Date: July 3, 2019

Public Hearing Date: July 10, 2019

Prepared by: Maya Teeple, Associate Planner
Ian Lefcourte, Associate Planner
Kaitlynn Nelson, Associate Planner

Proponent/Applicant: Thurston County
Community Planning and Economic Development

Proposal Description: Periodic update to amend the Thurston County Comprehensive Plan Chapters 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12; Appendices A, B, C, D, E, F; and Related Maps. Amend Title 20 Thurston County Code to include NEW zone and amend various sections to implement a Major Educational Institution zone; and affirm no changes are needed for Manufactured Housing.

Action Requested: Amend the Thurston County Comprehensive Plan to include the proposed changes.

Adopt the NEW 20.64 TCC and amend various sections of the Thurston County Code (Titles 20.54, 20.03, 20.37) to implement zoning standards for a major educational institution land use designation.

Amend the Land Use Plan of 999± acres of the Evergreen State College (12806410100, 12806410000, and 12807221100) from RRR 1/5 to MEI (new proposed code) and rezone appropriately.

Location: Countywide

☐ Map Changes ☐ Text Changes ☒ Both ☒ Affects Comprehensive Plans/documents
☒ Affected Jurisdictions: Thurston County
ISSUE:
Thurston County’s Comprehensive Plan is the guiding document that lays out how the county will
grow and change over the next 20 years. 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. The main portion of the plan addresses the unincorporated areas of Thurston County, but
the Plan also includes Subarea Plans for the communities of the Nisqually Valley, Rochester, and
Grand Mound, as well as the Joint Plans with the cities of Olympia, Lacey, Tumwater, Yelm,
Tenino, Rainier, and Bucoda that guide the urban growth areas (UGA).

This hearing is to consider amendments to the following portions of the Comprehensive Plan as
part of the periodic update: Chapters 1-10, 12, related maps, glossary and appendices; NEW
Zoning Standards under TCC 20.64 and amendments to associated sections (20.54, 20.03, 20.37)
to implement a Major Educational Institution; and a proposed land use amendment for The
Evergreen State College (parcels 12806410100, 12806410000, and 12807221100) from Rural
Residential Resource 1/5 to Major Educational Institution.

BACKGROUND:
Thurston County plans under the direction of the Growth Management Act (36.70A RCW),
which contains thirteen goals to guide the development and adoption of comprehensive plans:

1. **Urban growth.** Encourage development in urban areas where adequate public facilities and
   services exist or can be provided in an efficient manner.
2. **Reduce sprawl.** Reduce the inappropriate conversion of undeveloped land into sprawling,
   low-density development.
3. **Transportation.** Encourage efficient multimodal transportation systems that are based on
   regional priorities and coordinated with county and city comprehensive plans.
4. **Housing.** Encourage the availability of affordable housing to all economic segments of the
   population of this state, promote a variety of residential densities and housing types, and
   encourage preservation of existing housing stock.
5. **Economic development.** Encourage economic development throughout the state that is
   consistent with adopted comprehensive plans, promote economic opportunity for all citizens
   of this state, especially for unemployed and for disadvantaged persons, and encourage
   growth in areas experiencing insufficient economic growth, all within the capacities of the
   state's natural resources, public services, and public facilities.
6. **Property rights.** Private property shall not be taken for public use without just
   compensation having been made. The property rights of landowners shall be protected from
   arbitrary and discriminatory actions.
7. **Permits.** Applications for both state and local government permits should be processed in a
   timely and fair manner to ensure predictability.
8. **Natural resource industries.** Maintain and enhance natural resource-based industries,
   including productive timber, agricultural, and fisheries industries. Encourage the
   conservation of productive forest lands and productive agricultural lands, and discourage
   incompatible uses.
9. **Open space and recreation.** Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.

10. **Environment.** Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

11. **Citizen participation and coordination.** Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

12. **Public facilities and services.** Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

13. **Historic preservation.** Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.

The Growth Management Act (GMA) requires counties and cities to periodically (at least every 8 years) conduct a thorough review of their comprehensive plans and development regulations to bring them up to date with changes to the GMA and to respond to changes in land use and population growth. These mandatory updates occur every eight years.

Thurston County’s Comprehensive Plan was first adopted in 1975 and the last major update took place in 2004. The last major review of urban growth area boundaries took place in 2008 and the Housing chapter was updated in 2009. The Critical Areas Ordinance was updated in 2012, and a resolution was passed by the Thurston Board of County Commissioners on April 2, 2019 that affirms the Critical Areas Ordinance complies with 36.70A RCW and does not currently require revisions (Attachment A). The Capital Improvement Program is updated annually, and minor edits also have been made to the comprehensive plan through the annual docketing process.

Thurston County’s periodic update was due June 30, 2016. Work on the update has been significantly delayed because staff resources have been directed to work on the Habitat Conservation Plan and grant-funded projects, such as Watershed Science to Local Policy and the Voluntary Stewardship Program.

**Comprehensive Plan Update Scope of Work:**
On February 14, 2017, the Board approved a scope of work for the periodic Comprehensive Plan Update. The Board 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 (see Attachment B). This scope of work does not include substantial changes to the overall vision of the plan, to the land use plan and zoning, or to subarea plans (review of three subarea plans was approved as separate projects on the docket). It was anticipated that the Land Use chapter may be revisited and reviewed following the outcome of the HCP planning process – broader changes to the land use plan and zoning may be considered at that time, with the Board’s direction.

Staff reviewed the periodic update checklist from the state Department of Commerce to develop a scope of work. Some of the larger required elements include:

- Update population projections, densities, and building intensities
• Update policies and land use designations to discourage incompatible uses adjacent to JBLM
• Update map of designated mineral lands based on approved criteria
• Develop provisions for Accessory Dwelling Units (ADUs)
• Update Transportation chapter
• Update joint plans (and any associated codes) with neighboring cities: Olympia, Lacey, Tumwater, Yelm, Rainier, and Tenino
• Associated development code updates

In addition to the required elements, the Board allocated funding in the 2017/2018 budget to complete several optional tasks. These include:
• Update Economic Element to include more robust economic development strategy
• Update Health Element to incorporate information from Thurston Thrives
• Review and update designations for Long Term Forestry
• Add an Institutional/Educational zone

Population growth and development:
The GMA requires the County to plan to accommodate the population projected by Washington State Office of Financial Management (OFM). The County-Wide Planning Policies direct the Thurston Regional Planning Council (TRPC) to develop small-area population projections based on the framework of the countywide population projection provided by OFM (see Table 1). These small-area projections are often referred to as “population distributions” because they split up the projected population growth, distributing it among the county’s cities, towns, and rural areas. TRPC derives its own countywide population projections using a computer model that includes analysis of employment trends and more up-to-date population changes than what OFM uses.

Table 1. Thurston County Population Projections 2017-2040

<table>
<thead>
<tr>
<th></th>
<th>2017 Population</th>
<th>2040 Population Forecast</th>
<th>Change 2017-2040</th>
<th>Percent Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Thurston County Total</td>
<td>276,900</td>
<td>393,700</td>
<td>116,800</td>
<td>42%</td>
</tr>
<tr>
<td>Incorporated Cities</td>
<td>137,030</td>
<td>197,190</td>
<td>60,160</td>
<td>44%</td>
</tr>
<tr>
<td>Total UGAs</td>
<td>53,900</td>
<td>93,140</td>
<td>39,240</td>
<td>73%</td>
</tr>
<tr>
<td>Lacey UGA</td>
<td>35,470</td>
<td>59,040</td>
<td>23,570</td>
<td>66%</td>
</tr>
<tr>
<td>Olympia UGA</td>
<td>12,270</td>
<td>16,770</td>
<td>4,500</td>
<td>37%</td>
</tr>
<tr>
<td>Tumwater UGA</td>
<td>3,320</td>
<td>8,960</td>
<td>5,640</td>
<td>170%</td>
</tr>
<tr>
<td>Yelm UGA</td>
<td>1,390</td>
<td>5,630</td>
<td>4,240</td>
<td>305%</td>
</tr>
<tr>
<td>Rainier UGA</td>
<td>110</td>
<td>640</td>
<td>530</td>
<td>482%</td>
</tr>
<tr>
<td>Tenino UGA</td>
<td>15</td>
<td>110</td>
<td>95</td>
<td>633%</td>
</tr>
<tr>
<td>Grand Mound UGA</td>
<td>1,325</td>
<td>1,990</td>
<td>665</td>
<td>50%</td>
</tr>
<tr>
<td>Rural County</td>
<td>85,220</td>
<td>101,930</td>
<td>16,710</td>
<td>20%</td>
</tr>
<tr>
<td>Total TC Unincorporated</td>
<td><strong>137,050</strong></td>
<td><strong>195,060</strong></td>
<td><strong>55,190</strong></td>
<td><strong>39%</strong></td>
</tr>
</tbody>
</table>

Under current standards, there is sufficient land supply within the urban areas to accommodate projected populations, however, the outcome of the South Sound Prairie and Bush Prairie Habitat Conservation Plans (HCP) may affect available land supply. Please note that the Buildable Land Analysis will need to be updated based on the outcome of HCPs developed for Thurston County, Tumwater, and Port of Olympia.

PUBLIC OUTREACH/PARTICIPATION:
Public participation is an essential component for updating the Comprehensive Plan. The Growth Management Act requires early and continuous public participation in the development and update of local comprehensive plans and regulations. Local governments must establish and broadly disseminate procedures and assure that a broad variety of citizens can learn about, become engaged in and influence decisions about local actions. This is an opportunity to inform and educate residents, as well as other stakeholders about the update process and solicit feedback on planning issues. The Board approved a Public Participation Plan for the Comprehensive Plan Update in February 2017 (Attachment B) that focused on outreach through the existing community groups and stakeholder networks, as well as some limited broader engagement. That engagement to date includes:

- More than 50 presentations to external community groups, including:
  - Thurston Thrives Action Teams, Olympia Master Builders, Sierra Club, Agriculture Advisory Committee, Storm and Surface Water Advisory Board, Historic Commission, South Thurston Economic Development Initiative (STEDI)
- Two topic-specific stakeholder groups:
  - Accessory Dwelling Unit Focus Group (2 meetings)
  - Mineral Lands Stakeholder Focus Group (9 meetings)
- Open Houses
  - Spring 2017 Open Houses (2) – General Overview (see Attachment D)
  - October 2018 Open House on Proposed Evergreen Land Use Amendment (MEI)
  - June-July 2019 Online Open House on the public hearing and key facts of the Comprehensive Plan
- #Thurston2040 Facebook Photo Contest
- Planning Commission Meetings (26 meetings – all are open to the public)
- Comments accepted through web form or dedicated email address
- Updates emailed through department list, and posted on project website: www.Thurston2040.com

NOTIFICATION:
Written notice of the public hearing was published in The Olympian on June 18, 2019. A webmail announcement was sent to the Community Planning Division’s email listserv on June 18, 2019 and a press release was issued on July 1, 2019. Thurston County Community Planning updated the website with all available documents being considered at the hearing and emailed notice to jurisdictions prior to release of the June 18, 2019 legal notice. Additionally, a virtual open house was made available online at: https://www.thurstoncountywa.gov/planning/Pages/comp-plan-update.aspx
SEPA: Thurston County plans to issue a Determination of Non-significance (DNS) for this proposal per WAC 197-11-340. The SEPA Environmental checklist was made available on the project planning webpage (Attachment E). A comment period was held from June 18, 2019 to July 10, 2019.

