MEMORANDUM

TO: Thurston County Planning Commission

FROM: Maya Teeple, Associate Planner

DATE: July 24, 2019

SUBJECT: Comprehensive Plan Update: Follow-Up Items from Public Hearing Comments

Northpoint/Maytown Project - Overview & Status

Many oral comments received at the July 10, 2019 Planning Commission hearing were regarding warehousing and industrial uses in Thurston County, and some more specifically regarding the consideration of the Northpoint/Maytown project. Below is an overview of that project and the status as of today:

The Northpoint/Maytown project is a citizen application for a Comprehensive Plan Amendment. An application was received in February 14, 2019 for a comprehensive plan amendment/land use amendment with associated rezone for parcel 12502340100, approximately ±750 acres in the center of Thurston County at the Maytown Rd. and Tilley Rd intersection. The request in the application is to amend the land use of the property from R 1/20 to Rural Resource Industrial.

At this time, this citizen application for amendment is not on the Official Comprehensive Plan Amendment docket. It is not part of the Comprehensive Plan Periodic Update. The only proposed land use change subject to the July 10, 2019 Planning Commission hearing is for The Evergreen State College, from RRR 1/5 to MEI. This can be viewed on the Future Land Use Map, L-1.

In 2020, the Board of County Commissioners will consider adding projects received by November 15, 2019 from the preliminary docket to the Official Comprehensive Plan
Docket for 2020. A 20-day written comment period is held before any new items are added to the Official Docket. A full PDF outline of the process steps available online.

Other comments more generally discussed industrial uses and warehousing within the County. An update and consideration of these uses and policies was not part of the 2017 Scope of Work, adopted with Resolution #15436 (Attachment A). However, general language on these uses does exist within the Comprehensive Plan. Policies and content that relate to warehousing and industrial uses are discussed below:

- Rural Resource Industrial (RRI) land use designations are discussed in Chapter 2 – Land use. The Rural Resource Industrial designation (p. 2-35 redline) has no proposed changes and is not part of the current Scope of Work.
- Existing policies around industrial uses include:
  - Chapter 2 – Policies industry/land use related
    - Chapter 2 – Goal 2, Objective C, Policy 8 (p. 2-53 redline), unchanged
  - Chapter 5 – Policies industry/transportation related
    - Chapter 5 – Goal 5, Objective A, Policy T.5A.1 and T.5A.3, new policies
  - Chapter 8 – Policies industry/economic related
    - Chapter 8 – text around industrial uses in rural areas (p. 8-25, redline)
    - Chapter 8 – Goal 1, Objective A, Policy 5 (p. 8-46, redline), unchanged
    - Chapter 8 – Goal 1, Objective C, Policy 1 (p. 8-47, redline), unchanged
    - Chapter 8 – Goal 1, Objective D, Policy 3-8, 10 (p. 8-48, redline), unchanged except for policy 7
    - Chapter 8 – Goal 1, Objective F, Policy 4 (p. 8-51, redline), unchanged
  - Chapter 9 – Policies industry/environment related
    - Chapter 9 – Goal 3, Objective 1, Policy 12 (9-34, redline), unchanged
    - Chapter 9 – Goal 6, Objective 1, Policy 5 (9-40, redline) new policy
    - Chapter 9 – Goal 8, Objective 1, Policy 4 (9-49, redline), unchanged

**Targeted Outreach Regarding Chapter 3 – Natural Resources and Chapter 4 - Housing**

Community Planning staff conducted outreach throughout the Comprehensive Plan Periodic Update process. This involved taking and considering comments from citizens, doing targeted outreach to stakeholder groups and citizen advisory committees.

