

# THURSTON COUNTY 2022-2023 PRELIMINARY DEVELOPMENT CODE AMENDMENT DOCKET

Proposed County-Initiated Amendments	
A-7	<b>Review Low Impact Development Standards</b> <i>All Codes</i>
A-6	<b>Shoreline Master Program Update, and Revisions to Ensure Consistency with other codes</b> <i>Title 19, Title 24, Other Codes</i>
A-8	<b>Habitat Conservation Plan (HCP) – Implementation Ordinance</b> <i>Title 17, Title 24</i>
A-13	<b>Miscellaneous Clerical Errors</b> <i>All Land Use Codes</i>
A-18	<b>Update Thurston County Agricultural Activities Critical Areas Ordinance, Chapter 17.15 for Consistency with Voluntary Stewardship Program</b> <i>Title 17, Title 24</i>
A-19	<b>Wireless Communication Facilities: Update Code for Compliance with Federal Regulations</b> <i>Titles 20, 21, 22, and 23</i>
A-22	<b>Boundary Line Adjustment (BLA) Standards: Update Code for Compliance with State Standards</b> <i>Chapter 18.04</i>
A-23	<b>Address Rural Water Availability when Issuing Development Permits (Hirst Decision)</b> <i>All Codes</i>
A-25	<b>Amend the Forest Lands Conversion Ordinance and Review Rural Tree Protection Standards</b> <i>Chapter 17.25, Titles 18, 20, 21, 22, 23</i>
A-27	<b>Non-Conforming Code Update</b> <i>(formerly Reasonable Use Exceptions code update)</i> <i>Titles 24</i>
A-24	<b>Emergency Housing Ordinance: Permitting Criteria Flexibility</b> <i>Titles 20, 21, 22, 23</i>
A-26	<b>Transfer of Development Rights and Purchase of Development Rights Programs</b> <i>Titles 20, 21, 22, 23</i>
NEW PROPOSALS OR CARRYOVER FROM LAST PRELIMINARY DOCKET	
<b>(Prelim)</b> <i>Staff/Board Initiated</i>	<b>Resource Use Title Notice for Designated Mineral Lands, Long-Term Agriculture, &amp; Long-Term Forestry</b> <i>Titles 12, 18, and 20</i>
<b>NEW</b> <i>Hearing Examiner Initiated</i>	<b>Clarification on Expansion of Non-Conforming Non-Residential Uses and Structures</b> <i>Chapters 20.54, 20.56</i>
<b>NEW</b> <i>Development Services Initiated</i>	<b>Update Sign Board Posting Procedures</b> <i>Titles 20, 21</i>
<b>NEW</b> <i>Board-Initiated</i>	<b>No Shooting Zones</b> <i>Title 10</i>
<b>NEW</b> <i>Board-Initiated</i>	<b>Review SEPA Comment Period Timelines</b> <i>Chapter 17.09</i>

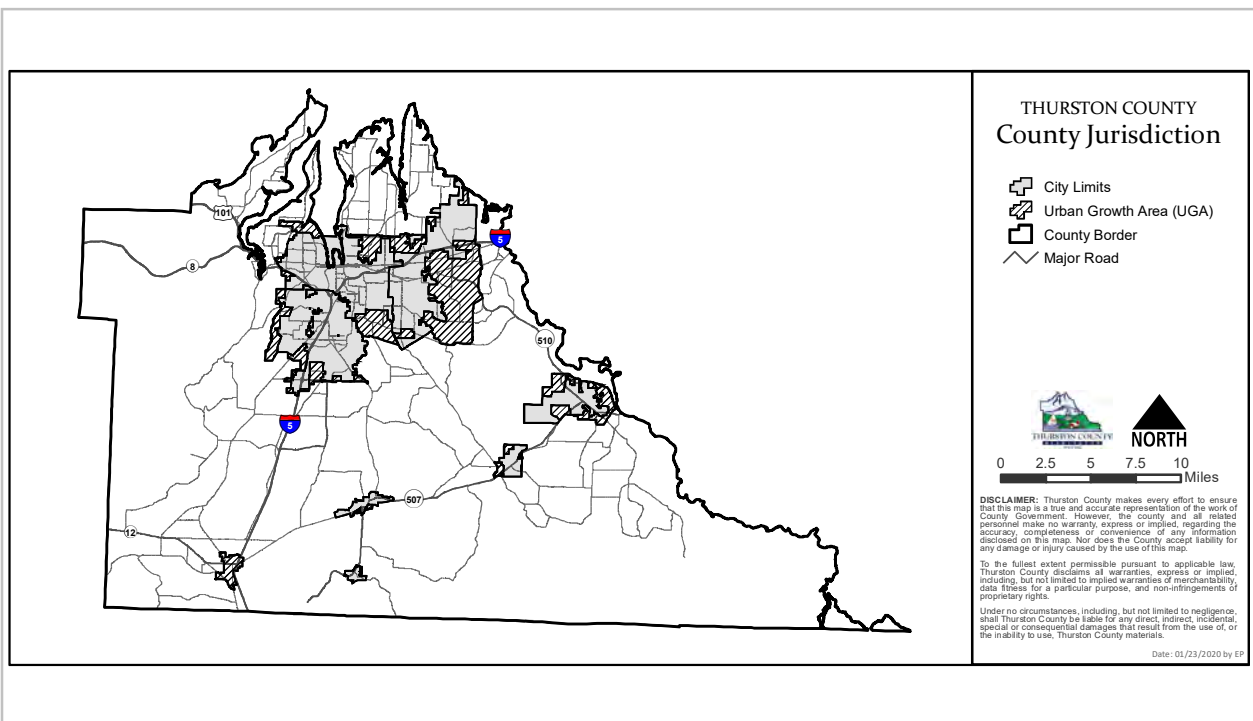
Joint Planning Requests	
JP-2	<b>Update the Tumwater UGA Zoning Ordinance for Consistency with City Zoning Ordinance</b> <i>Title 22</i>
JP-3	<b>Update the Lacey UGA Zoning Ordinance for Consistency with City Zoning Ordinance</b> <i>Title 21</i>
JP-4	<b>Update the Olympia UGA Zoning Ordinance for Consistency with the City Zoning Ordinance</b> <i>Title 23</i>

Citizen Requests	
NEW PROPOSALS OR CARRYOVER FROM LAST PRELIMINARY DOCKET	
<b>(Prelim)</b> <i>Citizen Application 7/5/20</i>	<b>Natural Landmark Program</b> <i>Titles 20, 21, 22, 23</i>
<b>NEW</b> <i>Citizen-Initiated</i>	<b>Update Section B103.1 of the International Fire Code to Allow Flexibility to Reduce Fire Flow Requirements</b> <i>Chapter 14.32</i>

Last Updated: Feb 23, 2022

## OFFICIAL DOCKET ITEM BRIEFING SHEET

<b>Applicant</b>	BoCC
<b>Request</b>	Review Low Impact Development Code for focused update of implementation issues identified since 2016 adoption. Focus is on small lots, lots needing long driveways, and large rural lots to ensure appropriate flexibility to implement the standards.
<b>Location</b>	Countywide
<b>APN</b>	Countywide
<b>Acres</b>	N/A
<b>Date received</b>	July 2017
<b>Previous BoCC Action</b>	Placed on 2018/2019 Official Docket, and again on the 2020 docket. Ranked 7 out of 15 county-initiated amendments. At that time the Board directed staff to do a targeted update to the LID code. LID code was last updated and approved by BoCC in December of 2016. BoCC has recently reviewed item in a briefing.
<b>Key stakeholders</b>	TC Citizens, Industry, neighbors, community groups, organizations, etc



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:

No comments received in 2022 docket cycle.

### Staff analysis:

This code amendment is a limited review of existing LID code standards, which were adopted in 2016. Update is focused on targeted corrections to allow better implementation and flexibility for developers. Significant work has been complete to date.

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

This proposal has had significant work complete to date and is currently under review with the Board of County Commissioners. Anticipated completion by early Q2 2022.

#### 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.*

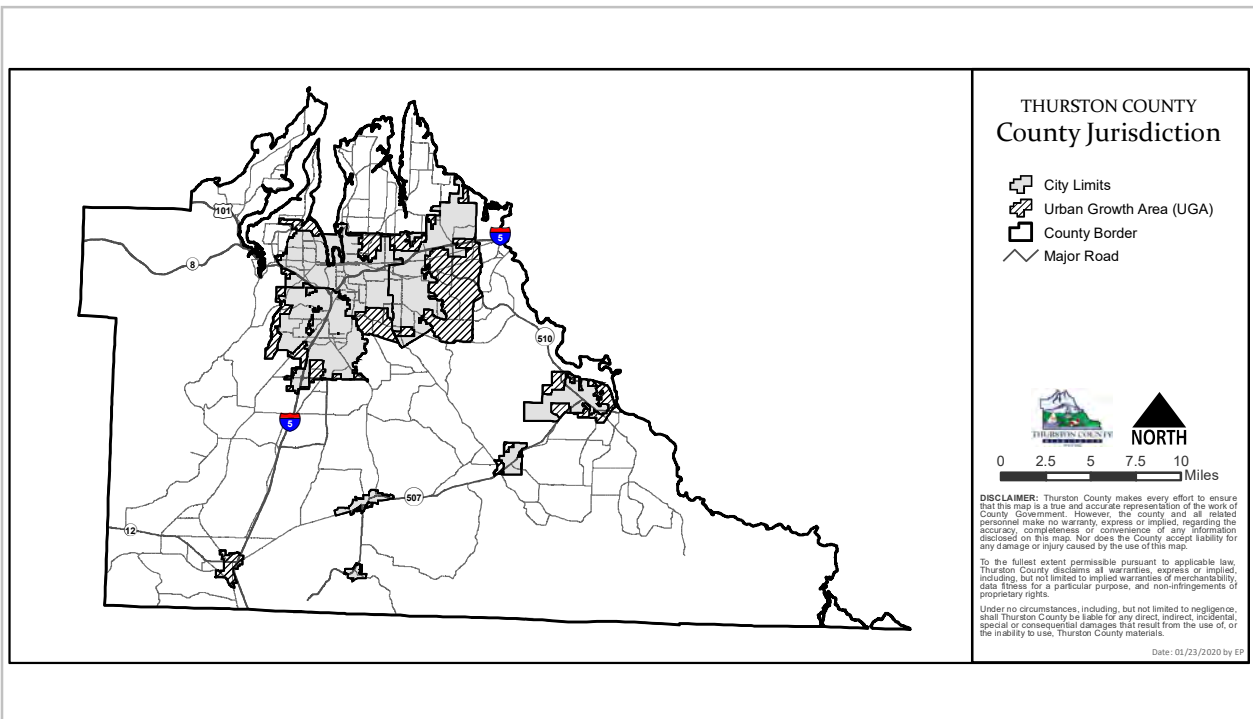
*Because this is a new docket year, all items are reconsidered.*

**ASSIGNED PLANNER:** Andrew Boughan, Associate Planner

Last Updated: Feb 23, 2022

## OFFICIAL DOCKET ITEM BRIEFING SHEET

<b>Applicant</b>	BoCC
<b>Request</b>	Update the 1990 Shoreline Master Program and amend county critical areas and other development regulations to ensure necessary updates as needed for consistency.
<b>Location</b>	Countywide
<b>APN</b>	Countywide
<b>Acres</b>	N/A
<b>Date received</b>	2009
<b>Previous BoCC Action</b>	Placed on Official Docket in 2009; carried forward.
<b>Key stakeholders</b>	Thurston County citizens, shoreline property owners



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 received in support.