PLANNING COMMISSION REVIEW:
The Planning Commission has held multiple work sessions beginning in May 2018 to discuss the periodic Comprehensive Plan Update. Two community open houses were held on March 27, 2018 and March 31, 2018, and an online open house June-July 2019. The following work sessions have been held:

- May 16, 2018 – Comprehensive Plan Update Schedule, [Open House Feedback](#)
- June 6, 2018 – Introduction to the Comprehensive Plan Update
- September 5, 2018 – Chapter 1 – Introduction; Chapter 2 – Land Use; Proposed Land Use Amendment to Major Educational Institution
- October 10, 2018 – Revised Comp Plan Schedule
- October 17, 2018 – Chapter 4 – Housing ([memo](#)); Chapter 5 – Transportation ([memo](#))
- November 7, 2018 – Chapter 7 – Utilities ([memo](#))
- December 5, 2018 – Chapter 10 – Historic ([memo](#))
- January 9, 2019 – Chapter 8 – Economic Development ([memo](#))
- January 16, 2019 – Chapter 3 – Natural Resources ([memo](#))
- February 6, 2019 – Proposed Land Use Amendment to Major Educational Institution ([memo](#))
- April 3, 2019 – Chapter 12 – Amendments; Chapter 6 – Capital Facilities ([memo](#))
- April 17, 2019 – Chapter 13 – Glossary and Chapter 14 – Appendices ([memo](#)); Comprehensive Plan Amendment Item # 6 – Manufactured Housing ([memo](#)); Chapter 8 – Economic Development Follow-Up ([memo](#)); Major Educational Institution Follow-Up ([memo](#))
- May 1, 2019 – Chapter 9 – Environment, Recreation and Open Space ([memo](#)); Minor Zoning Corrections ([memo](#)); Chapter 8 and 13 Follow-Up ([memo](#))
- May 15, 2019 – Follow-Up Items ([memo](#))

Attachments and other supporting materials for these meetings can be viewed at: [https://www.thurstoncountywa.gov/planning/Pages/pc-meetings.aspx](https://www.thurstoncountywa.gov/planning/Pages/pc-meetings.aspx)

DEPARTMENT ANALYSIS:

**Comprehensive Plan Update – Chapters and Maps.** Staff are reviewing and updating chapters of the Comprehensive Plan to ensure consistency with CWPPs and GMA provisions. In completing this review, Thurston County relied upon the Washington State Department of Commerce’s Periodic Update checklist (2016). As a result, the proposed changes address:

- New or revised goals, policies, and strategies;
- New or revised background information;
- New or revised regulatory language.

While the County is only obligated to update its descriptions and policies if necessary to meet GMA provisions, the periodic update process provided an opportunity to review existing goals and
policies, delete those that have been accomplished or are no longer relevant, and focus on action-oriented goals and policies. Some policy language throughout chapters has been rewritten or deleted, and a number of new policies have been added.

Chapters of the Comprehensive Plan have been updated with the most up to date data and reviewed for consistency with County Wide Planning Policies and Growth Management Act. Some chapters have had text sections removed (information is unnecessary, outdated, or covered elsewhere in the Plan), or new text included based on new relevant issues (for example, inclusion of water availability information within Land Use – Chapter 2 and Environment, Recreation, and Open Space – Chapter 9). Goals and policies were reviewed and evaluated to ensure that they contain GMA-required information and are consistent with other local planning and regulatory documents. Goals and policies were also reviewed for redundancy and outdated policy language.

Some sections have been relocated into other chapters (for example, level of service standards for transportation, water and sewer utilities, and parks have been relocated from the Capital Facilities Chapter 6 to their respective chapters). Many chapters within the plan were streamlined for consistency with other Comprehensive Plan chapters and related plans and studies, with additional points of reference to those plans added. Additionally, chapters have been reformatted (with exception of Chapter 11 – Health).

Map nomenclature (except for map M-43 – designated mineral lands) has changed to reflect the chapter it is associated with (for example, L-1 is map 1 in the land use chapter). In this update of maps related to the Comprehensive Plan, some have been combined, others removed, and some new data displayed (such as Map N-3 which displays the mineral resource land inventory completed by Associated Earth Sciences, Inc. (AESI), and Map L-3 which displays Military Impact Areas).

The County has reviewed and updated required Comprehensive Plan Elements pursuant to 36.70A.070 RCW, these include the Land Use, Housing, Capital Facilities, Utilities, Rural, Transportation, Economic Development, and Park and Recreation elements.

**New Proposed Zoning Regulations (TCC 20.64) for Major Educational Institutions, and proposed land use for The Evergreen State College from RRR 1/5 to MEI.** Thurston County proposes new zoning regulations and standards to the Thurston County Code, Major Educational Institution land use designation. This new zone code would implement a previously existing land use designation in Chapter 2, formerly the “Institutional” land use designation, and renamed to the “Major Educational Institution” land use designation. Proposed zoning standards incorporate feedback from the City of Olympia, The Evergreen State College, the citizen community, and from review with the Planning Commission on February 6, 2019 and April 17, 2019.

**Proposed Land Use Amendment for the Evergreen State College.** Thurston County proposes to amend the land use plan (Map L-1 - future land use) and associated zoning for The Evergreen State College, which is 999± acres generally located at 2700 Evergreen Parkway NW. The parcels under consideration are 12806410100, 12806410000, and 12807221100. This proposal would amend the land use and associated zoning from Rural Residential/Resource One Unit per Five Acres (RRR 1/5) to Major Educational Institution (MEI). The land use designation for Major Educational Institution is already existing in the Thurston County Comprehensive Plan, Chapter 2 – Land Use. This proposed land use amendment and associated rezoning is accompanied with the
proposed new zoning standards and regulations to implement the Major Educational Institution zone.

**Manufactured housing.** The Growth Management Act requires review of County code for consistency with RCW’s regulating manufactured homes. This includes preventing policy that directly or indirectly discriminates against the placement or use of a manufactured home, the allowance for certain design standards placed upon manufactured homes, and the definition of a manufactured home (Amended in 2004, [RCW 35.21.684, 35.63.160, 35A.21.312, and 36.01.225](#)). Thurston County staff reviewed current development codes, as well as policies within the Thurston County Comprehensive Plan as part of the periodic update. Currently, Thurston County Code is in compliance with RCW 36.01.225 with no restricting policies regarding the siting of manufactured homes differently from stick built, and no changes are needed.

On April 17, 2019, staff recommended to the Planning Commission that we do not add the optional RCW provisions for design standards or amend the definition to include “designated manufactured homes” because this would create the need for a new and costly design review process that the County does not currently perform and would create additional costs for both the applicant and County. A full revision of the UGA codes is a more in-depth analysis and staff recommends any revisions beyond zoning or building code be completed as part of the Joint Plan update process.

**Minor Zoning Corrections,** Thurston County Geodata and Community Planning staff reviewed areas of parcels with minor zoning discrepancies from the parcel fabric. A total of 5,231 parcels were reviewed and proposed to have small zoning corrections. These small zoning corrections were reviewed with the Planning Commission on May 1, 2019 ([memorandum](#)) and will be reflected in the Zoning and Future Land Use maps adopted with the Comprehensive Plan Update.

**OPTIONS:**

1. The Planning Commission forward a recommendation of approval to the Thurston County Board of County Commissioners for the updated Comprehensive Plan chapters 1-10, 12, glossary (13), appendices (14) and related maps as proposed, subject to any corrections from the Department of Commerce. In addition, the Planning Commission forward a recommendation of approval to the Thurston County Board of County Commissioners for the NEW TCC 20.64 and various amendments under Thurston County Code Titles 20.54, 20.03, 20.37, as proposed, to implement the Major Educational Institution zone; and the Planning Commission recommend approval of the land use amendment and associated rezone, as proposed, of 999± acres of The Evergreen State College (12806410100, 12806410000, and 12807221100) from RRR 1/5 to MEI (new proposed code).

2. The Planning Commission proposes additional amendments to the Thurston County Comprehensive Plan, delaying recommendation to the Board of County Commissioners.

**STAFF RECOMMENDATION:**

Community Planning staff recommends Option 1, that the Planning Commission forward a recommendation of approval to the Thurston County Board of County Commissioners for the updated Comprehensive Plan (chapters, maps, appendices and glossary), related amendments to
the Thurston County Code, and proposed land use for the Evergreen State College, subject to any corrections from the Department of Commerce.

ATTACHMENTS:
ATTACHMENT A: Resolution 15741 – Affirming Critical Areas Ordinance
ATTACHMENT B: Resolution 15426 – Comprehensive Plan Update Scope of Work & Public Participation Plan
ATTACHMENT C: 2019 Scope of Work – Core and Continuing
ATTACHMENT D: General Overview of March Open House Feedback
ATTACHMENT E: SEPA Environmental Checklist
ATTACHMENT F: Chapters 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 13 (clean)
ATTACHMENT G: Chapters 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 13 (track changes)
ATTACHMENT H: Appendices A-F (clean)
ATTACHMENT I: Appendices A-F (track changes)
ATTACHMENT J: Comprehensive Plan Maps
ATTACHMENT K: Proposed Changes to Thurston County Code to include Major Educational Institution Zone – NEW 20.64 TCC, Amended 20.54; 20.03; 20.37
ATTACHMENT L: Map for Evergreen Proposed Land Use Amendment
RESOLUTION No. 1574

A RESOLUTION related to the review and evaluation of Thurston County's Comprehensive Plan and development regulations for the protection of critical areas.

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

WHEREAS, under the schedule established in RCW 36.70.130 (5), the deadline established for the County to comply with its next update required by RCW 36.70A.130 (1) was June 30, 2016; and

WHEREAS, completion of the Comprehensive Plan periodic update and any resulting revisions require further time for public engagement and review to encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts, as identified in Goal 11 of the Growth Management Act, RCW 36.70A.020(11); and

WHEREAS, Thurston County passed Ordinance No. 14773 on July 24, 2012, which includes significant protections to critical areas through the addition of Title 24, known as the Thurston County Critical Areas ordinance, based on the findings therein, which are adopted herein by this reference; and

WHEREAS, the Thurston County Board of Commissioners on February 14, 2017, adopted a scope of work and public participation program for completing its next Comprehensive Plan periodic review; and

WHEREAS, the Commissioners' February 14, 2017, scope of work does not include any revision to the Thurston County Critical Areas ordinance (Title 24) because the existing version of Title 24 was found to be protective of the environment and in continued compliance with the GMA.

NOW, THEREFORE, BE IT RESOLVED, by the Thurston County Board of Commissioners as follows:

1. It is in the interest of the public to ensure environmental protections under Thurston County's Critical Areas Ordinance are in place, and such protections are desirable even during the pendency of the current Comprehensive Plan update public process.
2. The citizens and environment of Thurston County are also best served when the County continues to be eligible for grants and loans that further its environmental mission and other County obligations, including the ability to ensure the public's health and safety.

3. In keeping with the above goals, the Board of County Commissioners reviewed existing development regulations protecting critical areas in developing its February 14, 2017, scope of work and public participation plan. Based upon analysis and findings prepared by staff in Attachment A, and the public comments received, the Board of County Commissioners confirms that the scope of work for the Comprehensive Plan Update should not include any revision to Title 24.