The tables below are not intended to be a comprehensive list of public comments, but instead reflect coordination efforts and communication with major stakeholders for the specific topic. For a full list of public comment on core items of the Comprehensive Plan Periodic Update, please refer to the public comment matrix.
### Table 1: Targeted Outreach on Chapter 3

<table>
<thead>
<tr>
<th>Date</th>
<th>Participant</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>8/27/2017</td>
<td>South Sound Community Farmland Trust</td>
<td>Shared comments on Ch. 3, agriculture specific</td>
</tr>
<tr>
<td>9/25/2017</td>
<td>WSU Extension Office</td>
<td>Discussed timeline, Scope of Work (SOW), and data/info for Ch. 3, agriculture specific</td>
</tr>
<tr>
<td>9/28/2017</td>
<td>Agriculture Advisory Committee</td>
<td>General timeline and SOW update</td>
</tr>
<tr>
<td>11/5/2017</td>
<td>South Sound Community Farmland Trust</td>
<td>Submitted written comments (#101 in matrix) on Ch. 3, agriculture. Some proposed edits made in text.</td>
</tr>
<tr>
<td>1/3/2018</td>
<td>Mr. Bramwell – WSU Extension, County Extension Directory</td>
<td>Received an e-mail and responded with info regarding the tentative timeline, and that comments could be provided to Maya or Allison.</td>
</tr>
<tr>
<td>10/25/2018</td>
<td>Agriculture Advisory Committee</td>
<td>Update on the Comprehensive Plan Update and proposed changes to Ch. 3</td>
</tr>
<tr>
<td>3/1/2018</td>
<td>Mr. McIntosh – Agriculture Advisory Committee</td>
<td>Submitted comments by e-mail on agriculture related portion. Considered edits and reflected some in Chapter.</td>
</tr>
<tr>
<td>1/14/2019</td>
<td>Mr. Bramwell – WSU Extension, County Extension Directory</td>
<td>Notified that full draft of Chapter 3 is online for public review and that an upcoming planning commission meeting is scheduled to discuss chapter 3.</td>
</tr>
<tr>
<td>1/27/2019</td>
<td>South Sound Community Farmland Trust</td>
<td>Submitted written comments (#1922 in matrix) on Ch. 3, agriculture. Some proposed edits made.</td>
</tr>
<tr>
<td>3/28/2019</td>
<td>Agriculture Advisory Committee</td>
<td>Update on Chapter 3, specific to mineral lands and agriculture</td>
</tr>
<tr>
<td>4/23/2019</td>
<td>Agritourism Advisory Committee</td>
<td>General Comprehensive Plan Update, specific info on ag in chapter 3 and 8</td>
</tr>
<tr>
<td>6/25/2019</td>
<td>Mr. Bramwell – WSU Extension, County Extension Directory</td>
<td>Notified that the core comprehensive plan and chapter 3 is open for public comment.</td>
</tr>
<tr>
<td>7/8/2019</td>
<td>South Sound Community Farmland Trust</td>
<td>Submitted written comments (#1939 in matrix) on Ch. 3, agriculture.</td>
</tr>
</tbody>
</table>

### Table 2: Targeted Outreach on Chapter 4

<table>
<thead>
<tr>
<th>Date</th>
<th>Participant</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>11/20/2017</td>
<td>Housing Action Team – Homeless Housing Hub</td>
<td>Suggestions for content on homeless housing.</td>
</tr>
<tr>
<td>4/5/2018</td>
<td>Community Forum &amp; Conversation</td>
<td>Community forum on homeless issues countywide and affordable housing.</td>
</tr>
<tr>
<td>12/12/2018</td>
<td>Housing Action Team</td>
<td>Presentation on Housing Chapter.</td>
</tr>
<tr>
<td>2/7/2018</td>
<td>BoCC Planning Session – Housing and Homelessness</td>
<td>Community Planning staff presented on the Emergency Homeless Ordinance and updates to Chapter 4</td>
</tr>
<tr>
<td>3/1/2018</td>
<td>Keylee Marineau - PHSS Homeless Prevention Coordinator</td>
<td>Email sent regarding Chapter 4 review</td>
</tr>
<tr>
<td>3/28/2019</td>
<td>OMB Government Affairs</td>
<td>Presentation on Housing Chapter</td>
</tr>
<tr>
<td>7/10/2019</td>
<td>Keylee Marineau - PHSS Homeless Prevention Coordinator</td>
<td>Email sent regarding Chapter 4 review</td>
</tr>
</tbody>
</table>
Follow-up Regarding Public Comments on Agriculture - Chapter 3 & Chapter 8

Public Comment - Evaluation of Long-Term Agriculture Designation, Ch.3

Many comments received for the July 10, 2019 Planning Commission public hearing on the core items of the Comprehensive Plan Periodic Update requested that Thurston County staff review the Long-Term Agriculture designation criteria, reduce the minimum parcel size for LTA from 20 acres to 5 acres in an effort to protect small farms, and conduct a cost-study analysis to compensate landowners for change in value to their land if designated LTA.

