



# 2022-2023 Preliminary Comprehensive Plan and Development Code Docketing

Board of County Commissioners Briefing

January 12, 2022

# Overview of Today's Briefing

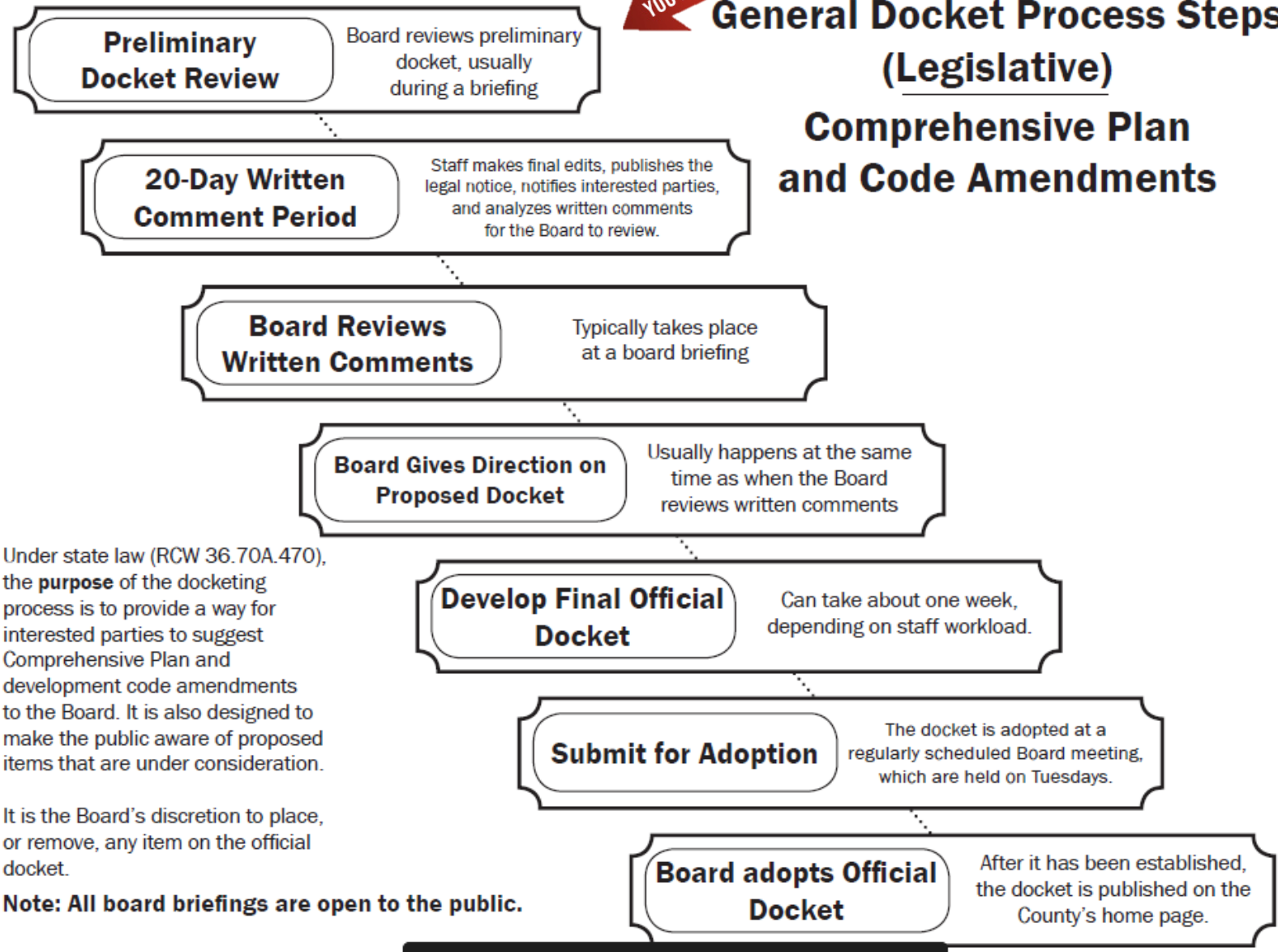
- Overview of docketing process
- High-level summary of the proposals
- Answer questions about the process
- Next steps – decision requested to move preliminary dockets forward to written comment period





# General Docket Process Steps (Legislative)

## Comprehensive Plan and Code Amendments



Under state law (RCW 36.70A.470), the **purpose** of the docketing process is to provide a way for interested parties to suggest Comprehensive Plan and development code amendments to the Board. It is also designed to make the public aware of proposed items that are under consideration.

It is the Board's discretion to place, or remove, any item on the official docket.

