

APPENDIX C

DESCRIPTIONS OF RELATED PLANS, STUDIES & REGULATIONS

- I. COUNTY-WIDE PLANNING POLICIES
- II. THURSTON COUNTY PLANS RELATED TO LAND USE
 - A. City/County Joint Plans (Part of the Comprehensive Plan)
 - B. Other Plans Adopted as Part of the Comprehensive Plan
 - C. Special Purpose or Special Function Plans Adopted Separately from the Comprehensive Plan
- III. LAND USE RELATED REGULATIONS AND ORDINANCES
 - A. Land Use
 - B. Land Division
 - C. Roads--Bikeways
 - D. Historic
 - E. Septic Systems (Also Animal-Pasture Practices)
 - F. Water Systems
- IV. PLANS AND STUDIES OF LAND USE INTEREST OR FOR RESOURCE
 - A. Transportation
 - B. Recreation
 - C. Wetlands, Shorelines and Water Resources
 - D. Energy
 - E. Growth Management
 - F. Olympia Airport
 - G. Economic Development
 - H. Historic Resources
 - I. General

I. COUNTY-WIDE PLANNING POLICIES

The County-Wide Planning Policies are the framework for county and city comprehensive plans developed and adopted pursuant to the State Growth Management Act. The policies are to ensure that city and county comprehensive plans are consistent. The policies for Thurston County were developed by the Board of County Commissioners and representatives of elected city and town

Adopted December 2020

councils. Public hearings were held on the policies, and they were subsequently ratified by the city and town councils and adopted by the Board of County Commissioners. They include policies on the subjects of urban growth areas and their boundaries, orderly development and provision of services within growth areas, joint city and county planning within growth areas, siting county-wide and state-wide public capital facilities, analysis of fiscal impact, economic development and employment, affordable housing, transportation, environmental quality and process policies (population projections and urban growth areas and review of these policies). Copies are available at local libraries or from Thurston County.

II. THURSTON COUNTY PLANS RELATED TO LAND USE

The Comprehensive Plan is the umbrella planning document for all of Thurston County's land use related special plans and regulatory documents. It is the "master plan" because it contains the vision and direction for the county's future development in the form of statements of goals, objectives and policies for all aspects of the natural and built environment. It also identifies the parts of the county where growth and rural levels of development should occur, along with corresponding levels of supporting public services and facilities.

Three categories of plans are described in this section. First are joint plans, which are components of the Comprehensive Plan. They contain policies for urban growth areas in the county. Second are plans for special functions, issues or services that are formally adopted as part of the Comprehensive Plan. Third are special purpose and function plans that are adopted separately from the Comprehensive Plan. These plans are prepared for varying geographic areas. Some are county-wide in scope and some are for specific geographic areas. Each plan's geographic scope is identified in its description. Reference copies of many of the documents described below are available at local libraries.

A. CITY/COUNTY JOINT PLANS:

Thurston County's County-Wide Planning Policies require that joint plans be developed for all urban growth areas around a city or town. Joint plans are adopted within this Comprehensive Plan, although they appear in separate documents. Joint plans serve as the comprehensive plan for the unincorporated portions of each city or town's urban growth area. Joint plans are developed by and adopted by both the city or town and the county.

Joint plans are available for purchase or reference at the respective city hall or planning department.

B. OTHER PLANS ADOPTED AS PART OF THE COMPREHENSIVE PLAN:

Some plans, such as those for water and sewerage, are required by state law to be adopted as part of the Comprehensive Plan. These plans, as well as others adopted by the Board of County

Commissioners as part of the Comprehensive Plan, are listed here. These plans are an integral part of the Comprehensive Plan.

1. Subarea Plans. Subarea plans provide the detailed plans for land use by geographic sub-area of the county to address the unique features and needs of distinct areas. A high level of participation by area residents and property owners is sought in the preparation of these plans. Area residents worked with County staff or with other assistants to prepare draft plans or alternatives for presentation to the Thurston County Planning Commission.

Subarea plans that were adopted in the 1970's and early 1980's no longer govern land uses, but provide important historical perspectives for future planning efforts. "Retired" subarea plans are listed under section I(1), below. The county's three subarea plans currently in effect are described below.

- a. Nisqually Subarea Plan

In November 1989, the Thurston County Board of Commissioners rezoned that portion of Thurston County lying east of the northern county Urban Growth Boundary and north of Fort Lewis. This 14 square-mile area is referred to as the Nisqually Planning Area. Over the next two years, the seven-person Nisqually Planning Committee completed a draft land use and zoning plan for this area. The vision of this plan contained four major points: (1) Save the agricultural land; (2) protect the wooded hillside; (3) provide for some property owner compensation; and (4) preserve the existing rural character. The Plan contained a unique Nisqually Agriculture Zoning District which incorporated a number of flexible options, which included clustered development, transfer of development rights and purchase of development rights. Provisions for limited development and a significant buffer were incorporated in a Nisqually Hillside Overlay District. The hillside Plan and the companion zoning regulations were adopted in late 1992. This plan is periodically updated.

- b. Rochester Subarea Plan

The current Rochester Subarea Plan covers a portion of Southwest Thurston County near the Grand Mound Urban Growth Area, which has its own subarea plan. The current plan was prepared with the contributions of citizens in the area through a series of community meetings. The plan segregates land uses, such as industrial, commercial and residential, that were previously allowed under an earlier version of the plan, and it reduced residential density in some areas.

- c. Grand Mound Subarea Plan

The Grand Mound area is roughly 1,000 acres around the I-5/ State Route 12 interchange in Southwest Thurston County. Sewer and water facilities have been planned for the Grand Mound area since the eighties. Under the Washington State Growth Management Act, such facilities and services are appropriate primarily in

Adopted December 2020

urban areas. The community supported the creation of an urban growth area for Grand Mound, consistent with the earlier expectations for intensive, urban development in the area. Community involvement in the plan took place through a series of community meetings beginning in 1995. The plan segregates commercial, industrial and residential areas, and requires minimum densities to ensure that public services are provided in efficiently. (Resolution No. 12108, 12/20/99)

2. 1986 Boston Harbor Wastewater Facilities Plan

Prepared by consultant R.W. Beck and Associates with assistance from County staff and a Boston Harbor citizens' committee. This plan resulted in a recommendation for construction of wastewater collection and treatment facilities to relieve possible hazards to public health caused by on-site septic system failures. Recommended facilities were completed in 1990, serve existing residential development, Burfoot Park, and the Boston Harbor Elementary School, and will accommodate in-filling of the adopted service area. Available for reference from the Thurston County Department of Water and Waste Management.

