing  
& Subsidized Apts



Multiplexes



Middle housing



Single family

**PSH**

**0-30%**

**30-50%**

**50-80%**

**80-120%**

Area Media Income (AMI)

**Rural**

**14%**



Attached ADUs



Detached ADUs



Manufactured  
homes



Single family

**50-80%**

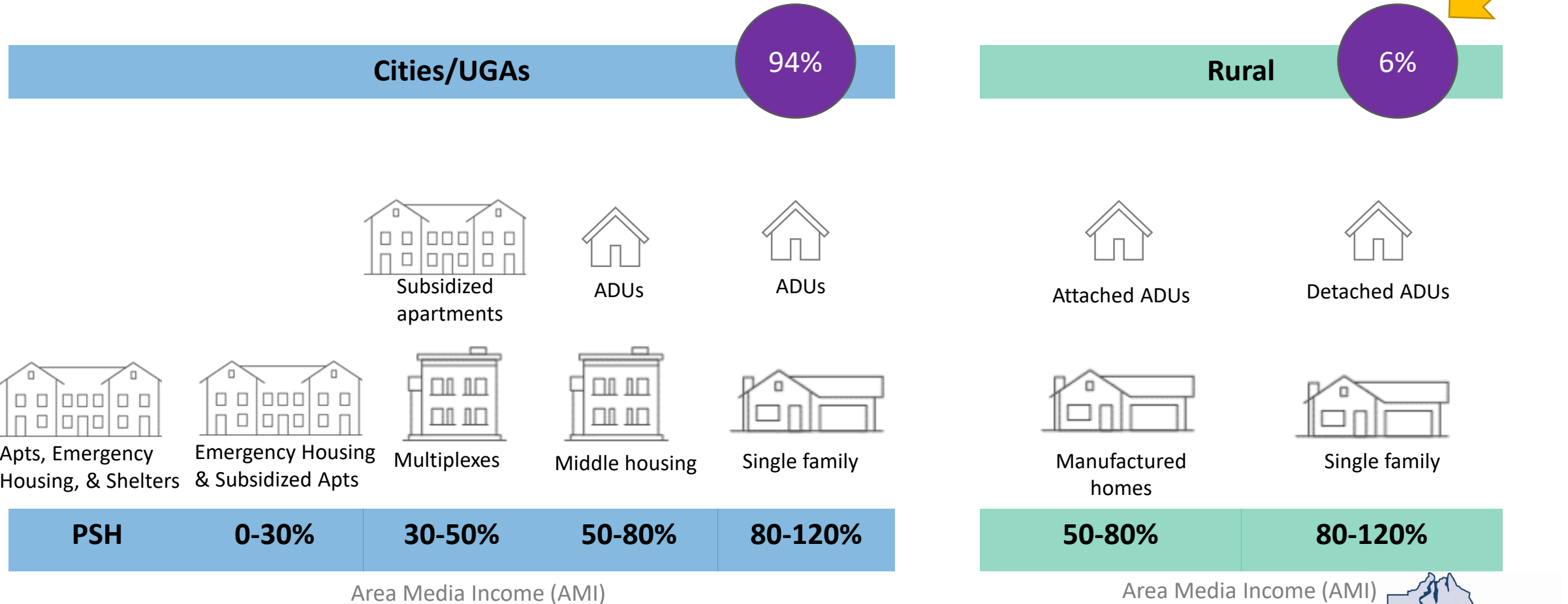
**80-120%**

Area Media Income (AMI)