4. The Board of County Commissioners hereby finds and declares that the environmental protections found in the Thurston County Critical Areas Ordinance, Title 24 of the Thurston County Code, as Amended, continue to comply with Chapter 36.70A RCW and continue to protect critical areas. As such, Thurston County’s current GMA update process shall not at this time require revisions.

ADOPTED: April 2, 2019

ATTEST:

Clerk of the Board

BOARD OF COUNTY COMMISSIONERS
Thurston County, Washington

Chair

Vice Chair Commissioner

Commissioner

APPROVED TO AS FORM:

JON TUNHEIM
PROSECUTING ATTORNEY

Travis Burns
Chief Civil Deputy Prosecuting Attorney

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ATTACHMENT A

CRITICAL AREAS CHECKLIST
A Technical Assistance Tool From Growth Management Services – updated February 2018

Name of city or county: Thurston County

Staff contact, phone, and e-mail address: Kaitlynn Nelson; Kaitlynn.nelson@co.thurston.wa.us; 360-867-2087

INSTRUCTIONS
This checklist is intended to help local governments update their development regulations, as required by RCW 36.70A.130(4) (updated in 2012). We strongly encourage but do not require jurisdictions to complete the checklist and return it to Growth Management Services (GMS), along with their updates. This checklist may be used by all jurisdictions, including those local governments planning for resource lands and critical areas only. For general information on update requirements, refer to Keeping your Comprehensive Plan and Development Regulations Current: A Guide to the Periodic Update Process under the Growth Management Act, August, 2016 and WAC 365-196-610 (updated in 2015)

Bold items are a GMA requirement or may be related requirements of other state or federal laws.

Commerce WAC provisions are advisory under Commerce’s statutory mandate to provide technical assistance, RCW 43.330.120 which states that the Department of Commerce “...shall help local officials interpret and implement the different requirements of the act through workshops, model ordinances, and information materials.” Bold and underlined items are links to Internet sites and may include best practices or other ideas to consider. If you have questions, call GMS at (360) 725-3066.

Updates to Commerce WAC – Revisions to the Commerce WAC relating to critical areas have been provided in a table with dates of changes on the Growth Management Act Periodic Update web site. The table can be used with this checklist to determine what changes have been made since the last update of your critical areas regulations.

How to fill out the checklist
Using the current version of your critical areas regulations, fill out each item in the checklist. Select the check box or type in text fields, answering the following question:

Is this item addressed in your current Critical Areas Ordinance (CAO)? If YES, fill in the form with citation(s) to where in the plan or code the item is addressed. We recommend using citations rather than page numbers because they stay the same regardless of how the document is printed. If you have questions about the requirement, follow the hyperlinks to the relevant statutory provision or rules. If you still have questions, visit the Commerce Growth Management Services Web page or contact one of the Commerce planners assigned to your region.
CRITICAL AREAS

Regulations protecting critical areas are required by RCW 36.70A.060(2) and RCW 36.70A.172(1) and WAC 365-195-900 through 925 provide guidelines. Guidance can also be found in Commerce’s Critical Areas Assistance Handbook (January, 2007, currently being updated); the Minimum Guidelines WAC 365-190-080 – 130; Best Available Science, Chapter 365-195 WAC; and Procedural Criteria, WAC 365-196-485 and WAC 365-196-830, and on Growth Management’s Critical Areas and Best Available Science webpage.

<table>
<thead>
<tr>
<th>Regulations required to protect critical areas</th>
<th>Addressed in current plan or regulations? If yes, note where</th>
</tr>
</thead>
</table>

OVERALL REQUIREMENTS

The CAO includes best available science to clearly designate and protect all critical areas that might be found within the jurisdiction.

1. Designation of Critical Areas

   RCW 36.70A.170(1)(d) required all counties and cities to designate critical areas. RCW 36.70A.170(2) requires that counties and cities consider the Commerce Minimum Guidelines pursuant to RCW 36.70A.050.

   RCW 36.70A.050 directed Commerce to adopt the Minimum Guidelines to classify critical areas. WAC 365-190-080 through 130 (updated in 2010) provide guidance on defining or “designating” each of the five critical areas.

   WAC 365-190-040 (updated in 2010) outlines the process to classify and designate natural resource lands and critical areas.

2. Definition of Critical Areas

   RCW 36.70A.030 provides definitions for each type of critical area. Sections (5) regarding fish and wildlife habitat conservation areas; (9) regarding geologically hazardous areas; and (21) regarding wetlands were updated in 2010.


3. Protection of Critical Areas

   RCW 36.70A.060 (2) required counties and cities to adopt development regulations that protect the critical areas required to be designated under RCW 36.70A.170.

   RCW 36.70A.172(1) requires the inclusion of best available science in developing policies and development regulations to protect the functions and values of critical areas. In addition, counties and cities must give special consideration to conservation or protection measures necessary to preserve or enhance anadromous fisheries.

4. Inclusion of Best Available Science

   RCW 36.70A.172(1) requires inclusion of the best available science (BAS).

   Chapter 365-195 WAC outlines recommended criteria for determining which information is the BAS, for obtaining the BAS, for including BAS in policies and regulations, for addressing inadequate scientific information, and for demonstrating “special consideration” to conservation or protection measures necessary to preserve or enhance anadromous fisheries.

   WAC 365-195-915 provides criteria for including BAS in the record.

   Was inclusion of BAS documented in the record for the review and any updates to the critical areas regulations?

   ✖ Yes

   ☐ No

Location in Text: Overall:

- Title 24 Thurston County Code (TCC): Thurston County Critical Areas Ordinance
  - Section 17.15 TCC: Agricultural Activities Critical Areas Ordinance

1. Designation – TCC 24.01.020

2. Definitions
   - TCC 24.03.010
   - TCC 17.15.200

3. Protection - Title 24 TCC; multiple sections

4. Best Available Science – TCC 24.01.050

Also see Attachment A of Thurston County Ordinance 14773, adopted July 24, 2012.
## WETLANDS DEFINITION

The definition of wetlands is consistent with RCW 36.70A.030(21) (updated in 2012).

| Is the wetland definition consistent with RCW 36.70A.030(21)? |
|------------------------|--------------------------|
| ☑ Yes                  | No                       |
| □ N/A                  |                          |

Location in Text:
TCC 24.03
TCC 17.15.200

### WETLANDS DELINEATION

Wetlands are delineated using the 1987 Federal Wetland Delineation Manual and Regional Supplements in accordance with WAC 173-22-035 (updated in 2011).

See Ecology's [Wetland Delineation](#) page and WAC 365-190-090 (updated in 2010) for additional assistance.

| Are wetlands delineated using the 1987 Federal Wetland Delineation Manual and Regional Supplements? |
|---------------------------------------------------------------|---------------------------------------------------------------|
| ☑ Yes                                                         | No                                                            |
| □ N/A                                                         |                                                              |

Location in Text:
TCC 24.03
TCC 24.30.020
TCC 17.15.910

### WETLANDS PROTECTION

Policies and regulations protect the functions and values of wetlands. RCW 36.70A.172 (1) Counties and cities are encouraged to make their actions consistent with the intent and goals of “protection of wetlands”, Executive Order 89-10 as it existed on September 1, 1990.

WAC 365-190-090(3) recommends using a wetlands rating system that evaluates the existing wetland functions and values to determine what functions must be protected. Ecology updated its recommended wetlands rating systems effective January 2015. For information on the rating system, see:
- [2014 Updates to the Washington State Wetland Rating Systems](#)
- [Washington State Wetland Rating System for Western Washington](#)
- [Washington State Wetland Rating System for Eastern Washington](#)

For other resources and guidance on protecting wetlands, go to Ecology’s Local wetland regulations: Growth Management Act technical assistance.

| Do the regulations use a rating system to determine wetlands protection? |
|---------------------------------------------------------------|--------------------------------|
| ☑ Yes                                                         | No                                                            |
| □ N/A                                                         |                                                              |

Location in Text:
TCC 24.30.030
CRITICAL AQUIFER RECHARGE AREAS

Policies and regulations protect the functions and values of critical aquifer recharge areas. RCW 36.70A.172(1). Policies and regulations protect the quality and quantity of groundwater used for public water supplies. RCW 36.70A.070(1) and WAC 365-196-485(1)(d). (Required if groundwater is used for potable water.)

The following references also relate to protection of groundwater resources:

- RCW 90.44 – Regulation of Public Groundwaters
- RCW 90.48 – Water Pollution Control (1971)
- RCW 90.54 – Water Resources Act of 1971
- RCW 36.36.020 - Creation of aquifer protection area (1988)
- WAC 365-190-100 Critical Aquifer Recharge Areas (2010)
- WAC 173-100 Groundwater Management Areas and Programs (1988)
- WAC 365-196-735 Consideration of state and regional planning provisions (list) (2010)

The Critical Aquifer Recharge Areas Guidance Document (2005) provides information on protecting functions and values of critical aquifer recharge areas, best available science, how to work with state and local regulations and adaptive management.

Also, consider the following:

- Prohibiting or strictly regulating hazardous uses in critical aquifer recharge areas (CARAs) and designating and protecting wellhead areas. See Ecology’s guidance on Critical Aquifer Recharge Areas.
- See Stormwater Drainage and Water Quality on page 7 of this checklist for additional LID resources.

If groundwater is used for potable water, do regulations protect the quality and quantity of groundwater?
- Yes
- No
- N/A

Location in text:
- TCC 24.10

Are the critical aquifer recharge regulations consistent with current mapping of these critical areas?
- Yes
- No
- N/A

Location in text:
- TCC 24.10.010
- TCC 24.10.020

Wellhead Protection Areas – are included in the Applicability section of TCC 24.10.010, as defined in TCC 24.03

Impervious Surfaces:

Hard surface limits are set for all zoning districts; see TCC 20.07.090 for general standards and individual sections of Title 20 for limits for each zoning designation.

Stormwater management is regulated under TCC 15.05 – the Drainage
FREQUENTLY FLOODED AREAS

Regulations protect the functions and values of frequently flooded areas and safeguard the public from hazards to health and safety. RCW 36.70A.172(1) WAC 365-196-830 provides: “Protection in this context means preservation of the functions and values of the natural environment, or to safeguard the public from hazards to health and safety.” WAC 365-190-110 (updated in 2010) directs counties and cities to consider the following when designating and classifying frequently flooded areas:

(a) Effects of flooding on human health and safety, and to public facilities and services;
(b) Available documentation including federal, state, and local laws, regulations, and programs, local studies and maps, and federal flood insurance programs, including the provisions for urban growth areas in RCW 36.70A.110;
(c) The future flood plain, defined as the channel of the stream and that portion of the adjoining flood plain that is necessary to contain and discharge the base flood flow at build out;
(d) The potential effects of tsunami, high tides with strong winds, sea level rise, and extreme weather events, including those potentially resulting from global climate change;
(e) Greater surface runoff caused by increasing impervious surfaces.

Classification of and regulations for frequently flooded areas should not conflict with the Federal Emergency Management Agency (FEMA) requirements for the National Flood Insurance Program. See Ecology’s Floods & Floodplain Planning, 86.16 RCW, 173-158 WAC, and 44 CFR 60.