3. 1997 Boston Harbor Water System Service Connection Policies and Procedures (Resolution 11407)

The Thurston County Board of Commissioners adopted the original Water General Plan for the County-operated Boston Harbor Water System on July 20, 1987. The 1987 General Plan was based on the Boston Harbor Water System Study by R.W. Beck and Associates.

The service area for the Boston Harbor Water System was expanded to allow service to an additional 34 parcels directly fronting on existing water system mains, through Resolution 11407 adopted April 7, 1997 by the Thurston County Board of Commissioners. The expansion was based on the Boston Harbor Water System Connection Capacity Study issued July 31, 1996 by D. R. Strong Consulting Engineers, which was approved by the Washington Department of Health. These documents are adopted as an amendment to the service area identified in the Boston Harbor Water General Plan and are incorporated by reference into the Thurston County Comprehensive Plan. Copies of the documents discussed above are available from the Thurston County Department of Water and Waste Management. (Resolution No. 12788, 7/8/02)

4. 1989 Tamoshan Comprehensive Water System Plan and Engineering Report.

Prepared by consultant Skillings and Chamberlain, Inc. for Thurston County, this plan was adopted as the Tamoshan Water General Plan on June 4, 1990, by the Thurston County Board of Commissioners. Adoption of the plan allowed for the upgrade of the County owned-and-operated Tamoshan water system. Completion of water system upgrades in 1992 provide for enhanced service to the Tamoshan subdivision. Available for reference from the Thurston County Department of Water and Waste Management.

5. 1990 Thurston County Sewerage General Plan For Unincorporated Urban Growth Management Area

Adopted December 2020

Prepared by Community and Environmental Programs with assistance from a citizens task force; consultant Skillings and Chamberlain, Engineers, Environmental Health Department. This document deals with sewer ownership, timing of sewer construction and hook-up, payment, and sewer and septic policies in the unincorporated areas. Available for reference from Thurston County Health Department.

6. 1990 Shoreline Master Program for the Thurston Region

Pursuant to Section 36.70A.480 RCW, the goals and policies of the Shoreline Master Program are included as an element of the Comprehensive Plan. The Shoreline Master Program also provides regulations for development along shorelines of the state. Refer to Section III.A.

7. 1993 Carlyon Beach Homeowners Association Wastewater Treatment Plant Engineering Report.

Prepared by consultant Economic and Engineering Services, Inc. for the Carlyon Beach Homeowners Association (CBHA). This system is privately owned and operated by the CBHA. An agreement with Thurston County assures immediate assumption of the system by Thurston County under specified conditions. On May 9, 1994, the Thurston County Board of Commissioners adopted the Carlyon Beach Sewerage General Plan (consisting of Sections II through VII of the CBHA Wastewater Treatment Plant Engineering Report). The adoption of this plan enables the expansion of the existing wastewater treatment facility and meets the requirements of Chapter 36.94 RCW authorizing the County to take over operation of the system under the contract. Available for reference from the Thurston County Department of Water and Waste Management.

8. 1996 Grand Mound Wastewater Comprehensive Plan

Prepared by consultant Earth Tech, Inc. for Thurston County, this plan updates and replaces the 1987 Grand Mound Sewerage General Plan. This updated Sewerage General Plan identifies a wastewater service area boundary coinciding with the Grand Mound Urban Growth Area. This plan evaluates a range of alternatives and makes recommendations for phased construction of wastewater collection, treatment and disposal systems for the urban growth area. Implementation of the plan will accommodate commercial, industrial and residential development at densities envisioned within the urban growth area. The plan was adopted by the Board of County Commissioners as the Grand Mound Sewerage General Plan on June 24, 1996. Reference copies are available at the Thurston County Department of Water and Waste Management.

9. 1996 Grand Mound Water System Plan (Amended 2005)

Prepared by consultant Earth Tech, Inc. for Thurston County, this plan parallels the Grand Mound Sewerage General Plan in service area and phasing of construction. This plan updates and replaces the 1992 Grand Mound Water System Plan. Adopted by the Board of County Commissioners on June 24, 1996, this plan sets the stage for development of a public water system jointly with the proposed wastewater system. The 2005 amendment adds 102 acres of residentially zoned properties north of the original water system service area boundary. All other provisions of the

Adopted December 2020

original 1996 plan remain unchanged. Reference copies are available at the Thurston County Department of Water and Waste Management.

10. 1999 Cooper Point Wastewater Facilities Plan

Prepared by consultant Earth Tech Inc. for Thurston County, this document is an area-wide wastewater facilities plan for the Cooper Point peninsula. The plan addresses the existing sewer developments at Tamoshan and Beverly Beach, as well as management issues related to area wide on-site systems. The recommended actions include installation of a limited-capacity sewer line to LOTT as a replacement for the existing treatment plants at Tamoshan and Beverly Beach; improved on-site system maintenance; and development of community alternatives where existing on-site systems fail on sites which cannot accommodate repair to modern design standards. Adopted by the Board of County Commissioners on December 20, 1999. Reference copies are available at the Thurston County Department of Water and Waste Management. (Resolution No. 12108, 12/20/99)

11. 2002 Cooper Point Wastewater Facilities Plan Amendment

This document prepared by Cosmopolitan Engineering Group amends the Cooper Point Facilities Plan adopted in 1999. The Plan Amendment includes an engineering report addressing replacement of the Tamoshan Wastewater Treatment Plant. Proposed service area accommodates consolidation of service for Tamoshan community and the nearby Beverly Beach community. The Tamoshan plant has been operated by Thurston County since 1976. Beverly Beach was developed with an independent, privately-owned sewer system and marine outfall. Continued operation of facilities at the Tamoshan site replaces the preferred alternative (LOTT pipeline) identified in the 1999 Facilities Plan. The Western Washington Growth Management Hearings Board ruled that the pipeline alternative in the 1999 Plan was inconsistent with the Growth Management Act. The 2002 Plan Amendment and other documents are available from the Thurston County Department of Water and Waste Management. (Resolution No. 12788, 7/8/02)

C. SPECIAL PURPOSE OR SPECIAL FUNCTION PLANS ADOPTED SEPARATELY FROM THE COMPREHENSIVE PLAN:

These plans deal with a specific issue, function or service such as stormwater, sewage, bicycle routes, or parks. Some address the issue on a county-wide basis, others are for a specific geographic area of the county. They have all been officially adopted by the Thurston County Board of Commissioners, and are used to guide the county's provision of the service or handling of the issue addressed by the plan.