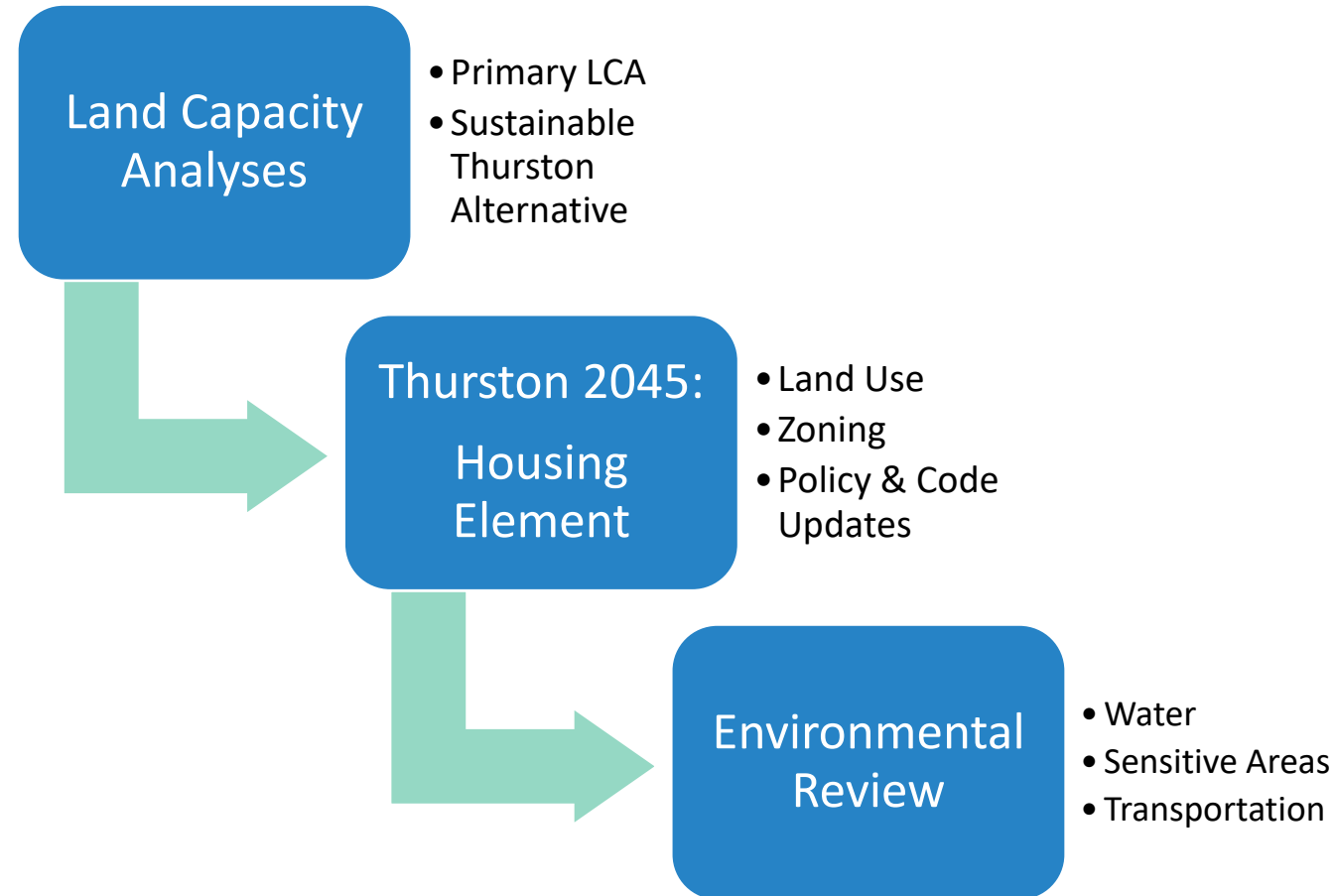




# Sustainable Thurston Alternative



# Integration into Thurston 2045



# Thurston 2045 Housing Timeline



# Thurston 2045: Ways to Engage

- Visit the Thurston 2045 Webpage

- <http://thurston2045.org/>

- Sign up for Email Updates

- <https://lp.constantcontactpages.com/su/SEKnFSp/Thurston2045>

- Comment on the Project

- <https://www.surveymonkey.com/r/Thurston2045>





# Thank you!

For questions, please contact:

Ashley Arai, Community Planning Manager

Ana Rodriguez, Associate Planner



## Board of County Commissioners Briefing Presentation Form

### Title

Work Session 5: Follow up for questions regarding Tree Protection Standards (Development Docket Item A-25)

### Date

04/24/2024

### Board Meeting

AM Board Work Session

### Office/Department

Community Planning and Economic Development

### Staff Contact

Dana Bowers, Associate Planner, ext. 5475

Andrew Deffobis, Senior Planner, ext. 5467

Ashley Arai, Community Planning Manager, ext. 5476

Josh Cummings, Director ext. 4995

### Attachments

- Presentation – Forest Lands Conversion Work Session #5

### Type

- ☐ Informational
- ☒ Follow up/Continued work session
- ☐ Discussion before decision

*Board decisions will not be made during work sessions.*

### Primary Objective

The objective of this work session is to respond to questions about proposed tree conservation standards and request direction from the Board of County Commissioners (Board) on next steps for the proposed code update. This is the fifth work session for this item. Previous work sessions with the Board were held on November 2 & 29, 2023, and on February 26 and April 3, 2024.