**Note: All board briefings are open to the public.**



# What are the dockets?

- Two Dockets –
  - **Comprehensive Plan Amendment Docket** – includes proposals that change the Thurston County Comprehensive Plan and maps, or related specialized plans like Urban Growth Area Joint Plans or Subarea Plans.
  - **Development Code Amendment Docket** – includes proposals that change the Thurston County Code regulations
- Same staff works on both dockets



# Why do we “docket”?

- Communicate proposals to BoCC
- GMA requires it
- TCC 2.05 defines it
- Informs public of potential amendments
- Helps build a work plan and budget

**The BoCC has broad discretion on what to put on its dockets.**



# What is the decision today?

**Set 2022-2023  
Preliminary  
Dockets for  
public review  
and comment.**

- ✓ Ask questions about a proposal (no decisions on the merits of proposals are needed at this time).
- ✓ Ask to change how proposal is named or described on the preliminary docket.
- ✓ Direct staff to hold a 20-day written comment period.
- ≠ Discuss adding or removing items to official docket? Not at this briefing. Items can be added or removed only after 20-day comment period.



# What's the next decision point after 20-day formal public comment?

**Select  
proposal for  
the Official  
2022-2023  
Docket**

or

**Keep  
proposal on  
Preliminary  
Docket for  
possible  
future work**

or

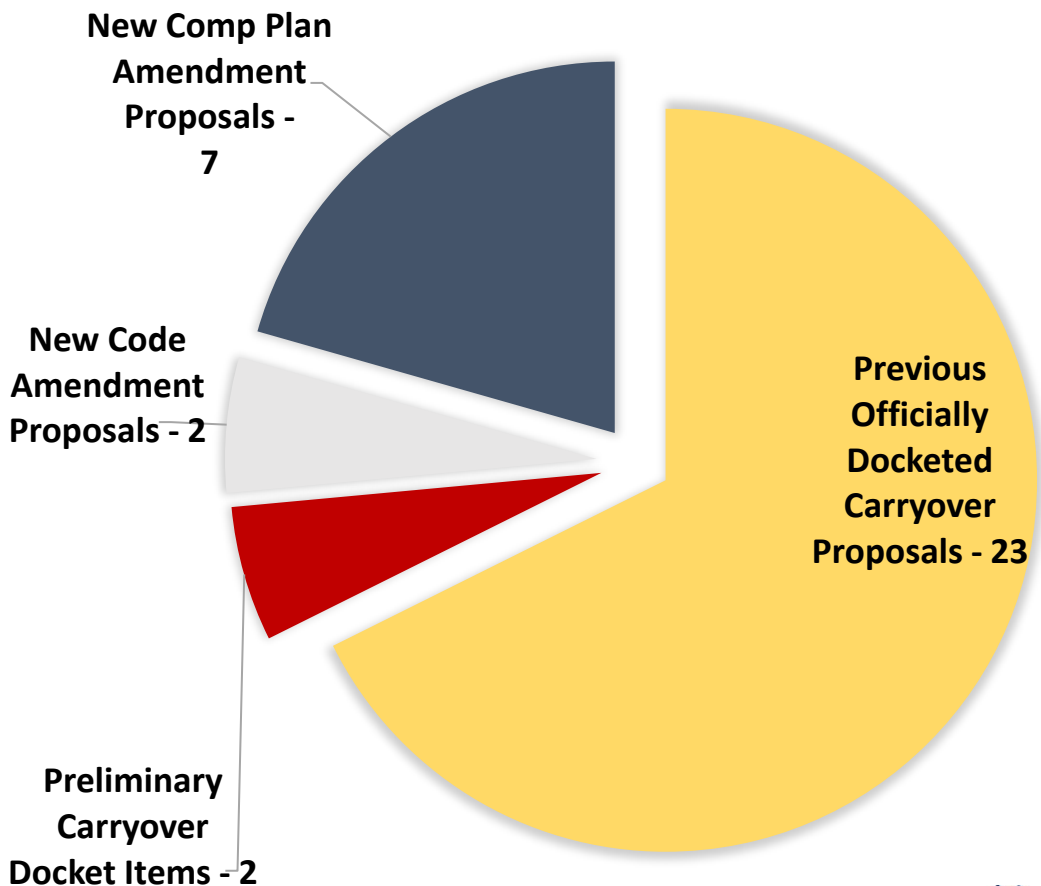
**Remove  
proposal  
from further  
consideration**

# So... what's proposed?

- Packet has one-pagers with who/what/where
- *Total proposals under consideration for Preliminary Docket:*

*20 code, 14 Comp Plan =*

***34 proposals***





# Docket Successes & Capacity

**Big  
Ticket  
Items**

- ▶ 2020-2021 Official Dockets  
Successes – 12 complete over last docket cycle
- ▶ Can all **34** be finished in 2 years?
  - ▶ No. Not with current staffing (about 5 FTEs).
  - ▶ 1-2 proposals per calendar year per FTE
  - ▶ 5 FTEs x 1-2 = 5-10 proposals per year
- ▶ Likely **10-20** can be finished in 2 years.

