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COMMUNITY PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

Creating Solutions for Our Future

Joshua Cummings, Director

MEMORANDUM

TO: Thurston County Planning Commission
FROM: Maya Teeple, Senior Planner
DATE: March 15, 2023
SUBJECT: Work Session 3: Thurston 2045

SUMMARY & DECISION POINTS

This is work session # 3 on the Thurston 2045 Scope of Work. The Planning Commission previously reviewed this item at two work sessions on November 16, 2022 and February 15, 2023.

- Nov. 16, 2022 – Staff provided an overview of the public participation plan, on-going public survey, and the timeline for the periodic update over the next 2 years
- Feb. 15, 2023 – Staff provided an overview of required and optional elements in the draft Scope of Work

Staff requests the Planning Commission provide a recommendation on which optional elements are of the highest priority for inclusion in the update. This recommendation will be relayed to the Board of County Commissioners at a briefing scheduled for April 12, 2023 from 2-3 PM. The Board will use this information when considering which optional updates, if any, to include in the update.

As an approach, staff proposes the following options:

- Planning Commission prioritizes all individual optional updates from highest (1) to lowest (6).
- Planning Commission as a whole identifies the highest priorities (1-3 items) and lowest priorities from the optional update list (1-2 items).

Staff has provided a work sheet to help facilitate the conversation. The Planning Commission can take a different approach to develop a recommendation if they so wish.

While all optional updates are important pieces of work, the Board may have to make decisions on which optional updates to include for budgetary reasons. The Planning Commission's

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recommendation identifying which items are most important will be most helpful to the Board in their consideration. The Board will also consider the results of the survey and public comment received alongside any Planning Commission recommendation.

BACKGROUND

Comprehensive Plan Periodic Update: Scope of Work

The update process will take a minimum of two years to complete, though the actual length of the update can vary depending on the extent of the revisions as well as the extent of the public process that accompanies the update. The periodic update will complete the required tasks to bring the plan up to date with recent changes in state law. The Board may also consider adding optional updates to the scope of work. These are changes that are not required under state law but may add value.

The State Department of Commerce has produced a checklist which is the measure by which it will rule the County in compliance with GMA update requirements. Staff has reviewed that checklist along with other relevant information to develop a draft scope of work (see Attachment A for the draft scope of work, Attachment B and C for draft Commerce checklists). The draft scope of work includes required updates and several optional add-on updates.

Some of the larger required updates include (see Attachment A for more detail):

- Update background information across the plan
- Update population projections, densities, and building intensities
- Update goals, policies, and objectives throughout the plan
- Update housing element to plan and accommodate housing affordable to all economic segments of the population
- Update policies to identify and address racially disparate impacts
- Update inventory of transportation facilities and services
- Update level of services (LOS) standards
- Update Joint Plans with Tenino and Rainier
- Update development regulations as necessary by state law or based on other updates to the plan

Optional updates are not required to meet recent changes in state law, but may add value. These include (see Attachment A for more detail):

- Create a new appendix that serves as an implementation plan
- Update future land use categories and map to include more general land use categories
- Consider and incorporate information from countywide industrial lands study

- Create a climate change element that builds off of existing work in the plan
- Update economic element based on recent local trends
- Update health element to incorporate information from new studies and based on recent local trends

PUBLIC FEEDBACK

Public Outreach & Participation

The Growth Management Act requires “early and continuous public participation” in the development and update of local comprehensive plans and regulations. Local governments must establish and broadly disseminate procedures and assure that a broad variety of citizens can learn about, become engaged in and influence decisions about local actions. As decisions are made, a record of public participation should be kept as part of the record.

The update will be a county-wide effort that endeavors to engage with a broad and inclusive range of stakeholders and communities, including the cities, tribes, residents, neighborhood and community groups, cultural organizations, business stakeholders, advocacy organization and other public and private agencies. Public participation is an integral part of the planning process and includes multiple opportunities for interested community members to meet with the project team, connect with their neighbors, and share ideas for the future.

Community Planning recognizes that policy and planning decisions about land use, transportation, environmental resources and capital facilities do not impact us all in the same way. Community Planning wants to prioritize engagement with community members who have historically been left out of public planning processes, such as renters, people living with disabilities, immigrants, and BIPOC-led organizations, with the hope that the resulting Plan is well-grounded in the experiences and knowledge of a wider range of public perspectives than has historically been achieved.

A Public Participation Plan has been developed and outlines methods for public outreach and comment throughout the process (Attachment D). The public participation plan is intended to evolve as the process moves forward. Below is a summary of the major public engagement phases:

- Phase 1 – Scoping the Update (Nov. 2022 – March 2023)
 - Information made available online
 - Receive community input on major priorities of the community over the next 20 years through survey responses and written comments
- Phase 2 – Initial Outreach and Internal Review (March 2023 – March 2024)

- Open houses online and in-person
 - Provide informational presentations to interested stakeholders
- Phase 3 – Planning Commission Review (March 2024 – Sept. 2024)
 - Open houses online and in-person
 - Provide informational presentations to interested stakeholders
- Phase 4 – BoCC Review and Action (Sept. 2024 – June 2025)
 - Open houses online and in-person

Thurston 2045 – Community Priorities Survey Report

Thurston County conducted a survey to gather feedback from the community on what is most important to them over the next 20 years. The survey ran from November 1 to December 31, 2022, and there were 950 submissions. The top four priorities of community members that took the survey are:

- Protect sensitive areas like wildlife habitat, flood areas, landslide areas, and surface and ground water (57%).
- Prepare for climate change and take actions towards reducing impacts (47%).
- Protect agriculture (36%).
- Increase availability of affordable housing (33%).

A full survey report is included as Attachment E to this briefing document and includes results from individual questions and written comments provided in the free response section.

Written Comments

Community Planning continues to collect written comments provided by community members on changes to the Comprehensive Plan. Many comments received so far include specific changes community members would like to see to certain chapters including land use, natural resources, housing, transportation, natural environment and more. Other major themes of comments received so far include:

- Incorporate climate mitigation and resiliency into the Plan
- Address racial displacement and add language on environmental justice and equity into the Plan
- Include outreach to underrepresented communities in the public engagement plan
- Update the housing element for consistency with state law
- Update the Countywide Planning Policies to reflect changes in state law on housing needs, racial disparities, and environmental justice issues
- Include new goals and policies that protect forests and farmland while offering incentives
- Clarify land use descriptions for rural resource industrial lands
- Engage the community and planning commission in scoping

For a full summary of all the public comments received to date, see Attachment F.

ATTACHMENTS

- Attachment A – Draft Scope of Work
- Attachment B – Draft Critical Areas Checklist
- Attachment C – Draft Fully Planning Counties Checklist
- Attachment D – Public Participation Plan
- Attachment E – Thurston 2045 Survey Report
- Attachment F – Public Comments

WORKSHEET FOR RANKING OPTIONAL UPDATES, THURSTON 2045

OPTIONAL UPDATE	RANK <i>(1-6 – 1 IS HIGHEST, 6 IS LOWEST)</i>	NOTES
IMPLEMENTATION PLAN		
FUTURE LAND USE UPDATE		
INCORPORATE COUNTYWIDE INDUSTRIAL LANDS STUDY FINDINGS		
CLIMATE CHANGE ELEMENT		
ECONOMIC ELEMENT		
HEALTH ELEMENT		

ATTACHMENT A

Draft Scope of Work

Thurston 2045

Comprehensive Plan Periodic Update Scope of Work



INTRODUCTION

Thurston County is starting a multi-year review of its comprehensive plan, also known as the Comprehensive Plan Periodic Update, which is due in June of 2025. This effort in Thurston County is being referred to as “Thurston 2045” and will set the vision for Thurston County’s next 20 years. Communities planning under the Washington State Growth Management Act (GMA) are required to periodically update their comprehensive plan and development regulations to bring them up to date with changes to state law and respond to new information about population growth, housing projections, and land use changes.

The Comprehensive Plan represents the long-term, twenty-year vision for Thurston County. The plan guides future land use, housing, economic development, population and employment growth, natural resource protection and capital facilities. The plan also provides policies that will guide development over the next twenty years and is the primary guiding document for capital investments.

APPROACH

This document lays out options for scope of work for Thurston 2045, including required and optional updates. It is intended to serve as a strategy guide for comprehensive plan update process. It is a living document and will be refined as the scope of work is updated.

The State Department of Commerce has produced a checklist which is the measure by which it will determine whether the County is in compliance with GMA update requirements. Staff have reviewed that checklist along with other relevant information to develop this scope of work.

The 2021 Buildable Lands Report completed by Thurston Regional Planning Council provides the basis for population and development estimates that will be used to inform the update. The update will also be guided by the County-Wide Planning Policies, which were first adopted in 1992 and last revised in 2015.

In addition, Thurston 2045 will be guided by the following principles:

- Focus on completing required updates to bring the plan into compliance with state law
- Capitalize on existing work in the region, rather than re-inventing new processes
- Create accountability for included goals and policies, by establishing performance measures to track the plan's implementation
- Consider the value of ecosystem services in policy decisions
- Plan for and accommodate housing affordable to all economic segments
- Consider and address impacts from climate change and incorporate adaptation strategies
- Communicate broadly; reach out to groups in all segments of the county
- Provide information throughout the update that is engaging and readily understandable

WORK PROGRAM

This section outlines the basic tasks included in Thurston 2045. The timelines are based on estimates to complete required elements of the update and are subject to change depending on the final scope of work approved by the Board.

The update will follow four general phases:

Phase 1 *Scoping the Update*

November 2022 - March 2023

Thurston County Community Planning will conduct outreach to the community on what updates they think are most important to set the vision for Thurston County over the next twenty years. Following outreach, Thurston County Community Planning may update or add elements to the scope of work, and will then present public input and options for the scope of Thurston 2045 to the BoCC. Once the BoCC provides direction on scope and scale for Thurston 2045, it will be adopted formally by resolution.

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Phase 2 *Initial Outreach and Internal Review*

March 2023 - March 2024

Thurston County Community Planning staff will seek early input from the public, community groups, and interested parties on pieces of the comprehensive plan that are under review. Staff will review planning documents and development regulations for GMA compliance consistent with the tasks outlined in the Scope of Work, and will prepare initial draft documents.

Phase 3 *Planning Commission Review*

March - September 2024

Proposed revisions will be reviewed by the Thurston County Planning Commission (TCPC), and a recommendation made to the BoCC, following a duly noticed public hearing. All Planning Commission meetings are open to the public.

Phase 4 *BoCC Review and Adoption*

September 2024 - June 2025

Planning Commission recommendations on the update will be reviewed by the BoCC. Final revisions will be adopted by resolution and ordinance of the BoCC, following a duly noticed public hearing. This phase includes required 60-day notice of Adoption to the Department of Commerce, as well as review and comment periods required under the State Environmental Policy Act (SEPA). The periodic update of the Comprehensive Plan is due under state law by June 30, 2025.

TASKS

Thurston 2045 will have several separate tasks that occur over the life of the project.

PROJECT MANAGEMENT

This task includes oversight and direction of Thurston 2045, including each of the below stated tasks. This task ensures consistent coordination and communication throughout the project. This task will be on-going through adoption of the updated plan.

PUBLIC OUTREACH

The GMA requires early and continuous public participation in the Comprehensive Plan update. This task includes the development of a Public Participation Plan, and the

implementation of that plan. It also includes engagement with tribes within Thurston County if they voluntarily choose to participate in the local planning process pursuant to [HB 1717](#).

Deliverables:

- Public Participation Plan adopted by Resolution March 2023
- Tribal engagement (voluntary and does not exclude them from participating otherwise) ([HB 1717](#)) June 2023

COMPREHENSIVE PLAN REVIEW & UPDATE

This task includes review of existing data and information within the Plan, all existing goals, and all existing policies to ensure that those included in the updated plan are based on the most current information and are relevant and meaningful. The deliverables and timelines are based on estimates to complete required elements of the update and are subject to change depending on the final scope of work approved by the Board.

Deliverables:

- Internal review of the Plan September 2023
- Revised Plan for PC Review March 2024
- Final Plan for BoCC Review September 2024

MAP REVISIONS

This task includes coordination with GIS staff to update both the Comprehensive Plan and Zoning maps to correspond with the updated Comprehensive Plan.

Deliverables:

- Revised Internal Draft Comprehensive Plan & Zoning Maps December 2023
- Revised Maps for PC Review March 2024
- Final Maps for BoCC Review September 2024

CODE REVIEW AND REVISION

This task includes review of relevant development codes, and revisions as needed.

Deliverables:

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- Internal review of the code and develop revisions September 2023
- Revised codes for PC Review March 2024
- Final codes for BoCC Review September 2024

SEPA ENVIRONMENTAL REVIEW

This task will ensure compliance with State Environmental Policy Act (SEPA) act review requirements (WAC 197-11). A Determination of Significance is expected and preparation of an Environmental Impact Statement would follow.

Deliverables:

- Scoping/Environmental Checklist January 2024
- Draft EIS September 2024
- Final EIS January 2025

COMPREHENSIVE PLAN REVIEW & UPDATES

REQUIRED REVIEW AND UPDATES

Required updates include elements that must be reviewed as part of the update and changes needed to bring the Plan up to date with recent changes in state law.

Land Use Element

- Update population projections, population densities, and building intensities based on future land uses
- Update goals, policies, and objectives for consistency with existing plans, state law, and court rulings
- Review patterns and trends of development in relation to UGA size
- Update all maps showing city limits and urban growth areas (UGAs)
- Add references to the Thurston County Habitat Conservation Plan
- Review and update lands used for public purposes
- Review and update identification of open space corridors within and between UGAs

Natural Resource Element

- Update goals, policies, and objectives for consistency with existing plans, state law, and court rulings

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- Review related development regulations to ensure conservation of these areas

Housing Element

- Ensure the housing element is updated for consistency with new planning goal, which requires local governments to plan for and accommodate housing affordable to all economic segments of the population of the state ([HB 1220](#))
- Update goals, policies, and objectives for consistency with existing plans, state law, and court rulings
- Consider housing locations in relation to employment locations
- Update inventory and analysis of existing and projected housing needs, including units for moderate, low, very low, and extremely low-income households, as well as emergency housing, emergency shelters, and permanent supportive housing
- Identify capacity of land for housing, including by income band and for manufactured housing, multifamily housing, group homes, foster care facilities, emergency housing, emergency shelters, and permanent supportive housing
- Add language on existing/projected housing needs for all economic segments
- Identify policies and regulations that result in disparate impacts, displacement, and exclusion in housing and establish policies to undo the impacts
- Identify areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and capital investments
- On January 11, 2023 the Planning Commission recommended that staff review land use and zoning of the Grand Mound Subarea Plan holistically at the time of the Periodic Comprehensive Plan Update, specifically through a lens considering displacement.

Capital Facilities Element

- Update goals, policies, and objectives for consistency with existing plans, state law, and court rulings
- Review and update inventories, forecasts, and level of services as necessary throughout the plan
- *Note: The Capital Improvements Plan is Appendix G of the Comprehensive Plan and is updated on an annual basis*

Utilities Element

- Update goals, policies, and objectives for consistency with existing plans, state law, and court rulings
- Update locations and capacity of existing and proposed utilities

Rural Element

- Update goals, policies, and objectives for consistency with existing plans, state law, and court rulings

Transportation Element

- Update goals, policies, and objectives for consistency with existing plans, state law, and court rulings
- Update inventory of transportation facilities and services
- Update forecast of traffic and projection of state and local needs to meet transportation demands
- Review and update level of services (LOS) standards
- Identify actions to bring locally-owned transportation facilities and services to established LOS

Park and Recreation Element

- Update goals, policies, and objectives for consistency with existing plans, state law, and court rulings
- Update inventory and forecast for consistency with Thurston County's Parks, Open Space and Trails Plan and Capital Improvements Plan

Land Use & Zoning Changes

- Correct Fort Eaton Public Parks layer
 - Parcel 09610023015 from MGSA to PP
 - Parcels 21706130101, 21706130102, 21706130103, 21706130104, 21706130105, 21706130106, 21706130107, 21706130108, 21706130109, 21706130111, 77000600200 from PP to MGSA
- Land Use and Zoning "Sliver" Corrections
 - As the parcel fabric shifts, changes occur between the land use/zoning layer and parcel boundaries. This update is done with the periodic comprehensive plan update and reviews and corrects areas in zoning where the parcel fabric has shifted over time.

Joint Plan Updates

- Updates to Tenino and Rainier UGA joint plans (Yelm, Olympia, and Lacey are under review; Tumwater was complete in 2021)
- Review patterns of development occurring within the urban growth areas for south county cities ([SB 5593](#))

Development Regulations

- Title 20, 21, 22, and 23 – update to include process on permanent supportive housing and transitional housing
- Title 20 – review Family Member regulations to ensure compliance with RCW 36.01.227 and update, if needed
- Titles 20, 21, 22, and 23 – review to ensure compliance with RCW 36.01.290, which sets limitations on regulating outdoor encampments, safe parking, indoor shelters and small houses owned by religious organizations and update, if needed
- Title 14, 18, and 20 – consider optional updates to ensure zoning is compatible with adjacent military base and discourages siting of incompatible uses; review and consider recommendations from [JBLM land use analysis](#) (density/height limits in sensitive areas, light pollution, real estate disclosures)
- Title 20 – update to include regulations for electric vehicle infrastructure
- Other, as necessitated by changes to other areas of the Comprehensive Plan or Joint Plans

OPTIONAL REVIEW AND UPDATES

Optional updates are those that are not required to meet state guidance but may add value to the update. If added to the scope of work, each task would require additional review and may increase the time and budget associated with Thurston 2045.

Implementation Plan

- A new requirement was passed under HB 1241 ([RCW 36.70A.130\(9\)\(a\)](#)) that requires counties to submit an implementation progress report detailing the progress they have achieved in implementing their comprehensive plan five years after the review and revision of the plan.
- While a separate implementation plan is not required element of the Comprehensive Plan, developing a plan for action would aid in completing the new progress reporting requirements passed under HB 1241
- This task will develop a new Appendix to the Thurston County Comprehensive Plan that serves as an action and implementation plan for goals and policies within the Comprehensive Plan. The new appendix would serve as the basis for the annual

work program that must be created by the County, and provide for a monitoring program that will support five-year progress reports to the Department of Commerce.

- An implementation plan will help to create accountability for included goals and policies by establishing actions for implementing policies and measurable metrics to track the plan's implementation.

Future Land Use Update

- Update Thurston County's future land use designations and map to serve as more broad, general categories that multiple zoning districts may fit into, setting a vision for Thurston County's land use.
- Review and if needed establish procedural review and process for rezone requests that do not require changes to the future land use and therefore do not require changes to the Comprehensive Plan. This may involve updates to the Thurston County Code, Titles 20, 21, 22, 23. There may also be updates needed to the fee schedule, however the fee schedule is not reviewed or adopted as part of Comprehensive Plan Update.
- This change would result in procedural changes to how most citizen-initiated rezone requests are reviewed. If a citizen's request does not require a change to the future land use designation in the Comprehensive Plan, it would not be required to go through docketing. Rather than be heard by the Planning Commission and Board of County Commissioners, rezone requests that do not require a future land use change are heard and decided by the Hearing Examiner. This will result in time and cost-savings to citizens who would like to pursue rezones.
- Rezone requests that require an amendment to the future land use designation will still require a Comprehensive Plan Amendment and are therefore still considered legislative amendments. This means they will still go through the docketing process and be reviewed by the Planning Commission and Board of County Commissioners, with the Board of County Commissioners as the final decision-maker.

Incorporate Countywide Industrial Lands Study Findings

- Consider and incorporate information from the County-Wide Industrial Lands Study (timing dependent).

- Consider land use and zoning amendments and policy changes consistent with proposed changes from the study.
- This may involve updates to the Thurston County Code, Titles 20, 21, 22, 23.

Climate Change Element

- While not currently a required element, there may be changes in the legislature in upcoming years that add climate change as a required element.
- Create a new element (either a single new chapter or across several existing chapters) that focuses on mitigation (greenhouse gas reduction), resilience (preparation, response, and recovery for adverse effects from climate change) and goals and policies for both; includes a greenhouse gas inventory or estimate, and identifies and addresses hazards to be exacerbated by climate change.
- This element will build on existing work that was done during the last Comprehensive Plan Update to include references to recent regional climate work.
- Washington State Department of Commerce is development a model element that may be used to inform this optional update.

Economic Element

- *Note: This element was included as an optional update in the last periodic update, which was complete in December 2019.*
- Review and revise the economic chapter of the Comprehensive Plan to include any recent work done by the Economic Development Council, Thurston Community Economic Alliance, and others in the region.
- Update goals, policies, and objectives for consistency with existing plans and local trends.

Health Element

- *Note: This element was included as an optional update in the last periodic update, which was complete in December 2019.*
- Review and revise the economic chapter of the Comprehensive Plan to include any new information and data from Sustainable Thurston and Thurston Thrives, including the Community Design, Health, and Nutrition strategies.
- Update goals, policies, and objectives for consistency with existing plans and local trends.

ATTACHMENT B

Draft Critical Areas Checklist

Critical Areas Checklist

A Technical Assistance Tool from Growth Management Services – updated November 2022

Name of city or county: Thurston County	
Staff contact, phone, and e-mail address: Amelia Schwartz, amelia.schwartz@co.thurston.wa.us, 360-968-9923	
<p>INSTRUCTIONS</p> <p>This checklist is intended to help local governments update their development regulations, pursuant to the schedule in RCW 36.70A.130(5) (updated in 2022). We strongly encourage but do not require jurisdictions to complete the checklist and return it to Growth Management Services (GMS), along with their updates. This checklist may be used by all jurisdictions, including those local governments planning for resource lands and critical areas only. For general information on update requirements, refer to A Guide to the Periodic Update Process Under the Growth Management Act – Fully Planning Counties & Cities, 2022 and Keeping your Comprehensive Plan and Development Regulations Current: A Guide to the Periodic Update Process under the Growth Management Act, August, 2016 and WAC 365-196-610 (updated in 2015).</p> <p>Bold items are a GMA requirement or may be related requirements of other state or federal laws. <u>Underlined</u> items are links to Internet sites and may include best practices or other ideas to consider.</p> <p>Commerce WAC provisions are advisory under Commerce’s statutory mandate to provide technical assistance, RCW 43.330.120 which states that the Department of Commerce “...<i>shall help local officials interpret and implement the different requirements of the act through workshops, model ordinances, and information materials.</i>” If you have questions, call GMS at (360) 725-3066.</p> <p>Updates to Commerce WAC – Revisions to the Commerce WAC relating to critical areas have been provided in a table with dates of changes on the Growth Management Act Periodic Update web site. The table can be used with this checklist to determine what changes have been made since the last update of your critical areas regulations.</p>	<p>Contents</p> <p>Instructions..... 1</p> <p>Overall Requirements.....2</p> <p>Wetlands.....3</p> <p>Critical Aquifer Recharge Areas.....4</p> <p>Frequently Flooded Areas.....5</p> <p>Geologically Hazardous Areas.....6</p> <p>Fish and Wildlife Habitat Conservation Areas.....7</p> <p>Designating and Protecting Waters of the State.....8</p> <p>Anadromous Fisheries.....8</p> <p>Reasonable Use Exceptions.....8</p> <p>Agricultural Activities.....9</p> <p>Forest Practices Regulations.....9</p> <p>Good Ideas.....9</p>

How to fill out the checklist

Using the current version of your critical areas regulations, fill out each item in the checklist. Select the check box or type in text fields, answering the following question:

Is this item addressed in your current Critical Areas Ordinance (CAO)? If YES, fill in the form with citation(s) to where in the plan or code the item is addressed. We recommend using citations rather than page numbers because they stay the same regardless of how the document is printed. If you have questions about the requirement, follow the hyperlinks to the relevant statutory provision or rules. If you still have questions, visit the [Commerce Growth Management Services Web page](#) or [contact one of the Commerce planners](#) assigned to your region.

CRITICAL AREAS

Regulations protecting critical areas are required by **RCW 36.70A.060(2)** and **RCW 36.70A.172(1)**. [WAC 365-195-900 through 925](#) provide guidelines. Guidance can also be found in Commerce's [Critical Areas Handbook \(Updated June, 2018\)](#); the Minimum Guidelines [WAC 365-190-080 – 130](#); Best Available Science, [Chapter 365-195 WAC](#); and Procedural Criteria, [WAC 365-196-485](#) and [WAC 365-196-830](#), and on Growth Management's [Critical Areas](#) webpage.

Regulations required to protect critical areas

Addressed in current plan or regulations? If yes, note where

OVERALL REQUIREMENTS

The CAO includes best available science to clearly designate and protect all critical areas that might be found within the jurisdiction.

1. Designation of Critical Areas

RCW 36.70A.170(1)(d) required all counties and cities to designate critical areas.

RCW 36.70A.170(2) requires that counties and cities consider the Commerce Minimum Guidelines pursuant to RCW 36.70A.050.

RCW 36.70A.050 directed Commerce to adopt the Minimum Guidelines to classify critical areas. [WAC 365-190-080 through 130 \(updated in 2010\)](#) provide guidance on defining or “designating” each of the five critical areas.

[WAC 365-190-040 \(updated in 2010\)](#) outlines the process to classify and designate natural resource lands and critical areas.

2. Definition of Critical Areas

RCW 36.70A.030(6) provides definitions for critical areas. Sections (6) regarding fish and wildlife habitat conservation areas; (14) regarding geologically hazardous areas; and (31) regarding wetlands were updated in 2010.

[WAC 365-190-030 \(updated 2010\)](#) provides definitions in the Minimum Guidelines.

<p>3. Protection of Critical Areas RCW 36.70A.060 (2) required counties and cities to adopt development regulations that protect the critical areas required to be designated under RCW 36.70A.170. RCW 36.70A.172(1) requires the inclusion of best available science in developing policies and development regulations to protect the functions and values of critical areas. In addition, counties and cities must give special consideration to conservation or protection measures necessary to preserve or enhance anadromous fisheries. WAC 365-196-830 (updated 2017) provides guidance on protection of critical areas.</p> <p>4. Inclusion of Best Available Science RCW 36.70A.172(1) requires inclusion of the best available science (BAS). Chapter 365-195 WAC outlines recommended criteria for determining which information is the BAS, for obtaining the BAS, for including BAS in policies and regulations, for addressing inadequate scientific information, and for demonstrating “special consideration” to conservation or protection measures necessary to preserve or enhance anadromous fisheries. WAC 365-195-915 provides criteria for including BAS in the record.</p> <p>5. No net loss of critical area functions and values is a requirement for development regulations in WAC 365-196-830(4). If development regulations allow harm to critical areas, they must require compensatory mitigation of the harm.</p>	<p>Was BAS documented in the record for the review and updates to the critical areas regulations?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Location in Text: (1) Designation: TCC 24.01.020; (2) Definitions TCC 24.03.010 and TCC 17.15.200; (3) Protection Title 24, multiple sections; (4) Best Available Science TCC 24.01.050 and 24.91.040</p> <p>Do your regulations address no net loss and require compensatory mitigation?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Location in Text: TCC 24.40.050</p>
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<p>WETLANDS DEFINITION The definition of wetlands is consistent with RCW 36.70A.030(31) (updated in 2012).</p>	<p>Is the wetland definition consistent with RCW 36.70A.030(21)?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p> <p>Location in Text: TCC 24.03.010</p>
<p>WETLANDS DELINEATION Wetlands are delineated using the approved federal wetland delineation manual and applicable regional supplements in accordance with WAC 173-22-035 (updated in 2011).</p>	<p>Are wetlands delineated using the approved Federal Wetland Delineation</p>

<p>See Ecology's Wetland Delineation page and WAC 365-190-090 (updated in 2010) for additional assistance.</p>	<p>Manual and Regional Supplements?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p> <p>Location in Text:</p> <p>TCC 24.03.010 and 24.30.020 (Army Corps)</p>
<p>WETLANDS PROTECTION</p> <p>Policies and regulations protect the functions and values of wetlands. RCW 36.70A.172(1) Counties and cities are encouraged to make their actions consistent with the intent and goals of "protection of wetlands", Executive Order 89-10 as it existed on September 1, 1990.</p> <p>WAC 365-190-090(3) recommends using a wetlands rating system that evaluates the existing wetland functions and values to determine what functions must be protected. Ecology updated its recommended wetlands rating systems effective January 2015. For information on the rating system, including the July 2018 adjustments to ranges for habitat scores, see:</p> <ul style="list-style-type: none"> • 2014 Updates to the Washington State Wetland Rating Systems • Washington State Wetland Rating System for Western Washington • Washington State Wetland Rating System for Eastern Washington <p>For other resources and guidance on protecting wetlands, go to Ecology's Local Wetland Regulations: Growth Management Act technical assistance and see:</p> <ul style="list-style-type: none"> • Wetland Guidance for Critical Areas Ordinance (CAO) Updates: Western and Eastern Washington (2022) 	<p>Do the regulations use a rating system to determine wetlands protection?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p> <p>Location in Text:</p> <p>TCC 24.30.025</p>

<p>CRITICAL AQUIFER RECHARGE AREAS</p> <p>Policies and regulations protect the functions and values of critical aquifer recharge areas. RCW 36.70A.172(1).</p> <p>Policies and regulations protect the quality and quantity of groundwater used for public water supplies. RCW 36.70A.070(1) and WAC 365-196-485(1)(d).</p> <p>The following references also relate to protection of groundwater resources:</p> <p>RCW 90.44 – Regulation of Public Groundwaters RCW 90.48 – Water Pollution Control RCW 90.54 – Water Resources Act of 1971 RCW 36.36.020 - Creation of aquifer protection area (1988) WAC 365-190-100 Critical Aquifer Recharge Areas (2010) WAC 173-100 Groundwater Management Areas and Programs (1988) WAC 173-200 Water Quality Standards for Groundwaters of the State of Washington (1990)</p>	<p>If groundwater is used for potable water, do regulations protect the quality and quantity of ground water?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p> <p>Location in text:</p> <p>TCC 15.06, 24.10 and Thurston County Sanitary Code Article III</p>
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<p>WAC 365-196-735 Consideration of state and regional planning provisions (list) (2010)</p> <p>The Critical Aquifer Recharge Areas Guidance Document (updated 2021) provides information on protecting functions and values of critical aquifer recharge areas, best available science, how to work with state and local regulations and adaptive management.</p> <p>Also, consider the following:</p> <ul style="list-style-type: none"> Prohibiting or strictly regulating hazardous uses in critical aquifer recharge areas (CARAs) and designating and protecting wellhead areas. See Ecology's guidance on Critical Aquifer Recharge Areas. Limiting impervious surfaces to reduce stormwater runoff, as required under Phase I and II municipal stormwater permits. Ecology's Stormwater Manual for Western Washington (updated in 2012) includes low impact development (LID) related definitions, requirements, and an LID performance standard. See Stormwater Management and Design Manuals on Ecology's web page. For additional guidance on LID resources, see Commerce's Incentivizing low-impact development guidebook. 	<p>Are the critical aquifer recharge regulations consistent with current mapping of these critical areas?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p> <p>Location in text:</p> <p>TCC 24.10</p>
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<p>FREQUENTLY FLOODED AREAS</p> <p>Regulations protect the functions and values of frequently flooded areas and safeguard the public from hazards to health and safety. RCW 36.70A.172(1) WAC 365-196-830 provides: "'Protection' in this context means preservation of the functions and values of the natural environment, or to safeguard the public from hazards to health and safety."</p> <p>WAC 365-190-110 (updated in 2010) directs counties and cities to consider the following when designating and classifying frequently flooded areas:</p> <ol style="list-style-type: none"> Effects of flooding on human health and safety, and to public facilities and services; Available documentation including federal, state, and local laws, regulations, and programs, local studies and maps, and federal flood insurance programs, including the provisions for urban growth areas in RCW 36.70A.110; The future flow flood plain, defined as the channel of the stream and that portion of the adjoining flood plain that is necessary to contain and discharge the base flood flow at build out; The potential effects of tsunami, high tides with strong winds, sea level rise, and extreme weather events, including those potentially resulting from global climate change; Greater surface runoff caused by increasing impervious surfaces. 	<p>Are frequently flooded areas designated and regulated using FEMA and Ecology guidance?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p> <p>Location in Text:</p> <p>TCC 14.38</p> <p>TCC 24.20.070-180</p>
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Classification of and regulations for frequently flooded areas should not conflict with the [FEMA](#) requirements for the National Flood Insurance Program (NFIP). See [Ecology's Frequently Flooded areas: Critical Areas Ordinance](#) webpage and [44 CFR 60](#).

Communities that are located on Puget Sound or the Strait of San Juan de Fuca, or have lakes, rivers or streams that directly or indirectly drain to those water bodies, are subject to the NFIP Biological Opinion (BiOp) for Puget Sound. The biological opinion required changes to the implementation of the NFIP in order to meet the requirements of the Endangered Species Act (ESA) in the Puget Sound watershed. FEMA Region X has developed an implementation plan that allows communities to apply the performance standards contained in the Biological Opinion by implementing:

- 1) [a model ordinance](#);
- 2) [a programmatic Checklist](#); or
- 3) on a permit by permit basis as long as it can be demonstrated that there is no adverse effect to listed species. Communities have the option of utilizing their CAOs as part of a programmatic response to address the requirements of the biological opinion. FEMA must approve a community's biological opinion compliance strategy.

Additional resources:

RCW 86.12 Flood Control by Counties

RCW 86.16 Floodplain Management

RCW 86.26 State Participation in Flood Control Maintenance

RCW 86.16.041 Floodplain Management Ordinance and Amendments

[WAC 173-158-070](#) Requirements for construction in Special Flood Hazard Areas

Are you utilizing your CAO as part of a programmatic response to the BiOp?

☒ Yes

☐ No

☐ N/A

Location in Text:

Option 3, permit by permit demonstration of compliance (2011), prior to electing to participate in the Voluntary Stewardship Program. Agricultural uses are permit-by-permit in special flood hazard areas, TCC Ch. 14.38.

TCC 24.20.080

<p>DEFINITION OF GEOLOGICALLY HAZARDOUS AREAS</p> <p>The definition of geologically hazardous areas is consistent with <u>RCW 36.70A.030(14)</u> (updated 2012) and <u>WAC 365-190-120(1)</u>.</p> <p>"Geologically hazardous areas" means areas that because of their susceptibility to erosion, sliding, earthquake, or other geological events, are not suited to the siting of commercial, residential, or industrial development consistent with public health or safety concerns.</p>	<p>Is the geologically hazardous areas definition consistent with RCW 36.70A.030(14)?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p> <p>Location in Text: TCC 24.03.010</p>
<p>PROTECTION OF GEOLOGICALLY HAZARDOUS AREAS</p> <p>Regulations protect the functions and values of geologically hazardous areas and safeguard the public from hazards to health and safety. RCW 36.70A.172(1) <u>WAC 365-196-830</u> (2010) provides:" "Protection" in this context means preservation of the functions and values of the natural environment, or to safeguard the public from hazards to health and safety."</p> <p>Geologically hazardous areas are designated, and their use is regulated or limited consistent with public health and safety concerns. <u>RCW 36.70A.030(14)</u> provides a definition (updated in 2012) and <u>WAC 365-190-120</u> describes the different types of hazardous areas (2010):</p> <ul style="list-style-type: none"> • Geologically hazardous areas include: <ul style="list-style-type: none"> • seismic hazards • tsunami hazards • landslide hazards • areas prone to erosion hazards • volcanic hazards • channel migration zones • areas subject to differential settlement from coal mines or other subterranean voids. <p>The Department of Natural Resource's Washington Geological Survey Geologic Hazards and the Environment website includes information on earthquakes and faults, landslides, volcanoes and lahars, tsunamis, hazardous minerals, emergency preparedness, historic mines and includes geologic hazard maps that can be accessed from the Geologic Information Portal.</p>	<p>Are uses in geologically hazardous areas designated and regulated or limited consistent with public health and safety?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p> <p>Location in Text: TCC 24.15</p>

<p>DEFINITION OF FISH AND WILDLIFE HABITAT AND CONSERVATION AREAS</p> <p>The definition of fish and wildlife habitat conservation areas is consistent with RCW 36.70A.030(6) (updated 2012) and WAC 365-190-030 (updated in 2015). The definition of fish and wildlife habitat conservation areas was amended to state that they do not include: “<i>such artificial features or constructs as irrigation delivery systems, irrigation infrastructure, irrigation canals, or drainage ditches that lie within the boundaries of and are maintained by a port district or an irrigation district or company</i>”.</p>	<p>Is the FWHCA definition consistent with RCW 36.70A.030(6)?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p> <p>Location in Text:</p> <p>TCC 24.03, includes “<i>Any other habitat areas as defined by WAC 365-190-130, as</i>” +</p>
<p>PROTECTION OF FISH AND WILDLIFE HABITAT AND CONSERVATION AREAS</p> <p>Policies and regulations protect the functions and values of fish and wildlife habitat conservation areas. RCW 36.70A.172(1) and RCW 36.70A.030(6) (updated 2012).</p> <p>WAC 365-190-130(4) says local jurisdictions should consult WDFW’s Priority Habitat and Species webpage. BAS regarding biodiversity areas and corridors has advanced significantly since 2015. Recent updates and resources include:</p> <ul style="list-style-type: none"> • Aquatic Habitat Guidelines (2010, 2014) • Priority Habitat and Species maps (updated daily) • Priority Habitats and Species List (updated March 2022) • Priority Habitats and Species: Management recommendations: <ul style="list-style-type: none"> • Landscape Planning for Washington’s Wildlife (2009) • Land Use Planning for Salmon, Steelhead and Trout (2011) • Riparian Ecosystems, Volume 1: Science Synthesis and Management Implications (2020) • Riparian Ecosystems, Volume 2: Management Recommendations (2020) • Shrub-Steppe Management Recommendations (2020) • Oregon White Oak Woodlands Ecosystems Management Recommendations (1998) • Management recommendations for Washington’s Priority Species (by taxa) • Puget Sound Kelp Conservation and Recovery Plan (2020) • Stream Habitat Restoration Guidelines (2012) • Water Crossing Design Guidelines (2013) <p>Areas “with a primary association with listed species” should be considered per WAC 365-190-130(2)(a). Consult WDFW’s Threatened and Endangered Species list and U.S. Fish and Wildlife Service’s Information for Planning and Consultation resources for up to date information on all state and federal listed species.</p> <p>Also see the Puget Sound Partnership’s Salmon Recovery website for Water Resource Inventory Area (WRIA) Plans in Puget Sound.</p>	<p>Have you reviewed your regulations regarding any applicable changes in management recommendations for priority habitats and species?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p> <p>Location in Text</p> <p>TCC 24.25, 2012 CAO Update</p> <p>Have you reviewed your regulations regarding any changes in species listings?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p> <p>Location in Text</p> <p>24.25.065 references the USFWS and NMFS for current listings +</p>

DESIGNATING AND PROTECTING WATERS OF THE STATE

RCW 90.48.020 defines waters of the state, which include all surface waters, salt waters, groundwater and all other water courses in Washington. [WAC 365-190-130\(2\)](#) (updated in 2010) recommends designating all waters of the state as fish and wildlife habitat conservation areas (FWHCAs).

Stream types are classified in [WAC 222-16-030](#) (updated in 2006) with field verification, or an alternate system that considers factors listed in [WAC 365-190-130\(4\)\(f\)\(iii\)](#). See <http://www.dnr.wa.gov/forest-practices-water-typing> to use Washington State Department of Natural Resources (DNR)'s stream typing system. Establish riparian management zones to maintain no net loss of riparian ecosystem functions and values.

Designate areas that risk contaminating or harming shoreline resources including tidelands and bedland suitable for shellfish harvest, kelp and eelgrass beds and forage fish spawning areas.

Do you designate waters of the state as FWHCAs?

- ☒ Yes
☐ No
☐ N/A

Location in Text:

TCC 24.03.010, Waters of the State listed as FWHCA that must be considered for classification and designation

Do your regulations protect waters of the state?

- ☒ Yes
☐ No
☐ N/A

Location in Text:

TCC 24.25
TCC 24.03.010
Definition of "fish and wildlife habitat conservation areas"

ANADROMOUS FISHERIES

Policies and regulations for protecting critical areas give special consideration to conservation or protection measures necessary to preserve or enhance anadromous fisheries. **RCW 36.70A.172(1)** is the requirement and [WAC 365-195-925](#) (updated in 2000) lists criteria involved. This requirement applies to all five types of critical areas.

[WAC 365-190-130\(4\)\(i\)](#) recommends sources and methods for protecting fish and wildlife habitat conservation areas, including salmonid habitat. Counties and cities may use information prepared by the United States Department of the Interior Fish and Wildlife Service, National Marine Fisheries Service, the Washington State Department of Fish and Wildlife, the State Recreation and Conservation Office, and the Puget Sound Partnership to designate, protect and restore salmonid habitat. Counties and cities should consider recommendations found in the regional and watershed specific salmon recovery plans (see the [Governor's Salmon Recovery Office webpage](#) and the Puget Sound Partnership's [Salmon Recovery webpage](#)).

[Land Use Planning for Salmon, Steelhead and Trout](#): A land use planner's guide to salmonid habitat protection and recovery (October 2009) is an excellent resource.

Do your regulations give special consideration to anadromous fisheries?

- ☒ Yes
☐ No
☐ N/A

Location in Text:

TCC 24.10.005, TCC 24.01.010, TCC 24.25.220, TCC 24.20.165

<p>REASONABLE USE EXCEPTIONS</p> <p>The Critical Areas Ordinance (CAO) allows for “reasonable use” if the CAO would otherwise deny all reasonable use of property. Reasonable use provisions should limit intrusions into critical areas to the greatest extent possible and apply the mitigation sequence as needed for no net loss of ecosystem functions and values RCW 36.70A.370 (1991). Common exemptions include emergencies, remodels that do not further extend into critical areas, surveying, walking, and development that has already been completed with critical areas review under a previous permit. See Critical Areas Handbook, Chapter 3: Structuring Critical Areas Regulations, p.9 (Updated June, 2018).</p>	<p>Do you have reasonable use provisions?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Location in Text:</p> <p>TCC 24.05.090, TCC 24.45</p>
<p>AGRICULTURAL ACTIVITIES (COUNTIES ONLY)</p> <p>Non-VSP Counties Critical areas regulations as they specifically apply to agricultural activities in counties or watersheds not participating in the Voluntary Stewardship Program (VSP) have been reviewed, and if needed, revised pursuant to RCW 36.70A.130. RCW 36.70A.710(6) "Agricultural activities" means all agricultural uses and practices as defined in RCW 90.58.065.</p> <p>VSP Counties After watershed work plan approval, VSP counties are encouraged to reference and describe their participation in the program within their critical areas development regulations (WAC 365-196-832). See Critical Areas Handbook, Chapter 5: Protecting Critical Areas in Natural Resource Lands (Updated June, 2018).</p>	<p>Did you review your regulations as they apply to agricultural activities?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p> <p>Location in Text:</p> <p>N/A, VSP County Thurston County opted into the VSP program in January 2012, Thurston County Resolution 14703; and has a VSP work plan</p>
<p>FOREST PRACTICES APPLICATION REGULATIONS</p> <p>If applicable, regulations for forest practices have been adopted: RCW 36.70A.570 (adopted in 2007).</p> <p>RCW 76.09.240, amended in 2011, requires many counties over 100,000 in population, and the cities and towns within those counties to adopt regulations for forest practices. These are often included in clearing and grading ordinances.</p>	<p>Have you adopted forest practices regulations?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p> <p>Location in Text:</p> <p>TCC 17.25 TCC 24.15.190</p>
<p>GOOD IDEAS</p> <p>Non-regulatory measures to protect or enhance functions and values of critical areas may be used to complement regulatory methods. These may include:</p> <ul style="list-style-type: none"> • public education • stewardship programs • pursuing grant opportunities • water conservation • joint planning with other jurisdictions and non-profit organizations • stream and wetland restoration activities • transfer of development rights 	<p>Are you using non-regulatory measures to protect critical areas?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Location in Text:</p> <p>Open Space Tax Program, Resolution 13299, adopted December 2004 Voluntary Stewardship Program (VSP)</p>

Monitoring and adaptive management is encouraged in [WAC 365-195-905\(6\)](#) to improve implementation of your regulations. See Commerce's Monitoring and Adaptive Management chapter in the [Critical Areas Handbook \(June 2018\)](#).

Do you have a monitoring and adaptive management program for your CAO?

☐ Yes

☒ No

Location in Text:

ATTACHMENT C

Draft Periodic Checklist

Periodic Update Checklist for Fully-Planning Counties

Overview: This checklist is intended to help counties that are fully planning under the Growth Management Act (GMA) conduct the “periodic review and update” of **comprehensive plans** and **development regulations** required by RCW 36.70A.130 (4). This checklist identifies components of comprehensive plans and development regulations that may need updating to reflect the latest local conditions or to comply with GMA changes since the last periodic update cycle (2015-2018).

Statutory changes adopted since 2015 are emphasized in highlighted text to help identify new GMA requirements that may not have been addressed during the last update or through other amendments outside of the required periodic update process.

What’s new: For the 2024-2027 update cycle, Commerce has updated and streamlined periodic update resources including checklists, guidebooks and a [webpage](#) to serve you better. A checklist and guidebook for *partially-planning jurisdictions* will be available prior to their 2026-2027 updates. A separate checklist is available for cities.

2021-2022 Legislative Session:

[HB 1220](#) substantially amends housing-related provisions of the GMA, [RCW 36.70A.070\(2\)](#) (codification pending). Please refer to the following Commerce housing webpages for further information about the new requirements: [Updating GMA Housing Elements](#) and [Planning for Housing](#).

[HB 1241](#) changes the periodic update cycle described in RCW 36.70A.130 (codification pending). Jurisdictions required to complete their update in 2024 now have until December 31, 2024 to finalize their review and submit to Commerce. Jurisdictions required to complete their updates in 2025-2027 are still required to submit prior to June 30th of their respective year. Additionally, jurisdictions that meet the new criteria will be required to submit an implementation progress report five years after the review and revision of their comprehensive plan.

[HB 1717](#) adds new requirements to RCW 36.70A.040 regarding tribal participation in planning efforts with local and regional jurisdictions (codification pending).

[SB 5275](#) amends RCW 36.70A.070(5)(d) enhancing opportunity in limited areas of more intense rural development (LAMIRDs) (codification pending).

[SB 5593](#) adds new elements to RCW 36.70A.130(3) regarding changes to planning and/or modifying urban growth areas (UGAs) (codification pending).

Thurston County

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Local governments should review local comprehensive plan policies, countywide planning policies and multicounty planning policies (where applicable) to be consistent with the new requirements.

Checklist Instructions

With the most recent versions of your comprehensive plan and development regulations in hand, fill out each item in the checklist, answering the following questions:

Is this item addressed in your current plan or development regulations? If YES, fill in the form with citation(s) to where in the plan or regulation the item is addressed. Where possible, we recommend citing policy or goal numbers by element rather than page numbers, since these can change. If you have questions about the requirement, follow the hyperlinks to the relevant statutory provision or rules. If you still have questions, visit the Commerce [Periodic Update webpage](#) or contact the [Commerce planner assigned to your region](#).

Is amendment needed to meet current statute? Check YES to indicate a change to your plan will be needed. Check NO to indicate that the GMA requirement has already been met. Local updates may not be needed if the statute hasn't changed since your previous update, if your jurisdiction has kept current with required inventories, or if there haven't been many changes in local circumstances.

Use the "Notes" column to add additional information to note where your county may elect to work on or amend sections of your plan or development regulations, to call out sections that are not strictly required by the GMA, or to indicate if the item is not applicable to your jurisdiction.

Submit your checklist! This will be the first deliverable under your periodic update grant.

PlanView system and instructions: Completed checklists can be submitted through Commerce's PlanView portal. The PlanView system allows cities and counties to submit and track amendments to comprehensive plans or development regulations online, with or without a user account. You can also submit via email: reviewteam@commerce.wa.gov Fill out and attach a [cover sheet](#), a copy of your submittal and this checklist. *Please be advised that Commerce is no longer accepting paper submittals.*

For further information about the submittal process please visit Commerce's [Requirements and procedures for providing notice to the state](#) webpage.

Need help?