Communities that are located on Puget Sound or the Strait of San Juan de Fuca, or have lakes, rivers or streams that directly or indirectly drain to those water bodies, are subject to the National Flood Insurance Program Biological Opinion (BiOp) for Puget Sound (https://www.fema.gov/media-library/assets/documents/30021). The biological opinion required changes to the implementation of the National Flood Insurance Program in order to meet the requirements of the Endangered Species Act (ESA) in the Puget Sound watershed. FEMA Region X has developed an implementation plan that allows communities to apply the performance standards contained in the Biological Opinion by implementing: 1) a model ordinance (https://www.fema.gov/media-library/assets/documents/85339); 2) a programmatic Checklist (https://www.fema.gov/media-library/assets/documents/85336); or 3) on a permit by permit basis (https://www.fema.gov/media-library/assets/documents/85343) as long as it can be demonstrated that there is no adverse effect to listed species. Communities have the option of utilizing their CAOs as part of a programmatic response to address the requirements of the biological opinion. FEMA must approve a community’s biological opinion compliance strategy.

Location in Text:
TCC 24.20

Are you utilizing your CAO as part of a programmatic response to the BiOp?
☐ Yes
☐ No
☐ N/A

Option 3, Permit by permit demonstration of compliance (2011), prior to electing to participate in the Voluntary Stewardship Program. Agricultural uses are permit-by-permit in special flood hazard areas, TCC Ch. 14.38

Location in Text:
Additional resources:
- **RCW 86.12** Flood Control by Counties
- **RCW 86.16** Floodplain Management
- **RCW 86.26** State Participation in Flood Control Maintenance
- **RCW 86.16.041** Floodplain Management Ordinance and Amendments
- **WAC 173-158-070** Requirements for construction in Special Flood Hazard Areas
## DEFINITION OF GEOLOGICALLY HAZARDOUS AREAS

The definition of geologically hazardous areas is consistent with RCW 36.70A.030(9) (updated 2012).

"Geologically hazardous areas" mean areas that because of their susceptibility to erosion, sliding, earthquake, or other geological events, are not suited to the siting of commercial, residential, or industrial development consistent with public health or safety concerns.

<table>
<thead>
<tr>
<th>Is the geologically hazardous areas definition consistent with RCW 36.70A.030(9)?</th>
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</thead>
<tbody>
<tr>
<td>☒ Yes</td>
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<tr>
<td>☐ No</td>
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<td>☐ N/A</td>
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</table>

**Location in Text:** TCC 24.03.010

## PROTECTION OF GEOLOGICALLY HAZARDOUS AREAS

Regulations protect the functions and values of frequently flooded areas and safeguard the public from hazards to health and safety. RCW 36.70A.172(1) WAC 365-196-830 (2010) provides: "Protection" in this context means preservation of the functions and values of the natural environment, or to safeguard the public from hazards to health and safety.

Geologically hazardous areas are designated, and their use is regulated or limited consistent with public health and safety concerns. RCW 36.70A.030(9) provides a definition (updated in 2012) and WAC 365-190-120 describes the different types of hazardous areas (2010):

- Geologically hazardous areas include:
  - seismic hazards
  - tsunami hazards
  - landslide hazards
  - areas prone to erosion hazards
  - volcanic hazards
  - channel migration zones
  - areas subject to differential settlement from coal mines or other subterranean voids.

- Critical facilities, such as hospitals and emergency response centers, hazardous materials storage, etc. should be restricted in hazard zones.

The Department of Natural Resource's *Geologic Hazards and the Environment* website includes information on earthquakes and faults, landslides, volcanoes and lahars, tsunamis, hazardous minerals, emergency preparedness and includes geologic hazard maps.

<table>
<thead>
<tr>
<th>Are uses in geologically hazardous areas designated and regulated or limited consistent with public health and safety?</th>
</tr>
</thead>
<tbody>
<tr>
<td>☒ Yes</td>
</tr>
<tr>
<td>☐ No</td>
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<td>☐ N/A</td>
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</table>

**Location in Text:**
TCC 24.15
TCC 17.15 Part 600
DEFINITION OF FISH AND WILDLIFE HABITAT AND CONSERVATION AREAS

The definition of fish and wildlife habitat conservation areas is consistent with RCW 36.70A.030(5) (updated 2012) and WAC 365-190-030 (updated in 2015). The definition of fish and wildlife habitat conservation areas was amended to state that they do not include: “such artificial features or constructs as irrigation delivery systems, irrigation infrastructure, irrigation canals, or drainage ditches that lie within the boundaries of and are maintained by a port district or an irrigation district or company”.

PROTECTION OF FISH AND WILDLIFE HABITAT AND CONSERVATION AREAS

Policies and regulations protect the functions and values of fish and wildlife habitat conservation areas. RCW 36.70A.172(1) and RCW 36.70A.030(5) (updated 2012). WAC 365-190-130(4) encourages to local jurisdictions consult WDFW’s Priority Habitat and Species web site. Recent updates include:

- Priority Habitat and Species maps (updated daily)
- Priority Habitats and Species List (updated June 2016)
  - Mazama Pocket Gopher (2011, 2016)
  - Great Blue Heron (2012)
  - Western Gray Squirrel (2010)
- Stream Habitat Restoration Guidelines (2012)
- Shrub-Steppe (2011)
- Land Use Planning for Salmon, Steelhead and Trout (2011)
- Landscape Planning for Washington’s Wildlife (2009)
- Riparian Management recommendations (expected September 2017)

Areas “with a primary association with listed species” should be considered per WAC 365-190-130(2)(a). Recent uplistings and delistings are:

- Uplisting of marbled murrelet to State Endangered – February 4, 2017
- Uplisting of Canada lynx to State Endangered – February 4, 2017
- Peregrine falcon delisted from State Sensitive – February 4, 2017
  a. The peregrine will remain classified as “protected wildlife” under state law (WAC 232-12-011) and will continue to be protected under the federal Migratory Bird Treaty Act.
- Bald Eagle delisted from State Sensitive - February 4, 2017
  a. 2011: Downlisted from State Threatened to Sensitive (this ended the requirement to develop Bald Eagle Protection Plans per WAC 232-12-262—a change which many CAOs still don’t reflect).
  b. 2007: Delisted from federal Threatened (but still covered by the federal Bald and Golden Eagle Protection Act)

Also see the Puget Sound Partnership’s Salmon Recovery web site for WRIA Plans in Puget Sound.
### ANADROMOUS FISHERIES

**Policies and regulations for protecting critical areas give special consideration to conservation or protection measures necessary to preserve or enhance anadromous fisheries. RCW 36.70A.172(1) is the requirement and WAC 365-195-925 (updated in 2000) lists criteria involved. This requirement applies to all five types of critical areas.**

WAC 365-190-130(4)(i) recommends sources and methods for protecting fish and wildlife habitat conservation areas, including salmonid habitat. Counties and cities may use information prepared by the United States Department of the Interior Fish and Wildlife Service, National Marine Fisheries Service, the Washington State Department of Fish and Wildlife, the State Recreation and Conservation Office, and the Puget Sound Partnership to designate, protect and restore salmonid habitat. Counties and cities should consider recommendations found in the regional and watershed specific salmon recovery plans (see the Governor's Salmon Recovery Office webpage and the Puget Sound Partnership's Salmon Recovery webpage).

**Land Use Planning for Salmon, Steelhead and Trout:** A land use planner’s guide to salmonid habitat protection and recovery (October 2009) is an excellent resource.

The Washington State Recreation and Conservation Office (RCO) website includes information on salmon recovery efforts.

### REASONABLE USE EXCEPTIONS

**The Critical Areas Ordinance (CAO) allows for “reasonable use” if the CAO would otherwise deny all reasonable use of property. Reasonable use provisions should limit intrusions into critical areas to the greatest extent possible. RCW 36.70A.370 (1991).** Common exemptions include emergencies, remodels that do not further extend into critical areas, surveying, walking, and development that has already been completed with critical areas review under a previous permit. See Critical Areas Assistance Handbook, p. 37-38.

### AGRICULTURAL ACTIVITIES NOT UNDER VSP (COUNTIES ONLY)

**Critical areas regulations as they specifically apply to agricultural activities in counties or watersheds not participating in the Voluntary Stewardship Program (VSP) have been reviewed, and if needed, revised pursuant to RCW 36.70A.130. RCW 36.70A 710(6) "Agricultural activities" means all agricultural uses and practices as defined in RCW 90.58.065.**

<table>
<thead>
<tr>
<th>Do your regulations give special consideration for anadromous fisheries?</th>
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<tbody>
<tr>
<td>✗ Yes</td>
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<tr>
<td>☐ No</td>
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<tr>
<td>☐ N/A</td>
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</tbody>
</table>

**Location in Text:**

TCC 24.10.005(C) & (D), and TCC 24.10.030(E)

<table>
<thead>
<tr>
<th>Do you have reasonable use provisions?</th>
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<tbody>
<tr>
<td>☒ Yes</td>
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<tr>
<td>☐ No</td>
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<tr>
<td>☐ N/A</td>
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</table>

**Location in Text:**

TCC Ch. 24.45

<table>
<thead>
<tr>
<th>Did you review your regulations as they apply to agricultural activities?</th>
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<tbody>
<tr>
<td>✗ Yes</td>
</tr>
<tr>
<td>☐ No</td>
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<td>☐ N/A</td>
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</table>

**New & existing agricultural activities:**

TCC 17.15

Thurston County opted into the VSP program in January 2012, Thurston County Resolution 14703; and has a VSP work plan that was adopted by the Washington State Conservation Commission in April 2017.
FOREST PRACTICES APPLICATION REGULATIONS

If applicable, regulations for forest practices have been adopted: RCW 36.70A.570 (adopted in 2007).

RCW 76.09.240, amended in 2011, requires many counties over 100,000 in population, and the cities and towns within those counties to adopt regulations for forest practices. These are often included in clearing and grading ordinances.

Have you adopted forest practices regulations?
☐ Yes
☐ No
☐ N/A
☐ Location in Text:

TCC 17.25, Thurston County Forest Lands Conversion Ordinance, and other applicable chapters like TCC 24.15.190
**STORMWATER DRAINAGE AND WATER QUALITY**

Regulations protect water quality and implement actions to mitigate or cleanse drainage, flooding, and storm water run-off that pollute waters of the state, including Puget Sound or waters entering Puget Sound. RCW 36.70A.070(1)

Regulations may include:

a) Adoption of a stormwater manual consistent with Ecology's latest manuals for Eastern or Western Washington.

b) Adoption of a clearing and grading ordinance – See Municipal Research and Services Center’s Erosion and Sediment Control: Land Clearing and Grading webpage.

c) Adoption of a low impact development (LID) ordinance.

Available LID resources include:


- Puget Sound Partnership resource for information on integrating LID into local codes, July 2012.

- Ecology’s Stormwater Manual webpage has a number of manuals for stormwater management and design, including low impact development.


d) Provisions for corrective action for failing septic systems that pollute waters

**REGULATIONS FOR PROTECTING WATERS OF THE STATE**

RCW 90.48.020 defines waters of the state. WAC 365-190-130(2) (updated in 2010) – recommends considering designation of all waters of the state, including naturally occurring ponds under 20 acres and their submerged aquatic beds that provide fish or wildlife habitat.
Stream types are classified in WAC 222-16-030 (updated in 2006); with field verification, or an alternate system that considers factors listed in WAC 365-190-130(4)(f)(iii) (updated 2010). See http://www.dnr.wa.gov/forest-practices-water-typing to use Washington State Department of Natural Resources (DNR)'s stream typing system.