1. 1987 Thurston County Comprehensive Bike Plan

Prepared by the Thurston County Parks Department in 1979 with citizen participation, updated in 1987, and folded into the 1988 Comprehensive Plan amendments. It gives design standards for bikeways in Thurston County. Included are maps of the present bikeway system. Available for purchase or reference from Thurston County Development Services Department.

2. 1981 Thurston County Comprehensive Solid Waste Management Plan

Adopted December 2020

This plan was originally prepared in 1975 and updated in 1981. The 1981 Plan was updated in 1993 to come into compliance with 70.95 RCW. The Plan was prepared, under the guidance of a nine-member solid waste advisory committee comprised of elected officials from Thurston County, Lacey, Olympia, Tumwater and Tenino; several citizens and business and solid waste industry representatives. This Plan examines solid waste management county-wide, and establishes a management framework for solid waste reduction, recycling, collection and disposal for a period of 20 years. By state law solid waste plans must be updated every five years.

3. 1986 Surface Water (Stormwater) Management Utility Development Plan, Thurston County/Lacey/Olympia/Tumwater

Prepared by consultant URS Corporation for the Thurston County Department of Public Works. This plan explores the procedural strategies, funding options and billing/collection methodologies for surface water utility development (stormwater). It also analyzes cost of services and provides an implementation plan. Available for reference from the Thurston County Development Services Department.

4. 1991 Moderate Risk Waste Plan

Prepared by the Thurston County Departments of Health and Planning with the assistance of an advisory committee. This document identifies problems associated with moderate risk waste (which are small quantities of hazardous wastes generated in homes and small businesses) and provides solutions to correcting these problems and funding implementation of the recommendations. Available for reference from Thurston County Health Department.

5. 1992 Northern Thurston County Groundwater Management Plan

Prepared by the Thurston County Health Department with the assistance of the Northern Thurston County Groundwater Advisory Committee. This document describes the hydrogeology and groundwater resources of northern Thurston County. It recommends actions to protect and preserve the resource and discusses costs and funding options. Available for purchase or reference from Thurston County Health Department.

6. 1992 Percival Creek Comprehensive Drainage Basin Plan

Prepared by the City of Olympia in conjunction with the City of Tumwater and Thurston County. Adopted by the Thurston County Board of Commissioners. This plan was prepared to resolve current and potential surface water problems in the Percival Creek system and surrounding drainage area. This plan provides the basis for capital facility projects, land use recommendations and several ongoing stormwater activities. Available for purchase or reference from the City of Olympia Public Works.

7. 1992 Indian/Moxlie Creek Comprehensive Drainage Basin Plan

Prepared by the City of Olympia in conjunction with Thurston County. Adopted by the Thurston County Board of Commissioners. This plan was prepared to resolve current and potential surface water problems in the Indian and Moxlie Creek systems and the surrounding drainage area. This

plan provides the basis for capital projects, land use recommendations and other activities. Available for purchase or reference from the City of Olympia Public Works.

8. 1993 McAllister/Eaton Creek Comprehensive Drainage Basin Plan

Prepared by Thurston County Department of Water and Waste Management and adopted by the Thurston County Board of Commissioners. This plan was prepared to resolve current and potential surface water problems in the McAllister and Eaton Creek systems and the surrounding drainage area. The plan also includes further analysis to address groundwater susceptibility. This plan provides the basis for capital projects, land use recommendations and other activities. The plan includes cost estimates and implementation schedule. Available for purchase or reference from the Thurston County Department of Water and Waste Management.

9. 1995 Woodland and Woodard Creek Comprehensive Drainage Basin Plan

Prepared by Thurston County in conjunction with the cities of Lacey and Olympia. Adopted by the Thurston County Board of Commissioners and the cities of Lacey and Olympia. This plan was prepared to resolve current and potential surface water problems in the Woodland and Woodard Creek systems and the surrounding drainage area. The plan provides the basis for capital projects, drainage design standards, water quality monitoring and other activities. Available for purchase or reference from the Thurston County Department of Water and Waste Management.

10. 1996 Chambers/Ward/Hewitt Comprehensive Drainage Basin Plan

Prepared by Thurston County in conjunction with the cities of Lacey and Olympia. Adopted by the Thurston County Board of Commissioners and the Cities of Olympia and Lacey. This plan was prepared to resolve current and potential surface water problems in Chambers, Ward and Hewitt Lakes, Chambers ditch, Chambers Creek, and the surrounding drainage area. The plan provides the basis for capital projects, drainage maintenance activities, water quality monitoring and other activities. Available for purchase or reference from the Thurston County Department of Water and Waste Management and the Cities of Olympia and Lacey.

11. Parks, Open Space, and Trails Plan 2020

Prepared by the Thurston County Parks and Recreation Department and adopted by the Thurston County Board of Commissioners, this plan is updated every five years. It is a policy plan that defines the priorities and level of service standards for park, recreation area, preserves and trail acquisition and development. It includes an inventory of all the park properties and a capital facilities plan. Copies of the plan are available from the Thurston County Parks and Recreation Department.

12. 1996 Thurston County Coordinated Water System Plan, Area-wide Supplement

Originally established by action of the Thurston County Board of Commissioners in 1986, this plan was an early building block of urban growth management in northern Thurston County which establishes guidelines for development and coordination of private and publicly operated water systems in the urbanizing area.

