

THURSTON COUNTY 2022-2023 PRELIMINARY COMPREHENSIVE PLAN AMENDMENT DOCKET

County-Initiated Amendments	
CPA-16	Community-Driven Review of Agricultural Policies and Programs <i>Multiple policy, code, and program updates</i>
CPA-1	Joint Plan Updates <i>Joint Plans with Olympia (including Terhune/Glenmore Village Land Use Amendment), Lacey (including McDaniel Land Use Amendment), Yelm, Rainier, Tenino, Bucoda</i> <i>Multiple Code Titles</i>
CPA-4	Capital Improvement Plan (annual update) <i>Comprehensive Plan</i>
CPA-6	Nisqually Subarea Plan Update <i>Comprehensive Plan, Nisqually Subarea Plan</i> <i>Title 20</i>
CPA-7a	Grand Mound Subarea Plan Update <i>Comprehensive Plan</i> <i>Grand Mound Subarea Plan (including Dragt/Old Hwy 99, Jackson & Singh, Wilmovsky, Steelhammer Family Trust, Fire District #14, Morgan, and Black Lake Quarry Land Use Amendments/UGA Amendment Requests)</i> <i>Title 20 (lot widths)</i>
NEW PROPOSALS	
NEW <i>(Planning Commission Initiated)</i>	Countywide Study of Industrial Lands <i>Comprehensive Plan, Joint Plans</i> <i>Titles 20, 21, 22, 23</i>

Citizen-Initiated Amendments	
CPA-19	UP Castle LLC: Site Specific Map Land Use Plan and Rezoning Amendment ~34 ac from RRR 1/5 to RRI <i>Comprehensive Plan, Associated Code Amendment Request to 20.29 TCC</i> <i>Applicant: UP Caste LLC</i>
CPA-20	Beaver Creek: Site Specific Map Land Use Plan and Rezoning Amendment ~390 ac from RRR 1/5 to RRI <i>Comprehensive Plan</i> <i>Applicant: Doelman, HW Seattle</i>
NEW PROPOSALS	
NEW <i>(Citizen Application)</i>	Pogue: Site Specific Map Land Use Plan and Rezoning Amendment ~1.5 ac from RRR 1/5 to NC <i>Comprehensive Plan</i> <i>Applicant: Pogue, Offut Lake Solutions</i>

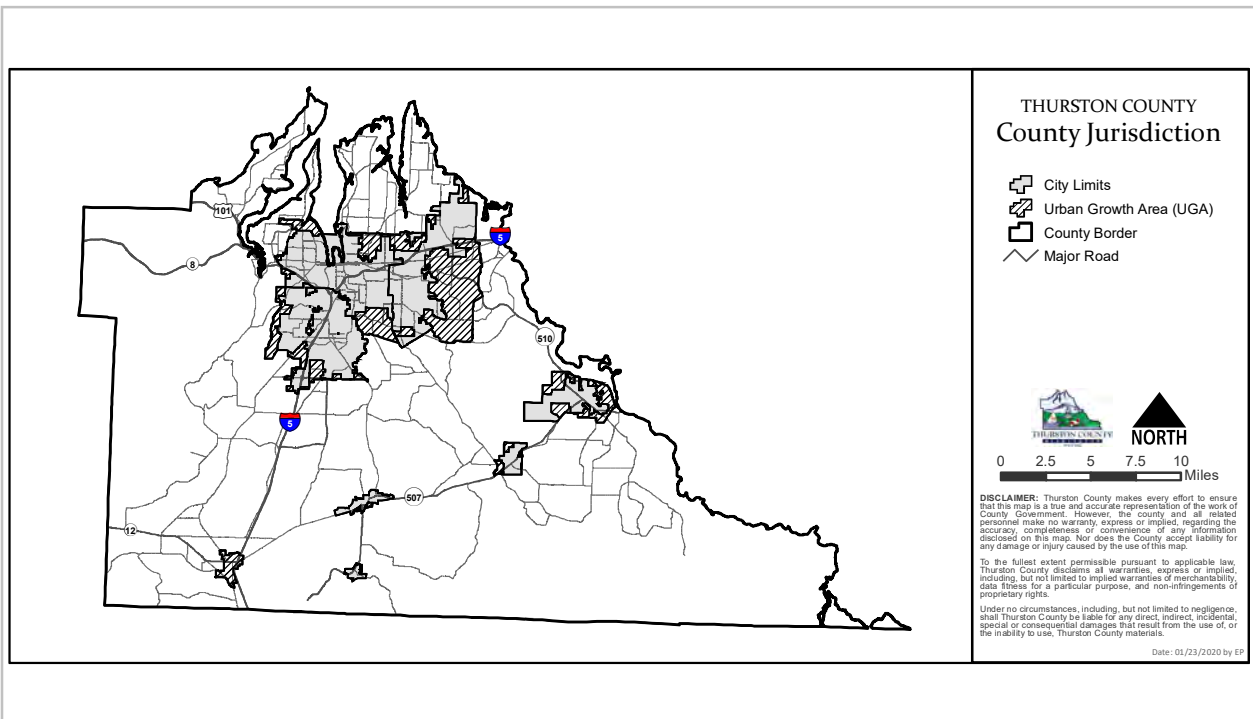
THURSTON COUNTY 2022-2023 PRELIMINARY COMPREHENSIVE PLAN AMENDMENT DOCKET

<p>NEW (Citizen Application)</p>	<p>Black Lake Quarry: Site Specific Map Land Use Plan and Rezoning Amendment ~270 ac from R 1/20 to RRI Comprehensive Plan, Associated Code Amendment Request to 20.29 TCC Applicant: Black Lake Quarry, Toyer Strategic</p>
<p>NEW (Citizen Application)</p>	<p>Bressi: Site Specific Map Land Use Plan and Rezoning Amendment ~7 ac from NC to MDR Comprehensive Plan, Joint Plan Lacey UGA – could be reviewed with Lacey UGA Joint Plan Update under CPA-1 Applicant: Bressi, Local Planning Solutions</p>
<p>NEW (Citizen Application)</p>	<p>MC Construction: Site Specific Map Land Use Plan and Rezoning Amendment ~15 ac from ME to LDR Comprehensive Plan, Joint Plan Lacey UGA – could be reviewed with Lacey UGA Joint Plan Update under CPA-1 Applicant: MC Construction, LMC Nisqually Bluff</p>
<p>NEW (Citizen Application)</p>	<p>Bar Holdings LLC: Tumwater UGA Amendment & Site Specific Map Land Use Plan and Rezoning Amendment Tumwater UGA amendment & ~43 ac. from RRR 1/5 to LI Comprehensive Plan, Joint Plan Applicant: Bar Holdings LLC, Hatton Godat Pantier</p>
<p>NEW (Citizen Application)</p>	<p>Scott: Site Specific Map Land Use Plan and Rezoning Amendment ~55 ac. from R 1/20 to RRR 1/5 Comprehensive Plan Applicant: Scott, Bracy & Thomas</p>

Last Updated: Feb 23, 2022

OFFICIAL DOCKET ITEM BRIEFING SHEET

Applicant	Planning Commission recommendation
Request	Review agricultural lands, including policies, long-term agriculture designation and prime farmland soils, and conservation programs such as transfer and purchase of development rights, open space Tax Program, and Conservation Futures Program to ensure support for agriculture.
Location	Countywide
APN	Countywide
Acres	n/a
Date received	August 2019
Previous BoCC Action	BoCC previously docketed a review of transfer of development rights policies (2009) to assist agriculture (CP-8). This docket item was added to the official docket in 2020 and prioritized by the BoCC as number 3 out of 7 board-initiated comp plan amendment items. The BoCC has had two briefings on this item in 2021 to discuss public input and the scope of the project.
Key stakeholders	South of the Sound Community Farmland Trust, Thurston County Farm Bureau, local farmers and agricultural landowners, rural residents



Check all that apply:

Type of Request

- ☒ Comprehensive Plan Amendment
☒ Map ☒ Text
☒ Development Code Amendment
☒ Legally Required

Who Initiated Request:

- ☒ Citizen-Initiated
☐ City-Initiated
☒ Board-Initiated
☒ Staff-Initiated

Last Updated: Feb 23, 2022

DOCKET ANALYSIS

This side of the paper is maintained by assigned staff planner and presented at Board work session after public comment, for their consideration as they set the official docket.

Staff resource need: ☒ High (.5 FTE +) ☐ Medium (.5 - .25 FTE) ☐ Low (.25 FTE or less)

Public Interest: ☒ High ☐ Medium ☐ Low/unknown

Summary of written public comment:

21 comments, all support. Major themes:

Support: Maintains agricultural lands; encourages sustainable farming practices; gives farmers more options; needs timely update in response to appeal; staff resources for other illegal amendments should be dedicated to this update

Against: None

Priority: Several comments recommend high priority and that this item be the highest priority; 2 comments request this update be high priority and completed in 2022 (dedicate staff resources needed to do so).

Other: 2 comments recommend expanding project to review mitigation assessment fee for landowners that change ag property to other use; 2 comments stating urgency related to GMHB appeal and that other proposals that are being considered (UP Castle, Beaver Creek) could impact Long-Term Agriculture - other amendments should be removed and staff resources dedicated to this item

Staff analysis:

This proposal involves significant community engagement in developing proposed amendments. It is broad-reaching, including a review of policy, economic issues, incentive programs, zoning, and regulations. Stakeholder work is expected to take at least a year for review of the LTA designation.

Estimated time line:**(ONLY FOR PREVIOUSLY OFFICIALLY DOCKETED ITEMS)**

Development of proposed amendments has begun and continues. Timeline dependent on BoCC priorities. Based on scope set by BoCC in Jan 2022, earliest expected completion is Q4 2023.