Protect waters of the state by protecting riparian areas by establishing buffers to maintain no net loss of riparian ecosystem functions.

Designating areas that risk contaminating or harming shoreline resources including tidelands and bedland suitable for shellfish harvest, kelp and eelgrass beds, forage fish spawning areas.

☐ N/A

Location in Text:

TCC 24.03.010

Definition of “fish and wildlife habitat conservation areas” includes “waters of the state” and “Any other habitat areas as defined by WAC 365-190-130, as amended”

Stream typing:
TCC 24.25.015: 020
TCC 17.15.905
GOOD IDEAS

Non-regulatory measures to protect or enhance functions and values of critical areas may be used to complement regulatory methods. These may include:

- public education
- stewardship programs
- pursuing grant opportunities
- water conservation
- joint planning with other jurisdictions and non-profit organizations
- stream and wetland restoration activities
- transfer of development rights

Are you using non-regulatory measures to protect critical areas?
☐ Yes
☐ No

Location in Text:
Open Space Tax Program, Resolution 13299, adopted December 2004

Voluntary Stewardship Program (VSP)

Conservation Future funding for land acquisition

Stormwater management Public Education and Outreach Program

Transfer of Development Rights program, TCC 20.62

Do your regulations address no net loss and require compensatory mitigation?
☐ Yes
☐ No

Location in Text:
TCC 24.01.035
TCC 24.35.015

Also,
TCC 24.30.005
TCC 24.40.050(C)

TCC 24.40.060

No net loss of critical area functions and values is a recommended approach for development regulations in WAC 365-196-830(4). If development regulations allow harm to critical areas, they should require compensatory mitigation of the harm.
Monitoring and adaptive management is encouraged in WAC 365-195-905(6) to improve implementation of your regulations. Commerce will have a Monitoring chapter in the update to the Critical Areas Assistance Handbook. A draft for public review was made available in June 2017. Go to the project web page at Commerce Update to Critical Areas Guidance to view the draft chapter.

Do you have a monitoring and adaptive management program for your CAO?
☐ Yes
☒ No

Location in Text:
There are references to monitoring on a project-level basis, but not a comprehensive adaptive management program:

TCC 24.35.017
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:

Clerk of the Board

BOARD OF COUNTY COMMISSIONERS
Thurston County, Washington

Chair

APPROVED AS TO FORM:

JON TUNHEIM
PROSECUTING ATTORNEY

Vice-Chair

Travis Burns
Deputy Prosecuting Attorney

Commissioner
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.
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.
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.
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
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
• Zoning Code
  o Standards for family daycare providers
  o Manufactured housing regulated the same as site built housing
  o Allowances for accessory dwelling units
  o Standards compatible with JBLM
  o Review for a variety of rural densities
    o Review that zoning is consistent with natural resource lands designations, including limiting nonagricultural uses on agricultural lands
  o Wireless providers
  o 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.
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.
### PHASE 1: INITIAL OUTREACH
**Spring 2017**
- Website update
- Community group outreach meetings
- Stakeholder outreach
- Open Houses for general public to introduce Plan update, opportunities and challenges for development

**Input captured in**
- Meeting summaries
- Open House and online comment sheet
- Comments via mail and email

### PHASE 2: DRAFT PLAN REVIEW
**Fall 2017 – Winter 2018**
- 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

**Input captured in**
- Comments via mail and email
- Meeting summaries
- Public testimony

### PHASE 3: ADOPTION
**2018**
- Website update
- BoCC work sessions
- Open House
- BoCC Hearings

**Input captured in**
- Comments via mail and email
- Public testimony
Comprehensive Plan Scope of Work

**CORE**

- 11 Chapters – Background and Format
  - 1 - Introduction
  - 2 - Land Use
    - Evergreen Land Use Designation
  - 3 - Natural Resource Lands
  - 4 - Housing
  - 5 - Transportation
  - 6 – CFP (format update only)
  - 7 - Utilities
  - 8 - Economic Development
  - 9 - Environment & Recreation
  - 10 - Historic & Archeological Resources
  - 12 – Amendments

- Code Amendments
  - Title 20 – Major Educational Institution Standards
  - CP-6 – Manufactured Housing

**CONTINUING**

- Chapters
  - Mineral Lands Update (part of Chapter 3)
  - Long Term Forestry Update (part of Chapter 3)
  - Parks strategy & LOS (part of Chapter 9)
  - 11 - Health Chapter

- Joint Plans
  - Lacey UGA & TCC 21
  - Tumwater UGA & TCC 22
  - Olympia UGA & TCC 23
  - Yelm UGA, Rainier UGA, Tenino UGA, Bucoda

- Code Amendments
  - CP-1 – Wireless
  - CP-2 – Permitted Childcare Facilities
  - CP-3 – Airport Overlay
  - CP-4 – ADU and FMU standards
  - CP-5 – Boundary Line Adjustment Standards
  - CP-7 – Water Availability
  - CP-8 – Grand Mound Residential Lot Width
  - CP-9 – Resource Use Notice
  - CP-10 – Forest Lands Conversion Ordinance
  - CP-11 – Mineral Extraction Code

Reflects decision from CPED and management that was given 5/9/2019
March Open House Feedback

Thurston County hosted two Open Houses on the Comprehensive Plan Update on March 27 (45 attendees) and 31 (34 attendees), 2018. The Open House format included 10 stations with posters discussing relevant elements of the Comprehensive Plan: Population projections and demographics, Land Use, Natural Resource Lands, Housing, Transportation, Economic Development, Environment and Recreation, Historic Resources, Utilities, and Health.

Staff were available at each station to answer questions or explain the poster content. There were several opportunities for attendees to provide feedback:

- Each station had an accompanying sheet on which attendees could write comments on hopes or concerns they had that were relevant to that topic area.
- The Transportation station had two interactive posters on which participants could mark areas of concern for congestion and maintenance, and where they thought the county should invest in safety improvements.
- At the sign-in table, each attendee was given a comment sheet that asked the following questions:
  - What hopes or concerns do you have that might be addressed in the Comprehensive Plan Update (especially related to the chapter topics, such as housing, natural resources, health, or transportation)?
  - What do we do well in Thurston County that we should continue doing over the next 20 years?
  - If you had a magic window to look into the future 20 years (to 2040), what would you hope to see for Thurston County? What do you hope life will be like?
  - Anything else you want to tell us?
  - How did you hear about this Open House (check all that apply: County email notice, Website, Newspaper, Facebook, Word of Mouth, Other)?

Collectively, nearly 80 people attended the Open Houses. The feedback received is listed below.

Major Themes in Written Comments

- Hopes/Concerns
  - Agriculture – comments focused on tools to preserve farmland, information on the economic links to agriculture, and on having policies that support the next generation of farmers.
  - Housing – comments focused on housing affordability and homelessness
  - Rural character – concern about potential impacts to rural character, desire to find innovative solution to conserve resource land, development encroaching on rural land and open space, support for rural economy
  - Environmental protection – of groundwater, overall water quality, and wildlife habitat and connectivity
  - Economy – hope for more living wage jobs, and better access to internet in rural areas

- What we do well
  - Recognize where development impacts sustainability and all community
  - Protecting critical areas and endangered species
Thurston County
Comprehensive Plan Update
Public Participation

- Providing information and education (but this can always improve)
- Balancing economic development with the need to maintain and preserve open space
- Road maintenance

- What we could improve
  - Acknowledging public input
  - Less traffic congestion

- Magic Window to the Future
  - Maintained rural character, natural areas, and open space, despite growth (“Not Seattle”, “not overdeveloped”)
  - Prosperous rural economy that benefits from environment with greater rural tourism
  - Better transportation connections (ferry, multimodal, mass transit, pedestrians)
  - Thriving local food economy
  - Affordable housing for all residents
  - A model for sustainability
  - Protected species, habitat, forest connectivity
  - Reasonable allowance to subdivide and use private land

Station Flip Chart Comments

LAND USE
“What hopes/concerns do you have about land use?”

March 27
- Maintain UGA boundary and land uses
- Complete the HCP
- Much RRR 1/5 is used for ag production. It needs protection to stay in Ag.
- Please add high density in urban areas (lacey UGA)
- Better/more resources for enforcement/ business locations
- Preserve resource lands
- No more land outside of LAMIRDS zoned less than 1 to 5. More 1-10 acres, 1-20 acre.
- And don’t allow people to subdivide and build more as their retirement plans!
- Keep rural areas rural
- Ensure infill occurs in UGAs, including ADUs and non-traditional residential development (tiny houses etc)
- Keep future development in UGA. Preserve rural nature outside of UGA.
- No stand alone ADUs
- No more commercial on the Yelm highway
- Protect water quality and quantity
- Continue to implement city’s policies and regulations in city UGAs
- Overrun with marijuana if zoned rural/residential or agriculture in future ordinances
- Concerns about quality and quantity of ground water with increasing population and industries, especially for those of us on wells (N. County)
- Keep rural lands and rural residential intact. Keep environmental protection s intact preserve RR property.
March 31
- Policy supporting current single-family residential landowners acknowledging their stewardship of the land
- Incentive programs (saltwater shoreline-beach district)
- More dense transit friendly development and way less listening to selfish NIMYBs when deciding how to plan.
- Capitol forest phase out resource use to focus on wildlife /environment preservation and recreation and education/ ecological services
- Keep capital forest multiuse including forestry to support revenues for schools.
- Undo sprawl – more density in urban areas less pressure/development in rural areas
- Keep options open for small tree farms
- Allow more rural development to meet low income population needs and housing shortages
- Less rural development, concentrate in urban areas and protect rural forest/ agricultural lands.
- More access to open space and forests
- More monitoring of groundwater levels and wireless impacts
- Find balance between development and natural habitats and open space. Developments that are filled with tract houses without natural space are not desirable or sustainable to live in.

NATURAL RESOURCES
“What hopes/concerns do you have about natural resources?”

March 27
- Concern that co-designation of mineral lands with ag lands will encourage mining to the exclusions of agriculture.
- Keep residential development to a minimum in forest and ag lands
- Ensure no net loss of farm production acreage to non-farming usage
- Endorse the use of conservation futures tax funds for an annual competitive grant process
- Address the pending generational transfer crisis among farmers
- Promote an economic benefit for local agriculture
- Add very tough environmental code for mineral lands designation lands. The environmental protections must exceed what is in place for critical ordinance and protect rural landowners.
- Shellfish is a big concern- introduced species impact. Human health impact from ingesting micro-plastics in shellfish. Microplastic out of bags.
- Sustainable forestry rules to support healthy stream flows and ecosystem functions
- Availability of conservation futures for land/habitat preservation for more than just gophers
- Remove entirely aquaculture/agriculture blend in rural/residential shoreline areas, and/or conservation designations.
- Reduce fees for “mom-n-pop” agri or aqua small businesses
- Key—no net loss of farmland. Address generational transfer. Tomorrows farmers can’t afford farmland without programs that reduce upfront costs of land.
- Conservation futures funding can help reduce costs of future farmers to access land. (cut the cost. Land trust can own land and long-term lease to farmers to reduce costs)
• Add forward looking policies and projects that support vibrant ag production and local food consumption.
• Policies to help support farmers keep land rural and not sell for development
• Include all farmland in tourism plans
• Support sustainable logging vs clear cuts
• Require reclamation following mining.