13. Integrated Pest and Vegetation Management Plans and IPM Prescriptions

Integrated pest management (IPM) plans have been prepared for several County departments pursuant to umbrella IPM policies and procedures adopted in 1993. The County policies stipulate that departments pursue an integrated approach to managing vegetation, insects and other pests, with an emphasis on non-chemical techniques. IPM plans and prescriptions are developed by the departments with assistance from the vegetation management coordinator, and are reviewed by the volunteer Pest and Vegetation Management Advisory Committee prior to submittal to the Thurston County Board of Commissioners. Prescriptions have been adopted for several specific plant and insect pests: These are applicable to department operations County-wide. Thurston County Board of Commissioners have adopted the following IPM plans and prescriptions:

- ❖ 1993 Thurston County Pest and Vegetation Management Policy
- ❖ 1993 Roads and Transportation Services Integrated Vegetation Management Program
- ❖ 1995 Hawks Prairie Landfill Integrated Pest and Vegetation Management Plan
- ❖ 1995 Parks and Recreation Department IPM Plan
- ❖ 1995 Storm and Surface Water Utility IPM Program
- ❖ 1995 Integrated Management Plan for Long Lake
- ❖ 1995 Lake Lawrence Management Plan
- ❖ 1996 IPM Prescription for White Water Lily
- ❖ 1996 Facilities Department IPM Prescription for Ants

These documents are available from the various departments or from the Department of Water and Waste Management. A number of related technical studies are also available from Water and Waste Management, particularly for Long Lake and Lake Lawrence.

14. Green Cove Creek Comprehensive Drainage Basin Plan, 1998

The Green Cove Creek Comprehensive Drainage Basin Plan was developed by staff from Thurston County and the City of Olympia, and a citizen advisory task force made up of basin residents. The stormwater-related problems identified in the plan and the recommended solutions represent a three-year study. Primary issues addressed include stream and wetland habitat degradation and storm water management. Copies of the Plan are available at the Department of Water and Waste Management. (Resolution No. 12108, 12/20/99)

15. Flood Hazard Management Plan, 1999

The Flood Plan is Thurston County's official long-term plan for dealing with flood events. The plan meets rules established by the Washington State Department of Ecology. Required elements address 1) short and long-term objectives; 2) potential impacts upon various natural resources; 3) evaluation of the costs and benefits of alternatives; and 4) recommendations for reducing the impacts of flooding. (Resolution No. 12108, 12/20/99)

16. LOTT Wastewater Resource Management Plan, 1999

LOTT is a wastewater management partnership composed of representatives from Lacey, Olympia, Tumwater and Thurston County. LOTT manages wastewater treatment and disposal services for

Adopted December 2020

the urbanized northern part of Thurston County. LOTT=s most recent plan anticipates the increasing need for sewer capacity as the urbanized area develops. The plan provides for periodic system expansion as the need arises, with “satellite” treatment plants throughout the service area, and reclamation and recharge as new disposal options for wastewater. Copies of the document are available from the LOTT offices in Olympia. (Resolution No. 12108, 12/20/99)

17. South Thurston County Urban Growth Areas Abbreviated Coordinated Water System Plan, 2000

This Plan (CWSP) was adopted by the Board of County Commissioners and the Washington Department of Health under the Public Water System Coordination Act (RCW 70.116.) The Plan applies to the urban growth areas of Yelm, Rainier, Tenino and Grand Mound. Through the CWSP, these UGAs are designated as “Critical Water Supply Service Areas”. The designation provides the city water systems (and County at Grand Mound) with priority to serve new development within their UGAs. A water service review process for new development is established in the Plan; Thurston County Environmental Health oversees this review process. The Plan also contains summary information on each water system.

18. Salmon Creek Comprehensive Drainage Basin Plan, Phase II, Alternatives Analysis and Recommendations, 2004.

The Plan recommends a series of engineering solutions, regulatory actions, and other actions to address localized flooding in the Salmon Creek Drainage Basin, located south of the City of Tumwater. The Plan is predicated on a “Phase I” computer model by URS Corporation and Pacific Groundwater Group showing water flow in the Basin.

19. Nisqually Watershed Management Plan, 2004

A watershed plan for Water Resource Inventory Area (WRIA) 11, Nisqually Watershed. The plan focuses on water availability, and also addresses water quality, habitat, and instream flows. Adopted jointly by the county and other jurisdictions within the watershed pursuant to the Watershed Management Act, RCW 90.82.

20. Addendum to the Nisqually Watershed Management Plan, 2019

On January 16, 2019, the Nisqually Planning Unit approved a Watershed Plan Addendum for WRIA 11 addressing the Streamflow Restoration Act (ESSB 6091). The Department of Ecology adopted the Addendum on February 1, 2019. The Addendum estimates consumptive water use by new domestic permit-exempt well connections within the watershed through 2040, and identifies mitigation actions to offset instream flow impacts of this use and provide Net Ecological Benefit.

21. Chehalis Basin Watershed Management Plan, 2004

A watershed plan for Water Resource Inventory Areas (WRIAs) 22 and 23, Chehalis Basin. The plan examines water quantity, water quality, instream flow, and habitat. Adopted jointly by the county and other jurisdictions within the watershed pursuant to the Watershed Management Act, RCW 90.82.

III. LAND USE RELATED REGULATIONS AND ORDINANCES

Plans and related policy documents are implemented through various regulations and permit programs. The Thurston County Zoning Ordinance, for example, provides the most direct implementation of the Comprehensive and Sub-Area Plans. Those regulations and permit programs flowing directly from, and based on, adopted county land-use-related plans are cited here. Reference copies of many of the documents described below are available at local libraries.

A. LAND USE:

1. 1980 Thurston County Zoning Ordinance

Adopted by the Thurston County Board of Commissioners, and updated as needed to provide consistency with the Comprehensive Plan, the Zoning Ordinance lists the allowed uses and development standards for each land use zone. In addition, the ordinance describes the processes necessary for a variety of permits. Available for purchase or reference from the Thurston County Development Services Department. Also available are the Thurston County Official Zoning Maps.

2. 1990 Shoreline Master Program for the Thurston Region

Prepared by Thurston Regional Planning Council with assistance from a citizens' committee. It is both a plan and regulation applicable to all jurisdictions in Thurston County having shorelines covered by the State Shoreline Management Act. Originally adopted in 1976, it was just updated in 1990. It has been adopted by each jurisdiction, including Thurston County. It provides policies, regulations and a permit system for the use of waters and lands along the shorelines of most lakes, rivers, streams, salt waters and associated wetlands. Available for purchase or reference from the Thurston County Development Services Department.