- Community Driven Review of Agriculture
  - Joint Plans & UGA Code Updates
  - Wireless Code Updates
  - Grand Mound Subarea plan update and associated rezones
  - Nisqually Subarea plan update
  - New Items: Several Land Use Amendments, Countywide Study of Industrial Lands
- ▶ **“Big ticket items”** take bulk of staff time and Planning Commission review time
  - ▶ **Public engagement** can also lengthen the time a project takes

# Previously Officially Docketed Items

- Of the 34 items, **23** are carryovers from previous official dockets

## Comprehensive Plan Amendments (Board-Initiated)

Docket #	Past BOCC Priority	Project	Staff Assigned	Staff Research	PC Review	PC Hearing	PC Recommendation	SEPA	BoCC Review	BoCC Hearing	BoCC Final Action
CPA-4	1	Capital Improvement Plan	█	█							
CPA-16	2	Community-Driven Review of Agricultural Policies and Programs	█	█							
CPA-7a	3	Grand Mound Subarea Plan Update	█	█							
CPA-1	4	Joint Plan Updates Tumwater Joint Plan Olympia Joint Plan Lacey Joint Plan	█	█	█	█	█	█	█	█	█
CPA-6	5	Nisqually Subarea Plan Update	█	█							



# Previously Officially Docketed Items

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## Citizen-Initiated Amendments (Comp Plan & Dev Code)

Docket #	Past BOCC Priority	Project	Staff Assigned	Staff Research	PC Review	PC Hearing	PC Recommendation	SEPA	BoCC Review	BoCC Hearing	BoCC Final Action
CPA-19	1	UP Castle LLC Land Use Amendment	█	█	█	█	█	█			
CR-5	2	Peace Lutheran - Amend District Standards for Places of Worship	█	█	█	█	█	█	█	█	
CPA-20	3	Beaver Creek Land Use Amendment									



# Previously Officially Docketed Items

- Of the 34 items, **23** are carryovers from previous official dockets

Docket #	Past BOCC Priority	Project	Staff Assigned	Staff Research	PC Review	PC Hearing	PC Recommendation	SEPA	BoCC Review	BoCC Hearing	BoCC Final Action
A-27	1	Reasonable Use Exceptions: Administrative Approval Options	█	█							
JP-2	2	Update the Tumwater UGA Zoning Ordinance for Consistency with City Zoning Ordinance	█								
JP-3	3	Update the Lacey UGA Zoning Ordinance for Consistency with City Zoning Ordinance	█								
JP-4	4	Update the Olympia UGA Zoning Ordinance for Consistency with City Zoning Ordinance	█								
A-7	5	Review Low Impact Development Standards	█	█	█	█	█				
A-25	6	Amend the Forest Lands Conversion Ordinance & Review Tree Protection Standards	█	█							
A-18	7	Update for Consistency with Voluntary Stewardship Program									
A-22	8	Boundary Line Adjustment (BLA) Standards: Update Code for Compliance with State Standards	█	█							
A-8	9	Habitat Conservation Plan (HCP) - Implementation Ordinance	█	█	█						
A-19	10	Wireless Communication Facilities: Update Code for Compliance with Federal Regulations	█	█	█	█					
A-23	11	Address Rural Water Availability when Issuing Development Permits	█								
A-6	12	Shoreline Master Program Update, Revisions to Ensure Consistency with Other Codes	█	█	█	█					
A-13	13	Miscellaneous Clerical Errors									
A-24	14	Emergency Housing Ordinance: Permitting Criteria Flexibility	█	█							
A-26		Transfer & Purchase of Development Rights Programs <i>*(Previously part of CPA-16)</i>	█	█							

# What's new for 2022-2023?

- Of the 34 items, **11** are new – **23** are carryovers from previous official dockets
- 7 new proposals are comp plan amendments

Countywide Study  
of Industrial Lands

**Attachments pg. 8**

Pogue: Site  
Specific Land Use  
and Rezoning  
Amendment

**Attachments pg. 11**

Black Lake Quarry: Site  
Specific Land Use and  
Rezoning Amendment,  
& code amendment to  
TCC 20.29

**Attachments pg. 12**

Bressi: Site  
Specific Land Use  
and Rezoning  
Amendment

**Attachments pg. 13**

MC Construction:  
Site Specific Land  
Use and Rezoning  
Amendment

**Attachments pg. 14**

Bar Holdings: Site  
Specific Land Use  
and Rezoning  
Amendment

**Attachments pg. 15**

Scott: Site Specific  
Land Use and  
Rezoning  
Amendment

**Attachments pg. 16**



# What's new for 2022-2023?

- Of the 34 items, **11** are new – **23** are carryovers from previous official dockets
- 4 proposals are development code amendments

Resource Use Title  
Notice for Designated  
Resource Lands  
(carryover from  
preliminary)

**Attachments pg. 30**

Clarification on  
Expansion of Non-  
conforming non-  
residential uses

**Attachments pg. 31**

Update Sign  
Board Posting  
Procedures

**Attachments pg. 32**

Natural Landmark  
Program  
(carryover from  
preliminary)

**Attachments pg. 37**

# Next Steps

- **Direct staff to set the 20-day written comment period on preliminary dockets (Requested by: 1/18/2022)**
- Following the written comment period
  - Staff will schedule follow up briefs to review comment
  - BoCC can eliminate proposals or select proposals for the Official Dockets
  - Official Dockets will be formally adopted
  - BoCC can establish priorities of Officially Docketed Items



# Thank you!

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