### Staff Recommendation

Staff have outlined one recommendation and one alternative for the Board's consideration:

1. **Advise staff on any additional code changes, and direct staff to place proposed code amendments on May 21, 2024 Board meeting for Board consideration.**

Considerations:

- Code amendments move forward as proposed in Attachment A, effective June 1, 2024
- Wide community support
- Resolves current permitting challenges in forest lands conversions
- No further staff time incurred

Alternative:

## 2. **Hold additional briefings in the future.**

Considerations:

- Delays action on changes, which delays resolution to permitting challenges and allows conversions without tree protections to continue
- Further staff time incurred, impacts other docket projects

### **Background**

This work session is a follow up from the April 3, 2024 work session, during which the Board asked questions about tree conservation measures proposed in the updates.

This code update is included in the 2024-2025 Development Code Docket as item A-25: Amend Forest Lands Conversion Ordinance and Review Tree Protection Standards. This update is intended to make standards consistent with other county codes and local policies and incentivize retention of larger trees while retaining flexibility for homebuilders.

Reviewing and adopting tree conservation standards was included in the official docket item scope for this project. While standards exist for commercial, industrial, and multifamily developments, no standards are currently in place for single family homes.

The proposed tree conservation standards were designed to:

- encourage smaller development footprints,
- include minimum protections for landmark and heritage trees, and
- incentivize the protection of existing trees.

### **Plan Requirements**

To implement tree protection standards, a tree conservation plan that overlays the existing requirements for a site plan is proposed for this update. The plan allows residents to provide detailed information to permit staff without requiring a field visit to the site. The proposed tree conservation plans:

- Are submitted with a development permit
- Are prepared by a professional forester
- Label which trees will be removed and how many need to be replanted or protected
- Identify root zone protection areas for retained trees
- Mark all landmark and heritage trees
- Assess tree health requirements

### **Incentives**

To provide opportunities for residents to avoid, minimize, and mitigate impacts to forest resources and meet the goals of county policy, the following parameters and exemptions were included in the proposal.

#### **Avoid**

- Applicants who choose to not build in forested areas are not required to submit forest lands conversion permits or tree conservation plans

#### **Minimize**

- Applicants limiting their build site to cap vegetation removal at less than 20% of the parcel, or retaining 200 tree units per acre, are not required to submit tree conservation plan

#### **Mitigate**

- Replant or retain up to 100 tree units per acre
- Larger trees are given larger tree unit value to encourage retention where possible

- Replanting is allowed to accommodate home and related utility structure siting.

**County Strategic Initiatives**

This docket item relates closely to Strategic Initiative #6, Proactively shape a strong, diverse economy that provides equitable access to opportunity and #7, Balance development with the preservation of the County's rural character, natural areas, and open spaces.

**Budget Impacts/Requests**

The project is funded through the county general fund and storm and surface water utility fees. As this project timeline is extended, other prioritized docket projects may be impacted.

**Others Affected**

Thurston County forest landowners, tree advocacy groups, climate advocacy groups, land conservation groups, Thurston County staff. The largest impact of the code updates will be on residents of the unincorporated county, where no standards are currently in place.

**Timeline/Next Steps**

The Board held four previous briefings on this item, and a public hearing on February 6, 2024. The Planning Commission held 2 work sessions and a public hearing on August 16, 2023. The board may take action on this item at any future regularly scheduled board meeting.

Below is a tentative timeline for the two options of the Forest Lands Conversion Updates:

Option 1:

- Code updates are placed on May 14, 2024 Board meeting agenda for final consideration

Option 2:

- Spring 2024: Additional Briefings As Needed
- Late Spring/Summer 2024: BoCC Final Action





