County is required to conduct a periodic review of Comp Plan

- Update population and employment forecast data
- Reflect changes in state law
- Incorporate other needed changes

Last Update: 2004

- BoCC directed staff to take a targeted approach to update
Chapter 2 - Land Use
“The following goals are adopted to guide the development and adoption of comprehensive plans and development regulations…:

(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.”

- 36.70A.020 RCW
A Land Use Element:

- Designating distribution and location of land for:
  - Agriculture
  - Timber production
  - Housing
  - Commerce
  - Industry

- Recreation
- Open Spaces
- General Aviation Airports
- Public Utilities
- Public Facilities

- 36.70A.070(1) RCW
A Land Use Element includes:

- Population densities
- Building Intensities
- Estimates of future population growth
- Protection of quality and quantity of groundwater used for public water supplies – Chapter 9
- Approaches to promote physical activity – Chapter 10
- Drainage flooding, and storm water runoff – Chapter 7 and 9

- 36.70A.070(1) RCW
A Rural Element includes:

- Lands not designated for urban growth or resource use
- A variety of rural densities
- Measures to protect rural character
- Limited areas of more intensive rural development (LAMIRDs)

- 36.70A.070(5) RCW
WHAT’S CHANGING IN THE LAND USE CHAPTER?

- Updated population projections, densities, and building intensities
- Updated goals and policies to ensure compatibility with JBLM
- Added language on siting of public facilities (from CFP)
- Updated land use designations on Future Land Use Map
  - Major Educational Institution
  - Long-term Forestry parcels
WHAT’S NOT CHANGING IN THE LAND USE CHAPTER?

- Land Use Designation Guidelines, mostly
- Future Land Uses (and zoning), mostly
- Goals, Objectives, Policies, mostly
- More substantial review of land use designations may follow completion of the Habitat Conservation Plan
42% Projected Increase
THURSTON COUNTY GROWTH PROJECTIONS

- Half of county’s growth projected for the county’s incorporated areas
- For unincorporated Thurston County, largest portion of growth projected for the Lacey UGA
- Currently, there is sufficient land supply in urban areas to accommodate projected growth
Prepared by TRPC

Sufficient land in to accommodate projected growth in existing urban areas (only out to 2035)

Average density is increasing across all urban areas

Density within subdivisions also increasing
JOINT BASE LEWIS-MCCHORD

- JBLM Joint Land Use Study, 2015-2016
  - Noise impacts
  - Training routes
  - Increasing communication around planning
  - Preserving habitat for endangered and threatened species
Area being considered for land use plan amendment.
Questions?

Contact:

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Project Updates and Draft Documents
www.Thurston2040.com
Chapter 1 - Introduction
ROLE OF THE COMPREHENSIVE PLAN

How the County Uses It
- Guidance for:
  - Development regulations
  - Capital Facilities Planning
  - Site-specific land use permit applications
  - Related plans
  - County programs

How Others Use It
- Informing the public
- Informing other public & private entities
- Comprehensive Plan uses “should” instead of “shall”
Thurston County Population: 1890-2010

Thurston County Population:
- Total Cities
- Total Unincorporated
- Thurston County
- Growth Rate
Thurston County Population by Age Group

Baby Boom Generation

Millennial Generation

1990

30%
59%
11%
Thurston County Population by Age Group

Baby Boom Generation

Millennial Generation

2015

25%
60%
15%
Thurston County Population by Age Group

- Baby Boom Generation
- Millennial Generation

- 0-4: 24%
- 5-9: 19%
- 10-14: 24%
- 15-19: 20%
- 20-24: 20%
- 25-29: 25%
- 30-34: 20%
- 35-39: 19%
- 40-44: 15%
- 45-49: 24%
- 50-54: 26%
- 55-59: 30%
- 60-64: 22%
- 65-69: 15%
- 70-74: 10%
- 75-79: 9%
- 80-84: 9%
- 85+: 8%

Projected for 2040:
- Baby Boom Generation: 57%
- Millennial Generation: 19%
Median Household Income

- **2005**
  - Thurston County: $54,914
  - Washington State: $50,004

- **2016**
  - Thurston County: $63,286
  - Washington State: $65,500
Thurston County Jurisdictions
Income & Poverty Rate, 2012-2016

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>Median Income</th>
<th>Poverty Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bucoda</td>
<td>$35,000</td>
<td>44%</td>
</tr>
<tr>
<td>Lacey</td>
<td>$59,624</td>
<td>11%</td>
</tr>
<tr>
<td>Olympia</td>
<td>$54,523</td>
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<tr>
<td>Rainier</td>
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<td>Tenino</td>
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<td>Tumwater</td>
<td>$62,050</td>
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</tr>
<tr>
<td>Yelm</td>
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<td>18%</td>
</tr>
</tbody>
</table>

- Median Income
- Poverty Rate
Proportion of residents with income below the federal poverty level has increased

- 2005 = 10%
- 2016 = 12%

- All families = 8.1%
  - With children under 18 = 13%
  - Single-mother = 26%
  - Single mother, working full time = 9%
  - Homeowner = 4%
  - Renter = 17%