A review and update to the designation criteria for agricultural lands of long-term commercial significance was proposed as an optional update to the Board of County Commissioners during the development of the original Scope of Work (BoCC Briefing June 22, 2016). This optional update was not part of the adopted Scope of Work for the Comprehensive Plan Periodic Update (Resolution #15436, Attachment A).

Public Comment - Suggested Policy Language, Ch. 3

Many comments requested addition of policy language within Chapter 3 that covers 1) cost-study, 2) parcel size for LTA, and 3) food security, climate change, and habitat. Below is a summary of main suggested policy additions (see comment #1943 from South of the Sound Community Farmland Trust) from comments received for the July 10, 2019 planning commission public hearing.

- Add a goal to “Designate additional farmland under LTA/NA”.
  - Cost-Study: “Conduct an assessment of the cost to compensate farmland owners for the change in their value of their land if designated as LTA/NA. Set the date of the study for completion before policy changes to zoning is next under consideration by the Planning Commission.”
  - Parcel Size 5-Acres: “Lower the eligible parcel size for consideration for LTA/NA to 5 acres.”
  - Weigh food security, climate change, and heritage: “In selecting new parcels, weigh more heavily factors such as food security in the face of climate change or disruption of transportation systems and farming heritage.”
- Add policy language under the existing LTA/NA Goal 2, Objective A (p. 3-32, redline).
  - Use LTA/NA for farming: “Designated agricultural land of long-term commercial significance should be conserved for potential farming and the use of adjacent lands should not interfere with the use of these agricultural lands for farming. Adjacent lands should be zoned for compatible rural uses.”
  - Adequate buffer for LTA/NA: “New residential uses should be discouraged from locating near LTA/NA unless adequate buffering is provided by developers (or setbacks from common property lines).
An extensive review and update to policies related to the Long-Term Agriculture designation is not part of the approved scope of work for Comprehensive Plan Periodic Update.

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Many comments suggest the addition of specific language around Conservation Futures and the availability for agricultural-related projects. Conservation Futures is one of several funding mechanisms for conservation of agriculture and is discussed in Chapter 3 – Natural Resources and Chapter 9 – Environment, Recreation and Open Space.

Reference to Conservation Futures could be added (red text) to the following Agricultural Resources Goal 1, Objective A:

7. The County should work with conservation groups and commercial farmland owners to encourage participation in a voluntary Purchase of Development Rights (conservation futures, fee simple purchase, conservation easements, PDR and TDR) Programs for the conservation of agricultural and working lands.

This policy was edited in January 2019 to reflect comments received from citizens. This policy could be edited further (red text) at the request of the Planning Commission and public comment to include general language on Conservation Futures.

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Finally, some comments suggest addition of policy language within Chapter 8 on the Habitat Conservation Plan (HCP), agricultural processing, and direct sales.

- Policy language for the Habitat Conservation Plan will be evaluated at the time of which the HCP moves forward.
- Policy language that supports processing facilities is already proposed in the draft of Chapter 8 (Goal 1, Objective D, Policy 7, p. 8-48 redline).
- Policy language that supports direct sales is already proposed in the draft of Chapter 8 (Goal 1, Objective A, Policy 9, p. 8-45 redline), and in text of Chapter 3 (p. 3-4, redline).

**Options for the Planning Commission**

1. Amend language within Chapter 3 of the Thurston County Comprehensive Plan, Goal 1, Objective A, to include general reference to conservation futures?