Please visit Commerce's [periodic update webpage](#) for additional resources

or contact:

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Checklist Navigation

(Ctrl + Click each element)

Section I: Comprehensive Plan

LAND USE

HOUSING

CAPITAL FACILITIES

UTILITIES

TRANSPORTATION

RURAL

SHORELINE

ESSENTIAL PUBLIC FACILITIES

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Section II: Development Regulations

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SHORELINE MASTER PROGRAM

RESOURCE LANDS

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STORMWATER

IMPACT FEES

CONCURRENCY & TDM

TRIBAL PARTICIPATION

OPTIONAL REGULATIONS

PROJECT REVIEW PROCEDURES

PLAN & REGULATION AMENDMENTS

Section I: Comprehensive Plan Elements

Land Use Element

Consistent with countywide planning policies (CWPPs) and RCW 36.70A.070(1)

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
<p>New 2021-2022 legislation ESSB 5593: changes to RCW 36.70A.130 (codification pending) regarding UGA size, patterns of development, suitability and infrastructure.</p> <p>Coordinate these efforts with the affected cities.</p>	<p>Yes TJP p. 31-41 OJP p. 63 LJP p. tbd</p>	<p>Further review needed.</p>	<p>UGA size related to population growth exists and will be reviewed and updated. Patterns of development within urban growth areas reviewed and considered during update and under joint plans. Further review may be needed if any patterns of development and development pressure that warrant revision of UGA boundary are identified.</p> <p>Will update UGA considerations with new Buildable Lands information. Patterns of development are discussed as follows</p> <ul style="list-style-type: none"> - TC Comp Plan – include updates to reference new BL info on patterns of rural development - Tumwater JP – p. 31-41 - Olympia JP – p. 63 - Lacey JP – being updated <p>2021 Buildable lands report considers past development trends in projected housing needs; trends likely to lead to an increase in demand for housing in urban corridors and infill areas. Also considers recent development patterns of residential, commercial, industrial capacity. Finds no changes needed to UGA boundaries but further review needed if new information arises on development patterns.</p>
<p>a. The element integrates relevant county-wide planning policies into the local planning process, and ensures local goals and policies are consistent. For jurisdictions in the central Puget Sound region, the plan is consistent with applicable multi-county planning policies. RCW 36.70A.210 WAC 365-196-305</p>	<p>Yes, Chapter 1. Throughout Plan</p>	<p>No</p>	<p>CWPPs were updated throughout the plan with the last periodic update in 2019. No additional changes to CWPPs since. Review all comp plan elements to ensure consistency across plan.</p>
<p>b. A future land use map showing city limits and UGA boundaries. RCW 36.70A.070(1) and RCW 36.70A.110(6) WAC 365-196-400(2)(d).</p>	<p>Yes, Map L-1.</p>	<p>Yes</p>	<p>Refresh of all maps, as needed. Since last update, city boundaries have been changed due to annexations. UGA boundaries of Grand Mound are pending current Grand Mound Subarea Plan update.</p>

WAC 365-196-405(2)(i)(ii)			
	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
c. Urban Growth Area review: based on the population projection made for the County by OFM, the county and each city must include areas and densities sufficient to permit the urban growth projected to occur in the county or city for the succeeding twenty year period, except UGAs completely within a national historic reserve. RCW 36.70A.110(2&6), RCW 36.70A.130, WAC 365-196-310	Yes, Chapter 2, 2-7 and 2-8, 2-44 to 2-48 Goal 2	No	Buildable Lands 2021 analysis finds that no UGA amendments needed to accommodate growth. Data on population projections will need to be updated in Chapter 2 of the Comprehensive Plan, but no changes necessary to urban growth area boundaries in order to accommodate additional growth.
d. If there is a UGA expansion into the 100-year floodplain of a river segment that is located west of the Cascade crest and when the river has a mean annual flow of 1,000 or more cubic feet per second, it meets the statutory exceptions to the general ban on such UGA expansions. RCW 36.70A.110(8)	N/A	No	Not applicable
e. Consideration of urban planning approaches that increase physical activity. RCW 36.70A.070(1) and WAC 365-196-405(2)(j). Additional resources: Transportation Efficient Communities , The Washington State Plan for Healthy Communities , Active Community Environment Toolkit	Yes, Chapter 2, 2-1; Chapter 4, 4-5; Chapter 11, 11-7, 11-10, 11-20, 11-27 Goal 6	No	
f. A consistent population projection throughout the plan which should be consistent with the county's sub-county allocation of that forecast and housing needs. RCW 36.70A.115 , RCW 43.62.035 and WAC 365-196-405(f)	Yes, Chapter 2, 2-5 to 2-7	Yes	Update using most recent data

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
<p>g. Estimates of population densities and building intensities based on future land uses and housing needs. RCW 36.70A.070(1), WAC 365-196-405(2)(i)</p> <ul style="list-style-type: none"> For counties required to plan under the Buildable Lands Program, RCW 36.70A.215 amended in 2017, some jurisdictions may need to identify reasonable measures to reconcile inconsistencies. See Commerce's Buildable Lands Program page. 	Yes, Chapter 2 , p. 2-8	Yes	Update information in Chapter 2 and across plan. 2021 Buildable Lands Report states reasonable measures are not necessary.
<p>h. Provisions for protection of the quality and quantity of groundwater used for public water supplies. RCW 36.70A.070(1); WAC 365-196-405(1)(c); WAC 365-196-485(1)(d)</p>	Yes, Chapter 9 , p. 9-17 to 9-19; Chapter 11 Goal 3 & policies p. 11-24	No	No updates needed as provisions for protection exist, but incorporate any new information from relevant planning documents into the Comprehensive Plan.
<p>i. Identification of lands useful for public purposes such as utility corridors, transportation corridors, landfills, sewage treatment facilities, storm water management facilities, recreation, schools, and other public uses. RCW 36.70A.150 and WAC 365-196-340</p>	Yes, Map E-2 & U-1; Chapter 2, p. 2-31, 7-3 to 7-13	Yes, further review needed.	Most recently updated in 2019. Update policies and maps as needed to show new information.
<p>j. Identification of open space corridors within and between urban growth areas, including lands useful for recreation, wildlife habitat, trails, and connection of critical areas. RCW 36.70A.160 and WAC 365-196-335</p>	Yes, Map E-2 & E-3. Chapter 9, policies p. 9-26 to 9-32	Yes, further review needed.	Most recently updated in 2019. Update policies and maps as needed to show new information. Inclusion of an additional map showing corridors could be beneficial to complement a narrative.
<p>k. Criteria for designating natural resource lands consistent with minimum guidelines to classify agricultural, forest, mineral lands and critical areas? RCW 36.70A.050, WAC 365.190</p>	Yes, Chapter 3, p. 3-9 to 11, 3-18 to 20, and 3-25 to 3-26	No	All criteria are consistent with minimum guidelines to classify. Forest lands and mineral lands designation criteria reviewed recently 2020, agriculture designation criteria partly under review (expected action 2023).

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
l. Policies for agriculturally designated lands limiting nonagricultural uses to lands with poor soils or otherwise not suitable for agricultural purposes, and policies limiting the allowable range of accessory uses to those allowed by statute. RCW 36.70A.177(3)	Chapter 3, p. 3-30, Goal 2, policy 2, 3	No	Re: Accessory uses - language exists under 20.08G.020(8) TCC; could add policy to chapter 3 that speaks directly to accessory uses as described under RCW 36.70A.177(3)
m. Policies encouraging the conservation of productive forest and agricultural lands and discouraging incompatible uses. RCW 36.70A.020(8) , WAC 365-190-050 , WAC 365-196-815	Chapter 3, p. 3-25 to 3-28 and 3-31 to 3-34	No	
n. If there is an airport within the county: policies, land use designations (and zoning) to discourage the siting of incompatible uses adjacent to general aviation airports. RCW 36.70A.510 , RCW 36.70.547 Note: The plan (and associated regulations) must be filed with the Aviation Division of WSDOT . WAC 365-196-455	Chapter 2, p. 2-34 to 2-36, Policy 17 on p. 2-41	No	Most recent updates in 2019 as part of comprehensive plan update and 2021 as part of Tumwater Joint Plan.
o. Where applicable, a review of drainage, flooding, and stormwater run-off in the area and nearby jurisdictions and provide guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state. RCW 36.70A.070(1) and WAC 365-196-405(2)(e) Note: RCW 90.56.010(27) defines waters of the state. Additional resources: Protect Puget Sound Watersheds , Building Cities in the Rain , Ecology Stormwater Manuals , Puget Sound Partnership Action Agenda	7-11, Goal 2 9-4 to 9-6, 9-17 to 9-20; 9-34	Further review needed	Update done in 2019. Further review is needed to check if any new information exists indicating new drainage, flooding, or stormwater issues.

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
<p>p. Policies to designate and protect critical areas including wetlands, fish and wildlife habitat protection areas, frequently flooded areas, critical aquifer recharge areas, and geologically hazardous areas. In developing these policies, the county must have included the best available science (BAS) to protect the functions and values of critical areas, and give “special consideration” to conservation or protection measures necessary to preserve or enhance anadromous fisheries.</p> <p>RCW 36.70A.030(6), RCW 36.70A.172, WAC 365-190-080 Best Available Science: see WAC 365-195-900 through -925</p> <p>Note: a voluntary stewardship program is an alternative for protecting critical areas in areas used for agricultural activities. RCW 36.70A.700 through .904. Visit the WA State Conservation Commission (SCC) VSP webpage</p>	Yes, Chapter 3, 3-6 and 3-28, Chapter 9, 9-17 to 9-25	No	
<p>q. If forest or agricultural lands of long-term commercial significance are designated inside a UGA, there must be a program authorizing transfer (or purchase) of development rights. RCW 36.70A.060(4), RCW 36.70A.170</p>	Yes, Chapter 3, p. 3-7	No	No lands are designated inside an urban growth area. Transfer & purchase of development rights program already exists in Thurston County with policies in Chapter 3 and Chapter 9.
<p>r. If there is a Military Base within or adjacent to the jurisdiction employing 100 or more personnel: policies, land use designations, (and consistent zoning) to discourage the siting of incompatible uses adjacent to military bases. RCW 36.70A.530(3), WAC 365-196-475</p>	Yes, Chapter 2 p. 2-24 and Goal 1 Obj. C,	No	JBLM Joint Land Use Study and updated policies around military compatibility was included in last update (2019). If any new studies are complete before completion of comp plan (housing, transportation), review for relevant information.

Housing Element

In the 2021 legislative session, HB 1220 substantially amended the housing-related provisions of the Growth Management Act (GMA), RCW 36.70A.070 (2). Local governments should review local comprehensive plan policies and countywide planning policies to be consistent with the updated requirements. Please refer to Commerce's housing webpages for further information about the new requirements:

Updating GMA Housing Elements and Planning for Housing

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
a. Goals, policies, and objectives for the preservation, improvement, and development of housing. RCW 36.70A.070(2)(b) and WAC 365-196-410(2)(a)	Yes, Chapter 4 p. 4-18, 4-19 and 20, 4-21 (obj. E), 4-24 (obj A)	No	
b. Within an urban growth area boundary, consideration of duplexes, triplexes, and townhomes. RCW 36.70A.070(2)(c) amended in 2021 , WAC 365-196-300	Olympia Joint Plan – p. 68, 78, 79 Tumwater Joint Plan – p. 48, 50 Chapter 4 Comp Plan Goal 2, Pol. 1	No	Grand Mound zoning allows for duplexes in residential areas. Olympia and Tumwater Joint Plans include consideration of duplex, triplex, and townhomes. Lacey Joint Plan is under review.
c. Consideration of housing locations in relation to employment locations and the role of ADUs. RCW 36.70A.070(2)(d) amended in 2021	Chapter 4, Goal 2, Policy 2	Yes	Add information on rural housing locations in relation to employment locations (joint plans already address); add information related to ADUs
d. An inventory and analysis of existing and projected housing needs over the planning period, by income band, consistent with the jurisdiction's share of housing need, as provided by Commerce. RCW 36.70A.070(2)(a) amended in 2021 , WAC 365-196-410(2)(b) and (c)	Chapter 4, p. 4-6, 4-16	Yes	New information must be added to show projected needs by income band consistent with County's share of housing needs as provided by Commerce.
e. Identification of capacity of land for housing including, but not limited to, government-assisted housing, housing for moderate, low, very low, and extremely low-income households, manufactured housing, multifamily housing, group homes, foster care facilities, emergency housing, emergency shelters, permanent supportive housing. RCW 36.70A.070(2)(c) amended in 2021 , WAC 365-196-410(e) and (f)	Chapter 4, p. 4-7	Yes	Information exists on the available land for housing in Chapter 4 but will need to be updated. New information must be added to show capacity for housing by income band, to include listed types of housing (manufactured housing, multifamily housing, group homes, foster care, emergency housing, emergency shelter, and PSH).

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
f. Adequate provisions for existing and projected housing needs for all economic segments of the community. RCW 36.70A.070(2)(d) amended in 2021, WAC 365-196-010(g)(ii), WAC 365-196-300(f), WAC 365-196-410 and see Commerce's Housing Action Plan (HAP) guidance: Guidance for Developing a Housing Action Plan		Yes	New provisional language must be added for existing/projected housing needs for all economic segments, including documenting programs/actions needed to achieve housing availability including gaps in funding and barriers in regulations; consideration of housing in relation to employment; and role of ADUs in meeting housing needs
g. Identify local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including: <ul style="list-style-type: none"> • Zoning that may have a discriminatory effect; • Disinvestment; and • Infrastructure availability RCW 36.70A.070(e) new in 2021		Yes	
h. Establish policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing caused by local policies, plans, and actions. RCW 36.70A.070(2)(f) new in 2021		Yes	

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
<p>i. Identification of areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and capital investments.¹</p> <p>RCW 36.70A.070(2)(g) new in 2021</p> <p>Establish anti-displacement policies, with consideration given to the preservation of historical and cultural communities as well as investments in low, very low, extremely low, and moderate-income housing; equitable development initiatives; inclusionary zoning; community planning requirements; tenant protections; land disposition policies; and consideration of land that may be used for affordable housing.</p> <p>RCW 36.70A.070(2)(h) new in 2021</p>		Yes	

Capital Facilities Plan (CFP) Element

To serve as a check on the practicality of achieving other elements of the plan, covering all capital facilities planned, provided, and paid for by public entities including local government and special districts, etc. including water systems, sanitary sewer systems, storm water facilities, schools, parks and recreational facilities, police and fire protection facilities. Capital expenditures from park and recreation elements, if separate, should be included in the CFP Element. The CFP Element must be consistent with CWPPs, and RCW 36.70A.070(3), and include:

a. The capital facility plan element must identified the transportation facilities, and public facilities and services needed to serve the UGA and the funding to provide the transportation facilities and public facilities and services. RCW 36.70A.130 amended in 2022 codification pending SB 5593	Appendix G	Further review needed.	Update inventory if any new facilities/services needed to serve UGAs.
b. Policies or procedures to ensure capital budget decisions are in conformity with the comprehensive plan. RCW 36.70A.120	Chapter 6 , 6-5 to 6-11	No	
c. An inventory of existing capital facilities owned by public entities. RCW 36.70A.070(3)(a) and WAC 365-196-415(1)(a)	Chapter 6 and Appendix G	No	Appendix G Capital Improvement Program is updated annually.

¹ This work should identify areas where anti-displacement tools may be applied, but may not need to be in the comprehensive plan. See Commerce's housing guidance: [Updating GMA Housing Elements - Washington State Department of Commerce](#)

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
d. A forecast of needed capital facilities. RCW 36.70A.070(3)(b) and WAC 365-196-415(1)(b) Note: The forecast of future need should be based on projected population and adopted levels of service (LOS) over the planning period.	Chapter 6 , Chapter 7, Chapter 5, Chapter 9, Appendix G	No	Future needs are identified throughout the Comprehensive Plan. Review and update main Comprehensive Plan as needed to consider changes in projected population over planning period. Appendix G is updated annually.
e. Proposed locations and capacities of expanded or new capital facilities. RCW 36.70A.070(3)(c) and WAC 365-196-415 (1)(c) and (3)(c) ²	Appendix G	No	Updated annually.
f. A six-year plan (at least) that will finance such capital facilities within projected funding capacities and identify sources of public money to finance planned capital facilities. RCW 36.70A.070(3)(d), RCW 36.70A.120, WAC 365-196-415(1)(d)	Appendix G	No	Updated annually.
g. A policy or procedure to reassess the Land Use Element if probable funding falls short of meeting existing needs. RCW 36.70A.070(3)(e) WAC 365-196-415(2)(d) Note: park and recreation facilities shall be included in the capital facilities plan element	Appendix G , objective 1-G	No	Updated annually.
h. If impact fees are collected: identification of public facilities on which money is to be spent. RCW 82.02.050(5) and WAC 365-196-850(3)	Chapter 6 , 6-20 and Appendix G	No	Updated annually.

Utilities Element

Consistent with relevant CWPPs and RCW 36.70A.070(4). Utilities include, but are not limited to: sanitary sewer systems, water lines, fire suppression, electrical lines, telecommunication lines, and natural gas lines.

The general location, proposed location and capacity of all existing and proposed utilities. RCW 36.70A.070(4) and WAC 365-196-420	Chapter 7 , Map U-1	Further review needed.	Last updates made in 2019. Review for any new or proposed facilities and update if necessary.
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² Infrastructure investments should consider equity and plan for any potential displacement impacts.

Transportation Element

Consistent with relevant CWPPs and RCW 36.70A.070(6)

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
a. The transportation element must identified the transportation facilities, and public facilities and services needed to serve the UGA and the funding to provide the transportation facilities and public facilities and services. RCW 36.70A.130 amended in 2022 codification pending SB 5593	Appendix G	Further review needed.	Appendix G identifies transportation and public facilities projects needed to serve UGA population. Review to ensure services are identified to support population.
b. An inventory of air, water, and ground transportation facilities and services, including transit alignments, state-owned transportation facilities, and general aviation airports. RCW 36.70A.070(6)(a)(iii)(A) and WAC 365-196-430(2)(c) .	Chapter 2 and Chapter 5	Yes.	Last update in 2019. Review facilities (transportation) and update as needed.
c. Adopted levels of service (LOS) standards for all arterials, transit routes and highways. RCW 36.70A.070(6)(a)(iii)(B) and (C), WAC 365-196-430	Chapter 5 , Maps T-1 through T-10	Yes	Last update in 2019. Update with respect to new population estimates
d. Identification of specific actions to bring locally-owned transportation facilities and services to established LOS. RCW 36.70A.070(6)(a)(iii)(D) , WAC 365-196-430	Chapter 5 , 5-6 through 5-11; Appendix G	Further review needed.	Updated in 2019. Update as necessary based on LOSes.
e. A forecast of traffic for at least 10 years including land use assumptions used in estimating travel. RCW 36.70A.070(6)(a)(i), RCW 36.70A.070(6)(a)(iii)(E), WAC 365-196-430(2)(f)	Chapter 5 , Maps T-1 through T-10	Yes	Update with respect to new population estimates
f. A projection of state and local system needs to meet current and future demand. RCW 36.70A.070(6)(a)(iii)(F) and WAC 365-196-430(1)(c)(vi)	Chapter 5	Yes	Update with respect to new population estimates

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
g. A pedestrian and bicycle component to include collaborative efforts to identify and designate planned improvements for pedestrian and bicycle facilities and corridors that address and encourage enhanced community access and promote healthy lifestyles. RCW 36.70A.070(6)(a)(vii), WAC 365-196-430(2)(j)	Chapter 5 p. 5-24 to 5-32	No	
h. A description of any existing and planned transportation demand management (TDM) strategies, such as HOV lanes or subsidy programs, parking policies, etc. RCW 36.70A.070(6)(a)(vi) and WAC 365-196-430(2)(i)(i)	Chapter 5 p. 5-28, Goal 3 Obj C	Further review needed.	Last update in 2019. May need refresh.
i. An analysis of future funding capability to judge needs against probable funding resources. RCW 36.70A.070(6)(a)(iv)(A), WAC 365.196-430(2)(k)(iv)	Chapter 6 , Section V.I.	Further review needed.	Last update in 2019. Review and update if needed.
j. A multi-year financing plan based on needs identified in the comprehensive plan, the appropriate parts of which serve as the basis for the 6-year street, road or transit program. RCW 36.70A.070(6)(a)(iv)(B) and RCW 35.77.010 , WAC 365-196-430(2)(k)(ii)	Local Regional Transportation Plan, Transportation Improvement Program, Appendix G	No	TIP and Appendix G are updated annually
k. If probable funding falls short of meeting identified needs: a discussion of how additional funds will be raised, or how land use assumptions will be reassessed to ensure that LOS standards will be met. RCW 36.70A.070(6)(a)(iv)(C), WAC 365-196-430(2)(l)(iii)	Local Regional Transportation Plan, Transportation Improvement Program, Appendix G ; Chapter 6 Obj. 1-G	No	Updated annually.

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
I. A description of intergovernmental coordination efforts, including an assessment of the impacts of the transportation plan and land use assumptions on the transportation systems of adjacent jurisdictions and how it is consistent with the regional transportation plan. RCW 36.70A.070(6)(a)(v); WAC 365-196-430(1)(e) and 430(2)(a)(iii)	Local Regional Transportation Plan, Chapter 5	No	Updated 2019.

Rural Element

Consistent with RCW 36.70A.070(5), RCW 36.70A.011, RCW 36.70A.030 (15, 16, and 17), and should consider WAC 365-196-425. Rural lands are lands not included in urban growth areas or designated as agricultural, forest, or mineral resource lands.

<p>a. A rural element that:</p> <ul style="list-style-type: none"> Establish patterns of rural densities and uses considering local circumstances, including a written record explaining how the rural element harmonizes the planning goals of the GMA and meets the requirements of 36.70A.070(5); Allows rural development, forestry and agriculture in rural areas; Provides for a variety of rural densities, uses, essential public facilities and rural governments services; and Includes measures that apply to rural development and protects the rural character of the area. <p>RCW 36.70A.030 (15), (16) and (17), RCW 36.70A.070(5), WAC 365-196-425</p> <p>Note: this subsection shall not be interpreted to permit in the rural area a major industrial development or a master planned resort unless otherwise specifically permitted under RCW 36.70A.360 and RCW 36.70A.365</p>	<p>(a) Chapter 2, p. 2-11 – 2-31; Goal 1 & policies</p> <p>(b) Chapter 2, Goal 1 Obj A Policy 11 and Obj B Policy 7; Chapter 7, p. 7-17 Goal 4 Policy 1</p>	No	Could add additional policy language around limiting urban services in rural areas.
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	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
<p>b. Policies that limit urban services in rural areas. RCW 36.70A.110(4) amended in 2021</p> <p>Note: The plan may include optional techniques such as limited areas of more intensive rural development (LAMIRDs), clustering, density transfer, design guidelines, and conservation easements to accommodate rural uses not characterized by urban growth as specified in RCW 36.70A.070(5)(b), (d) amended in 2021 (SB 5275), WAC 365-196-425(4)</p>			

Shoreline

For shorelines of the state, the goals and policies of the shoreline management act as set forth in RCW 90.58.020 are added as one of the goals of the Growth Management Act (GMA) as set forth in RCW 36.70A.480. The goals and policies of a shoreline master program for a county or city approved under chapter 90.58 RCW shall be considered an element of the county or city's comprehensive plan.

<p>a. The policies, goals, and provisions of chapter 90.58 RCW and applicable guidelines shall be the sole basis for determining compliance of a shoreline master program with this chapter except as the shoreline master program is required to comply with the internal consistency provisions of RCW 36.70A.070, 36.70A.040(4), 35.63.125, 35A.63.105, 36.70A.480</p>	Throughout Comp Plan; County SMP	Further Review Needed	Consistency updates made in 2019. SMP update on-going, will need to review for internal consistency.
<p>b. Shoreline master programs shall provide a level of protection to critical areas located within shorelines of the state that assures no net loss of shoreline ecological functions necessary to sustain shoreline natural resources as defined by WA State Department of Ecology (Ecology) guidelines adopted pursuant to RCW 90.58.060.</p> <p>See Ecology's Shoreline planners' toolbox for the SMP Checklist and other resources.</p>	County SMP	No	

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
c. Shorelines of the state shall not be considered critical areas under this chapter except to the extent that specific areas located within shorelines of the state qualify for critical area designation based on the definition of critical areas provided by RCW 36.70A.030(5) and have been designated as such by a local government pursuant to RCW 36.70A.060(2)	County SMP, Title 24	Further Review Needed	Pending Thurston County SMP Update
d. If a local jurisdiction's master program does not include land necessary for buffers for critical areas that occur within shorelines of the state, as authorized by RCW 90.58.030(2)(f) , then the local jurisdiction shall continue to regulate those critical areas and their required buffers pursuant to RCW 36.70A.060(2).	County SMP, Title 24	Further Review Needed	Pending Thurston County SMP Update

Provisions for siting essential public facilities (EPFs)

Consistent with CWPPs and RCW 36.70A.200 amended 2021. This section can be included in the Capital Facilities Element, Land Use Element, or in its own element. Sometimes the identification and siting process for EPFs is part of the CWPPs.

a. A process or criteria for identifying and siting essential public facilities (EPFs). RCW 36.70A.200 and WAC 365-196-550(1) Notes: RCW 36.70A.200 amended 2021 regarding reentry and rehabilitation facilities. EPFs are defined in RCW 36.70A.200. Regional transit authority facilities are included in the list of essential public facilities.	Chapter 2 , Section V.A.	No	
b. Policies or procedures that ensure the comprehensive plan does not preclude the siting of EPFs. RCW 36.70A.200(5) Note: If the EPF siting process is in the CWPPs, this policy may be contained in the comprehensive plan as well. WAC 365-196-550(3)	Chapter 2 , Section V.A.; Chapter 6 Goal 3; CWPP	No	

Tribal Participation in Planning new in 2022 (codification pending – see HB 1717)

A federally recognized Indian tribe may voluntarily choose to participate in the local and regional planning processes.

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
a. Mutually agreeable memorandum of agreement between local governments and tribes in regard to collaboration and participation in the planning process unless otherwise agreed at the end of a mediation period. <u>RCW 36.70A.040(8)(a) new in 2022, codification pending</u>	No	Yes	County has engaged with Tribes regarding Comp Plan Update. Tribes are free to initiate parallel planning process and develop MOU. If no parallel planning process/MOU initiated, tribes may still participate and provide comment throughout the update. Consider adding language into comprehensive plan.
c. <i>Urban Growth Areas</i> : counties and cities coordinate planning efforts for any areas planned for urban growth with applicable tribe(s). <u>RCW 36.70A.110(1) amended 2022</u> , RCW 36.70A.040(8)	No	Yes	Buildable Lands 2021 analysis finds that no UGA amendments needed to accommodate growth.

Future required elements: pending state funding

As of 2022, these elements have not received state funding to aid local jurisdictions in implementation. Therefore, these elements are not required to be added to comprehensive plans at this time. Commerce encourages jurisdictions to begin planning for these elements, pending the future mandate.

	In Current Plan? Yes/No If yes, cite section	Notes
<p>Economic Development</p> <p>Although included in RCW 36.70A.070 “mandatory elements” an economic development element is not currently required because funding was not provided to assist in developing local elements when this element was added to the GMA. However, provisions for economic growth, vitality, and a high quality of life are important, and supporting strategies should be integrated with the land use, housing, utilities, and transportation elements. RCW 36.70A.070(7) amended 2017</p>	<p>Chapter 8</p>	<p>County has an economic development chapter with goals and policies for economic growth. Chapter received a major update in 2019.</p>
<p>Parks and Recreation</p> <p>Although included in RCW 36.70A.070 “mandatory elements” a parks and recreation element is not required because the state did not provide funding to assist in developing local elements when this provision was added to the GMA. However, park, recreation, and open space planning are GMA goals, and it is important to plan for and fund these facilities. RCW 36.70A.070(8)</p>	<p>Chapter 9 p. 9-11 to 9-16 and 9-29 to 9-32, Appendix G</p>	<p>County includes an environment, recreation, and open space chapter. Had a major refresh in 2020 to include new information from Thurston County’s Parks, Open Spaces, and Trails plan.</p>

Optional Elements

Pursuant to RCW 36.70A.080, a comprehensive plan may include additional elements, items, or studies dealing with other subjects relating to the physical development within its jurisdiction, including, but not limited to:

	In Current Plan? Yes/No If yes, cite section	Notes
Climate Change Mitigation & Resilience As of 2022, this optional element has not yet received state funding to aid local jurisdictions in implementation. Please visit Commerce's Climate Program page for resources and assistance if interested in developing climate mitigation and resilience plans for your jurisdiction.	Chapter 9 Section IV p. 9-8 to 9-11 and Goal 6 Obj. 2 and 3, Chapter 5 Policy T.10A.7, Chapter 11	References included to TRPC Climate Mitigation Plan. Additional changes and new goals, policies, and actions may be needed for full consistency with Commerce's climate guidance.
Sub-Area Plans	Yes	Rochester subarea plan updated in 2019. Grand Mound Subarea Plan updated 2023 (pending). Nisqually Subarea Plan currently in progress.
Other		

Consistency is required by the GMA

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
a. All plan elements must be consistent with relevant county-wide planning policies (CWPPs) and, where applicable, multi-county planning policies (MPPs) and the GMA. RCW 36.70A.100 and 210, WAC 365-196-305; 400(2)(c); 510 and 520	Yes, Chapter 1 , throughout plan	No	CWPPs updates in 2019 for consistency across plan. Updates needed for consistency with GMA. May need to add in new language around GMA for some chapters (housing).
b. All plan elements must be consistent with each other. RCW 36.70A.070 (preamble) and WAC 365-197-040	Yes, Throughout Plan	Yes	Update for consistency.
c. The plan must be coordinated with the plans of adjacent jurisdictions. RCW 36.70A.100 and WAC 365-196-520	Yes	Yes	Coordination with recent Joint Plan updates. Small town Joint Plans (Yelm, Tenino, Rainier, Bucoda) need to be updated.

Public Participation

a. Plan ensures public participation in the comprehensive planning process. RCW 36.70A.020(11) , .035 , and .140, WAC 365-196-600(3) provide possible public participation choices.	Yes, Chapter 12 ; policies throughout plan	No	
b. If the process for making amendments is included in the comprehensive plan: <ul style="list-style-type: none"> The plan provides that amendments are to be considered no more often than once a year, not including the exceptions described in RCW 36.70A.130(2), WAC365-196-640 The plan sets out a procedure for adopting emergency amendments and defines emergency. RCW 36.70A.130(2)(b) and RCW 36.70A.390 New in 2021, (HB 1220 sections 3-5), WAC 365-196-650(4) 	Yes, Chapter 12 ;	Yes	Optional - Develop implementation plan with indicators, measures, milestones and criteria per Commerce guidance. Required - Will need to provide Department with an implementation progress report detailing progress achieved in implementing comprehensive plan 5 years after revision.

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
<p>c. Plan or program for monitoring how well comprehensive plan policies, development regulations, and other implementation techniques are achieving the comp plan's goals and the goals of the GMA. WAC 365-196-660 discusses a potential review of growth management implementation on a systematic basis.</p> <p>New 2021-2022 legislation HB 1241 provides that those jurisdictions with a periodic update due in 2024 have until December 31, 2024 to submit. The legislation also changed the update cycle to every ten years after the 2024-2027 cycle. Jurisdictions that meet the new criteria described in RCW 36.70A.130(9) (codification pending) will be required to submit an implementation progress report five years after the review and revision of their comprehensive plan.</p>			
<p>d. Considerations for preserving property rights. Local governments must evaluate proposed regulatory or administrative actions to assure that such actions do not result in an unconstitutional taking of private property. RCW 36.70A.370. For further guidance see the 2018 Advisory Memo on the Unconstitutional Taking of Private Property</p>		Yes	Review changes to assure any changes do not result in taking of private property.

Section II: Development Regulations

Must be consistent with and implement the comprehensive plan. [RCW 36.70A.040](#), [WAC 365-196-800](#) and [810](#)

Critical Areas

Regulations protecting critical areas are required by RCW 36.70A.060(2), RCW 36.70A.172(1), WAC 365-190-080 and WAC 365-195-900 through 925.

Please visit Commerce's [Critical Areas webpage](#) for resources and to complete the [Critical Areas Checklist](#). Critical areas regulations must be reviewed and updated, as necessary, to incorporate legislative changes and best available science. Jurisdictions using periodic update grant funds to update critical areas regulations must submit the critical areas checklist as a first deliverable, in addition to this periodic update checklist.

Zoning Code

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
a. Permanent supportive housing or transitional housing must be allowed where residences and hotels are allowed. RCW 36.70A.390 New in 2021, (HB 1220 sections 3-5) “permanent supportive housing” is defined in RCW 36.70A.030; “transitional housing” is defined in RCW 84.36.043(2)(c)	TCC 20.35, 21.64, 22.51, 23.45 - temporary emergency housing; TCC 20.54	Yes	TCC 20.35, 21.64, 22.51, 23.45 – allow for temporary emergency housing. Code is otherwise silent on permanent supportive housing and transitional housing but does not outright prohibit. Consider adding definitions and processes into Titles 20, 21, 22, 23. For UGA codes, review relevant city codes.
b. The number of unrelated persons that occupy a household or dwelling unit except as provided in state law, for short term rentals, or occupant load per square foot shall not be regulated or limited by counties. (HB 5235) , RCW 36.01.227 new in 2021		Further review needed	Review Family Member Unit regulations. Review TCC 22.42.010(F)
c. Family day care providers are allowed in all residential dwellings located in areas zoned for residential or commercial RCW 36.70A.450 . Review RCW 43.216.010 for definition of family day care provider and WAC 365-196-865 for more information.	TCC 20.54.065, table 1, 11.4	No	Reviewed and updated in 2019.

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
d. Limitations on regulating: outdoor encampments, safe parking efforts, indoor overnight shelters and temporary small houses on property owned or controlled by a religious organization. RCW 36.01.290 amended in 2020	TCC 20.35, 21.64, 22.51, 23.45	Further Review Needed.	Review regulations including recent updates for consistency with RCWs
e. Manufactured housing is regulated the same as site built housing. RCW 36.01.225 amended in 2019. A local government may require that manufactured homes: (1) are new, (2) are set on a permanent foundation, and (3) comply with local design standards applicable to other homes in the neighborhood, but may not discriminate against consumer choice in housing. See: National Manufactured Housing Construction and Safety Standards Act of 1974	TCC 20.31, 20.54	No	Reviewed in 2019
f. Accessory dwelling units: counties must adopt or amend by ordinance, and incorporate into their development regulations, zoning regulations and other official controls in RCW 36.70A.070(d)(iv) , RCW 36.70A.696 amended in 2021 , 43.63A.215(3) Watch for new guidance from Commerce on the GMS Planning for Housing webpage	TCC 20.34.020; 21.06.055; 22.42.010; 23.05, Article VI	No	
g. Affordable housing programs enacted or expanded under RCW 36.70A.540 amended in 2022 comply with the requirements of this section. Examples of such programs may include: tiny-home communities, density bonuses within urban growth areas, height and bulk bonuses, fee waivers or exemptions, parking reductions, expedited permitting conditioned on provision of low-income housing units, or mixed-use projects. See also RCW 36.70A.545 , WAC 365-196-300 and WAC 365-196-410(2)(e)(i)	Titles 20, 21, 22, 23	No	Expanded to include tiny home communities. County includes programs like density bonuses in UGAs, height bonuses, parking reductions.

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
<p>h. Residential structures occupied by persons with handicaps, and group care for children that meets the definition of “familial status” are regulated the same as a similar residential structure occupied by a family or other unrelated individuals. No city or county planning under the GMA may enact or maintain ordinances, development regulations, or administrative practices which treat a residential structure occupied by persons with handicaps differently than a similar residential structure occupied by a family or other unrelated individuals.</p> <p>RCW 36.70A.410, RCW 70.128.140 and 150, RCW 49.60.222-225 and WAC 365-196-860</p>	Titles 20, 21, 22, 23	No	
<p>i. Rural regulations allow innovative techniques such as clustering, density transfer, design guidelines, and conservation easements to support rural economic advancement, a variety of densities, and uses that are not characterized by urban growth and that are consistent with rural character. RCW 36.70A.070(5)(b) and (c) and WAC 365-196-425(5)</p>	TCC 20.30A, 20.62	No	
<p>j. Regulations discourage incompatible uses around general aviation airports. RCW 36.70.547 and WAC 365-196-455. Incompatible uses include: high population intensity uses such as schools, community centers, tall structures, and hazardous wildlife attractants such as solid waste disposal sites, wastewater or stormwater treatment facilities, or stockyards. For more guidance, see WSDOT’s Aviation Land Use Compatibility Program.</p>	TCC 20.30D, 20.32	No	20.30D TCC, adopted in 2021 under ordinance 16092

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
k. If a U.S. Department of Defense (DoD) military base employing 100 or more personnel is within or adjacent to the jurisdiction, zoning should discourage the siting of incompatible uses adjacent to military base. RCW 36.70A.530(3) and WAC 365-196-475 . Visit Military One Source to locate any bases in your area and help make determination of applicability. If applicable, inform the commander of the base regarding amendments to the comprehensive plan and development regulations on lands adjacent to the base.	TCC 20.08F	No.	Review zoning to ensure it discourages siting of incompatible uses adjacent to military base. Titles 14, 18, 20, 21, 22, 23 - consider optional updates based on JBLM Land Use Analysis to areas adjacent to the installation or areas impacted by certain training operations. Coordinate with SSMCP and base commander during Comp Plan Update.
l. Electric vehicle infrastructure (jurisdiction specified: adjacent to Interstates 5, 90, 405 or state route 520 and other criteria) must be allowed as a use in all areas except those zoned for residential, resource use or critical areas. RCW 36.70A.695	TCC 21.55, 22.55, 23.55	Further review needed.	Title 20 currently silent on electric vehicle infrastructure but nothing prohibiting. Consider adding chapter regarding electric vehicle infrastructure to Title 20.
Shoreline Master Program Consistent with RCW 90.58 Shoreline Management Act of 1971			
a. Zoning designations are consistent with Shoreline Master Program (SMP) environmental designations. RCW 36.70A.480	Yes	Further review needed.	Further review needed pending SMP update.
b. If updated to meet RCW 36.70A.480 (2010), SMP regulations provide protection to critical areas in shorelines that is at least equal to the protection provided to critical areas by the critical areas ordinance. RCW 36.70A.480(4) and RCW 90.58.090(4) See Ecology's Shoreline Master Programs Handbook webpage for additional resources.		Further review needed.	Further review needed pending SMP update.

Resource Lands

Defined in RCW 36.70A.030(3), (12) and (17) and consistent with RCW 36.70A.060 and RCW 36.70A.170

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
a. Zoning is consistent with natural resource lands designations in the comprehensive plan and conserves natural resource lands. RCW 36.70A.060(3) , WAC 365-196-815 and WAC 365-190-020(6) . Consider innovative zoning techniques to conserve agricultural lands of long-term significance RCW 36.70A.177(2) . See also WAC 365-196-815(3) for examples of innovative zoning techniques.	Yes, TCC 20.08A, 20.08C, 20.08D, 20.30B	No	
b. Regulations to assure that use of lands adjacent to natural resource lands does not interfere with natural resource production. RCW 36.70A.060(1)(a) and WAC 365-190-040 Regulations require notice on all development permits and plats within 500 feet of designated natural resource lands that the property is within or near a designated natural resource land on which a variety of commercial activities may occur that are regulations to implement comprehensive plan	Yes, TCC 14.44, 14.17, 14.18, 18.04, and TCC 20.08A, 20.08C, 20.08D, 20.30B	No	
c. For designated agricultural land, regulations encourage nonagricultural uses to be limited to lands with poor soils or otherwise not suitable for agricultural purposes. Accessory uses should be located, designed and operated to support the continuation of agricultural uses. RCW 36.70A.177(3)(b)	Yes, TCC 20.08A.025, 20.08G.020	No	
d. Designate mineral lands and associated regulations as required by RCW 36.70A.131 and WAC 365-190-040(5) . For more information review the WA State Dept. of Natural Resources (DNR)'s Geology Division site	Yes, TCC 17.20, 20.30B, 20.54.040(21)	No	Reviewed and updated in 2020.

Siting Essential Public Facilities

Regulations for siting essential public facilities should be consistent with RCW 36.70A.200 and consider WAC 365-196-550. Essential public facilities include those facilities that are typically difficult to site, such as airports, state education facilities, state or regional transportation facilities, state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities. Regulations may be specific to a local jurisdiction, but may be part of county-wide planning policies (CWPPs).

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
Regulations or CWPPs include a process for siting EPFs and ensure EPFs are not precluded. RCW 36.70A.200(2), (3), (5) . WAC 365-196-550(6) lists process for siting EPFs. WAC 365-196-550(3) details preclusions. EPFs should be located outside of known hazardous areas. Visit Commerce's Behavioral Health Facilities Program page for information on establishing or expanding new capacity for behavioral health EPFs.	Yes, 13.56.190 20.54.065 22.56.260 23.08	No	

Subdivision Code

a. Subdivision regulations are consistent with and implement comprehensive plan policies. RCW 36.70A.030(5) and 36.70A.040(4) .	Yes, Title 18	No	
b. Written findings to approve subdivisions establish adequacy of public facilities. RCW 58.17.110 amended in 2018 <ul style="list-style-type: none"> Streets or roads, sidewalks, alleys, other public ways, transit stops, and other features that assure safe walking conditions for students. Potable water supplies, sanitary wastes, and drainage ways. RCW 36.70A.590 amended 2018 Open spaces, parks and recreation, and playgrounds Schools and school grounds Other items related to the public health, safety and general welfare WAC 365-196-820(1) .	Yes, TCC 18.10	No	

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
<p>c. Preliminary subdivision approvals under RCW 58.17.140 are valid for a period of five or seven years (previously five years). RCW 58.17.140 and RCW 58.17.170</p> <p>Note: preliminary plat approval is valid for: seven years if the date of preliminary plat approval is on or before December 31, 2014; five years if the preliminary plat approval is issued on or after January 1, 2015; and ten years if the project is located within city limits, not subject to the shoreline management act, and the preliminary plat is approved on or before December 31, 2007.</p>	Yes, TCC 18.12.150	No	

Stormwater

<p>a. Regulations protect water quality and implement actions to mitigate or cleanse drainage, flooding, and storm water run-off that pollute waters of the state, including Puget Sound or waters entering Puget Sound. RCW 36.70A.070(1) Regulations may include: adoption of a stormwater manual consistent with Ecology's latest manual for Eastern or Western Washington, adoption of a clearing and grading ordinance –See Commerce's 2005 Technical Guidance Document for Clearing and Grading in Western Washington.</p> <p>Adoption of a low impact development ordinance. See Puget Sound Partnership's 2012 Low Impact Development guidance and Ecology's 2013 Eastern Washington Low Impact Development guidance.</p> <p>Additional Resources: Federal Grants to Protect Puget Sound Watersheds, Building Cities in the Rain, Ecology Stormwater Manuals, Puget Sound Partnership Action Agenda</p>	Yes, Titles 20, 21, 22, 23 TCC 24.10	No	
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	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
b. Provisions for corrective action for failing septic systems that pollute waters of the state. RCW 36.70A.070(1) . See also: DOH Wastewater Management, Ecology On-Site Sewage System Projects & Funding	Yes, TCC 24.30.240, 24.25.260, 24.15.100, 15.09.040, TCEH Code Article I, IV	No	

Impact Fees

May impose impact fees on development activity as part of the financing for public facilities, provided that the financing for system improvements to serve new development must provide for a balance between impact fees and other sources of public funds; cannot rely solely on impact fees.

a. If adopted, impact fees are applied consistent with RCW 82.02.050 amended in 2016 , .060 amended in 2021 , .070 , .080 , .090 amended in 2018 and .100 . WAC 365-196-850 provides guidance on how impact fees should be implemented and spent.	Yes, Title 25	No	
b. Jurisdictions collecting impact fees must adopt and maintain a system for the deferred collection of impact fees for single-family detached and attached residential construction, consistent with RCW 82.02.050(3) amended in 2016	Yes, TCC 25.04.125	No	
c. If adopted, limitations on impact fees for early learning facilities RCW 82.02.060 amended in 2021	Yes, TCC 25.04.060(E)	No	
d. If adopted, exemption of impact fees for low-income and emergency housing development RCW 82.02.060 amended in 2021 . See also definition change in RCW 82.02.090(1)(b) amended in 2018	Yes, TCC 25.04.060(E)	No	

Concurrency and Transportation Demand Management (TDM)

Ensures consistency in land use approval and the development of adequate public facilities as plans are implemented, maximizes the efficiency of existing transportation systems, limits the impacts of traffic and reduces pollution.

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
a. The transportation concurrency requirement includes specific language that prohibits development when level of service standards for transportation facilities cannot be met. RCW 36.70A.070(6)(b), WAC 365-196-840. Note: Concurrency is required for transportation, but may also be applied to park facilities, etc.	Yes, TCC 17.10	No	
b. Measures exist to bring into compliance locally owned transportation facilities or services that are below the levels of service established in the comprehensive plan. RCW 36.70A.070(6)(a)(iii)(B) and (D). Levels of service can be established for automobiles, pedestrians and bicycles. See WAC 365-196-840(3) on establishing an appropriate level of service.	Yes, TCC 17.10	No	
c. Highways of statewide significance (HSS) are exempt from the concurrency ordinance. RCW 36.70A.070(6)(a)(iii)(C)	Yes, TCC 17.10	No	
d. Traffic demand management (TDM) requirements are consistent with the comprehensive plan. RCW 36.70A.070(6)(a)(vi) Examples may include requiring new development to be oriented towards transit streets, pedestrian-oriented site and building design, and requiring bicycle and pedestrian connections to street and trail networks. WAC 365-196-840(4) recommends adopting methodologies that analyze the transportation system from a comprehensive, multimodal perspective.	Yes, TCC 17.10, 21.72, 22.50, 23.38	No	

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
e. If required by RCW 70.94.527, a commute trip reduction (CTR) ordinance to achieve reductions in the proportion of single-occupant vehicle commute trips has been adopted. The ordinance should be consistent with comprehensive plan policies for CTR and Department of Transportation rules. RCW 70.94.521-551	Ordinance #10281 (1993); 12043 (1999)	No	

Tribal Participation in Planning new in 2022 (codification pending – see [HB 1717](#))

A federally recognized Indian tribe may voluntarily choose to participate in the county or regional planning process.

a. Mutually agreeable memorandum of agreement between local governments and tribes in regard to collaboration and participation in the planning process unless otherwise agreed at the end of a mediation period RCW 36.70A.040(8)(a) new in 2022, codification pending	No	Yes	County has engaged with Tribes that Comprehensive Plan Update will be starting. If no parallel planning process/MOU initiated, tribes may still participate and provide comment throughout the update.
b. Policies consistent with countywide planning policies that address the protection of tribal cultural resources in collaboration with federally recognized Indian tribes that are invited, provided that a tribe, or more than one tribe, chooses to participate in the process. RCW 36.70A.210(3)(i) new in 2022, codification pending	Yes, CWPP 1.2, 1.3, 1.4; TCC 2.05	No	

Regulations to Implement Optional Elements

a. New fully contained communities are consistent with comprehensive plan policies, RCW 36.70A.350 and WAC 365-196-345	TCC 18.10.030, TCC 22.62.020	No	
b. If applicable, master planned resorts are consistent with comprehensive plan policies, RCW 36.70A.360, RCW 36.70A.362 and WAC 365-196-460	TCC 18.10.030, TCC 22.62.020	No	

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
c. If applicable, major industrial developments and master planned locations outside of UGAs are consistent with comprehensive plan policies, RCW 36.70A.365, RCW 36.70A.367 and WAC 365-196-465	N/A	N/A	
d. Regulations include procedures to identify, preserve, and/or monitor historical or archaeological resources. RCW 36.70A.020(13), WAC 365-196-450	TCC 2.106, 17.09	No	
e. Other development regulations needed to implement comprehensive plan policies such as energy, sustainability or design are adopted. WAC 365-196-445	N/A	N/A	
f. Design guidelines for new development are clear and easy to understand; administration procedures are clear and defensible.	Titles 20, 21, 22, 23	No	

Project Review Procedures

<p>Project review processes integrate permit and environmental review. RCW 36.70A.470, RCW 36.70B and RCW 43.21C.</p> <p>Resources include WAC 365-196-845, WAC 197-11(SEPA Rules), WAC 365-197 (Project Consistency Rule, Commerce, 2001) and Ecology SEPA Handbook.</p> <p>Integrated permit and environmental review procedures for:</p> <ul style="list-style-type: none"> • Notice of application • Notice of complete application • One open-record public hearing • Combining public hearings & decisions for multiple permits • Notice of decision • One closed-record appeal 	TCC 2.05, 17.09, 20.60, 21.81, 22.62, 23.72	No	
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Plan & Regulation Amendments

If procedures governing comprehensive plan amendments are part of the code, then assure the following are true:

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
a. Regulations limit amendments to the comprehensive plan to once a year (with statutory exceptions). RCW 36.70A.130(2) and WAC 365-196-640(3)	Yes, TCC 2.05	No	
b. Regulations define <i>emergency</i> for an emergency plan amendment. RCW 36.70A.130(2)(b) and WAC 365-196-640(4)	Yes, TCC 2.05.040	No	
c. Regulations include a docketing process for requesting and considering plan amendments. RCW 36.70A.130(2), RCW 36.70A.470, and WAC 365-196-640(6)	Yes, TCC 2.05	No	
d. A process has been established for early and continuous public notification and participation in the planning process RCW 36.70A.020 (11), RCW 36.70A.035 and RCW 36.70A.140. See WAC 365-196-600 regarding public participation and WAC 365-196-610(2) listing recommendations for meeting requirements.	Yes, TCC 2.05	No	
e. A process exists to assure that proposed regulatory or administrative actions do not result in an unconstitutional taking of private property RCW 36.70A.370. See the 2018 Advisory Memo on the Unconstitutional Taking of Private Property	N/A	N/A	
f. Provisions ensure adequate enforcement of regulations, such as zoning and critical area ordinances (civil or criminal penalties). See implementation strategy in WAC 365-196-650(1) .	Yes, Title 26	No	

ATTACHMENT D

Public Participation Plan

THURSTON



2045

COMPREHENSIVE PLAN PERIODIC UPDATE PUBLIC PARTICIPATION PLAN



Community Planning & Economic Development
Community Planning Division

March 1, 2023

Thurston 2045

Comprehensive Plan Periodic Update Public Participation Plan



INTRODUCTION

Thurston County is starting a multi-year review of its comprehensive plan, also known as the Comprehensive Plan Periodic Update, which is due in June of 2025. “Thurston 2045” will set the vision for Thurston County’s next 20 years. Communities planning under the Washington State Growth Management Act (GMA) are required to periodically update their comprehensive plan and development regulations to bring them up to date with:

- Changes to state law,
- Land use changes,
- Population growth projections, and
- Housing projections.