Board Direction:

- ☐ Add to 2022-2023 Official Docket
- ☐ Maintain on 2023 Preliminary Docket
- ☐ Remove from Preliminary Docket

Board Direction is not provided until after 20-day written comment period.

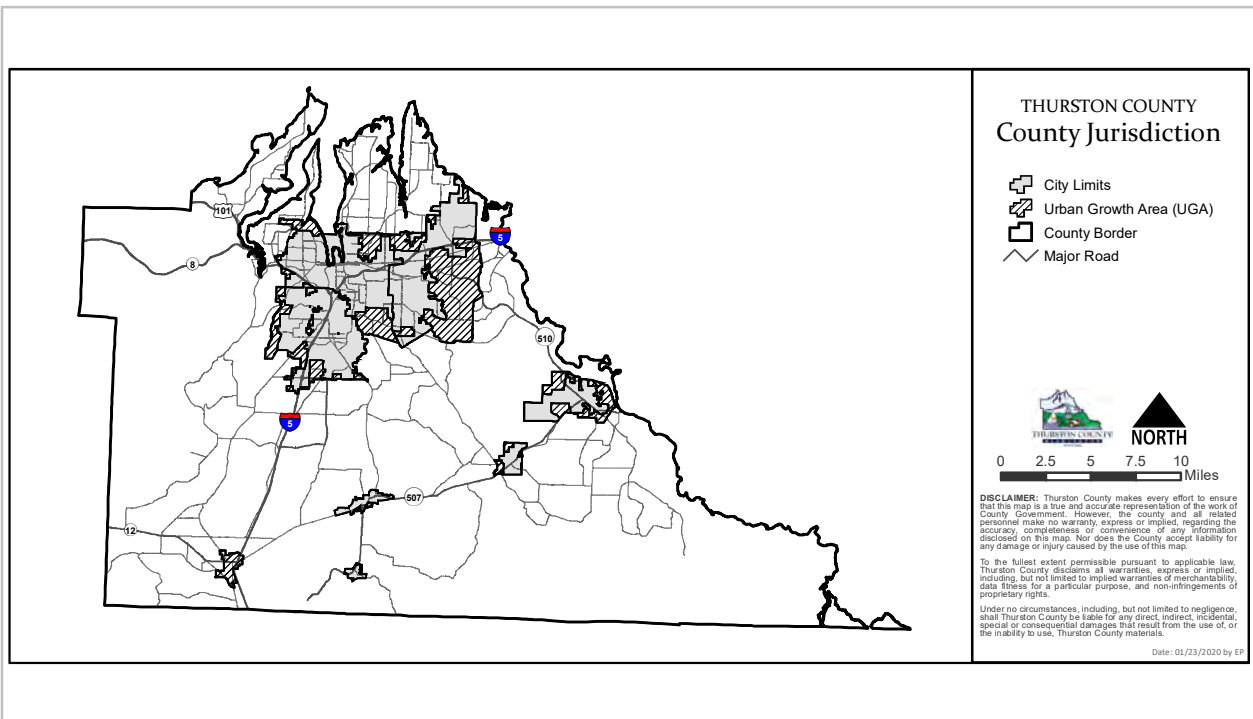
Because this is a new docket year, all items are reconsidered.

ASSIGNED PLANNER: Maya Teeple, Senior Planner

Last Updated: Feb 23, 2022

OFFICIAL DOCKET ITEM BRIEFING SHEET

Applicant	BoCC (GMA required)
Request	Review & update the Thurston County Comprehensive Plan UGA Joint Plans, including Olympia, Lacey, Yelm, Rainier, Tenino & Bucoda (Tumwater complete 11/30/2021). This item also includes two citizen proposed land use amendments (Terhune/Glenmore Village and McDaniel) with the option to roll two new citizen proposals into review of Lacey UGA Joint Plan (MC Construction, Bressi). There may also be city proposed land use amendments & associated code changes. Consistency code changes for Olympia, Tumwater & Lacey UGA areas are separately docketed on the Development Code Docket.
Location	Unincorporated Thurston County (Comprehensive Plan); UGAs (Joint Plans)
APN	Countywide
Acres	Countywide
Date received	N/A
Previous BoCC Action	The Board adopted major amendments as part of the comprehensive plan update in 2019 and 2020, and the Tumwater Joint Plan on November 30, 2021. The remaining Joint Plans are still under review. In April 2020, the Board prioritized this item as 5 out of 7 Board-initiated Comprehensive Plan Amendments.
Key stakeholders	Thurston County Citizens, Industry, Environment, TC Parks Dept, TC Public Health



Check all that apply:

Type of Request

- ☒ Comprehensive Plan Amendment
☒ Map ☒ Text
☒ Development Code Amendment
☒ Legally Required

Who Initiated Request:

- ☐ Citizen-Initiated
☒ City-Initiated
☒ Board-Initiated
☐ Staff-Initiated

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Staff resource need: ☒ High (.5 FTE +) ☐ Medium (.5 - .25 FTE) ☐ Low (.25 FTE or less)

Public Interest: ☐ High ☒ Medium ☐ Low/unknown

Summary of written public comment:

10 comments, all support.

Support: Cities support inclusion; City of Lacey and MC Construction support reviewing rezones (MC Construction/Bressi) with Lacey JP Update; Olympia School District support Olympia Joint Plan and included rezone (Glenmore Village) as rezone may provide space for schools; other comments request agricultural protection be included in joint plan updates

Against: None

Priority: 2 comments recommend high priority

Staff analysis:

Updating joint plans is a large task that requires a significance amount of work, and coordination with the cities, per Countywide Planning Policies. Updates include several land use amendments and code changes. Tumwater Joint Plan complete Nov 2021. An assigned staff person is working with Olympia and Lacey on Urban Growth Area updates. The south county UGA Joint Plans have not been started.

Estimated time line:**(ONLY FOR PREVIOUSLY OFFICIALLY DOCKETED ITEMS)**

The Tumwater Joint Plan was adopted in Nov. 2021. Lacey and Olympia joint plans will continue review into 2022 with anticipated final action anticipated on Olympia Joint Plan at the end of 2022 and Lacey Joint Plan in 2023. Related urban growth area consistency code updates (separate development code docket items) will follow.

Board Direction:

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- ☐ Maintain on 2023 Preliminary Docket
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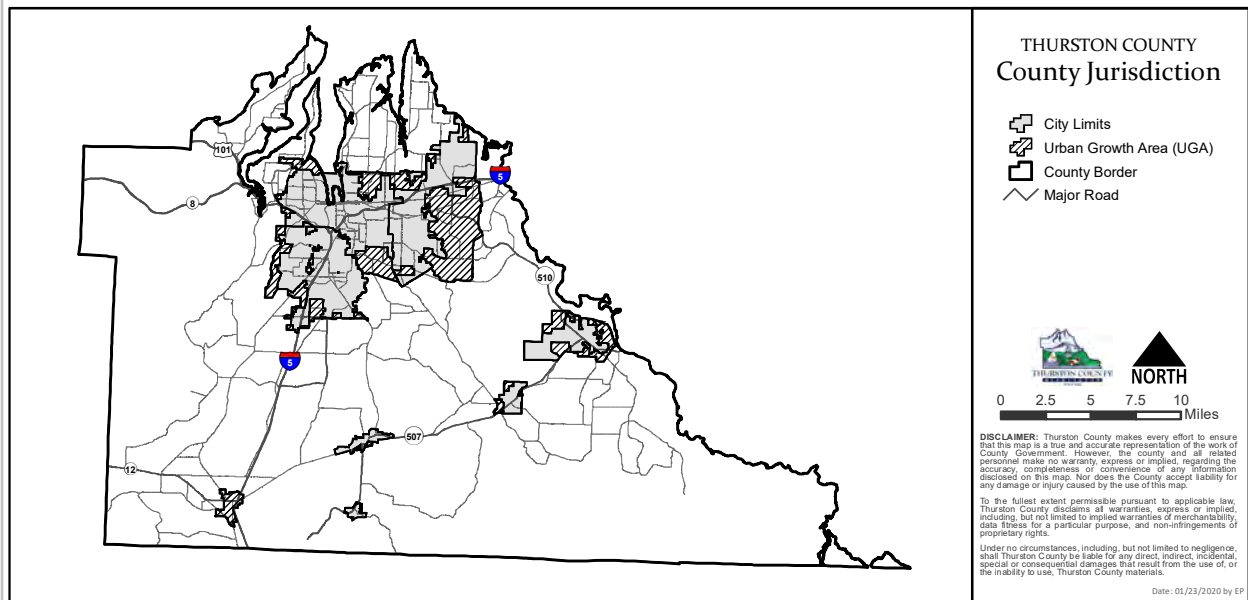
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ASSIGNED PLANNER: Leah Davis, Associate Planner

Last Updated: Feb 23, 2022

OFFICIAL DOCKET ITEM BRIEFING SHEET

Applicant	BoCC - Annual Amendment (GMA Required)
Request	Annual update to the Capital Improvement Plan, a required element of the Thurston County Comprehensive Plan. Work on this item is ongoing. The Capital Improvement Plan is required under state law.
Location	Countywide
APN	Countywide
Acres	N/A
Date received	Annual
Previous BoCC Action	BoCC adopts an updated CIP annually along with the budget to reflect capital projects anticipated in the coming 6-year time frame.
Key stakeholders	All county departments with capital improvement projects, TC citizens



Check all that apply:

Type of Request

- ☒ Comprehensive Plan Amendment
☐ Map ☒ Text
☐ Development Code Amendment
☒ Legally Required

Who Initiated Request:

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☐ City-Initiated
☒ Board-Initiated
☐ Staff-Initiated

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Public Interest: ☐ High ☐ Medium ☒ Low/unknown

Summary of written public comment:

None received.