2. Request in recommendation for the Comprehensive Plan Update that Thurston County Board of County Commissioners consider adding a review of the Long-Term Agriculture designation to the Comprehensive Plan Amendment Docket in 2020?
RESOLUTION NO. 15436

A RESOLUTION OF THE THURSTON COUNTY BOARD OF COMMISSIONERS, ADOPTING A SCOPE OF WORK AND PUBLIC PARTICIPATION PROGRAM FOR COMPLETING A PERIODIC UPDATE TO THE COMPREHENSIVE PLAN AND RELATED DEVELOPMENT REGULATIONS

WHEREAS, Thurston County is required to plan under Chapter 36.70A RCW, the Growth Management Act (GMA), which establishes statewide goals, guidelines, and procedural requirements to guide the development and implementation of long-range plans; and

WHEREAS, Thurston County has adopted County Wide Planning Policies to provide a framework and foundational policies for developing and adopting county and city comprehensive plans and development regulations, and for ensuring that city and county comprehensive plans are consistent as required in RCW 36.70A.100; and

WHEREAS, Thurston County has adopted Joint Plans with the cities of Lacey, Olympia, Tumwater, Yelm, Rainier, Tenino, and Bucoda, and made them a part of its Comprehensive Plan; and

WHEREAS, Thurston County first adopted a Comprehensive Land Use Plan in 1975 and completed its last periodic update in 2004 with Resolution No. 13234; and

WHEREAS, the GMA requires Thurston County to review and, if needed, revise its comprehensive land use plan and development regulations to ensure the plan and regulations comply with the requirements of that chapter; and

WHEREAS, by adopting a Scope of Work and Public Participation Plan, Thurston County demonstrates that it is making substantial progress toward complying with the GMA-required update; and

WHEREAS, GMA requires a public participation program be established for amendments to the Comprehensive Plan and development regulations; and

WHEREAS, the Thurston County Code Chapter 2.05 establishes minimum requirements for public participation measures actions related to GMA; and

WHEREAS, a public participation program has been developed to provide the public with opportunities for early and continuous public participation throughout the Comprehensive Plan amendment process;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THURSTON COUNTY, AS FOLLOWS:

SECTION 1. ADOPTION OF SCOPE OF WORK AND PARTICIPATION PROGRAM. The Scope of Work and Public Participation Plan, attached hereto as Attachment A and B respectively, are hereby approved as the basis for developing amendments for the Comprehensive Plan and related development regulations.

SECTION 2. SEVERABILITY. If any section, subsection, sentence, clause, phrase or other portion of this resolution or its application to any person is, for any reason, declared invalid, illegal.
or unconstitutional in whole or in part by any court or agency of competent jurisdiction, said decision shall not affect the validity of the remaining portions hereof.

SECTION 3. EFFECTIVE DATE. This resolution shall take effect immediately upon adoption.

ADOPTED: February 14, 2017

ATTEST:

BOARD OF COUNTY COMMISSIONERS
Thurston County, Washington

APPROVED AS TO FORM:

JON TUNHEIM
PROSECUTING ATTORNEY
Travis Burns
Deputy Prosecuting Attorney
THURSTON COUNTY
COMPREHENSIVE PLAN UPDATE

SCOPE OF WORK

FEBRUARY 2017

INTRODUCTION

The Comprehensive Plan describes the long-term vision for Thurston County, looking ahead to set direction for the county's growth in the coming decades. It contains common goals that guide development within the county, including in the areas of land use, environment, transportation, public health, economic development and resource use.

Communities planning under the Washington Growth Management Act (GMA) are required to periodically conduct an update of their comprehensive plan and development regulations. This document serves as a strategy guide for Thurston County's Comprehensive Plan update process.

APPROACH

The Board of County Commissioners directed staff to take a targeted approach to updating the Comprehensive Plan that focuses on completing required elements of the plan to ensure compliance with state law, and includes a few strategic optional updates that focus on addressing current information and needs within the county.

The State Department of Commerce has produced a checklist which is the measure by which it will determine whether the County is in compliance with GMA update requirements. Staff have reviewed that checklist along with other relevant information to develop this scope of work. The 2014 Buildable Lands Report completed by Thurston Regional Planning Council provides the basis for population and development estimates that will be used to inform the update. The update also will be guided by the County Wide Planning Policies, which were first adopted in 1992 and last revised in 2015.