This document lays out a plan for public engagement with the citizens of Thurston County during this periodic update.

The Comprehensive Plan was first adopted in 1975 and set the stage for an introduction of countywide zoning and policies for economic development, public services, and natural resource and environmental protection, in a period of very high population growth.

The plan guides:

- Future land use,
- Housing,
- Economic development,
- Population growth,
- Employment growth,
- Natural resource protection,
- County-funded construction projects,
- Development over the next 20 years, and

- Specialized plans (joint plans for urban growth areas, subarea plans, functional plans).

The update to the plan is expected to continue now through June 2025, with multiple phases that will include public input along each step of the way.



WHO IS INVOLVED

The update will be a county-wide effort that endeavors to engage with a broad and inclusive range of stakeholders and communities, including the cities, tribes, residents, neighborhood and community groups, cultural organizations, business stakeholders, advocacy organization and other public and private agencies. Public participation is an integral part of the planning process and includes multiple opportunities for interested community members to meet with the project team, connect with your neighbors, and share ideas for the future.

Early and continuous public participation through a variety of different methods brings different viewpoints and values into the decision-making process and enables the county to make more informed decisions. These collaborative efforts build mutual understanding and trust between the county and the public they serve.

Community Planning recognizes that policy and planning decisions about land use, transportation, environmental resources and capital facilities do not impact us all in the same way. Community Planning wants to prioritize engagement with community members who have historically been left out of public planning processes, such as renters, people living with disabilities, immigrants, and BIPOC-led organizations, with the hope that the resulting Plan is well-grounded in the experiences and knowledge of a wider range of public perspectives than has historically been achieved.

As resources allow, materials may be translated into the most commonly spoken non English language(s) in the County, per census data.

By incorporating a more diverse range of public voices, staff can provide a richer and fuller context to elected officials as they make decisions.

The goal of this Public Participation Plan is to provide all residents, property owners, business owners, and other stakeholders, an opportunity to understand and participate in the Comprehensive Plan update process.

OBJECTIVES

Thurston County Community Planning wants to hear from the community about what is important to them. To do that, we will provide multiple ways for the community to learn about and comment on the update:

- Seek input on and ideas about how the county should grow over the next 20 years with a variety of tools, tailored to the needs and opportunities during each phase of the update including surveys, open houses and workshops.
- Seek input through written and oral comments and in-person feedback at meetings from a broad range of individuals and community groups.
- Solicit feedback early in the update process through a survey, and at strategic points throughout the process at open houses, workshops, and open public meetings.
- Provide information that is accessible, inclusive and easily understandable for a diverse audience.
- Focus community input around targeted update tasks.
- Provide information to help the public understand the laws and regulations that shape Comprehensive Planning and the update process.
- Ensure elected officials and staff are aware of and understand community viewpoints and concerns that relate to the Comprehensive Plan update.

PUBLIC INVOLVEMENT OPPORTUNITIES

Thurston County Community Planning will provide several opportunities for the public to participate, provide comment, and learn about the Comprehensive Plan Update.

SURVEYS

Community Planning may use surveys to collect feedback from the community about the update and what they consider the biggest priorities for the community over the next 20 years.

WRITTEN COMMENTS

Written comments will be accepted by mail or email throughout the update process to thurston2045@co.thurston.wa.us. There will be a minimum of two specified comment periods prior to public hearings held with the Planning Commission and Board of County Commissioners (BoCC).

COMMUNITY GROUP PRESENTATIONS

County staff will reach out to a variety of community groups and stakeholders including property owners, residents, environmentalists, builders, realtors, and others to provide background information on the update, gather input, or give presentations focused on specific topics or the general project. Outreach will also be done to other government agencies such as neighboring jurisdictions, and other governments, such as Tribal governments.

WORKSHOPS AND OPEN HOUSES

The County will hold open houses in addition to required public hearings to provide background information and receive comments and feedback from property owners, residents and stakeholders in the area. Open Houses with general information on the update drafts may be scheduled to precede public hearings. Workshops and open houses may be in-person, virtual, or both.

PLANNING COMMISSION MEETINGS

The County will hold a series of work sessions with the Planning Commission. The Planning Commission is a nine-member advisory board to the Board of County Commissioners representing the interests of the citizenry and community.

Regular Planning Commission meetings are held on the first and third Wednesdays of every month at 6:30 pm in person at 3000 Pacific Ave SE, Olympia, WA 98501, Board Meeting Room 110, or virtually.

Planning Commission meetings may be scheduled for additional times and locations as needed during the update. All Planning Commission meetings are open to the public. Recordings will be available on the 2045 webpage as they are available.

BOARD OF COUNTY COMMISSIONER WORK SESSIONS

Work sessions with the Board of County Commissioners will be available to the public to watch. Recordings will be available on the 2045 webpage as they are available.

The public may contact the Board of County Commissioners directly through email, or by commenting during regular Board of County Commissioner meetings which are held on Tuesday's at 2:00 PM in person at The Atrium at 3000 Pacific Ave SE, Olympia, WA 98501, Board Meeting Room 110.

PUBLIC HEARINGS

The County will hold a minimum of two public hearings during the update process: one with the Planning Commission and one with the Board of County Commissioners. Both oral and written comments will be accepted at hearings.

PUBLIC OUTREACH METHODS

Thurston County Community Planning will use a variety of methods to conduct public outreach on the Comprehensive Plan Update and ensure a broad and diverse population has been informed of their opportunity to participate.

PROJECT SPECIFIC WEBPAGE

Maintain a [web page](#) dedicated to the Comprehensive Plan update that includes draft documents, maps, scope of work, meeting times and locations, staff contact information, information on how to submit comments, and recorded meetings as they become available.

FACT SHEET

Community Planning will maintain a fact sheet that provides a simple overview of the project and can be placed throughout the community. Informational fact sheets will be translated into Spanish and Vietnamese, the two most common languages other than English in Thurston County.

SOCIAL MEDIA

Submit posts on the County and Community Planning social media accounts to inform of open houses, workshops and public hearing times and locations, and other notices.

MEDIA RELEASES

Issue press releases and advertise public meetings in the newspaper of record. Encourage coverage of the update via a variety of media outlets, including *The Olympian*, *Nisqually Valley News*, *Thurston Talk*, and TCTV.

EMAIL NOTICE TO INTERESTED PARTIES

Maintain a list of interested members of the public and stakeholders who will be notified of meetings and other information related to the update process via email.

NOTICE BOARDS

Post public notices identifying public hearing times and locations, as well as information on how to provide comment. Also post informational sheets on notice boards at a variety of locations such as schools, post offices, libraries, and neighborhood stores.

GENERAL PROJECT TIMELINE

The Board of County Commissioners (BoCC) will approve a scope of work for updating the Comprehensive Plan. Following that, the update will follow the legislative process and include strategic opportunities for public engagement.

Phase 1 *Scoping the Update*

November 2022 - March 2023

Thurston County Community Planning will conduct outreach to the community on important updates to the Comprehensive Plan that will set the vision for Thurston County over the next twenty years. Following outreach, Community Planning may refine scope of work options and will then present public input and options for the scope of the Comprehensive Plan update to the BoCC. Once the BoCC provides direction on scope and scale for the Comprehensive Plan update, it will be adopted formally by resolution.

Public Involvement Opportunities

Through These Methods

- Info on Project Webpage
- Social media
- Webmail
- Survey
- Presentation to the BoCC on options for scope of the update
- Comments via mail and email
- Survey Report

Phase 2 *Initial Outreach and Internal Review*

March 2023 - March 2024

Community Planning staff will seek early input from the public, community groups, and interested parties on pieces of the comprehensive plan that are under review. Staff will review planning documents and development regulations for GMA compliance consistent with the tasks outlined in the Scope of Work and will prepare initial draft documents.

Public Involvement Opportunities	Through These Methods
<ul style="list-style-type: none"> • Info on Project Webpage • Public Open Houses to introduce update, opportunities for input, and challenges for development • Social media • Thurston 2045 Photo Contest (through Facebook and Instagram) • Meetings on proposed updates to community and stakeholder groups • Stakeholder outreach 	<ul style="list-style-type: none"> • Meeting summaries • Open House and online comment forms • Comments via mail and email

Phase 3 *Planning Commission Review*

March - September 2024

Proposed revisions will be reviewed by the Thurston County Planning Commission, and a recommendation made to the BoCC, following a duly noticed public hearing. All Planning Commission meetings are open to the public.

Public Involvement Opportunities	Through These Methods
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- Info on Project Webpage
- Open House(s), online and/or in-person
- Social media
- Presentations to interested community and stakeholder groups providing an overview of the draft plan
- Draft plan available online and in county offices for public review and comment
- Presentations to Planning Commission, work sessions and hearing(s)
- Open House and online comment forms
- Comments via mail and email
- Meeting summaries
- Public testimony

Phase 4 *BoCC Review and Adoption*

September 2024 - June 2025

Planning Commission recommendations on the update will be reviewed by the BoCC. Final revisions will be adopted by resolution and ordinance of the BoCC, following a duly noticed public hearing. This phase includes a required 60-day notice of Adoption to the Department of Commerce, as well as review and comment periods required under the State Environmental Policy Act (SEPA). The Comprehensive Plan update is due under state law by June 30, 2025.

Public Involvement Opportunities	Through These Methods
<ul style="list-style-type: none"> • Info on Project Webpage • Open House(s), online and/or in-person • Social media • Presentations to BoCC, work sessions and hearing(s) 	<ul style="list-style-type: none"> • Comments via mail and email • Public testimony

Errors in exact compliance with this specific public participation program shall not constitute grounds for invalidation of any comprehensive plan amendment,

development regulation, or other legislation adopted under this chapter so long as the spirit of the procedures is observed, unless otherwise provided by state or federal law.

ATTACHMENT E

Thurston 2045 Survey Report



Your county. Your vision.

Survey Report

February, 2023

OVERVIEW

Thurston County Community Planning encouraged residents to take a survey, November 1-December 31, and share their thoughts on what's most important to them over the next 20 years. This feedback is a first step in the multi-year review of the county's comprehensive plan.

The results of this survey will inform the comprehensive plan update process over the next two years.

METHODS

There are 18 questions including multiple choice, short answer, and ranking. The complete results are available by request.

Outreach for the survey included:

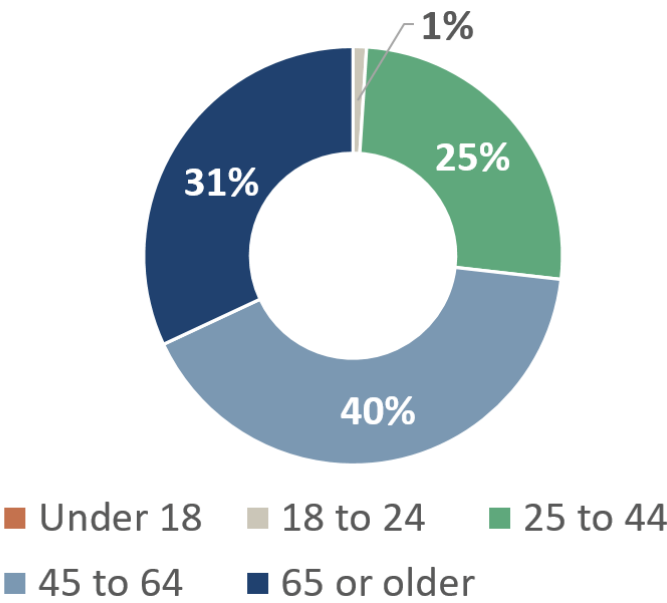
- Survey and flyer were translated into Spanish, Vietnamese, and Korean.
- Flyer was posted at over 40 locations across the county.
- Over 15 social media posts in four languages.
- Direct outreach to BIPOC and multi-cultural organizations.
- News release.
- Direct emails to interested parties.

For more information visit Thurston County Community Planning at thurstonplanning.org.

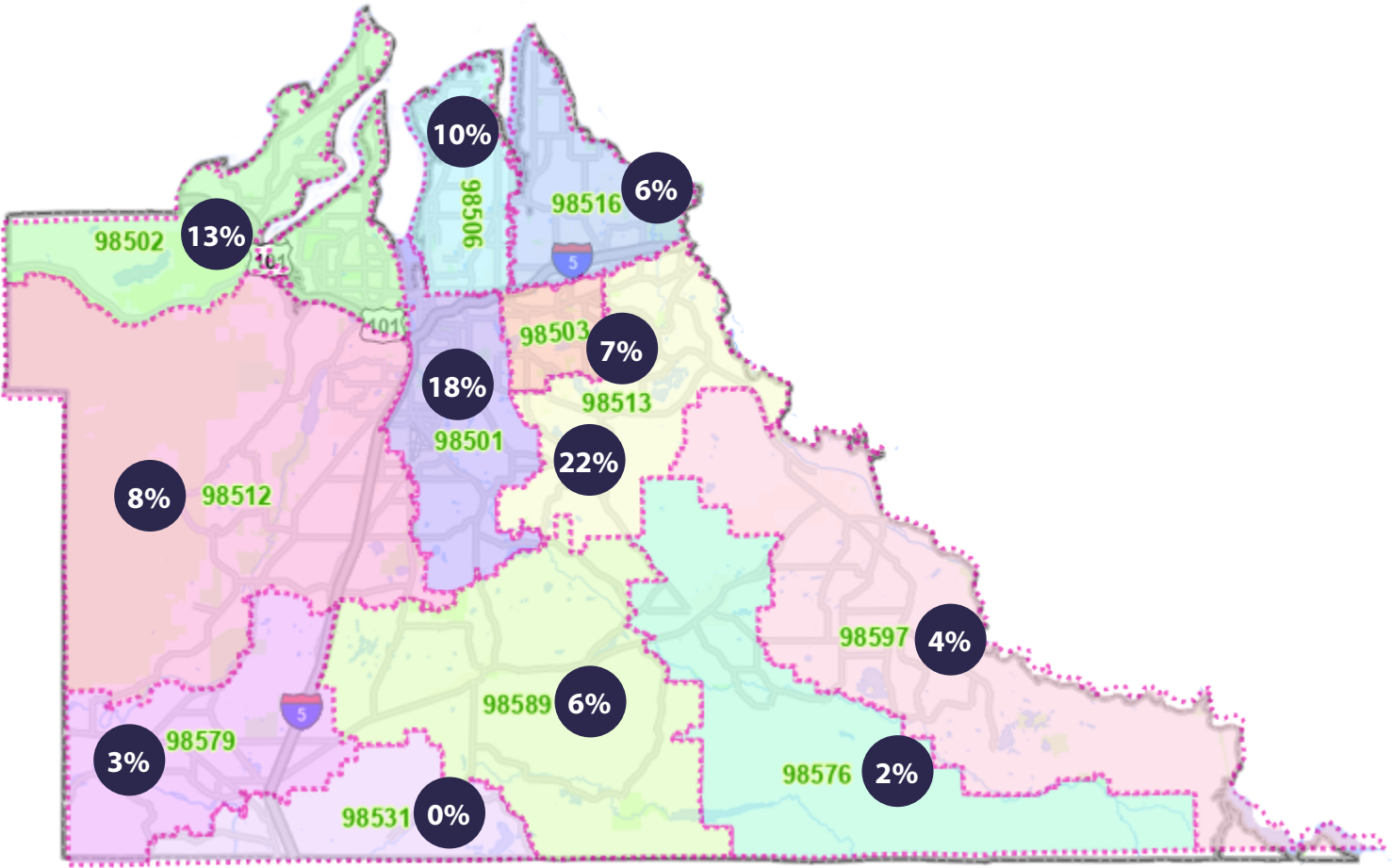
WHO TOOK THE SURVEY

950 people submitted the survey from across the county. 98% of respondents selected English as the primary language in their household. 5 selected Spanish, 1 selected Russian, and 1 Other.

RESPONDENTS AGE



NUMBER OF RESPONDENTS BY ZIP CODE



TOP FOUR TOPICS

We asked respondents to pick the topics most important to them. Here are the top four topics picked.



Protect sensitive areas like wildlife habitat, flood areas, landslide areas, and surface and ground water (57%).



Prepare for climate change and take actions towards reducing impacts (47%).



Protect agriculture (36%).



Increase availability of affordable housing (33%).

BOTTOM THREE TOPICS

- Increase bicycle and pedestrian facilities (11%).
- Add more options and/or locations for recreation (10%).
- Increase land available for industrial or commercial development (4%).

RESULTS

Respondents were asked how important the following topics were to them.

Diversify and increase job and business opportunities.

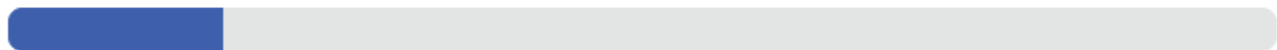
Very important 311 (32.16%)



Somewhat important 492 (50.88%)



Not important 164 (16.96%)

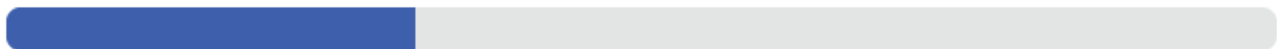


Prepare for natural hazards.

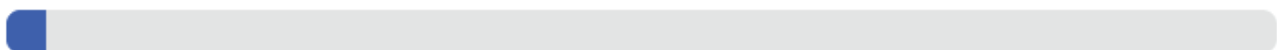
Very important 634 (64.43%)



Somewhat important 318 (32.32%)



Not important 32 (3.25%)

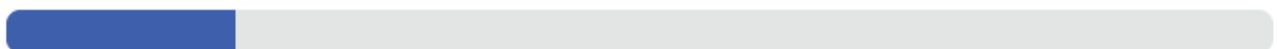


Prepare for climate change and take actions towards reducing impacts.

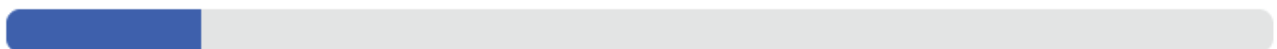
Very important 653 (66.43%)



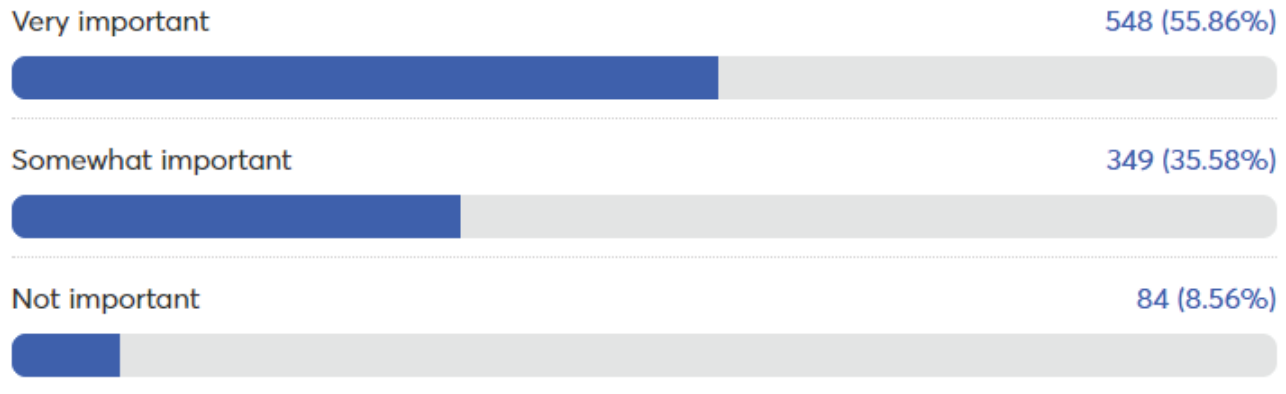
Somewhat important 178 (18.11%)



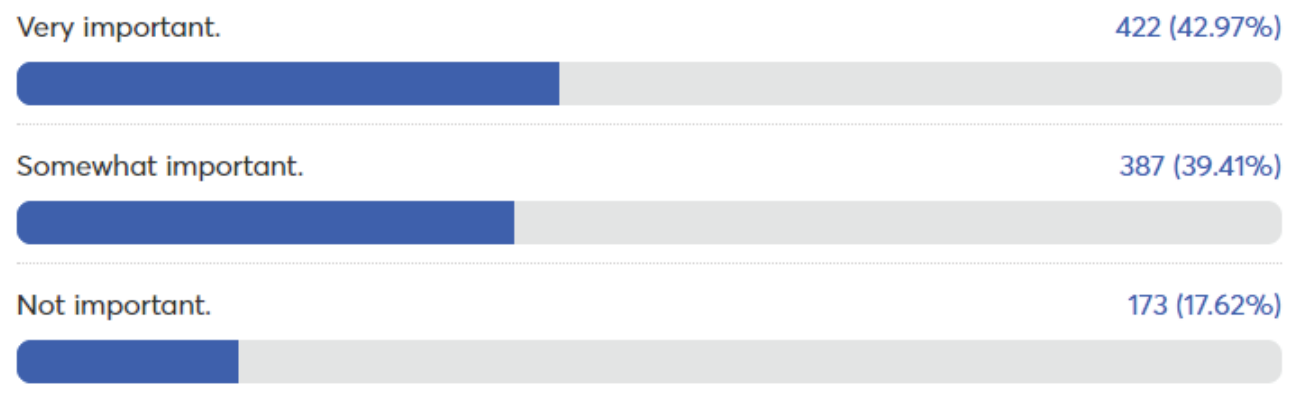
Not important 152 (15.46%)



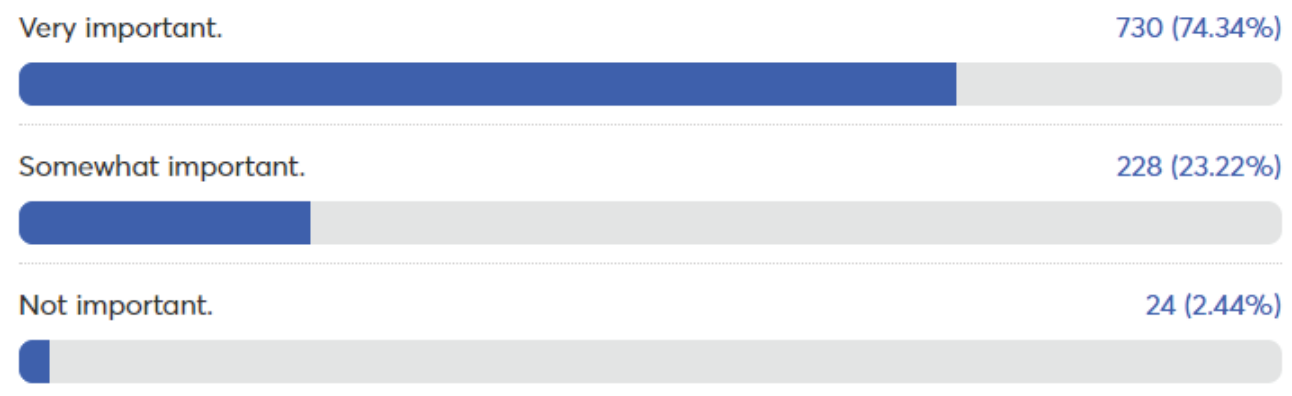
Address traffic congestion.



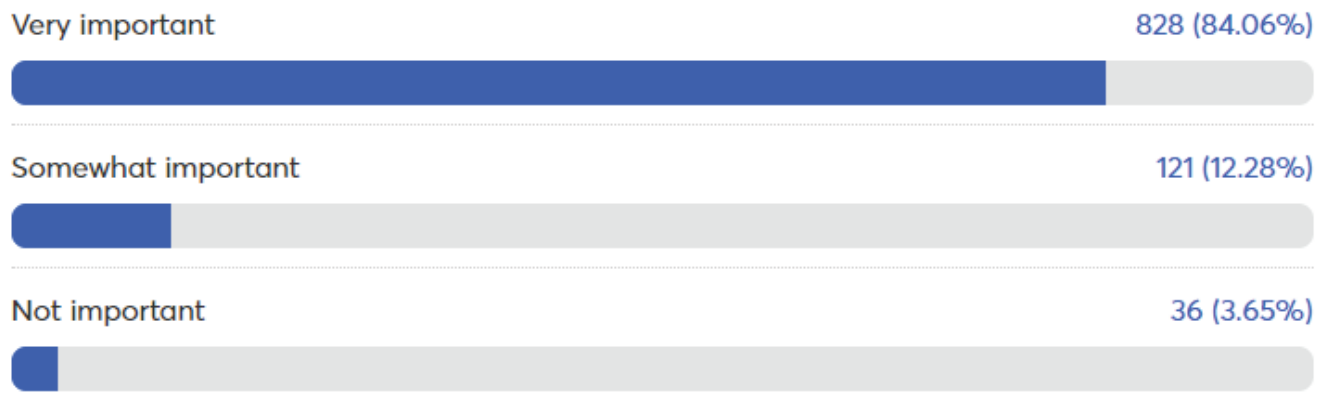
Increase bicycle and pedestrian facilities.



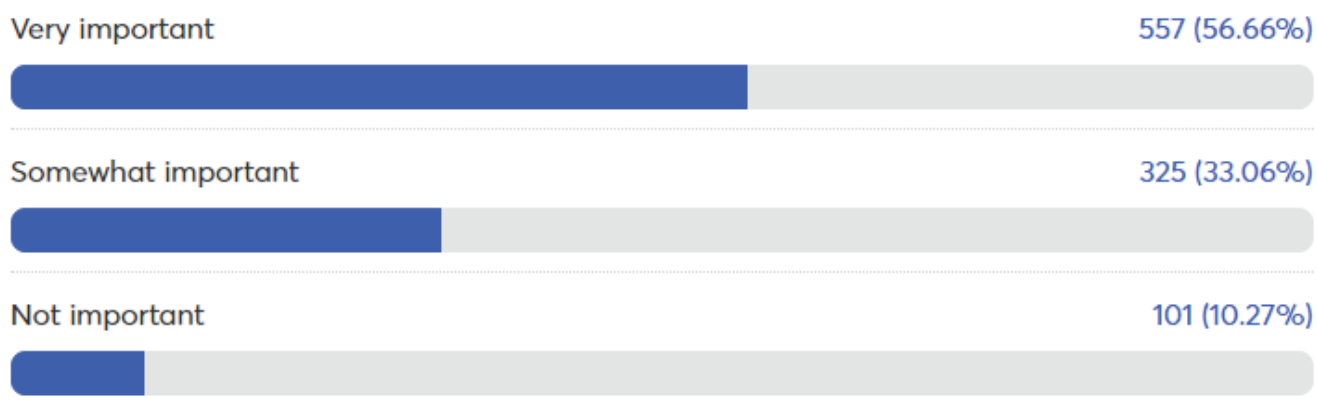
Protect agriculture.



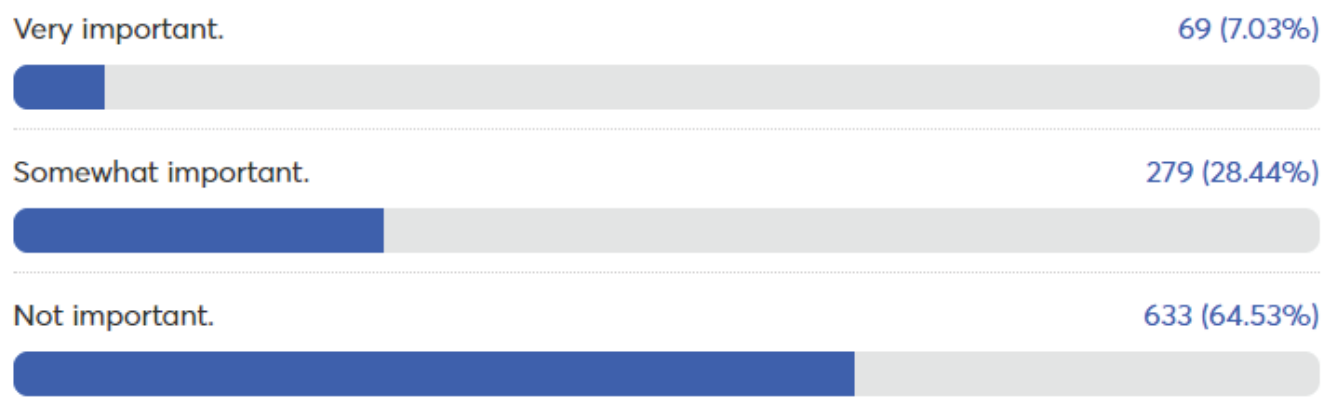
Protect sensitive areas like wildlife habitat, flood areas, landslide areas, and surface and ground water.



Increase availability of affordable housing.



Increase land available for industrial or commercial development.



Add more options and/or locations for recreation.

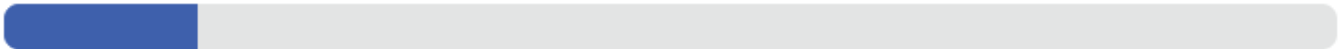
Very important 321 (32.72%)



Somewhat important 517 (52.7%)



Not important 143 (14.58%)

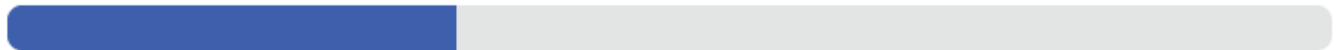


Improve access to health care.

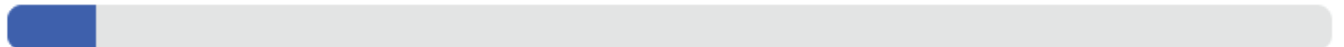
Very important 581 (59.16%)



Somewhat important 334 (34.01%)



Not important 67 (6.82%)

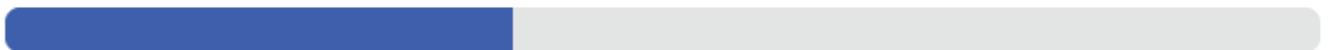


Protect cultural and historic resources.

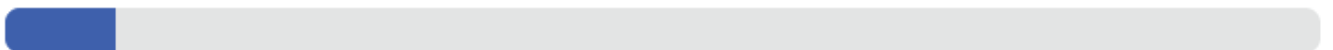
Very important 517 (52.81%)



Somewhat important 379 (38.71%)



Not important 83 (8.48%)



Improve equity and fairness in the community.

Very important. 477 (48.97%)



Somewhat important. 336 (34.5%)



Not important. 161 (16.53%)



ADDITIONAL COMMENTS

Respondents were asked if there were any topics we missed. There were **439** comments. Here's what they had to say:

- 211** Oppose a new airport in Thurston County.
- 46** Address homelessness.
- 36** Protect open space, habitat, wetlands, and forests.
- 26** Address crime and public safety.
- 17** Increase public transportation, including high speed/lite rail.
- 17** Create truly affordable housing for low-no income residents.
- 19** Increase access to healthcare and ensure mental healthcare is included.
- 12** Increase density.
- 11** Increase/enable police force.
- 13** Preserve rural character.
- 13** Ensure clean air and water availability.
- 10** Address environmental justice and social equity.
- 10** Reduce property taxes.

Other comments included:

- Support working lands, including agriculture and forestry.
- Address and respond to climate change.
- Increase childcare and activities for children, including low income or children with disabilities.
- Increase recreation, including public pools.
- Increase government transparency, efficiency, and accountability.
- Reduce permitting costs and wait times.
- Support small, local businesses.
- Improve infrastructure.

Addressing homeless encampments.
Addressing crime.

Our county occupies the national common condition called failure to self-police personal behavior. Clearly, Olympia is making a concerted effort to address the homeless/camping issue. It is my sincere hope that Olympia, Tumwater, Lacey and Yelm will make a fullsome combined effort to persuade, cajole, or call-out our state government for it's failure to address statewide illegal defacement of public/private spaces. Gun violence/crime must also take center stage. Thank you for all you do!

crime, education, drug addiction/homelessness.

- 1). Reducing crime. Hold criminals accountable and ensure we have adequate staffing in the Sheriff's Office to accomplish this critical mission.
- 2). Addressing the prolific homelessness that's visible everywhere you look!
- 3). The cost for building permits is out of control! Make building permits more affordable and streamline the process for obtaining permits in a timely process!

You had no topics related to high crime, drug use, the homeless. Given recent national polls you seemed to conveniently ignore those topics of concern to many Americans and only focused on those of the left.

Something needs to be done about the homeless and crime issue in Thurston County. No one I talk to feels safe in Olympia or Lacey anymore. It is driving local business to go out of business. This is not the Thurston County I grew up in.

Addressing the homeless issue. Cleaning up the trashed up county areas and quit making it desirable to be homeless because of all the handouts and crime waivers these people are afforded.

Clean up Thurston County. Lots of crime lately, which seems to be in a direct correlation to the homeless problem.

Again, homeless camps and garbage MUST be cleaned up. crime must be addressed. Hire more police officers, don't defund the police. Thurston county is a mess. These are the FIRST things the county should complete. We have traveled many states and most do not have the level of homeless camps and garbage that we see in Washington (Thurston county)...It is a DISGRACE. I am sure the intent of this CCP update is to do many good things. However the county needs to start by cleaning things up!

It is obvious this survey was designed to reach a predetermined outcome based on the questions and the way the questions were asked. As a male 58 year old life long resident of Thurston County I see crime and homelessness as the biggest problem we have, I never thought would feel unsafe during the day in public, the housing crisis is very complex but it all starts with availability of land and a reliable process to create housing, for over 30 years the county has done just the opposite.

crime!!!!!!!!!!!!!!! Feeling safe in our community

crime

Make drugs illegal again and remove the drug addicts from our streets. Reduce crime!

Addressing the vagrants and the related crime, garbage, and safety issues that come with them.

I CERTAINLY am wondering why our concerns about crime in Thurston County, as well as drug addiction were not listed.

Improve the safety and crime rate in the areal

Increase affordability for retirees. Lower taxes so families can stay in their existing homes. Reduce school taxes for retirees over 65. Increase security and reduce crime. Reduce ineffective building codes that increase costs and add red tape.

These survey questions show just how out of touch and misdirected our planning is!

Nothing about getting more value for each tax dollar. Does not even address the windfall in tax revenues from the increased values in real-estate! What was it spent on?

Punishment for theft. Too many stores are robbed multiple times a day bc they know they can get away with it. There is no punishment or enforcement of the homeless.

Please limit rural development and increase density, support urban homelessness solutions

Address the homelessness epidemic.

Base property taxes on what current owner paid!, not what current sales are. No benefit to owner until sold! Deal with homeless crisis!

Clean up and get rid of the homeless/ drugs and criminals on the areeets and in the county and state. It's not safe to go to downtown Olympia, we don't use the parks and trails or lakes anymore because of the dangerous homeless population that attack people. Will not visit any shops in Downtown Olympia or go to any events in downtown Olympia until the homeless population and thh HR e criminals are cleaned up off the streets. Let the cops do their jobs. Everyone speeds on every road, dangero

Get rid of the homeless drug addicts.

I don't think your survey reflects the reality of climate change, and its potential and expected impacts over the next 20 years. We shouldn't be doing ANY roadbuilding. We shouldn't be doing any further industrial development that relies on roads and trucks.

I think you should go back to the drawing board and start again, starting with the projects impacts of climate change on our community. Have you thought about cooling centers? Have you thought about roofs NOW for homeless people?

Please address homeless shelters - more r needed

Above and beyond all, fix the drug problem. Its not a homeless problem, its a drug problem. I shouldnt have to watch people smoking crack out of tin foil leaning up against starbucks. This is sleater kinney and martin way. One block away from where i graduated highschool. The homeless and the drugs are disgusting. Kts spreads all the way into hawks prairie now which used to be nothing when i was a kid. Its disgusting to see, and i question if i should raise my children here, or just leave.

Finding solutions to the housing situation in Thurston County should be a priority. The community can not flourish or be expected to provide all the services needed when so many people are without a decent place to live. It's more cost effective to find housing solutions first, rather than have to deal with the many repercussions of homelessness, which affects both the health and safety of the community at large.

How is addressing homelessness, mental health, and addiction related impacts not on this list? Itâ€™s so incredibly tone deaf that this isnâ€™t on the list itâ€™s stunning. The county should be the lead on these issues butâ€™s absence of leadership has forced Olympia to play this role for the entire County. Shame on you for forcing this issue on the 50,000 residents of Olympia.

Push out the so called "homeless" drug attacks/criminals from our community. Quick making our courts a turnstile for repeat criminals.

Improve wheelchair access in recreational areas and include service dogs. Increase availability of Dial-a-Lift in Yelm area. Increase access to food and shelter for homeless people.

Address the homeless problem by having outreach programs to get good jobs for those that are not drug addicts. Places to go to where they can clean up and then places to apply for jobs where there is help for them. They don't have computers, etc. Give them help and respect. We are all one step away from losing everything these days.

Improve the drug and homelessness crisis, people living in tent cities is not compassion, it's pathetic.

Get tough on homelessness and drug use to improve quality of life across the board. Elect responsible adults and promote self sufficiency and pull government back to it's rightful place in support of liberty.

Please stop catering to the homeless. Our county seems to have a disproportionate population. If they are unwilling to get help then they shouldn't be provided services. No barrier shelters and housing should NEVER be allowed in our county. Society requires rules for a healthy community. If you cannot follow rules then they shouldn't be catered to. Those who seek help should be helped with medical, psychological, and drug therapy-along with job training.

Get the homeless and their pig sty messes out of sight. Get the camps out of the parks and along I-5. It's a disservice to everyone who lives here that we have to shop and be panhandled. Openly seeing people go to the bathroom or doing drugs as I drive down Capitol, deplorable.

Make sure all homeless people have a roof. I don't care if that is part of affordable housing initiatives or not. homeless people need roofs now!

End ALL roadbuilding. Make significant cuts to the Sheriff's Office budget. Get rid of all militarized equipment.

homelessness

homeless encampments are out of hand

this survey seems does not address the issue of growth management. the county needs to stay within UBAs and protect farm and forest working lands while protecting the environment. By densifying the UBAs increased revenue will support mass transit and alternatives to transportation such as bike trails, etc. Improving equity and fairness thru affordable housing, banking, & health care is imperative while increasing jobs and minimizing homelessness.

Addressing the trauma of homelessness, and the mental/social health care needed for citizens to successfully transition is a subject I have seen little action on anywhere not just here. I suggest looking at programs such as SeekHealing in Asheville North Carolina for a social health model.

figure out the homeless problem. absolutely ridiculous that i cannot park an rv on my own land with water and septic hook up yet the homeless can camp anywhere on public land that i support with my taxes with no sanitation and nothing is done about it

homelessness population

homelessness
Community Safety

Helping the homeless.

homelessness especially in downtown Olympia. I also feel that we need to work to improve and clean up downtown Olympia. We need better access to grocery stores.

homeless people, or more specifically, addiction is a major problem that needs to be dealt with differently than it is now. I work with it every day, they can be very violent.

You have all lost your minds with any adjustment to the Capitol Mall area. Haven't you seen it is full enough of housing? You minds do not even exist with any actual knowledge of the Capital Lake area. No matter how much dredging you employ the excessive land fill has compromised any possibility of ever avoiding flooding. Do you even know the road around the lake collapsed during the time of trying to establish it. You have no idea what affordable housing is. The rent is out of reason.

Development should be in cities and urban growth areas. Keep the rest rural and farming and forested.

Need high-speed rail to Seattle AND Portland!

prioritize the existing and create more green spaces in urban environments
stop renting out the port to Weyerhaeuser and make a solar or wind farm and public park there instead of exporting dead trees to Japan.
Stop building next to waterfront on flood plane don't add more expensive condos and stop tax breaks to developers and lower the taxes for regular people to not pay for the rich.
Stop making school levies tied to property taxes since it is the main reason it's so \$\$
Make water free

increase land for housing. clean creeks and drain ditches of canary grass to let water get to the sound instead of flooding areas

Park(s) in Rochester! We send enough money to Thurston County that it would be great to see some of it returned to more rural areas for community enrichment.

Include mental health services in improving access to health care.

No, but thank you for thinking of my future.

Encouraging comp planners to think about child care and the 0-5 population and affordable spaces for centers and diversity of options for families and caregivers (in home/center/etc.)

Reduce fees and regulatory requirements so folks can actually build a home or start a business. Reduce the timeliness for permits from what is now a year or two down to 90 days.

Environmental Justice and Social Equity are important issues and they should be added to the Comp Plan.

You need to reach out to the marginal, BIPOC and Tribes community in listening sessions.

"Excessive Speeding" through residential neighborhoods near Yelm Highway to avoid traffic!!!

Traffic Noise

No increased air traffic!!

Solicit participation and include the private sector and local business/home owners/property owners in the solution process to get buy in and best ideas/practices so as not to alienate the self-made hard-working locally invested private parties/taxpayers in the process to retaining the high quality of lifestyle we enjoy in the greater Olympia area.

Protect green/open spaces. Environmental justice & social equity. Air quality & quality of life concerns.

Quality of schools and childcare.

Stop the Port of olympia new project coca-cola factory in Tumwater that will increase c02 and drain aquifers!

Protecting forests and woodlands.

Addressing housing affordability from the correct angle. Many regulations and fees exist that drive the cost of new housing higher. There must be plans made to reduce the amount of barriers in place to build new housing. Requiring or incentivizing the construction of new units dedicated solely or partially to "affordable housing" turns away a majority of builders. Increased supply of housing should yield more affordable housing. Impact Fees, over regulated critical areas, county staffing, etc.

Increase and update access to lakes, boat ramps, and shore fishing.
Safety and Security of citizens.
Affordable Housing

Increased availability and use of public transportation.

I'd like to see planning by preparing to avoiding placing structures or businesses in the way or location of hazards (floodplains, steep slopes, shoreline riparian buffer areas, etc). This type of planning, which takes a strong vision, Will be cheaper in the long run than constructing and maintaining infrastructure.

Reduce property taxes

Not industrializing the area.

Add solar to all government buildings and schools.

Housing availability in general is an issue, not just housing that is zoned or legislated affordable for those in need. infrastructure is falling too far behind.

the survey makes it hard to communicate intent. I care about protecting sensitive areas like wetlands and landslide areas etc., but i know that we have a lot of code protecting those areas already as we have done a good job of that and so i dont feel it should be a main focus. My only option is "not important" which is misleading.

Strengthening home and family

Religious freedom

Transparency in government

Increase personal and public safety of all citizens

cut the cost of the budget!!

Create incentives for responsible management of private property. As examples of what this means:
Create a sliding tax incentive for % of property that is permeable surfaces- someone with 90% impermeable pays a higher tax rate than someone with 70%.

Provide bi-monthly garbage pick up of invasive species-create tax incentive to property owners that are reducing or have removed invasive species.

Create sliding tax incentive for apartments that provide natural/garden areas for residents.

Environmental Justice and Social Equity are important issues and they should be added.

All housing stocks need to be part of the affordability housing strategies. We have underbuilt for over a decade. Local cities have not annexed UGA growth areas fast enough which has created increased land costs, new energy codes are adopted without robust conversation on housing affordability and equity.

Healthy air and water support quality of life for all.

the pandemic may have seen an increase in government bureaucracy, unfortunately, but it also shows that these bureaucrats can "work" from home, leaving a lot of empty offices and parking lots. Turn that around. Look towards a new tax system that encourages conservation and development

Downtown Olympia buildings are looking like there is quite a bit of deferred maintenance including vandalism.

Improvements are well overdue to downtown Olympia. Perhaps a barn raising approach? One local business helps out another business to improve the "storefront" appearance. Take pride in how our city looks. Tax on Tourism is a great source of income and can help Olympia. Make it hospitable and desirable and the money will come!

I would love to see density increase so that walking and biking are more viable as modes of transportation.

Our county needs to position itself for smart, contained growth that balances a lot of the needs above. More housing is needed, but our developed land must be centered around transportation systems that are equipped to serve it. There's a nexus between many of these issues above. The relationships among them must be acknowledged for us to be successful.

Keep rural areas rural. Limit expansion of wireless services, increase high speed wired services which are faster and more reliable. Limit industrial/commercial intrusion in rights of way.

Increase access and routes for public transportation.

Iâ€™ve lived in Thurston County for close to 40 years. I miss being able to enjoy downtown Olympia. Tumwater has become chaotic and Lacey has so very many temporary residents from JBLM. I miss the comfort and safety of what was. I miss long-term residents committed to making this a better place. Thereâ€™s so much trying to make things right for the few that the area is losing the appeal that brought us all here in the first place. Begin with the end in mind to build what it will become.

SCANDAL: Stop selling our water to Coca-Cola. Stop this give away. They should have to use the old Olympia Brewery warehouse, they must post a large bond, and they MUST pay for any water, and they MUST not be able to use unlimited water.

HEY, that water was fought over, & the cities agreed to share those wells. And any other groundwater MUST be kept for our citizens. WHO decided to do this? How much money or favors are Coca-Cola paying you under the table.

Affordable Homeownership to combat racial discrimination in housing.

Preserving the green space currently present in Thurston county will go a long way towards mitigating the effects of global warming. High density mixed rate housing in already-developed segments of the county will increase access while preserving forest and improve housing equity. Townhouse development increases surface concrete, decreasing rainwater absorption and increasing local temperature; it's not how we build ourselves out of our current needs.

leave us alone that live in the rural areas too many rules on endangered whatever you come up with,I am really renting my property in property taxes,and the state is telling me what I can and can not do.

Increasing engagement in county policy development from underrepresented groups

Develop, improve, and complete transportation infrastructure BEFORE approving new development of industry or housing.

public transportation- create a systematic approach to public transportation that creates accessibility and effective utilization for ALL residents of the County. Work with IT to implement a county-wide system linking with adjacent counties for ease of use by all citizens. Join Sound Transit, bring light rail and Sounder to Thurston County. Investigate using the RCW on Rail Districts as needed.

Restore and protect coastal and riparian areas for wildlife, water quality and quantity, and recreation access

Improve traffic safety in south county near Tenino, specifically old highway 99 and Rich road intersection. Add more pedestrian / bike safety to Tenino (kids walk along the highway because there are no sidewalks outside the primary town area)

What is the maximum population we want that will maintain our quality of life?

More single family housing

https://www.cnn.com/travel/article/iryo-high-speed-train-spain/index.html?fbclid=IwAR3R9QSAvt75ApCCJv2pS1SERgHU6QjqKc88wBXm4jeo5AZlxvR1tO_ynNw&mibextid=Zxz2cZ

i don't see police and fire on your list isn't this the most important job for all government public safety and what about sanitation sewer and water. should not have to pay extra property tax levy for the most basic government functions these should be firs on you budget and planing

Protect agriculture AND forests

Increase access to primary care

Awareness of population demographics. Access to higher education including access to trades.

More 55+ and over homes for the elderly.. Let Mr DeTray build his houses on 14th Ave without the huge impact fees being imposed on him and his plan fir that development. Retirees want to live here but there's nothing for them to live in. Reduce taxes on houses occupied by these sane folk. We are being taxed out of our homes.

Thurston County is uniquely and naturally beautiful. I believe the land needs to be protected and not over developed like many surrounding areas. Thurston County has developed rapidly since we have moved here in 2013 and I believe its bursting at the seams. Buisnesses are overwhelmed with all the people flocking in, the traffic is getting worse, and the rural natural look is disappearing. Focus should be on preserving what is left and protecting wildlife while staying affordable to mid class.

I support sustainable and organic farming in Thurston county. We are lucky to have the healthy food production we have. Local food production is essential to climate change preparation

We need major investment in public transportation like high speed rail and buses.

Retaining Thurston County semi-rural atmosphere. See your 1970 detailed land use map and study

Does adding more commercial and industrial lands create real local jobs, and how much money would the county get for allowing this kind of development, instead of maintaining the quality of life and natural environment?

When there are conflicting goals, Environmental Justice needs to be the highest priority.

Thurston County should plan to incorporate the Dept of Commerce model Comp Plan language for climate mitigation and resilience language into the Comp Plan.

Increase mixed residential/commercial zones.

Limit growth to within current cities boundaries.

