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**COMMUNITY PLANNING &
ECONOMIC DEVELOPMENT DEPARTMENT**

Joshua Cummings, Director

Creating Solutions for Our Future

MEMORANDUM

TO: Thurston County Planning Commission
City of Olympia Planning Commission

FROM: Leah Davis, Associate Planner
Maya Teeple, Senior Planner

DATE: October 26, 2022

SUBJECT: **Docket Item CPA-1, Olympia Joint Plan**

Planning Commission Requests

The Planning Commission reviewed the Olympia Joint Plan at a work session on October 11, 2022, and had the following requests:

- Add language on agricultural protection
- Show substantive differences from 2004 Olympia Joint Plan

Summary of Changes

The following changes will be included in the draft that is released for the Joint Planning Commission Public Hearing.

Amended language regarding Transfer of Development Right (TDR)

Goal 2 in the natural Environment chapter has the following policy amendments:

GN2 Land is preserved and sustainably managed.

PN2.1 Acquire and preserve land by a set of priorities that considers environmental benefits, such as agriculture, stormwater management, wildlife habitat, or access to recreation opportunities.

PN2.2 Preserve land when there are opportunities to make connections between healthy systems; for example, land parcels in a stream corridor.

PN2.3 The county should continue to develop innovative strategies, like Transfer of Development Rights (TDR), to encourage conservation of agriculture.

PN2.4 Purchase of Development Rights (PDR) and Transfer of Development Rights (TDR) programs should be utilized as incentives for farmers.

Revised Language around Affordable Housing

Citizen comment received on October 11, 2022, highlights historical background information around housing that is included in the plan but is so outdated it is no longer relevant. Staff will update language around affordable housing and include updated information from recent studies in the public hearing draft.

Substantive Changes from 2003 Joint Plan

The most recent major update to the Olympia Joint Plan took place in 2003 as part of the periodic update cycle. Minor updates have been made since the 2003 update to future land use, transportation, housing, utilities, and parks and open space chapters. One entirely new chapter, Economy, has been added since 2003. However, the goals and policies from 2003 are not relevant to current conditions or the updated Comprehensive Plans for Olympia and Thurston County

In the past, the County adopted joint plans by adopting the Comprehensive Plan for the respective city and placing an asterisk next to policies applied for the urban growth area. With this update, the most recent City of Olympia Comprehensive Plan (2021) has been taken and rewritten so that it reads as a standalone planning document for the Urban Growth Area, and keeps policies relevant for that area while eliminating those that are city-specific or do not affect the Urban Growth Area. All background information has been refreshed and updated for consistency with new studies and data, formatting has been revised, and vision and policies have been updated to include community feedback. Maps have been updated to reflect annexations and current boundaries.

Even with that, there are few substantive changes in the concepts and intent of the policies between the 2004 plan and the proposed update for 2022. Any substantial changes will be addressed in the October 26, 2022, Joint Planning Commission work session.

Tentative Schedule

Community Planning proposes the following as the schedule for review of this item:

- November 30 – Public Hearing and possible recommendation
- December 2022 – Joint Recommendation