Support: update to reflect best available science; long overdue; include net gain standards and protect shoreline

Against: None

Priority: one comment recommends high priority

### Staff analysis:

A major update to the Shoreline Master Program for Thurston County is underway. This docket item ensures consistency among the codes implementing new shoreline regulations.

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

The Shoreline Master Program is currently under review with the Planning Commission. Anticipated completion for the Shoreline Master Program is Q4 2022.

#### Board Direction:

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

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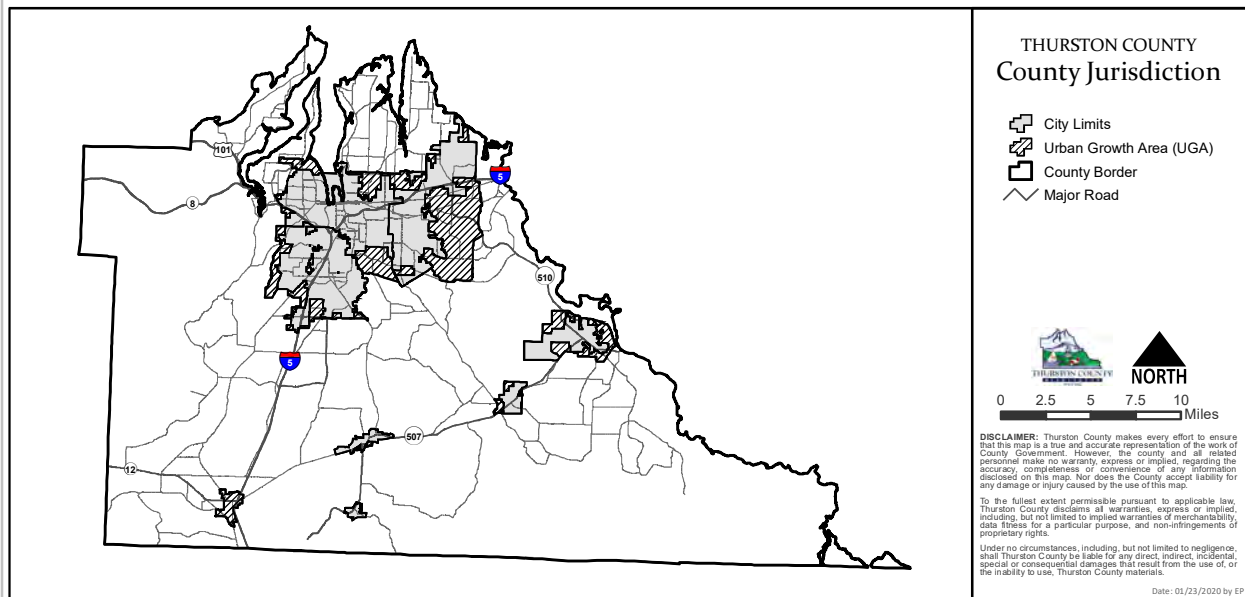
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**ASSIGNED PLANNER:** Andrew Deffobis, Associate Planner

Last Updated: Feb 23, 2022

## OFFICIAL DOCKET ITEM BRIEFING SHEET

<b>Applicant</b>	BoCC
<b>Request</b>	Create ordinance for Title 17 and Title 24 to implement the Habitat Conservation Plan, as necessary (HCP is currently under review by US Fish and Wildlife Service).
<b>Location</b>	Countywide
<b>APN</b>	Countywide
<b>Acres</b>	N/A
<b>Date received</b>	2018
<b>Previous BoCC Action</b>	Placed on the 2018/2019 Official Docket (Comprehensive Plan Amendments); moved to Official Development Code Docket in 2020 Official Docket.
<b>Key stakeholders</b>	Building and development interests, rural property owners, environmental groups



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:**

13 comments all in support.

Support: Plan has a dual purpose of species and habitat preservation along with farmland protection; plan is needed to protect endangered species

Against: None

Priority: Some comments recommend high-priority

**Staff analysis:**

Code changes will be necessary to implement the Habitat Conservation Plan, once federal approval is received. Developing the implementing ordinance ahead of final plan approval will allow the County to "hit the ground running" to implement the HCP.

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

The Habitat Conservation Plan is currently under federal review. Code adoption would need to coincide with receiving federal Incidental Take Permit. Planning Commission review has begin in Q1 2022.

**Board Direction:**

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

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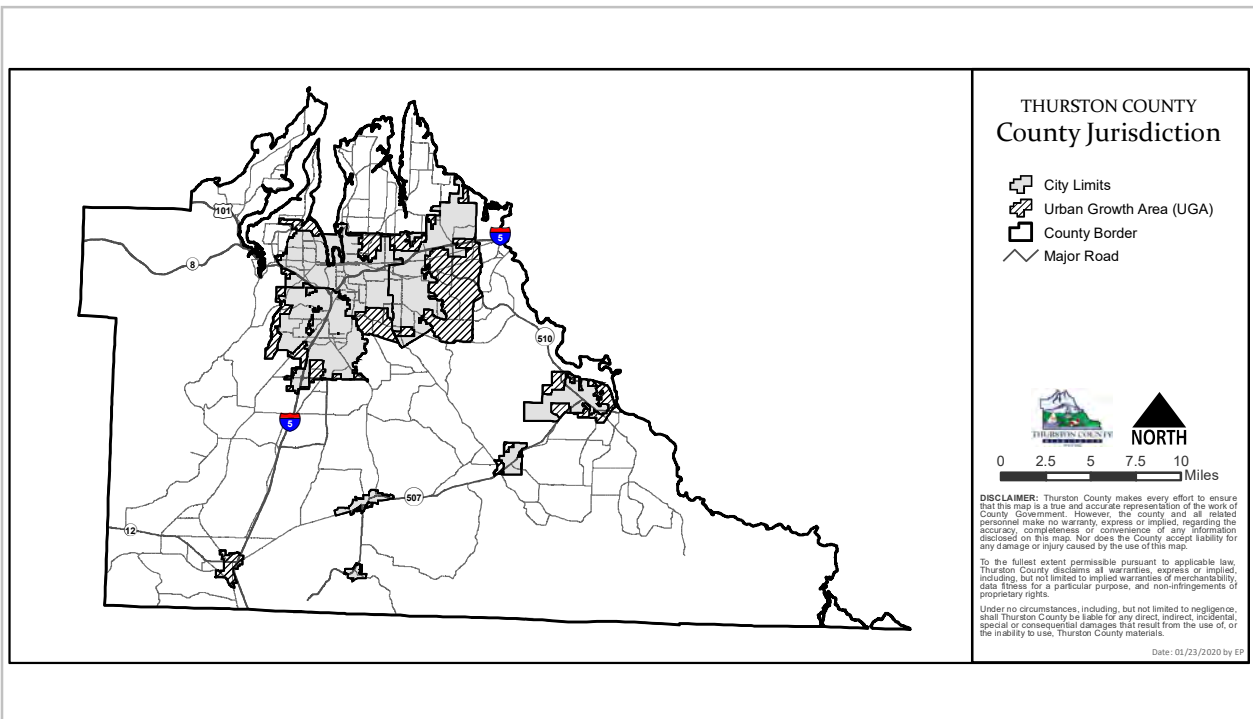
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**ASSIGNED PLANNER:** Christina Chaput, Interim Planning Manager

Last Updated: Feb 23, 2022

## OFFICIAL DOCKET ITEM BRIEFING SHEET

<b>Applicant</b>	Staff
<b>Request</b>	Placeholder item to revise numerous sections of all Thurston County Development Codes to fix errors in numbering, references, department names, and similar clerical errors.
<b>Location</b>	Countywide
<b>APN</b>	n/a
<b>Acres</b>	n/a
<b>Date received</b>	annual
<b>Previous BoCC Action</b>	Placed on 2018/2019 Official Docket and again on the 2020 Official Docket. Ranked the lowest priority for board-initiated items at 15 out of 15.
<b>Key stakeholders</b>	Staff administering the codes, permittees



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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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:

None received during 2022 docket comment period.

### Staff analysis:

Periodically, miscellaneous clerical errors (such as department name changes) need to be corrected in the Thurston County Code. This docket item captures various clerical errors and is a placeholder item that allows for flexibility if small corrections are needed.

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

N/A, dependent on BoCC priorities. This is a placeholder item and is currently unassigned.

#### Board Direction:

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

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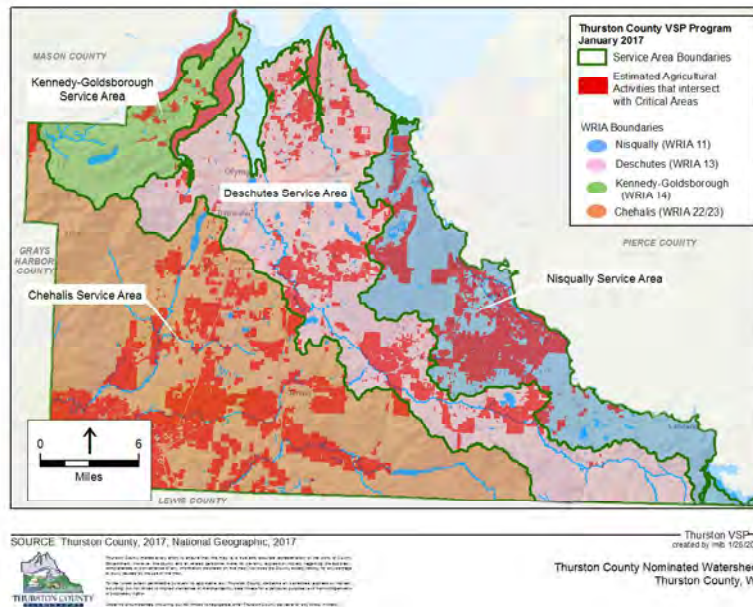
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ASSIGNED PLANNER: Not Assigned

Last Updated: Feb 23, 2022

## OFFICIAL DOCKET ITEM BRIEFING SHEET

<b>Applicant</b>	BoCC (Department of Commerce/State Legislature recommended code update)
<b>Request</b>	Review and update Title 24 and Ch. 17.15 to accommodate the approved Voluntary Stewardship Work Plan.
<b>Location</b>	All participating watersheds/countywide
<b>APN</b>	All participating watersheds/countywide
<b>Acres</b>	N/A
<b>Date received</b>	January 12, 2012 (initiated at time of TC ordinance opting-in to VSP)
<b>Previous BoCC Action</b>	Placed on the 2018/2019 Official Comprehensive Plan Docket; moved to Development Code Official Docket in 2020.
<b>Key stakeholders</b>	TC citizens, agricultural industry, agricultural operators in areas that intersect with critical areas, neighbors, environmental groups.



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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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 received in support.

Support: No themes cited, just general support

Against: None

Priority: None stated

**Staff analysis:**

This code update has been ongoing since state approval of the Voluntary Stewardship Plan, to ensure clear and consistent development regulations are in place for new agricultural activities that may not be covered by the Plan. County staff have been working with the state for guidance on the code update.

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

Initial research and development has begun on proposed code changes. Expected completion is in 2023. Timeline will depend on BoCC priorities.