The area is guaranteed to grow in the next 20 years, and it would be smart for Thurston county to prepare for an influx of residents and protecting the environment /wildlife while making a Thurston County and Olympia, an attractive place to live, and do business.

Improve public transit and concentrate development to fight climate change. Build publicly-owned, mixed-income housing that can provide revenue and increase affordable stock.

Primary care physicians are not available in Thurston Co. Right now, if you needed a new PCP you would need to travel to King or Clark county to see a new PCP. If you can wait, it is still a six month wait for a Thurston County located PCP. That is too long! Even though there is a large medical presence in the county, it isn't enough, or (more likely) the number of specialists to PCP doctors is out-of-balance.

Prison reform
Destroy magat cultists

Please do not issue new building permits for land that will be under water in 2035. Reserve that land for recreation and encourage building inland. Please work to eliminate septic tanks. Growth for growth's sake does not serve quality of life. There must be a balance between growth and infrastructure - for traffic etc.

We must do everything we can to build an adequate supply of affordable housing, removing zoning restrictions on housing density in areas close to city limits; and working with the Housing Authority to build significantly more publicly owned and dense housing. The county should also form a Public Health District, which operates a distributed network of clinics capable of providing basic care, referrals, and a full range of vaccination services. Wait times for accessing health care are insane.

Preserve open space. Could be assumed in protecting ag land and wildlife areas, but not explicitly listed above.

Many of the county employees I've encountered when I've needed services or information over the last 5 years are disappointing, to put it mildly. Your documents across many departments are poorly written or outdated. Your phone trees are remarkably difficult to navigate and your wait times for a return call are embarrassing. Please consider investing in more staff and be sure they are, at a minimum, good at their jobs and can prioritize customer service.

Please protect the beauty that is Thirston County. I love the rural feel, the people, and how safe it is. Please do everything you can to keep it that way.

Promote and develop green infrastructure and low impact development practices.

Light rail connecting north pound and start southbound.

Trees over 100-years old in Thurston County need to be protected for both wildlife habitat, our watersheds and aquifers, and the enjoyment of future generations. Vintage fruit trees (e.g., apple, pear, plum, etc.) need to be listed on a county wide historical register and not be cut down. Many of these trees are at least 80-100+ years old, or are the descendants of trees planted by Thurston County pioneers and have historical value, and nearly all of them still produce delicious fruit.

Improve condo and HOA laws for more affordable (\$250 per SF) multi-story condos with great walk-ability, shopping, high speed electric rail, parks, plazas, trails.

I didn't list equity because it should be considered in all decisions.

Protect, enhance and restore water resources and wildlife corridors. Purchase undeveloped, natural lands to preserve for future generations. Ground water is precious and needs to remain in public domain for a healthy populous. Eliminate unnecessary transportation facilities and invest in multi modal active alternatives.

Protect TREE CANOPY, legacy trees, and contiguous stands of forest.

Downtown safety

Protecting sensitive areas for wildlife and making it easier for bikes and peds will help reduce climate impacts. Improving access to Healthcare will improve equity and fairness in the community.

Add more rules about leaving some trees on land that is going to be developed, also more soil protection regulations. Require developers to protect the native trees, plants and leave more wildlife habitat. Fewer sidewalks and more green belts. Also protect the Sound and the waterways from any more degradation. I would love to see traffic solutions and common sense used in planning when buildings are placed. Don't Zone single family homes next to skyscrapers and skyscrapers next to industrial area

Invest in development of high speed rail.
Increase production of alternative power: wind, solar, wave.
Close the Centralia coal power station.

Preserve farmers so they can stay on the land and farm.
Tax breaks for anyone who can grown enough food and sell to others.

Environmental Justice and Social Justice

Bicycle and pedestrian facilities should exist to connect rural SW Thurston County (little rock, delphi, maytown) to Olympia. Similar to the Chehalis Western Trail that serves SE and NE Thurston. We need to stop converting open space and working lands to planned housing developments. Instead, focus on LAMIRDs around town centers. Overall growth patterns of Thurston county with the random mcmansion developments and spider webbing roads and cul de sacs is unattractive and doesnt foster community.

EV DC-fast charging stations should be under cover (solar panels over parking and charging areas) and should include pull-through spaces for towing and long vehicles. Gas stations should be converted to biofuels for supporting legacy ICE vehicles. Global warming is caused by FOSSIL fuel use. Fossil fuels MUST be phased out!

getting people to work.

Protect private forests and sustainable forest management.

Please prevent Seatac #2 from being approved and developed in Thurston County.

Dump this equity crap!

Fully implement the Thurston Climate Mitigation Plan it covers many of these areas of concern.

The continuing issue w/the unhoused and mentally ill, addicted members of our communities need addressed. I'm always concerned that govt decision makers implement new policy without a solid and long term funding commitment and plan. We can't have it all.

Create programs for autistic children.

Grow job and business opportunities that do not require increased conversion of land from vacant or agricultural to industrial or commercial. Consider water supply and availability when promoting any changes in land use. Plan for how to accommodate growth through density while maintaining quality of life. Create a vision for the County that gets at local values - not conversion to box stores like so much of the I-5 corridor. Make this a Desirable place to live and do business.

Reduce regulatory requirements and zoning that impede construction of affordable housing.

Would love to see more recreational outdoor spaces that bring the community together, similar to Point Ruston development.

We need to protect the rural beauty of Thurston countyâ€ the wetlandsâ€ the aquifersâ€ all of it.

More small business centers in neighborhoods.
Walkable to grocery and coffee, neighborhood hubs.

Preserving open space for wildlife, hiking trails, natural habitat.

The US population is set to begin declining, as fertility has been below 2.1 for more than a decade now. We need to begin planning as though our local and state population is at or near a peak.

It will not be as sharp a decline as Japan or Korea, which are likely to shrink by 30% over the balance of this century. But this notion of needing to "build more things" will come to an end. Our focus should be on the quality of life for those who remain.

The roads are increasingly deteriorating as traffic is increasing. Little patches are not doing the job.

Law Enforcement increase!!!

Stop the Green New Deal!

Addressing air quality issues, including preparing for increasing episodes of wildfire smoke in our region. (This ties into both addressing climate change and preparing for impacts, as well as increased access to health care and public health options).

Address public Safety

Yes to affordable housing but needs to be truly affordable for people not just a set aside if a couple units in a big fancy market priced apartments.

Improve governmental transparency, efficiency and accountability

dense development, pedestrian focused urban design. Urban incentives for tree canopy retention, water conservation, lawn reduction

Large industrial projects in unincorporated county areas - please stop.

Support local businesses and endeavors. Avoid large developments in sensitive areas or agricultural lands.

Quit approving more and more commercial enterprises together with more and more housing. Our communities are rapidly losing their quality of life as the population density and traffic are becoming just grotesque.

I would like a public indoor pool to be built for the community

Hire more deputies,

Community support services for low income children - wrap around services -medical, recreation, emotional support services

Very poor maintenance , people driving around in brand new 4x4 trucks. SUVs , why ? Nothing getting done but burning gas and labor hrs . Totally unacceptable with no accountability and a terrible attitude . It seems like everybody hates their job ,and it shows .

No leadership

I encourage the county to invest increasingly in habitat and ecological restoration and do all we can to safeguard our local wildlife and lands. And please make ample green space in town. Thank you for your great work!

Yes. Restore watersheds. Some choices offered are beyond the purview of the county.

Thurston County seems to be protecting big business at the expense of its citizens. Quality of life is important.

Improve access to mental health care; increase sidewalks for walking; provide quality early childhood education/care and parenting resources; make community sports/activities/arts available for all children regardless of ability to pay

Quality of life due to noise and air/land pollution.

Improve scale and timeliness of public transportation.

Affordable housing is also critical, but we need to direct growth into the areas that are already urban; I am unclear if this plan involves the municipal jurisdictions or is just for unincorporated Thurston County. Sensitive areas, especially water resources, and our remaining farmland, are top priorities that the County has significant capacity to protect/preserve (and protecting these places that define our County also helps mitigate climate change).

This survey is not helpful. What are cultural and historic resources? What do you mean by "prepare for climate change"? What do you mean by "increasing the availability of affordable housing"? In the case of the latter, I think what you mean is "shall we continue to encourage and permit the construction of a gazillion apartments in Tumwater. That is certainly not where we should be going. Thurston County is not obligated to accommodate exponential growth.

Support of encouraging tourism

Reduce property tax in rural areas

Not now

Olympia keeps building in high traffic areas that face flood threats. The throughways cannot accommodate the current volume of traffic much less adding. I live at 31st and Boulevard. Our cul-de-sac is used for school drop off. Cars use Boulevard as a raceway. There is new construction all up and down Boulevard and on 18th. It is impacting everything traffic, flooding, rats, unhoused people. The roundabouts have NOT slowed drivers, it has just made them angrier.

Provide more opportunities for people to support themselves

Increase affordable housing for those of the lowest income, or no income, levels. This should include increasing opportunities for housing ownership. Take into consideration increasing social equity, especially access to transportation. Incorporate the goals and strategies of the Thurston Climate Action Plan (2020).

Highway safety

eliminate open carry of firearms.
insure that when district boundaries are drawn they represent a fair and balanced population.

More police protection on the street

In the prior 20-year plan till now we've already lost a third of our agricultural land to housing development I want to know what the county is going to do about offsetting the carbon footprint that they are creating by allowing all this housing.

Access to health care needs to include comprehensive mental health services.

Law and justiceâ€”address mismanagement by Sheriff Snaza.

There is a long term need to improve efficient, all-weatherland transportation between Vancouver B.C., points in California, Oregon and Eastern Washington.

We need to keep and preserve our agriculture, forests and wetlands. We don't need more concrete, blacktop, rooftops and roads. The forests and wetlands will help fight climate change. More concrete will cause temps in our area to rise.

Working towards environmental justice and social equity.

I have been living here since 1980 and feel that the local government entities need to collaborate and coordinate on each and every issue, decision, plan, and development. I feel like we continue to see decisions based only on dollars and quantities versus quality of life impacts. And, that competing with neighboring cities is too costly for each community.

increase monitoring/inspection of septic installations at waterfront homes

We need more dense housing, cheap apartments, walkable downtowns, bike lanes, etc

I don't know how to solve the problem, but the number of people on the streets asking for money, but seemingly unwilling to get drug/alcohol or psychological assistance is hurting business and lowering the quality of life in general. This is one of the biggest problems Olympia has.

Increase availability of resources for senior citizens, including transportation in rural areas.

Thurston County has so many unique natural features from Puget Sound to Capital Forest, the Mima Mounds to Millersylvania, all the lakes, rivers and streams. These areas need to be protected to maintain what makes living here special or else we become just another ubiquitous city scape. Our farmland needs to be protected and supported to maintain a local food economy. Please limit huge industrial complexes and warehouses. Housing developments should have green spaces and trees should be left.

Just a note that by affordable housing, we mean apartments or small dwellings that people can afford on a lower income salary but they need to be well managed. We don't need more \$2000 per month luxury units until that is addressed.

Thurston County needs more entertainment such as quality restaurants and fun things to do. Remodel the brewery into shops, bars and restaurants make Capitol lake worth visiting such as boating, fishing. Turn Tumwater from a sleepy town to a fun, energetic town. Lower the taxes so small businesses can make Tumwater more profitable and a town to visit.

none

Protect sustainable forest management. Emphasize community and urban forestry.

Maintain the rural nature of Thurston County. Enforce wetlands and endangered species laws.

Improve public safety, remove drug camps

We need to increase the minimum wage rather than providing more financial assistance.

Diversity for minorities & more small diverse businesses

Improved water connectivity, linking up with bicycle/pedestrian pathways, end-of-road micro-parks, etc.

I hope MENTAL health care is included in health care.

I also hope that by "affordable" housing, you mean truly affordable for those who are without houses now and/or very few resources. We should be building subsidized housing with grants from the Federal Gov't. We

Environmental justice and social equity.

Address air pollution,

Do not let taxes increase.

Who put this survey together? Talk about blinders, are there any issues our County might face besides the "woke" ideologies of those who developed the options? Maybe the County ought to consider the basics, like: infrastructure - fix and maintain our existing roads, etc. and law enforcement, etc. Your survey is so far skewed towards environmentalism and woke politics that it won't yield an accurate reflection of the public's opinions..

Stop crowding everything in Tumwater, you can move farther out. Allow land division further out to Littlerock area. My property is zoned 1/5.

As above

With the increasing number of apartment complexes being developed, a like number of outdoor recreational facilities need to be planned. People who live in close proximity to one another should have places to relax and play. That being said, sidewalks and bike paths need to connect people to these parks and playgrounds, and additionally to their schools.

Increase mental health/rehab facility capacity and reduce trash on public lands.

Improved traffic corridor to Tacoma/Seattle and Portland and south. Chiefly by rail to ease I-5 in both directions. Link Thurston county's future health to that corridor's improvement; don't look solely at improvements within the county.

Listen to needs of rural Thurston County citizens. Urban solutions don't necessarily help rural residents

Stop filling people's heads with ideas that don't work.

Protection police need more training but also need to be able to protect us at this point alot of us don't feel safe anymore. Truthfully it seems as if the violent criminals have more rights than the average citizens

The margins if industrial areas and housing are too abrupt. Examp:93rd Ave is becoming an industrial corridor. But housing is right against it. New housing and industrial land in the same neighborhood:The Preserve.There needs to be buffers. Hopkins ditch needs to be maintained!Don't blame those trying to help.Use storm water funds to help the ditch commission maintaine the ditch.Use common sense to prevent flooding in the area. Industrial land in Hopkins drainage will create floods bec of pavmen

The yelm bypass needs to be finished ASAP

Preparing for climate change and taking actions toward reducing impacts should mean most of the other topics are covered: i.e., preparing for natural hazards, addressing congestion, protecting ag, increasing bicycle and pedestrian facilities, protecting wildlife habitat and flood and landslide areas and surface and ground water.

Improving equity and fairness should result in increasing availability of affordable housing, improving healthcare

Judicial system needs racial Equity and implicit bias trainings

Olympia is the STATE CAPITAL! Puget Sound & the Deschutes River meet here! Mother Nature will keep them beautiful! We have international visitors frequently. Our Capital grounds are beautiful! Let's keep them that way. And let's beautify downtown.

Protecting our land, natural resources and wildlife should be our TOP concern! No farms, no food. Stop clearing land for development!

Instead, give huge cash credits for revitalizing run down/older buildings.

90% of single use plastic is not recyclable, even though some stores take single use plastic, after talking with them, they told me that most is discarded in landfills.

We should implement a ban on single use plastic packaging. We somehow managed without this packaging back in the mid 1990s, we can do it again. It is choking out parks and forests, it is a travesty.

Ensuring law enforcement focuses resources on training in nonviolent solutions to resolve conflict.

Prohibiting outdoor burning and fireworks to reduce air and water pollution.

Incentives for reducing gas-powered yard tools to reduce air and water pollution.

These last two also affect all animals and ecosystems.

Enforce CAO & protect wetlands!

No, all areas of interest were covered,

This survey needs to be specific in its questions. For example you asked about addressing traffic congestion but didn't ask how this could be resolved. To me, traffic can be solved by working to remove personal vehicles from the roads and push for transit and mico mobility. Others might see the problem by adding more lanes via induced demand, which I find to be insane.

Our principal focus should be on climate justice, and specifically taking the actions necessary to achieve the GHG reduction targets cited in the Thurston Climate Mitigation Plan, while ensuring that the most vulnerable of our community members thrive.

Need another hospital. Itâ€™s always full at St Peteâ€™s.

Air quality

Use tax money for what it's pulled for you fucks

Safety of our transportation system, particular for people traveling outside of an automobile.

Extend light rail to connect with Sound Transit--especially through JBLM. Enhance Amtrak service. Jobs and the economy are important, but also cause environmental decline and hasten climate change. It is essential to get people out of their cars and onto mass transit. That should be a primary focus and not economic development until climate change action is the No. 1 priority.

Why is there no mention of protecting working forest lands, only protecting agriculture? Both are important functions of rural land and need to be addressed.

No matter how hard we work to electrify everything possible, ICE engines will be with us for many decades. We need to transition the fuel for these engines to compatible biofuels. Currently available biodiesel is suitable for most diesel engines and Flex Fuel (with 50-80% bio ethanol) is compatible with many gasoline-powered vehicles. Other bio-sourced gasoline substitutes are rapidly being developed. Follow California's lead and support the transition to biofuels at our local gas stations!

Provide for basic needs (food, water, clean air, shelter, medicine, transportation, internet, and phone service) free at point of service.

Give land back to the people our settler colonial overlay stole it from who had been stewarding it to provide abundance since time immemorial.

Cease support for the military industrial complex.

Ban fossil fuel expansion and prohibit repair of failing fossil fuel facilities

Increasing affordable homeownership opportunities

Washington growth management act needs to be overturned. It's a social experiment that has failed. It is antiquated and rural area CITIZENS are done with urban elites lack of representation for ALL citizens. The golpher issue is a money grab scam. We all know it. Tye knows it. It's there to pay for Romero and Wolfes pension. S.T.O.P. validates the lunacy of the democrats utter corruption. Have the courage to debate. Have the courage to say you're wrong. Have the courage to change for better.

Clean up downtown and make it attractive for business and community investment.

The golpher issue is a money grab farce. Have some pride. Have some dignity. Have some courage. Have some integrity. End it. Stop the strangle hold. Debate with actual experts if you dare.

Mass transit options

This community needs a LOT more public swimming pools!

Ensure and provide for protection of saltwater bodies of water
Enforce and promote policies to both protect and reforest native trees

Please put cap on how much landlord can raise rent.how landlord accountable to fixing things that are wrong with their unit.

Just a "thank you" for asking. And asking fairly without pushing the answers to comfortable conclusions.

In my mind, "Improve equity and fairness in the community" includes "Increase availability of affordable housing". If I had a choice for a fourth, I would include both. The same is true for "Prepare for climate change and take actions towards reducing impacts," which includes "Protect sensitive areas like wildlife habitat, flood areas, landslide areas, and surface and ground water" and "Increase bicycle and pedestrian facilities."

In the spirit of the Growth Management Act, public and private projects within urban growth areas of the associated cities (Lacey, Olympia, Tumwater) should be developed under the established municipal standards/requirements of the associated city. Otherwise, the county should either (a) enact a development moratorium within the UGAs or (b) promote "bulk" annexations of the UGAs to the cities prior to projects occurring.

Thanks for the opportunity to provide comment.

Limit or decrease the large corporation footprint and help small/diverse businesses be successful. Help others create and grow their businesses, particularly homeowners looking to rent their properties or build ADUs. I looked at all the items on the list provided, and many of them can be addressed by investing in small/diverse businesses and existing property owners. All of this will improve equity and fairness. A community involved will protect its history and resources.

Provide for habitat connectivity across busy roads like I-5 via wildlife crossing structures.

We desperately need to increase public transportation options, like a light rail that would go to tacoma or portland!

Ensure regulations protect and reinstate individual property rights. For instance, allow property owners to use their natural resources (trees etc) in ways that benefit their family. Also, allow property owners to create new agricultural uses on their land by removing the necessary amount of trees and vegetation and replacing it with crops, gardens, or pasture for small farming practices.

Implementing Climate change mitigation actions needs to be the main priority! Help residence make changes in their home by way of financial incentives.

Our community continues to grow rapidly and quite a few areas our infrastructure is not keeping pace to handle the growth. For example, 93rd Ave bridge over I5 is not ready to handle the traffic that is going to be created by the Costco Distribution center and the other warehouses across the street next to Pilot Truck stop. Tumwater is exploding with growth, traffic congestion on Trosper/Capital BLVD/Littlerock rd, all around the area, Fred Meyer/Costco/Home Depot/Toyota of Olympia, is challengi

We need to protect our fragile wet lands.

We need to protect our shorelines,

our habitat for other animals, our trees.

We have enough warehouses!

We have enough stores, enough population, enough roads.

The next generation will appreciate us for protecting water and habitat for the next generation.

The proposed mega airport being built in Thurston county. It would displace thousands of people and with already a lack of affordable housing there will be even less. We will have pollution and crime, lose wildlife, the natural beauty of our county and safe drinking water.

I was born in Thurston County. I am against the mega airport. It will destroy life as we know it here. The airport will create traffic problems, noise issues, destroy wildlife habitat, create more opportunity for crime, increase our population. Keep Thurston County as rural as possible. We are becoming a suburb of Seattle fast enough as it is. Don't encourage it!

Absolutely NO airport in SE Olympia! Bad for health, the environment, climate change, and will ruin wetlands, communities, wildlife, not to mention decrease home values while increasing crime and urban blight.

Please enact practices that protect citizens from having any new airport built in Thurston County. The proposed mega Thurston County Central airport will destroy our County and make it worse than SeaTac with enormous pollution, noise, traffic congestion, and crime. We can never get back the natural resources and critical wildlife corridors that would be destroyed by this very destructive process. John and Cindy Price, Olympia WA

We don't want or need a new airport. Traffic is horrible. Get rid of homeless camps and their filth. Keep criminals in jail or utilize "chain gangs" to fix potholes.

Prevent the new mega airport from locating anywhere in Thurston County
Deal with community impact of mass homelessness
Improve access to mental health care
Improve access to drug treatment
Reduce sexual violence
Reduce domestic violence
Reduce car thefts, car prowls, and catalytic converter thefts
Reduce home robberies
Support and expand Animal Services

Stop the airport and mass population growth which will ruin/pollute lacey/olympia and will turn us into the next seattle.

would destroy sensitive areas and cause increased pollution, traffic, theft, vandalism, homelessness, etc, etc, etc.

No airport development, clean up homeless encampments, stop homesteading on public property, enable police to effectively ensure public safety

Finish the Yelm bypass to fix the significant traffic issues through Yelm/@McKenna
Do not build an international airport in Thurston County
Fund initiatives to solve homelessness--mental health care, housing, shelters--@and restore higher hygiene and safety standards to city areas
-@ Stop raising property values/@taxes so drastically
-@ Support farmers and the equestrian community that comprise the rural areas of Thurston County

I am very opposed to locating a mega airport in Thurston County. I would like to see the rural character of much of the county preserved.

Putting a new large airport in our community will change/ruin so much of this community. Many of us live here because of the quality of life that is available to us in this area. The airport would create a totally different quality to the area.

No airport in Thurston county

There should be no airport!! That would ruin the whole area! If we wanted that type of city, we would move to Seattle. No one wants that environment HERE!

We need to protect the rural feel. Protect the environment and nature. NO MAJOR airport!

No airport in Thurston County

Please preserve the southsound by finding another area for an airport.

No mega airport

Invest in rail, not airport

Another airport in Thurston County is exactly the wrong direction if anyone takes climate change goals seriously. The 'airport of the future' is just pie in the sky like the flying cars we were promised. We need to invest in better choices if we want our children and grandchildren to be able to even survive the future.

The proposed airport would destroy a huge part of the natural, rural environment that makes this county appealing. If I wanted a city lifestyle, I would have stayed in NYC. I want my baby girl to have the option of growing up as I did in my rural hometown.

I do not support an airport built in Thurston county over the largest aquifer in this area.

I would like to maintain the rural, natural character of the county and avoid urban sprawl. I enjoy the small-town feel to the area and would like to see more small locally-owned retail shops and family farms for gifts, local products, and home decor. Areas for hiking, kayaking, and opportunities to see wildlife are important to me. I frequent state and city parks and natural areas. I do not want an international airport in the county.

No thurston county mega airport

stop the airport

Please don't build an airport

No airport in Thurston County!

Keep the Regional airport out of Thurston County - the majority of residents in Washington will not benefit from a new regional airport. We do not want to be like King County with all the noise and traffic from a major airport.

Prevent future airport development or expansion in Thurston County.

Just stating my vehement objection to CACC-WSDOT Greenfield site recommendation due Jun 2023 - Building a new international airport in Thurston Co would be an irresponsible stewardship of our water resources and foment the destruction of hundreds homes, many businesses, schools, churches, irreplaceable agricultural lands and important wildlife migration corridors. #StopTheairport

1)Stop efforts to add cargo and passenger service at the Olympia Regional airport. The airport is too close to major population centers/hubs, schools, libraries, etc. for both Tumwater and Olympia. Noise and air pollution would drastically alter our community. We don't want to be the next Paine Field! 2) Protect local water resources by preventing the sale of public water to large National and international bottling corporations. This giveaway of a precious resource has to stop!

No new airport!!!!

Please do not bring a large airport to Thurston County. Every item on the above list won't matter at all. The building of an airport and the surrounding roads and support business will wipe out any protection of this area. Look at SeaTac for an idea of what the airport would bring.

It's not a picture that shows protection of Thurston County. What an airport would provide is the destruction of the county, it's history, and a way of life.

Yes. We absolutely do not need an airport in Thurston County or in Pierce County for that matter. It would devastate natural resources and cause more traffic and pollution.

The coming decades are likely going to be full of challenges. Climate change and political unrest will likely continue disrupting supply lines and displacing people internationally and within the U.S. It will be important for WA and Thurston County to protect our land, our energy capabilities, our food sources. And we DONT need an airport.

No airport!

No airport!!!

Thurston County is beautiful. I'd like to see it remain that way with rural areas with access to town. It's important to me that we don't become an extension of King County, nor become like Seattle. Bringing a mega airport or a lot of industry will change both the look and culture of Thurston county in a negative way. Please preserve the beauty of our county.

Stop the airport.

NO MEGA airport IN THURSTON COUNTY!!!

No new airport in Thurston county!

I don't want a new airport in SE Olympia!

Fend off attempts to locate a large capacity airport!

NO NEW airport IN THURSTON COUNTY

NO TO THE "GREENFIELD" airport

Stop the commercial airport plans

Stoptheairport.com

Absolutely no large commercial airport! That would be a very expensive mistake and destroy the natural wetlands of the area.

NO airport...we live between 2 hours airports, SeaTac (International) and Portland. There is no room for an airport the size of, or larger than SeaTac. We need to keep what rural land we have rural!! This *was* The Evergreen State, lets not make it less so.

The proposed commercial airport would negatively effect every aspect of this plan. It would ruin the environment, increase the carbon footprint, increase traffic, decrease bike and pedestrian facilities, decrease affordable housing, decrease recreation options, cause more health issues, destroy cultural and historic resources, and decrease equity and fairness. It would definitely not provide diverse business opportunities. All businesses would be owned by corporations.

No new airport!

NO NEW airport or expansion of activities at the current airport. Stop trying to turn Thurston County into a logistics hub.

Thurston county has many protected plants and animals. We donâ€™t need an airport to destroy these. Address this now before it is too late.

Absolutely against an a new airport in Thurston County. Would move if this happened.

No mega airport in Thurston County!!!

No new airport in thurston county.
We canâ€™t say we care about the environment and wildlife and then bulldoze and concrete over the land. What about global warming? We need trees.

No new big airport! TC cannot withstand that size of infrastructure and maintain its hometown charm. A new big airport will completely change TC and not for the better.

No new Thurston County Central airport!!

Absolutely NO airport in or around Thurston county! We are going to be vigilant about who votes in this issue and how they voted.

Say no to a new airport.

DO NOT ALLOW a new airport in Thurston County. This will destroy much of what we love about being here.

Protect the rural and agricultural areas from big business and expansion - NO COMMERCIAL airport IN THURSTON COUNTY!

Prepare and protect vital habitats for endangered species. Protect the ground water, and reduce pollution in local water ways, and the Puget Sound. FIGHT AGAINST THE PROPOSED THURSTON COUNTY airport!!!

NO MEGA airport! EVER!!!

No option for opinion on proposed possible airport-just no. Too many important elements of the county would be lost forever.

No airport

Please support all us in Thurston County who are against construction of an airport the size of SEATAC in our County.

Prevent WA Legislature from replacing one of our rural communities with an intl airport larger than SEA. stoptheairport.com

Stop the building of a new airport!

No new mega airport in Thurston county ever.

Protect the environment! Reduce sprawl both commercial and residentialâ€”-require infill development!!! NO NEW airport!!!

No airport development

I am opposed to the "Greenfield" airport in Thurston Co. A large scale airport would cause destruction of natural habitat and wetlands, cause air and noise pollution and increase traffic.

Stop the airport in Olympia\Lacey. We don't need our land taken and our houses ripped from us for pennies on the dollar. There is plenty of land off I-5 south around Chehalis and Centralia that can be a good area for the airport and it allows fast access as I-5 is right there.

No major airport! Keep our county rural.

No airport, it would ruin our community, properties and way of life.

NO new or expanded airports in Thurston County. This is VERY important.

No new airport

No mega airport!! Develop a fast train from Vancouver BC to Portland and beyond. Move away from air travel.

Please no to airport in thurston county.

NO airport IN THURSTON CENTRAL! It would destroy habitats & environment, infringe on tribal resources, hurt endangered species, industrialize the entire area with pollution, congestion and irreparable climate damage for our population.

The importance of protecting our natural environment and fighting against large projects that would wipe out habitats. For example, an international airport. That can not be built in our county, especially not in the location that's been suggested. No to the airport!

NO airport

We do NOT need a mega airport here, it would hurt all the areas that matter and almost everything on this list.

We need rapid rail transport to Seattle and Portland. We do not need an airport here.

We are bilingual English and Spanish in my home. We are native Washingtonians. I'm very upset about how all of Yelm Highway and Boulevard have been developing, just raping the woods, creating buildings without leaving any trees. The beauty of Thurston county is rapidly disappearing and we're starting to look like manicured movie scenes.

No new airport.

I do not want an airport going in at the end of Ruddel road in Lacey!

Stop the mega airport! If it's built, we're moving!

Regarding the proposed site for a Thurston County airport I would hope you would try to consider those whose homes you will take from them with no guarantee they could find a new home in a quality location and cost as they had when they purchased it. Please also consider the businesses as well as the neighborhood values you would compromise should an airport be built at the potential site. Pollution would sky rocket, property values would drop, and business would be shut down when some are new.

Do not let a commercial airport be developed in central Thurston County (East Olympia area).

My neighborhood is in the center of the proposed airport. I'm strongly against destroying our homes, rural land, habitats for wildlife and taking away the open spaces that make Thurston County a wonderful place to live.

No to commercial service at Olympia airport! Commercial service harms community health & environment (worst is 10 mile airport zone - much of Tumwater/Oly). Cargo/freight is in highest demand - flights all hours of day/night. FAA rules control, with goal to maximize # flights in/out - no consideration for community, no local control. Amazon's ATR turboprop freighters are being used at airports like ours. Noise! Pollution! Not airplanes/airport of the future. Also oppose CACC's greenfield site.

I'm worried about clear cutting forests near the airport to build warehouses for California firms.

We say NO to mega airports as well as a NO to increased air traffic in Thurston County.

The proposal of huge airport. If Thurston County is chosen, I will lose my home! I live within the airport proposal. If this site is chosen, my home will be demolished, and I will have to find another county to live in. I will not choose to live in Thurston County around a big airport.

No new airport.
Look into rail access .

I am strongly opposed to adding an airport in Thurston County. We need to be focused on rail as it is much better for the environment.

No new airport.

No airport. I don't want to see our gorgeous county turned into another Seatac or Renton. We have an amazing, beautiful and unique community. We moved here to raise our family here. Please keep the airport out.

No airport!

Please, no new airport!

Take Thurston County off the State DOT list as one of three proposed sites for a mega airport, so that the aquifer providing clean drinking water for a large percentage of the county population is protected.

NO airport

Absolutely do NOT want a mega airport in Thurston County!!!

I don't support an international airport being constructed in Thurston County. I do support keeping agricultural land in Thurston County. Local sustainable sources of food is a fundamental need and a security, economic and environmental issue. Foreign made plastic toys, junk and Knick knacks filling up warehouses around the county is not the kind of economic activity I think our county should base its future on.

No airports or expansion of them in the future for commercial use.

No regional airport in Thurston County! We are not near a mountain pass, the proposal is right next to JBLM artillery range/air traffic, has numerous wetlands and other ecological issues, there is no current access to I5 and all political entities including the Nisqually Tribe are opposed.

The PR firm handling the project for DOT has done & continues to do a piss poor job in notifying the affected public & answering any relevant questions. Their attitude: We don't care, we don't have to!

I believe it is very important to avoid massive development like the proposed airport and associated infrastructure. Our natural resources, heritage, and protection of endangered species is much more important than human development. The reason we are drawn here is because of the beauty and access to our natural places. We must do everything we can to preserve Thurston County for future generations.

No new mega airport in Thurston County. It would completely destroy our community.

No new airport in Thurston county. Please share how you are helping to stop the airport planning.

Stop the international airport from coming to Thurston County and say no to expanding the current Olympia airport!

No airport! Will impact too many homes. Surely there is a less habitated area to put one. Somewhere between Chehalis and here. Does it have to be more convenient for trucks than humans?

Don't build a large airport in Thurston County. Protect the rural aspects of our county. Don't pave it for parking.

Stop A Mega airport from locating in Thurston County!

No commercial airport in our county! This would completely deviate the rural life, wetlands, watershed, endangered species, and add a ridiculous amount of congestion to our beautiful county. East Oly is my home and it'd lose everything to an airport. Everyone in the county would be affected by the noise, congestion, pollution, and unnecessary commercial/industrial changes to our rural areas. This airport is a sick joke right?

I moved to Olympia to go to college here. I stayed because I like the small community, educated population, connected to the environment feel. What we have here is special. NO to the mega airport! I have spent a lot of time in the proposed area. The environmental damage would be too great. My two nephews work completely online. Many of the jobs of the future will be online. The infrastructure needs will be much different.

I moved here to raise my family in a small town. Putting that airport will ruin everything that I've worked for to my family in the wonderful spot there in

No new airport in Thurston County!

NO airport in Thurston County!

No sea-tac sized airport in Thurston County! This huge project would destroy our community and everything of value here. It is not in alignment with stopping our carbon footprint! It will ruin McAllister well grounds! Do not increase the operations at the local regional Oly airport. We do not need more air traffic over Olympia, the lead and emissions are problems that contribute to many major health problems from polluted air, water and soil.
Support arts & cultural activity, stay human!

No new airport in Thurston County

I STRONGLY OPPOSE THE THOUGHT OF A NEW airport BEING SHOVED DOWN OUR THROATS IN THURSTON COUNTY. I LIVE IN THE MIDDLE OF THE SIX MILE RADIUS AND COULD POTENTIALLY LOSE MY HOME THAT TOOK ME 20 YEARS TO GET INTO. PLEASE REJECT THE IDEA OF THIS airport AND PLACE IT WHERE IT IS WANTED...YAKIMA HAS ACTUALLY REQUESTED AN airport. KEEP THURSTON COUNTY RURAL-THAT IS WHY WE LIVE HERE. THANK YOU.

Stop the airport!

Fight the Green Field proposal for an airport in Thurston County. Do not let an airport be developed in our rural lands.

Retain natural beauty, natural resources, preserve rural quality of life for those who desire that. No International airport.

Thrusting County doesn't and shouldn't have a massive airport. It would have lasting and devastatingly negative impacts on the environment, traffic, and land availability for better use for the community.

Stop the airport

Absolutely do NOT put an airport in Thurston County!!!

Do not allow an airport. The state completely ignores the mid/east side of the state where there is a lack of access. Somewhere out there like Yakima/Ellensburg area would be far better for such a project.

Yes, we absolutely do not need a mega airport in Thurston County. This would destroy natural habitats for salmon and other animal species. We do not have the resources to support a huge airport. Whether it be 20 or 50 years from now, we do not need it down here. People need to stop being lazy and commute to the airport in Portland or SeaTac.

NO airport

DO NOT build an international airport that will adversely impact almost all of the above.

The airport that would destroy Thurston County.

Absolutely no airport. That would devastate the natural environment in this area.

Do not build a new airport and destroy Thurston County

Protect Thurston County from land grabs for a Mega airport!!! People first!!!

No airport! It would destroy Thurston County. Once those wild spaces are gone they are gone.

Don't support the building of an airport anywhere. We should not be building another international airport. We need to look into more environmentally conscious alternatives. We also will need to make changes in our habits to ensure we have an Earth / home to live on in the future.

Do not let the port of Olympia expand flights out of the Olympia regional airport! This will destroy the new neighborhoods surrounding it and add pollution, traffic, and danger to all of Thurston county but especially Tumwater. It will destroy the property values in the community and severely impact the quality of life. We have to stop this. Also no new mega airport.

Keeping Thurston county a rural area is very important to quality of life and why we chose to live here. Any addition of an airport would destroy this community and displace thousands of families, endanger wildlife/critical habitats, and increase traffic, noise, and pollution.

NO airport!!!!!!!!!! FIX AMTRAK! INVEST IN IT! The traffic issues could be ameliorated if Amtrak was fixed! It is shameful that the aviation industry and lobbyists are PREVENTING this from happening!

The most significant issue facing Thurston County is the potential construction of a new international airport in the county. This would forever change our community by eliminating our farmlands, ranches, wetlands, wildlife habitat, and the rural character we value most about Thurston County.

Where there is good agricultural land and natural habitat for wildlife, it should be protected, not developed. We should definitely not add more pollutant producing businesses, airports, etc. Not everyone wants to live in a massive cityscape full of pollutants and people. It is not sustainable or healthy. Encourage backyard sustainability in the community to reduce pollution, traffic, and urban growth.

I am against the development of an international airport in Thurston County. There are already several airports in close enough proximity to the area, and I do not see the value in adding another one to further congest traffic and destroy our beautiful land.

Stop the airport. I will not move.

Keep the airport out!

There needs to be a new hospital built in the south Puget Sound region.

There should not be a mega airport built in Thurston County - it is hubris to believe you can simply "create" wetlands somewhere else when you want to build on natural wetland areas. If people are truly wanting to reduce emissions, then building a new huge airport will have the opposite affect. Anyone who agrees to the huge new airport cannot claim that the environment is their top concern.

Re-consider the location of the next major airport. Perhaps expanding Olympia Regional (current footprint that has been there since 1930) is a better option. Port of Olympia is not running this airport well. Thurston county continues to allow growth to develop around this airport which is a dumb idea (these are the same idiots who complain about airport noise).

Please never allow our small Olympia airport to turn into a monstrous airport like Sea Tac or Portland's or LAX etc.

NO airport in Thurston county, this will not be the future we want for the county. Instead improve transit to SEA or PDX or improve train connections.

Implement policies to prohibit airport expansion; Improve tree protection policies; protecting shorelines and ESA species habitat

NO airport! We have to find a way to stop the airport. It will destroy Thurston County.

Do not put an airport in Thurston county!!

No mega airport in thurston county. How can we say that we care about the environment and wildlife and then even CONSIDER all the pollution and traffic and destruction of our aquifer and wildlife and air quality with an airport ?

What about the endangered species and the trees that clean air?

It's unconscionable for our legislators to even consider this. Why not high speed rail?

Please Stop The Proposed New airport

I live in the area where they are proposing to put a large airport. I do not support this at all. Keeping my house is important to me, but it just doesn't make sense. We don't have the infrastructure; it would impact wildlife and just our way of life out here. I can't even imagine how disruptive just putting the roads would be, just to get to an airport, let alone the cost. Also, we don't even have a sewer system. For so many reasons, please don't allow that to happen.

NO mega airport. We moved to Thurston County to get away from the I5 corridor. There is already too much traffic and increasing housing and businesses are only going to add the daily stress. Focus on maintaining the rural aspect of the county. If Thurston County continues to build and reduce the natural beauty of the county, we will move.

NO NEW MEGA airport!!!!!!

Thurston County will cease to exist if the airport is built. Period. You will have nothing but one big ugly, polluting, giant death trap that will be responsible for lost homes, lost livelihoods, and the loss of essential protected woodlands and wetlands. You will be responsible for the loss of countless endangered species. There will be no clean air or clean water. Please, we are all begging you. STOP THE airport!

Thurston county does not need an international airport, it would ruin this area and our livelihood here.

Please do not allow a mega airport to be built in Thurston county. The impact to the environment, especially in our ground water protection area, would be disastrous. The impact to the wildlife and the community would be devastating as well. Having the airport in Pierce county would be just as bad! Our rural areas need to stay the way they are!

Stop the airport!

NO airport

I would like to see traffic improve, but am directly opposed to having a new airport or expanding any airports in Thurston county. Would like to see Thurston county retain its rural areas.

Potential Thurston county regional airport is a horrible idea.

Stop the mega airport!

We do NOT need a large commercial airport here that will negatively impact our environment, water and community

No new airport!

Do not allow airport, protect the natural resource of rural life we already have.

Please NO airport. Encourage better access to and efficiency at exiting airports in SeaTac and Portland.

No new airport in Thurston County!!!! More support for our local schools.

No mega airport

Don't build a mega airport or expand the Olympia airport. The pollution and noise are hazardous to the thousands of homes that surround where the airport would be and around the Olympia airport. Protect our county and it's people and don't allow this to move forward in any capacity.

NO NEW airport!!!!

NO to the International airport

There is no reason to build another airport.

I feel that we should not have a new airport here or all the above topics will be for naught.

I'm not for future airport in my area I love the peace and quiet we have and don't appreciate the fumes and traffic.

No airport!

No mega airport in Thurston County!

Thurston county does not need a new Mega airport, it would disrupt established wetlands and poison a huge water aquifer, traffic would get even more congested and businesses and individuals would lose their land. The Greenfield site would also affect the Nisqually tribe and would disrupt military air space above Ft. Lewis. It would not be good for Olympia homeowners, home values would decrease considerably and noise and air pollution would increase.

No international airport in Thurston County. Too high of price in impacts to the land and private property rights.

No commercial international airport! It would cause too much displacement of families and ruin this county's community/neighborhood feel.

No new airport!!

Please work to stop the new mega airport planned in east Olympia.

NO NEW airport. NO NEW airport. NO NEW airport. NO NEW airport. NO NEW airport.

NO NEW airport IN THURSTON COUNTY!!!!

Protecting the environment is critical. Promote infill construction only--both residential and commercial. Promote green spaces. And, NO airport!!!! It would destroy the environment

Stop the airport. The airport will impact our ability to manage climate change. It will impact our water sheds, our wildlife corridors, it will take away housing in an areas that is short on housing. It will hurt agriculture, increase pollution and increase health issues for the area.

Wa large the airport at Harris Field, south of Sea Tac and north of Portland. Away from JBLM training areas. Where a runaway already exists.

Develop policies to protect & preserve rural areas of the County from any proposal to develop a major commercial airport.

Suggest stopping any progress toward building a major airport in Thurston County. The entire county would be based on what's best for the airport. Everything in the county would be low in priority to that one organization.

Your survey is based on a county without a major air terminal. So, you will need to redo anything that you find people want and need after the airport decision has been made. If Thurston County is selected, your survey would be about only what's good for the airport.

A new airport is not something I want to see in Thurston county. It would be detrimental to our community.

PLEASE STOP any additional airport traffic at existing airport, and please prevent the building of a soda bottling facility near the Oly airport and also please do not allow a mega-airport to be built in Thurston County.

No major airport in Thurston County. This must be stopped. The environment and wildlife and climate need to be protected and any major development in the county will kill it all. Please stop this from happening.

I would like to again state I am completely against Thurston County as a location for the new airport they were discussing. We moved here to get away from all the congestion and crap thatâ€™s up north. Keep it up there you can find somewhere to expand your airports and leave Thurston County alone.

No large airports.

NO NEW airport!!!

No to a mega airport in Thurston county!!

No SeaTac sized airport!!

Holding the line on ANY aviation expansion. And "enhancement." This means the Oly Regional airport, too. Noise, pollution and traffic are NOT what you and we want to see in this county over the next 20 years.

Protect old growth trees. Prevent increase air traffic by avoiding airport expansion.

We need more forested park land for reservation and recreation

We don't need any more huge warehouses.

We should be looking toward a future with more local farms and fewer big box stores, fewer cars and more pedestrian and bicycle pathways, Local is the way of the future.

Please ensure there is not a mega airport in our county. It will decimate Lacey and bring noise, pollution, health, and safety issues as well as destroying several important environmental protections. Please consider implementing high speed rail for long distance travel and light rail for local travel.

No commercial airport!

I want to make sure mega airport is not built in Thurston County.

stop the airport in Thurston and in Pierce counties

No mega airport for Thurston County

Please NO airport in Thurston county!

No new airport in Thurston County.

ATTACHMENT F

Public Comments

Unique ID	Date	Name	Topic (Select All that Apply)	Summary of Comment
1	9/20/2022	Karin Morris	5 - Transportation	26th St NE from South Bay to Friendly Grove NE lacks a consistent usable shoulder for pedestrians and bicyclists. This does not feel safe. Ideally being able to walk to Priest Point Park would be ideal Revise comp plan to meet housing needs in the rural and UGAs by tripling housing stock of lower cost houses in south County rural UGAs (Grand Mound, Tenino, Bucoda, Rainier). Expand policies to include a detailed timeline about which funding options will be pursued.
2	10/3/2022	Robert Clark	4 - Housing Climate Change Environmental Justice	Add language on climate mitigation and resiliency into the Comprehensive Plan. Add in an environmental justice priority to the comp plan. Add language into comp plan re: climate mitigation and resiliency Add in an environmental justice priority to the comp plan.
3	10/3/2022	Hugh Caton	Climate Change Environmental Justice 4 - Housing	There is a substantial number of people paying more than they can afford to live and work in the rural area. Revise comp plan to meet housing needs in the rural and UGAs by tripling housing stock of lower cost houses in south County rural UGAs (Grand Mound, Tenino, Bucoda, Rainier). Add language into comp plan re: climate mitigation and resiliency Add in an environmental justice priority to the comp plan.
4	10/3/2022	Karen Caton	Climate Change Environmental Justice 4 - Housing	There is a substantial number of people paying more than they can afford to live and work in the rural area. Revise comp plan to meet housing needs in the rural and UGAs by tripling housing stock of lower cost houses in south County rural UGAs (Grand Mound, Tenino, Bucoda, Rainier).
5	10/3/2022	Judith Bendersky	Environmental Justice Climate Change	Add language into comp plan re: climate mitigation and resiliency Add in an environmental justice priority to the comp plan. Add language into comp plan re: climate mitigation and resiliency Add in an environmental justice priority to the comp plan.
6	10/3/2022	Lisa Ornstein	4 - Housing Climate Change Environmental Justice	There is a substantial number of people paying more than they can afford to live and work in the rural area. Revise comp plan to meet housing needs in the rural and UGAs by tripling housing stock of lower cost houses in south County rural UGAs (Grand Mound, Tenino, Bucoda, Rainier). Add language into comp plan re: climate mitigation and resiliency Add in an environmental justice priority to the comp plan.
7	10/3/2022	Robin Friend	4 - Housing Climate Change Environmental Justice	There is a substantial number of people paying more than they can afford to live and work in the rural area. Revise comp plan to meet housing needs in the rural and UGAs by tripling housing stock of lower cost houses in south County rural UGAs (Grand Mound, Tenino, Bucoda, Rainier).