March 31
• No minimal designation at all if possible; neighbors are opposed- keep forest and watershed for wildlife.
• Worst case scenario: capping permit level operations to preserve and protect the ecological services of Forest Policies that protect open land for recreation.
• Instead of mining and logging, neighborhood wants county, state, DNR, to move towards remediation of soil and watershed and banning gunplay (which is polluting) in state lands.
• Rates of conversion of forest land outside of long-term forestry needs to be evaluated and measures to maintain forest lands need to be part of plan. Maintaining forest lover important for many goals.
• What is the interplay between resource use by businesses and the residential homeowners?
• Aquaculture/shellfish is a growing industry and relatively new category with many new, evolving policies. What is vision for how commercial and residential use on shoreline will affect our communities?
• Very concerned about geoduck aquaculture and impact of environment
• Consider intentional farming communities with clustered housing to draw young people to farm.

HOUSING
“What hopes/concerns do you have about housing?”

March 27
• Housing options for all incomes – at a variety of rural densities
• Need more low-mid income quality housing
• Convenient public transportation
• Balance housing options with transportation surface groundwater impact
• Accessibility to education and higher wage jobs
• That Thurston County not be a “bedroom community” – sustainable community
• Ensure any ADU allowance in rural areas considers water supply, septic compliance, transportation, and needed services, especially if cumulatively, the density is increased in the rural areas.
• Rural quality of life must be protected. Keep the rural codes of RR 1/5, 1/20, etc. intact. Rural residential quality is key.
• Allow ADUs
• + Tiny Houses and Micros Village Concept and Single small villages, 2-5
• Move plan for ADUs forward
• Increase Dial-a-Lift to support an aging population
• Create good policies for ADUs
• Concerns, re: ground water quality and quantity
• Maintain rural character
March 31

- Allow ADUs in rural areas, to care for family members that are elderly or disabled.
- Allow detached ADUs in rural areas. Attached are not always feasible on existing lots.
- There is a need for 7,020 new rural units by 2040 but with current rules and costs it is nearly impossible for development. How can we meet the 7,020 expectation. We have 80 acres in rural T.C. Want to split off into 5-7 lots. Cost with pre-sub, studies, fees etc. will be $35,000+. Cost to remove from forest land tax is $50,000. With gopher studies, wet land delineations, surveys, it is cost prohibitive.
- 66 out of 100 families do not have affordable housing available. Why not allow tiny homes/ back yard rentals at affordable prices to help meet this need?
- The current definition of “affordable” housing is ridiculous and not affordable. I would like to see laws that would encourage private citizens to develop and “run” boarding houses and tiny house communities with common living spaces and shared bathrooms. Working people who do not ear a lot deserve a decent place to live in Thurston County.
- Need low-income housing and help homeless!
- You can build smart-green-clustered housing that preserves natural resources and doesn’t pave over land. You can require/allow composting toiles and gray water systems to conserve water and minimize stormwater. How about farms with condos clustered so people could live and work on the farm. Or clustered homes on prairie to preserve prairie as common space.
- Vertical development. Low income housing downtown with community gardens. NO SPRAWL. Avoid paving which is an ecological disturbance that is almost impossible to recover from.
- Educate public (perhaps even require) on grey water and catchment.
- Protect wildlife areas/ preserve from development.
- Design housing that has character, rather than cookie cutter buildings. Incorporate open space and trails and parks. Protect natural spaces and look to the future of sustainable and ecological architecture.

TRANSPORTATION

“What hopes/concerns do you have about transportation?”

March 27

- What plans/resources does Thurston County have in maintaining required sidewalks (being destroyed by required trees) in county community developments?
- More frequent, better bus routes. Every home in UGA should be no more than a 5 minute walk from a bus stop that is serviced every 10 minutes. Nothing else will really reduce traffic congestion and more and more reliance on cars. (Ditto)
- Develop parallel freeway or 507 path/alignment to connect to 512/Puyallup—Redundancy in road networks. Before its too late. South of 507, Yelm to Rochester too.
- Option: use JBLM land/Pierce County north of Yelm to cut across 507. Between Tenino and rainier—south of 507 to I5.
- Examine effects of major earthquake in creating islands where bridges/overpass become dangerous
- Bike lanes city to city, separated from traffic.
Regarding draft goal #3: provide more mobility options for those with the fewest options due to income and ability.

• Add more speed patrols on Black Lake Blvd & Delphi
• Convenient/efficient bus/public transport.
• Parking—have enough downtown
• Economical and enough parking spaces for downtown Olympia. Don’t turn rural Thurston County into arterials and freeways. Keep rural quality.
• Passenger ferries, to Seattle and Tacoma.
• Use local cooking waste to make biodiesel locally for buses and local government fleet transportation.

March 31
• Add shoulders to rural roads
• Lot of rural roads are narrow and there are more bikers and walkers than in the past. Widen if we can.
• Need transit in rural roads and other means to reduce traffic
• Thurston County is less dense and “rural”(distance). You have to drive to get services and go to work. Congestion affects this.
• Continue to incorporate good environmental design into necessary infrastructure.
• What kind of business can we encourage in less dense areas (e.g. small tech services)
• Bike and walker friendly
• Transit up and down I5 corridor needs to be improved. Options eg trains, find ways to move base traffic off onto their routes quicker. Consider how vulnerable I5 is to being shut down and there are no alternative ways to transit north to south.
• We need:
  o More bike paths
  o Incentives for not driving/less cars/less traffic
  o High speed rail up I5 to diminish pollution and traffic
  o To take highways out of town as they do in Vancouver B.C. So noisy!
  o More incentives for carpool, hybrids
  o More migration corridors—wildlife need ways to move without being killed.
• Traffic noise too pervasive
• Plan for dense transit-friendly development
• We need more rail options like light rail, high speed rail or heavy rail
• Expand Olympia airport to allow major flights to this region. SeaTac is too far and inconvenient. There are tons of people who would use an expanded Olympia airport.

UTILITIES
“What hopes/concerns do you have about utilities?”

March 27
• More renewables
• Much more emphasis on solar—high electric consumption in summer when solar most efficient.
• I want PUD to buy out PSE and focus on renewable energy sources. Nonprofit and sustainable
• Support solar at every new development and retrofit
• Allow small cell units but with clear design standards that integrate with current infrastructure and not visual clutter.
• Provide “public” power and “public” internet
• **Stop** putting cell towers everywhere and limit the “G” level. The cell towers cause cancer and a wealth of illness. They should not be in rural areas. They also destroy the wildlife.
• Increase renewable sources. Support conservation
• Alternative to comcast!
• Add subcell to plug cell service holes in Boston Harbor and Fishtrap and other north county areas.

**ECONOMIC DEVELOPMENT**

“What hopes/concerns do you have about economic development?”

**March 27**

• Trends in development keeps pace with “type” of work, ie, tech-based, @home, etc  
  o Foster co-working spaces  
  o Shared office – incubators  
  o Impact on transportation – based on changing commute patterns
• Share program info and apprenticeship program info at High Schools and Community Colleges (more)
• Free Community College for all  
  o Second comment supporting this statement (“Yes”)
• Need to focus on “living wage” jobs
• Brewery Complex redevelopment
• Sustainable employment
• Affordable housing, sustainable communities
• Reasonable traffic patterns
• Develop incentives for farmland preservation (reference policies in Chapter 3)
• Include a section in this chapter specific to agriculture. Describe strengths for economic development such as proximity to major markets for farm products in King and Pierce Counties, and not too far from PDX.

**March 31**

• Limit land for distribution warehousing that are low in number of employees- need more manufacturing land for high employment levels
• Develop industries that maintain viable forest products/agricultural land base
• Develop alternative energy manufacturing and green building that conserves natural resources
• Why don’t county buildings and new development incentivize solar?
• More cars = more pollution and traffic. Incentivize building and public transportation
• Vertical development downtown—make buildings mixed use and provide low income housing and community gardens
• All economic development should center on green, ecologically sane economics
• Continue to support smaller industries in unincorporated county
• Use waste grease-build a biodiesel plant. Use the fuel for county vehicles.
ENVIRONMENT AND OPEN SPACE
“What hopes/concerns do you have about environment and open space?”

March 27
- Keep commercial private development in UGA. Don’t want county paved over by roads and strip malls.
- Provide for registration and monitoring of on—site systems. Provide lending for this program (move to health and human services)
- Don’t expand any UGAS (move to land use)
- No sewer extensions outside UGA (move to health and human services)
- Increase the amount of Thurston county lands for open space. Make it easier and less expensive for property owners to put their land into open space.
- Endorse the use of conservation futures tax funds using competitive process. (this comment times 2)
- Develop a program to reward (lower taxes, etc.) landowners for maintaining natural/native vegetation, even if “lot” is developed. (i.e. 1 house on lot could still see benefit for maintaining natural land cover). (Ditto)
- Increase fees on industrial and commercial development to help pay for conservation and farm easements and educate landowners on options available to them.
- Include a goal to reduce carbon-based fuels for a cleaner and healthier environment. Put in positive goal for 100% renewable energy by 2040.
- Tax aquaculture destined for overseas use- availability tax for using the resources.
- Where is the water going to come from? Will growth outstrip availability?
- Limit impervious surfaces
- Maintain/increase open space, green space
- Ground water is big concern with increasing population/use. Reasonable policies for ag/business-controlling environmental damage.

March 31
- For fish and wildlife, landscape planning to maintain connectivity and minimize habitat areas is needed.
- Support role of homeowner (who cares about their community) in making good programs happen like “open space”, conservation, donations, restoration, and everyday good environmental practices.
- I have concerns for VSP
- Consider wildlife habitats, encourage landscape design with native plants and trees that support indigenous birds and animals. Trails and open natural space makes for healthy communities.

HEALTH AND HUMAN SERVICES
“What hopes/concerns do you have about health and human services?”

March 27
- I support adding goal 4. Thank you!! (Ditto)
- Support Obamacare. Better yet, Medicare for all! It will be cheaper in the long run to have a healthier population
• Put the FARM back in pharmacy! Nutrition is health care. Farmland preservation is also key to Chapter 11.
• Universal healthcare. Healthy people = healthy and sustainable communities
• Homelessness and mental health/substance abuse.
• Increase funding for homelessness and mental health/substance abuse.
• Reduce jail terms for non-violent crimes
• Release/reform inmates with non-violent crimes.
• Protect environment. What happened with mineral lands was a shame. The environment lost big time.
• Fund the septic system management program. You know it works in Henderson and Nisqually!
• Big concern re: environmental health—air, water pollution

March 31
• Green space with minimal development, but opportunities for physical activity (running, walking, biking).
• Public health needs more funding to address septic systems and waste water
• Public health is based on clean water. Why aren’t septic’s being monitored—so many toxic algae blooms! Groundwater is threatened
• Neighbors on Brown Road are very concerned that any contamination of groundwater/watershed by pesticides or herbicides used in logging or mining be prevented altogether in order to protect human health—also we want to preserve and restore capitol forest for wildlife connectivity and ecological services, as well as human recreation and education. Use forest for carbon sequestration!
• Homelessness intersected by poverty and mental illness.
• Maintaining earth, water and air quality with protections being repealed seemingly daily by the current administration.