**Board Direction:**

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

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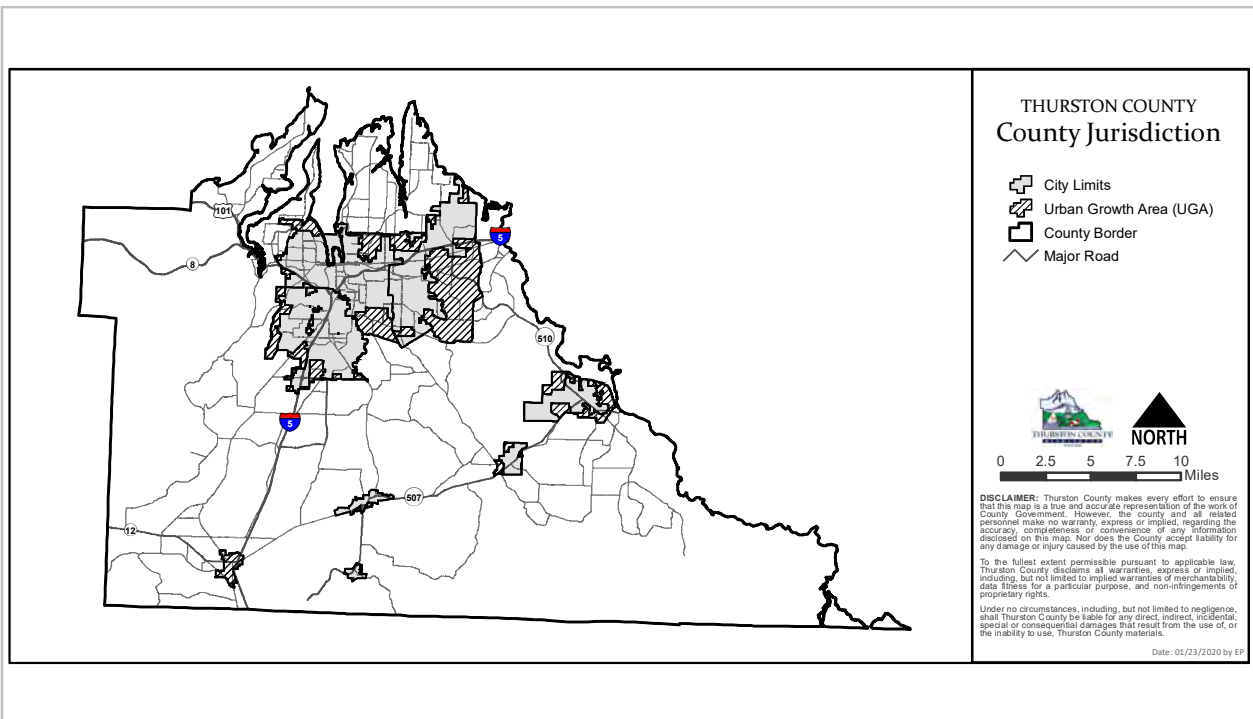
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**ASSIGNED PLANNER:** Ashley Arai, Associate Planner

Last Updated: Feb 23, 2022

## OFFICIAL DOCKET ITEM BRIEFING SHEET

<b>Applicant</b>	BoCC (FCC requirement)
<b>Request</b>	Change wireless regulations to meet new federal laws and simplify code language.
<b>Location</b>	Countywide
<b>APN</b>	Countywide
<b>Acres</b>	N/A
<b>Date received</b>	2019
<b>Previous BoCC Action</b>	Previously placed on 2018/2019 Official Comprehensive Plan Docket; moved to the Dev Code docket in 2020. This item has been officially docketed since 2014.
<b>Key stakeholders</b>	Thurston County Staff, Wireless communication companies, and Thurston County citizens



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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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:

No comments received on this item in the 2022 docketing process.

### Staff analysis:

This update to the wireless code ensures compliance with new federal law. Staff has been working with the county's legal team, a consultant, and the industry on code changes to Title 20. Future changes may be necessary in the UGAs.

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

Significant progress has been made on this proposal including a Planning Commission hearing and stakeholder review. Expected final action in late 2022.

#### Board Direction:

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

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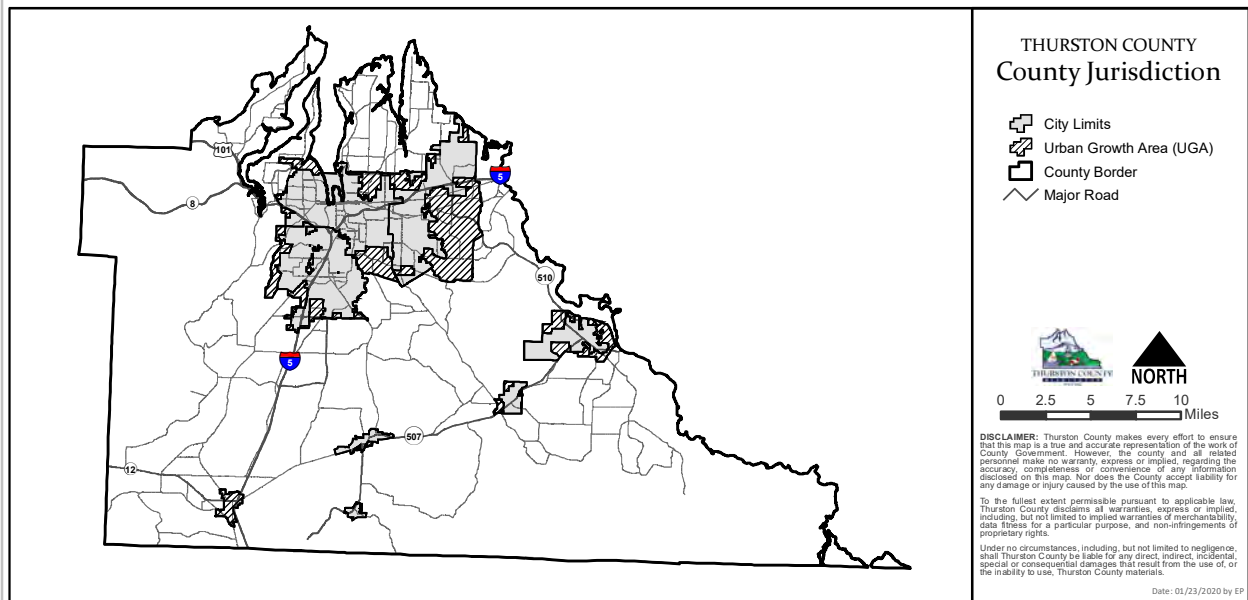
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**ASSIGNED PLANNER:** Kaitlynn Nelson, Associate Planner

Last Updated: Feb 23, 2022

## OFFICIAL DOCKET ITEM BRIEFING SHEET

<b>Applicant</b>	Staff (legally required)
<b>Request</b>	Revise TCC 18.04.040(H) - Boundary Line Adjustments, to allow some additional latitude in the adjustment of property lines while maintaining the ability to place certain restrictions.
<b>Location</b>	Countywide
<b>APN</b>	Countywide
<b>Acres</b>	N/A
<b>Date received</b>	April 2008
<b>Previous BoCC Action</b>	Placed on the 2018/2019 (Comprehensive Plan Docket); moved to Official Development Code docket in 2020. This item was prioritized by the Board in April 2020 as 10 out of 15 development code amendments.
<b>Key stakeholders</b>	Thurston County citizens



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:

No comments were received on this proposal during 2022 docket comment period.

### Staff analysis:

BLA code language is not currently up to date with RCW 58.17.040(6) which defines the county's BLA review requirements. This amendment would align county regulations with state law.

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

Dependent on BoCC priorities, work will begin on this item in early to mid-2022, with final action in Q3-Q4 2022.

#### Board Direction:

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

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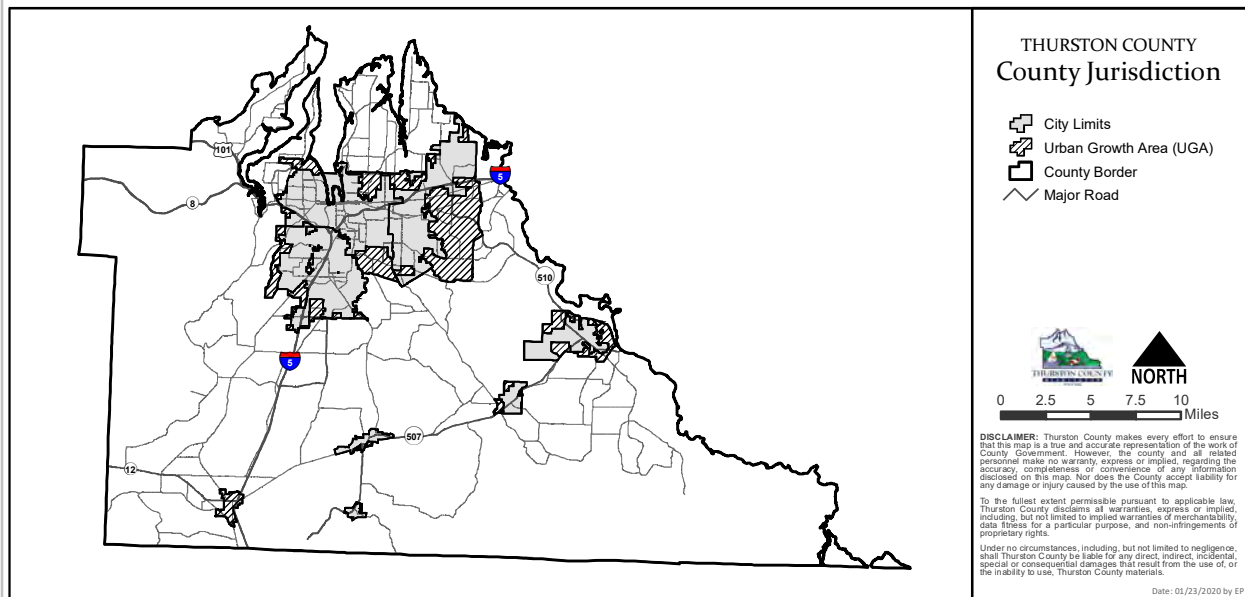
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**ASSIGNED PLANNER:** Andrew Boughan, Associate Planner

Last Updated: Feb 23, 2022

## OFFICIAL DOCKET ITEM BRIEFING SHEET

<b>Applicant</b>	Staff
<b>Request</b>	Update code relating to rural water availability as needed; driven by WRIA planning units and associated approved watershed plans.
<b>Location</b>	Countywide
<b>APN</b>	Countywide
<b>Acres</b>	n/a
<b>Date received</b>	2019
<b>Previous BoCC Action</b>	Placed on 2018/2019 Official Docket (Comprehensive Plan Amendments) and moved to the Official Development Code docket as a placeholder in 2020. This item was prioritized by the Board in April 2020 as 13 out of 15 development code amendments.
<b>Key stakeholders</b>	Thurston County staff and citizens, tribes, and cities



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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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:

No comments were received on this proposal during 2022 docket comment period.

### Staff analysis:

This is a placeholder for potential code amendments necessary to implement WRIA plans. No specific amendments have been identified to date but there is on-going regional work to identify possible needed amendments in 2022. Amount of staff time required for this amendment are dependent on the outcome of the watershed plans.

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

Placeholder - no specific timeline.