Staff analysis:

The Capital Improvement Program is an annual update required under state law RCW 36.70A.070. Staff has begun the work with an interdepartmental team to complete this years update.

Estimated time line: (ONLY FOR PREVIOUSLY OFFICIALLY DOCKETED ITEMS)

Estimated Planning Commission and Board review beginning mid-2022. This is a required annual item that is processed yearly with final BoCC hearings and actions taken alongside budget.

Board Direction:

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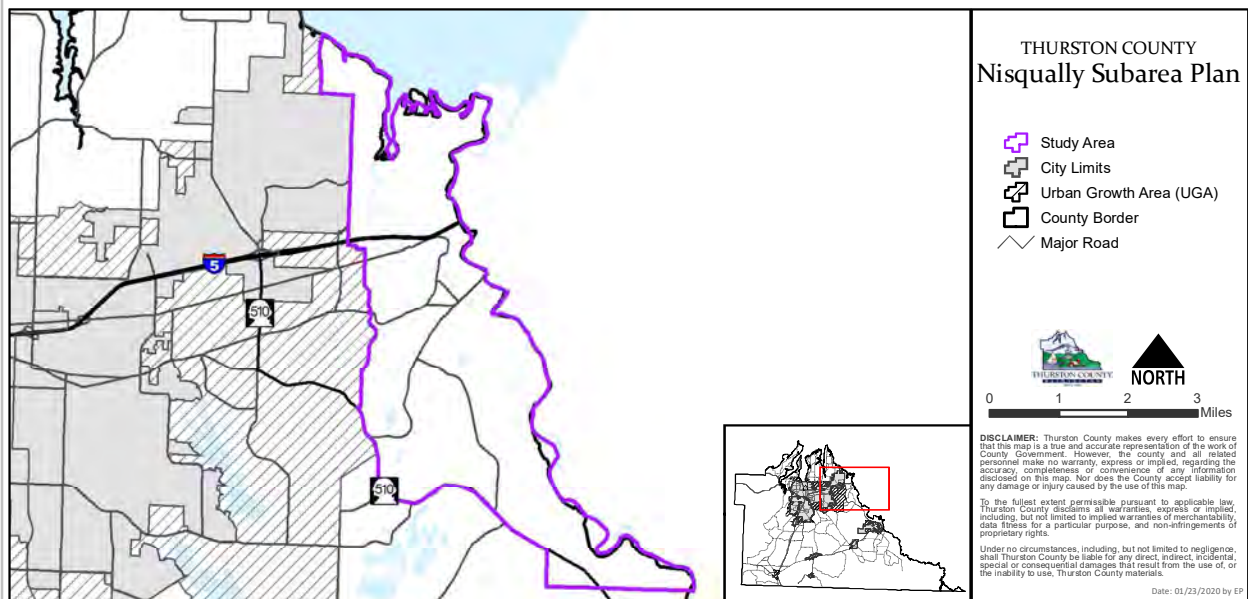
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ASSIGNED PLANNER: Maya Teeple, Senior Planner

Last Updated: Feb 23, 2022

OFFICIAL DOCKET ITEM BRIEFING SHEET

Applicant	BoCC
Request	Review and update the 1992 Nisqually Subarea Plan for consistency with the Comprehensive Plan's long-term vision, goals and policies.
Location	Nisqually Subarea
APN	Nisqually Subarea
Acres	9,000 ± acres
Date received	2007
Previous BoCC Action	Placed on Official Docket in 2017, and officially docketed since. In April 2020, the Board ranked this item as the lowest priority of Board-initiated comp plan amendments.
Key stakeholders	Nisqually Tribe, Nisqually River Council, Industry Representatives, businesses, and Nisqually Subarea residents.



Check all that apply:

Type of Request

- ☒ Comprehensive Plan Amendment
- ☒ Map ☒ Text
- ☐ Development Code Amendment
- ☐ Legally Required

Who Initiated Request:

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- ☐ City-Initiated
- ☒ Board-Initiated
- ☐ Staff-Initiated

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Public Interest: ☐ High ☒ Medium ☐ Low/unknown

Summary of written public comment:

11 comments received, all support.

Support: plan should address agriculture as 1/3 of area is predominantly agricultural land; plan is important to protect watershed priorities for salmon recovery

Against: None

Priority: several comments recommend prioritizing

Staff analysis:

Preliminary community engagement began in 2017-2019 and a stakeholder group was convened and the first stakeholder meeting was held to scope the update. This project was put on hold due to staffing and higher BoCC-priority projects. This project will take significant public engagement. The subarea plan has not been updated since 1992.

Estimated time line: (ONLY FOR PREVIOUSLY OFFICIALLY DOCKETED ITEMS)

Dependent on BoCC Priorities; earliest completion would be by Q4 2023.

Board Direction:

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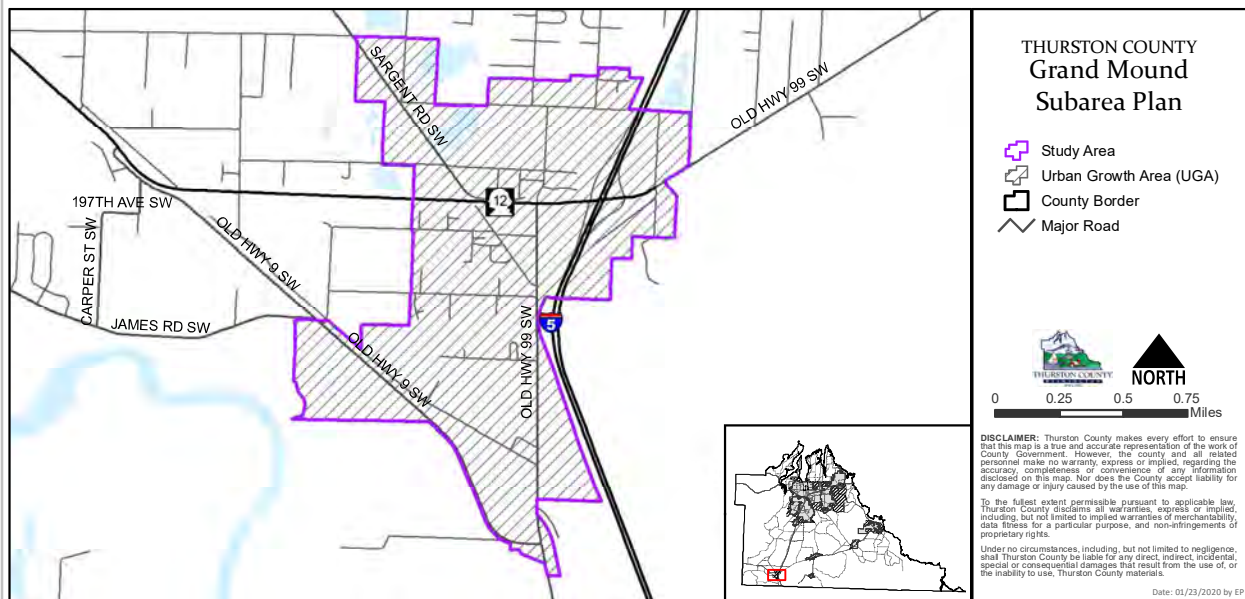
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ASSIGNED PLANNER: Kaitlynn Nelson, Associate Planner

Last Updated: Feb 23, 2022

OFFICIAL DOCKET ITEM BRIEFING SHEET

Applicant	BoCC
Request	Review, update and amend the Grand Mound Subarea Plan for consistency with current market trends in the planning area, update for consistency with the recommendations from the transportation study. Consider 7 citizen-initiated land use amendments - some for properties inside the UGA (Steelhammer Family Trust, Fire District #14 and Morgan), and some for UGA-adjacent properties (Black Lake Quarry, Wilmovsky and Deskin, Jackson/Dragt). Of 7 land use amendments, 3 include requests to amend Grand Mound UGA. Review and amend minimum lot width standards in TCC 20.15.060. Review and update Grand Mound Design Guidelines.
Location	Grand Mound UGA
APN	Grand Mound UGA
Acres	982 ± acres
Date received	2007
Previous BoCC Action	Placed on the Official Docket in 2017. Prior to being docketed in 2017, this item was on the preliminary docket from 2008 onward. In April 2020 the Board prioritized this item as 3rd out of 7 Board-initiated comp plan amendments.
Key stakeholders	Grand Mound UGA residents and businesses, Chehalis Tribe, Department of Corrections, TC citizens



Check all that apply:

Type of Request

- ☒ Comprehensive Plan Amendment
☒ Map ☒ Text
☐ Development Code Amendment
☐ Legally Required

Who Initiated Request:

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Public Interest: ☒ High ☐ Medium ☐ Low/unknown

Summary of written public comment:

32 comments, all support.

Support: plan is long overdue; should include discussion of agricultural lands; supports economic growth, capital investment, jobs and tax revenues; area is important for industrial and commercial growth; may alleviate industrial rezone request pressures in rural county

Against: None

Priority: Several comments recommend making high-priority; 3 comments recommend final action in 2022

Staff analysis:

This is a major update, which includes seven citizen initiated land use amendments, three of which request expanding the Grand Mound UGA. Four open houses have been held to date with significant public involvement. Additional public outreach will be necessary. For the UGA expansion piece, the proposal will be taken to the Urban Growth Management subcommittee run by TRPC, after Planning Commission.

