Chapter 9 – Environment, Recreation and Open Space
Minor Zoning Corrections
Follow-Up Items
PLANNING HIERARCHY

Comprehensive Plan Chapters
1. Introduction
2. Land Use
3. Natural Resources
4. Housing
5. Transportation
6. Capital Facilities Program (CFP)
7. Utilities
8. Economic Development
9. Environment
10. Historic Resources
11. Health
12. Amendments
Scope of Work Update
Chapter 9 – Environment, Recreation and Open Space
“The following goals are adopted to guide the development and adoption of comprehensive plans and development regulations…:

(9) **Open Space and Recreation.** Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.

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

- 36.70A.020 RCW
MANDATORY ELEMENTS – RCW 36.70A.070

A Land Use Element that:

- Identify open space corridors within and between urban growth areas
- Identify lands useful for public purposes
- Protect the quality and quantity of groundwater used for public water supplies
- Promote physical activity
- Review drainage, flooding, and storm water run-off
- Protect critical areas

- 36.70A.070(1) RCW
KEY CHALLENGES

- Balance a variety of land uses, such as resource use, residential, and commercial development with maintaining the natural environment.
- The need for additional recreation areas and open space, and maintenance of those facilities.
- Balancing human uses with protection of water, air and the environment.
- Planning, preparing, and mitigating for the impacts of climate change and natural hazards.
FEEDBACK ON CHAPTER 9

- Thurston Thrives
- Storm and Surface Water Advisory Board
- Shellfish Protection District Advisory Committee
- Comprehensive Plan Open House

CREDIT: OLYMPIA NOIRE, #THURSTON2040 PHOTO CONTEST WINNER
WHAT’S CHANGING IN THE ENVIRONMENT CHAPTER?

- Renamed to “Environment, Recreation and Open Space”
- Updated Level Of Service projection for parks
  - *(This may be revised and updated again at a later time, when the Parks, Recreation, Trails and Natural Resource Preserve Plan is updated).*
- New language on climate change and natural hazards
- New language on water availability and streamflow restoration planning in response to the 2018 Streamflow Restoration Act (RCW 90.94)
- Updated maps (removal of the “important greenscapes” map, formerly M-31)
WHAT’S CHANGING IN THE ENVIRONMENT CHAPTER?

- Water Availability & Streamflow Restoration Act
  - Added background information on instream flow rules (Section III.C)
  - Existing Goals, Objectives, Policies are consistent with RCW 90.94
- Goal 2: Protect Groundwater Quality and Quantity
  - **OBJECTIVE:** To provide for the identification and protection of sensitive aquifer recharge areas, protect groundwater quality, and prudently conserve groundwater resources.
- Policy 9.2.3 & 9.2.4
WHAT’S CHANGING IN THE ENVIRONMENT CHAPTER?

- Climate Change
  - Incorporated background and recommendations from the Climate Adaptation Plan
  - Incorporated updated Emission Reduction Targets
WHAT’S NOT CHANGING IN THE ENVIRONMENT CHAPTER?

- Level Of Service methods
- Coverage of Critical Areas
- Maps, mostly
- Goals, Objectives, Policies, mostly
Minor Zoning Corrections
WHY ZONING CORRECTIONS?

- Thurston County Geodata annually makes corrections of the zoning layer
  - Parcel fabric constantly updating and shifting
  - Causes parcel line to shift, but zoning needs to be updated later.
    - Other reasons for misalignments: Boundary Line Adjustments, Short plants, large lots, subdivisions, updated land surveying
“In the event that uncertainties exist with respect to the intended boundaries of the various zoning districts as shown on the Official Zoning Map, the following rules shall apply:

Where district boundaries are indicated as approximately following the lines of lots or other parcels of record and the distance by scale shows the boundary to be not more than ten feet distant from the lot line, the lot line shall be deemed to be the district boundary.”

- 20.06.020 TCC
CORRECTIONS IN ZONING

- Tier 1 – Corrections Less Than 10 Feet from Parcel Boundary
- Tier 2 – Corrections 10-20 Feet from Parcel Boundary, conform with parcel line
- Tier 3 – Parcels 10-50 Feet from Parcel Boundary, generally conform with parcel line
CORRECTIONS IN ZONING

- Tier 1 – 5,088 parcels with minor corrections
- Tier 2 – 120 parcels with minor corrections
- Tier 3 – 23 parcels with minor corrections