3. 1991 Drainage Design and Erosion Control Manual

Prepared by Thurston County Storm and Surface Water Program, along with the three cities of Lacey, Olympia and Tumwater, originally in 1991. Adopted by the Thurston County Board of Commissioners and City Councils in 1991 as an ordinance stating the requirements and standards for the design of stormwater systems and control of erosion on construction sites within the cities of Olympia, Lacey, Tumwater and unincorporated Thurston County. The City of Olympia Public Works Department lead an interjurisdictional effort to update and revise the Manual. The Thurston County Board of Commissioners adopted revisions in 2016.

4. 1993 Mineral Extraction Ordinance

In response to concerns raised by the public about the effects of mining activities on groundwater and residential neighbors, the Thurston County Board of Commissioners adopted new special use permit standards for mineral extraction (TCC 20.54) and established the Thurston County Mineral Extraction Code. The new Code establishes requirements for both new and existing mines for

hazardous spill prevention, wastewater control, noise reduction, and other measures aimed at reducing conflicts between mine operators and neighbors (TCC 17.20).

5. 1994 Critical Areas Ordinance

Thurston County is one of a handful of jurisdictions which had "Environmentally Sensitive Area" regulations prior to the 1990 State Growth Management Act. These are now called "Critical Areas" under the Act. Such areas include aquifer recharge areas, geologic hazard areas, important habitats and species, floodplains, streams and wetlands. Thurston County also included a category called special management areas to address locally unique conditions. These development regulations are intended to be used in combination with other County codes. It limits land uses within or adjacent to particular critical areas, and provide for buffers in others. It includes best management practices for various uses and activities as well as detailed mitigation measures for those few uses that might be conditionally allowed. It contains guidance as to when a special report will be required and the standards for the preparation of such reports. Provisions for enforcement, variances and a reasonable use exception are also included.

6. 1996 Thurston County Open Space Tax Program

Initially adopted in 1985, the County's Program was updated in 1996 with the participation of the Office of Community and Environmental Programs, the Agricultural Advisory Committee, the Planning Commission, and the Assessor's Office. This program establishes eligibility and other rules for the open space classification of property. This classification is based on current use values, rather than highest and best use. This classification provides substantial reductions in property taxes for owners willing to preserve priority features of their property. Copies are available from the Permit Assistance Center.

7. 1997 Forest Lands Conversion Ordinance

With cooperation from the Washington State Department of Natural Resources, Thurston County became the first in the state to accept the role for regulatory review of forest land harvesting on lands being converted to non-forestry uses. This role was authorized by the state legislature in amendments to the Forest Practices Act. The County ordinance ensures that environmental protection standards are applied consistently for lands being developed, whether timber harvesting is involved or not. In addition, the ordinance provides for some retention of trees on lands being developed in urban growth areas. (Resolution No. 12108, 12/20/99)

8. 1997 Growth Management Public Participation

Pursuant to requirements of the Washington State Growth Management Act, the County has established procedures for docketing proposals to amend the Comprehensive Plan and development regulations. The ordinance also provides minimum public involvement requirements for such proposals. (Resolution No. 12108, 12/20/99)

9. 1998 Grand Mound Development Guidelines

Adopted December 2020

Design guidelines applicable only within the Grand Mound urban growth area were developed through a community workshop process in 1998. The design guidelines apply to commercial, industrial and multifamily developments. The purpose is to encourage the development of visually attractive developments that will give Grand Mound its own cohesive identity and distinguish it from other interchange areas along the I-5 corridor. The guidelines are also intended to promote high quality development that will enhance property values and mitigate the impacts of urban development through enhanced architectural design. (Resolution No. 12108, 12/20/99)

10. 2017 Voluntary Stewardship Work Plan

The Thurston County Voluntary Stewardship Program (VSP) is an alternative approach to protect critical areas on agricultural lands. The VSP allows the County to work closely with stakeholder to develop voluntary, site-specific stewardship plans for agricultural uses in lieu of critical areas regulations. The County submitted a plan that was approved by the Washington State Conservation Commission on April 26, 2017.

B. LAND DIVISION:

1980 Thurston County Platting and Subdivision Ordinance

Adopted by the Thurston County Board of Commissioners and updated as needed to provide consistency with the Comprehensive Plan and other development regulations. This document describes the process of platting and land subdivision and states requirements for streets, drainage and utilities. Available for purchase or reference from the Thurston County Development Services Department.

C. ROADS--BIKEWAYS:

1998 Minimum Design Standards for Urban and Rural Street Construction in New Development, Thurston County

Prepared by the Thurston County Department of Roads and Transportation Services and adopted by the Thurston County Board of Commissioners. This document states general requirements and design standards for roads and bikeways. Available for purchase or reference from the Thurston County Development Services Department. (Resolution No. 12108, 12/20/99)

D. HISTORIC:

1986 Thurston County Historic Preservation Ordinance

Adopted by the Thurston County Board of Commissioners. This ordinance establishes a Historic Commission and register for historic properties in unincorporated Thurston County. It establishes a process for reviewing changes to historic properties where advice is given for retaining their historic character. It also specifies eligibility and designation of a review board for application of a

Adopted December 2020

1985 state law providing for a 10-year exemption of property taxes for substantially renovated historic properties. Available from the Thurston County Advance Planning and Historic Preservation.

E. SEPTIC SYSTEMS (ALSO ANIMAL-PASTURE PRACTICES):

1. Article IV of the Thurston County Sanitary Code, Rules and Regulations of the Thurston County Board of Health Governing Disposal of Sewage

These regulations, adopted by the Thurston County Board of Health, must be compatible with the State Laws regarding Sewage Disposal which are adopted by the State Board of Health. The most recent changes in State Law (WAC 246-272) become effective on January 1, 1995. Local regulations will be considered and adopted by the Thurston County Board of Health. Compliance with State Standards and other issues will be considered.

2. 1981 Geologically Sensitive Designation for the Lakes Area

Prepared by the Thurston County Health Department and adopted by the Thurston County Board of Health. This document contains standards for septic systems that will protect the fragile lakes environment. Available for reference from the Thurston County Health Department.