In addition, the Comprehensive Plan update will be guided by the following principles:

- Focus on completing required updates to bring the plan into compliance with state law
THURSTON COUNTY COMPREHENSIVE PLAN UPDATE: SCOPE OF WORK

- Capitalize on existing work in the region, rather than re-inventing new processes
- Create accountability for included goals and policies, by establishing performance measures to track the plan's implementation
- Incorporate updated information and policies to support economic development
- Consider the value of ecosystem services in policy decisions
- Consider and address impacts from climate change and incorporate adaptation strategies
- Communicate broadly; reach out to groups in all segments of the county
- Provide information throughout the update that is engaging and readily understandable

The updated plan will consider growth over a 20-year planning horizon, projecting out to 2035.

WORK PROGRAM

This section outlines the basic tasks included in the Comprehensive Plan Update. The deliverables and timelines are based on estimates to complete required elements of the update, and are subject to change depending on the final work plan approved by the Board.

The update will follow three general phases:

**Phase 1**  
**Initial Outreach and Internal Review**  
**January – August 2017**

Thurston County Long Range Planning staff will solicit early input from the public, community groups, and interested parties on elements of the comprehensive plan, and review planning documents and development regulations for GMA compliance consistent with the tasks outlined in this Scope of Work. Staff will prepare an initial draft of updated plans.

**Phase 2**  
**Planning Commission Review**  
**September 2017 – February 2018**

Proposed revisions will be reviewed by the Thurston County Planning Commission, and a recommendation made to the BoCC, following a duly noticed public hearing. All Planning Commission meetings are open to the public.

**Phase 3**  
**Board of County Commissioners Review and Adoption**  
**January – September 2018**

Planning Commission and staff recommendations on the update will be reviewed by the BoCC. Final revisions will be adopted by ordinance of the BoCC, following a duly noticed public hearing.
THURSTON COUNTY COMPREHENSIVE PLAN UPDATE: SCOPE OF WORK

TASKS

1. Project Management:
This task includes oversight and direction of the entire update process, including each of the below stated tasks. This task ensures consistent coordination and communication throughout the project, and provides for the public interface for the update. This task will be on-going through adoption of the updated plan.

2. Public Outreach
The GMA requires early and continuous public participation in the Comprehensive Plan update. This task includes the development of a Public Participation Plan, and the implementation of that plan.

Deliverables:  
- Public Participation Plan for adoption by Resolution  
  Feb/March 2017
- Quarterly Public Participation Reports/Updates  
  Ongoing

3. Goal and Policy Review and Revision
This task includes review of all existing goals and policies to ensure that those included in the updated plan are based on the most current information, and are relevant and meaningful.

Deliverables:  
- Internal review of Goals and Policies for fitness  
  June 2017
- Revised Goals and Policies for PC Review  
  September 2017
- Final Goals and Policies for BoCC Review  
  July 2018

4. Code Review and Revision
This task includes review of relevant development codes.

Deliverables:  
- Revised codes for PC Review  
  November 2017
- Final codes for BoCC Review  
  September 2018

5. Joint Plans Review and Revision
This task updates the Joint plans currently adopted by Thurston County, in consultation with the relevant jurisdictions: Lacey, Olympia, Tumwater, Rainier, Tenino, and Yelm.

Deliverables:  
- Internal review joint plans  
  June 2017
- PC Review  
  December 2017
- Final Joint Plans for BoCC Review  
  January 2019

° Individual joint plans may move through the review process at earlier times.
THURSTON COUNTY COMPREHENSIVE PLAN UPDATE: SCOPE OF WORK

6. Map Revisions
This task includes coordination with GIS staff to update both the Comprehensive Plan and Zoning maps to correspond with the updated Comprehensive Plan.
Deliverables: Revised Draft Comprehensive Plan and Zoning Maps September 2017

7. Alternatives Analysis
This task includes crafting different development alternatives for review in the Environmental Impact Statement, if needed. These alternatives will be based on site specifics received, public input received, requests by Cities, and County-initiated proposals.
Deliverable: Three alternatives, including one no action alternative November 2017