Estimated time line: (ONLY FOR PREVIOUSLY OFFICIALLY DOCKETED ITEMS)

Dependent upon staffing and BoCC priorities, may be complete by Q4 2022 or likely Q4 2023. UGA expansion proposals would be taken to the UGM subcommittee following Planning Commission & before BoCC review.

**Board Direction:**

- ☐ Add to 2022-2023 Official Docket
- ☐ Maintain on 2023 Preliminary Docket
- ☐ Remove from Preliminary Docket

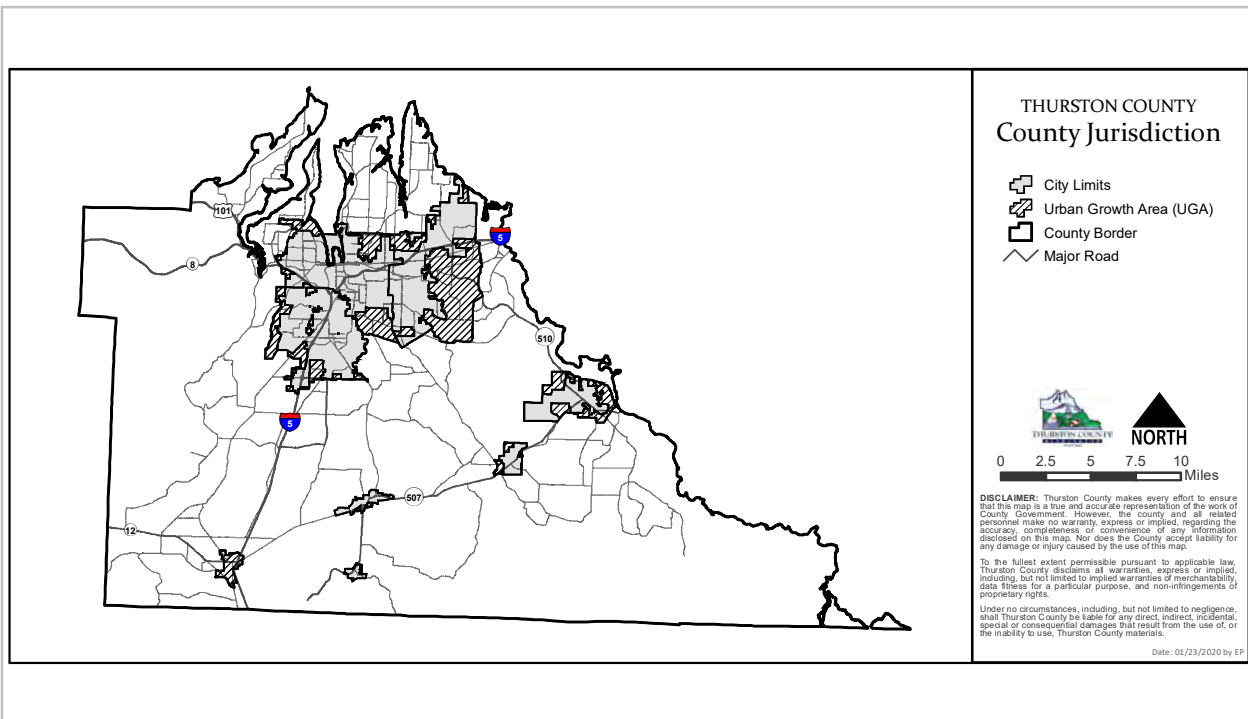
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Because this is a new docket year, all items are reconsidered.

ASSIGNED PLANNER: Not Assigned

OFFICIAL DOCKET ITEM BRIEFING SHEET

Applicant	Thurston County Planning Commission recommendation
Request	The Thurston County Planning Commission recommends to the BoCC that the County conduct a review of industrial lands availability countywide (supply and demand), including within rural and Urban Growth Areas, and if additional industrial lands are needed to evaluate siting of new industrial lands through a comprehensive look at the whole unincorporated county, including rural lands and UGAs. Recommendation also included holding further site-specific industrial land use/rezoning requests until completion of study.
Location	Countywide
APN	Countywide
Acres	N/A
Date received	November 3, 2021
Previous BoCC Action	None- New Proposal
Key stakeholders	Thurston County Citizens, Industry, Environment, Realtors



Check all that apply:

Type of Request

- ☒ Comprehensive Plan Amendment
☒ Map ☒ Text
☐ Development Code Amendment
☐ Legally Required

Who Initiated Request:

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Public Interest: ☒ High ☐ Medium ☐ Low/unknown

Summary of written public comment:

18 comments, 17 support and 1 against

Support: study should be conducted to identify lands for industrial use, not convert agricultural lands that have important soils; should occur before several site-specific requests

Against: 2 comments recommend certain site specific apps proceed independently (UP Castle, Beaver Creek)

Priority: Several comments recommend placing as a high priority and holding industrial requests until after study is complete; 1 comment recommends more appropriate periodic comprehensive plan update

Staff analysis:

This would be a high-workload project, first involving involving a land use analysis for industrial supply and demand looking at economic conditions, and then if additional supply is needed, reviewing appropriate locations county-wide. Changes possible to county Comprehensive Plan, Joint Plans, Future Land Use Map, and Zoning Maps.

Estimated time line: (ONLY FOR PREVIOUSLY OFFICIALLY DOCKETED ITEMS)

N/A - new proposal

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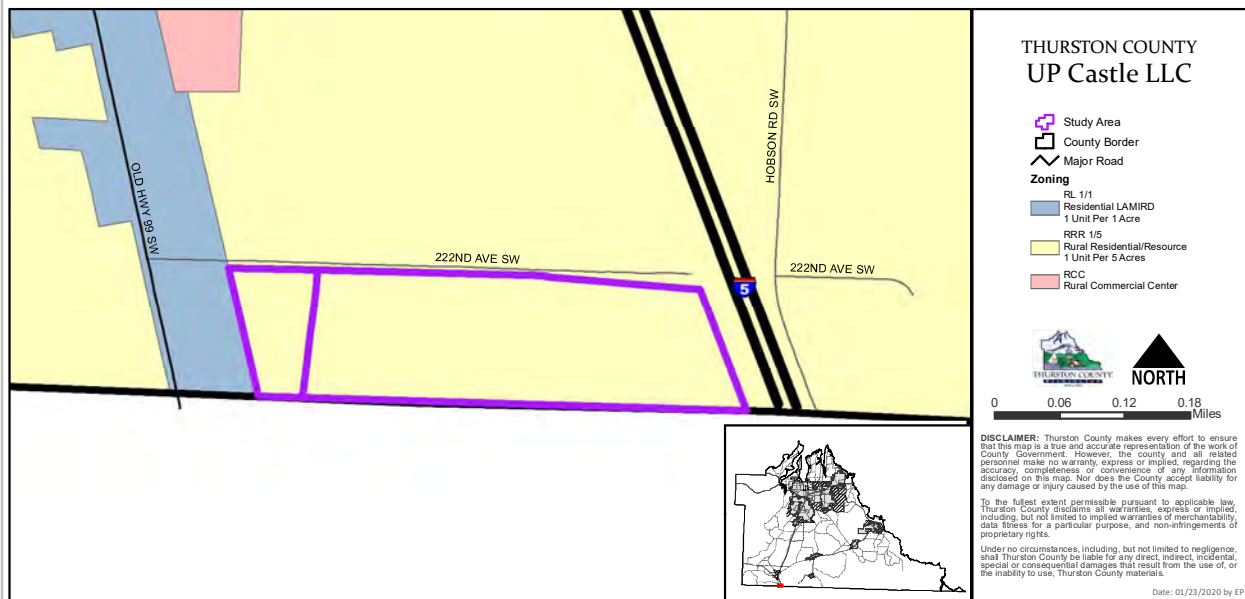
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ASSIGNED PLANNER:

Last Updated: Feb 23, 2022

OFFICIAL DOCKET ITEM BRIEFING SHEET

Applicant	UP Castle, LLC (Ray Schuler) and Ryan & Katy Hoover
Request	Amend Thurston County Comprehensive Plan land use map and rezone two parcels in south County from Rural Residential/Resource (RRR 1/5) to Rural Resource Industrial (RRI). Associated amendments to TCC 20.29 - "Rural Resource Industrial District" to expand areas where more intensive non-resource based industrial uses may be permitted dependent on locational criteria. Application is available online by searching project number 2019105986 at: https://weblink.co.thurston.wa.us/DSPublic/customsearch.aspx?searchname=search
Location	5505 SW 222nd Avenue
APN	13524430500 & 13524430400
Acres	33.11 acres
Date received	November 15, 2019
Previous BoCC Action	The Board docketed this item in 2020, and ranked it as 5 out of 7 citizen initiated amendments. The Planning Commission has reviewed this item and provided a recommendation and the BoCC has had an informational brief. SEPA environmental review is on-going.
Key stakeholders	Grand Mound and Rochester residents, Lewis County, TC citizens, Ag Community



Check all that apply:

Type of Request

- ☒ Comprehensive Plan Amendment
☒ Map ☐ Text
☒ Development Code Amendment
☐ Legally Required

Who Initiated Request:

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☐ City-Initiated
☐ Board-Initiated
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Public Interest: ☒ High ☐ Medium ☐ Low/unknown

Summary of written public comment:

16 comments, 15 against and 1 in support.