3. 1985 Geologically Sensitive Area Designation for the Henderson and Eld Inlet/Watershed Regions

Prepared by the Thurston County Health Department and adopted by the Thurston County Board of Commissioners in their capacity as the Board of Health. This document includes specific boundaries of the areas and requirements for on-site sewage disposal, animal keeping and pasture management practices to protect the water quality of these shellfish growing inlets. Available for reference from the Thurston County Health Department.

4. 1992 Nonpoint Source Pollution Ordinance

The Nonpoint Source Pollution Ordinance was adopted by the Thurston County Board of Health on November 9, 1992 as Article VI of the Thurston County Sanitary Code. The ordinance was prepared by Thurston County Environmental Health Division staff with considerable input from the agricultural community, watershed council representatives, and numerous other citizen groups and individuals. The purpose of the ordinance is to establish practices and procedures which protect surface water and ground water in Thurston County against nonpoint pollution. It addresses storage, disposal, and spillage of moderate risk waste and petroleum products. It also requires farm and animal owners to prevent contamination of ground and surface waters by utilizing appropriate waste handling and farm management practices. The ordinance is updated periodically. A copy of the current Nonpoint Source Pollution Ordinance can be obtained by calling Thurston County Environmental Health.

F. WATER SYSTEMS:Article III of the Thurston County Board of Health, Rules and Regulations of the Thurston County Board of Health Governing Small Public Water Supplies

Prepared and adopted by the Thurston County Board of Commissioners, acting as the Board of Health. This document sets standards for development of public water supply systems. Available for reference from the Thurston County Health Department.

IV. PLANS AND STUDIES OF LAND USE INTEREST OR FOR RESOURCE

Reference copies of some of the documents described below are available at local libraries.

A. TRANSPORTATION:1. 1987 Metropolitan Area Bicycle Plan

Prepared by the Thurston Regional Planning Council, Transportation Systems Planning. The plan specifies a process for bicycle planning as an element of the overall transportation planning process for the Thurston Metropolitan Area. (Cities of Lacey, Olympia and Tumwater and the adjacent areas in the unincorporated County.) The document gives an overview of the current system and recommends programs for future bicycle systems in the Thurston Metropolitan Area. Available for purchase or reference from Thurston County Advance Planning and Historic Preservation.

2. 1992 Urban Trails Plan

The Urban Trails Plan, prepared by the Thurston Regional Planning Council, and adopted by the cities of Olympia, Lacey, and Tumwater in 1992, defines over 110 miles of potential bike and other trails within the urban areas of the County. The Urban Trails Plan is available from the Thurston Regional Planning Council for reference.

3. 1998 Thurston Regional Transportation Plan, TransAction 2020

Prepared by Thurston Regional Planning Council (TRPC). Initially adopted by TRPC in March 1993 and updated in 1998. The development of the plan involves the Transportation Policy Board and governing bodies of Thurston County, including the cities, towns, Port of Olympia, and Intercity Transit. The Regional Plan is the guiding document for all other city and County transportation plans. Pursuant to the Washington State Growth Management Act, local and regional transportation plans must be consistent. Available for purchase or reference from Thurston Regional Planning Council. (Resolution No. 12108, 12/20/99)

4. 2003 SR 12 Access and Operations Study Grand Mound Area, Thurston County

Prepared for Thurston County and Washington State Department of Transportation to supplement the 1997 Grand Mound Transportation Study. The study evaluates options for new access points on

SR 12 within or near the Grand Mound Urban Growth Area (UGA). The traffic needs were considered for the entire UGA and surrounding area as part of the studies analysis.

B. RECREATION:

1. 1986 Deschutes Corridor Recreation Plan

Prepared by Thurston Regional Planning Council with assistance from an advisory committee comprised of local citizens, government agency representatives, and a class from The Evergreen State College. The Plan recommends actions which will enhance recreational access to the lower Deschutes River Corridor. Available for purchase or reference from the Thurston County Development Services Department.

2. 1993 Thurston County Trails Plan

Developed by the Thurston County Parks and Recreation Department in 1993. The Plan defines over 75 miles of abandoned railroad corridors as recreation trails to link the urban trails system with the rural communities of Yelm, Rainier, Tenino, Littlerock, Gate and Rochester. Information on the Thurston County Trails Plan is available from the Thurston County Parks and Recreation Department.

C. WETLANDS, SHORELINES, AND WATER RESOURCES:

1. 1987 Nisqually River Management Plan

Prepared by the Washington Department of Ecology under the direction of an advisory committee from affected local governments, landowners and interested groups and individuals. This plan contains management plans for the Nisqually River system which provides for a balanced stewardship of the area's economic resources, natural resources, and cultural resources. Key issues include public access to the river, flood control, fish and wildlife protection and enhancement, desire to maintain existing rural landscape, and the balancing of private property owner rights with state-wide public interest rights. The plan was approved by the Washington State Legislature in June 1987. Available from the Washington State Department of Ecology.

2. 1983 Stormwater Management in North Thurston County, Volume I, Recommendations

This report is the result of a 15-month study done under the auspices of Thurston Regional Planning Council. It involved local government health, planning and engineering staff members from Olympia, Lacey, Tumwater, Thurston County and Port of Olympia; also two outside consulting firms (on engineering and finance), and a citizens' advisory committee. The project was initiated after elected officials of Lacey, Olympia, Tumwater and Thurston County all passed resolutions supporting investigations into options for coordinated stormwater management in North Thurston County. Available for reference from Thurston County Advance Planning and Historic Preservation.

3. 1983 Stormwater Management in North Thurston County, Volume II, Technical Appendices

Prepared in conjunction with Volume I above. Volume II is the technical appendix to the Volume I, containing the findings of the project's engineering and financing consultants, in addition to staff research on legal and financial options for comprehensive stormwater management. Available for reference from Thurston County Advance Planning and Historic Preservation.

4. 1984 Grand Mound/Rochester Aquifer Study

Prepared by the Thurston County Health Department. This report contains a review of other similar areas, literature search, investigation of the Grand Mound geology, hydrology and surface soils. In addition, water quality testing data from selected wells is included. Available for reference from the Thurston County Health Department.