# Forest Lands Conversion

Community Planning and Economic Development

April 24, 2024

Board Work Session 5



# Briefing Overview

1. Respond to questions about tree conservation
2. Request Board's direction on next steps

# Timeline



# Continuous Engagement

Adroit Builders	DNR Urban Forestry Program	Master Timber Harvesters	Olympia Master Builders	Squaxin Tribe	Washington Contract Loggers Assn
Agroforestry Interest Group	Friends of Trees Action - Restoring Earth Connection	MSLA – Realtor Group	Pierce Conservation District	SSWAB	Washington Farm Forestry Association
Capitol Land Trust	Individual community members	Nisqually Land Trust	Pierce County	VSP Workgroup	WSU Extension
Chehalis Tribe	KandK Thomsen	Nisqually River Council	Realtors Government Affairs Group	Sustainable Forestry Initiative	
City of Lacey	Mason CD	Nisqually Tribe	Retired DNR Forester	TC Public Works	
City of Olympia	Mason Conservation District	NNRG	Rob Rice Homes	Thurston Conservation District	
City of Tumwater		NW Chapter of ACF	Sound View Consulting	Thurston County Climate Action Team	
DNR Small Forest Landowner Office		Olympia Ecosystems			

39+ Groups Reached from March 2022-April 2024



# Tree Conservation – New Chapter

Updates include new *requirements + incentives* for tree conservation when converting forest land:

- Include minimum protections for landmark and heritage trees
- Encourage smaller development footprints
- Incentivize protecting existing trees
- Provide flexibility for landowners and home builders

Thurston County  
would become  
one of only two  
counties with  
tree conservation  
during forest  
lands conversion





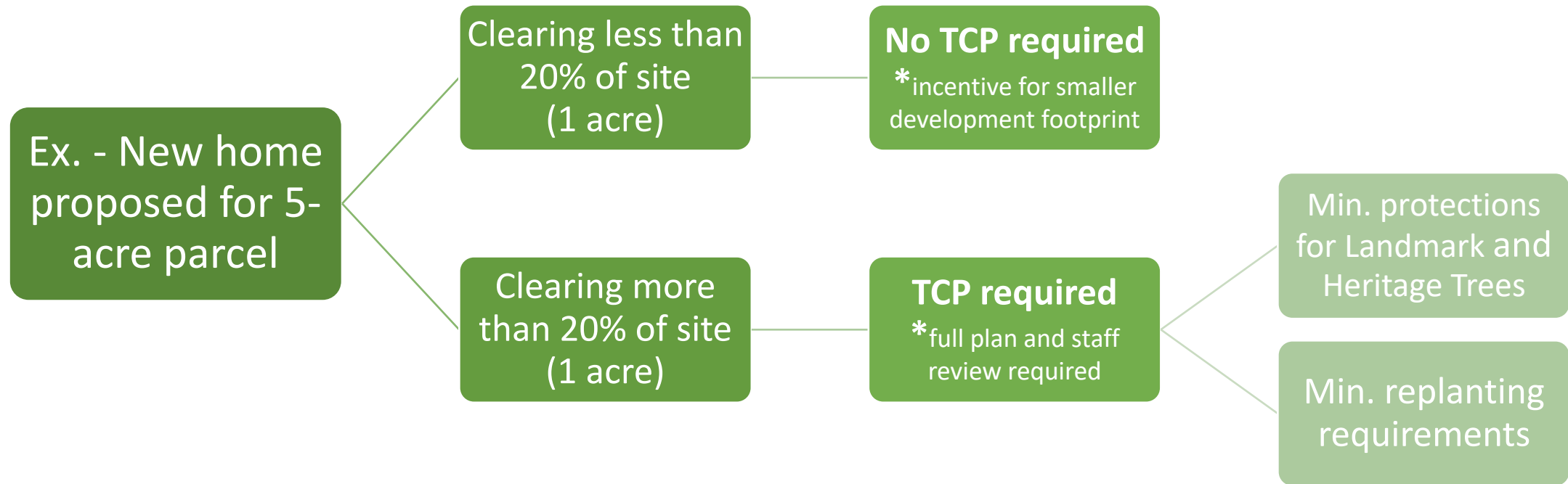


# Tree Conservation Plan Requirements

- Prepared by professional forester
- Calculates how many trees are being protected, removed, or replanted
- Identifies root zone protection for all retained trees
- Calls out all landmark and heritage trees
- Assesses tree health requirements