Comment Sheets

What hopes or concerns do you have that might be addressed in the Comprehensive Plan Update (especially related to the chapter topics, such as housing, natural resources, health, or transportation)?
• Make ag a higher level focus- consistent with the social impact of having a vibrant local food system. To that end: Chapter 8- promote local food as important to economy due to money cycling locally. Consider branding campaign on grown/made in Thurston. Reintroduce various food processing efforts- takes financial investment beyond the scope of small farms. Chapter 3- key to support conservation future funding as it existed before put on hold- some of those support affordable farm land.
• Concerns about growth near mushroom corner (Ostroms). Are there respiratory issues associated with Ostrom's and odors?
• Allow ADUs to become a less expensive (viable) option for senior downsizing. Support older citizens keeping their current situation stable with tax help and fewer restrictions on development (within reason) on their own property.
• Allowing businesses to operate without going through long permit process, especially in designated 1/5 residential. Not checking the site when the permit or license is granted. Not following up with requirements once project is signed off on.
• Housing - I'd like to see the county take a 'leadership' role in addressing and solving the homelessness problem countywide, including the cities.

• Health - put warning signs at all dangerous locations without public prompting. E.g. dioxin hundreds of times over dangerous levels.

• I'm concerned that change in the next 10 years could really outstrip any plan done now. Plan for 20 years, but plan to update the plan in 7, not 13.

• There is a risk of losing the rural character of living in Thurston county. The nature of the county must be preserved. Concentrated housing belongs in the city limits of Olympia and Lacey. Rural lands must be preserved and responsible adequate code be implemented and written to preserve the rural lands.

• Encourage, help and promote vegan options and farmers to grow more plants. Clear signage on roads and lights on roads. Housing prices are not accurately reflected. Lacey/oly/Tumwater is expensive. Single person no pets studios run $900+. It's not affordable on the minimum wage.

• I'm very concerned about the growth that's occurring in Thurston County and how environmental issues, in particular will be addressed. Public access to Puget Sound and continuing to protect it is very important. Preserving rural character and greenspace is critical.

• Neighbors on Brown Road near State forest land are opposed to uses of pesticides or herbicides that could contaminate ground water/watershed causing negative impacts to human health. We oppose the disruption of connectivity by operations for commercial ends, that impinge upon the health of wildlife and their habitat. We propose state forest be designated for carbon sequestration and taxes/revenue raised for schools be derived from carbon capture credits. It's time to let the forests recover! Remediation and restoration: It's time.

• Preserving farmland and natural space while assuring affordable housing and enough living wage jobs; better transport/transit infrastructure and remove congestion; sufficient resources for human

• Ensure no net loss farm production acreage. Endorse conservation future tax funds for annual competitive grant process. Require new development sewers- no more septic. Address the pending generational transfer crisis, incentivize young farmers. Promote economic benefit for local agriculture, guard our water supply; provide help for homeless. Up 4350 in Thurston

• I already submitted one sheet but forgot this. We stand on Nisqually/Squaxin/Chehalis land. Our responsibility is to listen to and address their voices. Their visions and needs to be part of this plan.

• Excellent open house - staff knowledgeable and open to discussion. Clearly population problems create huge complications when there is not an appropriate tax structure to meet the demand. I think the areas of concerns: transportation, housing, economic development well presented. Crowded roads one of our longest problems. Any chance that high speed internet available to rural areas?

• Mineral lands - increase minimum site size from 5 acre to 10 acre

• The county should look to innovative solutions to conserve natural resources by building SMART. Use green building, clustered homes, gray water, passive solar, require them in new construction. Consider a biodiesel plant to use waste oil from landfill to power county vehicles. They do it in Oregon. Protect groundwater- monitor septic.

• Maintain areas for farming over mining whenever possible. With the current Trump administration repealing protections of our earth, water and air, antiquated mining laws can make vulnerable and oversight. The Buckhorn Mine in Central WA could have been an open pit gold mine without community engagement. however, because of citizen input backed by courts,
it is now an underground mine. Beware of gutted federal regulations coupled by large industrial scale mining.

- Capital Forest remain "multi use" as it was historically intended (forestry, earning revenues for schools, recreation, etc.).
- Expanded shoulders wide enough for riding bikes on 98rd Ave to Hwy 99. Tilly Rd to Millersylvania State Park. Currently no shoulders, very dangerous for bike rides. Rainier Rd too many people driving at high speeds and passing coming from the hill on Fir Tree rd. Very dangerous for people pulling out into traffic from driveways and neighborhoods.

What do we do well in Thurston County that we should continue doing over the next 20 years?

- Recognition that where people develop housing dramatically impacts future sustainability, for all of us.
- Keep protecting critical areas and endangered species. Revert to 1 unit per 160 acre zoning.
- Allow citizens to access county staff for questions and information (You do this well, thank you!). Unfortunately what is not done will is that the citizen concerns and requests are listened to and then incorporated into the decisions made. The citizen input is tolerated because it is the rules but not acknowledged.
- Thurston County is a wonderful place that has a lot of diverse resources that have been created and protected by the vision of our leaders in the past.
- Vertical development; open space; migration corridors; public education; wetlands restoration. We need more bike lanes and discouragement of traffic. As the county grows how do we prevent car pollution, crowding, traffic? Tax incentives for public transport; bikes; and electric cars?
- Balance between rural and urban is important. Reaching out to citizens is an excellent approach.
- Road maintenance. Excellent for the taxes paid
- Sustaining the balance of managing population growth while encouraging economic development and maintaining natural green space.
- County road maintenance. The staff seem to do a good job maintaining roads.

If you had a magic window to look into the future 20 years (to 2040), what would you hope to see for Thurston County? What do you hope life will be like?

- Local food branding that is so popular, all grocery stores carry local foods and all restaurants market their local foods.
- I would hope the transportation link to Seattle would remain unimproved, except perhaps for a passenger ferry service. When train technology puts Olympia within 20* minutes of Seattle, Olympia will become Seattle #2 economically. Current residents will be pushed out. (*Current minimum speed of many European and Japanese and Chinese trains)
- That the county become a sought after model on how rural and environmental protections of the land was conserved and protected despite the pressure of population and economic growth. Prosperity was in place but was done with measured and responsible actions and limited. the greatest value of the county is its natural resources
- A county that has 1) had orderly development 2) maintained its rural economy (forestry, agriculture) and robust rural tourism based on recreation, agricultural and artisanal industries,
3) has a comprehensive, integrated conservation plan that supports endangered species, prairies and wildlife in general, and aquatic ecosystems and salmon 4) a transportation system that provides opportunities for walking, biking, and public transportation.

- I hope state forest land will be ecologically healthy, biodiverse wildlife areas with no commercial activity; increased enrollment by all citizens in soil, air and wear remediation; protection for all forests for connectivity, migration and growth development; free education and healthcare for all, housing for all; vertical farms in every department building for self-sufficiency; organic agriculture; no more factory farms or big agriculture.
- A model for sustainability- good environment
- Mass transportation in both rural and urban settings. Multiple bridges over Nisqually river.
- A vital downtown that provides low cost housing for vulnerable residents. Walking, biking areas are expanded and maintained, i.e. Rails-to-trails etc.
- I hope we can maintain our road systems and expand to meet the demands. I hope planning can be reasonable for people to be able to subdivide their property, as long as the person meets the criteria to do so.

Anything else you want to tell us?

- Population forecasting- It should be much more transparent, involve groups of county residents as a primary component of policy formulation. i.e. ask the people who already live here how much additional population they want to accommodate and how. Group would ideally constitute randomly selected people, like jury; alternatively, one that is truly representative of the county residents. Not organizations, no 'experts' no developers, no business or official government interest.
- Value and apply citizen input and concerns. Change the county commission board to 5 members. 3 is too small for the size of county. Restructure the planning commission, it must have oversight and responsibility to the citizens of the county.
- We should be careful about marijuana farm zoning. These operations are polluting, noisy and problematic and should not be allowed in residential areas. Also, please ban shooting in capital state forest.
- Designated bike routes in rural areas. Many of the bike routes in the official bike route maps are dangerous when shared by bikes and cars (Woodard Bay rd.). Designated bike routes should have shoulders to allow for safe separation of bike and autos.
- Thank you for providing opportunities for giving input towards long term comprehensive planning. I hope citizen input provides meaningful context in making the important decisions.

How did you hear about this Open House (check all that apply) [Note: few commenters answered this question]:

- County email notice: 5
- Website
- Newspaper: 1 (The Olympian)
- Facebook
- Word of Mouth: 1
- Other: 3
  o Meeting of Planning Commission
  o League of Women Voters
Thurston County
Comprehensive Plan Update
Public Participation

- Next Door
SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:
Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:
This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:
Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:
For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements—that do not contribute meaningfully to the analysis of the proposal.

A. Background [HELP]

1. Name of proposed project, if applicable:

Thurston County Comprehensive Plan Periodic Update, 2019

2. Name of applicant:
Thurston County

3. Address and phone number of applicant and contact person:
Kaitlynn Nelson
Associate Planner
Thurston County
2000 Lakeridge Drive SW, Olympia, WA
360-867-2087

4. Date checklist prepared:
June 4, 2019

5. Agency requesting checklist:
Thurston County Community, Planning, and Economic Development Department – Proponent & Lead Agency

6. Proposed timing or schedule (including phasing, if applicable):
The Planning Commission Hearing date is scheduled for July 10, 2019 and plan for adoption by the Board of County Commissioners is by late 2020.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Amendments are made to the Comprehensive Plan annually, but the plan is periodically reviewed and updated every 8 years. The next update cycle is meant to be completed by 2024. The plan is meant to guide for 20 year periods (till 2040). The plan is implemented through the Development Code which is regularly updated to reflect the Comprehensive Plan, and is not limited to the timelines previously mentioned. Other plans not addressed at this time include those like the Joint City/County Plans and the subarea plans. Each of these actions will be subject to independent SEPA review and threshold determinations.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

- Final EIS, Thurston County Comprehensive Plan (1994), and supplements.
- Critical Areas Ordinance (2012)

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None

10. List any government approvals or permits that will be needed for your proposal, if known.

Approval by the Board of County Commissioners, Adoption through Ordinance and Resolution, after a recommendation from the Planning Commission. The Washington
Department of Commerce coordinates state agency review during a required 60 day review period.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Thurston County is updating the Comprehensive Plan to guide planning till 2040. The 2019 update includes updates to Chapters 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, appendices, and associated map updates. Chapter 11, Health, is being reviewed on a separate track. The Shoreline Master Program is being updated concurrently, but under a separate SEPA review.

More specifically, changes include minor formatting, phrasing, and updating data; updates to maps (inventory, clarification, error corrections); a new zoning designation (Major Educational Institution) to implement an existing land use designation in Chapter 2; new goals and policies within Chapters 3 (Natural Resources), 8 (Economic Development) and 10 (Archaeological & Historic Resources); and provided new language in Chapter 9 (Environment) on climate change, natural hazards, and water availability.

Additionally, Thurston County is proposing a land use amendment for The Evergreen State College (applicant). The proposal requires amendments to the existing Institutional land use category within Chapter 2 of the Thurston County Comprehensive Plan, and would amend the Future Land Use Map in the Thurston County Comprehensive Plan. The proposal creates a new Institutional zoning district in the Thurston County Zoning Ordinance (Title 20) - Major Educational Institution (MEI) - and rezone the property from RRR 1/5 to that new zoning district. The proposal also includes amendments to associated sections (TCC 20.54, 20.03, 20.37).