5. 1989 Totten-Little Skookum Inlet Watershed Action Plan

Initiated in 1987 with an Early Action Centennial Grant from the State Department of Ecology, this project focused on reducing nonpoint source pollution within the Totten-Little Skookum watershed and keeping this inlet free of shellfish harvesting closures which have affected adjacent inlets. A bi-county Watershed Committee was appointed which represented a cross section of stakeholders and was to develop the Action Plan. The Committee evaluated the existing conditions from various pollution sources and found those from poor animal keeping practices and failing on-site septic systems to be the most significant existing threats to the watershed. Future development within the watershed which reduces the amount of forest land could be a significant water quality problem in the future. Action Recommendations are based on identified problems. The Plan was adopted in 1989 and is being implemented by both Thurston and Mason Counties.

6. 1989 Eld Inlet Watershed Plan

The Eld Inlet Watershed Plan was also initiated in 1987 with an Early Action Centennial Grant from the State Department of Ecology. It focused on reducing nonpoint source pollution within the Eld watershed and recertifying those portions of the inlets which were conditionally closed for shellfish harvesting. A Watershed Committee was appointed which represented a cross section of stakeholders who were responsible for drafting the Action Plan. The Committees evaluated the existing conditions from various pollution sources. Within this watershed poor animal keeping practices and failing on-site septic systems were found to be the most significant existing threats to the watershed. Action Recommendations are based on identified problems. The Plan was adopted in 1989 and is being implemented by the County and other implementing entities.

7. 1989 Henderson Inlet Watershed Plan

The Henderson Inlet Watershed Plan was also initiated in 1987 with an Early Action Centennial Grant from the State Department of Ecology. It's focus was three-fold: (1) To reduce nonpoint source pollution within the Henderson watershed; (2) correct a problem stormwater outfall in Lacey which was identified as a major pollution source; and (3) recertifying those closed or conditionally closed areas for shellfish harvesting. A Watershed Committee was appointed which represented a cross section of stakeholders who were responsible for drafting the Action Plan. The Committee evaluated the existing conditions from various pollution sources. Within this watershed

they found that urban stormwater was a greater contributing factor than poor animal keeping practices or failing on-site septic systems. Action Recommendations are based on identified problems. The Plan was adopted in 1989 and is being implemented by the County and other implementing entities.

8. 1993 Thurston County Watershed Implementation: Eld, Henderson, and Totten/Little Skookum, 1990-1992

Prepared by the Thurston County Health Department. The document contains water quality data from Eld, Henderson, and Totten/Little Skookum Inlets and watershed areas. Water quality data is used to identify sources of bacterial contamination. Descriptions of efforts to reduce contamination from failing on-site sewage systems and agricultural practices are included. Available for reference from the Thurston County Health Department.

9. 1993 Budd Inlet/Deschutes River, Part II Water Quality Study

Prepared by the Thurston County Departments of Health and Community and Environmental Programs. This document characterizes the water quality in the Budd/Deschutes watershed and identifies the major nonpoint pollution sources impacting water quality. Available for reference from Thurston County Health Department.

10. 1993 South Thurston County Aquifer Protection Strategy

Adopted by the Thurston County Board of Commissioners in November 1993, this strategy serves as a guide to protecting groundwater resources in south Thurston County. The strategy designates a South Thurston County Groundwater Protection Area and identifies the major threats to groundwater in this area. The main thrust of the strategy is the establishment of a three-part effort of detection, correction, and prevention of groundwater degradation. Because ground and surface water sources tend to intermix in south county, the strategy also calls for integrating surface and groundwater protection efforts. A multi-departmental team involving county stormwater, groundwater, and surface water staff has been formed to implement the strategy. Funding this effort is a problem because of lack of dedicated funding sources.

11. 1992 Chehalis River Basin Action Plan

This Plan was prepared by the Lewis County Conservation District, with an advisory committee which included input from the Thurston Conservation District, the Grand Mound Sewer Project Committee and the counties of Grays Harbor, Lewis and Thurston. This Plan, called the Upper Chehalis Watershed Management Plan by the Washington Department of Ecology, is intended to reduce nonpoint pollution sources within the watershed. The Action Plan provides a number of recommendations for source control strategies including Agricultural Practices; On-Site Sewage Disposal; Development, Stormwater and Erosion; Forestry Practices; and Other Nonpoint Sources.

12. 1995 Black River Water Quality Investigation: 1992-93

Prepared by Thurston County Environmental Health. The document describes water quality conditions on the Black River and Black Lake; identifies major and minor sources which contribute

to bacteria concentrations, low dissolved oxygen and other water quality problems; and recommends an action plan. Two dairies identified as prime sources during the study instituted improved practices with resulting improvement documented in the Black River downstream of the land uses. In the Black Lake basin, stormwater facilities were inventoried, local groundwater characterized, a hydrologic model developed and 133 on-site sewage systems near the lake were surveyed. Copies are available from the Resource Protection Section of Thurston County Environmental Health.

13. 1996 Thurston County Water Resources Monitoring Report: 1994-1995 Water Year

This report is produced annually by the Thurston County Environmental Health Division and Thurston County Storm and Surface Water Program, in cooperation with city and State agencies. Water quality, stream flow and lake levels, and precipitation is reported for 46 streams, rivers and lakes throughout the county. Objectives of the report are to compile baseline water quality and quantity information for streams and lakes in Thurston County; identify problem areas; and track trends in stream flow and water quality over time. Background information (vicinity map, water body size, basin size, fisheries resources, etc.) Are also provided for each stream and lake. Available from Resource Protection section of Thurston County Environmental Health.

D. ENERGY:

1. 1981 Thurston County Citizens' Energy Plan

Prepared by Thurston Regional Planning Council (TRPC) staff and a 40 member citizens' advisory committee appointed by TRPC. The purpose of this plan is to examine energy use so that future demands and their effect on the local economy could be anticipated. Available for purchase or reference from Thurston County Development Services Department.

2. 1983 Report on Land Use Planning Revisions for Solar Energy and Energy Conservation

Prepared by Thurston Regional Planning Council as a resource for local governments in response to issues raised by the Citizens' Energy Advisory Committee which worked on the 1981 Citizens' Energy Plan. Copies are available for purchase or reference from Thurston County Development Services Department.