Total: 5,231 parcels with minor zoning corrections
Follow Up Items
• Maps
• Ch. 8, 13, 14
<table>
<thead>
<tr>
<th>Old Map</th>
<th>New Map</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 – Unincorporated Thurston County</td>
<td>I-1 – Thurston County with UGA, subarea, and city boundaries</td>
</tr>
<tr>
<td>14 – Urban Growth Areas</td>
<td>I-2 – Physiography</td>
</tr>
<tr>
<td>20 – Subarea Boundaries</td>
<td>E-1 – WRIAs</td>
</tr>
<tr>
<td>3 – Physiography</td>
<td>I-3 – Current Land Use</td>
</tr>
<tr>
<td>4 – Drainage Basins</td>
<td>L-1 – Future Land Use, with proposed changes</td>
</tr>
<tr>
<td>11 – Noise Impact Areas</td>
<td>L-3 – Airport and Military Impact areas</td>
</tr>
<tr>
<td>13 – Existing Land Use</td>
<td>E-2 – Lands for Public Purposes</td>
</tr>
<tr>
<td>15 – Future Land Use</td>
<td>E-3 – Open Space Tax Land</td>
</tr>
<tr>
<td>15A – Public Purpose Lands</td>
<td>H-1 – Historic Sites</td>
</tr>
<tr>
<td>36 – Public Recreation Facilities</td>
<td>U-1 – Water, Sewer and Solid Waste</td>
</tr>
<tr>
<td>30 – Open Space Tax Land</td>
<td>N-1 – Designated Agriculture and Forest Lands</td>
</tr>
<tr>
<td>32 – Historic Sites</td>
<td>N-2 – Designated Mineral Lands</td>
</tr>
<tr>
<td>38 – Sewer Service</td>
<td></td>
</tr>
<tr>
<td>Old Map</td>
<td>New Map</td>
</tr>
<tr>
<td>------------------------------------------------------------------------</td>
<td>------------------------------------------------------------------------</td>
</tr>
<tr>
<td>33 – Existing &amp; Future Roadways</td>
<td>T-1 – Federal Functional Classification</td>
</tr>
<tr>
<td></td>
<td>T-2 – County Functional Classification</td>
</tr>
<tr>
<td></td>
<td>T-3 – Grand Mound Functional Classification</td>
</tr>
<tr>
<td>34 – Transit Service Areas</td>
<td>T-3 – Transit Routes</td>
</tr>
<tr>
<td>35 – Existing and Future Bikeways</td>
<td>T-4 – Existing and Planned Bike and Multiuse Trails</td>
</tr>
<tr>
<td>40 – Multi-modal facilities</td>
<td>T-8 – Freight and Goods Transportation System</td>
</tr>
<tr>
<td>41 – Rail Lines</td>
<td>T-4 – Rail, Port, and Airport Facilities</td>
</tr>
<tr>
<td>46 – 2025 Forecast &amp; Volumes Outside UGA</td>
<td>T-7 – 2040 Modeled Traffic Volumes</td>
</tr>
<tr>
<td>47 – 2004 Actual Traffic Counts</td>
<td>T-6 – 2015 Modeled Traffic Counts</td>
</tr>
<tr>
<td>48 – Two Hour PM Peak Level of Service Policy by Geography</td>
<td>T-9 – Level Of Service 2-Hour PM Peak (Rural Strategy Corridor)</td>
</tr>
<tr>
<td></td>
<td>T-9 – Level Of Service 2-Hour PM Peak (Rural/Urban Transition)</td>
</tr>
<tr>
<td></td>
<td>T-10 – 2040 Level Of Service Projections</td>
</tr>
</tbody>
</table>
CHAPTER 8 – ECONOMIC DEVELOPMENT: NEW POLICY

Goal 1, Objective A:

Policy 9 - The county should encourage major institutions (such as schools, colleges, hospitals, etc.) to buy-local from Thurston County agricultural businesses.
Goal 1, Objective D:

Policy 7 - The county should support land use regulations and land use designations that serve and/or add value (such as lumber mills, hay distributors, etc.) to the rural economy (especially for agriculture and forestry).
Planning Commission requested staff add in language from Earth Economics study (2012)
- May be a valuable starting point in considering future economics

- Added into Chapter 8 – Economic Development
  - Summarized for agriculture and forestry
Planning Commission requested a revised mineral lands definition in Glossary. Revised to:

- Land with identified and classified “mineral” resources, which may include sand, gravel, clay, shale, topsoil, stone, valuable metallic substances, or similar resources.

Appendix C: Added reference to the Homeless Housing Plan, and to the Voluntary Stewardship Work Plan.
TRANSPORTATION QUESTIONS FOLLOW-UP

- Where does the County have policies for designating new road set asides?
  - For UGAs: through the joint planning process with local cities.
  - For unincorporated: through Chapter 5 (Transportation), and maps T2, T2a.

- How does the county decide when a turnout is used for buses?
  - This is determined by Intercity Transit. Generally Intercity Transit prefers to stop in travel lanes, except for higher speed roads.
Outstanding Questions
Questions?

Contact:

Maya Teeple, Associated Planner, Thurston County
Maya.Teeple@co.thurston.wa.us
360-786-5578

Ian Lefcourte, Associate Planner, Thurston County
Ian.Lefcourte@co.thurston.wa.us
360-786-5505

Kaitlynn Nelson, Associate Planner, Thurston County
Kaitlynn.Nelson@co.thurston.wa.us
360-867-2087

Allison Osterberg, Senior Planner, Thurston County
Allison.Osterberg@co.thurston.wa.us
360-867-2102

Project Updates and Draft Documents
www.Thurston2040.com