8	11/10/2022	Madeline Bishop	Scoping Public Engagement	I ask that the Planning Commission start working on engagement with people previously excluded from discussing the Comp Plan 2045, including communities of color, tribes, and low-income households.
9	11/27/2022	Norma Larson	Scoping	My biggest concern is the mega-airport. It will greatly affect the community and I do not believe it will bring in many good paying jobs.
10	11/18/2022	Madeline Bishop	Public Engagement	Reach out to Thurston Youth Climate Coalition
11	11/27/2022	Cheri Randich	2 - Land Use	Look forward at fast trains rather than new airports.
12	12/8/2022	Loretta Seppanen	Countywide Planning Policies	Update CWPPs to reflect housing allocation needs, address racial disparities, and environmental justice issues.
13	12/9/2022	Sharon Herting	Countywide Planning Policies	Update CWPPs to reflect housing allocation needs, address racial disparities, and environmental justice issues.
14	12/9/2022	Robert Clark	Countywide Planning Policies	Update CWPPs to reflect housing allocation needs, address racial disparities, and environmental justice issues.
15	12/10/2022	Madeline Bishop	4 - Housing	Update housing chapter to add the home fund, include affordable housing in rural areas, detail growing disparities in housing and affordability, include updates from South Puget Sound Habitat for Humanity, address racially disparate impacts of housing policies
16	12/10/2022	Madeline Bishop	5 - Transportation Climate Change	Add climate change to planning context in transportation chapter, add language from climate mitigation model language to transportation
17	12/10/2022	Madeline Bishop	Countywide Planning Policies	Update CWPPs to reflect housing allocation needs, address racial disparities, and environmental justice issues.
18	12/10/2022	Lisa Ornstein	5 - Transportation Climate Change	Add climate change to planning context in transportation chapter, add language from climate mitigation model language to transportation
19	12/10/2022	Sharon Herting	5 - Transportation Climate Change	Add climate change to planning context in transportation chapter, add language from climate mitigation model language to transportation
20	12/11/2022	Loretta Seppanen	Public Engagement	The LGCC urges individuals to submit comments to Thurston County regarding the community engagement aspect of the update. I urge the BoCC to support staff in a robust community engagement effort.
21	12/12/2022	Dr. Warren Kronenberg	Countywide Planning Policies	Update CWPPs to reflect housing allocation needs, address racial disparities, and environmental justice issues.
22	12/12/2022	Robert Clark	5 - Transportation Climate Change	Add climate change to planning context in transportation chapter, add language from climate mitigation model language to transportation
23	12/12/2022	Robert Clark	Countywide Planning Policies	Update CWPPs to reflect housing allocation needs, address racial disparities, and environmental justice issues.
24	12/12/2022	Glen Hubbard	4 - Housing	Update housing chapter to add the home fund, include affordable housing in rural areas, detail growing disparities in housing and affordability, include updates from South Puget Sound Habitat for Humanity, address racially disparate impacts of housing policies
25	12/12/2022	Lisa Ornstein	4 - Housing	Update housing chapter to add the home fund, include affordable housing in rural areas, detail growing disparities in housing and affordability, include updates from South Puget Sound Habitat for Humanity, address racially disparate impacts of housing policies
26	12/12/2022	Lisa Ornstein	Countywide Planning Policies	Update CWPPs to reflect housing allocation needs, address racial disparities, and environmental justice issues.
27	12/12/2022	Garrett Tatsumi	5 - Transportation Climate Change	Add climate change to planning context in transportation chapter, add language from climate mitigation model language to transportation

28	12/12/2022	Lisa Ornstein	5 - Transportation Climate Change	Add climate change to planning context in transportation chapter, add language from climate mitigation model language to transportation
29	12/13/2022	Joni Brill	5 - Transportation Climate Change	Add climate change to planning context in transportation chapter, add language from climate mitigation model language to transportation
30	12/14/2022	Loretta Seppanen	4 - Housing	Housing chapter needs a complete update to comply with recently passed legislation, accommodate for diverse housing, identify housing policies to undo racially disparate impacts. Include policies to address affordable housing in rural areas.
31	12/14/2022	Robin Friend	5 - Transportation Climate Change	Add climate change to planning context in transportation chapter, add language from climate mitigation model language to transportation
32	12/15/2022	Patricia Rutherford	Climate Change Joint Plans	I want a policy that addresses urban tree protections and protects legacy forests.
33	12/14/2022	Rebecca Canright	Climate Change 3 - Natural Resources	I want policy that addresses urban tree protections and protects legacy forests, addresses the need to accelerate retrofitting buildings, addresses EV infrastructure, and protects farmland while supporting new nad young farmers.
34	12/13/2022	Glen D Phillips	Climate Change 3 - Natural Resources	I want policy that addresses urban tree protections and protects legacy forests, addresses the need to accelerate retrofitting buildings, addresses EV infrastructure, and protects farmland while supporting new nad young farmers.
35	12/13/2022	Patricia Holm	Climate Change Joint Plans	I want a policy that addresses urban tree protections and protects legacy forests.
36	12/13/2022	Susan Vanderburg	Climate Change Joint Plans	I want policy that addresses urban tree protections and protects legacy forests and protects farmland while supporting new nad young farmers.
37	12/13/2022	Tim Leadingham	Climate Change	I want a comp plan that addresses all aspects of the climate crisis we are in, both mitigation and adaptation.
38	12/13/2022	Aliana Moon	Climate Change	I feel strongly that the comp plan should prioritize climate change.
39	12/13/2022	Penny Purkerson	Climate Change 3 - Natural Resources	I want policy that addresses urban tree protections and protects legacy forests, addresses the need to accelerate retrofitting buildings, addresses EV infrastructure, and protects farmland while supporting new and young farmers.
40	12/13/2022	Madeline Bishop	Climate Change	Climate change should be addressed as if it were a required element by adding new analysis, goals and policies across the Plan.
41	12/13/2022	George Burazer	Climate Change	Climate change should be a priority of the update. I want policy that addresses urban tree protections and protects legacy forests, and addresses EV infrastructure.
42	12/14/2022	Karen Bray	Climate Change	Include a policy that protects all forests within the county, and protects farmland and encourages regenerative farming methods.
43	12/15/2022	Jean Maust	3 - Natural Resources	The Comp Plan should include policy that plans to protect farmland and offers incentives to farmers.
44	12/20/2022	Dave Bradley	Climate Change	The County should make climate change a priority, addressing both mitigation and adaptation. Include policy on retrofitting existing buildings, all-electric public buildings, EV Charging Infrastructure and public transportation.
45	12/16/2022	Kathleen Snyder	Climate Change	I want policy that addresses urban tree protections and protects legacy forests and addresses EV infrastructure.
46	12/19/2022	Robyn Chance	Climate Change	Climate change should be a priority of the update. I want policy that addresses urban tree protections and protects legacy forests, and protects farmland and offers incentives to farmers.
47	12/19/2022	Tom Dyer	3 - Natural Resources Climate Change	I want policy that addresses urban tree protections and protects legacy forests, addresses the need to accelerate retrofitting buildings, addresses EV infrastructure, protects farmland while supporting new and young farmers, and addressess increased risk of fires

48	12/19/2022	Kathy Package	Climate Change	I want a policy that addresses urban tree protections.
49	12/19/2022	Glen Hubbard	Climate Change	I want a policy that addresses the need to accelerate the retrofiting of public buildings.
50	12/19/2022	Karen Caton	Climate Change	I want policy that addresses urban tree protections and protects legacy forests and protects farmland while supporting new and young farmers.
51	12/19/2022	Melinda Holman	Climate Change 3 - Natural Resources	I want policy that addresses urban tree protections and protects legacy forests, addresses the need to accelerate retrofitting buildings, addresses EV infrastructure, and protects farmland while supporting new and young farmers.
52	12/19/2022	Lisa Ornstein	Climate Change 3 - Natural Resources	I want policy that addresses urban tree protections and protects legacy forests, addresses the need to accelerate retrofitting buildings, addresses EV infrastructure, and protects farmland while supporting new and young farmers.
53	12/19/2022	Anita Thomson	Climate Change 3 - Natural Resources	I want policy that addresses EV infrastructure, a policy that addresses the homeless situation in a thoughtful way, and protects farmland while supporting new and young farmers.
54	12/19/2022	Christine Wells	Climate Change	I want policy that addresses urban tree protections and protects legacy forests, addresses the need to accelerate retrofitting buildings, and addresses EV infrastructure.
55	12/19/2022	Glen Anderson	Climate Change	I want policy that addresses urban tree protections and protects legacy forests, addresses the need to accelerate retrofitting buildings, addresses EV infrastructure, and protects farmland while supporting new and young farmers.
56	12/19/2022	Maureen Canny	Climate Change	I want policy that addresses urban tree protections and protects legacy forests, addresses the need to accelerate retrofitting buildings, addresses EV infrastructure, and protects farmland while supporting new and young farmers.
57	12/30/2022	Esther Grace Kronenberg	9 - Open Space & Recreation	Incorporate new science about the impacts of toxic chemicals, water quality protection, stronger stormwater controls and better tracking of faulty septic systems.
58	12/29/2022	Lynn Fitz-Hugh	Climate Change	I want policy that addresses urban tree protections and protects farmland, integrate climate change into how SEPA's are done, and create a regional housing authority and use affordability measures for qualification.
59	12/21/2022	Richard Moon	Climate Change	I want policy that addresses goals of the fossil fuel non-proliferation treaty, addresses EV infrastructure, promotes renewable energy and vulnerability of the power grid, addresses lead pollution around the Olympia airport, and addresses more extreme weather events by upgrading building codes
60	12/22/2022	Melinda Hughes, TCAT	Climate Change	We hope the County commits to matching actions in the Comprehensive Plan with the Thurston Climate Mitigation Plan.
61	12/28/2022	Trudy Soucoup, Homes First	4 - Housing	Update Homes First references, update DD units and partners. Update CWPPs to reflect housing allocation needs, address racial disparities, and environmental justice issues.
62	12/25/2022	Sue Langhans	Countywide Planning Policies 5 - Transportation Climate Change	Add climate change to planning context in transportation chapter, add language from climate mitigation model language to transportation
63	12/30/2022	Madeline Bishop	Climate Change Environmental Justice	Add environmental resiliency and environmental justice to the list of GMA goals

			Chapter 2 language on RRI must match the county code. The language is vague and allows an open door for rural areas and along I-5 to look like Lewis County's warehouse development. RRI Purpose should be updated to match the language in Chapter 2. Additionally, clarify the narrative for RRI within chapter 2.
			Include new goals and policies in Chapter 3 related to farmland preservation: a robust ag land conservation goal, reword and add policies on the value of ag land within the UGAs and cities, make transparent the impact of LTA and NA on development potential. Additionally the Comp Plan should have more robust conservation programs including additional conservation futures funding, TDR revival, funding streams for PDR, and Installment Purchase Agreements, include a list of metrics to measure implementation, and have an adaptable planning approach where implementation is reviewed every 5 years.
64	12/30/2022	Loretta Seppanen	2 - Land Use 3 - Natural Resources
			2 - Land Use 3 - Natural Resources
			2 - Land Use 3 - Natural Resources
			4 - Housing
			5 - Transportation
			6 - Capital Facilities
			7 - Utilities
			9 - Open Space & Recreation
65	1/6/2023	Charlotte Persons Sam Merrill Black Hills Audubon Society	Climate Change
66	1/6/2023	Sue Danver	9 - Open Space & Recreation
			Please have thorough code enforcement, without enforcement regulations are greatly weakened.
67	1/6/2023	Sharron Coontz	2 - Land Use 4 - Housing
			5 - Transportation
			4 - Housing
			Climate Change
68	1/6/2023	Elizabeth Northon	Countywide Planning Policies
			Include TCMP climate change goals. Update CWPP. Expand public transit and continue free access. Encourage multi-modal uses.
69	1/8/2023	Mari Stuart	5 - Transportation Climate Change
			Include climate context into transportation chapter, and include model language on climate change.
70	1/8/2023	Joni Brill	5 - Transportation Climate Change
			Include climate context into transportation chapter, and include model language on climate change.
71	1/8/2023	Garrett Tatsumi	5 - Transportation Climate Change
			Include climate context into transportation chapter, and include model language on climate change.
72	1/6/2023	Sharron Coontz	2 - Land Use 4 - Housing
			I'm concerned about the proliferation of warehouses. Also new solutions to the homeless issues - affordable housing is not affordable to these people.
73	1/6/2023	Sally Nole	Climate Change
			Incorporate the TCMP into the Thurston Comprehensive Plan.
74	1/8/2023	Mark Collins	5 - Transportation Climate Change
			Include climate context into transportation chapter, and include model language on climate change.
			Chapter 2 language on RRI must match the county code. The language is vague and allows an open door for rural areas and along I-5 to look like Lewis County's warehouse development. RRI Purpose should be updated to match the language in Chapter 2. Additionally, clarify the narrative for RRI within chapter 2.
75	1/13/2023	Madeline Bishop	2 - Land Use

			2 - Land Use 3 - Natural Resources 4 - Housing Climate Change Equity	The Comprehensive Plan should rectify problems around implementation, collaboration with other jurisdictions and tribes, racial disparities, protections for long-term farming, and missing policies on climate change.
76	2/1/2023	Lisa Ornstein		This update cycle should develop a plan that is fiscally constrained, recognizes looming threats of increasing climate instability and overdue Cascadia Subduction Zone, and addresses the critical need to abandon fossil fuels and require electrification of everything.
77	2/4/2023	John Gear	Scoping	Do not consider any rezonings until a 3D parcel by parcel map of every place within the County is generated that shows tax revenue in green, costs in red, and the overall 3D projecting showing whichever one dominates the parcel, varying the z-axis to show the amount generated. Any new development should be considered in this aspect before a change is made. Staff need to engage the community in trade off considerations during scoping. After the Boards initial briefing on scope, staff should re-engage with the community to receive feedback. Include formal review with the Planning Commission and a formal written comment period of at least a month. Plan for scope review periodically during the process to address changes that could lead to a need for scope change. Favor scope changes from underrepresented communities. I am concerned they may not be able to prioritize giving input until later in the process.
78	2/7/2023	Loretta Seppanen	Scoping Scoping 5 - Transportation 9 - Open Space & Recreation 7 - Utilities 11 - Health Environmental Justice	Several updates suggested to chapters to incorporate climate mitigation and resilience information, policy, and metrics; hazards planning; and environmental justice priorities
79	2/7/2023	Loretta Seppanen		Please include the Planning Commission in all phases of planning, including scoping.
80	2/12/2023	Judy Olmstead	Scoping	Please add Thurston 2045 to the docket and include the Planning Commission in all phases of planning, including scoping.
81	2/12/2023	Glen Anderson	Scoping	Please add Thurston 2045 to the docket and include the Planning Commission in all phases of planning, including scoping.
82	2/12/2023	Ken and Maureen Canny	Scoping	Please add Thurston 2045 to the docket and include the Planning Commission in all phases of planning, including scoping.
83	2/12/2023	Lisa Riner	Scoping	I believe that the top priorities should be protecting the environment, preparing for the impacts of climate change, and the retention of farmlands.
84	2/16/2023	Jon Cezan	Scoping	

From: [Karin Morris](#)
To: [thurston2045](#); [Maya Teeple](#)
Subject: Incoming Comment on Thurston 2045
Date: Tuesday, September 20, 2022 8:25:54 AM

Name: Karin Morris

Email: BATTAT77@GMAIL.COM

Message: Good day, I am an owner living on Birdie St. NE off 26th St. NE. I wanted to bring to the county's notice that 26th St NE from South Bay to Friendly Grove NE lacks a consistent usable shoulder for pedestrians or bicyclists to use. I enjoy walking especially with my dog but currently walking along 26NE west of South Bay does not feel safe lacking a shoulder. If there is room, I will jump into drainage banks or vegetation, but often there is no room due to substantial thorny bushes, and unfortunately not every driver yields appropriately. While enhanced pedestrian sidewalks would be great, I doubt that will be happening, instead, I would be happy with at least one side of the road having a consistent shoulder to walk along. Ideally being able to walk to Priest Point Park would also be ideal. Thank you for the work you do, I understand you receive a lot of these requests to improve our community.

Time: September 20, 2022 at 3:25 pm

IP Address: 147.55.17.208

Contact Form URL: <https://thurstoncomments.org/comment-on-thurstonnbsp2045/>

Sent by an unverified visitor to your site.

From: [Bob Clark](#)
To: [thurston2045](#)
Subject: Input on Housing – Chapter 4 in Thurston County Comp Plan
Date: Monday, October 3, 2022 8:04:56 AM

My Name is: Robert Clark, from Olympia
My Email Address is: rdclark147@gmail.com

Please accept the following Thurston 2045 Comments:

Rural Housing for Overburdened Rural Households: Chapter 4, Table 4.3, of the Comp Plan illustrates the challenge that the county needs to address in this Comp Plan Update. The table shows there are a substantial number of overburdened rural households, people paying more than they can afford to live and work in the rural area. It is that part of housing that the county must address in just the same way that cities must determine where low and very low income residents will live. The 6,300 overburdened rural households in the rural UGAs and unincorporated parts of the county shown in the table need more affordable housing. The 5 acre rural lots are not the place to meet that need as property taxes and costs to build on such lots make it hard to create low income housing.

The Comp Plan needs to be revised to plan to meet those housing needs in the rural UGAs by tripling the housing stock of lower cost houses in the south county rural UGAs (Grand Mound, Tenino, Bucoda, and Rainer.) Chapter 4 needs to be revised to devote space to solve this housing need; specifically, to identify “capacity of land for housing including, but not limited to, government-assisted housing, housing for moderate, low, very low, and extremely low-income households, manufactured housing, multifamily housing RCW 36.70A.070(2)(c) amended in 2021. (Dept of Commerce)”

New Revenue for Some Rural UGA Housing: The policies under Goal 1, Objective A should be expanded to detail a timeline for making decisions about which of 3 grants, loans, and options for new revenue generation to directly fund or subsidize affordable housing production the county will pursue.

These options are described on page 37 of the Dept of Commerce : Guidance for Developing a Housing Action Plan found at https://www.ezview.wa.gov/Portals/_1976/Documents/housing-resources/Guidance%20for%20Developing%20a%20Housing%20Action%20Plan_Public%20Review%20Draft_062420.pdf.

Robert (Bob) Clark
rdclark147@gmail.com

From: [Bob Clark](#)
To: [thurston2045](#)
Subject: Input on Climate Change in the County Comp Plan
Date: Monday, October 3, 2022 8:05:07 AM

My Name is: Robert Clark from Olympia
My Email Address is: rdclark147@gmail.com

Please accept the following Thurston 2045 Comments:

Climate Change Throughout Comp Plan: - In Feb of next year (2023) – Dept of Commerce will have model Comp Plan language for climate mitigation and resilience. Thurston County should plan to incorporate that language into the Comp Plan.

Below is a list of topics and the chapter where that model language should be found to fit:

- Climate resilience (related to drainage, flooding, and stormwater)- Chapter 7 – Utilities and Chapter 9 – Environment
- Climate mitigation (protecting the environment) – Chapter 11 – Health
- Environmental Justice (health equity) – Chapter 11- Health
- Reduced Carbon emissions via Transportation Policy - Chapter 5 – Transportation – Add new policies to Goal 2 – sustainable transportation

Robert (Bob) Clark
rdclark147@gmail.com

From: [Bob Clark](#)
To: [thurston2045](#)
Subject: Environmental Justice
Date: Monday, October 3, 2022 8:05:12 AM

My Name is: Robert Clark from Olympia
My Email Address is: rdclark147@gmail.com

Please accept the following Thurston 2045 Comments:

Build in an environmental justice priority to the Comprehensive Plan by adding this concept and wording to chapters 5, 7, 9 and 11.

When there are conflicting goals, Environmental Justice needs to be the highest priority.

It is the overall goal of the Chapter to ensure that improvements and programs that address the needs of the county's disadvantaged communities are given priority. While the goals and policies apply to all residents, priority for actions shall be given to those projects and programs that would fulfill the needs of those residents living in disadvantaged communities. To ensure the tenets of environmental justice, wherever environmental justice goals or policies appear to conflict with others within the Comp Plan, the environmental goals and policies, if viewed as stricter, shall prevail.

Robert (Bob) Clark
rdclark147@gmail.com

From: [Riley Caton](#)
To: [thurston2045](#)
Subject: Input on Climate Change in the County Comp Plan
Date: Monday, October 3, 2022 9:08:32 AM

My Name is: Hugh Caton from Olympia
My Email Address is: hrileycaton@gmail.com

Please accept the following Thurston 2045 Comments:

Climate Change Throughout Comp Plan: - In Feb of next year (2023) – Dept of Commerce will have model Comp Plan language for climate mitigation and resilience. Thurston County should plan to incorporate that language into the Comp Plan.

Below is a list of topics and the chapter where that model language should be found to fit:
-Climate resilience (related to drainage, flooding, and stormwater)- Chapter 7 – Utilities and Chapter 9 – Environment

-Climate mitigation (protecting the environment) – Chapter 11 – Health

-Environmental Justice (health equity) – Chapter 11- Health

-Reduced Carbon emissions via Transportation Policy - Chapter 5 – Transportation – Add new policies to Goal 2 – sustainable transportation

From: [Riley Caton](#)
To: [thurston2045](#)
Subject: Environmental Justice
Date: Monday, October 3, 2022 9:08:59 AM

My Name is: Hugh Caton from Olympia
My Email Address is: hrileycaton@gmail.com

Please accept the following Thurston 2045 Comments:

Build in an environmental justice priority to the Comprehensive Plan by adding this concept and wording to chapters 5, 7, 9 and 11.

When there are conflicting goals, Environmental Justice needs to be the highest priority.

It is the overall goal of the Chapter to ensure that improvements and programs that address the needs of the county's disadvantaged communities are given priority. While the goals and policies apply to all residents, priority for actions shall be given to those projects and programs that would fulfill the needs of those residents living in disadvantaged communities. To ensure the tenets of environmental justice, wherever environmental justice goals or policies appear to conflict with others within the Comp Plan, the environmental goals and policies, if viewed as stricter, shall prevail.

From: [Riley Caton](#)
To: [thurston2045](#)
Subject: Input on Housing in the County Comp Plan
Date: Monday, October 3, 2022 12:44:23 PM

My Name is: Hugh Caton from Olympia
My Email Address is: hrileycaton@gmail.com

Please accept the following Thurston 2045 Comments:

Rural Housing for Overburdened Rural Households: Chapter 4, Table 4.3, of the Comp Plan illustrates the challenge that the county needs to address in this Comp Plan Update. The table shows there are a substantial number of overburdened rural households, people paying more than they can afford to live and work in the rural area. It is that part of housing that the county must address in just the same way that cities must determine where low and very low income residents will live. The 6,300 overburdened rural households in the rural UGAs and unincorporated parts of the county shown in the table need more affordable housing. The 5 acre rural lots are not the place to meet that need as property taxes and costs to build on such lots make it hard to create low income housing. The Comp Plan needs to be revised to plan to meet those housing needs in the rural UGAs by tripling the housing stock of lower cost houses in the south count

From: [Karen Caton](#)
To: [thurston2045](#)
Subject: Input on Climate Change in the County Comp Plan
Date: Monday, October 3, 2022 11:29:17 AM

My Name is: Karen Caton from Olympia
My Email Address is: karencaton18@gmail.com

Please accept the following Thurston 2045 Comments:

Climate Change Throughout Comp Plan: - In Feb of next year (2023) – Dept of Commerce will have model Comp Plan language for climate mitigation and resilience. Thurston County should plan to incorporate that language into the Comp Plan.

Below is a list of topics and the chapter where that model language should be found to fit:
-Climate resilience (related to drainage, flooding, and stormwater)- Chapter 7 – Utilities and Chapter 9 – Environment

-Climate mitigation (protecting the environment) – Chapter 11 – Health
-Environmental Justice (health equity) – Chapter 11- Health
-Reduced Carbon emissions via Transportation Policy - Chapter 5 – Transportation – Add new policies to Goal 2 – sustainable transportation

From: [Karen Caton](#)
To: [thurston2045](#)
Subject: Environmental Justice
Date: Monday, October 3, 2022 11:29:33 AM

My Name is: Karen Caton from Olympia
My Email Address is: karencaton18@gmail.com

Please accept the following Thurston 2045 Comments:

Build in an environmental justice priority to the Comprehensive Plan by adding this concept and wording to chapters 5, 7, 9 and 11.

When there are conflicting goals, Environmental Justice needs to be the highest priority.

It is the overall goal of the Chapter to ensure that improvements and programs that address the needs of the county's disadvantaged communities are given priority. While the goals and policies apply to all residents, priority for actions shall be given to those projects and programs that would fulfill the needs of those residents living in disadvantaged communities. To ensure the tenets of environmental justice, wherever environmental justice goals or policies appear to conflict with others within the Comp Plan, the environmental goals and policies, if viewed as stricter, shall prevail.

From: [Karen Caton](#)
To: [thurston2045](#)
Subject: Housing - Chapter 4 in Thurston County Comp Plan
Date: Monday, October 3, 2022 12:44:52 PM

My Name is: Karen Caton

My Email Address is: karencaton18@gmail.com

Please accept the following Thurston 2045 Comments:

Rural Housing for Overburdened Rural Households: Chapter 4, Table 4.3, of the Comp Plan illustrates the challenge that the county needs to address in this Comp Plan Update. The table shows there are a substantial number of overburdened rural households, people paying more than they can afford to live and work in the rural area. It is that part of housing that the county must address in just the same way that cities must determine where low and very low income residents will live.

The 6,300 overburdened rural households in the rural UGAs and unincorporated parts of the county shown in the table need more affordable housing. The 5 acre rural lots are not the place to meet that need as property taxes and costs to build on such lots make it hard to create low income housing. The Comp Plan needs to be revised to plan to meet those housing needs in the rural UGAs by tripling the housing stock of lower cost houses in the south count

From: judithbendersky@gmail.com
To: [thurston2045](#)
Subject: Environmental Justice
Date: Monday, October 3, 2022 12:26:14 PM

My Name is: Judith B from Tumwater
My Email Address is: judithbendersky@gmail.com

Please accept the following Thurston 2045 Comments:

Build in an environmental justice priority to the Comprehensive Plan by adding this concept and wording to chapters 5, 7, 9 and 11.

When there are conflicting goals, Environmental Justice needs to be the highest priority.

It is the overall goal of the Chapter to ensure that improvements and programs that address the needs of the county's disadvantaged communities are given priority. While the goals and policies apply to all residents, priority for actions shall be given to those projects and programs that would fulfill the needs of those residents living in disadvantaged communities. To ensure the tenets of environmental justice, wherever environmental justice goals or policies appear to conflict with others within the Comp Plan, the environmental goals and policies, if viewed as stricter, shall prevail.

Thank you for considering my input,

Judith Bendersky

Tumwater 98512

From: judithbendersky@gmail.com
To: [thurston2045](#)
Subject: Input on Climate Change in the County Comp Plan
Date: Monday, October 3, 2022 12:26:41 PM

My Name is: Judith B from Tumwater
My Email Address is: judithbendersky@gmail.com

Please accept the following Thurston 2045 Comments:

Climate Change Throughout Comp Plan: - In Feb of next year (2023) – Dept of Commerce will have model Comp Plan language for climate mitigation and resilience. Thurston County should plan to incorporate that language into the Comp Plan.

Below is a list of topics and the chapter where that model language should be found to fit:
-Climate resilience (related to drainage, flooding, and stormwater)- Chapter 7 – Utilities and Chapter 9 – Environment

-Climate mitigation (protecting the environment) – Chapter 11 – Health
-Environmental Justice (health equity) – Chapter 11- Health
-Reduced Carbon emissions via Transportation Policy - Chapter 5 – Transportation – Add new policies to Goal 2 – sustainable transportation

Thank you for taking my input.

Judith Bendersky

Tumwater WA 98512

From: [Lisa Ornstein](#)
To: [thurston2045](#)
Subject: Input on Housing – Chapter 4 in Thurston County Comp Plan
Date: Monday, October 3, 2022 12:38:08 PM

Please accept the following Thurston 2045 Comments:

Rural Housing for Overburdened Rural Households: Chapter 4, Table 4.3, of the Comp Plan illustrates the challenge that the county needs to address in this Comp Plan Update. The table shows there are a substantial number of overburdened rural households, people paying more than they can afford to live and work in the rural area. It is that part of housing that the county must address in just the same way that cities must determine where low and very low income residents will live. The 6,300 overburdened rural households in the rural UGAs and unincorporated parts of the county shown in the table need more affordable housing. The 5 acre rural lots are not the place to meet that need as property taxes and costs to build on such lots make it hard to create low income housing.

The Comp Plan needs to be revised to plan to meet those housing needs in the rural UGAs by tripling the housing stock of lower cost houses in the south county rural UGAs (Grand Mound, Tenino, Bucoda, and Rainer.) Chapter 4 needs to be revised to devote space to solve this housing need; specifically, to identify “capacity of land for housing including, but not limited to, government-assisted housing, housing for moderate, low, very low, and extremely low-income households, manufactured housing, multifamily housing RCW 36.70A.070(2)(c) amended in 2021. (Dept of Commerce)”

New Revenue for Some Rural UGA Housing: The policies under Goal 1, Objective A should be expanded to detail a timeline for making decisions about which of 3 grants, loans, and options for new revenue generation to directly fund or subsidize affordable housing production the county will pursue.

These options are described on page 37 of the Dept of Commerce : Guidance for Developing a Housing Action Plan found at https://www.ezview.wa.gov/Portals/_1976/Documents/housing-resources/Guidance%20for%20Developing%20a%20Housing%20Action%20Plan_Public%20Review%20Draft_062420.pdf.

Lisa Ornstein
lisa.ornstein@icloud.com
3010 28th Ave. SE
Olympia, WA 98501

From: [Lisa Ornstein](#)
To: [thurston2045](#)
Subject: Input on Housing – Chapter 4 in Thurston County Comp Plan
Date: Monday, October 3, 2022 12:40:07 PM

My Name is: Lisa Ornstein, from Olympia
My Email Address is: lisa.ornstein@gmail.com

Please accept the following Thurston 2045 Comments:

Rural Housing for Overburdened Rural Households: Chapter 4, Table 4.3, of the Comp Plan illustrates the challenge that the county needs to address in this Comp Plan Update. The table shows there are a substantial number of overburdened rural households, people paying more than they can afford to live and work in the rural area. It is that part of housing that the county must address in just the same way that cities must determine where low and very low income residents will live. The 6,300 overburdened rural households in the rural UGAs and unincorporated parts of the county shown in the table need more affordable housing. The 5 acre rural lots are not the place to meet that need as property taxes and costs to build on such lots make it hard to create low income housing.

The Comp Plan needs to be revised to plan to meet those housing needs in the rural UGAs by tripling the housing stock of lower cost houses in the south county rural UGAs (Grand Mound, Tenino, Bucoda, and Rainer.) Chapter 4 needs to be revised to devote space to solve this housing need; specifically, to identify “capacity of land for housing including, but not limited to, government-assisted housing, housing for moderate, low, very low, and extremely low-income households, manufactured housing, multifamily housing RCW 36.70A.070(2)(c) amended in 2021. (Dept of Commerce)”

New Revenue for Some Rural UGA Housing: The policies under Goal 1, Objective A should be expanded to detail a timeline for making decisions about which of 3 grants, loans, and options for new revenue generation to directly fund or subsidize affordable housing production the county will pursue.

These options are described on page 37 of the Dept of Commerce : Guidance for Developing a Housing Action Plan found at https://www.ezview.wa.gov/Portals/_1976/Documents/housing-resources/Guidance%20for%20Developing%20a%20Housing%20Action%20Plan_Public%20Review%20Draft_062420.pdf.

Lisa Ornstein
lisa.ornstein@icloud.com
3010 28th Ave. SE
Olympia, WA 98501

From: [Lisa Ornstein](#)
To: [thurston2045](#)
Subject: Input on Climate Change in the County Comp Plan
Date: Monday, October 3, 2022 12:43:24 PM

My Name is: Lisa Ornstein from Olympia
My Email Address is: lisa.ornstein@gmail.com

Please accept the following Thurston 2045 Comments:

Climate Change Throughout Comp Plan: - In Feb of next year (2023) – Dept of Commerce will have model Comp Plan language for climate mitigation and resilience. Thurston County should plan to incorporate that language into the Comp Plan.

Below is a list of topics and the chapter where that model language should be found to fit:

- Climate resilience (related to drainage, flooding, and stormwater)- Chapter 7 – Utilities and Chapter 9 – Environment
- Climate mitigation (protecting the environment) – Chapter 11 – Health
- Environmental Justice (health equity) – Chapter 11- Health
- Reduced Carbon emissions via Transportation Policy - Chapter 5 – Transportation – Add new policies to Goal 2 – sustainable transportation

Lisa Ornstein
lisa.ornstein@icloud.com
3010 28th Ave. SE
Olympia, WA 98501

From: [Lisa Ornstein](#)
To: [thurston2045](#)
Subject: Environmental Justice
Date: Monday, October 3, 2022 12:43:25 PM

My Name is: Lisa Ornstein from Olympia
My Email Address is: lisa.ornstein@gmail.com

Please accept the following Thurston 2045 Comments:

Build in an environmental justice priority to the Comprehensive Plan by adding this concept and wording to chapters 5, 7, 9 and 11.

When there are conflicting goals, Environmental Justice needs to be the highest priority.

It is the overall goal of the Chapter to ensure that improvements and programs that address the needs of the county's disadvantaged communities are given priority. While the goals and policies apply to all residents, priority for actions shall be given to those projects and programs that would fulfill the needs of those residents living in disadvantaged communities. To ensure the tenets of environmental justice, wherever environmental justice goals or policies appear to conflict with others within the Comp Plan, the environmental goals and policies, if viewed as stricter, shall prevail.

Lisa Ornstein
lisa.ornstein@icloud.com
3010 28th Ave. SE
Olympia, WA 98501

From: [Robin Friend](#)
To: [thurston2045](#)
Subject: Input on Housing – Chapter 4 in Thurston County Comp Plan
Date: Monday, October 3, 2022 4:08:16 PM

My Name is: Robin Friend, from Lacey
My Email Address is: robin.friend@gmail.com

Please accept the following Thurston 2045 Comments:

Rural Housing for Overburdened Rural Households: Chapter 4, Table 4.3, of the Comp Plan shows there are a substantial number of overburdened rural households, people paying more than they can afford to live and work in the rural area. The 6,300 overburdened rural households in the rural UGAs and unincorporated parts of the county shown in the table need more affordable housing.

The Comp Plan needs to be revised to plan to meet those housing needs in the rural UGAs by tripling the housing stock of lower cost houses in the south county rural UGAs (Grand Mound, Tenino, Bucoda, and Rainer.) Chapter 4 needs to be revised to devote space to solve this housing need; specifically, to identify “capacity of land for housing including, but not limited to, government-assisted housing, housing for moderate, low, very low, and extremely low-income households, manufactured housing, multifamily housing RCW 36.70A.070(2)(c) amended in 2021. (Dept of Commerce)”

New Revenue for Some Rural UGA Housing: The policies under Goal 1, Objective A should be expanded to detail a timeline for making decisions about which of 3 grants, loans, and options for new revenue generation to directly fund or subsidize affordable housing production the county will pursue.

These options are described on page 37 of the Dept of Commerce : Guidance for Developing a Housing Action Plan.

From: [Robin Friend](#)
To: [thurston2045](#)
Subject: Environmental Justice
Date: Monday, October 3, 2022 4:09:22 PM

My Name is: Robin Friend from Lacey
My Email Address is: robin.friend@gmail.com

Please accept the following Thurston 2045 Comments:

Build in an environmental justice priority to the Comprehensive Plan by adding this concept and wording to chapters 5, 7, 9 and 11.

When there are conflicting goals, Environmental Justice needs to be the highest priority.

It is the overall goal of the Chapter to ensure that improvements and programs that address the needs of the county's disadvantaged communities are given priority. While the goals and policies apply to all residents, priority for actions shall be given to those projects and programs that would fulfill the needs of those residents living in disadvantaged communities. To ensure the tenets of environmental justice, wherever environmental justice goals or policies appear to conflict with others within the Comp Plan, the environmental goals and policies, if viewed as stricter, shall prevail.

From: [Robin Friend](#)
To: [thurston2045](#)
Subject: Input on Climate Change in the County Comp Plan
Date: Monday, October 3, 2022 4:08:46 PM

My Name is: Robin Friend from Lacey
 My Email Address is: robin.friend@gmail.com

Please accept the following Thurston 2045 Comments:

Climate Change Throughout Comp Plan: - In Feb of next year (2023) – Dept of Commerce will have model Comp Plan language for climate mitigation and resilience. Thurston County should plan to incorporate that language into the Comp Plan.

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- Climate mitigation (protecting the environment) – Chapter 11 – Health
- Environmental Justice (health equity) – Chapter 11- Health
- Reduced Carbon emissions via Transportation Policy - Chapter 5 – Transportation – Add new policies to Goal 2 – sustainable transportation

From: [Madeline Bishop](#)
To: [thurston2045](#)
Subject: Comp Plan Community Engagement Input
Date: Thursday, November 10, 2022 3:45:31 PM

My Name is: Madeline Bishop, from Olympia 98513

My Email Address is: mfbishop.bishop@gmail.com

I am asking the Planning Commission to start working on community engagement with people previously excluded from discussing the Comp Plan 2045. There could be a listening session to groups often called “frontline communities” including communities of color, tribes, and low-income households. The policies in the Comp Plan impact these communities, yet their voices are not commonly among those attending Planning Commission meetings or writing or speaking at public hearings.

I support providing outreach materials in multiple languages and a plan to add a social media component.

I suggest offering (or learning from) the listening forums like the [Community Listening Session – Climate Justice Forum](#) hosted by TCAT for BIPOC individuals November 10, 2022. To create such forums, you might reach out to these organizations in addition to the local tribes:

- Thurston County’s Council on Racial Equity and Inclusion
- Asian Pacific Islanders Coalition South Puget Sound,
<https://www.apicsouthpugetsound.org/>
- La Mesa Redonda / The Hispanic Roundtable -
<http://hispanicroundtable.org/wp/> (participate in the Nov 22 Latinx Youth Summit at TESC)
- People of Color Community Coalition – contact Zahid Chaudhry,
a2zoly@yahoo.com
- Black, Indigenous, & People of Color (BIPOC) Businesses in the South Sound
<https://ssbipoc.org/>

Why is outreach to “frontline” communities especially important for the Comp Plan Update? One of the critical issues for the Comp Plan Update is addressing Climate Change. According to information shared in the [MRSC’s series on Climate Change](#)

the 2018 [Fourth National Climate Assessment](#), prepared by [U.S. Global Change Research Program](#), three frontline communities in the Northwest are most impacted: tribes and Indigenous peoples; people who are dependent on natural resources for their livelihoods; and low-income populations in urban and rural environments. It is important to engage in robust outreach with these communities as part of the update of the Comp Plan.

--

From: [Norma larson](#)
To: [thurston2045](#); [Maya Teeple](#)
Subject: Incoming Comment on Thurston 2045
Date: Sunday, November 27, 2022 6:29:15 PM

Name: Norma larson

Email: norma.larson49@gmail.com

Message: At this point my biggest concern for Thurston County, is the whole idea of putting a mega airport in this area. I feel very strongly about this. I know too many businesses and homes that will be effective. It will change the whole atmosphere of Thurston county, and not for the good. I do not believe it will bring in good paying jobs, but I do believe they'll be more crime as well as homeless

Time: November 27, 2022 at 11:29 pm

IP Address: 73.42.165.205

Contact Form URL: <https://thurstoncomments.org/comment-on-thurston2045/>

Sent by an unverified visitor to your site.

From: [PlanningCommission](#)
To: [Maya Teeple](#)
Subject: FW: Youth outreach for 2045 Comp Plan
Date: Wednesday, November 30, 2022 11:43:09 AM

For you, Maya.

From: Madeline Bishop <mfbishop.bishop@gmail.com>
Sent: Friday, November 18, 2022 7:23 AM
To: PlanningCommission <PlanningCommission@co.thurston.wa.us>
Cc: thurstonyouthclimate@gmail.com; Loretta Seppanen <Laurel.Lodge@comcast.net>
Subject: Youth outreach for 2045 Comp Plan

At the 11/16/0222 Planning Commission meeting, senior planner Maya Teeple mentioned the need for outreach to youth groups to get input on planning the future for Thurston County.

I am asking you make contact with the Thurston Youth Climate Coalition spokesperson, Elsie Sabel at thurstonyouthclimate@gmail.com.

This group recently gave an excellent hybrid zoom teach-in about the Thurston Climate Mitigation Plan.

Thanks

Madeline Bishop, Olympia 98513

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From: [Cheri Randich](#)
To: [thurston2045](#); [Maya Teeple](#)
Subject: Incoming Comment on Thurston 2045
Date: Sunday, November 27, 2022 2:19:58 PM

Name: Cheri Randich

Email: clrandich@yahoo.com

Message: Look forward at fast trains rather than destroying the environment with new airports.
https://www.cnn.com/travel/article/iryo-high-speed-train-spain/index.html?fbclid=IwAR3R9QSAvt75ApCCJv2pS1SERgHU6QjqKc88wBXm4jeo5AZlxvR1tO_ynNw&mibextid=Zxz2cZ

Time: November 27, 2022 at 7:19 pm
IP Address: 71.197.155.225
Contact Form URL: <https://thurstoncomments.org/comment-on-thurston2045/>

Sent by an unverified visitor to your site.

From: [Loretta Seppanen](#)
To: [thurston2045](#); [Maya Teeple](#)
Subject: Incoming Comment on Thurston 2045
Date: Thursday, December 8, 2022 5:56:57 PM

Name:

Loretta Seppanen

Email:

Laurel.lodge@comcast.net

Message:

Thurston County should ask the jurisdiction to meet to update the Countywide Planning Policies especially related allocation at the level of individual UGAs, cities, and rest of county for housing units needed for low income, very low income, and extremely low-income housing by jurisdiction, addressing racial disparities in housing, and environmental justice issues.

Here are more detailed comments about this request to update the Communitywide Planning Policies as the 2025 Comp Plan Update starts. The lower income housing allocation by jurisdiction and also UGA, how to do analysis and address racial disparities in housing, and environmental justice issues require joint agreements among the jurisdictions. The Department of Commerce expects the individual jurisdiction Comp Plans results in these areas to add up to the whole county combined and not miss some needs because jurisdictions assumed some other jurisdiction would pick up the responsibility. The Countywide Planning Policies are the place to capture agreements the jurisdictions make by working together on big picture policies. Below are examples of issues related to lower income housing that require mutual agreement amongst the jurisdictions:

1. Equal or Fair Share: Should future housing units be assigned to jurisdictions with each level of new housing shared equally or using the “fair share” method (cities/UGAs with mostly higher income housing commit to zoning for more units of future lower income housing resulting in more equal responsibility for units of income level housing across the jurisdiction)?
2. New versus repurposed structures for lower income housing: To what extent should meeting low to extremely low housing by jurisdiction rely on new units versus repurposing existing structures.
3. Counting or not counting housing units that may not address housing needs: Can the jurisdictions agree on a way to exclude from the count of housing units now and the future those units that do not meet housing needs because they are vacation homes or AIR B & B type units?
4. UGAs are better locations to meet low to extremely low housing unit needs than the rest of the county: Commerce data provides data at the jurisdiction level on existing and needed housing units by income level. For the Comp Plan Thurston County needs to address meeting low to extremely low housing needs with the awareness that the non UGA parts of unincorporated Thurston County are best for address those housing needs. It does not seem possible to create much lower income housing in Rural RR1-5 zones with no sewer or water. Using the UGAs as the place to meet the housing needs of lower income families that work in the rural areas requires joint planning with the rural towns. This is planning that was not part of the scope of the current joint plan updates. It needs to be considered at the level of joint policies, the Communitywide Planning Policies work, and then again jointly with the cities as the county and cities complete their Comp Plan Update.

Several county staff participated in the same Dept of Commerce training session on addressing housing racial disparities that I attended. This is new and challenging work. It needs to be considered first at the Communitywide Planning Policies level to assure that all jurisdictions are using the statistics in a similar manner and not confusing the public with logical but different analytic approaches. Similarly the organizations that will help one jurisdiction will also be asked to help others - many of our local BIPOC organizations are representative of the entire county, not each jurisdiction. It would be best to plan to engage them in a mutually similar or simultaneous manner.

Direction for the Dept of Commerce on climate justice issues are still forthcoming so I hesitate to provide examples. I am guessing that the issues related to racial disparity in housing will apply to this new topic as well.

Time: December 8, 2022 at 10:56 pm

IP Address: 73.221.84.16

Contact Form URL: <https://thurstoncomments.org/comment-on-thurston2045/>

Sent by an unverified visitor to your site.

From: [Sharon Herting](#)
To: [thurston2045](#)
Subject: Update the Countywide Planning Policies
Date: Friday, December 9, 2022 12:49:40 PM

My Name is: Sharon Herting, from Olympia
 My Email Address is: seherting@hotmail.com

Thurston County must ask the jurisdiction to meet to update the Countywide Planning Policies. We need the policy for the allocation of housing units needed for low income, very low income, and extremely low-income housing by jurisdiction, addressing racial disparities in housing, and environmental justice issues.

The Department of Commerce expects the sum of the individual jurisdiction Comp Plans to address the total need. These are issues that require joint agreements. Below are examples of issues requiring mutual agreement amongst the jurisdictions:

1. : Should future housing units be assigned to jurisdictions with each level of new housing shared equally or using the “fair share” method (cities/UGAs with mostly higher income housing commit to zoning for more units of future lower income housing resulting in more equal responsibility for units of income level housing across the jurisdiction)?
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From: [Bob Clark](#)
To: [thurston2045](#)
Subject: Update the Countywide Planning Policies
Date: Friday, December 9, 2022 2:43:18 PM

My Name is: Robert Clark, from Olympia
My Email Address is: rdclark147@gmail.com

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Robert (Bob) Clark
rdclark147@gmail.com

From: [Madeline Bishop](#)
To: [thurston2045](#)
Subject: Input on Housing – Chapter 4 in Thurston County Comp Plan
Date: Saturday, December 10, 2022 10:31:21 AM

My Name is: Madeline Bishop, from Olympia

My Email Address is: mfbishop.bishop@gmail.com

Reference [Thurston Comp Plan Chapter 04](#)

Objective B. Policy 3 (the county should provide assistance in obtaining funding)

Objective C. Policy 2 (affordable housing incentives)

Objective E. Policy 1 (participating in a multi-jurisdictional public/private task force to develop proposals for expanded low- and moderate-income housing funding)

Objective E. Policy 3 (participating in a regional housing trust fund or other countywide funding source, such as a regional housing levy)

Changes Needed

- Add the Home Fund and other revenue sources and incentives to support housing at the lowest income end including emergency housing, emergency shelters and permanent supportive housing.
- Include affordable housing development in rural housing policies to expand access to affordable housing opportunities and alleviate overburdened households in rural areas.
- Detail the growing disparities in housing, affordability, and in development and aggressively pursue solutions.
- Include the following South Puget Sound Habitat for Humanity recommendations in the periodic update.

Goal: Include affordable homeownership and racially disparate housing policies in the comprehensive plan's housing chapter to comply with [recently passed legislation](#), which instructed local governments to plan and accommodate diverse housing types and affordability between 0%-120% AMI, as well as identify and undo housing policies with racially disparate impacts.

Include affordable housing development in rural housing policies to expand accessibility to affordable housing opportunities and alleviate overburdened households in rural areas.

Incentivize affordable housing development, environmentally friendly housing development, and their combination by outlining a plan to prioritize permitting

for projects and identifying county funding sources.

Need: It is well known that constraining housing supply is a major contributor to the dramatic increase in housing prices across the board. The longer this trend continues, families that struggle the most will increasingly be forced into poverty and excluded from the ability to build wealth, creating a more segregated housing system across income and communities.

In Thurston County, communities of color need to purchase about 3000 homes to have parity with white homeownership rates. County-wide 63% of households are homeowners, with every jurisdiction seeing a net loss in homeowners since 2010. In 2021, the TRPC identified that 34,000 new housing units will need to be built to accommodate our region's growth. Currently, there is under 2000 total units that are considered "below market rate or subsidized" housing, which are predominately rental units. Over 6300 rural households are cost burdened and existing plans and codes prevent affordable housing projects from ever taking off.

For our home to be more inclusive, to be accessible, and to be sustainable, we must detail the growing disparities in housing, affordability, and in development and aggressively pursue solutions. Otherwise, every year we will see more of our neighbors lose their American dream.

1. Recommendations to Include Analyses of Affordable Housing & Racially Disparate Housing Outcomes:

- Include a new section on racially disparate impacts of Thurston County's housing outcomes and policies.
- Include analyses of affordable housing and homeownership and its development in the following sections of the comprehensive plan:
 - Section 3, Meeting Housing Needs can include:
 - Affordable housing and homeownership unit projections, stock, including a breakdown between rural and urban units.
 - Section 4, Housing Affordability can include:

- Under subsection “A, Homeowners and renters”, an analysis and preview of affordable housing and homeownership availability in the county, including a breakdown between rural and urban units, and construction challenges, such as barriers in the permitting process available funding.
- An inclusion of “racial disparities in housing” within the “Housing Gap” subsection outlining the racial/ethnic gaps in homeownership, rentership, household income, homelessness, amount of cost-burdened residents, etc.
- An inclusion of “disparities in affordable rural housing” within the “Housing Gap” subsection outlining the gaps of available affordable housing units in rural areas.
- Section 5, Housing Diversity can include:
 - A subsection dedicated to mapping concentrations (i.e what type, style, and affordability of housing is built in what parts of the county)
 - A subsection dedicated to demographic mapping of housing (i.e where different community members are living and are they concentrated)

2. Recommendations for Comprehensive Planning Goal Changes:

- Edit Goal 1 to read:
 - Enough housing should be available to meet the housing needs of the existing and projected population of the county so that there is affordable housing of all kinds for all income levels that is available in all parts of the county.
 - Edit Objective A policies, subsection 3 & 4:
 - The county should develop an inventory of publicly held land within the urban growth areas that could be used for developments that provide affordable housing, and develop a process for disposing of county surplus properties for affordable housing and homeownership purposes (sale, lease, donation).
 - The county should develop an inventory of publicly held land within the rural areas that could be used for developments that provide environment and neighborhood conforming affordable housing, and develop a process for disposing of county surplus properties for affordable housing and homeownership purposes (sale, lease, donation).
 - The county should support the cities with infill development within the urban growth areas, where transportation, public facilities and

utilities already exist, to build affordable housing and homeownership opportunities when possible.

- The county should heavily focus on supporting rural growth areas in affordable housing and homeownership development.