E. GROWTH MANAGEMENT:

1. 1995 Memorandum of Understanding: Urban Growth Area Zoning and Development Standards

The County and cities of Lacey, Olympia and Tumwater forged an agreement to implement the joint plans for those cities= urban growth areas. The agreement commits the County to using the cities= zoning and development standards, with a few exceptions. In addition, the cities= committed to providing water and sewer service in the unincorporated urban growth areas without requiring

Adopted December 2020

conditions of approval related to physical development standards. (Resolution No. 12108, 12/20/99)

2. 1993 Housing Data Document for Affordable Housing and Growth Management

Prepared by Thurston Regional Planning Council, Thurston County Advance Planning, and Olympia Community Planning and Development Department as part of work for a DCTED planning only grant and Growth Management Act (GMA) planning efforts. Data is included for Thurston County, Olympia, Lacey, Tumwater, Tenino, Yelm, Bucoda, and Rainier. This provides 88 pages of housing-related data covering:

- ❖ All tables necessary to satisfy the housing element requirements of the GMA;
- ❖ Population information;
- ❖ Income and employment data;
- ❖ Housing stock and housing market data; and
- ❖ Cost of housing information.

Much of the data, but not all, is derived from the 1990 US Census. This material was used by all jurisdictions in Thurston County as a basis for housing planning. It is also used by the Housing Authority of Thurston County to support grant and funding applications, and is widely used by other social service organizations. This is available for purchase or reference at the Thurston Regional Planning Council office.

3. Regional Benchmarks Report for Thurston County, 2000.

Prepared by the Thurston Regional Planning Council (TRPC), this report provides information to county planning functions under the Growth Management Act's "buildable lands" program. The report is updated regularly.

4. The Profile (updated annually)

First published in 1982, this document, prepared by TRPC, is a compilation of statistics, trends, analyses and comparisons for Thurston County and its incorporated cities and towns. It contains information on land use, population, economics, housing, transportation, employment, education and environment.

F. OLYMPIA AIRPORT:

1978 Port of Olympia Airport Master Plan

Prepared by consultants CH2M Hill for the Port of Olympia. Adopted by the Port of Olympia in 1980. This master plan provides plans and development alternatives for airport properties while considering land use and the airport's effects on the environment. Available for reference from the Thurston County Development Services Department or the Port of Olympia.

G. ECONOMIC DEVELOPMENT:**1. 1978 Agriculture in Thurston County. A Citizens' Report**

Prepared by Thurston County Advance Planning and Historic Preservation for the Thurston County Agricultural Committee, whose members are appointed by the Thurston County Board of Commissioners. The report makes recommendations for ways to preserve agricultural lands. Goals from Section 2 and portions of Section 3, Action Recommendations for Voluntary Agricultural Areas, were adopted as amendments to the 1975 Comprehensive Plan on July 9, 1979. Agricultural policies in this Comprehensive Plan replace the 1979 amendments to the 1975 Plan.

2. 1987 Industrial Lands Inventory

Prepared by Thurston Regional Planning Council. This report lists and describes all areas zoned for industry in Thurston County. Available for purchase or reference from Thurston Regional Planning Council.

3. 1988/89 Industrial Lands Inventory Summary

Jointly prepared by Thurston Regional Planning Council and Thurston County Economic Development Council. An abbreviated version of the larger inventory. Available for purchase or reference from Thurston Regional Planning Council.

4. 1993 Industrial Lands Inventory

Prepared by Thurston Regional Planning Council. Computerized inventory of the 32 industrially-zoned sites in Thurston County. Provides tabular information and maps on 30 different data collections in the categories of land use, environmental features, infrastructure, tax assessor information, and jurisdictional boundaries. For information, contact the Thurston County Economic Development Council or Thurston Regional Planning Council.

H. HISTORIC RESOURCES:**1. 1985 Thurston County Cultural Resources Inventory**

Prepared by Shanna Stevenson, Historian, and Thomas Costantini, Architectural Designer, for the Washington Office of Archaeology and Historic Preservation. This document lists the cultural resources of significant historic status in Thurston County. Available for reference from the Thurston County Advance Planning and Historic Preservation or the Washington State Office of Archaeology and Historic Preservation. This inventory is periodically updated.

I. GENERAL:**1. Retired Subarea Plans**

A high level of participation by area residents and property owners was sought in the preparation of these plans, which were among the first plans to be developed in the County, during the 1970's and early 1980's. Area residents worked with the County Planning Department staff or with other assistants to prepare draft plans or alternatives for presentation to the County Planning Commission. These older Subarea Plans no longer govern land uses, but still provide important historical perspectives for future planning efforts. The following Subarea Plans are useful as background information:

- A. The Cooper Point Plan, 1972;
- B. Griffin Sub-Area Plan, 1976;
- C. Summit Lake Sub-Area Plan, 1977;
- D. Northeast Thurston Sub-Area Plan, 1978;
- E. Lacey Environs-East Olympia Sub-Area Plan, 1978;
- F. Black Lake-Littlerock-Delphi Sub-Area Plan, 1981;
- G. McKinley Area Plan, 1982; and
- H. Rochester Sub Area Plan, 1978.

(Resolution No. 12108, 12/20/99)

2. 1994 Transfer of Development Rights Feasibility Study

Prepared by Redman/Johnston Associates for the Thurston Regional Planning Council. This report provides a background about Transfer of Development Rights (TDR) and the use of TDR in other areas. The report provides an assessment of the regulatory climate within which the TDR Program would operate and an assessment of the market climate for purchase and transfer of development rights in Thurston County. The study also examines the market from the standpoint of the landowners in potential sending areas who would sell their development rights in Thurston County.

3. Homeless Housing Plan 2017-2022

The intent of this plan is to ensure that homelessness is a rare, brief and a one-time occurrence in Thurston County. By gathering the best of all practices and constructing the most effective service networks, this plan offers a new framework for a regional response to guide people who are experiencing homelessness or at risk to evidence based services and to housing stability as quickly as possible. Building upon the work of our local continuum of care and our Thurston Thrives community health improvement initiative, this plan represents our community's best efforts to identify key goals and strategies to end homelessness