Support: 1 comment recommend allowing to proceed individually based on merit and delay industrial study to next periodic comp plan update;

Against: Several comments recommend delaying until after industrial study (or removing proposal entirely); 1 comment stating proposal is illegal (doesn't comply with GMA) and county must stop processing immediately

Priority: Several comments recommend delaying until after countywide industrial lands study

Staff analysis:

Two parcels and two property owners, for a total of 33.11 acres. Existing zoning is RRR 1/5. Southern boundary is Lewis County and a similar industrial use exists adjacent to the south. North and East boundaries are zoned RRR 1/5 and to the west is Residential LAMIRD (RL 1/1), with a rail line in between. A code change is also needed (Title 20) for the applicant to do their desired industrial use at this location. Staff time in part reflects significant public interest on this proposal.

Estimated time line: (ONLY FOR PREVIOUSLY OFFICIALLY DOCKETED ITEMS)

The Planning Commission has reviewed this proposal and provided a recommendation of no change to the land use and associated zoning and TCC 20.29, and the BoCC was briefed in early November. A Determination of Significance was issued in November requiring an Environmental Impact Statement. Timeline moving forward is dependent on BoCC priorities and on completion of an EIS and could range from Q4 2022-Q4 2023.

Board Direction:

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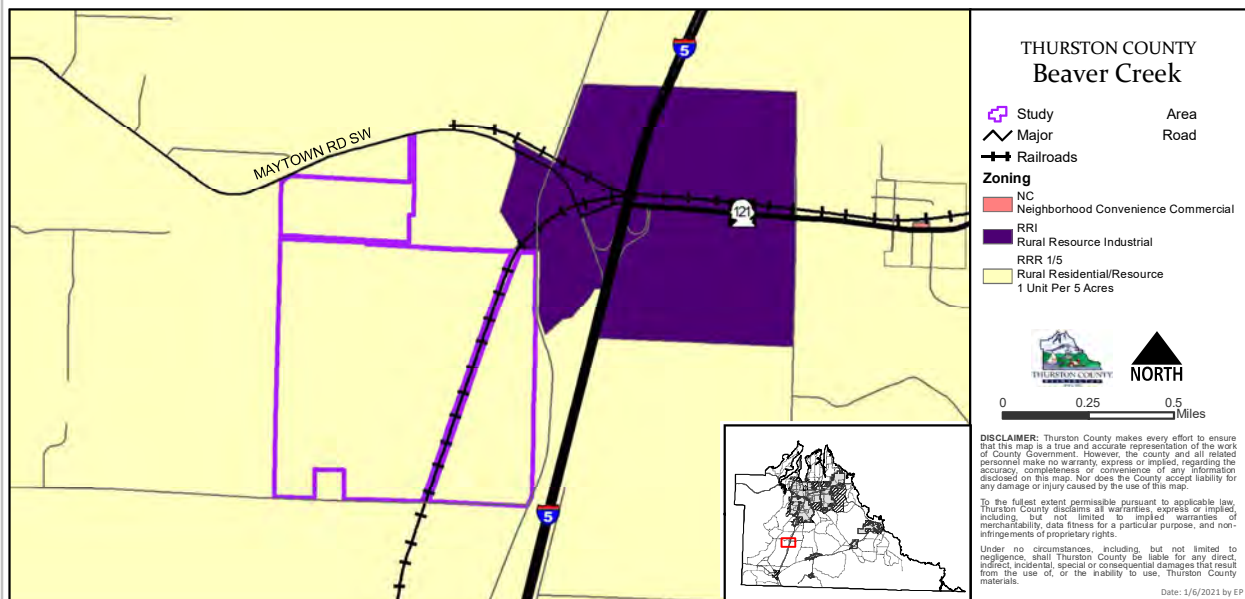
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ASSIGNED PLANNER: Andrew Boughan, Associate Planner

Last Updated: Feb 23, 2022

PRELIMINARY DOCKET ITEM BRIEFING SHEET

Applicant	HW Seattle (Bill Webster), Chris Doelman
Request	This is a citizen-requested amendment to the Future Land Use Map (Map L-1) of the Comprehensive Plan and associated zoning. The applicant requests to amend the future land use plan and associated zoning of the properties from Rural Residential Resource 1 Unit per 5 acres (RRR 1/5) to Rural Resource Industrial (RRI). Application is available online by searching project number 2020105505 at: https://weblink.co.thurston.wa.us/DSPublic/customsearch.aspx?searchname=search
Location	13333 Case Rd SW, Olympia WA 98512
APN	12606410300, 12607110000, 12607110100, 12607120000, 12607130000, 12607130100, 12607410000, 12607420100, 12608220000, 12608220200, 12608320000
Acres	389.12 +/-
Date received	November 12, 2020
Previous BoCC Action	This item was added to the docket in 2021 and was prioritized as last of citizen-initiated proposals.
Key stakeholders	Applicant, Beaver Creek Farm, Adjacent Landowners, Thurston County Citizens, Agricultural Stakeholders



Check all that apply:

Type of Request

- ☒ Comprehensive Plan Amendment
☒ Map ☐ Text
☐ Development Code Amendment
☐ Legally Required

Who Initiated Request:

- ☒ Citizen-Initiated
☐ City-Initiated
☐ Board-Initiated
☐ Staff-Initiated

Last Updated: Feb 23, 2022

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Public Interest: ☒ High ☐ Medium ☐ Low/unknown

Summary of written public comment:

20 comments, 16 against, 4 in support.

Support: dairy no longer viable, urgency to review amendment because family needs to decide what to do; tax revenue, jobs, economic and social benefits to local community; 1 comment recommends Beaver Creek proceed independently of Countywide Ind. Study

Against: several comments recommend delaying until after countywide industrial study (or removing proposal entirely); recommend retaining current zoning and if zoning changed do a habitat mgmt plan; 1 comment stating proposal is illegal (doesn't comply with GMA) and county must stop processing it immediately; 1 comment against site-specific rezone requests

Priority: Several comments recommend delaying until after countywide industrial lands study

Staff analysis:

Applicant request to amend land use designation and zoning of several parcels SE of Maytown/I5 interchange from Rural Residential Resource 1 Unit per 5 acres (RRR 1/5) to Rural Resource Industrial (RRI). Adjacent to RRI (to the NE). Site owned by Beaver Creek Farm, LLC. Applicant goal is industrial park (warehouse/distribution center). RRI zoning could allow a variety of industrial uses. Beaver Creek runs through property. Portions of site are currently enrolled in Current Use-Ag tax program, but applicant indicates property is no longer used as dairy farm as it was not viable.

Estimated time line: (ONLY FOR PREVIOUSLY OFFICIALLY DOCKETED ITEMS)

N/A - no staff have been assigned based on previous BoCC priorities.

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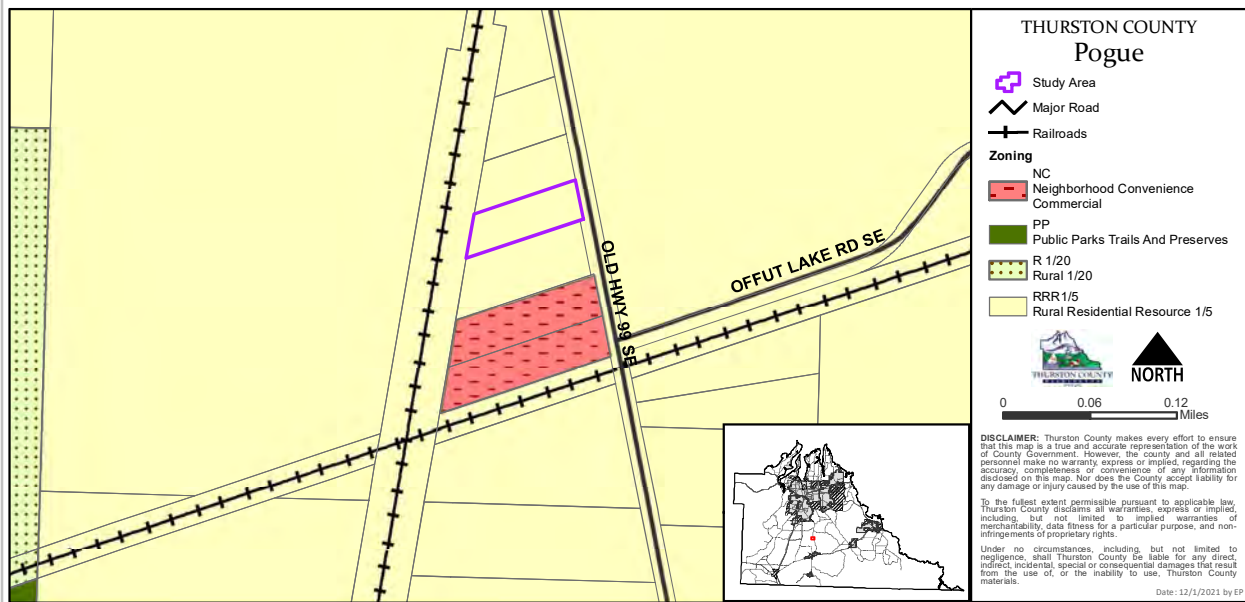
Because this is a new docket year, all items are reconsidered.

ASSIGNED PLANNER: Not Assigned

Last Updated: Feb 23, 2022

OFFICIAL DOCKET ITEM BRIEFING SHEET

Applicant	Allen and Rob Pogue
Request	Request is to amend the land use and associated zoning of one parcel from Rural Residential Resource 1/5 (RRR 1/5) to Neighborhood Commercial (NC).
	Application is available online by searching project number 2021105081 at: https://weblink.co.thurston.wa.us/DSPublic/customsearch.aspx?searchname=search
Location	12625 Old Hwy 99 SE
APN	11606210300
Acres	1.48± acres
Date received	September 23, 2021
Previous BoCC Action	None - New Proposal
Key stakeholders	Thurston County Citizens, Local Community and Neighbors of property



Check all that apply:

Type of Request

- ☒ Comprehensive Plan Amendment
- ☒ Map ☐ Text
- ☐ Development Code Amendment
- ☐ Legally Required

Who Initiated Request:

- ☒ Citizen-Initiated
- ☐ City-Initiated
- ☐ Board-Initiated
- ☐ Staff-Initiated

Last Updated: Feb 23, 2022

DOCKET ANALYSIS

This side of the paper is maintained by assigned staff planner and presented at Board work session after public comment, for their consideration as they set the official docket.

