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**COMMUNITY PLANNING &
ECONOMIC DEVELOPMENT DEPARTMENT**

Joshua Cummings, Director

Creating Solutions for Our Future

August 7, 2019

Thurston County Board of Commissioners
2000 Lakeridge Drive SW
Olympia, WA 98502

**SUBJECT: Planning Commission Recommendation on Core Elements of the
Comprehensive Plan Periodic Update**

Dear Commissioners,

The Thurston County Planning Commission has completed their review of the core elements of the Comprehensive Plan Periodic Update. The core elements are within the Scope of Work for the Comprehensive Plan Periodic Update, which is Item #1 on the 2018/2019 Comprehensive Plan Amendment Docket. The core elements include chapters 1-10, 12, related maps, Chapter 13 Glossary and appendices A-F; related amendments to the Thurston County Code NEW Chapter 20.64 and other associated code changes to Chapters 20.54, 20.03, and 20.37 of the Thurston County Code to implement the Major Educational Institution land use designation; and a land use amendment and associated rezone for the Evergreen State College; and to affirm no changes are needed to comply with state law for Manufactured Housing.

Under Washington's Growth Management Act (RCW 36.70A.130), counties and cities are required to periodically conduct a review of their Comprehensive Plan and development regulations to bring them in line with relevant changes to the GMA and to update goals and policies based on changes to land use and population growth. Thurston County's Comprehensive Plan was first adopted in 1975, and the last major update was in 2004, adopted with Resolution 13234. Thurston County's periodic update was due June 30, 2016.

Community Planning conducted a targeted approach to review the Comprehensive Plan as part of the Comprehensive Plan Periodic Update. This update focuses on completing required elements of the plan, updating the plan for consistency and compliance with state law, and includes a few strategic optional updates that focus on addressing current information and needs within the County, consistent with the Scope of Work approved by the Board of County Commissioners under Resolution 15436, February 14, 2017. This Scope of Work was split into core and continuing items in May 2019 in an effort to progress items of the Comprehensive Plan Periodic Update that are ready to proceed, and to allow further public review for other continuing items.

The Planning Commission was initially briefed by staff on the core items of the Comprehensive Plan Periodic Update on May 16, 2018. The Planning Commission held a total of fourteen work sessions on the topic, one public hearing, and three follow-up work sessions after the public hearing. Legal notice scheduling a public hearing was published on June 18, 2019. A public hearing was held on July 10, 2019. Approximately 14 people attended the hearing, and 60 written comments were submitted. A post-hearing work session was held immediately following the public hearing and continued on July 24 and August 7. Based on public comment received, the following changes were made to the draft comprehensive plan chapters, and are reflected in the Planning Commission recommendation draft:

- **Chapter 3** – USDA Agricultural Census Data updated to 2017; text edits to conservation tools for consistency and clarity; Goal 1, Objective A, Policy 7 revised
- **Chapter 8** – USDA Agricultural Census Data updated to 2017
- **Chapter 9** – Climate change background edited; text edits to conservation tools for consistency and clarity; New policy on climate change added – goal 6, objective 1, policy 6

The following is a recommendation from the Planning Commission on the Comprehensive Plan Amendment 2018/2019 Docket Item #1 Comprehensive Plan Periodic Update (core elements).

The Planning Commission recommends approval of amendments to Chapters 1-10, Chapter 12, related maps I-1 Thurston County Jurisdiction, I-2 Physiography, I-3 Existing Land Uses, L-1 Future Land Use, L-3 Military Impact Areas, L-3 Airport Noise Impact, N-1 Long Term Agriculture and Forestry, N-3 Mineral Resource Inventory, T-1 Federal Functional Classification, T-2 County Functional Classification, T-2a Grand Mound Functional Classification, T-3 Transit Routes, T-4 Existing and Planned Bicycle and Multiuse Trail Facilities, T-5 Rail, Port and Airport Facilities, T-6 2015 Modeled Traffic Volumes, T-7 2040 Modeled Traffic Volumes, T-8 Freight and Goods Transportation System, T-9 Level of Service Standard, T-10 2040 Level of Service Projections, U-1 Water, Sewer and Solid Waste, E-1 Water Resource Inventory Areas, E-2 Lands for Public Purposes, E-3 Open Space Tax Land, H-1 Historic Sites , Chapter 13 Glossary, and appendices A through F of the Comprehensive Plan as part of the Comprehensive Plan Periodic Update; and to recommend approval of related amendments to the Thurston County Code NEW Chapter 20.64 and other associated code changes to Chapters 20.54, 20.03, and 20.37 of the Thurston County Code to implement the Major Educational Institution land use designation; and to recommend approval of a land use amendment and associated rezone for the Evergreen State College; and to affirm no changes are needed for Manufactured Housing; and to recommend that Chapter 4 Housing is closely reviewed and commented on by the county’s Homeless Coordinator to ensure that the discussion of goals and policies on homelessness response reflect the county’s commitment to the issue and its’ other planning efforts.

On August 7, 2019, the Planning Commission voted unanimously (8-0) in favor of the attached recommendation, with Planning Commissioner Raul de Leon absent. In formulating its recommendation, the Planning Commission has considered the requirements in the Growth Management Act under RCW 36.70A and WAC 365-196, Thurston County’s County Wide Planning Policies as amended, other applicable state laws, public testimony, and local circumstances. The Planning Commission recommends approval of the core items of the Comprehensive Plan Periodic Update amendment with the following findings.

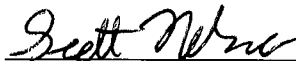
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Findings:

1. The proposed amendments are consistent with the Growth Management Act 36.70A RCW.
2. The proposed amendments are consistent with the Thurston County County-Wide Planning Policies.
3. The Thurston County Planning Commission held a duly noticed public hearing on July 10, 2019 as required by Thurston County Code Chapter 2.05 Growth Management Public Participation.
4. Both the Planning Commission and Community Planning and Economic Development staff had previously requested specific review of Chapter 4, and review and comment was not received in a timely manner for this action.

Thank you for the opportunity to review proposed amendments to the core elements of the Comprehensive Plan Periodic Update. If you have any questions, please feel free to contact me.

Sincerely,



Scott Nelson, Chair

Attachments:

Draft Amendments (core items) for the Comprehensive Plan Periodic Update – clean
Draft Amendments (core items) for the Comprehensive Plan Periodic Update – redline
Draft Maps
Proposed NEW TCC 20.64 and associated code amendments
Map Detail of Proposed Land Use Amendment for the Evergreen State College

CC: Thurston County Planning Commission Members
Ramiro Chavez, County Manager
Joshua Cummings, Director
Travis Burns, Deputy Prosecuting Attorney