The Evergreen State College site is located in rural Thurston County, to the northwest of the Olympia Urban Growth Area. The proposed new zoning designation, Major Educational Institution, applies to roughly ±999 acres across three parcels (12806410100, 12806410000, and 12807221100), which contain The Evergreen State College campus. The zoning considerations previously included several options for things like building height, setbacks, and minimum acreage. The current proposal includes some of the more protective restrictions, including a minimum of 40 acres, compared to a minimum of 20 acres for other uses; a reduction of building height within 150’ of a residential use or residential zoned property; and a building setback of 80’ on side setbacks abutting residential uses and 100’ for rear setbacks.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.
Thurston County is situated at the southern end of Puget Sound. This includes land forms varying from coastal lowlands in the north county, to cascade foothills in the southeast. Generally, the county is a region of prairies and rolling lowlands, broken by minor hills and a few peaks which rise to elevations of about 2,600 feet. There are over 90 miles of Puget Sound coastline, three major river basins, and over 100 lakes and ponds in Thurston County. The county contains a total area of 737 square miles, or 471,713 acres. Approximately 688 square miles (440,545 acres), or 93 percent of the total area, lies in unincorporated Thurston County. The remaining seven percent is divided among the seven incorporated cities and towns of Olympia, Lacey, Tumwater, Bucoda, Rainier, Tenino, and Yelm.

The Major Educational Institution Zoning Designation proposal is located at 2700 Evergreen Pkwy NW, Olympia, WA 98505, in the Northwest corner of Thurston County.

B. Environmental Elements  

As a nonproject action, this section has been excluded from consideration, and there is instead a Supplemental Sheet for Nonproject Actions (Part D).

1. Earth

a. General description of the site: (circle one): Flat, rolling, hilly, steep slopes, mountainous, other ____________

N/A
Varies throughout the county

b. What is the steepest slope on the site (approximate percent slope)?
   N/A

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.
   N/A

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
   N/A

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.
   N/A

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
   N/A

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
   N/A

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
   N/A

2. Air
   a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.
   N/A

   b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. N/A

   c. Proposed measures to reduce or control emissions or other impacts to air, if any:
      N/A

3. Water
   a. Surface Water:
1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. 
N/A

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.
N/A

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.
N/A

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
N/A

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
N/A

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.
N/A

b. Ground Water: [help]

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.
N/A

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.
N/A

c. Water runoff (including stormwater):
1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

N/A

2) Could waste materials enter ground or surface waters? If so, generally describe.

N/A

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

N/A

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: N/A

4. **Plants** [help]

   a. Check the types of vegetation found on the site: N/A

      _____ deciduous tree: alder, maple, aspen, other
      _____ evergreen tree: fir, cedar, pine, other
      _____ shrubs
      _____ grass
      _____ pasture
      _____ crop or grain
      _____ Orchards, vineyards or other permanent crops.
      _____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
      _____ water plants: water lily, eelgrass, milfoil, other
      _____ other types of vegetation

   b. What kind and amount of vegetation will be removed or altered? N/A

   c. List threatened and endangered species known to be on or near the site. N/A

   d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: N/A

   e. List all noxious weeds and invasive species known to be on or near the site. N/A

5. **Animals** [help]
a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. N/A

Examples include:

   birds: hawk, heron, eagle, songbirds, other:
   mammals: deer, bear, elk, beaver, other:
   fish: bass, salmon, trout, herring, shellfish, other ________

b. List any threatened and endangered species known to be on or near the site. N/A

c. Is the site part of a migration route? If so, explain.

d. Proposed measures to preserve or enhance wildlife, if any: N/A

e. List any invasive animal species known to be on or near the site. N/A

6. **Energy and Natural Resources** [help]

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

N/A

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

N/A

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

N/A

7. **Environmental Health** [help]

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

   1) Describe any known or possible contamination at the site from present or past uses.

      N/A

   2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

      N/A
3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

   N/A

4) Describe special emergency services that might be required.

   N/A

5) Proposed measures to reduce or control environmental health hazards, if any:

   N/A

b. Noise

   1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? N/A

   2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. N/A

   3) Proposed measures to reduce or control noise impacts, if any: N/A

8. Land and Shoreline Use  [help]

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. N/A

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? N/A

   1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: N/A

   1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: N/A

   c. Describe any structures on the site. N/A

   d. Will any structures be demolished? If so, what? N/A

   e. What is the current zoning classification of the site? N/A

   f. What is the current comprehensive plan designation of the site? N/A
g. If applicable, what is the current shoreline master program designation of the site? N/A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. N/A

i. Approximately how many people would reside or work in the completed project? N/A

j. Approximately how many people would the completed project displace? N/A

k. Proposed measures to avoid or reduce displacement impacts, if any: N/A

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: N/A

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: N/A

9. Housing [help]
a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. N/A

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. N/A

c. Proposed measures to reduce or control housing impacts, if any: N/A

10. Aesthetics [help]
a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? N/A

b. What views in the immediate vicinity would be altered or obstructed? N/A

c. Proposed measures to reduce or control aesthetic impacts, if any: N/A

11. Light and Glare [help]
a. What type of light or glare will the proposal produce? What time of day would it mainly occur?  N/A

b. Could light or glare from the finished project be a safety hazard or interfere with views?  
   N/A

c. What existing off-site sources of light or glare may affect your proposal?  
   N/A

d. Proposed measures to reduce or control light and glare impacts, if any:  
   N/A

12. Recreation [help]
a. What designated and informal recreational opportunities are in the immediate vicinity?  
   N/A

b. Would the proposed project displace any existing recreational uses? If so, describe.  
   N/A

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:  
   N/A

13. Historic and cultural preservation  [help]
a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.  
   N/A

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation?  
   This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.  
   N/A

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.  
   N/A

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.  
   N/A
14. Transportation [help]

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

N/A

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

N/A

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

N/A

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

N/A

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

N/A

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

N/A

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

N/A

h. Proposed measures to reduce or control transportation impacts, if any:

N/A

15. Public Services [help]

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

N/A

b. Proposed measures to reduce or control direct impacts on public services, if any.

N/A

16. Utilities [help]

a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other __________ N/A

d. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. N/A

C. Signature [HELP]
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:  __________________________________________________
Name of signee _______________________________________________
Position and Agency/Organization _________________________________
Date Submitted: _____________

D. Supplemental sheet for nonproject actions [HELP]

(IT IS NOT NECESSARY to use this sheet for project actions)
Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The new goals and policies provided for Chapter 8, Economic Development, support business development and protection of valuable industries that may have negative environmental impacts. This includes things like protecting processing uses for agriculture and forestry; the formation of an Economic Development District and Maker Spaces; encouraging agritourism and support of the Bountiful Byway; and consideration of expanding Commercial Zones.

These goals and policies could lead to codes or programs that increase traffic, construction, and manufacturing/industrial uses. This increased development could cause things like emissions to air and production of hazardous substances or noise. Future development proposals will be subject to SEPA requirements individually and would include a development permit review of any proposed impacts.
Proposed measures to avoid or reduce such increases are:

**Best Management Practices (BMPs) are necessary for construction and handling of hazardous materials; transportation improvements are updated with the Capital Improvement Program; and plans are necessary for uses like forestry and agriculture. Permits are required and County Code must be followed. Public process is a requirement for proposals like expanding zoning areas. A SEPA determination may be required for project actions and further nonproject actions not covered in this checklist.**

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

In directly, development planned for in the Comprehensive Plan would allow development that may remove or alter plants and vegetation, disturb soils and add stormwater runoff through increased impervious surfaces and impact habitat and animals through land clearing, infrastructure and building construction. Agriculture and Forestry is supported through the Comprehensive Plan, which may convert land for applicable agricultural uses and forestry practices which will require harvesting of trees. New language on water availability supports the creation of watershed plans, with the intention of improving fish habitat. Future nonproject plans and development proposals will be subject to SEPA requirements and would include a development permit review of any proposed impacts.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

The current Thurston County code includes, plans, policies and regulations to protect and preserve habitat including the critical area ordinance and shoreline master program. Individual forestry practices projects are required to have a plan, as well as obtain a permit from the county or the Department of Natural Resources. Construction activities must obtain a permit through the County, and codes are in place to review for critical areas and species.

3. How would the proposal be likely to deplete energy or natural resources?

No part of the proposal has been identified to deplete energy. Natural resources may include mining, forestry, and agriculture, which is supported by the Comprehensive Plan, and in turn could impact natural resource inventory.

Proposed measures to protect or conserve energy and natural resources are:
Development plans are required through state and county codes to harvest natural resources through sustainable harvesting practices.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The proposal has included new language in Chapter 9, Environment, to reference additional information, policies, and action plans on climate change, natural hazards, and water availability. The goals of these policies and action plans are to improve environmentally sensitive areas through a compound of projects that would directly impact environmentally sensitive areas. Future nonproject plans and development proposals will be subject to SEPA requirements and would include a development permit review of any proposed impacts.

Proposed measures to protect such resources or to avoid or reduce impacts are:

**Best Management Practices (BMPs), Thurston County Critical Areas Ordinance, the Shoreline Master Plan, Title 14 Building and Construction code and other development permit requirements.**

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

No part of the proposal has been identified to significantly affect land and shoreline use, and does not appear to be incompatible with existing plans.

Proposed measures to avoid or reduce shoreline and land use impacts are:

**Best Management Practices (BMPs), the Critical Areas Ordinance, the Shoreline Master Plan, and other development permit requirements.**

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Thurston County is projected to increase in population by 40% between 2018 and 2040. Most county roads maintain an acceptable level of services through the planning period which is supported by planned expanded transit services and bike and pedestrian trails networks. As mentioned previously, the proposal provides new language on supporting economic development. These uses could increase transportation needs to focused areas. Additionally, there would be an increased demand for water, stormwater facilities, telecommunications, solid waste, fire protection, law enforcement, schools, and court services with the increased population. Development proposals are reviewed for their
water and stormwater impacts. School districts, fire districts and authorities and utility districts, are responsible for preparing capital plans to ensure sufficient operations.

Proposed measures to reduce or respond to such demand(s) are:

Implementing the Comprehensive Plan, Transportation Plan, and the Capital Improvement Plan, as well as completing the ongoing Water Availability planning in conjunction with other municipalities, would allow for Thurston County to accommodate new growth and provide established levels of service for the necessary facilities. Chapter 2, Land Use, includes an update to the County growth projections and planning for a larger population could involve increasing capacity for transportation or public services and utilities. Demands for these facilities are planned for in the Capital Facilities Element of the Comprehensive Plan over the planning period.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

None - The proposed changes were developed within local, state, and federal laws for the protection of the environment. All future development would also be required to meet all local, state and federal regulations as they apply.
Attachments
F through L
are available at:

www.Thurston2040.com

Attachment F - Chapters 1-13 (Clean Version)
Attachment G - Chapters 1-13 (Redline Version)
Attachment H - Chapter 14 Appendix A-F (Clean Version)
Attachment I - Chapter 14 Appendix A-F (Redline Version)
Attachment J - Comprehensive Plan Maps
Attachment K - New TCC 20.64 - Major Educational Institution
Attachment L - Detail Map of proposed Evergreen Land Use Amendment