Staff resource need: ☐ High (.5 FTE +) ☐ Medium (.5 - .25 FTE) ☒ Low (.25 FTE or less)

Public Interest: ☐ High ☐ Medium ☒ Low/unknown

Summary of written public comment:

2 comments, 1 support and 1 against.

Support: People should not buy a property and cut down timber then turn around to sell

Against: 1 comment against site-specific rezone requests

Priority: None stated

Staff analysis:

Would involve amendments to the Thurston County Comprehensive Plan, future land use map, and zoning map.

Estimated time line: (ONLY FOR PREVIOUSLY OFFICIALLY DOCKETED ITEMS)

None - New Proposal

Board Direction:

- ☐ Add to 2022-2023 Official Docket
- ☐ Maintain on 2023 Preliminary Docket
- ☐ Remove from Preliminary Docket

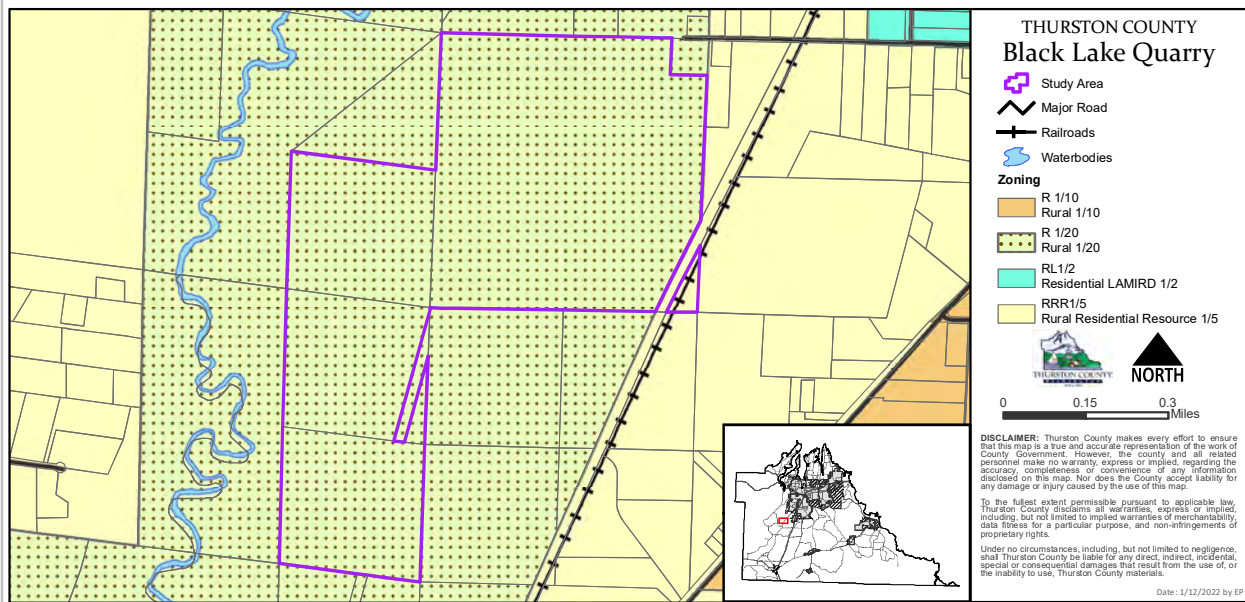
Board Direction is not provided until after 20-day written comment period.

Because this is a new docket year, all items are reconsidered.

ASSIGNED PLANNER:

OFFICIAL DOCKET ITEM BRIEFING SHEET

Applicant	Black Lake Quarry, Toyer Strategic
Request	Request to amend future land use and associated zoning of 4 parcels from Rural Residential 1/20 (R 1/20) to Rural Resource Industrial (RRI). Also request to amend concurrently TCC 20.29, 'Rural Resource Industrial District', to expand areas where more intensive non-resource based industrial uses may be permitted within that zoning district, subject to specific location and performance criteria, including sites that are converting surface mines. Application is available online by searching project number 2021106029 at: https://weblink.co.thurston.wa.us/DSPublic/customsearch.aspx?searchname=search
Location	4741 88th Ave SW
APN	12718310000, 13713440000, 13724110000, 13724140000
Acres	270.24± acres
Date received	November 5, 2021
Previous BoCC Action	None, new application.
Key stakeholders	Thurston County Citizens, Industry, Environment, Realtors, Black River Refuge



Check all that apply:

Type of Request

- ☒ Comprehensive Plan Amendment
☒ Map ☐ Text
☒ Development Code Amendment
☐ Legally Required

Who Initiated Request:

- ☒ Citizen-Initiated
☐ City-Initiated
☐ Board-Initiated
☐ Staff-Initiated

DOCKET ANALYSIS

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Staff resource need: ☒ High (.5 FTE +) ☐ Medium (.5 - .25 FTE) ☐ Low (.25 FTE or less)

Public Interest: ☒ High ☐ Medium ☐ Low/unknown

Summary of written public comment:

15 comments, 2 support, 13 against.

Support: 1 in support (applicant) noting they are willing to pay fair share, EIS if necessary, generally support countywide industrial study provided it is reviewed with EIS; rezone would have benefits to region including jobs, alleviating conversion pressure elsewhere in rural county

Against: 10 comments recommend delaying until after industrial study (or removing entirely) as proposal doesn't support agriculture; appropriate alternative would be to return the reclaimed mine to woodland or farm consistent with immediate surroundings and funding may exist through climate change to support; 1 general comment against all site-specific rezones

Priority: Several comments recommend delaying until after countywide industrial lands study



Staff analysis:

Proposal would require amendments to the Comprehensive Plan and Thurston County Code. Information in a Countywide Study of Industrial Lands (new preliminary docket item) could inform this request further. Current 2021 Buildable Lands Analysis shows adequate industrial and commercial lands for the next 20 years. Mineral lands are currently designated on the properties - this designation is intended to conserve and protect mineral resources for the County over the long-term (20-50 years), and was recently updated in 2020. A significant portion of designated mineral resource lands in the County falls within existing low-density residential zones, as county policy currently considers mineral extraction a compatible resource use in low-density residential areas. Existing policy also states post-extractive uses should be identified at the time of permitting of a mine and the reclaimed site should blend with adjacent landscape and uses; and that the county should pursue innovative reclamation plans for final conversion of mineral resource lands to parks, open space, forest land, community lakes, housing, agricultural land or other uses that are compatible with the Comprehensive Plan and zoning.

Estimated time line:

(ONLY FOR PREVIOUSLY OFFICIALLY DOCKETED ITEMS)

None - new proposal.

Board Direction:

- ☐ Add to 2022-2023 Official Docket
- ☐ Maintain on 2023 Preliminary Docket
- ☐ Remove from Preliminary Docket

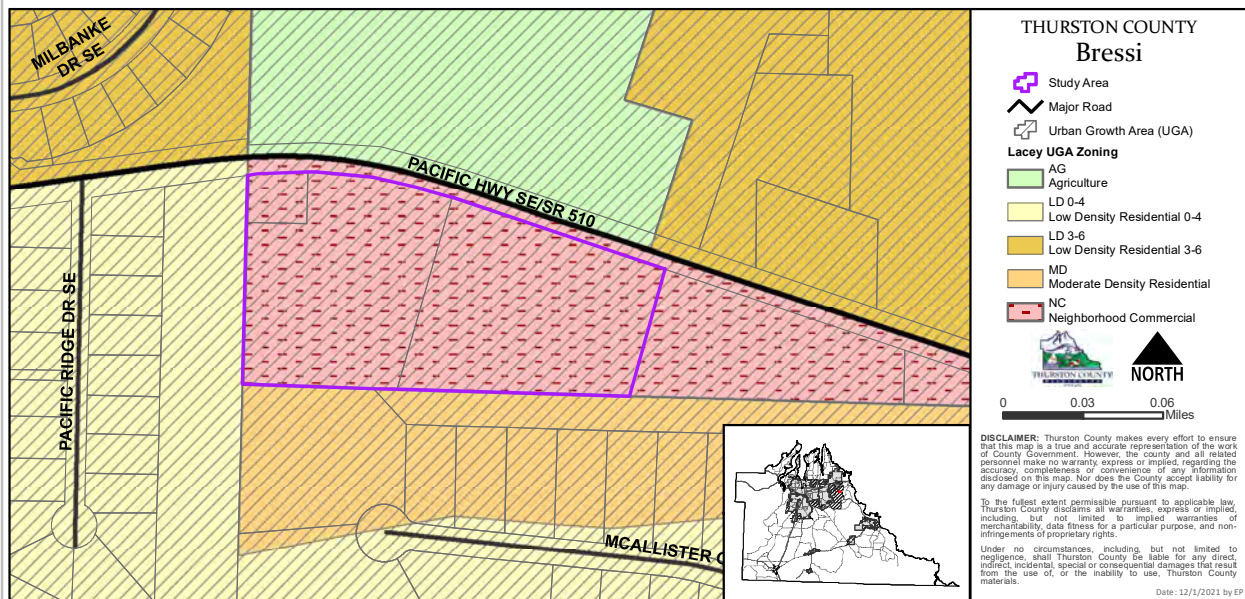
Board Direction is not provided until after 20-day written comment period.