#### Board Direction:

- ☐ Add to 2022-2023 Official Docket
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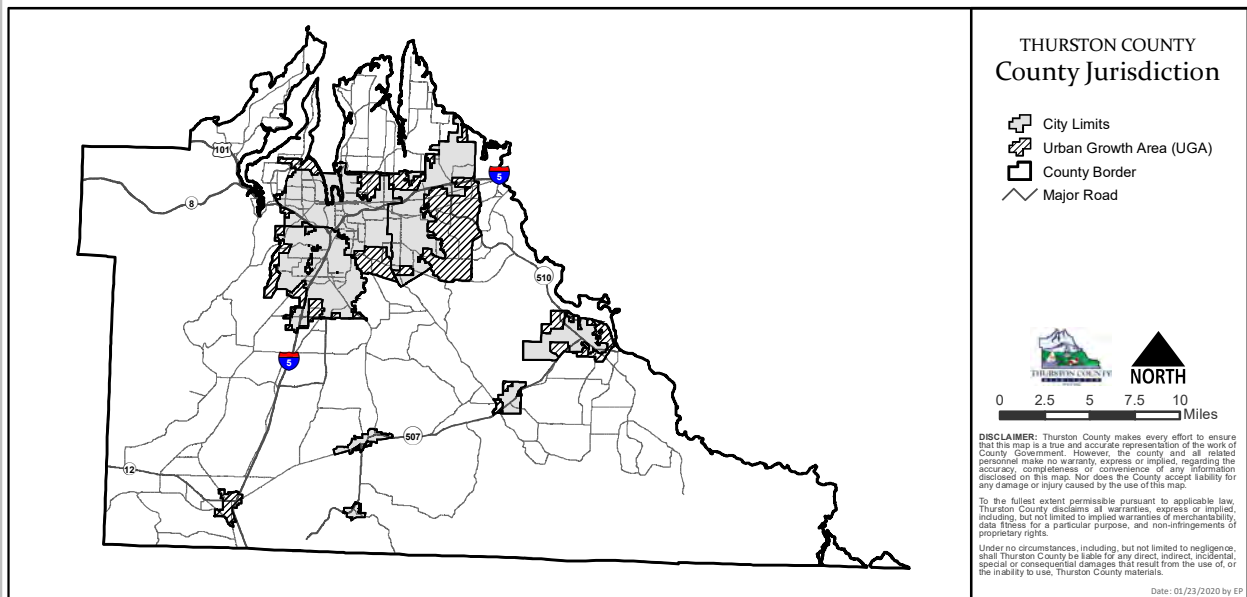
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**ASSIGNED PLANNER:** Kaitlynn Nelson, Associate Planner

Last Updated: Feb 23, 2022

## OFFICIAL DOCKET ITEM BRIEFING SHEET

<b>Applicant</b>	Staff
<b>Request</b>	Amend the forest lands conversion code in areas previously identified by development services staff to clarify requirements. Review approval processes to see if administrative approval is warranted over Hearing Examiner approval. Review rural tree protection. Previously included review of our cities' tree ordinances and management programs to create policies and actions applicable within Thurston County's Urban Growth Areas - UGA tree protection will be reviewed and updated through JOINT PLAN review (CPA-1 and items JP-2, JP-3, and JP-4).
<b>Location</b>	Countywide
<b>APN</b>	Countywide
<b>Acres</b>	± 393,283 acres
<b>Date received</b>	2004
<b>Previous BoCC Action</b>	This item has been included on previous official and preliminary dockets between 2004 to current. The forest lands conversion item has been officially docketed since 2018. In 2020, the Board combined this item with the urban forest code amendment. In 2020, the Board prioritized this item as 8 out of 15 development code amendments. Recently in early 2022, the BoCC set the scope for the project to update the code for clarity and do an updated canopy assessment. 
<b>Key stakeholders</b>	Thurston County Citizens, environmental groups, developers



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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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:**

42 comments received, all support.

Support: Aligns with climate mitigation plan; stronger tree protection is important; canopy analysis is a good start; sequesters carbon

Priority: One comment recommends a moderate priority, others don't specify but "strongly support"

**Staff analysis:**

The current regulations for forestlands conversion (TCC 17.25) are out of date and in need of revision. In addition, Hearing Examiner review is necessary for removing the 6 year building moratorium on properties for uses other than single family development; this could be streamlined. (Previously included review in UGA areas - UGA codes will be reviewed through joint plan code updates JP-2, JP-3, and JP-4).

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

Research and code drafting has begun in 2021/2022. Public review expected later in 2022 and will continue throughout 2023. Timeline of proposal dependent on BOCC priorities and scope of this project set by the BOCC.

**Board Direction:**

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

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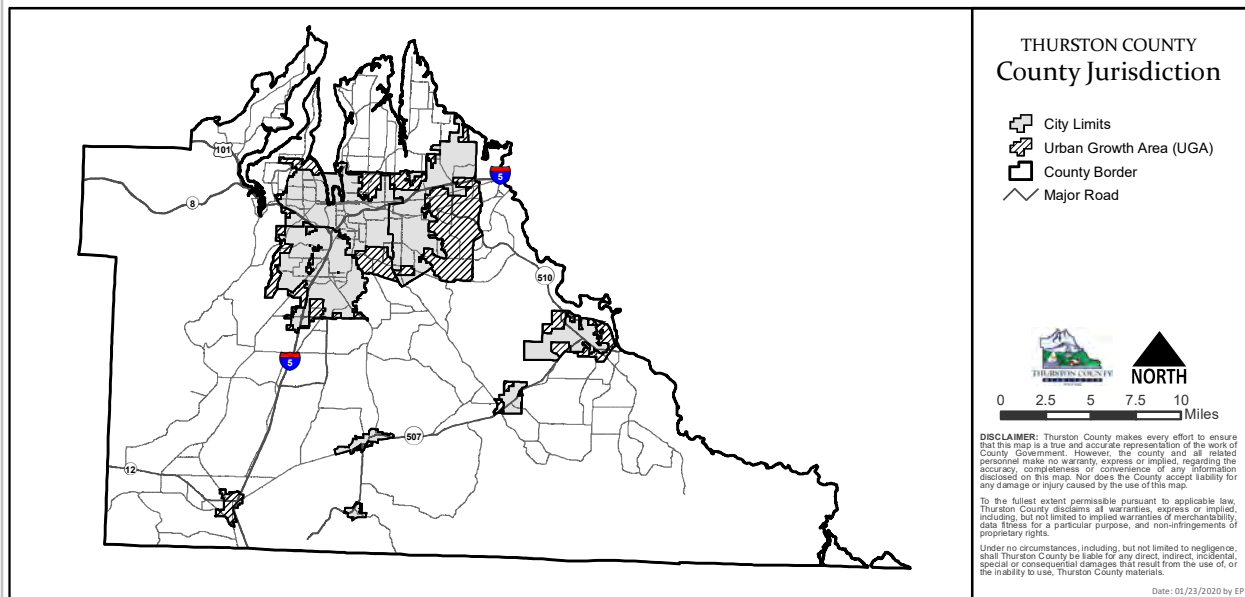
*Because this is a new docket year, all items are reconsidered.*

**ASSIGNED PLANNER:** Ashley Arai, Associate Planner

Last Updated: Feb 23, 2022

## OFFICIAL DOCKET ITEM BRIEFING SHEET

<b>Applicant</b>	Staff/BoCC
<b>Request</b>	Explore updates to language in the Critical Area Ordinance (Title 24), specifically the Non-conforming Code section (TCC 24.50), to allow certain projects to bypass the Reasonable Use Exception (RUE) approval process to expedite permit review and simplify staff internal review. This item, formerly titled Reasonable Use Exception, has been retitled to the Non-Conforming Code Update to better align with the changes.
<b>Location</b>	Countywide
<b>APN</b>	Countywide
<b>Acres</b>	Not Applicable
<b>Date received</b>	January 15, 2020
<b>Previous BoCC Action</b>	This item was a component of the 2018/2019 previous preliminary development docket item (formerly numbered A-1), and was officially docketed by the BoCC in 2020. It is ranked 4 out of 15 development code proposals.
<b>Key stakeholders</b>	TC Citizens, Developers, Industry Professionals



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:

No comments were received during the 2022 docket comment period.

### Staff analysis:

This has been identified by Development Services as a priority update that would help to streamline the permitting process of some types of permits. Allowing certain projects to bypass the RUE process would save time and cost for applicants and still provide environmental protection. Careful consideration of appropriate project types is underway by a staff team.

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

Initial research and code drafting has begun. Dependent on BoCC priorities, estimated final action Q3 2022.

#### 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.*

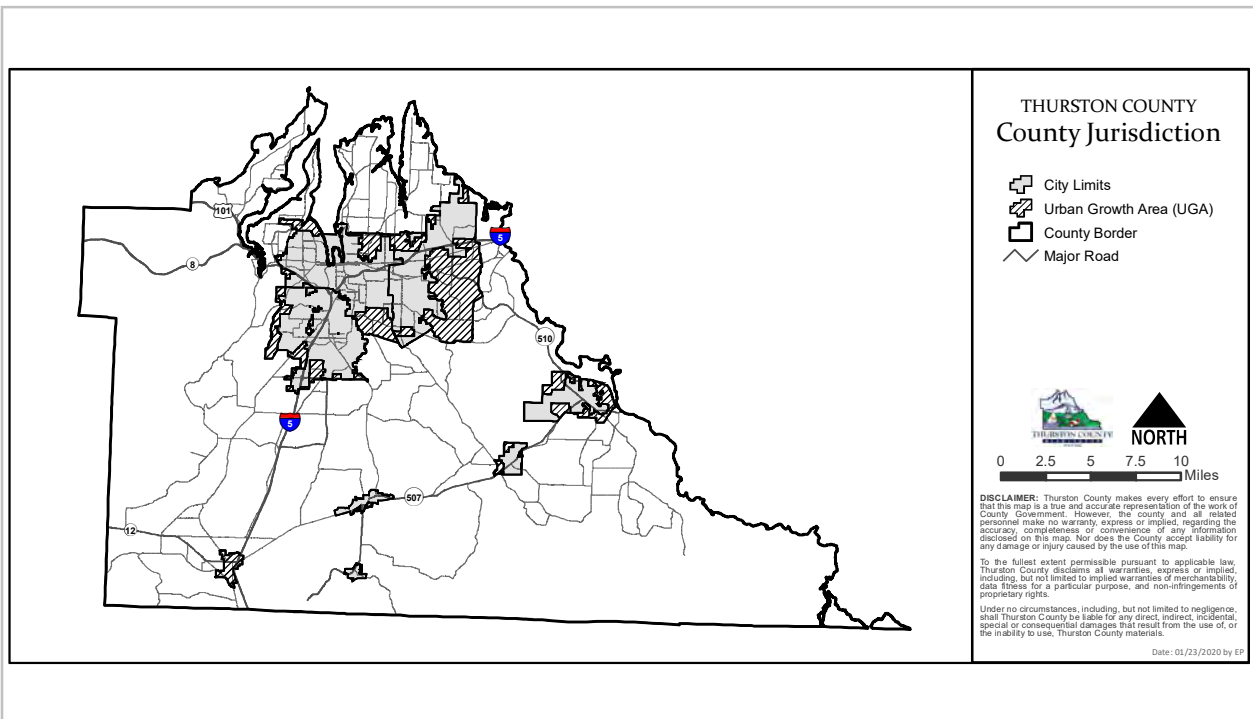
*Because this is a new docket year, all items are reconsidered.*

**ASSIGNED PLANNER:** Ashley Arai, Associate Planner

Last Updated: Feb 23, 2022

## PRELIMINARY DOCKET ITEM BRIEFING SHEET

<b>Applicant</b>	BoCC
<b>Request</b>	Currently, an interim ordinance is in place that facilitates permitting of Emergency Homeless Encampments. The interim regulations provides a waiver of requirements for homeless encampments during emergencies. This impacted several sections in the current Emergency Homeless Encampment regulations of the county code (Chapters 20.35.090, 21.64.130, 22.51.090, 23.45.130 TCC). <b>This docket item would consider making the interim regulations permanent.</b> Per previous BoCC request it also looks at if there are other ways to improve the current regulations.
<b>Location</b>	Countywide
<b>APN</b>	Countywide
<b>Acres</b>	N/A
<b>Date received</b>	Early 2019
<b>Previous BoCC Action</b>	Interim ordinance previously adopted on 6/25/2019 and renewed on 6/9/2020, 12/9/2020, 6/9/2021 and 12/9/2021. This item is a commissioner-requested item to consider making the interim regulations permanent. At the public hearing for the interim renewal on May 25, 2021, Commissioner Menser addressed public comment received noting the interim ordinance ineffectiveness, and stated that the permanent ordinance is an opportunity to investigate if there are additional amendments needed beyond the interim regulations to make it more effective.
<b>Key stakeholders</b>	TC Citizens, jurisdictions and organizations engaged in regional homeless response



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 (.4 FTE +) ☒ Medium (.5 - .25 FTE) ☐ Low (.25 FTE or less)

Public Interest: ☐ High ☒ Medium ☐ Low/unknown

**Summary of written public comment:**

No comments were received on this proposal during 2022 docket comment period.