- Edit Objective B policies, subsection 1-3:

- The county should coordinate with the cities, towns, community organizations, and the Housing Authority of Thurston County to develop and implement a regional process to monitor achieving the Fair Share Affordable Housing targets throughout the county. Regional modeling and assumptions should be used to ensure consistent analysis and record keeping.
- The county should work with the cities, towns, and community organizations to accommodate part of the county's Fair Share Affordable Housing target within the Urban Growth Areas. The county should develop incentives (such as acquiring land for affordable housing and homeownership, land trades, supporting grants, or paying for density transfers) for the cities, towns, and community organizations recognizing that affordable housing is best located

within urban areas due to the greater accessibility to transportation systems, jobs, support services, shopping, and businesses, and also recognizing that affordable housing development should be incentivized in rural areas where possible.

- As stated in the County Wide Planning Policies, when possible, the county should provide assistance in obtaining funding and/or technical assistance for the expansion or establishment of low cost affordable housing and homeownership opportunities for low-, moderate- and fixed-income individuals and families.

- Edit Object C policy 1b and 2:

- Make regulations and permit processing more predictable, to remove some uncertainty for both builders and lenders, especially for affordable housing projects.

- The county should consider affordable housing incentives, such as those suggested in RCW 36.70A.540 including, but not limited to:

- Bonus density within urban growth areas.
- Height and bulk bonuses.
- Fee waivers or exemptions.
- Parking requirement reductions.
- Expedited permitting conditioned on provision of low- to-moderate-income housing.
- Assigning existing or hiring new permitting staff to handle

affordable housing and homeownership projects.

- Develop a “combined project permit” and process for affordable housing projects that are utilizing more than three permits.
- Develop guides and standards to assist developers in their projects, with particular attention to conforming with the evergreen sustainable development standards.
- Mixed use projects.
- Lower utility hookup fees and rates.
- Tax exemptions in target areas.
- Housing levies.

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Edit Objective D to read:

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The county should encourage homeownership opportunities for county residents of all income levels and in all areas of the county.

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Edit Objective D policies 1:

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The county should consider ways to promote the benefits of homeownership, including but not limited to:

- a. Coordinating with and referring to Washington State Housing Finance Commission home ownership programs;
- b. Identifying, developing, and initiating educational programs, such as, forums, classes, public presentations, TCTV slide shows or videos, tying in with SPSCC or other home ownership/housing classes.
- c. Dedicating funding resources to assist in affordable homeownership projects.
- d. Prioritizing funding assistance to projects that follow the evergreen sustainable development standards.

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Edit Objective E, policies 2 & 3:

- The county should work with the private sector, nonprofits, neighborhood groups, and other affected citizens to facilitate the development of attractive, quality, low- and moderate-income housing, both for rent and for homeownership, that is compatible with the surrounding neighborhood and located with easy access to public transportation, commercial areas, and employment centers.
- Edit b in policy 2 to read:
Facilitate the development of high-density, well-designed, mixed-income housing, especially for affordable housing and homeownership projects.
- Add a subsection “d” in Policy 3 to read:
Provide project financing opportunities for affordable housing and homeownership projects.
- Edit Goal 2 to read:
- To promote safe and decent housing diversity that meets the changing population needs and are in close proximity to jobs, transportation, and daily activities, and that is competent of racially disparate housing outcomes.

- Edit Objective A policies to read:

- Policy 1: The county should encourage that within rural areas, a variety of diverse residential development types and housing mixtures should be available, such as detached singlefamily housing, cluster housing, duplexes, affordable homeownership, and a residence in conjunction with commercial uses in neighborhood convenience centers.
- New Policy: The county should incentive rural household developments to conform to the evergreen sustainable development.

- Edit Goal 3 to read:

- To preserve and maintain existing affordable housing and homeownership opportunities, enhance the quality of substandard housing, combat racially disparate housing outcomes, and to provide decent and affordable housing in Thurston County
- Edit Objective A proper and policies to read:

- The County should support efforts to preserve, maintain, rehabilitate, and/or expand the supply of affordable housing and homeownership opportunities in the county in order to ensure the county is accessible to all income

levels and communities across the county.

- Policy 1: The county should work with all jurisdictions to create an inventory of existing subsidized and low-cost non-subsidized housing, in order to make this available to the public and identify housing that may be lost due to redevelopment, deteriorating housing conditions, or public policies and actions.

- Policy 3: The County should consider participating in efforts to retain existing subsidized housing, such as:

- a. Encouraging the extension of existing contracts to avoid conversion of subsidized housing to market-rate units (for example, letters of support to landlords).
- b. When appropriate, the County should work with partners to develop sources of funding and strategies to enable housing groups to buy projects.
- c. Provide financial support to affordable housing and homeownership projects.
- d. Develop a permitting process unique for affordable housing projects.

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From: [Madeline Bishop](#)
To: [thurston2045](#)
Subject: Input on Transportation– Chapter 5 in Thurston County Comp Plan
Date: Saturday, December 10, 2022 10:34:53 AM

My Name is: Madeline Bishop, from Olympia
 My Email Address is: mfbishop.bishop@gmail.com

-Add a section on climate change to the Planning Context for Transportation Section and a Reduced Carbon Emission policy:

: Add policy from the Dept of Commerce Model Language that addresses climate mitigation and transportation. The policy should start with the language available from Commerce in February 2023.

-Include the following recommendations from the Thurston Climate Action Team (TCAT):

: Reduce Climate and greenhouse gas emissions by reducing the amount of carbon produced by transportation vehicles.

1. The transportation sector's adverse contribution to climate change is primarily through greenhouse gas emissions from cars, trucks, buses, trains and ferries:

Include a section on impacts of Thurston County's transportation as it pertains to Climate Change and Greenhouse gas emissions.

Include an analysis of the consumption of fossil fuels such as gasoline, diesel, natural gas and hydrogen by motor vehicles that has been shown to lead directly to climate change:

: Technology Changes

-Cleaner engines, better gas mileage and alternative fuels have the potential to slow the effects of climate change.

-The shift to move towards more energy-efficient vehicles should not occur slowly as there is a need for change now due to the climate crisis we face.

: Changing Travel behaviors:

-A Push for people to shift to greater use of alternative modes such as transit, bicycling and walking-The effects on the environment and the reliance on oil is reduced, and people will have choices if the price of fuel rises too high

: Effects on Marginalized communities:

-A subsection dedicated to mapping concentrations (i.e what type, style, and affordability of transportation is built and in what parts of the county)

-A subsection dedicated to demographic mapping of transportation (i.e where are marginalized communities living and do they have equitable access to transportation that pertains to section 1)

From: [Madeline Bishop](#)
To: [thurston2045](#)
Subject: Update the Countywide Planning Policies
Date: Saturday, December 10, 2022 10:28:51 AM

My Name is: Madeline Bishop, from Olympia
 My Email Address is: mfbishop.bishop@gmail.com

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From: [Lisa Ornstein](#)
To: [thurston2045](#)
Subject: Input on Transportation– Chapter 5 in Thurston County Comp Plan
Date: Saturday, December 10, 2022 12:06:54 PM

My Name is: Lisa Ornstein, from Olympia
 My Email Address is: lisa.ornstein@hotmail.com

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Lisa Ornstein
lisa.ornstein@hotmail.com
 3010 28th Ave. SE
 Olympia, WA 98501

From: [Sharon Herting](#)
To: [thurston2045](#)
Subject: Input on Transportation– Chapter 5 in Thurston County Comp Plan
Date: Saturday, December 10, 2022 12:55:40 PM

My Name is: Sharon Herting, from Olympia
 My Email Address is: seherting@hotmail.com

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Sharon

“Teach us to care and not to care. Teach us to sit still.” T. S. Eliot

From: [Loretta Seppanen](#)
To: [thurston2045](#); [Maya Teeple](#)
Subject: Incoming Comment on Thurston 2045
Date: Sunday, December 11, 2022 6:53:47 PM

Name:
 Loretta Seppanen
 Email:
 Laurel.lodge@comcast.net
 Message:
 RE: Outreach

Below is language that the LGGC 10-Year Comprehensive Plan Update Committee urge individuals and organization submit as comments to Thurston County regarding the “community engagement” aspect of the Comp Plan Update. Community engagement is the first step in the Comp Plan work. It is timely to make this comment now. To comment Click on the Make a Comment item on the right-hand side of the screen at the Thurston 2045 web page - <https://www.thurstoncountywa.gov/planning/Pages/comp-plan-update.aspx>. It is fine to send int multiple comments on different topics. The Comp Plan Update is a multi-year project and covers a wide range of topics.

I am encouraged by staff plans to implement a significant and robust community engagement approach to the current Comp Plan Update. I urge the BoCC to support staff in this effort throughout the Comp Plan Updating years including funding needed consultants and support. I appreciate the use of English, Spanish, and Vietnamese for the initial Comp Plan priorities survey.

Throughout the work it will be important to communities of color, tribes, and low-income households. The policies in the Comp Plan impact these communities, yet their voices are not commonly among those attending Planning Commission meetings or writing or speaking at public hearings.

In addition I suggest offering (or learning from) the listening forums like the Community Listening Session – Climate Justice Forum hosted by TCAT for BIPOC individuals November 10, 2022. To create such forums, you might reach out to these organizations in addition to the local tribes:

- Thurston County’s Council on Racial Equity and Inclusion
- Asian Pacific Islanders Coalition South Puget Sound, <https://www.apicsouthpugetsound.org/>
- La Mesa Redonda / The Hispanic Roundtable - <http://hispanicroundtable.org/wp/> (participate in the Nov 22 Latinx Youth Summit at TESC)
- People of Color Community Coalition – contact Zahid Chaudhry, a2zoly@yahoo.com
- Black, Indigenous, & People of Color (BIPOC) Businesses in the South Sound <https://ssbipoc.org/>

Why is outreach so important for this Comp Plan Update? One of the critical issues for the Comp Plan Update is addressing Climate Change. According to information shared in the MRSC’s series on Climate Change the 2018 Fourth National Climate Assessment, prepared by U.S. Global Change Research Program, three communities in the Northwest are most impacted: tribes and Indigenous peoples; people who are dependent on natural resources for their livelihoods; and low-income populations in urban and rural environments. It is important

to engage in robust outreach with these communities as part of the update of the Comp Plan.

Time: December 11, 2022 at 11:53 pm

IP Address: 73.221.84.16

Contact Form URL: <https://thurstoncomments.org/comment-on-thurston2045/>

Sent by an unverified visitor to your site.

From: [Esther Grace Kronenberg](#)
To: [thurston2045](#)
Subject: Update the Countywide Planning Policies
Date: Monday, December 12, 2022 2:19:10 AM

Dear Commissioners,

Please work with our local cities on an honest housing plan that meets the needs of all people, especially those with low incomes, in a equitable and ecologically sensitive manner. Your work should benefit the entire community to be successful.

Thank you.

Dr. Warren Kronenberg

Thurston County must ask the jurisdiction to meet to update the Countywide Planning Policies. We need the policy for the allocation of housing units needed for low income, very low income, and extremely low-income housing by jurisdiction, addressing racial disparities in housing, and environmental justice issues.

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From: [Bob Clark](#)
To: [thurston2045](#)
Subject: Input on Transportation– Chapter 5 in Thurston County Comp Plan
Date: Monday, December 12, 2022 9:46:49 AM

My Name is: Robert Clark, from Olympia
 My Email Address is: rdclark147@gmail.com

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Robert (Bob) Clark
rdclark147@gmail.com

From: [Bob Clark](#)
To: [thurston2045](#)
Subject: Update the Countywide Planning Policies
Date: Monday, December 12, 2022 9:52:21 AM

My Name is: ROBERT CLARK, from Olympia

My Email Address is: rdclark137@gmail.com

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Robert (Bob) Clark
rdclark147@gmail.com

From: [Glen Hubbard](#)
To: [thurston2045](#)
Subject: Input on Housing – Chapter 4 in Thurston County Comp Plan Input on Housing – Chapter 4 in Thurston County Comp Plan
Date: Monday, December 12, 2022 3:12:53 PM

My Name is: Glen Hubbard, from Olympia

My Email Address is: glen.f.hubbard@gmail.com

Reference [Thurston Comp Plan Chapter 04](#)

Objective B. Policy 3 (the county should provide assistance in obtaining funding)

Objective C. Policy 2 (affordable housing incentives)

Objective E. Policy 1 (participating in a multi-jurisdictional public/private task force to develop proposals for expanded low- and moderate-income housing funding)

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- Detail the growing disparities in housing, affordability, and in development and aggressively pursue solutions.
- Include the following South Puget Sound Habitat for Humanity recommendations in the periodic update.

Goal: Include affordable homeownership and racially disparate housing policies in the comprehensive plan's housing chapter to comply with [recently passed legislation](#), which instructed local governments to plan and accommodate diverse housing types and affordability between 0%-120% AMI, as well as identify and undo housing policies with racially disparate impacts.

Include affordable housing development in rural housing policies to expand accessibility to affordable housing opportunities and alleviate overburdened households in rural areas.

Incentivize affordable housing development, environmentally friendly housing development, and their combination by outlining a plan to prioritize permitting for projects and identifying county funding sources.

Need: It is well known that constraining housing supply is a major contributor to the dramatic increase in housing prices across the board. The longer this trend continues, families that struggle the most will increasingly be forced into poverty and excluded from the ability to build wealth, creating a more segregated housing system across income and communities.

In Thurston County, communities of color need to purchase about 3000 homes to have parity with white homeownership rates. County-wide 63% of households are homeowners, with every jurisdiction seeing a net loss in homeowners since 2010. In 2021, the TRPC identified that 34,000 new housing units will need to be built to accommodate our region's growth. Currently, there is under 2000 total units that are considered "below market rate or subsidized" housing, which are predominately rental units. Over 6300 rural households are cost burdened and existing plans and codes prevent affordable housing projects from ever taking off.

For our home to be more inclusive, to be accessible, and to be sustainable, we must detail the growing disparities in housing, affordability, and in development and aggressively pursue solutions. Otherwise, every year we will see more of our neighbors lose their American dream.

1. Recommendations to Include Analyses of Affordable Housing & Racially Disparate Housing Outcomes:

- Include a new section on racially disparate impacts of Thurston County's housing outcomes and policies.
- Include analyses of affordable housing and homeownership and its development in the following sections of the comprehensive plan:
 - Section 3, Meeting Housing Needs can include:
 - Affordable housing and homeownership unit projections, stock, including a breakdown between rural and urban units.
 - Section 4, Housing Affordability can include:
 -

Under subsection “A, Homeowners and renters”, an analysis and preview of affordable housing and homeownership availability in the county, including a breakdown between rural and urban units, and construction challenges, such as barriers in the permitting process available funding.

- An inclusion of “racial disparities in housing” within the “Housing Gap” subsection outlining the racial/ethnic gaps in homeownership, rentership, household income, homelessness, amount of cost-burdened residents, etc.
- An inclusion of “disparities in affordable rural housing” within the “Housing Gap” subsection outlining the gaps of available affordable housing units in rural areas.
- Section 5, Housing Diversity can include:
 - A subsection dedicated to mapping concentrations (i.e what type, style, and affordability of housing is built in what parts of the county)
 - A subsection dedicated to demographic mapping of housing (i.e where different community members are living and are they concentrated)

2. Recommendations for Comprehensive Planning Goal Changes:

- Edit Goal 1 to read:
 - Enough housing should be available to meet the housing needs of the existing and projected population of the county so that there is affordable housing of all kinds for all income levels that is available in all parts of the county.
 - Edit Objective A policies, subsection 3 & 4:
 - The county should develop an inventory of publicly held land within the urban growth areas that could be used for developments that provide affordable housing, and develop a process for disposing of county surplus properties for affordable housing and homeownership purposes (sale, lease, donation).
 - The county should develop an inventory of publicly held land within the rural areas that could be used for developments that provide environment and neighborhood conforming affordable housing, and develop a process for disposing of county surplus properties for affordable housing and homeownership purposes (sale, lease, donation).
 - The county should support the cities with infill development within the urban growth areas, where transportation, public facilities and

utilities already exist, to build affordable housing and homeownership opportunities when possible.

- The county should heavily focus on supporting rural growth areas in affordable housing and homeownership development.

- Edit Objective B policies, subsection 1-3:

- The county should coordinate with the cities, towns, community organizations, and the Housing Authority of Thurston County to develop and implement a regional process to monitor achieving the Fair Share Affordable Housing targets throughout the county. Regional modeling and assumptions should be used to ensure consistent analysis and record keeping.

- The county should work with the cities, towns, and community organizations to accommodate part of the county's Fair Share Affordable Housing target within the Urban Growth Areas. The county should develop incentives (such as acquiring land for affordable housing and homeownership, land trades, supporting grants, or paying for density transfers) for the cities, towns, and community organizations recognizing that affordable housing is best located within urban areas due to the

greater accessibility to transportation systems, jobs, support services, shopping, and businesses, and also recognizing that affordable housing development should be incentivized in rural areas where possible.

- As stated in the County Wide Planning Policies, when possible, the county should provide assistance in obtaining funding and/or technical assistance for the expansion or establishment of low cost affordable housing and homeownership opportunities for low-, moderate- and fixed-income individuals and families.

- Edit Object C policy 1b and 2:

- Make regulations and permit processing more predictable, to remove some uncertainty for both builders and lenders, especially for affordable housing projects.

- The county should consider affordable housing incentives, such as those suggested in RCW 36.70A.540 including, but not limited to:

- Bonus density within urban growth areas.
- Height and bulk bonuses.
- Fee waivers or exemptions.
- Parking requirement reductions.
- Expedited permitting conditioned on provision of low- to-moderate-income housing.
- Assigning existing or hiring new permitting staff to handle

affordable housing and homeownership projects.

- Develop a “combined project permit” and process for affordable housing projects that are utilizing more than three permits.
- Develop guides and standards to assist developers in their projects, with particular attention to conforming with the evergreen sustainable development standards.
- Mixed use projects.
- Lower utility hookup fees and rates.
- Tax exemptions in target areas.
- Housing levies.

• Edit Objective D to read:

- The county should encourage homeownership opportunities for county residents of all income levels and in all areas of the county.

• Edit Objective D policies 1:

- The county should consider ways to promote the benefits of homeownership, including but not limited to:
 - a. Coordinating with and referring to Washington State Housing Finance Commission home ownership programs;
 - b. Identifying, developing, and initiating educational programs, such as, forums, classes, public presentations, TCTV slide shows or videos, tying in with SPSCC or other home ownership/housing classes.
 - c. Dedicating funding resources to assist in affordable homeownership projects.
 - d. Prioritizing funding assistance to projects that follow the evergreen sustainable development standards.

• Edit Objective E, policies 2 & 3:

- The county should work with the private sector, nonprofits, neighborhood groups, and other affected citizens to facilitate the development of attractive, quality, low- and moderate-income housing, both for rent and for homeownership, that is compatible with the surrounding neighborhood and located with easy access to public transportation, commercial areas, and employment centers.
- Edit b in policy 2 to read:
Facilitate the development of high-density, well-designed, mixed-income housing, especially for affordable housing and homeownership projects.
- Add a subsection “d” in Policy 3 to read:
Provide project financing opportunities for affordable housing and homeownership projects.
- Edit Goal 2 to read:
- To promote safe and decent housing diversity that meets the changing population needs and are in close proximity to jobs, transportation, and daily activities, and that is competent of racially disparate housing outcomes.

- Edit Objective A policies to read:

- Policy 1: The county should encourage that within rural areas, a variety of diverse residential development types and housing mixtures should be available, such as detached singlefamily housing, cluster housing, duplexes, affordable homeownership, and a residence in conjunction with commercial uses in neighborhood convenience centers.
- New Policy: The county should incentive rural household developments to conform to the evergreen sustainable development.

- Edit Goal 3 to read:

- To preserve and maintain existing affordable housing and homeownership opportunities, enhance the quality of substandard housing, combat racially disparate housing outcomes, and to provide decent and affordable housing in Thurston County
- Edit Objective A proper and policies to read:

- The County should support efforts to preserve, maintain, rehabilitate, and/or expand the supply of affordable housing and homeownership opportunities in the county in order to ensure the county is accessible to all income

levels and communities across the county.

- Policy 1: The county should work with all jurisdictions to create an inventory of existing subsidized and low-cost non-subsidized housing, in order to make this available to the public and identify housing that may be lost due to redevelopment, deteriorating housing conditions, or public policies and actions.

- Policy 3: The County should consider participating in efforts to retain existing subsidized housing, such as:

- a. Encouraging the extension of existing contracts to avoid conversion of subsidized housing to market-rate units (for example, letters of support to landlords).
- b. When appropriate, the County should work with partners to develop sources of funding and strategies to enable housing groups to buy projects.
- c. Provide financial support to affordable housing and homeownership projects.
- d. Develop a permitting process unique for affordable housing projects.

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"In the long run, entropy will spell the end of everything in the universe and the universe itself , but we don't live in the long run. We live now. We live in Brooklyn, so doing our homework matters. And so, too, does doing our duty to ourselves, our loved ones, our community, our species and our planet."
Michael Shermer

From: [Lisa Ornstein](#)
To: [thurston2045](#)
Subject: Input on Housing – Chapter 4 in Thurston County Comp Plan
Date: Monday, December 12, 2022 3:32:07 PM

My name is Lisa Ornstein and I live in Olympia (3010 28th Ave. SE, 98501).

My email is Lisa.ornstein@hotmail.com

I am writing as a Thurston County voter providing input on Chapter 4 in the Thurston County Comp Plan

Reference [Thurston Comp Plan Chapter 04](#)

Objective B. Policy 3 (the county should provide assistance in obtaining funding)

Objective C. Policy 2 (affordable housing incentives)

Objective E. Policy 1 (participating in a multi-jurisdictional public/private task force to develop proposals for expanded low- and moderate-income housing funding)

Objective E. Policy 3 (participating in a regional housing trust fund or other countywide funding source, such as a regional housing levy)

Changes Needed

- Add the Home Fund and other revenue sources and incentives to support housing at the lowest income end including emergency housing, emergency shelters and permanent supportive housing.
- Include affordable housing development in rural housing policies to expand access to affordable housing opportunities and alleviate overburdened households in rural areas.
- Detail the growing disparities in housing, affordability, and in development and aggressively pursue solutions.
- Include the following South Puget Sound Habitat for Humanity recommendations in the periodic update.

Goal: Include affordable homeownership and racially disparate housing policies in the comprehensive plan's housing chapter to comply with [recently passed legislation](#), which instructed local governments to plan and accommodate diverse housing types and affordability between 0%-120% AMI, as well as identify and undo housing policies with racially disparate impacts.

Include affordable housing development in rural housing policies to expand accessibility to affordable housing opportunities and alleviate overburdened households in rural areas.

Incentivize affordable housing development, environmentally friendly housing development, and their combination by outlining a plan to prioritize permitting for projects and identifying county funding sources.

Need: It is well known that constraining housing supply is a major contributor

to the dramatic increase in housing prices across the board. The longer this trend continues, families that struggle the most will increasingly be forced into poverty and excluded from the ability to build wealth, creating a more segregated housing system across income and communities.

In Thurston County, communities of color need to purchase about 3000 homes to have parity with white homeownership rates. County-wide 63% of households are homeowners, with every jurisdiction seeing a net loss in homeowners since 2010. In 2021, the TRPC identified that 34,000 new housing units will need to be built to accommodate our region's growth. Currently, there is under 2000 total units that are considered "below market rate or subsidized" housing, which are predominately rental units. Over 6300 rural households are cost burdened and existing plans and codes prevent affordable housing projects from ever taking off.

For our home to be more inclusive, to be accessible, and to be sustainable, we must detail the growing disparities in housing, affordability, and in development and aggressively pursue solutions. Otherwise, every year we will see more of our neighbors lose their American dream.

1. Recommendations to Include Analyses of Affordable Housing & Racially Disparate Housing Outcomes:

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 - Under subsection "A, Homeowners and renters", an analysis and preview of affordable housing and homeownership availability in the county, including a breakdown between rural and urban units, and construction challenges, such as barriers in the permitting process available funding.
 - An inclusion of "racial disparities in housing" within the "Housing Gap" subsection outlining the racial/ethnic gaps in

homeownership, rentership, household income, homelessness, amount of cost-burdened residents, etc.

- An inclusion of “disparities in affordable rural housing” within the “Housing Gap” subsection outlining the gaps of available affordable housing units in rural areas.
- Section 5, Housing Diversity can include:
 - A subsection dedicated to mapping concentrations (i.e what type, style, and affordability of housing is built in what parts of the county)
 - A subsection dedicated to demographic mapping of housing (i.e where different community members are living and are they concentrated)

2. Recommendations for Comprehensive Planning Goal Changes:

- Edit Goal 1 to read:
 - Enough housing should be available to meet the housing needs of the existing and projected population of the county so that there is affordable housing of all kinds for all income levels that is available in all parts of the county.
 - Edit Objective A policies, subsection 3 & 4:
 - The county should develop an inventory of publicly held land within the urban growth areas that could be used for developments that provide affordable housing, and develop a process for disposing of county surplus properties for affordable housing and homeownership purposes (sale, lease, donation).
 - The county should develop an inventory of publicly held land within the rural areas that could be used for developments that

provide environment and neighborhood conforming affordable housing, and develop a process for disposing of county surplus properties for affordable housing and homeownership purposes (sale, lease, donation).

- The county should support the cities with infill development within the urban growth areas, where transportation, public facilities and utilities already exist, to build affordable housing and homeownership opportunities when possible.
- The county should heavily focus on supporting rural growth areas in affordable housing and homeownership development.

- Edit Objective B policies, subsection 1-3:

- The county should coordinate with the cities, towns, community organizations, and the Housing Authority of Thurston County to develop and implement a regional process to monitor achieving the Fair Share Affordable Housing targets throughout the county. Regional modeling and assumptions should be used to ensure consistent analysis and record keeping.
- The county should work with the cities, towns, and community organizations to accommodate part of the county's Fair Share Affordable Housing target within the Urban Growth Areas. The county should develop incentives (such as acquiring land for affordable housing and homeownership, land trades, supporting grants, or paying for density transfers) for the cities

towns, and community organizations recognizing that affordable housing is best located within urban areas due to the greater accessibility to transportation systems, jobs, support services, shopping, and businesses, and also recognizing that affordable housing development should be incentivized in rural areas where possible.

- As stated in the County Wide Planning Policies, when possible, the county should provide assistance in obtaining funding and/or technical assistance for the expansion or establishment of low cost affordable housing and homeownership opportunities for low-, moderate- and fixed-income individuals and families.
- Edit Object C policy 1b and 2:
 - Make regulations and permit processing more predictable, to remove some uncertainty for both builders and lenders, especially for affordable housing projects.
 - The county should consider affordable housing incentives, such as those suggested in RCW 36.70A.540 including, but not limited to:
 - Bonus density within urban growth areas.
 - Height and bulk bonuses.
 - Fee waivers or exemptions.
 - Parking requirement reductions.
 - Expedited permitting conditioned on provision of low- to-moderate-income housing.
 - Assigning existing or hiring new permitting staff to handle affordable housing and homeownership projects.
 - Develop a “combined project permit” and process for affordable housing projects that are utilizing more than three permits.

- Develop guides and standards to assist developers in their projects, with particular attention to conforming with the evergreen sustainable development standards.
- Mixed use projects.
- Lower utility hookup fees and rates.
- Tax exemptions in target areas.
- Housing levies.
- Edit Objective D to read:
 - The county should encourage homeownership opportunities for county residents of all income levels and in all areas of the county.
- Edit Objective D policies 1:
 - The county should consider ways to promote the benefits of homeownership, including but not limited to:
 - a. Coordinating with and referring to Washington State Housing Finance Commission home ownership programs;
 - b. Identifying, developing, and initiating educational programs, such as, forums, classes, public presentations, TCTV slide shows or videos, tying in with SPSCC or other home ownership/housing classes.
 - c. Dedicating funding resources to assist in affordable homeownership projects.
 - d. Prioritizing funding assistance to projects that follow the evergreen sustainable development standards.
- Edit Objective E, policies 2 & 3:
 - The county should work with the private sector, nonprofits, neighborhood groups, and other affected citizens to facilitate the development of attractive, quality, low- and moderate-income housing, both for rent and for homeownership, that is compatible with the surrounding neighborhood and located with easy access to public transportation, commercial areas, and employment centers.
 - Edit b in policy 2 to read:
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- Add a subsection “d” in Policy 3 to read:
Provide project financing opportunities
for affordable housing and
homeownership projects.

- Edit Goal 2 to read:

- To promote safe and decent housing diversity that meets the changing population needs and are in close proximity to jobs, transportation, and daily activities, and that is competent of racially disparate housing outcomes.

- Edit Objective A policies to read:

- Policy 1: The county should encourage that within rural areas, a variety of diverse residential development types and housing mixtures should be available, such as detached singlefamily housing, cluster housing, duplexes, affordable homeownership, and a residence in conjunction with commercial uses in neighborhood convenience centers.
- New Policy: The county should incentive rural household developments to conform to the evergreen sustainable development.

- Edit Goal 3 to read:

- To preserve and maintain existing affordable housing and homeownership opportunities, enhance the quality of substandard housing, combat racially disparate housing outcomes, and to provide decent and affordable housing in Thurston County

Edit Objective A proper and policies to read:

- The County should support efforts to preserve, maintain, rehabilitate, and/or expand the supply of affordable housing and homeownership opportunities in the county in order to ensure the county is accessible to all income levels and communities across the county.
- Policy 1: The county should work with all jurisdictions to create an inventory of existing subsidized and low-cost non-subsidized housing, in order to make this available to the public and identify housing that may be lost due to redevelopment, deteriorating housing conditions, or public policies and actions.
- Policy 3: The County should consider participating in efforts to retain existing subsidized housing, such as:
 - a. Encouraging the extension of existing contracts to avoid conversion of subsidized housing to market-rate units (for example, letters of support to landlords).
 - b. When appropriate, the County should work with partners to develop sources of funding and strategies to enable housing groups to buy projects.
 - c. Provide financial support to affordable housing and homeownership projects.
 - d. Develop a permitting process unique for affordable housing projects.

From: [Lisa Ornstein](#)
To: [thurston2045](#)
Subject: Update the Countywide Planning Policies
Date: Monday, December 12, 2022 3:33:06 PM

My Name is: Lisa Ornstein, from Olympia
 My Email Address is: lisa.ornstein@hotmail.com

Thurston County must ask the jurisdiction to meet to update the Countywide Planning Policies. We need the policy for the allocation of housing units needed for low income, very low income, and extremely low-income housing by jurisdiction, addressing racial disparities in housing, and environmental justice issues.

The Department of Commerce expects the sum of the individual jurisdiction Comp Plans to address the total need. These are issues that require joint agreements. Below are examples of issues requiring mutual agreement amongst the jurisdictions:

1. : Should future housing units be assigned to jurisdictions with each level of new housing shared equally or using the “fair share” method (cities/UGAs with mostly higher income housing commit to zoning for more units of future lower income housing resulting in more equal responsibility for units of income level housing across the jurisdiction)?
2. : To what extent should meeting low to extremely low housing by jurisdiction rely on new units versus repurposing existing structures.
3. : Can the jurisdictions agree on a way to exclude from the count of housing units now and the future those units that do not meet housing needs because they are vacation homes or AIR B & B type units?
4. :Commerce data provides data at the jurisdiction level on existing and needed housing units by income level. For the Comp Plan Thurston County needs to address meeting low to extremely low housing needs with the awareness that the non UGA parts of unincorporated Thurston County are best for addressing those housing needs.

Lisa Ornstein
lisa.ornstein@icloud.com
 3010 28th Ave. SE
 Olympia, WA 98501

From: [Garrett Tatsumi](#)
To: [thurston2045](#)
Subject: Climate Change
Date: Monday, December 12, 2022 3:48:23 PM

Transportation

To: thurston2045@co.thurston.wa.us

Subject: Input on Transportation– Chapter 5 in Thurston County Comp Plan

My Name is: Garrett Tatsumi, Olympia

My Email Address is: koshu.g@gmail.com

Reference: [Thurston Comp Plan Chapter 5](#)

Changes Needed

Add a section on climate change to the Planning Context for Transportation Section and a Reduced Carbon Emission policy:

Reduced Carbon Emissions: Add policy from the Dept of Commerce Model Language that addresses climate mitigation and transportation. The policy should start with the language available from Commerce in February 2023.

Include the following recommendations from the [Thurston Climate Action Team](#) (TCAT):

Goal: Reduce Climate and greenhouse gas emissions by reducing the amount of carbon produced by transportation vehicles.

1. The transportation sector's adverse contribution to climate change is primarily through greenhouse gas emissions from cars, trucks, buses, trains and ferries:

- Include a section on impacts of Thurston County's transportation as it pertains to Climate Change and Greenhouse gas emissions.
- Include an analysis of the consumption of fossil fuels such as gasoline, diesel, natural gas and hydrogen by motor vehicles that has been shown to lead directly to climate change:

-

Section 1: Technology Changes

- Cleaner engines, better gas mileage and alternative fuels have the potential to slow the effects of climate change.
- The shift to move towards more energy-efficient vehicles should not occur slowly as there is a need for change now due to the climate crisis we face.

• Section 2: Changing Travel behaviors:

- A Push for people to shift to greater use of alternative modes such as transit, bicycling and walking
- The effects on the environment and the reliance on oil is reduced, and people will have choices if the price of fuel rises too high

• Section 3: Effects on Marginalized communities:

- A subsection dedicated to mapping concentrations (i.e what type, style, and affordability of transportation is built and in what parts of the county)
- A subsection dedicated to demographic mapping of transportation (i.e where are marginalized communities living and do they have equitable access to transportation that pertains to section 1)

From: [Lisa Ornstein](#)
To: [thurston2045](#)
Subject: Input on Transportation– Chapter 5 in Thurston County Comp Plan
Date: Monday, December 12, 2022 3:44:55 PM

My Name is: Lisa Ornstein, from Olympia
 My Email Address is: lisa.ornstein@hotmail.com

-Add a section on climate change to the Planning Context for Transportation Section and a Reduced Carbon Emission policy:

: Add policy from the Dept of Commerce Model Language that addresses climate mitigation and transportation. The policy should start with the language available from Commerce in February 2023.

-Include the following recommendations from the Thurston Climate Action Team (TCAT):

: Reduce Climate and greenhouse gas emissions by reducing the amount of carbon produced by transportation vehicles.

1. The transportation sector's adverse contribution to climate change is primarily through greenhouse gas emissions from cars, trucks, buses, trains and ferries:

Include a section on impacts of Thurston County's transportation as it pertains to Climate Change and Greenhouse gas emissions.

Include an analysis of the consumption of fossil fuels such as gasoline, diesel, natural gas and hydrogen by motor vehicles that has been shown to lead directly to climate change:

: Technology Changes

-Cleaner engines, better gas mileage and alternative fuels have the potential to slow the effects of climate change.

-The shift to move towards more energy-efficient vehicles should not occur slowly as there is a need for change now due to the climate crisis we face.

: Changing Travel behaviors:

-A Push for people to shift to greater use of alternative modes such as transit, bicycling and walking-The effects on the environment and the reliance on oil is reduced, and people will have choices if the price of fuel rises too high

: Effects on Marginalized communities:

-A subsection dedicated to mapping concentrations (i.e what type, style, and affordability of transportation is built and in what parts of the county)

-A subsection dedicated to demographic mapping of transportation (i.e where are marginalized communities living and do they have equitable access to transportation that pertains to section 1)

Lisa Ornstein
lisa.ornstein@icloud.com
 3010 28th Ave. SE
 Olympia, WA 98501

From: [Joni B](#)
To: [thurston2045](#)
Subject: Thurston County Comp Plan
Date: Tuesday, December 13, 2022 12:24:31 PM

Transportation

My Name is: Joni Brill and I live in Olympia

My Email Address is: jecho87@gmail.com

Reference: [Thurston Comp Plan Chapter 5](#)

Changes Needed

Add a section on climate change to the Planning Context for Transportation Section and a Reduced Carbon Emission policy:

Reduced Carbon Emissions: Add policy from the Dept of Commerce Model Language that addresses climate mitigation and transportation. The policy should start with the language available from Commerce in February 2023.

Include the following recommendations from the [Thurston Climate Action Team](#) (TCAT):

Goal: Reduce Climate and greenhouse gas emissions by reducing the amount of carbon produced by transportation vehicles.

1. The transportation sector's adverse contribution to climate change is primarily through greenhouse gas emissions from cars, trucks, buses, trains and ferries:

- Include a section on impacts of Thurston County's transportation as it pertains to Climate Change and Greenhouse gas emissions.
- Include an analysis of the consumption of fossil fuels such as gasoline, diesel, natural gas and hydrogen by motor vehicles that has been shown to lead directly to climate change:
- Section 1: Technology Changes
 - Cleaner engines, better gas mileage and alternative fuels have the potential to slow the effects of climate change.

- - The shift to move towards more energy-efficient vehicles should not occur slowly as there is a need for change now due to the climate crisis we face.
- - Section 2: Changing Travel behaviors:
 - A Push for people to shift to greater use of alternative modes such as transit, bicycling and walking
 - The effects on the environment and the reliance on oil is reduced, and people will have choices if the price of fuel rises too high
- - Section 3: Effects on Marginalized communities:
 - A subsection dedicated to mapping concentrations (i.e what type, style, and affordability of transportation is built and in what parts of the county)
 - A subsection dedicated to demographic mapping of transportation (i.e where are marginalized communities living and do they have equitable access to transportation that pertains to section 1)

Thank you,
Joni Brill

From: [Loretta Seppanen](#)
To: [thurston2045](#); [Maya Teeple](#)
Subject: Incoming Comment on Thurston 2045
Date: Wednesday, December 14, 2022 7:33:10 PM

Name:

Loretta Seppanen

Email:

Laurel.lodge@comcast.net

Message:

RE: Housing in Chapter 4 needs a complete update to address comply with recently passed legislation, which instructed local governments to plan and accommodate diverse housing types and affordability between 0%-120% AMI, as well as identify and undo housing policies with racially disparate impacts. As this work is completed, I urge the county to consider a homeownership goal for lower-income residents.

I ask that the Comp Plan Update include affordable housing development in rural housing policies to expand accessibility to affordable housing opportunities and alleviate overburdened households in rural areas. The affordable ownership concept address the issue that families that struggle the most increasingly are forced into poverty and excluded from the ability to build wealth, creating a more segregated housing system across income and communities.

The staff of the South Puget Sound Habit for Humanity has developed and has or will share with the county a list of changes to the Comp Plan that incentivize affordable housing development and environmentally friendly housing development through a plan to prioritize permitting for projects and identifying county funding sources. I support their detailed recommendation that include.

A new section to include analyses of affordable housing & racially disparate housing outcomes

Change Comprehensive Planning Goals and Policies

- Goal 1 might read:

- Enough housing should be available to meet the housing needs of the existing and projected population of the county so that there is affordable housing of all kinds for all income levels that is available in all parts of the county.

- Under that goal it is important to me that the county should develop an inventory of publicly held land within the rural areas that could be used for developments that provide environment and neighborhood conforming affordable housing, and develop a process for disposing of county surplus properties for affordable housing and homeownership purposes (sale, lease, donation).

- And, similarly the county should heavily focus on supporting rural growth areas in affordable housing and homeownership development.

- And, we should also recognize that affordable housing development should be incentivized in rural areas where possible.

- As stated in the County Wide Planning Policies, when possible, the county should provide assistance in obtaining funding and/or technical assistance for the expansion or establishment of low cost affordable housing and homeownership opportunities for low-, moderate- and fixed-income individuals and families.

- Goal 2 might read:

- To promote safe and decent housing diversity that meets the changing population needs and are in close proximity to jobs, transportation, and daily activities, and that is competent of racially disparate housing outcomes.
- Add a New Policy: The county should incentive rural household developments to conform to the evergreen sustainable development.
- Goal 3 could read:
- To preserve and maintain existing affordable housing and homeownership opportunities, enhance the quality of substandard housing, combat racially disparate housing outcomes, and to provide decent and affordable housing in Thurston County.

Time: December 15, 2022 at 12:33 am

IP Address: 73.221.84.16

Contact Form URL: <https://thurstoncomments.org/comment-on-thurston2045/>

Sent by an unverified visitor to your site.

From: [Robin Friend](#)
To: [thurston2045](#)
Subject: Input on Transportation– Chapter 5 in Thurston County Comp Plan
Date: Wednesday, December 14, 2022 7:21:57 PM

My Name is: Robin Friend, from Lacey

My Email Address is: robin.friend@gmail.com

-Add a section on climate change to the Planning Context for Transportation Section and a Reduced Carbon Emission policy:

: Add policy from the Dept of Commerce Model Language that addresses climate mitigation and transportation. The policy should start with the language available from Commerce in February 2023.

-Include the following recommendations from the Thurston Climate Action Team (TCAT):

: Reduce Climate and greenhouse gas emissions by reducing the amount of carbon produced by transportation vehicles.

1. The transportation sector's adverse contribution to climate change is primarily through greenhouse gas emissions from cars, trucks, buses, trains and ferries:

Include a section on impacts of Thurston County's transportation as it pertains to Climate Change and Greenhouse gas emissions.

Include an analysis of the consumption of fossil fuels such as gasoline, diesel, natural gas and hydrogen by motor vehicles that has been shown to lead directly to climate change:

: Technology Changes

-Cleaner engines, better gas mileage and alternative fuels have the potential to slow the effects of climate change.

-The shift to move towards more energy-efficient vehicles should not occur slowly as there is a need for change now due to the climate crisis we face.

: Changing Travel behaviors:

-A Push for people to shift to greater use of alternative modes such as transit, bicycling and walking-The effects on the environment and the reliance on oil is reduced, and people will have choices if the price of fuel rises too high

: Effects on Marginalized communities:

-A subsection dedicated to mapping concentrations (i.e what type, style, and affordability of transportation is built and in what parts of the county)

-A subsection dedicated to demographic mapping of transportation (i.e where are marginalized communities living and do they have equitable access to transportation that pertains to section 1)

From: [Trish Rutherford](#)
To: [County Commissioners](#)
Subject: Comprehensive plan update
Date: Thursday, December 15, 2022 12:43:15 PM

In the comprehensive plan update I want a policy that addresses urban tree protections and protects legacy forests in our county so that we keep old-carbon sequestering trees.

Please make decisions with climate change in mind.

Thank you,

Patricia Rutherford
Tenino, WA

From: [Rebecca Canright](#)
To: [County Commissioners](#)
Cc: info@thurstonclimateaction.org
Subject: Friendly suggestion in support of carbon sequestration
Date: Wednesday, December 14, 2022 8:01:47 PM

Greetings!

Thanks for all that you do to safeguard our ecosystems and communities.

As a young person who cares about protecting forests and sequestering carbon through wise land management, I ask you to please support this goal in policy. In the Comprehensive Plan update I want a policy that advances forest based carbon sequestration.

- I want a policy that addresses urban tree protections and protects legacy forests in our county so that we keep old- carbon sequestering trees.
- I want a policy that addresses the need to accelerate the retrofitting of public buildings, and private residences so that we decarbonize our building stock in Thurston County and our residents have safe gas-free homes to live in.
- I want a policy that addresses Electric Vehicle (EV) infrastructure and helps to aid the transition to fossil-fuel free transportation.
- I want a policy that addresses the need to protect farmland in our county and supports new and young farmers in accessing land.

Thank you for your time and consideration!!

Warmly, Rebecca

--

Frigate birds fly for months over the ocean and can engage in both regular sleep and use half their brain at a time to sleep during soaring or gliding flight.

From: [Glen D Phillips](#)
To: [County Commissioners](#)
Cc: info@thurstonclimateaction.org
Subject: Thurston Climate Policy
Date: Tuesday, December 13, 2022 1:22:00 PM

Dear county commissioners,

I am writing to express my desires for the Comprehensive Plan for Thurston County.

In the Comprehensive Plan update I want a policy that addresses:

Urban tree protection and protects legacy forests in our county so that we keep old-carbon sequestering trees.

the need to accelerate the retrofitting of public buildings and private residences so that we decarbonize our building stock in Thurston County and our residents have safe gas-free homes to live in.

Electric Vehicle (EV) infrastructure and helps to aid the transition to fossil fuel free transportation.

the need to protect farmland in our county and supports new and young farmers in accessing land.

Thank you for considering these important factors in protecting our environment.

Regards,
Glen Phillips
Olympia, WA

From: [Patricia Holm](#)
To: [County Commissioners](#)
Subject: A Policy to protect Legacy forests
Date: Tuesday, December 13, 2022 1:41:44 PM

In the Comprehensive Plan update I want a policy that addresses. . .

- I want a policy that addresses urban tree protections and protects legacy forests in our county so that we keep old- carbon sequestering trees.
-
- In order to address climate change that is here now, we need to protect trees. They are what will help us most in the future.
-
- Patricia Holm
- 3803 Giles Rd NE
- Olympia, WA 98506
- 360-357-4151

From: [Susan Vanderburg](#)
To: [County Commissioners](#)
Subject: Comments on Comprehensive Plan
Date: Tuesday, December 13, 2022 4:04:07 PM

Dear County Commissioners: In the Comprehensive Plan update I want a policy that (1) protects legacy forests in our county so that we keep old-carbon sequestering trees and (2) protects farmland in our county and supports new farmers in accessing land.

I feel that these two actions will greatly increase any chances we have for a liveable future for our children and grandchildren. I know these political decisions are not easy, but I believe you have the wisdom and courage to make the right choices. Thank you for receiving this input.

Susan Vanderburg
2412 Bowman Ave. NW
Olympia

From: [T. Leadingham](#)
To: [County Commissioners](#)
Subject: Comprehensive Plan Update comments
Date: Tuesday, December 13, 2022 4:28:13 PM

Dear County Commissioners:

I want a comprehensive plan that addresses all aspects of the climate crisis we are in, both mitigation and adaptation. Urban trees and rural forests function in both of these capacities. We must begin now to save private forests from urban development so they can save us from the climate crisis we have started.

My research indicates there are at least 80,000 acres of private forestland left in the county. We apparently do not have an inventory of land cover in the UGA, but my estimate indicates at least 10,000 acres of forest may remain. My analysis indicates that if all 10,000 acres of forest were converted to urban over the next 28 years to 2050, we would increase GHG emissions by 1.7 million tons CO₂e. This would make the mitigation goal of increasing CO₂ sequestration by 375,000 tons per year by 2050 very difficult if not impossible. Improved forest management, preservation, and deferred harvest of state land will not get us to the goal unless we pay attention to forest conversion. All effort possible should be directed toward saving as much private forest land from conversion as possible and directing development to inside cities on already degraded land. State and federal funding and carbon credits could be utilized for this purpose, as well as private donations of money and land. We can have a Thurston Community Forest, if we have the will to organize it. Organizations like the Capitol Land Trust and Nisqually Land Trust know how to acquire land. Let's join with them in a public/private partnership to accomplish this goal. Let's set that goal in the Thurston Comprehensive Plan. Peace with the Earth. Thank you,

Tim Leadingham
3624 4th Ave NW
Olympia, WA 98502

text: 208-755-8477

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From: [Alaina Moon](#)
To: [County Commissioners](#)
Subject: Comment on the upcoming Comprehensive Plan update
Date: Tuesday, December 13, 2022 4:39:39 PM

Dear County Commissioners,

I am writing regarding the upcoming Comprehensive Plan update. I feel strongly that action on climate change needs to be a priority. In the Comprehensive Plan update, I want a policy that addresses the need to retrofit public buildings and private building stock to accelerate the decarbonizing of our buildings and ensure that Thurston County residents have safe homes to live in.

Thank you for your time,

Dr. Alaina Moon

From: [Penny Purkerson](#)
To: [County Commissioners](#)
Subject: Comp. Plan update
Date: Tuesday, December 13, 2022 5:22:16 PM

To all Thurston Co Commissioners

In the Comprehensive Plan update I want a policy that addresses and includes the following climate issues:

- It must address urban tree protections and legacy forests in our county. Keep old- carbon sequestering trees!
- I want a policies that address the retrofitting of public buildings and private residences. Decarbonize our building stock in Thurston County and keep our residents safe in gas-free homes.
- Choose policies that address Electric Vehicle (EV) needs. Make the transition to fossil-fuel free transportation.
- Address the need to protect farmland in our county and support new farmers in accessing land.

Thank you for your work,

Penny Purkerson
222 21st ave SE
Olympia, WA 98501

From: [Madeline Bishop](#)
To: [County Commissioners](#)
Cc: info@thurstonclimateaction.org
Subject: Comp Plan Policies
Date: Tuesday, December 13, 2022 6:16:00 PM

From Madeline Bishop
mbishop.bishop@gmail.com
9529 62nd Ave SE
Olympia, WA 98513

In the Comprehensive Plan update, I want a policy that addresses climate change as if it were a required element by adding new analysis, goals and policies in the Transportation, Capital Facilities, Health, and Environment Chapters.

In the Comprehensive Plan update, I want a policies that are founded in science and addresses:

- Reducing overall greenhouse gas emissions, and other harmful pollutants that exacerbate climate impacts
- Fostering the resilience of natural and human systems to climate impacts and natural hazards
- Working toward environmental justice

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From: [George Burazer](#)
To: [County Commissioners](#)
Subject: Public comment on "Comprehensive Plan" priorities
Date: Tuesday, December 13, 2022 7:40:01 PM

Greetings County Commissioners:

Just over a year ago, my family moved to Lacey from Charlotte, NC to be more engaged with our grandsons. The first thing I experienced is the freshness and vitality of the air in western Washington and Thurston county, which leads to the crux of my message.