8. Capital Facilities Plan
This task updates Thurston County's Capital Facilities investment program and its components for the preferred alternative. The CFP will comply with the requirements of RCW 36.70A.030(3), including the inventory of existing public facilities, forecast of future needs for public facilities, proposed capital improvements with financing plan, and recommended goals and policies.
Deliverables: 2017-2036 CFP December 2017
2018-2037 CFP December 2018

9. SEPA and Environmental Impact Statement (EIS)
This task will ensure compliance with State Environmental Policy Act (SEPA) act review requirements (WAC 197-11). SEPA review is anticipated to occur via a determination of significance and preparation of an Environmental Impact Statement (EIS), if necessitated by proposed changes.
Deliverables: Draft EIS January 2018
Final EIS September 2018

REVIEW TASKS
The following tasks will be considered as part of the overall update; these include required provisions to bring the county's comprehensive plan and development regulations into compliance with state law and recent court rulings. All plan elements will be reviewed to ensure they are consistent with the County Wide Planning Policies, with each other, and coordinated with the plans of adjacent jurisdictions.
THURSTON COUNTY COMPREHENSIVE PLAN UPDATE: SCOPE OF WORK

COMPREHENSIVE PLAN

- Land Use Element
  - Update population projections, population densities, and building intensities based on future land uses
  - Update goals, policies, and objectives to be consistent with existing plans, policies, state law, and court rulings
  - Update future land use map showing city limits and urban growth areas (UGAs)
  - Include planning approaches that increase physical activity (evaluate whether provisions in Health chapter are sufficient)
  - Review/update policies and land use standards to discourage siting of incompatible uses adjacent to Joint Base Lewis McCord (JBLM)
  - Review provisions for protection of the quality and quantity of groundwater used for public water supplies
  - Review identification of lands useful for public purposes
  - Review/update identification of open space corridors within and between UGAs
  - Add references to the Voluntary Stewardship Program in relation to critical area protections
  - Review/revise provisions for Institutional Zone

  NOTE: Substantial updates to the land use element and zoning designations will be held until the completion of the county's South Puget Sound Prairie Habitat Conservation Plan. This plan is scheduled to be completed in 2018.

- Natural Resource Element
  - Update goals, policies, and objectives to be consistent with existing plans, policies, state law, and court rulings
  - Update map of designated mineral lands, based on adopted criteria
  - Review and update policies for agriculturally designated lands limiting nonagricultural uses
  - Review and update Long-Term Forestry designations

- Housing Element
  - Update goals, policies, and objectives to be consistent with existing plans, policies, state law, and court rulings
  - Update inventory and analysis of existing and projected housing needs
  - Review policies related to affordable housing program
  - Ensure manufactured housing is not regulated differently than site built housing
  - Develop provisions for Accessory Dwelling Units
THURSTON COUNTY COMPREHENSIVE PLAN UPDATE: SCOPE OF WORK

- Utilities Element
  - Update goals, policies, and objectives to be consistent with existing plans, policies, and state law
  - Update locations and capacity of existing and proposed utilities

- Rural Element
  - Update goals, policies, and objectives to be consistent with existing plans, policies, and state law
  - Review/update analysis to provide a variety of rural densities
  - Identify policies that limit urban services in rural areas
  *Note: Thurston County’s Rural Element currently is included in the Land Use chapter*

- Transportation Element
  - Update goals, policies, and objectives to be consistent with existing plans, policies, and state law
  - Updated inventory of transportation facilities and services
  - Updated forecast of traffic and projection of state and local needs to meet transportation demands
  - Review/update level of service (LOS) standards
  - Identification of actions to bring locally-owned transportation facilities and services to established LOS
  - Review required pedestrian and bicycle components

- Health Element*
  - Review and revise, incorporating information and data from Sustainable Thurston and Thurston Thrives, including the Community Design, Health, and Nutrition strategies.