**Staff analysis:**

The Board adopted an interim ordinance that helps to facilitate permitting of homeless encampments in event of emergency. This interim ordinance must be renewed every 6 months, otherwise it expires. Staff time is incurred with every interim renewal.

This proposal would review the interim regulations to consider making them permanent. It also considers additional and alternative amendments to the homeless encampments ordinance that would improve clarity and implementation of the ordinance. Review of alternative amendments beyond those in the interim ordinance was recommended in public comment received during interim renewals, and by Commissioners at an interim renewal public hearing in June 2021. Staff also learned in late 2021 when the first application ever for an encampment in Thurston County was received that more clarifying language is needed in this ordinance to identify the permit process and improve implementation for Development Services staff.

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

Initial staff research and review has begun. Review for permanent regulations dependent on BoCC priorities, but anticipated timeline is final action in Q3-Q4 2022. Until permanent regulations are adopted, the interim ordinance will need to continue to be renewed.

**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.*

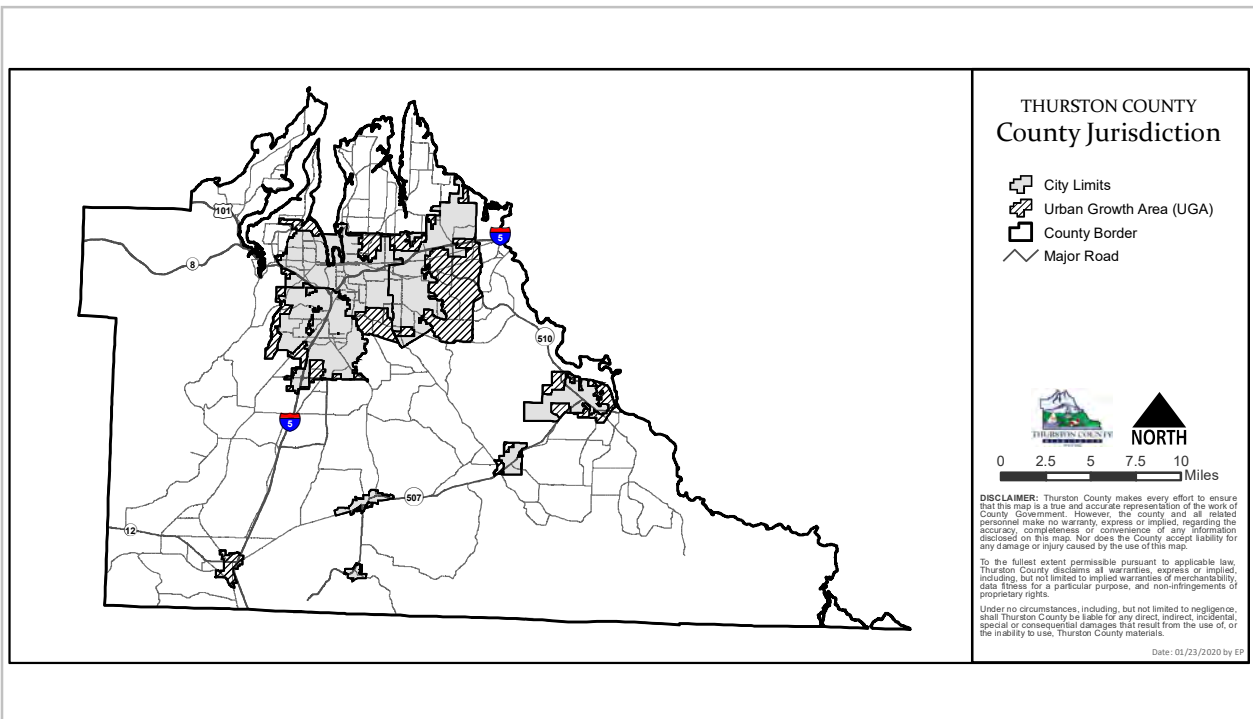
*Because this is a new docket year, all items are reconsidered.*

**ASSIGNED PLANNER:** Leah Davis, Associate Planner

Last Updated: Feb 23, 2022

## OFFICIAL DOCKET ITEM BRIEFING SHEET

<b>Applicant</b>	BoCC
<b>Request</b>	This item was previously a component of CPA-16, "Community Driven Review of Agricultural". Separating this docket item allows it's review to move independently from the agricultural-related policy changes. Includes a review of effectiveness and opportunities to improve implementation of Thurston County's Transfer of Development Rights and Purchase of Development Rights programs, which provides limited incentives to stimulate the transfer and purchase of development rights to protect agricultural and lands of high conservation value.
<b>Location</b>	Countywide
<b>APN</b>	Countywide
<b>Acres</b>	n/a
<b>Date received</b>	August 2019
<b>Previous BoCC Action</b>	BoCC previously docketed a review of transfer of development rights policies (2009) to assist agriculture. In 2020, that item was rolled into CPA-16 and added to the official docket and prioritized by the BoCC as number 3 out of 7 board-initiated comp plan amendment items.
<b>Key stakeholders</b>	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**

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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:**

6 comments received, all in support.

Support: Programs exist to preserve farmland without funding for staff support and for purchase of development rights; deserve higher consideration

Priority: Most comments recommend moderate priority

**Staff analysis:**

Separating this component out of CPA-16, Community Driven Review of Agriculture, will allow it's review and processing to occur independently from the policy related comprehensive plan changes of the rest of the project.

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

Stakeholder outreach has begun and continues. Timeline dependent on BoCC priorities, likely final action in 2023.

**Board Direction:**

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

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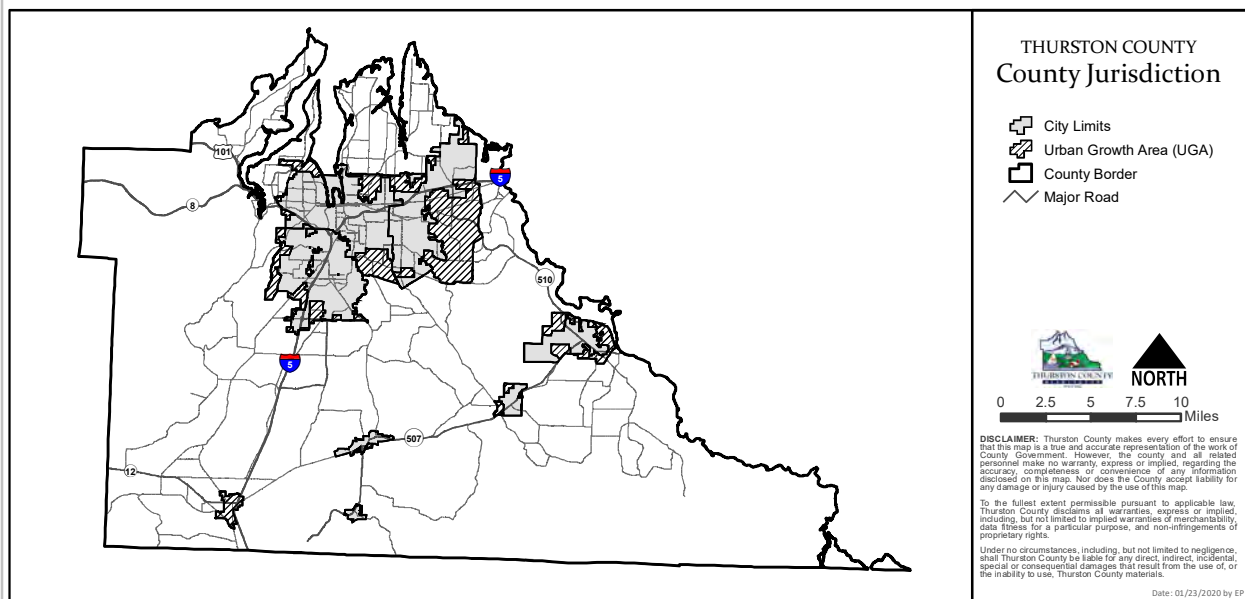
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**ASSIGNED PLANNER:** Andrew Deffobis, Interim Senior Planner

Last Updated: Feb 23, 2022

## PRELIMINARY DOCKET ITEM BRIEFING SHEET

<b>Applicant</b>	Agricultural Committee/BoCC
<b>Request</b>	Amend Thurston County Code so that home buyers who purchase property adjacent to or near designated mineral lands, long-term agriculture or long-term forestry must be notified of activities and lifestyle impacts associated with adjacent agriculture, forestlands, and mineral land activities. This would be a noticed that is signed at time of sale and filed with the deed/title and occur with real estate transactions in those resource areas.
<b>Location</b>	Designated Long-Term Resource Lands (currently ~75% of county would be affected).
<b>APN</b>	Countywide
<b>Acres</b>	± 296,771 acres would be affected
<b>Date received</b>	2007
<b>Previous BoCC Action</b>	This item was a request by the TC Agriculture Committee in 2007, and originally only addressed farms and agriculture. Item was on preliminary and official dockets from 2009 to 2016-2017 as "Right to Farm/Forestry". In 2018-2019 this item was retitled to "Resource Use Notice" and revised to include mineral lands. The BoCC chose to leave this item on the preliminary docket in 2020.
<b>Key stakeholders</b>	Thurston County Citizens, Agriculture, mining, and timber industries, Realtor agencies and Title companies, Other County Departments



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:

None received during 2022 docket comment period.

### Staff analysis:

Preliminary research has been done on this proposed amendment. Thurston County currently implements a required resource use notice consistent with state law for permitting of plats and building permits within a certain distance of long-term agriculture, forestry, or mineral lands. This notice would be additional, to occur at sale of property. Enforcement could be difficult. Would add potential cost and additional process to permits.