Because this is a new docket year, all items are reconsidered.

ASSIGNED PLANNER:

OFFICIAL DOCKET ITEM BRIEFING SHEET

Applicant	Paul Bressi
Request	Amend the land use and associated zoning of 3 parcels within the Lacey UGA from Neighborhood Commercial (NC) to Moderate Density Residential (MDR). Staff recommends the proposal be rolled into the review of the Lacey UGA Joint Plan update, which is under Docket Item CPA-1. Rolling the proposal may reduce overall staff time needed to process and allow for comprehensive review with the Joint Plan. City of Lacey has indicated support to review proposal with Lacey Joint Plan. Application is available online by searching project number 2021106125 at: https://weblink.co.thurston.wa.us/DSPublic/customsearch.aspx?searchname=search
Location	9041 Pacific Ave.
APN	11824120300,11824120400, 11824120600
Acres	6.99 acres
Date received	November 12, 2021
Previous BoCC Action	None - new proposal
Key stakeholders	Thurston County Citizens, City of Lacey, Applicant and Landowner, Surrounding Neighbors



Check all that apply:

Type of Request

- ☒ Comprehensive Plan Amendment
☒ Map ☐ Text
☐ Development Code Amendment
☐ Legally Required

Who Initiated Request:

- ☒ Citizen-Initiated
☐ City-Initiated
☐ Board-Initiated
☐ Staff-Initiated

Last Updated: Feb 23, 2022

DOCKET ANALYSIS

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Staff resource need: ☐ High (.5 FTE +) ☐ Medium (.5 - .25 FTE) ☒ Low (.25 FTE or less)

Public Interest: ☐ High ☐ Medium ☒ Low/unknown

Summary of written public comment:

2 comments, 1 support, 1 against.

Support: City of Lacey indicates support to include review of proposal under CPA-1, Lacey Joint Plan Update, as it will allow proper review of zoning standards at the same time

Against: 1 general comment against site-specific rezones

Staff analysis:

City recommends and staff supports the proposal be rolled into the review of the Lacey UGA Joint Plan update, which is under Docket Item CPA-1. Rolling the proposal may reduce overall staff time needed to process the amendment and allows for comprehensive review with the joint plan. Staff is already assigned to Lacey UGA Joint Plan update.

Estimated time line: (ONLY FOR PREVIOUSLY OFFICIALLY DOCKETED ITEMS)

None - new proposal. If rolled in to Lacey Joint Plan, likely action by Q4 2023.

Board Direction:

- ☐ Add to 2022-2023 Official Docket
- ☐ Maintain on 2023 Preliminary Docket
- ☐ Remove from Preliminary Docket

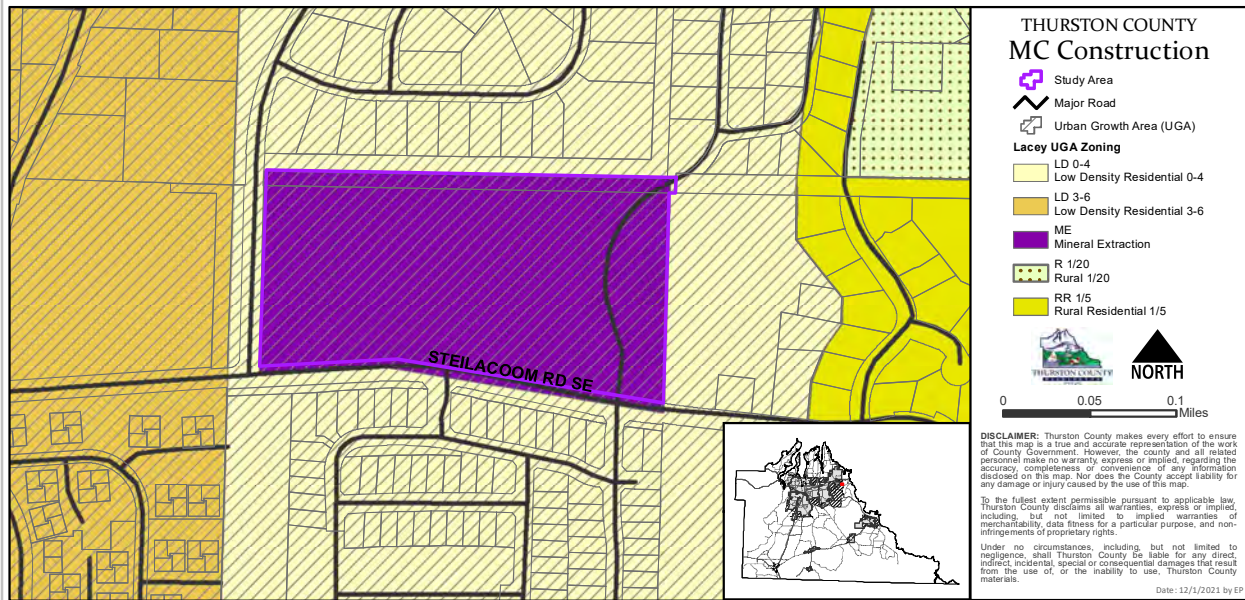
Board Direction is not provided until after 20-day written comment period.

Because this is a new docket year, all items are reconsidered.

ASSIGNED PLANNER:

OFFICIAL DOCKET ITEM BRIEFING SHEET

Applicant	MC Construction; LMC Nisqually Bluff, LLC
Request	Amend the land use and associated zoning of 1 parcel within the Lacey UGA from Mineral Extraction (ME) to Low Density Residential (LDR). Staff recommends the proposal be rolled into the review of the Lacey UGA Joint Plan update, which is under Docket Item CPA-1. Rolling the proposal may reduce overall staff time needed to process and allow for comprehensive review with the Joint Plan. City of Lacey has indicated support to review proposal with Lacey Joint Plan. Application is available online by searching project number 2021106124 at: https://weblink.co.thurston.wa.us/DSPublic/customsearch.aspx?searchname=search
Location	9520 Steliacoom Rd. SE
APN	21818220100
Acres	14.94± acres
Date received	November 12, 2021
Previous BoCC Action	None - new proposal
Key stakeholders	Thurston County Citizens, City of Lacey, Applicant and Landowner, Surrounding Neighbors, Realtors



Check all that apply:

Type of Request

- ☒ Comprehensive Plan Amendment
- ☒ Map ☐ Text
- ☐ Development Code Amendment
- ☐ Legally Required

Who Initiated Request:

- ☒ Citizen-Initiated
- ☐ City-Initiated
- ☐ Board-Initiated
- ☐ Staff-Initiated

Last Updated: Feb 23, 2022

DOCKET ANALYSIS

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Staff resource need: ☐ High (.5 FTE +) ☐ Medium (.5 - .25 FTE) ☒ Low (.25 FTE or less)

Public Interest: ☐ High ☐ Medium ☒ Low/unknown

Summary of written public comment:

3 comments, 2 support, 1 against

Support: City of Lacey indicates support to include review of proposal under CPA-1, Lacey Joint Plan Update, as it will allow proper review of zoning standards at the same time; MC Construction comment in support of rolling proposal into review with Lacey Joint Plan; Comp Plan policy supports converting former mining uses to appropriate uses after reclamation; request that LDR 3-6 be applied to parcel; supports need for additional housing

Against: 1 general comment against site-specific rezones

Staff analysis:

Mineral extraction and reclamation of the parcel is nearing completion. Proposal is to amend the land use and zoning from mineral extraction to low density residential, allowing for subsequent residential development. Surrounding properties are also low density residential zones. This is the last parcel zoned as mineral extraction in the Lacey UGA.

City recommends and staff supports the proposal be rolled into the review of the Lacey UGA Joint Plan update, which is under Docket Item CPA-1. Rolling the proposal may reduce overall staff time needed to process the amendment and allows for comprehensive review with the joint plan.

Estimated time line: (ONLY FOR PREVIOUSLY OFFICIALLY DOCKETED ITEMS)

None - new proposal. If reviewed with Lacey Joint Plan, possible action by Q4 2023.

Board Direction:

- ☐ Add to 2022-2023 Official Docket
- ☐ Maintain on 2023 Preliminary Docket
- ☐ Remove from Preliminary Docket

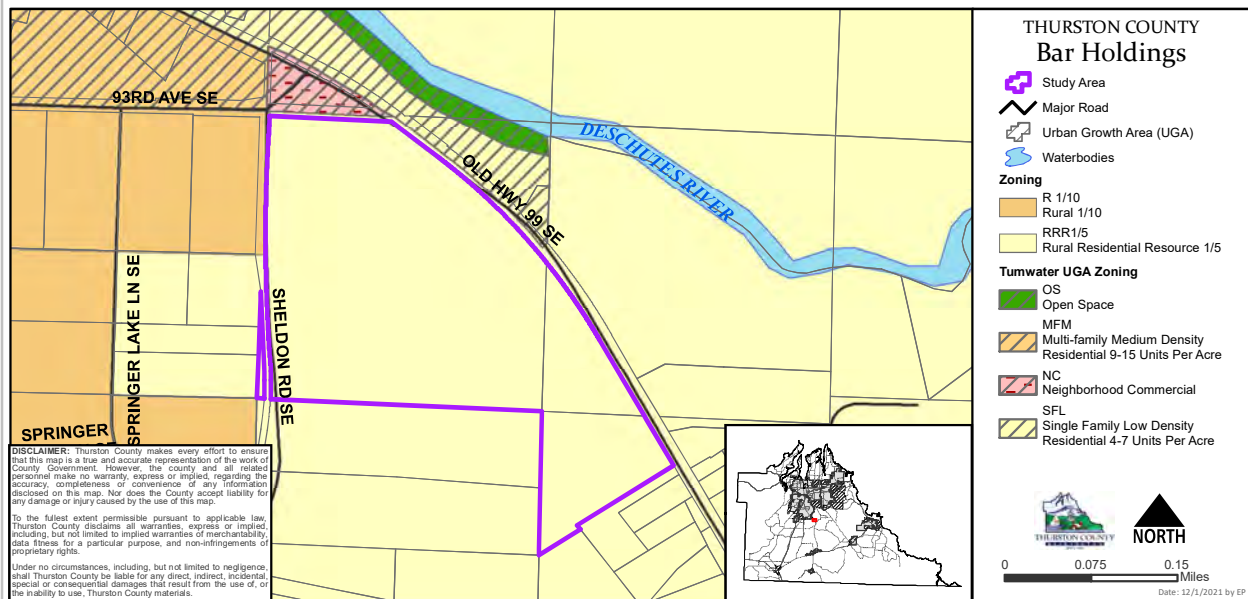
Board Direction is not provided until after 20-day written comment period.