JOINT PLANS
- Update joint plans for Olympia, Lacey, Tumwater, Yelm, Tenino, and Rainier based on each city’s approved comprehensive plan

DEVELOPMENT REGULATIONS
- Review/Update Forest Practice Conversion regulations
- Boundary Line Adjustment Standards
THURSTON COUNTY
COMPREHENSIVE PLAN UPDATE

PUBLIC PARTICIPATION PLAN

FEBRUARY 2017

Thurston County is commencing a multiyear review of its comprehensive plan. Communities planning under the Washington Growth Management Act (GMA) are required to periodically update their comprehensive plan and development regulations to bring them up to date with changes to state law and respond to new information about land use and population growth. This document lays out a plan for encouraging involvement of citizens in the update process.

The Comprehensive Plan represents Thurston County's vision for the character of our community. The plan establishes a general blueprint for future housing, economic development, population and employment growth, natural resource protection and capital facilities. The plan also provides guidance and policies to manage development over the next twenty years and is the primary guiding document for capital investments.

Public participation is an integral part of the planning process. Early and continuous public participation brings diverse viewpoints and values into the decision-making process and enables the County to make more informed decisions. These collaborative efforts build mutual understanding and trust between the County and the public they serve. The goal of this Public Participation Plan is to provide all residents, property owners, business owners, and other stakeholders, an opportunity to understand and participate in the Comprehensive Plan update process.

"Each county and city that is required or chooses to plan under RCW 36.70A.040 shall establish and broadly disseminate to the public a public participation program identifying procedures providing for early and continuous public participation in the development and amendment of comprehensive land use plans and development regulations implementing such plans. The procedures shall provide for broad dissemination of proposals and alternatives, opportunity for written comments, public meetings after effective notice, provision for open discussion, communication programs, information services, and consideration of and response to public comments."

RCW 36.70A.140
THURSTON COUNTY COMPREHENSIVE PLAN UPDATE: SCOPE OF WORK

- Zoning Code
  - Standards for family daycare providers
  - Manufactured housing regulated the same as site built housing
  - Allowances for accessory dwelling units
  - Standards compatible with JBLM
  - Review for a variety of rural densities
  - Review that zoning is consistent with natural resource lands designations, including limiting nonagricultural uses on agricultural lands
  - Wireless providers
  - Develop standards for Institutional Zone

- Other, as necessitated by changes to other areas of the Comprehensive Plan or Joint Plans

*Item was specifically approved by Thurston County Board of Commissioners in the 2017/2018 Budget.
OBJECTIVES

- Provide opportunities for the public to shape Thurston County’s future by seeking input and ideas about how the county should grow over the next 20 years
- Seek input from a broad range of individuals and community groups
- Solicit feedback early in the update process, and at strategic points throughout
- Provide information that is engaging and readily understandable
- Focus community input around targeted update tasks
- Provide information to help the public understand the laws and regulations that shape Comprehensive Planning and the update process
- Ensure elected officials and staff are aware of and understand community viewpoints and concerns that relate to the Comprehensive Plan update

SCOPE OF WORK

The Board of County Commissioners (BoCC) directed staff to take a targeted approach to updating the Comprehensive Plan that focuses on completing required elements of the plan to ensure compliance with state law, and includes a few strategic optional updates that focus on addressing current information and needs within the county. The tasks included in this approach are listed in the approved Scope of Work adopted by the Board on February 14, 2017.

The update will follow three general phases:

**Phase 1  Initial Outreach and Internal Review  January – August 2017**

Thurston County Long Range Planning staff will solicit early input from the public, community groups, and interested parties on elements of the comprehensive plan, and review planning documents and development regulations for GMA compliance consistent with the tasks outlined in the Scope of Work. Staff will prepare initial draft documents.

**Phase 2  Planning Commission Review  September 2017 – February 2018**

Proposed revisions will be reviewed by the Thurston County Planning Commission (PC), and a recommendation made to the BoCC, following a duly noticed public hearing. All Planning Commission meetings are open to the public.
THURSTON COUNTY COMPREHENSIVE PLAN UPDATE
PUBLIC PARTICIPATION PLAN

Phase 3 BoCC Review and Adoption January – September 2018

Planning Commission and staff recommendations on the update will be reviewed by the BoCC. Final revisions will be adopted by ordinance of the BoCC, following a duly noticed public hearing. This phase includes required 60-day notice of Adoption to the Department of Commerce, as well as review and comment periods required under the State Environmental Policy Act (SEPA).