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

None - This item was not previously docketed

#### Board Direction:

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

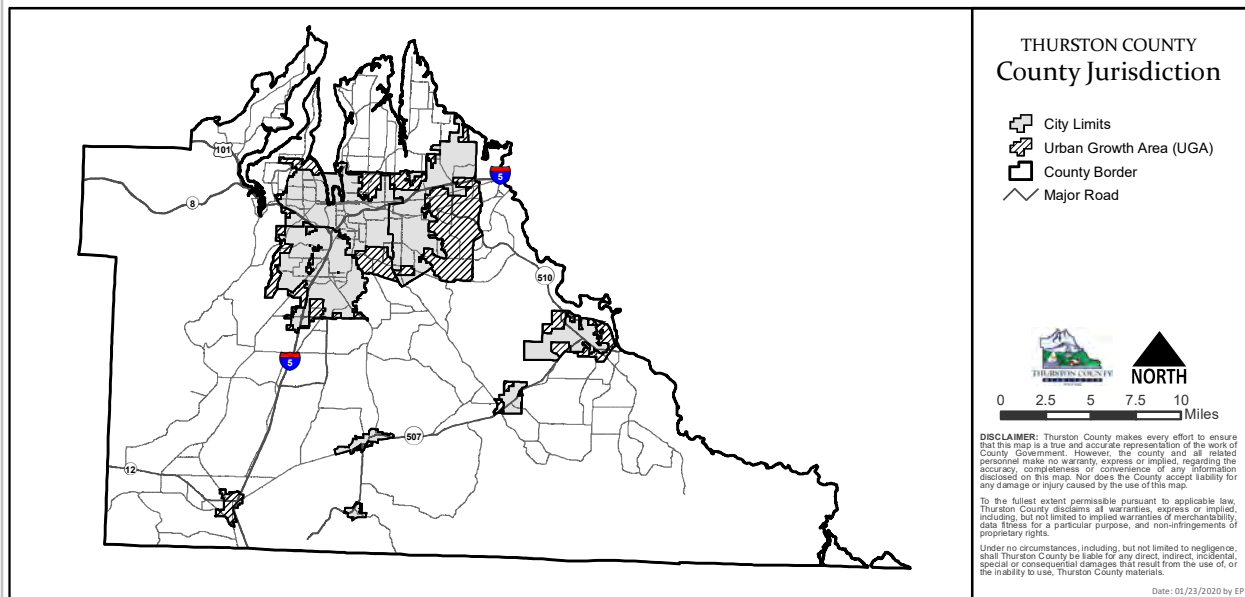
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*Because this is a new docket year, all items are reconsidered.*

### ASSIGNED PLANNER:

## PRELIMINARY DOCKET ITEM BRIEFING SHEET

<b>Applicant</b>	Thurston County Hearing Examiner
<b>Request</b>	Issue is with expansion on non-conforming "commercial" structures (like schools). Request is to provide clarification within the code on expansion of non-conforming non-residential uses and structures, more specifically to look at creating an allowance within the special use permit chapter for the hearing examiner to approve exceptions for schools building coverage, similar to what's currently allowed for building height.
<b>Location</b>	Countywide
<b>APN</b>	Countywide
<b>Acres</b>	Countywide
<b>Date received</b>	July 2021
<b>Previous BoCC Action</b>	None - new proposal
<b>Key stakeholders</b>	Thurston County Citizens, Schools, Permit Staff



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:

No comments received during 2022 docketing.

### Staff analysis:

The County Code's nonconformity provisions contain a section on the alteration or expansion of nonconforming residential structures, but there are no parallel provisions regulating the expansion of nonconforming nonresidential structures. Currently school expansions can only be reviewed under regulations for "expansion of a nonconforming use". In cases where projects can't meet requirements for expansion of nonconforming uses, they must apply for a variance.

While there is a current pathway for applicants to move forward with a variance, this requires two permits, is twice the cost to the applicant, and twice the staff work time. This proposal would review language to see if there is an option to streamline these requests, alleviating need to require a second permit for a variance.

### Estimated time line:

(ONLY FOR PREVIOUSLY OFFICIALLY DOCKETED ITEMS)

None - This is a new proposal

#### Board Direction:

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

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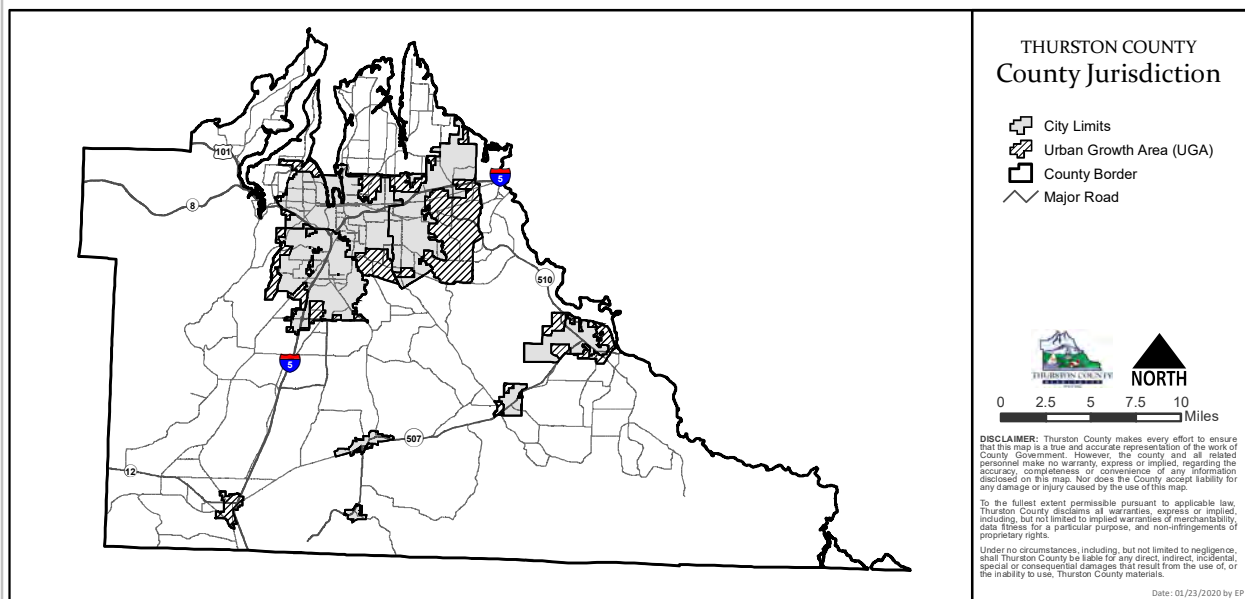
*Because this is a new docket year, all items are reconsidered.*

ASSIGNED PLANNER: Not Assigned

Last Updated: Feb 23, 2022

## PRELIMINARY DOCKET ITEM BRIEFING SHEET

<b>Applicant</b>	Thurston County Development Services
<b>Request</b>	Currently, County staff is required to post a sign board for Type III applications, and also required to pick up the sign following a hearing. Development Services is requesting a change that would require the county to provide the sign board to the applicant, and the applicant would be required to pick up the sign board, post it on the property, submit a signed posting affidavit, and return the sign to the county following the hearing.
<b>Location</b>	Countywide
<b>APN</b>	Countywide
<b>Acres</b>	Countywide
<b>Date received</b>	Dec 2021
<b>Previous BoCC Action</b>	None - new proposal
<b>Key stakeholders</b>	Thurston County Citizens, Permit Staff



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:

1 comment received in support.

Support: Would help to reduce backlog of applications and review times for land use applications; change in process would result in significant time savings for staff

Priority: High priority per Development Services, CPED

### Staff analysis:

Clark County, WA currently requires applicants to purchase and post sign boards. This greatly reduces staff time allocated for the task, and allows that staff time to be allocated to project reviews.

There is no change to the permit process with this request, only a change to who is required to post the sign.

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

None - This is a new proposal

### Board Direction:

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

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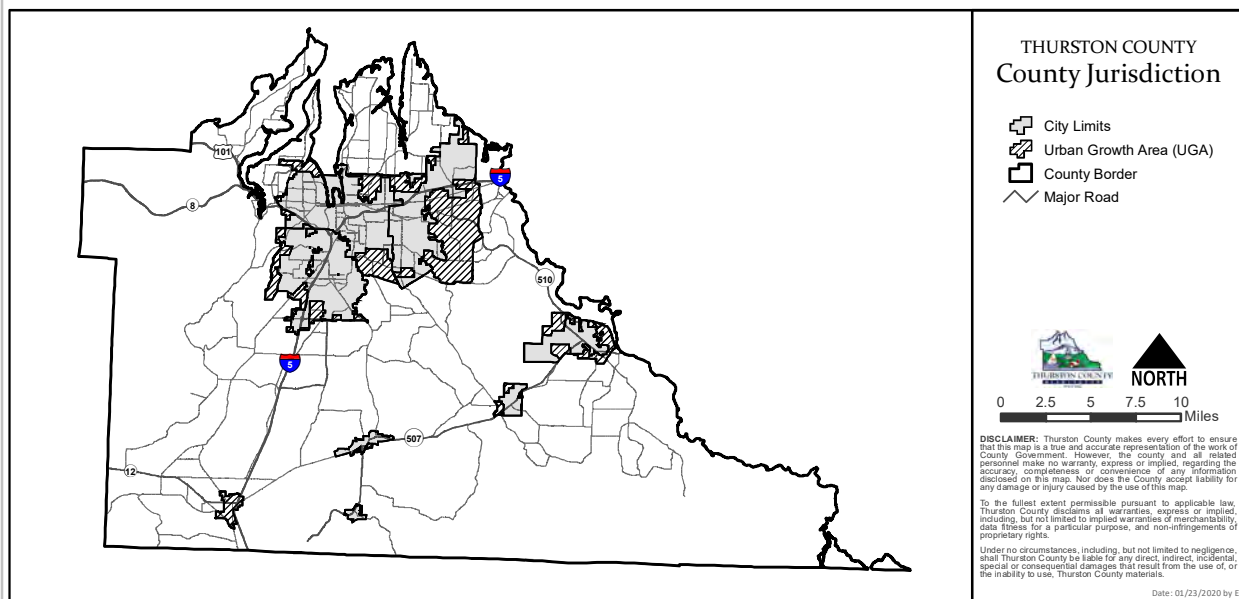
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**ASSIGNED PLANNER:** Not Assigned

Last Updated: Feb 23, 2022

## PRELIMINARY DOCKET ITEM BRIEFING SHEET

<b>Applicant</b>	Thurston County Board of County Commissioners
<b>Request</b>	The BoCC has received significant public comment regarding shooting zones in Thurston County, specifically the Black Lake and Lawrence Lake shooting zones, and would like to explore updates to those shooting zones.
<b>Location</b>	Countywide
<b>APN</b>	Countywide
<b>Acres</b>	Countywide
<b>Date received</b>	Jan 12 2022
<b>Previous BoCC Action</b>	None - new proposal
<b>Key stakeholders</b>	Thurston County Citizens, Thurston County Sheriffs Office



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:

9 comments received, all supporting review of specific areas

Support: All comments in favor of reviewing specific areas (varies), some for more restrictions and some for maintaining target practice/shooting allowances

### Staff analysis:

This proposal would review no shooting zones and controlled shooting zones within Thurston County. These areas are outlined in the Thurston County Code, Title 10. Existing shooting zones outlined in Title 10 date as far back as 1956 and some updated added recently as 1995. Population growth and development in some areas may warrant further review. Review of this proposal would involve close coordination with the Sheriff's Office as they implement the ordinance. Changes to Title 10 do not need to be docketed in order to be reviewed by the BOCC, and they follow a separate review process than other docketed proposals. However the BOCC may include this item on the docket if they so choose.