Your body will soon start the process of setting priorities for updating our county's Comprehensive Plan. Climate change presents us with daunting challenges that we can mitigate with wise planning.

Here are a couple of priorities to be addressed:

* I want a policy that continues to improve the quality of the air. Trees are an important ingredient to Thurston's residential and commercial development. Mature trees must be maintained and new plantings should be in the blueprint. Owners, contractors and developers could receive energy credits on growing green properties. More importantly, from a health standpoint, our trees capture the deadly greenhouse gases that aggravate vulnerable residents.

* I want a policy that supports the public's acceptance that their purchase of new electric vehicle (EV) will be backed-up by a charging infrastructure. Also, policy must include investments for municipalities and school districts that bolster their transit inventories with EV's.

Thank you for your interest and diligence to create a model county that is serious about averting the ruinous effects of climate change.

George Burazer
Lacey, WA.

From: [Karen Bray](#)
To: [County Commissioners](#)
Subject: Ten year Comprehensive plan
Date: Wednesday, December 14, 2022 1:50:49 AM

Dear County commissioners:

The Comprehensive Plan Update will have a huge effect on the quality of life for all residents of Thurston County. I would hope that you would include a policy that protects all forests within the county including urban trees. It is very important for carbon sequestration. We also need to protect all our farmland and encourage regenerative farming methods.

Thank you for your consideration. Your decisions are crucial for a healthy future.

Karen Bray, a 55 year resident of Thurston County

From: [County Commissioners](#)
To: [Maya Teeple](#)
Subject: FW: My comments for Thurston County's Comprehensive Plan Update.
Date: Friday, December 16, 2022 12:12:09 PM

Another Comp plan public comment.

Katey Johnson

Executive Assistant to County Manager Ramiro Chavez
Thurston County Commissioners' Office
Office: (360) 786-5440

From: Jean Maust <demico@scattercreek.com>
Sent: Thursday, December 15, 2022 12:12 PM
To: County_Commissioners <County.Commissioners@co.thurston.wa.us>
Subject: My comments for Thurston County's Comprehensive Plan Update.

I appreciate the opportunity to comment on our county's Comprehensive Plan Update.

In the Comprehensive Plan update I want a policy that plans for ways to protect farmland in our county and offers support and incentives to farmers in conserving and accessing land.

We can all benefit by increased food resilience here in the county, particularly with sustainable farming practices, greater farmer direct access to local markets, and greater focus on food crops for humans.

Thank you.

Jean Maust

Tenino WA 98589

From: [Dave Bradley](#)
To: [County Commissioners](#)
Subject: Comments on the Scope of the Thurston County Comprehensive Plan Update
Date: Tuesday, December 20, 2022 7:25:46 PM

Dear Thurston County Commissioners:

I urge the county commissioners to make climate action a priority when updating the Thurston County Comprehensive Plan. In general, I want Thurston County to establish policies that will:

- <!--[if !supportLists]-->• <!--[endif]-->Expand and accelerate efforts to reduce ongoing greenhouse gas emissions (mitigation).
- <!--[if !supportLists]-->• <!--[endif]-->Improve the county's infrastructure and services to promote increased resiliency to withstand climate threats (adaptation).

There are also several specific policies and actions that I urge the commissioners to include in the updated Comprehensive Plan.

Buildings

Buildings are the largest source of greenhouse gas emissions in Thurston County representing about 60% of county emissions.

<!--[if !supportLists]-->• <!--[endif]-->Retrofitting Existing Residential and Commercial Buildings:

I want the updated Thurston County Comprehensive Plan to include policies and actions that support and accelerate the retrofitting of existing residential and commercial buildings to conserve energy and replace fossil fuel appliances and heating systems with electric appliances and heating systems. This is important because:

- <!--[if !supportLists]-->• <!--[endif]-->GHG emissions from the use of natural gas in residential and commercial buildings currently represent about 10% of Thurston County's carbon footprint. The State Building Code Council recently finalized rules that require electric heating in new residential and commercial buildings. To achieve the regional emission reduction targets, county residents and businesses will need to replace fossil fuel appliances and heating systems in existing buildings with electric appliances and heating systems.
- Retrofitting existing buildings will reduce the health risks associated with indoor air pollution in homes and businesses.
- Retrofitting existing buildings can reduce monthly energy costs by reducing the amount of energy used for space heating, water heating and cooking.

<!--[if !supportLists]-->• <!--[endif]-->All-Electric Public Buildings: I want the updated Thurston County Comprehensive Plan to include policies and actions that support and accelerate the retrofitting of existing public buildings (such as offices and schools) to conserve energy and replace fossil fuel appliances and heating systems with electric appliances and systems. This is important because:

- Retrofitting public buildings can serve as a model for home and business owners.
- Retrofitting public buildings can reduce health risks associated with indoor air pollution in public buildings.
- Retrofitting public buildings can reduce monthly energy costs by reducing the amount of energy used for space heating, water heating and cooking.

<!--[if !supportLists]-->• <!--[endif]-->Community Solar and Energy Storage: I want the updated Thurston County Comprehensive Plan to include policies and actions that encourage the installation of solar panels on all available and feasible municipal sites, including building rooftops, city hall, schools, police and fire stations, community centers, municipal water pump sites, and transit depots. This is important because:

- Installation of solar panels on public buildings will support the region's transition to clean sources of electricity.

<!--[if !supportLists]-->• <!--[endif]-->Installation of solar panels can reduce monthly energy costs by reducing the amount of electricity used for government operations.

<!--[if !supportLists]-->• <!--[endif]-->Installation of solar panels with battery storage can provide backup systems for use during emergencies and power outages.

Transportation

Transportation is the second largest source of emissions in Thurston County representing about 30% of county emissions. Passenger vehicles represent about 80% of transportation emissions.

<!--[if !supportLists]-->• <!--[endif]-->Electric Vehicle (EV) Charging Infrastructure. I want the updated Thurston County Comprehensive Plan to include policies and actions that promote installation of a robust EV charging infrastructure that is sufficient to equitably support the transition to electric vehicles. This is important because:

<!--[if !supportLists]-->• <!--[endif]-->To achieve the regional emission reduction targets, gasoline/diesel vehicles will need to be replaced by electric vehicles. In coming years, state and federal laws and regulations will accelerate this transition. For example, the Department of Ecology has established new rules that require 35% of new passenger vehicles sold in 2026 to be electric, 51% in 2028, and 100% by 2035. Given current vehicle replacement cycles, 10% or more of Thurston County passenger vehicles could be electric in 2030.

<!--[if !supportLists]-->• <!--[endif]-->Many more EV charging stations will be needed to support the transition to electric vehicles. A recent report (Transportation Decarbonization in Washington) estimates that public EV charger needs range from one Level 2 public charger for every 7 EVs to one Level 2 charger for every 20 EVs and one fast-charger for every 70 to 200 EVs. Using these values, Thurston County would need to add 110 - 330 Level 2 chargers/year and 10 - 30 fast chargers/year to meet EV charging needs if 10% of all passenger vehicles in Thurston County are electric in 2030.

<!--[if !supportLists]-->• <!--[endif]-->Strong public policies and oversight are needed to ensure that there is equitable access to EV chargers for all county residents.

<!--[if !supportLists]-->• <!--[endif]-->Public Transportation. I want the updated Thurston County Comprehensive Plan to include policies and actions that will expand public transportation options and promote the transition to fossil-fuel free public transportation. This is important because:

- Increasing the availability and use of fossil-fuel-free public transportation will reduce the Thurston County GHG footprint.
- Increasing the availability and use of fossil fuel-free public transportation will reduce health risks by reducing the county-wide vehicle miles travelled (VMT) and replacing fossil fuels with increasingly cleaner electricity.
- Increasing the availability and use of fossil fuel-free transportation will reduce traffic congestion and improve the quality of life for county residents.

Thank you for the opportunity to provide comments on this issue. I look forward to reviewing Thurston County's efforts to update the Thurston County Comprehensive Plan.

Dave Bradley
401 18th Avenue SE
Olympia, WA 98501

From: [Kathleen Snyder](#)
To: [County Commissioners](#)
Subject: Comprehensive Plan update
Date: Friday, December 16, 2022 2:27:50 PM

To Thurston Co Commissioners:

In the Comprehensive Plan update I want a policy that addresses two things:

I would like urban tree and legacy forest protections so as to take advantage of carbon sequestering trees.

I would also like something that helps with electrical vehicle infrastructure so the transition to fossil-free transportation is easier for the average person.

Thank you,
Kathleen Snyder
1220 Devon Loop NE
Olympia

From: [Robyn Chance](#)
To: [County Commissioners](#)
Subject: The Comprehensive Plan Update
Date: Monday, December 19, 2022 11:22:30 AM

Dear County Commissioners,

The next ten years are a critical window when it comes to climate change and our struggle for a livable future. With that in mind, I am writing to you to express my belief that the Comprehensive Plan update should include a focus on policies that address urban tree protections and protections for legacy forests in our county so that we keep old- carbon sequestering trees. The forests and trees also provide habitats and shelter for a variety of plant, and animal life, necessary for our planets long term survival.

I also believe the Comprehensive Plan should include policies that address the need to protect farmland in our county and support new and young farmers in accessing land.

Thank you for your time and consideration of these important long-term policies that will affect our future.

Sincerely,

Robyn Chance
www.chanceart.com

From: [Tom Dyer](#)
To: [County Commissioners](#)
Subject: Comprehensive Plan update
Date: Monday, December 19, 2022 1:00:11 PM

Hey Commissioners!

- I want a policy that addresses urban tree protections and protects legacy forests in our county so that we keep old- carbon sequestering trees.
- I want a policy that addresses the need to accelerate the retrofitting of public buildings, and private residences so that we decarbonize our building stock in Thurston County and our residents have safe gas-free homes to live in.
- I want a policy that addresses Electric Vehicle (EV) infrastructure and helps to aid the transition to fossil-fuel free transportation.
- I want a policy that addresses the need to protect farmland in our county and supports new and young farmers in accessing land.
- I want a plan that addresses what we're going to do when our population booms when places further south become unlivable. Where are we going to put them?
- I want a plan that addresses the increased likelihood of woods fire in our county if things keep getting dryer like they have this year.\

Tom Dyer
2502 Division St NW Olympia 98502

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Tom Dyer

From: [Kathy Package](#)
To: [County Commissioners](#)
Subject: Comprehensive Plan Update
Date: Monday, December 19, 2022 3:26:18 PM

In the Comprehensive Plan update I want a policy that addresses urban tree protections and protects legacy forests in our county so that we keep old-carbon sequestering trees.

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Kathy Package
Lacey, 98516
kathy.package@gmail.com

From: [Glen Hubbard](#)
To: [County Commissioners](#)
Subject: Comprehensive Plan
Date: Monday, December 19, 2022 3:27:05 PM

Dear County Commissioners

In the Comprehensive Plan update I want a policy that addresses

-

the need to accelerate the retrofitting of public buildings, and private residences so that we decarbonize our building stock in Thurston County and our residents have safe gas-free homes to live in.

Glen Hubbard, Olympia 98502

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"In the long run, entropy will spell the end of everything in the universe and the universe itself, but we don't live in the long run. We live now. We live in Brooklyn, so doing our homework matters. And so, too, does doing our duty to ourselves, our loved ones, our community, our species and our planet."

Michael Shermer

From: [Karen Caton](#)
To: [County Commissioners](#)
Subject: Comprehensive Plan update
Date: Monday, December 19, 2022 3:30:59 PM

To Thurston County Commissioners,

In the Comprehensive Plan update, I would like to see a policy that addresses urban tree protections and protects legacy forests and one that addresses the need to protect farmland and supports new and young farmers in accessing land.

Thank you for your commitment to the County,
Karen Caton
Olympia, WA 98501

From: [MELINDA K HOLMAN](#)
To: [County Commissioners](#)
Subject: Comprehensive Plan Update
Date: Monday, December 19, 2022 3:31:13 PM

Dear County Commissioners,

In the Comprehensive Plan update, I want a policy that addresses these issues:

- urban tree protections and the protection of legacy forests in our county so that we keep old- carbon sequestering trees.
- the need to accelerate the retrofitting of public buildings and private residences so that we decarbonize our building stock in Thurston County and our residents have safe gas-free homes to live in.
- Electric Vehicle (EV) infrastructure and help the transition to fossil-fuel free transportation.
- the need to protect farmland in our county and support new and young farmers in accessing land.

Thank you for your attention to these vital issues.

Sincerely,
Melinda Holman
2032 Quince St NE
Olympia WA

From: [Lisa Ornstein](#)
To: [County Commissioners](#)
Subject: make climate action a priority in the county comprehensive plan update
Date: Monday, December 19, 2022 3:31:19 PM

My name is Lisa Ornstein and I am a Thurston County resident.

For the record, in the Comprehensive Plan update I want a policy that addresses:

- the protection of urban tree and legacy forests in our county so that we keep highly effective carbon sequestering trees.
- the need to accelerate the retrofitting of public buildings and private residences so that we decarbonize our building stock in Thurston County, and so that our residents have safe gas-free homes.
- the support of Electric Vehicle (EV) infrastructure, and other infrastructure which aids the transition to fossil-fuel free transportation.
- the need to protect farmland in our county and to support new and young farmers in accessing land.

Sincerely,

Lisa Ornstein

3010 28th Ave. SE

Olympia, WA 98501

From: [Anita Thomson](#)
To: [County Commissioners](#)
Subject: Comprehensive Plan Update
Date: Monday, December 19, 2022 3:33:24 PM

Dear Commissioners,

In the next Comprehensive Plan Update I want a policy that addresses Electric Vehicle (EV) infrastructure and helps to aid the transition to fossil-fuel free transportation.

I want a policy that addresses the homeless situation in a thoughtful way that considers the humanity of our many homeless and hopeless citizens. I also want a policy that protects farmland and provides means for young people to establish new farms.

Thank you,
Anita Thomson

From: [Christine Wells](#)
To: [County Commissioners](#)
Subject: Comprehensive Plan Update Policies
Date: Monday, December 19, 2022 3:34:08 PM

Dear County Commissioners,

I understand that the county is undergoing a 2-3 year planning process called the “Comprehensive Plan update,” that describes the 10 year vision for growth, infrastructure, and services. Because of the huge impact on climate policy and our struggle for a livable future, there are policies that I would like addressed in this Comprehensive Plan.

In the Comprehensive Plan update, I want a policy that addresses the following:

- I want a policy that addresses Electric Vehicle (EV) infrastructure; we must encourage the transition to fossil-fuel free transportation.
- I want a policy that addresses the need to accelerate the retrofitting of public buildings and private residences, so that we decarbonize our building stock and Thurston County residents have safe gas-free homes to live in.
- I want a policy that addresses urban tree protections and protects legacy forests in our county. We need all the old carbon sequestering trees we have!

Thank you for your consideration. It's now or never.

Sincerely,
Christine Wells

From: glenanderson@integra.net
To: [County Commissioners](#)
Subject: The next COMPREHENSIVE PLAN must VIGOROUSLY PROTECT THE CLIMATE!
Date: Monday, December 19, 2022 9:25:42 PM

Voters VERY STRONGLY urge you to PROTECT THE CLIMATE in MANY ways!!!

The county's comprehensive plan update must PRIORITIZE CLIMATE PROTECTION in your next 10-year plan.

In the Comprehensive Plan update I want a policy that addresses THESE:

- PROTECT TREES county-wide, including in URBAN areas and the LEGACY FORESTS that are especially powerful in sequestering carbon.
- Work faster to RETROFIT PUBLIC BUILDINGS and PRIVATE RESIDENCES. This includes reducing natural gas (methane), which is a horrible polluter of the climate.
- EXPAND Electric Vehicle (EV) infrastructure to help people transition away from petroleum.
- PROTECT FARMLAND. Help new and young farmers access land for sustainable agriculture.

THANK YOU!

"The poverty of our century is unlike that of an other. It is not, as it was before, the result of natural scarcity, but of a set of priorities imposed upon the rest of the world by the rich. Consequently, the modern poor are not pitied, but written off as trash."

—John Berger

Glen Anderson (360) 491-9093 glenanderson@integra.net
 See information in the "Economics" category and other issue categories of my blog, www.parallaxperspectives.org



Virus-free. www.avast.com

From: [maureen.canny](#)
To: [County Commissioners](#)
Subject: Comprehensive Plan update policies
Date: Monday, December 19, 2022 10:06:23 PM

Dear Thurston County Commissioners Mejia, Menser and Edwards,
Please include in the County's Comprehensive Plan Update policies that address:

Electric Vehicle (EV) infrastructure, protection of farmland and young farmers, decarbonized building codes and the protection of legacy forests.

Thank you,

Maureen and Kent Canny

From: [County Commissioners](#)
To: [Maya Teeple](#)
Subject: FW: Comments on Thurston County Comprehensive Plan update
Date: Friday, December 30, 2022 4:56:02 PM

Katey Johnson

Executive Assistant to County Manager Ramiro Chavez
 Thurston County Commissioners' Office
 Office: (360) 786-5440

From: Esther Grace Kronenberg <wekrone@gmail.com>
Sent: Friday, December 30, 2022 8:16 AM
To: thurston2045 <thurston2045@Thurstoncounty.onmicrosoft.com>
Cc: County_Commissioners <County.Commissioners@co.thurston.wa.us>
Subject: Comments on Thurston County Comprehensive Plan update

Dear County Planners and County Commissioners,

Citizens for a Clean Black Lake would like to submit the following comments for consideration in the 10 Year Comprehensive Plan update, Stormwater Management Plan, Chapter 7 Utilities.

Our organization has concerns about water quality in Black Lake, the Strategic Groundwater Reservation for the State Capitol and in other lakes and aquifers around the County. We especially are aware of the adverse environmental impacts of stormwater and septic effluents on our ground and surface waters.

We make the following recommendations.

1. The County is required to meet federal, state or local water quality standards in streams, rivers, lakes and Puget Sound. 3.4b of the current Comp Plan seeks to "Protect groundwater supplies and maintain groundwater in adequate supply by identifying and reserving future supplies well in advance of need."

However, without proper and adequate testing of these waters, the County cannot know if it is meeting its obligations or not.

Since the last update, there is new science available about the impacts of toxic chemicals on the environment and the public health. There have also been Court cases in recent years that have highlighted the inadequacy of protections by the Department of Ecology from toxic substances in our water resources.

(See Northwest Environmental Advocates vs. EPA- <https://law.justia.com/cases/federal/district-courts/washington/wawdce/2:2020cv01362/289338/22/>)

There are numerous recent investigative articles published about the corruption of the EPA's regulatory functions and the inadequacy of its recommendations for the use of toxic chemicals to protect the public health and the environment. We attach links to these papers below.

At present, the County has adopted stricter rules for the use of pesticides and herbicides on County lands than those adopted by the State Department of Ecology. We very much appreciate the County's concern about minimizing the

use of these dangerous substances. A review of the County's Integrated Pest Management Plan by the advocacy group, Beyond Pesticides, determined that though the Plan was better than many, there were loopholes that allowed the use of toxic chemicals which should be addressed to better protect the public health.

Further, we recognize there are chemicals of emerging concern that have never been tested for, including those chemicals like PFAs which are now known to be widespread in the environment and in human bodies.

If the County truly wants to protect the public health and the environment, we recommend first that it widen the scope of substances it tests for to get a true picture of the actual quality of the water in our aquifers.

Without a robust Department of Ecology and EPA, it is even more imperative that our local governments act in their absence. Current state and federal regulations should be regarded as a baseline upon which local jurisdictions can and should build more robust testing and monitoring of emerging chemicals of concern in order to protect current and future residents.

2. The Comprehensive Plan is responsible for "Constructing stormwater facilities to improve water quality and reduce flooding and erosion in older neighborhoods built before development rules were in effect," and for "Pollution prevention programs as well as construction of stormwater facilities and restoration projects, including floodplain, riparian and wetland restoration, to address regulatory obligations contained in Total Maximum Daily Load water cleanup plans."

CCBL urges the County to make more vigorous efforts to control stormwater before it reaches our lakes, Puget Sound and the Strategic Groundwater Reservation on which we rely for our drinking water. The prevalence of toxic substances in stormwater requires that it be tested for chemicals of emerging concern so that steps can be taken to prevent contamination before our water sources are further degraded. Critical species habitats and water reserves are being degraded from excess erosion and turbidity from stormwater runoff. These impacts must be considered before the approval of any development projects.

Besides better testing for contaminants, CCBL also urges the County to support the efforts of County residents to model innovative stormwater projects to supplement the County's larger capital projects. CCBL looks forward to collaborating with County staff on establishing model stormwater projects that could be replicated at low-cost across the County.

3. Septic system effluent has also been identified as a major contributor to poor water quality in Black Lake. We are encouraged by the County's recent efforts to track faulty septic systems at Black Lake, but much more needs to be done to monitor septic systems around the County, and especially those near surface water bodies.

4. Finally, we urge the County to adopt language in the Comprehensive Plan that upholds the rights of the local community for stronger protections against preemption by less robust state or federal law. Local residents should have the final say in decisions affecting them and control over their quality of life should not be abrogated to outside powers.

Thank you for your consideration.

Esther Kronenberg and Gary Kline, Co-Chairs
Citizens for a Clean Black Lake

<https://www.poisonpapers.org/the-poison-papers/>

<https://theintercept.com/2022/08/01/epa-chemical-assessments-health-risks-cancer-whistleblowers/>

<https://theintercept.com/2022/03/30/epa-new-chemicals-division-workplace/>

<https://theintercept.com/2021/10/19/pfas-epa-water-dupont-chemours/>

<https://theintercept.com/2020/12/02/pfas-chemicals-products/>

From: [Lynn Fitz-Hugh](#)
To: [Maya Teeple](#)
Subject: Comments on the County's comprehensive plan
Date: Thursday, December 29, 2022 7:19:08 PM

Hello:

Please make sure all elements of the Thurston Climate Mitigation Plan that the county has signed onto are integrated into the Comprehensive plan.

We need stronger tree protections and stronger protection of farmlands.

We need to integrate climate change into how SEPA's are done.

We need to create a regional housing authority and use actual affordability measures to qualify something as affordable rather than the current percent of average income method which just creates housing that people who can already afford housing can afford.

We need zoning changes that will prevent the part of the county along I-5 from just become a continuous warehouse.

Thank you,
Lynn Fitz-Hugh

From: [Richard Moon](#)
To: [County Commissioners](#)
Cc: info@thurstonclimateaction.org
Subject: Thurston County Comprehensive Plan update
Date: Wednesday, December 21, 2022 2:52:53 PM

Dear County Commissioners Mejia, Edwards, and Menser,

In the Comprehensive Plan update I want a policy that addresses the following issues:

- I want a policy that addresses the goals of the Fossil Fuel Non-Proliferation Treaty. Unless fossil fuels are largely replaced by renewable fuels and energy sources, efforts to capture and sequester carbon will be overwhelmed. Reducing fossil fuel use should be as much of a goal for the county as it is for the rest of the world. I urge the BoCC to endorse the TTNFP and include its objectives in the TCCP update. Please see: www.fossilfuel treaty.org for details.
- I want a policy that addresses Electric Vehicle (EV) infrastructure and promotes the rapid transition to fossil-fuel free transportation. This must include covered pull-through DC Fast charging stations that accommodate larger vehicles and vehicles towing trailers.
- I want a policy that promotes renewable energy and addresses the vulnerability of the electric power grid by encouraging residential and commercial solar power and battery storage installations on rooftops and above parking areas throughout the county. This should include government and emergency service buildings.
- I want a policy that addresses lead pollution at and around the Olympia airport by phasing out 100LL Avgas and switching to unleaded Avgas replacement fuels. Generally, the airport should offer sustainable fuels as soon as they are commercially available and have an affirmative plan to support the transition to electric, hydrogen and SAF-powered aviation activities.
- I want a policy that addresses ever more extreme weather events within the county by upgrading building codes and hardening critical infrastructure and emergency services. More covered parking lots (esp. w/ solar panels) with better lighting and safer walkways for pedestrians are especially needed.

Thank you for considering these suggestions.

Richard Moon
moonrb@gmail.com



From: [Melinda Hughes](#)
To: [County Commissioners](#)
Subject: Comprehensive Plan
Date: Thursday, December 22, 2022 9:18:16 PM

Dear County Commissioners Mejia, Edwards, and Menser,

On behalf of TCAT and our constituents, we hope that what the county commits to in the Comprehensive Plan matches the actions outlined in the Thurston Climate Mitigation Plan (TCMP), and that actions related to the TCMP will be woven throughout the Comprehensive Plan versus being siloed on their own. For example, there should be policies that protect trees and habitat, policies that help with food security and agriculture, policies that decarbonize buildings and transportation, just to name a few. Finally, equity should also be spread throughout the comprehensive plan as well.

Sincerely,
Melinda

Melinda Hughes, Executive Director
Thurston Climate Action Team

PO Box 13324

Olympia, WA 98508

(360) 977-1509

melinda@thurstonclimateaction.org

<https://thurstonclimateaction.org>

LinkedIn - www.linkedin.com/in/melinda-hughes-melp

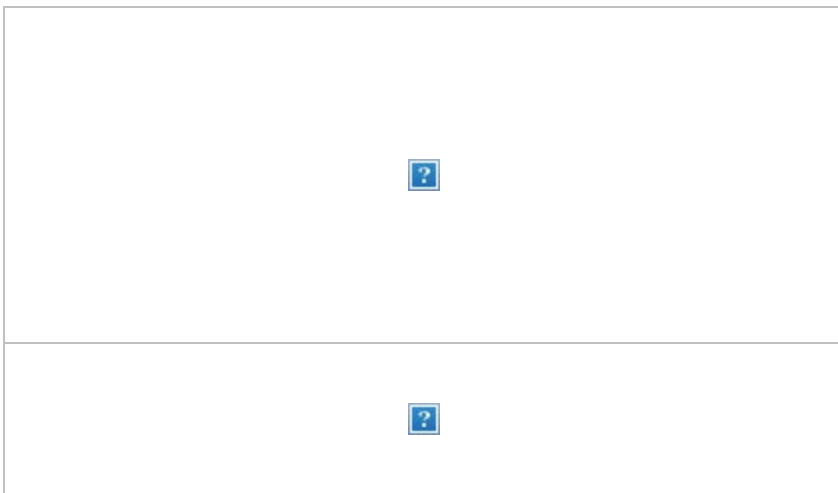
From: [Trudy Soucoup](#)
To: [Maya Teeple](#)
Subject: Comp Plan Feedback!
Date: Wednesday, December 28, 2022 4:14:18 PM

Could you do a 'find & replace' and make all references to Homes First without a ! please.

Also on p53 - Kokua is misspelled & I don't think you have all our DD units and partners listed.

Did you already receive that information from Jacinda at the county?

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[Learn About Our Impact....and Be Inspired!](#)

I live and work in the South Puget Sound, which is located on the ancestral lands of the Confederated Tribes of the Chehalis Reservation, the Squaxin Island Tribe and Nisqually Indian Tribe, who have long been stewards of the region's waters, plants, and animals. Located at the southernmost point of the Salish Sea, these lands were—and still are—a place of gathering, trade, and community for many Coast Salish peoples. I recognize that all who are not Salish peoples, including myself, are visitors here.



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Maya Teeple

From: Judith Langhans <judithlanghans@icloud.com>
Sent: Sunday, December 25, 2022 1:54 PM
To: thurston2045
Subject: Update the Countywide Planning Policies

My Name is: Sue Langhans, from Olympia
 My Email Address is: suelanghans@gmail.com

Thurston County must ask the jurisdiction to meet to update the Countywide Planning Policies. We need the policy for the allocation of housing units needed for low income, very low income, and extremely low-income housing by jurisdiction, addressing racial disparities in housing, and environmental justice issues.

The Department of Commerce expects the sum of the individual jurisdiction Comp Plans to address the total need. These are issues that require joint agreements. Below are examples of issues requiring mutual agreement amongst the jurisdictions:

1. **Equal or Fair Share:** Should future housing units be assigned to jurisdictions with each level of new housing shared equally or using the "fair share" method (cities/UGAs with mostly higher income housing commit to zoning for more units of future lower income housing resulting in more equal responsibility for units of income level housing across the jurisdiction)?
2. **New versus repurposed structures for lower income housing:** To what extent should meeting low to extremely low housing by jurisdiction rely on new units versus repurposing existing structures.
3. **Counting or not counting housing units that may not address housing needs:** Can the jurisdictions agree on a way to exclude from the count of housing units now and the future those units that do not meet housing needs because they are vacation homes or AIR B & B type units?
4. **UGAs are better locations to meet low to extremely low housing unit needs than the rest of the county:** Commerce data provides data at the jurisdiction level on existing and needed housing units by income level. For the Comp Plan Thurston County needs to address meeting low to extremely low housing needs with the awareness that rural UGAs and smaller towns in rural Thurston County are best at meeting these housing needs. Rural UGAs include Grand Mound, and unincorporated areas around Tenino, Yelm, and Bucoda.

From: [Judith Langhans](#)
To: [thurston2045](#)
Subject: Input on Transportation– Chapter 5 in Thurston County Comp Plan
Date: Sunday, December 25, 2022 1:52:02 PM

My Name is: Sue Langhans, from Olympia
 My Email Address is: suelanghans@gmail.com

-Add a section on climate change to the Planning Context for Transportation Section and a Reduced Carbon Emission policy:

: Add policy from the Dept of Commerce Model Language that addresses climate mitigation and transportation. The policy should start with the language available from Commerce in February 2023.

-Include the following recommendations from the Thurston Climate Action Team (TCAT):

: Reduce Climate and greenhouse gas emissions by reducing the amount of carbon produced by transportation vehicles.

1. The transportation sector's adverse contribution to climate change is primarily through greenhouse gas emissions from cars, trucks, buses, trains and ferries:

Include a section on impacts of Thurston County's transportation as it pertains to Climate Change and Greenhouse gas emissions.

Include an analysis of the consumption of fossil fuels such as gasoline, diesel, natural gas and hydrogen by motor vehicles that has been shown to lead directly to climate change:

: Technology Changes

-Cleaner engines, better gas mileage and alternative fuels have the potential to slow the effects of climate change.

-The shift to move towards more energy-efficient vehicles should not occur slowly as there is a need for change now due to the climate crisis we face.

: Changing Travel behaviors:

-A Push for people to shift to greater use of alternative modes such as transit, bicycling and walking-The effects on the environment and the reliance on oil is reduced, and people will have choices if the price of fuel rises too high

: Effects on Marginalized communities:

-A subsection dedicated to mapping concentrations (i.e what type, style, and affordability of transportation is built and in what parts of the county)

-A subsection dedicated to demographic mapping of transportation (i.e where are marginalized communities living and do they have equitable access to transportation that pertains to section 1)

From: [Madeline Bishop](#)
To: [thurston2045](#)
Subject: Input on Introduction - Chapter 1 in Thurston County Comp Plan
Date: Friday, December 30, 2022 12:58:09 PM

My Name is: Madeline Bishop from Olympia, 98513

My Email Address is:mfbishop.bishop@gmail.com

Please accept the following Thurston 2045 Comments:

Chapter: [Introduction](#) page 3

Reference Department of Commerce [Climate Program](#), [Environmental Justice](#)

Add *Environmental Resiliency* and *Environmental Justice* to the list of Growth Management Goals

Environmental Resiliency. Equitably enhance resiliency to, and avoid or substantially reduce the adverse impacts of, extreme weather events on people, property, and ecological systems through goals, policies, and programs consistent with the best available science and scientifically credible climate projections and impact scenarios.

Environmental Justice. The fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, rules, and policies. Further, Environmental justice includes addressing disproportionate environmental and health impacts in all laws, rules, and policies with environmental impacts by prioritizing vulnerable populations and overburdened communities, the equitable distribution of resources and benefits, and eliminating harm.

Additionally, incorporate the Dept of Commerce model Comprehensive Plan language for [climate mitigation and resilience](#) throughout the Thurston plan.

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From: [Sandler & Seppanen](#)
To: [thurston2045](#)
Subject: Recommendation for Comp Plan Update to Match Chapter 2 Language on RRI and Code 20.29.010 Language
Date: Friday, December 30, 2022 1:47:48 PM

Comp Plan Update to Must Match Chapter 2 Language on RRI and Code 20.29.010 Language

There is an ambiguity between Chapter 2 language on RRI land (Chapter 2 page 29-31) and the interpretation of 20.29.010 (RRI) code language related to the allowance of more intensive industrial use of rural land in specific locations. Changing to code language to reflect the Comp Plan language more clearly must be addressed in the upcoming Comp Plan Update.

Developers and perhaps some county staff seem to see an open door for rural areas in the south county along I-5 to look like Lewis County's warehouse development. This, however, is not what the Comp Plan allows. The RRI language in Chapter 2 (pages 29-31) limits all RRI industries to those that are supportive of the "natural resource" industries in rural areas – agriculture, minerals, and forestry. There is no language in Chapter 2 that would allow for a generic warehouse or manufacturing unrelated to ag, minerals, and forestry. Chapter 2 also precludes industries on lands that have at least some (more than minimal) useability for ag, forestry, or mineral uses.

While the purpose statement for code 20.29.010 (RRI) matches the Comp Plan clearly calling for industry "dependent upon agriculture, forest practices, and minerals" the miss-match with the Comp Plan language arises in section 20.29.010 (5) which permits more intensive processing, fabrication, and storage industries than elsewhere if the site is located within one-half mile of an Interstate 5 interchange with access from a county arterial or collector road or state highway and with rail access.

I read 20.29.010 (5) to allow more intensive processing, fabrication, and storage industries, but only those per the purpose statement that are associate with the local natural resource industries – ag, forestry, and minerals. County Planning staff, however, permit consideration of rezoning requests that outline plans for generic warehouse facilities. I recognize that a rezone request is not a request for a specific industry, but the proposals we have seen are for a specific industry with size and shape given for the warehouse being envisioned. It is important to change the code language to specify that these more intensive industries still must meet the purpose statement language requirement - industries connected to natural resource industries. The code should state that other intensive industries are reserved for urban areas.

Secondly, code 20.29.010 needs an added section to conform with the Comp Plan that specifies that the land that can be considered for industrial use take into consideration ag and forestry uses. Chapter 2 specifically states that industrial uses should only be on land that has little potential for natural resource use. Land that has been recently farmed should not be considered for conversion to RRI. This is the wording in Chapter 2:

Natural Resources. The area should be located so that development will not detrimentally impact agriculture, forestry, aquaculture or other natural resource uses. The area to be designated industrial should itself have minimal potential for natural resource management/utilization. Chapter 2 (page 30).

Third, the code language should specify that there would be detrimental impact, given the farmland preservation goal, if the land contains soils that regarded as useable (not necessarily prime, but usable) for agriculture, if the land has been recently (last 20 years) grown crops (whether sold or not) or used for pasture, or if the land has ever been in Open Space Ag programs. Such lands must be regarded as having more than a minimal potential for future agricultural use and thus not be eligible for RRI zoning.

In addition to the development code change the Comp Plan Update should clarify narrative RRI language in Chapter 2: The sentence in chapter 2, page 30 “An industry that has no orientation to rural or resource based activities is not dependent upon a rural location” needs to be clearer. A clearer option is: Only industry oriented to agriculture, forestry, mining or to rural activities shall be permitted in rural locations. Such industries fit urban areas of the county.

Additional Benefit of Matching Code to Chapter 2: If the code language above were clarified to preclude generic warehouses from rural lands and preclude farmable land from rezone to RRI that would have the benefit of reducing upward price pressure on rural lands. When well-funded developers approach farmland owners seeking large swaths of flat land for houses or industry, they are pushing up the cost of farmland for the next generation of famers. Future farmland owners can’t afford the price of unprotected land unless they inherit the land or have inherited wealth. Removing the pressure to sell land for warehouses or other intensive industrial use would remove one factor that is pushing up the cost of farmland.

Loretta Seppanen

Laurel.lodge@comcast.net

From: [Sandler & Seppanen](#)
To: [thurston2045](#)
Subject: Scope of the Comp Plan Update Regarding Farmland Preservation
Date: Friday, December 30, 2022 2:17:51 PM

I request 3 new/revised goals or policies in Chapter 3 related to farmland preservation:

1. **A Robust Ag Land Conservation Goal:** County staff say that the County does not have a clear overall goal for conservation of ag lands, forests, and open space. The current Chapter 3 related to conservation of farmland says:

GOAL 1: Preserve agricultural land in order to ensure an adequate land base for long-term farm use.

OBJECTIVE A: Conserve (no net loss) and enhance agricultural lands for long-term farming use.

To this layperson, this language calls out conservation of ag land, but staff have consistently stated that the goal is not clear enough to call for any specific action such as denying request replace farmland with a warehouse or being of use when applying for federal farmland conservation funding. The Comp Plan update must include a clear goal for ag land conservation. The statement must be robust enough to underpin any grant proposals for various federal or state funds to support land preservation strategies. The goal should specify that land preservation for food production is a higher priority than use of rural lands for housing, commercial, and industrial development. That high priority results from the possibility of a future disruption of the current food system because of catastrophic events or stemming from impacts of climate change. The goal must be strongly enough worded that all county staff will confirm, when asked, that the county has a clear overall goal for conservation of ag land. The goal could include a mitigation plan and a required agricultural impact statement for land use changes and permits for non-agricultural development.

One of the objectives under a new robust ag land conservation goal should address what happens when the county takes actions to remove agricultural land from production either to address its own land use needs or when approving a rezone of land that is currently farmed. Recommendation: Require such action to be mitigated by conserving adjacent farmland that is comparable in size, soil quality, and agricultural value. If adjacent farmland is not available, farmland in other areas or unfarmed land restored to production can be used for mitigation at a rate of three acres for every acre lost.

2. **Reword and Add Value of Ag Land in UGAs and Cities Policies:** Thurston County has taken a bright line approach to where farms should exist – in the rural county but not in the UGA (and by implication, the cities.) This is an outmoded perspective viewing farms exclusively from the industry perspective – commercial operation that by their very nature are incompatible with urban life. Today we know that farms come in many sizes including an acre or two that may look and feel like a backyard garden on steroids. Farms have non-commercial co-benefits to urban areas: carbon sequestration; improved water quality as the farm soils filter out many types of contaminants; farms fields can provide flood protection; the benefits of better air quality provided by open space areas; and meeting sustainability goals by reducing vehicle miles travel for our food.

The current Comp Plan UGA Goal (Goal 2 in Chapter 2) needs to be reworded:

Goal 2, Objective C, Policy 7 (page 47): Mining, forestry, ~~farming, and related natural resource industries~~ may occur in urban growth areas, but in the long-term can expect to be replaced by more intensive urban land uses and activities. **Small scale agriculture should continue to be supported in the urban growth area.**

It is important also to understand the impact when farmland in the UGA is converted to housing or commercial/industrial use. The impact on other farmland within and adjacent to future urban growth should be understood and considered by the local community. To that end, I recommend a new policy about the need for an impact statement.

New Policy: Prior to allowing a city annexation, urban growth area expansion, or development of farmland within the urban growth area require the completion of an agricultural impact statement that sufficiently addresses the impact on other farmland in the area. When appropriate the county should implement a mitigation strategy to achieve its no net loss of farmland goal.

3. **Make transparent the impact of LTA/NA designation on Development Potential:** Add a policy to clarify the density policy on LTA and NA lands. Here is an example of language used for the similar Skagit County policy for their LTA type land – called Agricultural Resource

Agriculture Resource Land Density Policy: Residential gross densities for new land divisions in lands designated as Agriculture Resource shall be one (1) residential dwelling unit per 40 acres or 1/16 of a section.

I request these four additional program and other changes in the Comp Plan:

1. **More Robust Conservation Programs:** The County's Agricultural Advisory through the CP-16 Review has called for a range of conservation program actions. I support the need to make these revisions and additions in the Comp Plan:
 - **Double the Conservation Future Funding:** Just as was done in 2022 in King County, this county can ask voters to raise the CF rate for about 3.4 cents per \$1,000 of property value to the original 6.25 cents. As a second step, to avoid having the rate decline again due to the 1% lid, support legislation to remove CF tax from under the levy lid
 - **Transfer of Development Rights (TDR) Revival:** The County needs to work with the cities to assure buyers of development rights and use the funds to fulfill the promise of 3 decades ago when LTA was created.
 - **Create Funding Streams for the Purchase of Development Rights (PDR):** The county has in the past and should now sell bonds against a portion of the future CF funds and other newly created farmland specific funding streams to purchase the development rights lost in expanding the LTA acreage. Get more information about PDR programs nationwide at https://farmlandinfo.org/wp-content/uploads/sites/2/2020/11/PACE_Overview_AFT_FIC_2020.pdf.
 - **New - Installment Purchase Agreements (IPA):** Consider the approach in Delaware, Maryland, New Hampshire, New Jersey, and Pennsylvania to payout PDR funds in annual installments rather than all at once. This works well if farmers would prefer a small annual revenue stream rather than a lump sum and to account for the county not having the cash on hand to pay all at one time. [Here is the link](https://www.completecommunitiesde.org/planning/rural-land/) to the American Farmland Trust description of this option. See <https://www.completecommunitiesde.org/planning/rural-land/> item #4 for the Delaware process.
 - **New - Streamlined Easement Donations:** Having a streamlined process for donated ag conservation easements so that legal advice is minimal as is the cost of annual monitoring. Farmland owners benefit from reduced taxes based on the value of the donated easement.
2. **Designation and Development Code Changes to Reduce Upward Price Pressure on Rural Lands:** When well-funded developers approach farmland owners seeking large swaths of flat land for houses or industry, they are pushing up the cost of farmland for the next generation of farmers. Future farmland owners can't afford the price of unprotected land unless they inherit the land or

have inherited wealth. Protecting farmland with an agricultural conservation easement helps to lower the cost of farmland as the next farmer will pay only for the agricultural value of the land.

The county must take additional steps to reduce the upward pressure on farmland from development for housing and industry. The County has two mechanisms to reduce rural land prices pressures:

1. Designate more land as Long Term Agriculture (LTA) with development code language that reduces the extent subdivision capacity of the land. CP-16 includes work looking at expanding LTA designation.
 2. Change the Rural Resource Industrial (RRI) zoning to clearly require industries located in that zone to be clearly connected to agriculture, timber, or mineral operations in the county. Additionally, require that such industries be on land that is not suited for agricultural.
3. **Metrics:** The GMA does not require measuring performance related to the Comp Plan. As a result, the current Comp Plan, except for the Health Chapter, does not have any means of checking if the goals are being achieved – no metrics. Even without a State requirement, the BoCC should make measuring performance a part of the Comp Plan Update scope. A 21st century plan needs measures related to goal achievement that can be updated at least every 5 years. In the ag areas the metrics should include 1) acres of farmland loss over time using the USDA Farm Census, 2) [Sustainable Thurston metric](#) of getting to the goal of 5% or less of new housing in the rural areas of the county (stubbornly stuck at 14%), 3) acres of farmland in Open Space Tax programs.
4. **Adaptable Planning Approach:** At least every 5 years, the BoCC should undertake a formal evaluation of the County is doing at achieving the goals of the Comp Plan. If the movement toward goal achievement is not in evidence the BoCC should undertake a planning process to adjust the plans with policy and program changes selected for their potential to increase the likelihood of goal achievement and, if needed, with new mitigation approaches to compensate communities negatively impacted by failing to be on target to meet the goals

Loretta Seppanen
Laurel.lodge@comcast.net



A Washington State Chapter of the National Audubon Society
P.O. Box 2524, Olympia, WA 98507
(360) 352-7299 www.blackhills-audubon.org

Black Hills Audubon Society is a volunteer, non-profit organization of more than 1,300 members in Thurston, Mason, and Lewis Counties whose goals are to promote environmental education and protect our ecosystems for future generations.

January 6, 2023

Board of County Commissioners
Thurston County

Re: Scope of Thurston 2045, the Thurston County Comprehensive Plan Update

Dear Commissioners:

Thank you for the opportunity to comment on the scope of the update to the Thurston County Comprehensive Plan, called Thurston 2045. Black Hills Audubon Society is a chapter of the National Audubon Society. Our approximately 1300 members live in Thurston, Mason, and Lewis Counties. Our mission includes protection of habitat for wildlife and humans, as our environmental ecosystems are mutual.

General comment on Climate Change Mitigation:

Black Hills Audubon Society urges you to include model language that addresses the need to mitigate climate change that is forthcoming in February 2023 from the Department of Commerce. However, we suspect that the Department of Commerce language will be quite general and will not address the changes needed to mitigate for climate change in every chapter of Thurston County's Comp Plan, a plan specific to our community. For example, the current Comprehensive Plan does not include any reference to the Thurston Climate Mitigation Plan adopted by the county in 2020, and that should certainly be included in Thurston 2045.

General comments on other environmental topics:

In addition, more rigorous goals, policies, and actions are needed to protect our natural environment in areas that are not directly related to climate change—for example, agricultural land use, stormwater, affordable housing, groundwater quality and quantity, and mineral lands.

Black Hills Audubon Society asks you to read carefully our specific comments written below. Under the assumption that Thurston 2045 will be organized by the same

chapters as the current Comprehensive Plan, our suggestions are organized by chapters in the current Comprehensive Plan. Our comments are related to Chapters 2, 3, 4, 5, 6, 7, and 9 in the current Comprehensive Plan.

Chapter 2, Land Use, in the current Comprehensive Plan

***Reword current language about the value of agricultural land in Urban Growth Areas (UGA).**

The current Comprehensive Plan states that farms should exist only in the rural county but not in the UGAs. This is actually contrary to some cities within the county, cities that actively promote urban farms within their city boundaries. Viable modern farms can be from less than one acre to many acres, and they can use farming practices that do not make them obnoxious to urban neighborhoods. In fact, farms offer many other services to cities besides food: open space; carbon sequestration; improved water quality as the farm soils filter out many types of contaminants; flood protection; and better air quality.

Current Policy 7, Goal 2 of Objective C (page 47):

7. Mining, forestry, farming, and related natural resource industries may occur in urban growth areas, but in the long-term can expect to be replaced by more intensive urban land uses and activities.

Revised Policy 7, Goal 2, Objective C (page 47):

Mining and forestry may occur in urban growth areas, but in the long-term can expect to be replaced by more intensive urban land uses and activities. Small-scale agriculture should continue to be supported in the urban growth areas.

Chapter 3, Natural Resource Lands, in the current Comprehensive Plan

Forest Lands

*Add a goal to encourage small-scale owners of acres of forestry land to use the Family Forest Carbon Program and similar programs to preserve trees in order to sequester carbon in trees and the soil beneath them.

Mineral Lands

*Add a requirement that mineral lands that are co-designated on agricultural lands must revert to agricultural land designation when mining is finished, and must be restored to agriculture land uses.

This will prevent agricultural lands from being permanently lost due to co-designation.

Agricultural Lands

*Revise the current Goal 1 to create a robust agricultural land conservation goal.

The current goal 1 states: Preserve agricultural land in order to ensure an adequate land base for long-term land use.

County staff have said that the language of Goal 1 is not strong enough to allow the county to apply for certain grants and programs to preserve agricultural land.

Suggested revision:

Goal 1: Preserve agricultural land preservation for food production. This use of agricultural land is a higher priority than use of rural lands for housing, commercial, and industrial development. That use is high priority because of possible future disruption of the current food system due to catastrophic events or impacts of climate change. Ensure no net loss of agricultural land and encourage net gain.

Action 1: Require an agricultural impact statement for land use changes and permits for non-agricultural development on agricultural land.

Action 2: Require mitigation when agricultural land is re-purposed or re-zoned to non-agricultural use. Mitigation could be conserving adjacent farmland that is comparable in size, soil quality, and agricultural value. If adjacent farmland is not available, farmland in other areas or un-farmed land restored to production can be used for mitigation at a rate of three acres for every acre lost.

***Add a new policy that requires the county to evaluate the impact when farmland in the UGA is converted to housing or commercial/industrial use.**

The impact on other farmland within and adjacent to future urban growth should be understood and considered by the local community.

Suggested wording:

Prior to allowing a city annexation, urban growth area expansion, or development of farmland within the urban growth area, require the completion of an agricultural impact statement that sufficiently addresses the impact on other farmland in the area. When appropriate the county should implement a mitigation strategy to achieve its goal of no net loss of farmland.

***Make transparent the impact of Long Term Agriculture/Nisqually Agriculture designation on development potential:**

****Add a policy to clarify the density policy for LTA and NA lands.**

Here is an example of language used for the similar Skagit County policy for their LTA type land – called Agriculture Resource:

Agriculture Resource Land Density Policy: Residential gross densities for new land divisions in lands designated as Agriculture Resource shall be one (1) residential dwelling unit per 40 acres or 1/16 of a section.

In addition to the above changes in goals for Thurston 2045, here are specific actions that can be added to Thurston 2045 to preserve and increase agricultural lands within Thurston County:

1. More Robust Conservation Programs:

The County's Agricultural Advisory through the CP-16 Review has called for a range of conservation program actions.