Because this is a new docket year, all items are reconsidered.

ASSIGNED PLANNER:

OFFICIAL DOCKET ITEM BRIEFING SHEET

Applicant	BAR Holdings
Request	Amend and expand the Tumwater Urban Growth Area to include three parcels and concurrently rezone from Rural Residential Resource 1/5 (RRR 1/5) to Light Industrial (LI).
	Application is available online by searching project number 2021106123 at: https://weblink.co.thurston.wa.us/DSPublic/customsearch.aspx?searchname=search
Location	9601 and 9445 Old Hwy 99 SE
APN	11719220101, 11719210100, 11719240302
Acres	42.5± acres
Date received	November 12, 2021
Previous BoCC Action	None - new proposal
Key stakeholders	Thurston County Citizens, Industry, Environment, Realtors, City of Tumwater



Check all that apply:

Type of Request

- ☒ Comprehensive Plan Amendment
- ☒ Map ☒ Text
- ☐ Development Code Amendment
- ☐ Legally Required

Who Initiated Request:

- ☒ Citizen-Initiated
- ☐ City-Initiated
- ☐ Board-Initiated
- ☐ Staff-Initiated

DOCKET ANALYSIS

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Staff resource need: ☒ High (.5 FTE +) ☐ Medium (.5 - .25 FTE) ☐ Low (.25 FTE or less)

Public Interest: ☒ High ☐ Medium ☐ Low/unknown

Summary of written public comment:

19 comments, 18 against, 1 support.

Support: Comprehensive Planning process is to ensure that our communities are livable and have attributes that provide a sustainable and quality community; there is a need for retail and commercial to support new residences in this area

Against: Recently adopted joint plan found sufficient residential, commercial and industrial land in Tumwater UGA to support growth projected over the next 20 years; Thurston HCP is not adopted and couldn't be evaluated in 2021 Buildable Lands, however Buildable Lands does estimate the effects of mitigation required to offset impacts to threatened species would have on land capacity and did not find additional lands were needed in Tumwater UGA to offset mitigation; HCP will make it easier to develop in urban areas; not suitable with surrounding properties of residential and woodland; In 2008, Thurston County removed adjacent land from the UGA to comply with a WWGMHB ruling; don't need more retail/commercial in this area; expanding UGA is counter to GMA and land should be infilled first; converting to LI will cause stormwater issues, truck traffic, noise, pollution; people nearby will not walk to warehouses; 1 comment generally against site-specific rezones

Priority: several comments recommend delaying until after countywide industrial study

Staff analysis:

Proposal would amend the Thurston County Comprehensive Plan, Tumwater UGA Joint Plan, and future land use maps and zoning maps. Information in a Countywide Study of Industrial Lands (new preliminary docket item) could inform this request further. Tumwater Joint Plan most recently updated in Nov. 30, 2021 did not show a need for expansion of the UGA boundaries. Current 2021 Buildable Lands Analysis shows adequate industrial and commercial lands for the next 20 years. UGA amendments require review with the UGM Subcommittee. Light Industrial zone is only available in some UGAs, not in rural unincorporated county.

Estimated time line:

(ONLY FOR PREVIOUSLY OFFICIALLY DOCKETED ITEMS)

None - new proposal

Board Direction:

- ☐ Add to 2022-2023 Official Docket
- ☐ Maintain on 2023 Preliminary Docket
- ☐ Remove from Preliminary Docket

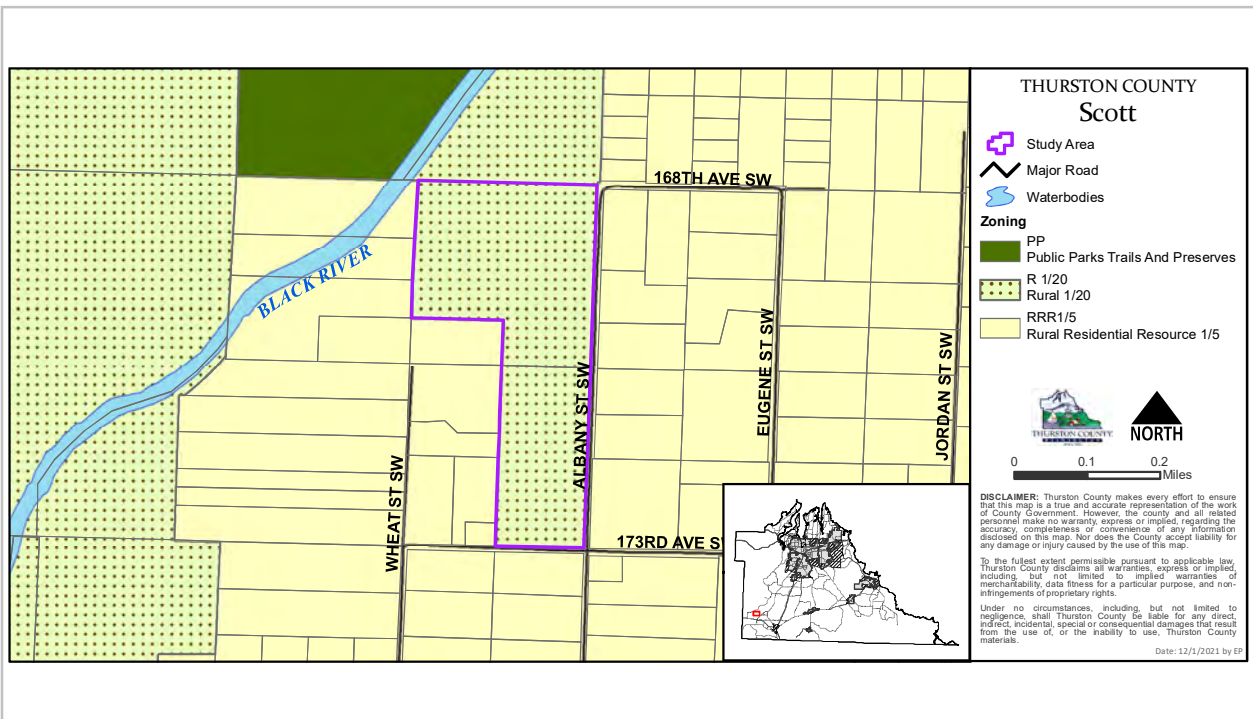
Board Direction is not provided until after 20-day written comment period.

Because this is a new docket year, all items are reconsidered.

ASSIGNED PLANNER:

OFFICIAL DOCKET ITEM BRIEFING SHEET

Applicant	Dale & Katherine Scott
Request	Request to amend the land use and zoning of 2 parcels from Rural 1/20 (R 1/20) to Rural Residential Resource 1/5 (RRR 1/5). Application is available online by searching project number 2021106160 at: https://weblink.co.thurston.wa.us/DSPublic/customsearch.aspx?searchname=search
Location	10210 SW 173rd Ave
APN	13630440000, 13630410000
Acres	54.11± acres
Date received	November 15, 2021
Previous BoCC Action	None - new proposal
Key stakeholders	Thurston County Citizens, Neighbors of properties, Environment



Check all that apply:

Type of Request

- ☒ Comprehensive Plan Amendment
☒ Map ☐ Text
☐ Development Code Amendment
☐ Legally Required

Who Initiated Request:

- ☒ Citizen-Initiated
☐ City-Initiated
☐ Board-Initiated
☐ Staff-Initiated

Last Updated: Feb 23, 2022

DOCKET ANALYSIS

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Staff resource need: ☐ High (.5 FTE +) ☒ Medium (.5 - .25 FTE) ☐ Low (.25 FTE or less)

Public Interest: ☐ High ☒ Medium ☐ Low/unknown

Summary of written public comment:

8 comments, all against.

Support: None

Against: comments recommend delaying until after ag study or deleting outright - property is woodland and near to other farmland and had been farmed in years past; project may need SEPA due to proximity to Black River; assumption that rural 5-acre lots away from public transit could meet "affordable housing" needs should be challenged; general comment against site-specific rezones

Priority: comments recommend delaying to future docket cycle or deleting

Staff analysis:

Would involve amendments to the Thurston County Comprehensive Plan, future land use map, and zoning map.

Estimated time line: (ONLY FOR PREVIOUSLY OFFICIALLY DOCKETED ITEMS)

None - new proposal

Board Direction:

- ☐ Add to 2022-2023 Official Docket
- ☐ Maintain on 2023 Preliminary Docket
- ☐ Remove from Preliminary Docket

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