PUBLIC INVOLVEMENT/OUTREACH OPPORTUNITIES

Written Comments: Written comments will be accepted by mail or email throughout the update process. There will be a minimum of two specified comment periods prior to public hearings held before the Planning Commission and Board of County Commissioners.

Community Group Presentations: County staff will reach out to a variety of community groups and stakeholders to provide background information on the update, solicit input, or give presentations focused on specific topic or general project. This outreach will be concentrated in Phase 1, with follow-up presentations as needed throughout the update.

Public Workshops/Open Houses: The County will hold public meetings in addition to required public hearings to provide background information and receive comments and feedback from property owners, residents and stakeholders in the area. Workshops focused around specific topic areas will be concentrated in Phases 1 and 2. Open Houses with general information on the update drafts may be scheduled to precede public hearings.

Planning Commission Meetings: The County will hold a series of work sessions with the Planning Commission during Phase 2 of the update. The Planning Commission is a nine-member advisory board to the Board of County Commissioners representing the interests of the citizenry and community. Regular Planning Commission meetings are held on the first and third Wednesdays of every month at 6:30 pm in Building 1, Room 152 at 2000 Lakeridge Dr SW in Olympia. Planning Commission meetings may be scheduled for additional times and locations, as needed during the update. All Planning Commission meetings are open to the public.

Public Hearings: The County will hold a minimum of two public hearings during the update process: one before the Planning Commission (Phase 2) and one before the Board of County Commissioners (Phase 3). Both oral testimony and written comments will be accepted at hearings. Separate hearings may be required for Joint Plans.
NOTIFICATION METHODS:

The following methods may be used as part of the public outreach program to ensure that a broad population is informed and has the opportunity to participate:

- **Website**: Maintain a web page dedicated to the Comprehensive Plan update that includes draft documents, maps, scope of work, meeting times and locations, staff contact information, and information on how to submit comments.

- **Social media**: Submit posts on the County and Long Range Planning Twitter accounts to inform of open house/workshop and public hearing times and locations, and other notices.

- **Media releases**: Issue press releases and advertise public meetings in the newspaper of record. Encourage coverage of the update via a variety of media outlets, including *The Olympian, Nisqually Valley News, Thurston Talk, and TCTV*.

- **Email notice to interested parties**: Maintain a list of interested members of the public and stakeholders who will be notified of meetings and other information related to the update process via email.

- **Notice Boards**: Post public notices identifying public hearing times and locations, as well as information on how to provide comment.

Errors in exact compliance with this specific public participation program shall not constitute grounds for invalidation of any comprehensive plan amendment, development regulation, or other legislation adopted under this chapter so long as the spirit of the procedures is observed, unless otherwise provided by state or federal law.
<table>
<thead>
<tr>
<th>Phase</th>
<th>Public Involvement Events and Activities</th>
<th>Input captured in</th>
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</thead>
</table>
| 1                   | • Website update  
• Community group outreach meetings  
• Stakeholder outreach  
• Open Houses for general public to introduce Plan update, opportunities and challenges for development | • Meeting summaries  
• Open House and online comment sheet  
• Comments via mail and email |
| Initial Outreach    |                                                                                                          |                                                       |
| Spring 2017         |                                                                                                          |                                                       |
| 2                   | • Website update  
• Draft plan overview presentations to PC and BoCC  
• Draft plan available online and in county offices for public review and comment  
• Draft plan overview presentations with interested community/stakeholder groups  
• PC work sessions and Hearings | • Comments via mail and email  
• Meeting summaries  
• Public testimony |
| Draft Plan Review   |                                                                                                          |                                                       |
| Fall 2017 – Winter  |                                                                                                          |                                                       |
| 2018                |                                                                                                          |                                                       |
| 3                   | • Website update  
• BoCC work sessions  
• Open House  
• BoCC Hearings | • Comments via mail and email  
• Public testimony |