****Double the Conservation Future (CF) Funding:**

Just as was done in 2022 in King County, Thurston county can ask voters to raise the CF rate for about 3.4 cents per \$1,000 of property value to the original 6.25 cents. As a second step, to avoid having the rate decline again due to the 1% lid, support legislation to remove CF tax from under the levy lid.

****Transfer of Development Rights (TDR) Revival:** The County needs to work with the cities to assure buyers of development rights and use the funds to fulfill the promise of 3 decades ago when LTA was created.

****Create Funding Streams for the Purchase of Development Rights (PDR):** The county has in the past and should now sell bonds against a portion of the future CF

funds and other newly created farmland specific funding streams to purchase the development rights lost in expanding the LTA acreage. Get more information about PDR programs nationwide at https://farmlandinfo.org/wp-content/uploads/sites/2/2020/11/PACE_Overview_AFT_FIC_2020.pdf

****New - Installment Purchase Agreements (IPA):** Consider the approach in Delaware, Maryland, New Hampshire, New Jersey, and Pennsylvania to payout PDR funds in annual installments rather than all at once. This works well if farmers would prefer a small annual revenue stream rather than a lump sum and to account for the county not having the cash on hand to pay all at one time. Here is the link to the American Farmland Trust description of this option:

<https://farmlandinfo.org/publications/installment-purchase-agreements/>

See item #4 for the Delaware process at this link:

<https://www.completecommunitiesde.org/planning/rural-land/>

****New - Streamlined Easement Donations:** Having a streamlined process for donated ag conservation easements so that legal advice is minimal as is the cost of annual monitoring. Farmland owners benefit from reduced taxes based on the value of the donated easement.

2. Designation and Development Code Changes to Reduce Upward Price Pressure on Rural Lands:

When well-funded developers approach farmland owners seeking large swaths of flat land for houses or industry, they are pushing up the cost of farmland for the next generation of farmers. Future farmland owners can't afford the price of unprotected land unless they inherit the land or have inherited wealth. Protecting farmland with an agricultural conservation easement helps to lower the cost of farmland as the next farmer will pay only for the agricultural value of the land.

Add to Thurston 2045 these two actions to reduce rural land prices pressures:

--Designate more land as Long Term Agriculture (LTA) with development code language that reduces the extent subdivision capacity of the land. CP-16 includes work looking at expanding LTA designation.

– Change the Rural Resource Industrial (RRI) zoning to more clearly require industries located in that zone to be clearly connected to agriculture, timber, or mineral operations in the county. Additionally, require that such industries be on land that is not suited for agricultural use.

3. Metrics:

The GMA does not require measuring performance related to the Comp Plan. As a result, the current Comp Plan, except for the Health Chapter, does not have any means of checking if the goals are being achieved – no metrics.

Even without a State requirement, we believe the BoCC should make measuring performance a part of the Comp Plan Update scope. A 21st century plan needs measures related to goal achievement that can be updated at least every 5 years. Right now, Sustainable Thurston has a goal of 5% or less of new housing in rural areas of the county (stubbornly stuck at 14%), but that goal is not in current Comp Plan.

***Add this requirement: Require compiling metrics to measure how well the county is doing with regards to its goals of preserving agricultural land in farm production. Use these three metrics:**

- 1) acres of farmland loss over time using the USDA Farm Census
- 2) percent of new housing in the rural areas of the county
- 3) acres of farmland in Open Space Tax programs.

4. Adaptable Planning Approach:

At least every 5 years, the BoCC should undertake a formal evaluation of what the County is doing to achieve the goals of the Comp Plan. If the movement toward goal achievement is not in evidence the BoCC should undertake a planning process to adjust the plans with policy and program changes selected for their potential to increase the likelihood of goal achievement and, if needed, with new mitigation approaches to compensate communities negatively impacted by failing to be on target to meet the goals.

Chapter 4, Housing, in the current Comprehensive Plan

***Explicitly acknowledge the link between access to safe, affordable housing for extremely low-income or homeless residents and environmental issues.** In the narrative part of this chapter, the current Comprehensive Plan states that clean, safe housing improves personal and public health. However, no mention is made of environmental effects from unauthorized camping and housing with poor cooking, heating and sanitation facilities. Lack of access to bathroom facilities or solid waste disposal creates pollution into our soils and waterways, and use of inefficient heating and cooking sources add to greenhouse gases related to climate change.

*** Create a new goal to partner with non-profits as well as state and federal agencies to provide housing for extremely low income and no-income residents,**

some of whom are homeless and many of whom will need supportive services as well as housing.

*** Create a new goal to encourage and actively pursue programs for low income residents to buy their own housing in order to create personal stability and wealth.**

Chapter 5, Transportation, in the current Comprehensive Plan

1. Add a section on climate change to the Planning Context for Transportation Section AND a Reduced Carbon Emission policy.

Use language for this policy from the Washington Dept. of Commerce model language that addresses climate mitigation and transportation. This language will be available from Dept. of Commerce in February 2023.

2. Include the recommendations from the Thurston Climate Action Team (TCAT)

TCAT Goal: Reduce climate and greenhouse gas emissions by reducing the amount of carbon produced by transportation vehicles.

The transportation sector's adverse contribution to climate change is primarily through greenhouse gas emissions from cars, trucks, buses, trains and ferries.

***Include a section on impacts of Thurston County's transportation as it pertains to Climate Change and Greenhouse gas emissions.**

***Include an analysis of the consumption of fossil fuels such as gasoline, diesel, natural gas and hydrogen by motor vehicles that has been shown to lead directly to climate change.**

*** Continue to include language that incorporates goals for reducing Greenhouse Gas emissions already in the Thurston Climate Mitigation Plan adopted in 2018 by Thurston County and three cities. "Reduce net communitywide greenhouse gas emissions 45% below 2015 levels by 2030 and 85% below 2015 levels by 2050 to ensure that our community does its part to keep the global average temperature from rising more than 2° Celsius (3.6° F) above historic levels (page 21).**

***Add the Thurston Climate Mitigation Plan (TCMP) approved by Thurston County (and Lacey, Olympia, and Tumwater) in 2020 and refer or include its strategies and actions described in the action table on pages 74 to 100 of the TCMP.**

***Add a requirement that data on the analysis of greenhouse gas emissions from the transportation sector be updated every 5 years so progress toward reducing emissions can be evaluated.**

***Add a requirement that Thurston County will respond to this analysis as necessary every five years by modifying plans, codes, and financial decisions in order to meet the TCMP goals.**

Technology Changes

***Add a subsection that specifies that Thurston County will act to shift the County population to use more energy-efficient vehicles.** Cleaner engines, better gas mileage and alternative fuels have the potential to slow the effects of climate change. The shift to more energy-efficient vehicles should occur swiftly as there is a need for change now due to the climate crisis we face.

Changing Travel Behaviors

***Add a subsection that specifies that Thurston County will act to encourage people to shift to greater use of alternative modes such as transit, bicycling and walking.** The effects on the environment and the reliance on oil is reduced, and people will have choices if the price of fuel rises too high.

Effects on Marginalized Communities

***Add a goal that Thurston County will make alternative (human powered) forms of transportation accessible to all parts of the county and to all populations.**

***Add a requirement to map geographic concentrations of transportation availability, i.e. what type, style, and affordability of transportation is built and in what parts of the county.**

***Add a subsection dedicated to demographic mapping of transportation, i.e. where marginalized communities are living and the type of transportation they can access.**

Capital Facilities, Chapter 6, in the current Comprehensive Plan

Schools

*** Add a requirement that new school buildings be sited and designed so that solar collection systems can be installed at a future date in the school's 50-year lifespan.**

*** Add a requirement that new and existing school buildings provide on-site EV charging stations.**

General County Facilities

*** Add a requirement that new county buildings be sited and designed so that solar collection systems can be added easily and efficiently.**

*** Add a requirement that existing county buildings be assessed and upgraded for energy efficiency.**

*** Add a requirement that existing and new county buildings have public EV charging stations.**

Chapter 7, Utilities, in the current Comprehensive Plan

***Add a requirement that extends the current water quality testing program to include more toxic substances.**

The County is required to meet federal, state or local water quality standards in streams, rivers, lakes and Puget Sound.

3.4b of the current Comp Plan seeks to "Protect groundwater supplies and maintain groundwater in adequate supply by identifying and reserving future supplies well in advance of need."

However, without proper and adequate testing of these waters, the County cannot know if it is meeting its obligations or not.

Since the last Comprehensive Plan update, there is new science available about the impacts of toxic chemicals on the environment and the public health. There have also been Court cases in recent years that have highlighted the inadequacy of protections by the Department of Ecology from toxic substances in our water resources, and recent

articles have delineated the weakening of this same oversight by the Environmental Protection Agency (EPA).

Without a robust Department of Ecology and EPA, it is even more imperative that our local governments act in their absence. Current state and federal regulations should be regarded as a baseline upon which local jurisdictions can and should build more robust testing and monitoring of emerging chemicals of concern in order to protect current and future residents.

At present, the County has adopted stricter rules for the use of pesticides and herbicides on County lands than those adopted by the State Department of Ecology. We very much appreciate the County's concern about minimizing the use of these dangerous substances.

If the County truly wants to protect the public health and the environment, we recommend first that it widen the scope of substances it tests for to get a true picture of the actual quality of the water in our aquifers.

***Add a requirement that the County's Integrated Pest Management Plan be improved.**

The advocacy group, Beyond Pesticides, determined that though the Plan was better than many, there were loopholes that allowed the use of toxic chemicals which should be addressed to better protect the public health.

***Add a requirement that substances of emerging concern be added to the list of substances that the County tests for in stormwater.**

There are chemicals of emerging concern that have never been tested for, including those chemicals like PFAs which are now known to be widespread in the environment and in human bodies.

***Add requirements for more vigorous efforts to control stormwater before it reaches our lakes, Puget Sound and the Strategic Groundwater Reservation on which we rely for our drinking water.**

The Comprehensive Plan is responsible for "Constructing stormwater facilities to improve water quality and reduce flooding and erosion in older neighborhoods built before development rules were in effect," and for "Pollution prevention programs as well

as construction of stormwater facilities and restoration projects, including floodplain, riparian and wetland restoration, to address regulatory obligations contained in Total Maximum Daily Load water cleanup plans.”

Critical species habitats and water reserves are being degraded from excess erosion and turbidity from stormwater runoff. These impacts must be considered before the approval of any development projects.

***Add a requirement to support the efforts of County residents to model innovative stormwater projects to supplement the County’s larger capital projects.**

***Add a requirement to make it a priority to increase tracking of faulty septic systems, especially those near surface water bodies.**

Septic system effluent has also been identified as a major contributor to poor water quality in Black Lake and other county lakes. We are encouraged by the County’s recent efforts to track faulty septic systems at Black Lake, but much more needs to be done.

***Adopt language in Thurston 2045 that upholds the rights of the local community for stronger protections against preemption by less robust state or federal law.**

Local residents should have the final say in decisions affecting them and control over their quality of life should not be negated by outside powers.

Chapter 9, Environment, Recreation and Open Spaces

III. ENVIRONMENT

***Add a County-wide Planning Policy to the existing list of nine on page 9 – 2:**

Suggested language:

10-10 Act to reduce greenhouse gas emissions according to the goals of the Thurston County Mitigation Plan (2018) and the actions of the Thurston Climate Mitigation Plan (2020).

A. CRITICAL AREAS, page 9 – 3

***Add a goal to work toward changes in state law that will require the policies and regulations of the Department of Natural Resources and other state agencies to recognize and respect critical areas and critical area ordinances of cities and counties in order to protect residents from flooding, landslides, and other natural hazards.**

B. HABITAT AND SPECIES, page 8 - 4

This section mentions the Thurston County Habitat Conservation Plan, then in process and now adopted.

***Add a requirement that Thurston County will monitor the success of the HCP over its 30-year life for both the developers, farmers, and businesses that use the HCP process and for the federally endangered species included in the HCP. Adaptive management will be the response if either party is being damaged.**

C. WATER RESOURCES, page 9-6

Water Quality

***Add a requirement to monitor and implement BMPs for prevent untreated roadway runoff containing emerging chemical 6PPD-quinone from entering waterways. The goal here is to protect species, such as Coho salmon, from harm due this ubiquitous substance.**

***Add a requirement that all proposed soil and groundwater contamination investigations (and subsequent contaminant cleanup or control) be reviewed and critiqued by a licensed hydrogeologist representing nearby jurisdictions that withdrawal groundwater for potable and/or non-potable water use.** This oversight is needed to prevent exacerbating the spread of contaminants in soil and groundwater that could render a jurisdiction's water source contaminated and therefore unusable. Such "jurisdictions" include county, cities, towns, PUDs, and Group A and B water systems.

***Add a goal to improve current lake management governance structures, especially prioritizing those lakes with high levels of pollution or algal blooms, and those that negatively affect nearby lakes, streams, and groundwater aquifers.**

***Add a goal to find funds to speed up and augment the current programs to detect faulty septic systems and enforce compliance.**

Provide incentives or funding to help residents defray the costs of joining sewer systems. Consider a county program for residents with single family homes to match private funds for remediation or to fund loans at low interest rates paid back over a ten- to twenty-year period.

***Add a goal to find funding to more quickly bring sewer lines to areas with faulty septic systems with priority to those polluting surface or ground water.**

***Add a requirement to monitor the stormwater systems of large commercial and industrial projects at 3-year intervals for the duration of the project--** both for how much pollution is remains in stormwater processed through these systems and for their ability to prevent flooding in intense rain events. Perhaps define large projects as those with over five acres of development project area.

Water Quantity

***Add a goal that explicitly states that Thurston County will not issue water use permits that exceed the availability of water in the groundwater aquifer.**

***Add a goal to discontinue artificially increasing groundwater catchment in order to facilitate the development of new single-family residences with private wells in areas with fewer than one residence per acre.**

***Add a goal to promote the comprehensive and appropriate use of reclaimed water to reserve groundwater as priority water supply for potable water uses.**

D. AIR QUALITY, page 9-8

***Add a sentence to include measures of greenhouse gas emissions as dangerous to human health, and to monitor progress toward the emission reduction goals outlined in IV. HAZARDS, C. Climate Change.**

IV. ENVIRONMENTAL HAZARDS

C. CLIMATE CHANGE, page 9-9 to page 9-11

This section summarizes the climate mitigation goals adopted by Thurston County up to December 2020, when Thurston County adopted updates for Environment, Recreation & Open Space (THURSTON COUNTY COMPREHENSIVE PLAN Adopted December 2020 9-10 and 11-3-3). This language should be retained in Thurston 2045.

*** Add a sentence that adopts the goals, strategies and actions of the Thurston Climate Mitigation Plan, adopted 2020 by Thurston County and three major cities in the county. Specifically incorporate the strategies and actions listed in the action table on pages 74 to 100 of the TCMP into Thurston 2045.**

Thank you for your attention to these Comments and for all your work on the Thurston County Comprehensive Plan.

Sincerely,

Charlotte Persons, Member, Black Hills Audubon Board and Member of Conservation Committee



Sam Merrill, Member, Black Hills Audubon Board and Chair of Conservation Committee



From: sdanver7@aol.com
To: [Maya Teeple](#)
Subject: Thurston County Vision 2045
Date: Friday, January 6, 2023 5:03:59 PM

To: Maya Teeple

RE: Thurston County Comp Plan Vision

Please have thorough enforcement of codes. Without enforcement, regulations are weakened greatly.

Perhaps you could have a form where a complaint could be formally registered and then the person who registered a complaint could receive a formal response on the final action with a justification for the final action.

I recommend a formal tally occur annually to be presented to the BoCC.

I know of a condition in a settlement agreement which was broken and no correction was made.

I am not sure where this goes in the Comp Plan and just thought of this upon reflecting of some past experiences with no or minimal enforcement of code. This came to me at the last minute and have to go to a dental appt. Thank you for your assistance in placing this in its proper section in the Comp Plan scoping document.

Sincerely,

Sue Danver
7106 Foothill Loop SW
Olympia, WA 98512

From: [Sharron Coontz](#)
To: [thurston2045](#); [Maya Teeple](#)
Subject: Incoming Comment on Thurston 2045
Date: Friday, January 6, 2023 6:59:45 PM

Name:
Sharron Coontz

Email:
sharron.coontz@gmail.com

Message:

-- I'm very concerned about the proliferation of warehouses and the accompanying obliteration of trees, hardly acceptable in the age of climate change. I fear that "growth" has become a magic word that brings excitement but a lack of understanding of the importance of preservation of open spaces, farmlands, parks, preserves, water resources, etc. . . . I hope the Comp Plan stops our deforestation and intense development.

-- I weep at the sight of so many homeless people while everyone says we must build "affordable" housing which is NOT affordable to the homeless. Where are the shelters? The housing projects with subsidized rent? Buildings sit empty and idle while families sleep in abandoned cars or on the streets. How do we allow this in our county? In our country? I hope the Comp Plan includes new and old solutions to this heartbreaking situation.

Thank you.
Sharron

Time: January 6, 2023 at 11:59 pm
IP Address: 174.21.21.126
Contact Form URL: <https://thurstoncomments.org/comment-on-thurston2045/>

Sent by an unverified visitor to your site.

From: [Elizabeth Norton](#)
To: [thurston2045](#); [Maya Teeple](#)
Subject: Incoming Comment on Thurston 2045
Date: Friday, January 6, 2023 5:57:16 PM

Name:

Elizabeth Norton

Email:

puckingworth19@gmail.com

Message:

Climate:

Please include in the Thurston County plan, the TCMP climate change goals, and include in all policies steps to meet those goals, whether the policy is around housing, transportation or economic development.

Thurston County, Lacey, Olympia, and Tumwater, and neighboring tribes recognize the urgent threat and opportunity that climate change poses to our community's economy, public health, public safety, and environment. We will work together to identify and boldly implement the most effective, efficient, and equitable actions to reduce locally generated greenhouse gas emissions to protect current and future generations from the most severe impacts of climate change."

TCMP_Chapters (trpc.org)

Housing:

Thurston County must ask the jurisdiction to update the Countywide Planning Policies. We need the policy for the allocation of housing units needed for low income, very low income, and extremely low-income housing by jurisdiction, addressing racial/cultural disparities in housing, and environmental justice issues. This policy should require program financial controls so that the housing funding is expended to meet the needs of these populations and is not hijacked by real-estate interests.

The Department of Commerce expects the sum of the individual jurisdiction Comp Plans to address the total need. These are issues that require joint agreements. Below are issues requiring mutual agreement amongst the jurisdictions:

1. : Future housing units [I think] should be assigned to jurisdictions with each level of new housing shared equally or using the "fair share" method (cities/UGAs with mostly higher income housing commit to zoning for more units of future lower income housing resulting in more equal responsibility for units of income level housing across the jurisdiction).
2. and Climate impact. Please include in your plan these considerations:
 - a) need to minimize demand for new building materials (wood especially)
 - b) housing that's easily habitable(warm enough, cool enough) and affordable ongoing given a changing climate for these populations (energy efficient demands)
 - c) housing that is located and supported by adequate utility infrastructure to handle stormwater and sewer volume without overflow into lakes and streams.
 - d) housing that meets the needs of the lowest income populations (ask them)

3. : The jurisdictions must agree on a way to exclude from the count of housing units now and the future those units that do not meet housing needs because they are not available housing – e.g. vacation homes or AIR B & B type units.

4. Determining locations for the low income housing based on need of the future resident populations and climate change projections. The policy must ensure that access to basic services and public transportation are enabled. The Plan needs to address meeting low to extremely low housing needs with the awareness that rural UGAs and smaller towns in rural Thurston County are part of the solution to meeting these housing needs. Rural UGAs include Grand Mound, and unincorporated areas around Tenino, Yelm, and Bucoda. The NOAA projections around sea level rise and similar expansion of likely flood areas should be taken into account when locating this housing.

5. Housing policies and projections must make plans for the future based on actual data and verified statistical trends in population growth, immigration and geographic dispersion of workplace and service locations of the target populations. Jurisdictions need to agree on a common set of data from which they make decisions, and pooling this knowledge can help level set the other decisions being made.

Transportation:

Thurston county should include in their plan expanded support for public transit and continued free access to it, to meet climate change goals and increasing pressures from the expanding population.

Thurston county should include in this plan consideration of how to better protect and encourage multi-modal and specifically safe bicycle lanes county-wide, to mitigate climate impacts and improve the health and welfare of the community.

Thank you !

Elizabeth Norton

Time: January 6, 2023 at 10:57 pm

IP Address: 67.168.188.77

Contact Form URL: <https://thurstoncomments.org/comment-on-thurston2045/>

Sent by an unverified visitor to your site.

From: [Mari Stuart](#)
To: [thurston2045](#)
Subject: Input on Transportation– Chapter 5 in Thurston County Comp Plan
Date: Sunday, January 8, 2023 3:16:52 PM

My Name is: Mari Stuart, from Lacey
 My Email Address is: marimstuart@gmail.com

-Add a section on climate change to the Planning Context for Transportation Section and a Reduced Carbon Emission policy:

: Add policy from the Dept of Commerce Model Language that addresses climate mitigation and transportation. The policy should start with the language available from Commerce in February 2023.

-Include the following recommendations from the Thurston Climate Action Team (TCAT):

: Reduce Climate and greenhouse gas emissions by reducing the amount of carbon produced by transportation vehicles.

1. The transportation sector's adverse contribution to climate change is primarily through greenhouse gas emissions from cars, trucks, buses, trains and ferries:

Include a section on impacts of Thurston County's transportation as it pertains to Climate Change and Greenhouse gas emissions.

Include an analysis of the consumption of fossil fuels such as gasoline, diesel, natural gas and hydrogen by motor vehicles that has been shown to lead directly to climate change:

: Technology Changes

-Cleaner engines, better gas mileage and alternative fuels have the potential to slow the effects of climate change.

-The shift to move towards more energy-efficient vehicles should not occur slowly as there is a need for change now due to the climate crisis we face.

: Changing Travel behaviors:

-A Push for people to shift to greater use of alternative modes such as transit, bicycling and walking-The effects on the environment and the reliance on oil is reduced, and people will have choices if the price of fuel rises too high

: Effects on Marginalized communities:

-A subsection dedicated to mapping concentrations (i.e what type, style, and affordability of transportation is built and in what parts of the county)

-A subsection dedicated to demographic mapping of transportation (i.e where are marginalized communities living and do they have equitable access to transportation that pertains to section 1)

Sent from my iPad

From: [Joni B](#)
To: [thurston2045](#)
Subject: Input on transportation
Date: Sunday, January 8, 2023 2:19:10 PM

My Name is: Joni Brill, from Olympia

My Email Address is: jecho87@gmail.com

Reference: [Thurston Comp Plan Chapter 5](#)

Changes Needed

Add a section on climate change to the Planning Context for Transportation Section and a Reduced Carbon Emission policy:

Reduced Carbon Emissions: Add policy from the Dept of Commerce Model Language that addresses climate mitigation and transportation. The policy should start with the language available from Commerce in February 2023.

Include the following recommendations from the [Thurston Climate Action Team](#) (TCAT):

Goal: Reduce Climate and greenhouse gas emissions by reducing the amount of carbon produced by transportation vehicles.

1. The transportation sector's adverse contribution to climate change is primarily through greenhouse gas emissions from cars, trucks, buses, trains and ferries:

- Include a section on impacts of Thurston County's transportation as it pertains to Climate Change and Greenhouse gas emissions.
- Include an analysis of the consumption of fossil fuels such as gasoline, diesel, natural gas and hydrogen by motor vehicles that has been shown to lead directly to climate change:
 - Section 1: Technology Changes
 - Cleaner engines, better gas mileage and alternative fuels have the potential to slow the effects of climate change.
 - The shift to move towards more energy-efficient vehicles should not

occur slowly as there is a need for change now due to the climate crisis we face.

- - Section 2: Changing Travel behaviors:
 - - A Push for people to shift to greater use of alternative modes such as transit, bicycling and walking
 - - The effects on the environment and the reliance on oil is reduced, and people will have choices if the price of fuel rises too high
- - Section 3: Effects on Marginalized communities:
 - - A subsection dedicated to mapping concentrations (i.e what type, style, and affordability of transportation is built and in what parts of the county)
 - - A subsection dedicated to demographic mapping of transportation (i.e where are marginalized communities living and do they have equitable access to transportation that pertains to section 1)

From: [Garrett Tatsumi](#)
To: [thurston2045](#)
Subject: Input on Transportation– Chapter 5 in Thurston County Comp Plan
Date: Sunday, January 8, 2023 6:20:16 AM

Reference: [Thurston Comp Plan Chapter 5](#)

Changes Needed

Add a section on climate change to the Planning Context for Transportation Section and a Reduced Carbon Emission policy:

Reduced Carbon Emissions: Add policy from the Dept of Commerce Model Language that addresses climate mitigation and transportation. The policy should start with the language available from Commerce in February 2023.

Include the following recommendations from the [Thurston Climate Action Team](#) (TCAT):

Goal: Reduce Climate and greenhouse gas emissions by reducing the amount of carbon produced by transportation vehicles.

1. The transportation sector's adverse contribution to climate change is primarily through greenhouse gas emissions from cars, trucks, buses, trains and ferries:

- Include a section on impacts of Thurston County's transportation as it pertains to Climate Change and Greenhouse gas emissions.
- Include an analysis of the consumption of fossil fuels such as gasoline, diesel, natural gas and hydrogen by motor vehicles that has been shown to lead directly to climate change:
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 - A Push for people to shift to greater use of alternative modes such as transit, bicycling and walking
 - The effects on the environment and the reliance on oil is reduced, and people will have choices if the price of fuel rises too high
 - Section 3: Effects on Marginalized communities:
 - A subsection dedicated to mapping concentrations (i.e what type, style, and affordability of transportation is built and in what parts of the county)
 - A subsection dedicated to demographic mapping of transportation (i.e where are marginalized communities living and do they have equitable access to transportation that pertains to section 1)

Thank you,
Garrett Tatsumi
Olympia, WA
koshu.g@gmail.com

From: [Sharron Coontz](#)
To: [thurston2045](#); [Maya Teeple](#)
Subject: Incoming Comment on Thurston 2045
Date: Friday, January 6, 2023 6:59:43 PM

Name:
Sharron Coontz

Email:
sharron.coontz@gmail.com

Message:

-- I'm very concerned about the proliferation of warehouses and the accompanying obliteration of trees, hardly acceptable in the age of climate change. I fear that "growth" has become a magic word that brings excitement but a lack of understanding of the importance of preservation of open spaces, farmlands, parks, preserves, water resources, etc. . . . I hope the Comp Plan stops our deforestation and intense development.

-- I weep at the sight of so many homeless people while everyone says we must build "affordable" housing which is NOT affordable to the homeless. Where are the shelters? The housing projects with subsidized rent? Buildings sit empty and idle while families sleep in abandoned cars or on the streets. How do we allow this in our county? In our country? I hope the Comp Plan includes new and old solutions to this heartbreaking situation.

Thank you.
Sharron

Time: January 6, 2023 at 11:59 pm
IP Address: 174.21.21.126
Contact Form URL: <https://thurstoncomments.org/comment-on-thurston2045/>

Sent by an unverified visitor to your site.

From: [Sally Kay](#)
To: [thurston2045](#)
Subject: Comment on Thurston 2045
Date: Friday, January 6, 2023 6:17:09 PM

Please include climate mitigation In the Comprehensive Plan Update 2045. It is becoming quite apparent that the tides are rising, i.e. the king tides of last week and the flooding of downtown Olympia. You don't have to recreate the wheel, the Thurston Climate Mitigation Plan (TCMP) could be in incorporated into the Thurston Comprehensive Plan 2045.

Thank you,
Sally Nole

From: [Mark Collins](#)
To: [thurston2045](#)
Subject: Input on Transportation– Chapter 5 in Thurston County Comp Plan
Date: Sunday, January 8, 2023 12:15:00 AM

My Name is: Mark Collins, from Olympia
 My Email Address is: mc3556@gmail.com

-Add a section on climate change to the Planning Context for Transportation Section and a Reduced Carbon Emission policy:

: Add policy from the Dept of Commerce Model Language that addresses climate mitigation and transportation. The policy should start with the language available from Commerce in February 2023.

-Include the following recommendations from the Thurston Climate Action Team (TCAT):

: Reduce Climate and greenhouse gas emissions by reducing the amount of carbon produced by transportation vehicles.

1. The transportation sector's adverse contribution to climate change is primarily through greenhouse gas emissions from cars, trucks, buses, trains and ferries:

Include a section on impacts of Thurston County's transportation as it pertains to Climate Change and Greenhouse gas emissions.

Include an analysis of the consumption of fossil fuels such as gasoline, diesel, natural gas and hydrogen by motor vehicles that has been shown to lead directly to climate change:

: Technology Changes

-Cleaner engines, better gas mileage and alternative fuels have the potential to slow the effects of climate change.

-The shift to move towards more energy-efficient vehicles should not occur slowly as there is a need for change now due to the climate crisis we face.

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-A Push for people to shift to greater use of alternative modes such as transit, bicycling and walking-The effects on the environment and the reliance on oil is reduced, and people will have choices if the price of fuel rises too high

: Effects on Marginalized communities:

-A subsection dedicated to mapping concentrations (i.e what type, style, and affordability of transportation is built and in what parts of the county)

-A subsection dedicated to demographic mapping of transportation (i.e where are marginalized communities living and do they have equitable access to transportation that pertains to section 1)

From: [Madeline Bishop](#)
To: [thurston2045](#)
Subject: Comp Plan Update Scope
Date: Friday, January 13, 2023 3:09:25 PM

Please accept my input on the scope of the comp plan update.

Name: Madeline Bishop
email: mfbishop.bishop@gmail.com

Summary:

Change the Rural Resource Industrial (RRI) zoning to clearly require industries located in that zone to be clearly connected to agriculture, timber, or mineral operations in the county. Additionally, require that such industries be on land that is not suited for agriculture.

Details:

Comp Plan Update to Must Match Chapter 2 Language on RRI and Code 20.29.010 Language

There is an ambiguity between Chapter 2 language on RRI land (Chapter 2 page 29-31) and the interpretation of 20.29.010 (RRI) code language related to the allowance of more intensive industrial use of rural land in specific locations. Changing to code language to reflect the Comp Plan language more clearly must be addressed in the upcoming Comp Plan Update.

Developers and perhaps some county staff seem to see an open door for rural areas in the south county along I-5 to look like Lewis County's warehouse development. This, however, is not what the Comp Plan allows. The RRI language in Chapter 2 (pages 29-31) limits all RRI industries to those that are supportive of the "natural resource" industries in rural areas – agriculture, minerals, and forestry. There is no language in Chapter 2 that would allow for a generic warehouse or manufacturing unrelated to ag, minerals, and forestry. Chapter 2 also precludes industries on lands that have at least some (more than minimal) useability for ag, forestry, or mineral uses.

While the purpose statement for code 20.29.010 (RRI) matches the Comp Plan clearly calling for industry "dependent upon agriculture, forest practices, and minerals" the mismatch with the Comp Plan language arises in section 20.29.010 (5) which permits more intensive processing, fabrication, and storage industries than elsewhere if the site is located within one-half mile of an Interstate 5 interchange with access from a county arterial or collector road or state highway and with rail access.

I read 20.29.010 (5) to allow more intensive processing, fabrication, and storage industries,

but only those per the purpose statement that are associated with the local natural resource industries – ag, forestry, and minerals. County Planning staff, however, permit consideration of rezoning requests that outline plans for generic warehouse facilities. I recognize that a rezone request is not a request for a specific industry, but the proposals we have seen are for a specific industry with size and shape given for the warehouse being envisioned. It is important to change the code language to specify that these more intensive industries still must meet the purpose statement language requirement - industries connected to natural resource industries. The code should state that other intensive industries are reserved for urban areas.

Secondly, code 20.29.010 needs an added section to conform with the Comp Plan that specifies that the land that can be considered for industrial use take into consideration ag and forestry uses. Chapter 2 specifically states that industrial uses should only be on land that has little potential for natural resource use. Land that has been recently farmed should not be considered for conversion to RRI. This is the wording in Chapter 2:

Natural Resources. The area should be located so that development will not detrimentally impact agriculture, forestry, aquaculture or other natural resource uses. The area to be designated industrial should itself have minimal potential for natural resource management/utilization. Chapter 2 (page 30).

Third, the code language should specify that there would be detrimental impact, given the farmland preservation goal, if the land contains soils that regarded as useable (not necessarily prime, but usable) for agriculture, if the land has been recently (last 20 years) grown crops (whether sold or not) or used for pasture, or if the land has ever been in Open Space Ag programs. Such lands must be regarded as having more than a minimal potential for future agricultural use and thus not be eligible for RRI zoning.

In addition to the development code change the Comp Plan Update should clarify narrative RRI language in Chapter 2: The sentence in chapter 2, page 30 “An industry that has no orientation to rural or resource based activities is not dependent upon a rural location” needs to be clearer. A clearer option is: Only industry oriented to agriculture, forestry, mining or to rural activities shall be permitted in rural locations. Such industries fit urban areas of the county.

Additional Benefit of Matching Code to Chapter 2: If the code language above were clarified to preclude generic warehouses from rural lands and preclude farmable land from rezone to RRI that would have the benefit of reducing upward price pressure on rural lands. When well-funded developers approach farmland owners seeking large swaths of flat land for houses or industry, they are pushing up the cost of farmland for the next generation of farmers. Future farmland owners can’t afford the price of unprotected land unless they inherit the land or have inherited wealth. Removing the pressure to sell land for warehouses

or other intensive industrial use would remove one factor that is pushing up the cost of farmland.

--

From: [Lisa Ornstein](#)
To: [thurston2045](#); [Maya Teeple](#)
Subject: Incoming Comment on Thurston 2045
Date: Wednesday, February 1, 2023 11:04:13 AM

Name:

Lisa Ornstein

Email:

lisa.ornstein@hotmail.com

Message:

I am writing to ask you to modify the scope of the Thurston Comprehensive Plan to rectify the following problems in its current form:

- A lack of performance measures to determine if plan goals and policies are being implemented, including monitoring between decadal updates.
- Insufficient collaboration with cities, tribes, and others for the distribution of future housing units which accommodate diverse housing types and affordability.
- Unaddressed racial disparities resulting in environmental justice and housing inequities.
- Inadequate protections to ensure a sufficient land base for long-term farm use.
- Missing plan policies related to the climate emergency, including mitigation and adaptation policies.
- Needed precision between plan goals and objectives and those zoning and development regulations which intend to implement them.

The TCP is the most important and consequential tool to plan for a better future for all the citizens of our County. Please modify the scope of the present plan to address the above-mentioned problems.

Sincerely,
Lisa Ornstein
3010 28th Ave. SE
Olympia, WA 98501

Time: February 1, 2023 at 4:04 pm

IP Address: 24.18.98.252

Contact Form URL: <https://thurstoncomments.org/comment-on-thurston2045/>

Sent by an unverified visitor to your site.

From: [John Gear](#)
To: [thurston2045](#); [Maya Teeple](#)
Subject: Incoming Comment on Thurston 2045
Date: Saturday, February 4, 2023 10:29:47 PM

Name:

John Gear

Email:

gearjm@gmail.com

Message:

I submit these comments to address the scoping effort for the 2045 Comp Plan Update. It is critical that a true planning effort be accomplished this cycle, by which I mean a plan that is

- (1) fiscally constrained;
- (2) recognizes the looming threats of
 - (a) increasing climate instability (which is increasing at an increasing rate); and
 - (b) the overdue Cascadia Subduction Zone quake, a/k/a "The Big One."
- (3) The critical need to abandon fossil fuels as rapidly as possible, requiring complete electrification of nearly everything.

A fiscally constrained comp plan means one where planners and residents can see 3-D parcel by parcel, block-by-block, or subarea by subarea maps of every place within the county that show, in both data and graphical form, the tax revenue that each parcel generates, mapped along with the cost of county services to that parcel -- tax revenue in green, costs in red, with the overall 3-d projection showing whichever one dominates the parcel . . . is this a productive parcel that generates more revenue than it costs to serve (with the color being green, and the extent of its net productivity shown by the height of the 3-d projection, or is this a parcel that costs more to serve (that consumes taxes paid by others) than it generates, in which case it shows in red with the projection in the negative z-axis, again with the costliest parcels with the greatest size projection)?

No new development should be planned or approved until everyone in the county can see what our current development pattern is doing in terms of generating revenues and expenses for the county as a whole, and every taxpayer should be able to click any tax parcel and see with the click of a mouse how much tax revenue that parcel generates per year, and how much it costs to serve that parcel with county services (roads, emergency, water and sewer, fire protection, stormwater management and flood control, etc. --- the entire county budget, distributed among all the county tax parcels in a way that reflects their actual contribution to the costs based on their location and the costs to actually deliver the services to the point of use).

Then, ALL new development proposals must be considered against the projected costs to serve and the projected tax revenue they will generate. Until we have that, we don't actually do planning any more than a blind person paints portraits -- sure, a blind person can sling paint around, but it's not painting a coherent portrait.

Our current model of development is bankrupting us - we count liabilities as "assets" on our books, even though they have zero market value (no one will buy them) and we ignore the cost to maintain them through their life cycle, even though we call what we do "planning." Without a fiscal map of our only real source of wealth, our property taxes, and a map of what it takes to serve each parcel, our planning isn't much better than Ouija board.

(2) We must plan for a rapid abandonment of fossil fuel use within the county and get ahead of the curve on planning for much greater incorporation of renewables and distributed energy. We must stop planning for a county dominated by automobiles and instead plan for county where all county residents can be full participants in the social, economic, and political life without having to own or operate a private auto.

(3) We must map intensively the areas most likely to be destroyed (most of the property on filled-in marshland in downtown Olympia, for example) by the overdue Cascadia Subduction Zone quake and institute strict earthquake preparation codes and limits so that, now that we know The Big One could come at any moment, our every development decision lowers our risk exposure instead of adding to it.

The entire comp plan update has to be accomplished through the lens of these three big factors - our financially precarious situation, where unwise and unproductive development has created a greater and greater problem of unaffordable housing and grossly wasteful and environmentally catastrophic transportation habits, all on top of the fact that we could have huge chunks of our built environment leveled by The Big One at any moment.

People liked to point fingers at New Orleans and say that they were stupid and foolish for not recognizing the risks and planning for the risks inherent in their location . . . well, Olympia needs to plan for the risks inherent in our location -- we are already financially failing, we face a future of climate chaos which will put pressure on everything we do and make everything we want to do more costly if it can still be done at all, and we could face a world-historic quake with a built environment that was mostly built in complete ignorance of that fact.

Anything that deserves the name of "comprehensive planning" starts with those factors.

Time: February 5, 2023 at 3:29 am

IP Address: 24.18.218.9

Contact Form URL: <https://thurstoncomments.org/comment-on-thurston2045/>

Sent by an unverified visitor to your site.

From: [Sandler & Seppanen](#)
To: [thurston2045](#)
Subject: Regarding the Scoping Process: More Community Engagement and Building in Scope Review
Date: Tuesday, February 7, 2023 2:56:56 PM

The scoping process for the Comp Plan Update (CPU) is critical. Staff need the BoCC direction on scope to determine staff assignments and apply for grant funds to support the staff in this major assignment over the next two years. Because this wholistic review of the Comp Plan happens only once every ten years, and resources are limited, getting the scope right is critical. Staff have engaged the community in the high-level priority identification. Now staff needs to continue to engage the community during this scope setting process. I make these recommendations:

Engage the community in the trade off considerations during scoping: At the initial staff briefing on the CPU, staff will overview new requirements in the Growth Management act for this CPU. They will describe updates identified by community members through the initial CPU outreach efforts. They will outline the limits of the resources available. Those presentations will not only inform the BoCC, but the information will also help us in the community better grasp the range of policy and programs to be considered in the CPU. The community will be in much better position to give input on the CPU scope. Please take advantage of this time between the initial staff briefing and a final decision on scope to offer formal means of community input. I recommend that the review include consideration by the Planning Commission (PC) and a formal written comment period of at least a month. I suggest the benefits of getting community input at this moment in time will outweigh the cost inherent in pushing out the final scoping decision.

Don't expect to be perfect in setting the scope – Plan for Scope Review. Especially in this Comp Plan Update cycle with the complexity of the affordable housing issues and climate change challenges, a process is needed to periodically check if the initial scoping needs fine tuning. I suggest building in a Scope Review process every 6 months (Sept 2023, March 2024, and if necessary, Sept 2024) that could lead to scope changes. During the year, staff should keep a listing of community interests that fall outside the scope that will be set in spring 2023. That list would provide the preliminary items for adapting the scope. The Planning Commission and BoCC would review those items in the same manner that mid-cycle Comp Plan Amendments are viewed (including the opportunity for public comment.) This process would give a second chance consideration rather than a harsh statement that an concern is “outside the scope” and thus not up for discussion.

Favor Scope Changes Coming from Underrepresented Communities: I am concerned that the underrepresented communities may not be able to prioritize giving input on the CP Update until later in the process. When considering scope changes during the Scope Review, prioritize change that respond to input from underrepresented communities.

Loretta Seppanen
 Olympia WA

From: [Sandler & Seppanen](#)
To: [thurston2045](#)
Cc: [Rebecca Harvey](#)
Subject: Comments related to incorporating Climate Mitigation and Resilience in multiple chapters of the Comp Plan
Date: Tuesday, February 7, 2023 3:38:21 PM

Chapter 5 Transportation

Add a section on climate change to the **Planning Context for Transportation Section** and these policies

- **Reduced Carbon Emissions:** Add policy from the Dept of Commerce Model Language related to climate mitigation and transportation (available in February 2023)
- **Sustainable Transportation:** Add new policy language to Goal 2 – sustainable transportation

Chapter 9 – Environment, Recreation, and Open Space

Add a section on **Tracking Climate Change Actions**, reference the TRPC tracking and add these policies:

- **A TC CAP:** Maintain, implement, and periodically update a Thurston County Climate Action Plan and greenhouse gas inventory, and adjust greenhouse gas emission targets accordingly to ensure successful implementation and consistency with regional and state goals.
- **Social Equity Assessment:** Assess the risks and potential impacts on both government operations and on the community due to climate change, regarding social equity.
- **Green building tracking:** By 2028-develop data methodology to monitor use and impacts of green building incentives, to inform future incentives and develop recommendations for policy or programs by 2030.
- **Other emission sources and sinks:** Expand sources and sectors in future emissions inventories to inform future regulatory policy to reduce GHG emissions.
- **Vulnerable populations/frontline communities:** By 2030, and in cooperation with cities, develop a data and monitoring mechanism that is specific to marginalized groups and their needs related to climate change and climate reality (e.g., access to transportation, access to A/C, proximity to cooling centers) and develop a plan to address these vulnerabilities with solutions that help reduce GHG emissions.

Add these goals and policies to the **Environment Section**

- **Protection of Assets:** Protect processes and functions of Thurston County's environmental assets (wetlands, streams, lakes, farms, woodlands, forests) in anticipation of climate change impacts.
- **Adaptation Strategies:** Promote community resilience through the development of climate change adaptation strategies. Strategies should be used by both the public and private sectors to help minimize the potential impacts of climate change on new and existing development and operations, include programs that encourage retrofitting of existing development and infrastructure to adapt to the effects of climate change.

Add the model language from the Dept of Commerce to the **Natural Hazard Section**

- **Climate Resilience:** Thurston County should plan to incorporate language from the Dept of Commerce Model Language for Climate Resilience related to drainage, flooding, and stormwater into this section.
- **Earthquake resilience.** Earthquakes are not climate change related, but there are parallels in terms of the resilience concepts in preparation for the devastation like the strong quake that just happened in Turkey and Syria.

Chapter 7 – Utilities - In the Planning Context for Capitol Facilities

- Thurston County should plan to incorporate language from the Dept of Commerce Model Language for Climate Resilience related to sewer/water/drainage, flooding, and stormwater into this section.

Chapter 11 – Health

In the **Background and Context Section** add these goals and related discussion

- **Address and Mitigate Adverse Impacts:** The County shall work to identify, address, and mitigate the adverse impacts of climate change on people's health, particularly that of populations at a greater risk of climate change impacts.
- **Environmental justice priority:** It is the overall goal of the Chapter to ensure that improvements and programs that address the needs of the county's disadvantaged communities are given priority. While the goals and policies apply to all residents, priority for actions shall be given to those projects and programs that would fulfill the needs of those residents living in disadvantaged communities. To ensure the tenets of environmental justice, wherever environmental justice goals or policies appear to conflict with others within the Comp Plan, the environmental goals and policies, if viewed as stricter, shall prevail. This Environmental Justice Concept applies as well to Chapters 5, 7, and 9.

In the **Health Indicator Section** add these measures and processes

- **Social cost of carbon:** Using the City of Seattle model develop and adopt policies that require the use of a "social cost of carbon measure" related to zoning, housing development, and transportation decisions
- **Waste Audits:** Be the lead agency to develop by 2028 waste audits for business owners and education on practices that decrease waste (e.g., compost, recycling, reuse).
- **Heat impacts**

Loretta Seppanen
Olympia

From: [Thurston County | Send Email](#)
To: [Tye Menser](#)
Subject: Please put the cart after the horse!
Date: Sunday, February 12, 2023 11:14:25 PM

This email was created by the County Internet web server from the email masking system. Someone from the Public has requested to contact you with the following information:

To: **Tye Menser - District 3 Commissioner**

Subject:

From: **Judy Olmstead**

Email (if provided): **olympiajudy9@gmail.com**

Phone: (if provided):

Message:

Dear Thurston County Commissioner,
Thurston 2045 should be added to the docket. Please clarify that the Thurston County Planning Commission should be involved in all the phases of planning, including Scoping. Waiting until 2024 for the full involvement of the Planning Commission is putting the cart before the horse. Volunteer commissioners' opportunity to ask questions, evaluate information, and listen to public comment throughout the review process is in the best interests of the present and future residents of Thurston County.

Thank you,
Judy Olmstead
1620 Woodard Ave NW, Olympia

From: [Thurston County | Send Email](#)
To: [Tye Menser](#)
Subject: Involve the Planning Commission early in the process -- at "Scoping the Update."
Date: Sunday, February 12, 2023 8:20:23 PM

This email was created by the County Internet web server from the email masking system.
Someone from the Public has requested to contact you with the following information:

To: **Tye Menser - District 3 Commissioner**

Subject:

From: **Glen Anderson**

Email (if provided): **glenanderson@integra.net**

Phone: (if provided): **3604919093**

Message:

We need smarter planning.

Please add Thurston 2045 to the docket.

The Thurston County Planning Commission should be involved in all phases of planning, including Scoping.

It makes no sense to wait until 2024 for the Planning Commission to become fully involved.

Let's do this right!

Thank you.

From: [Thurston County | Send Email](#)
To: [Tye Menser](#)
Subject: Please include Planning Commission
Date: Sunday, February 12, 2023 2:46:23 PM

This email was created by the County Internet web server from the email masking system. Someone from the Public has requested to contact you with the following information:

To: **Tye Menser - District 3 Commissioner**

Subject:

From: **Kent and Maureen Canny**

Email (if provided): **mocanny@comcast.net**

Phone: (if provided):

Message:

Dear Commissioner Menser,
Thurston 2045 should be added to the docket. Please clarify that the Thurston County Planning Commission should be involved in all the phases of planning, including Scoping. Waiting until 2024 for the full involvement of the Planning Commission is putting the cart before the horse. Volunteer commissioners' ability to ask questions, evaluate information, and listen to public comment throughout the review process is in the best interests of the present and future residents of Thurston County.

Thank you,
Maureen and Kent Canny
Thurston County residents

From: northbeachcomm@cs.com
To: [Carolina Mejia-Barahona](#); [Tye Menser](#); [Gary Edwards](#)
Subject: Thurston Planning commission in scoping!
Date: Monday, February 13, 2023 8:11:07 AM

Dear Thurston County Commissioner,

Please, do not put the "cart before the horse"; we need the Thurston Planning Commission involved!

We need them involved in Scoping!

The Thurston County Planning Commission should be involved in all the phases of planning, including Scoping.

Waiting until 2024 for the full involvement of the Planning Commission is putting the cart before the horse.

Volunteer commissioners' ability to ask questions, evaluate information, and listen to public comment throughout the review process is in the best interests of the present and future residents of Thurston County.
Sincerely;

lisa Riner
2103 Harrion
OLY., WA
98502

From: [Jon Ceazan](#)
To: [thurston2045](#); [Maya Teeple](#)
Subject: Incoming Comment on Thurston 2045
Date: Thursday, February 16, 2023 2:51:19 PM

Name:
Jon Ceazan

Email:
jdceazan@gmail.com

Message:
I believe that top priorities should be protecting the environment, preparing for the impacts of climate change, and the retention of farmlands.

Time: February 16, 2023 at 7:51 pm
IP Address: 76.135.45.168
Contact Form URL: <https://thurstoncomments.org/comment-on-thurston2045/>

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