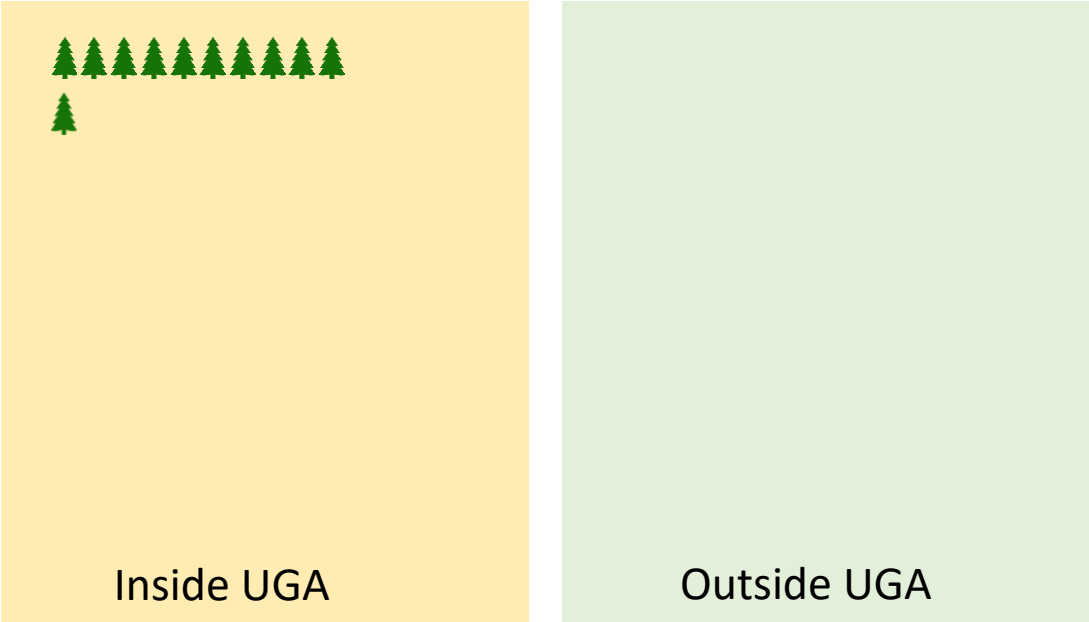


# When is a Tree Conservation Plan Required?



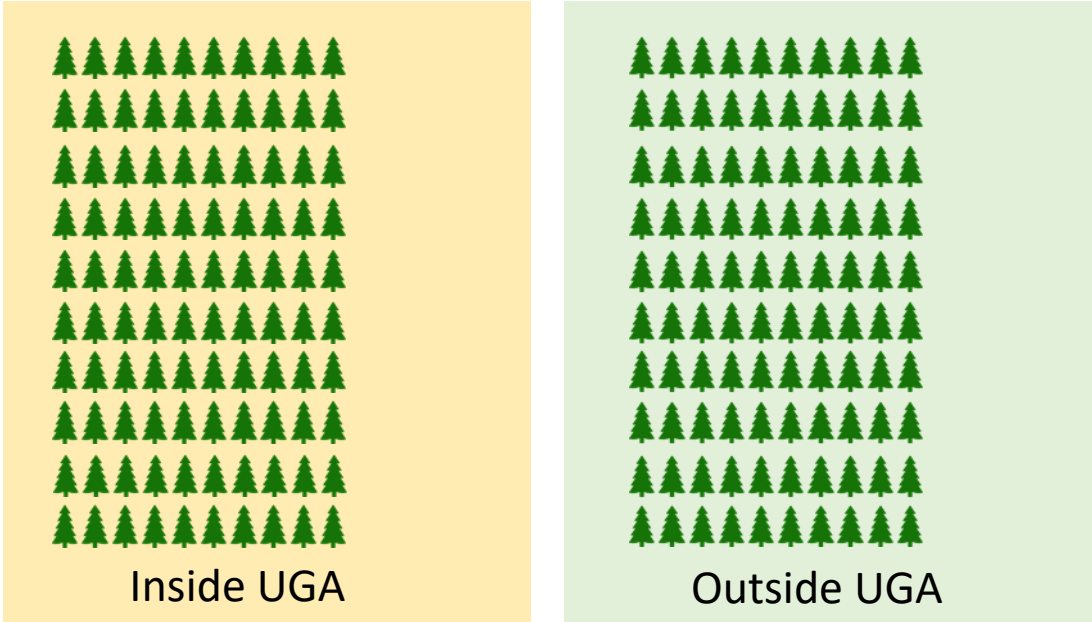
# Minimum Tree Replanting Per Acre

## Current Standards



\*No tree retention requirements

## Proposed Standards



\*Required tree retention - 30% Landmark, 70% Heritage Trees





# Questions or Discussion?

Staff requesting direction on whether to bring code updates for final action.

## **Staff Contact:**

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Community Planning

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