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**COMMUNITY PLANNING &
ECONOMIC DEVELOPMENT DEPARTMENT**

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Creating Solutions for Our Future

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

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

Table 2: Targeted Outreach on Chapter 4

Date	Participant	Notes
11/20/2017	Housing Action Team – Homeless Housing Hub	Suggestions for content on homeless housing.
4/5/2018	Community Forum & Conversation	Community forum on homeless issues countywide and affordable housing.
12/12/2018	Housing Action Team	Presentation on Housing Chapter.
2/7/2018	BoCC Planning Session – Housing and Homelessness	Community Planning staff presented on the Emergency Homeless Ordinance and updates to Chapter 4
3/1/2018	Keylee Marineau - PHSS Homeless Prevention Coordinator	Email sent regarding Chapter 4 review
3/28/2019	OMB Government Affairs	Presentation on Housing Chapter
7/10/2019	Keylee Marineau - PHSS Homeless Prevention Coordinator	Email sent regarding Chapter 4 review

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.

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.

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?

February 2017

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.

February 2017

**THURSTON COUNTY COMPREHENSIVE PLAN UPDATE
PUBLIC PARTICIPATION PLAN**

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.

February 2017

**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.

February 2017

**THURSTON COUNTY COMPREHENSIVE PLAN UPDATE
PUBLIC PARTICIPATION PLAN**

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.

February 2017

**THURSTON COUNTY COMPREHENSIVE PLAN UPDATE
 PUBLIC PARTICIPATION PLAN**

Phase	Public Involvement Events and Activities	Input captured in
<p>1 Initial Outreach Spring 2017</p>	<ul style="list-style-type: none"> • Website update • Community group outreach meetings • Stakeholder outreach • Open Houses for general public to introduce Plan update, opportunities and challenges for development 	<ul style="list-style-type: none"> • Meeting summaries • Open House and online comment sheet • Comments via mail and email
<p>2 Draft Plan Review Fall 2017 – Winter 2018</p>	<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • Comments via mail and email • Meeting summaries • Public testimony
<p>3 Adoption 2018</p>	<ul style="list-style-type: none"> • Website update • BoCC work sessions • Open House • BoCC Hearings 	<ul style="list-style-type: none"> • Comments via mail and email • Public testimony