### Estimated time line: (ONLY FOR PREVIOUSLY OFFICIALLY DOCKETD ITEMS)

None - This is a new proposal

#### Board Direction:

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

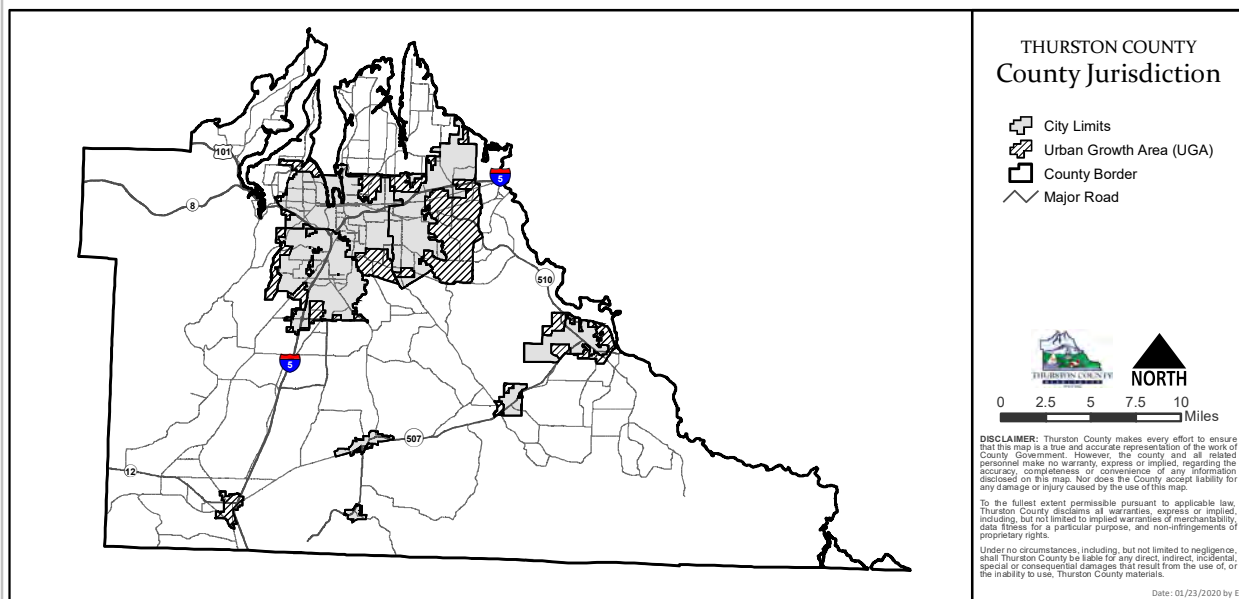
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*Because this is a new docket year, all items are reconsidered.*

ASSIGNED PLANNER: Not Assigned

## PRELIMINARY DOCKET ITEM BRIEFING SHEET

<b>Applicant</b>	Thurston County Board of County Commissioners
<b>Request</b>	The BoCC has received public comment regarding public comment timelines for SEPA both in favor of lengthening and shortening comment period timelines. This request would explore changes to those timelines.
<b>Location</b>	Countywide
<b>APN</b>	Countywide
<b>Acres</b>	Countywide
<b>Date received</b>	Jan 12 2022
<b>Previous BoCC Action</b>	None - new proposal
<b>Key stakeholders</b>	Thurston County Citizens, Thurston County Staff



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:**

9 comments received, 8 in support and 1 policy comment.

Support: 5 support review stating 14 days to is too short; longer would be better to allow more time for citizens to review and comment

Priority: several comments recommend placing as a high priority

Other: 1 from Dept. of Ecology stating there may be limited flexibility in changing comment times; minimum comment times are set out in state law

**Staff analysis:**

SEPA Timelines are identified under state law, WAC 197-11 'SEPA Rules'. There may be limited flexibility, if any, to adjust comment period timelines for threshold determinations.

Timelines may not be shortened. State law specifies when comment periods may be extended in specific situations (due to expanded scoping on an EIS) which the County already implements. State law does not address extending comment timelines on the DNS or MDNS process.

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

None - This is a new proposal

**Board Direction:**

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

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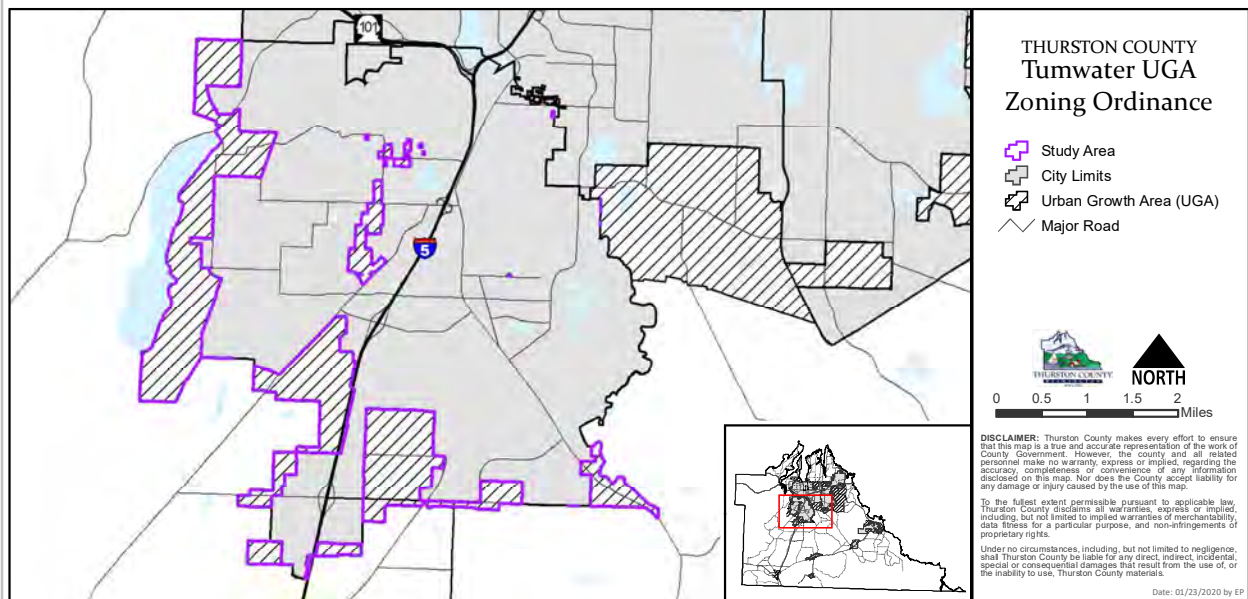
*Because this is a new docket year, all items are reconsidered.*

**ASSIGNED PLANNER:** Not Assigned

Last Updated: Feb 23, 2022

## OFFICIAL DOCKET ITEM BRIEFING SHEET

<b>Applicant</b>	City of Tumwater/BoCC
<b>Request</b>	Review and prioritize necessary updates to the City of Tumwater UGA zoning code (Title 22) for consistency with the City of Tumwater zoning ordinance.
<b>Location</b>	Tumwater UGA
<b>APN</b>	n/a
<b>Acres</b>	n/a
<b>Date received</b>	annual
<b>Previous BoCC Action</b>	Thurston County and the City of Tumwater are parties to a 1995 joint planning agreement and 1998 follow up implementation agreement for zoning and other regulations in the Tumwater UGA. The joint planning agreement spells out which city regulations the county will consider for implementation and adoption.
<b>Key stakeholders</b>	City of Tumwater, Tumwater UGA 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

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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 received in support of UGA Zoning Ordinance Updates

Support: City supports continuing code updates

Against: None

Priority: None stated

### Staff analysis:

This project would review the current county regulations in Title 22 to address amendments not enacted over the previous 17 years, and bring the changes forward for Planning Commission and Board of County Commissioners consideration. As they engage in the joint plan update, city and county staff will have more detail on draft updates to the Tumwater UGA Zoning Ordinance.

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

Work will begin in 2022 following joint plan updates and likely continue with final action in 2023.

#### Board Direction:

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

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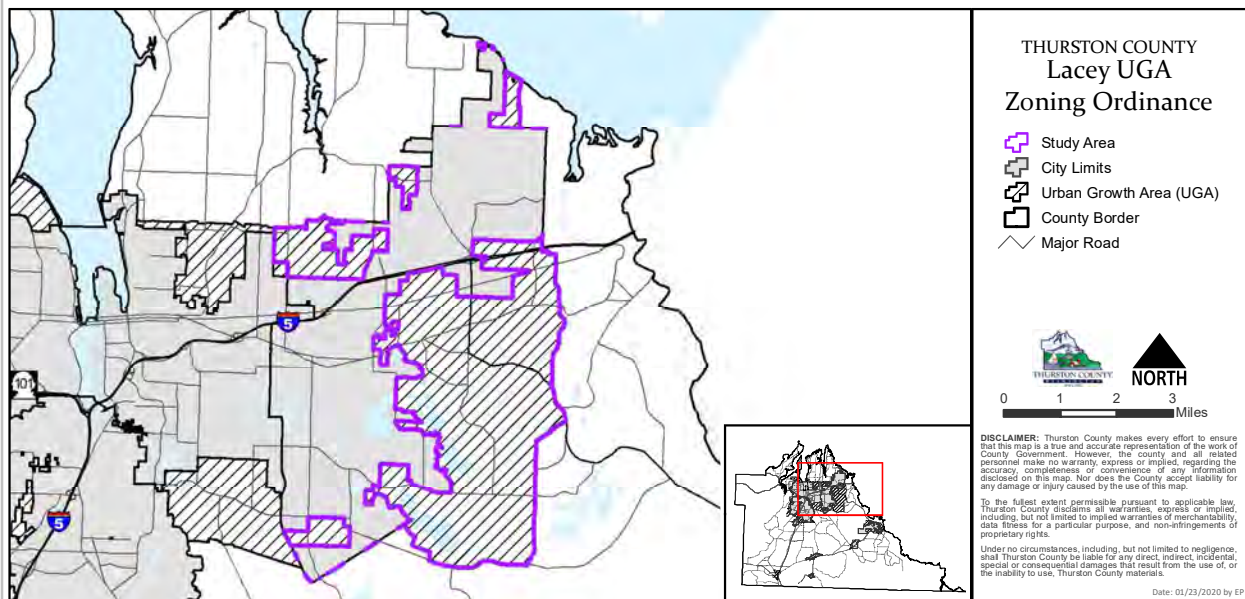
*Because this is a new docket year, all items are reconsidered.*

**ASSIGNED PLANNER:** Leah Davis, Associate Planner

Last Updated: Jan 3, 2022

## OFFICIAL DOCKET ITEM BRIEFING SHEET

<b>Applicant</b>	City of Lacey/BoCC
<b>Request</b>	Review and prioritize necessary updates to the City of Lacey UGA zoning code (Title 21) for consistency with the City of Lacey zoning ordinance.
<b>Location</b>	Lacey UGA
<b>APN</b>	n/a
<b>Acres</b>	n/a
<b>Date received</b>	annual
<b>Previous BoCC Action</b>	Thurston County and the City of Lacey are parties to a 1995 joint planning agreement and 1998 follow up implementation agreement for zoning and other regulations in the Lacey UGA. The joint planning agreement spells out which city regulations the county will consider for implementation and adoption.
<b>Key stakeholders</b>	City of Lacey, Lacey UGA 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: Jan 3, 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 received in support of UGA Zoning Ordinance Updates

Support: City supports continuing code updates

Against: None

Priority: None stated

### Staff analysis:

The city has enacted numerous changes to their zoning regulations over the previous 12 years. Many of the code updates applicable in the UGA were completed with the Low Impact Development Code update in December 2016. However, not all could be completed at that time, and a new project studying the Martin Way Corridor may result in more code changes identified. Once the joint plan update the city's code audit are done, city and county staff will have more detail on draft updates to the Lacey UGA Zoning Ordinance.

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

Work will begin in 2022 following joint plan updates and likely continue with final action in 2023.

#### Board Direction:

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

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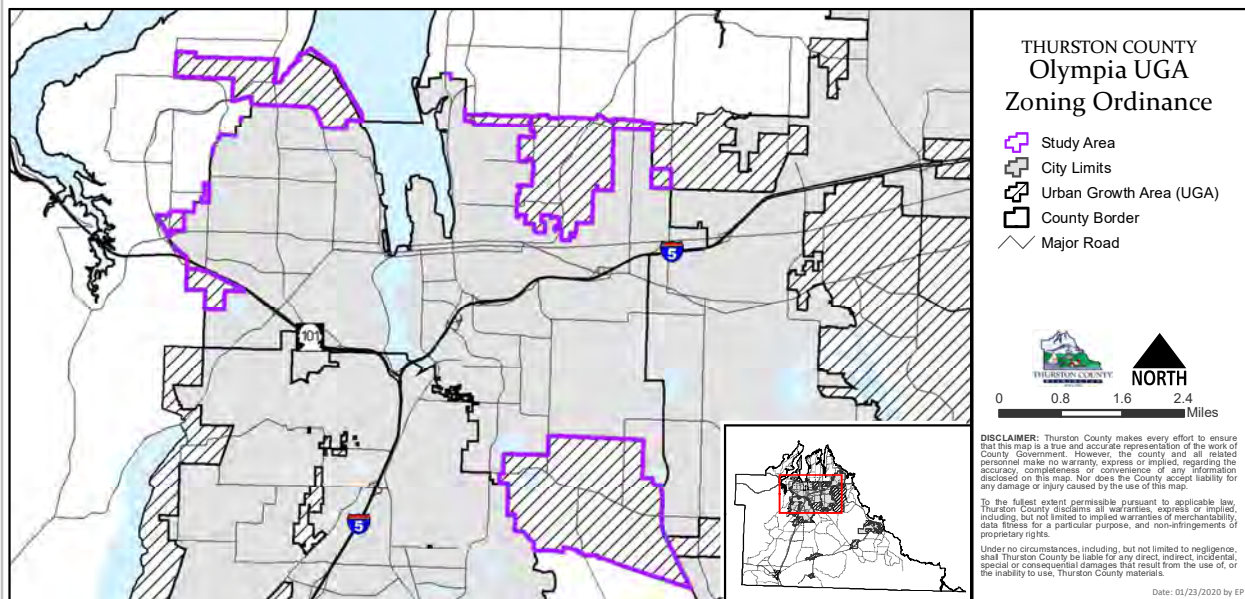
*Because this is a new docket year, all items are reconsidered.*

**ASSIGNED PLANNER:** Leah Davis, Associate Planner

Last Updated: Feb 23, 2022

## OFFICIAL DOCKET ITEM BRIEFING SHEET

<b>Applicant</b>	City of Olympia/BoCC
<b>Request</b>	Review and prioritize necessary updates to the City of Olympia UGA zoning code (Title 21) for consistency with the City of Olympia zoning ordinance.
<b>Location</b>	Olympia UGA
<b>APN</b>	n/a
<b>Acres</b>	n/a
<b>Date received</b>	annual
<b>Previous BoCC Action</b>	Thurston County and the City of Olympia are parties to a 1995 joint planning agreement and 1998 follow up implementation agreement for zoning and other regulations in the Olympia UGA. The joint planning agreement spells out which city regulations the county will consider for implementation and adoption.
<b>Key stakeholders</b>	City of Olympia, Olympia UGA 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:**

2 comments received in support of UGA Zoning Ordinance Updates

Support: City supports continuing code updates

Against: None

Priority: None stated

**Staff analysis:**

The city has also enacted numerous changes to their zoning regulations over the previous 12 years. Some of the code updates applicable in the UGA were completed with the Low Impact Development Code update in December 2016. However, not all could be completed at that time. Once the joint plan is done, city and county staff will have more detail on draft updates to the Olympia UGA Zoning Ordinance.

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

Work will begin in 2022 following joint plan updates and likely continue with final action in 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.*

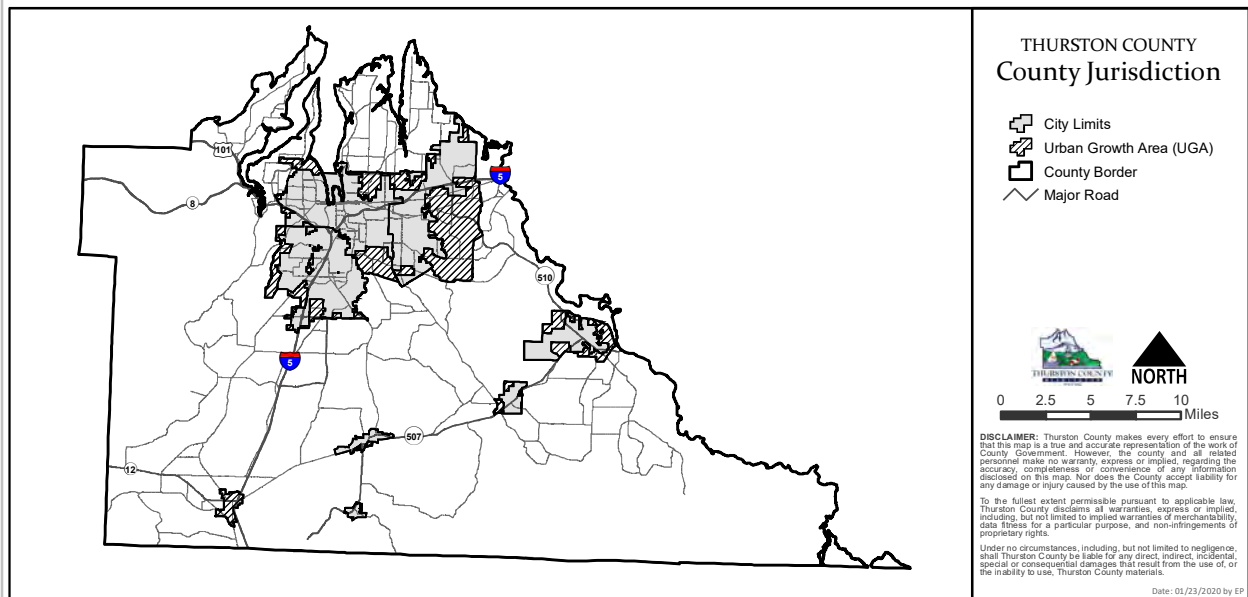
*Because this is a new docket year, all items are reconsidered.*

**ASSIGNED PLANNER:** Leah Davis, Associate Planner

Last Updated: Feb 23, 2022

## PRELIMINARY DOCKET ITEM BRIEFING SHEET

<b>Applicant</b>	Lawrence Jacobson
<b>Request</b>	A citizen requests a code amendment that would add a new chapter to the Thurston County code that would preserve natural areas by creating a registry of properties that landowners wish to preserve. Property owners could voluntarily enroll their small property into a county database in order to conserve the natural environment, recognize small landowners who retain and enhance the environment, provide small habitat refuges.
<b>Location</b>	Countywide, including Urban Growth Areas
<b>APN</b>	Countywide
<b>Acres</b>	N/A
<b>Date received</b>	July 6, 2020
<b>Previous BoCC Action</b>	Application received for consideration in 2021. BoCC directed to maintain this item on the preliminary docket for future consideration.
<b>Key stakeholders</b>	Thurston County citizens, land trusts, Native Plant Society, Conservation Districts, environmental groups.



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:**

58 comments, 6 against and 52 in favor

Support: protection of trees; option for landowners that don't fit into other programs or can't get conservation easements; creates greenspaces and protects habitat; creates visual relief; combats climate change

Against: tree preservation could cause issue in high wind storms - who is responsible for damage to property and public health; program would restrict a properties use long after its been sold; violates US Property Ownership rights; cost to preserve small properties should be burden of landowner and not of current and future taxpayers; legal issues in transferring property with restrictions still need to be ironed out

Priority: None stated; several comments "strongly support"

**Staff analysis:**

The proposed amendment would charge an application fee for the landowner to enroll and include a \$5000 penalty for removal from the program or destruction of resource. If docketed, staff would investigate on-going costs to administer, the County's role and obligations to monitor properties, review the Open Space Tax program to see if it could cover a natural landmark program, & research how the county could track properties over time.

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

None - this item was not previously docketed.

**Board Direction:**

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

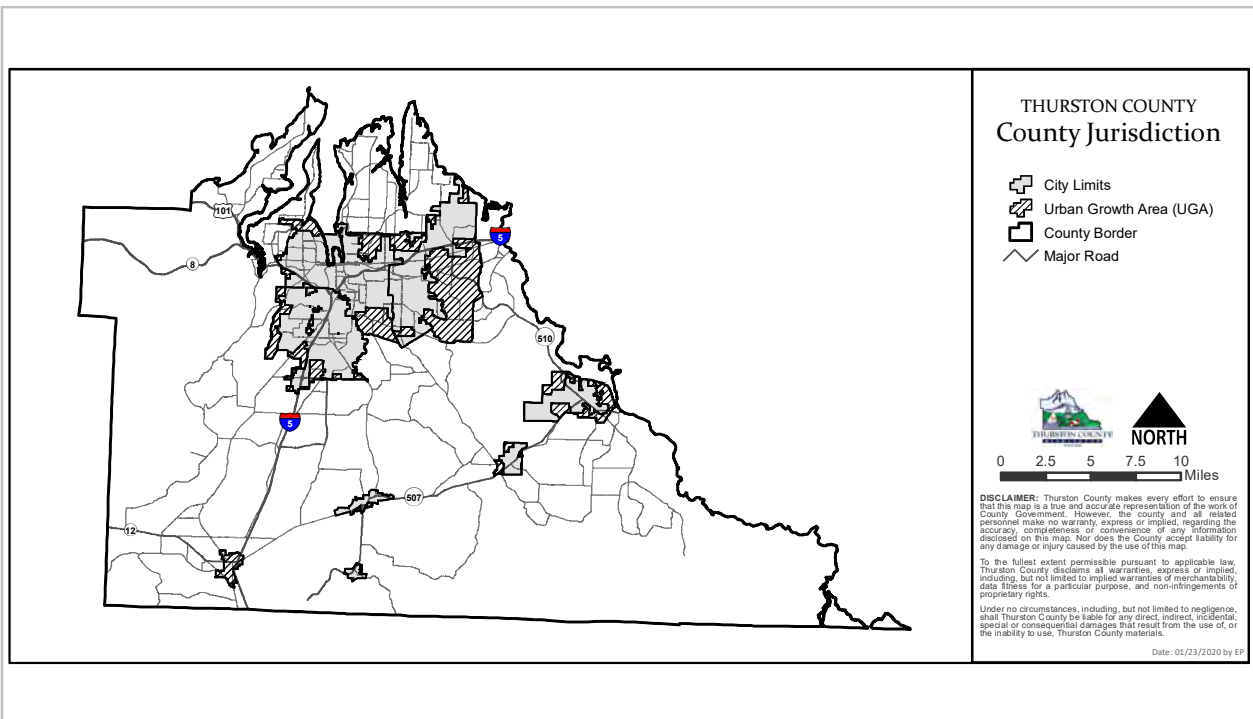
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*Because this is a new docket year, all items are reconsidered.*

**ASSIGNED PLANNER:** Not Assigned

## PRELIMINARY DOCKET ITEM BRIEFING SHEET

<b>Applicant</b>	Tom Reiger, BoCC-Initiated
<b>Request</b>	The County has not adopted B103.1 of the International Fire Code Appendix B, which decreases fire-flow requirements. The request proposed that Section B103.1 of the International Fire Code, appendix B be adopted, as it would allow some flexibility in working with isolated buildings in rural areas to meet reduced fire flow requirements. By not having this portion of the code available for use, many small businesses may not be able to conduct business in Thurston County because of the impractical costs of installing fire protection to meet the full fire flow requirement that may not be necessary in a rural area.
<b>Location</b>	Countywide
<b>APN</b>	Countywide
<b>Acres</b>	Countywide
<b>Date received</b>	Nov. 12, 2021
<b>Previous BoCC Action</b>	None - new proposal
<b>Key stakeholders</b>	Thurston County Citizens, Thurston County Businesses



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 received, all in support.

Support: Considering amendment to decrease flow requirements can help to reduce cost of building; reduce cost of home construction; fire codes are a hardship for small businesses and designed for "big box businesses" and do not give leniency for small businesses; support economic growth

### Staff analysis:

Changes to Title 14 do not need to be docketed in order to be reviewed by the BOCC, and they follow a separate review process than other docketed proposals. However the BOCC may include this item on the docket if they so choose.

This proposal may be processed by CPED-Development Services even if not docketed as a Building Code Amendment. That review would include outreach and engagement with Fire Districts, and presentation to the BOCC for consideration in Q2/Q3 2022.

### Estimated time line: (ONLY FOR PREVIOUSLY OFFICIALLY DOCKETD ITEMS)

None - This is a 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.*

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ASSIGNED PLANNER: CPED - Development Services