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**COMMUNITY PLANNING &
ECONOMIC DEVELOPMENT DEPARTMENT**

Creating Solutions for Our Future

Joshua Cummings, Director

September 2, 2020

Thurston County Board of Commissioners
2000 Lakeridge Drive SW
Olympia, WA 98502

SUBJECT: Planning Commission Recommendation on 2020 Comprehensive Plan Update

Dear Commissioners,

The Thurston County Planning Commission has completed their review of the 2020 Comprehensive Plan Update. This update includes four parts (continuing items) that were not finished in 2019 with the Periodic Update:

- a review and update of the mineral lands element;
- an update to the Thurston County parks level of service for consistency with the Parks, Open Space, and Trails plan;
- an update to the health element; and
- a review and if needed an update to the Long-Term Forestry designation.

Logistical chapters such as the Title Page, Table of Contents, Appendix C, and Appendix D also have minor proposed amendments.

These items are within the Scope of Work for the Comprehensive Plan Periodic Update that was adopted under Resolution 15436 on February 14, 2017 and are item CP-1 on the 2020/2021 Official Comprehensive Plan Amendment Docket. The 2020 Comprehensive Plan Update includes amendments to the following portions of the Comprehensive Plan: Chapters 1, 2, 3, 6, 9, 11; Appendices C, D; Maps L-1 – Future Land Use, N-1 – Long Term Agriculture and Forestry, N-2 (formerly Map M-43) – Designated Mineral Lands; amendments to the Thurston County Code, Chapter 17.20, Chapter 18.04, Chapter 20.03, Chapter 20.30B, Chapter 20.54, and Chapter 20.60; and proposed removal of 7 parcels from long-term forestry designation, and an associated land use and zoning amendment (parcels 13816230200, 13816230000, 13816240000, 09880001002, 13822130100, 21621300100, 21621200100) from Long Term Forestry to Rural Residential Resource 1/5.

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 2019, adopted with Resolution 15836 and Ordinance 15837.

The Planning Commission was initially briefed by staff on the proposed amendments in May 2017. The Planning Commission held a total of twenty-one work sessions on the topic, including two public hearings (one on scope of mineral lands in March of 2018; and one on all proposed amendments in August of 2020), and two follow-up work session after the public hearing. Legal notice scheduling a public hearing was published on July 27, 2020. A public hearing was held on August 19, 2020. Eight people testified at the public hearing, and 52 written comments were submitted. A post-hearing work session was held immediately following the public hearing and continued on September 2, 2020. Based on public comment received, the following changes were made to the draft comprehensive plan chapters, and are reflected in the Planning Commission recommendation draft:

- **Chapter 11** – Amend language of Goal 1, Objective A, Policy 7 to be more inclusive of all residents while still noting groups that experience disparities based on current data.
- **Chapter 20.54 TCC, Table 1** – Remove “X” from the AOD column
- **Chapter 20.30B.015(e) TCC** – Amend the language in Option D-3 from “the same” operator to “a” operator.

The following is a recommendation from the Planning Commission on the Comprehensive Plan Amendment 2020/2021 Docket Item #1 2020 Comprehensive Plan Update (continuing items).

The Planning Commission recommends approval to the Thurston Board of County Commissioners of amendments to Comprehensive Plan Chapters 1, 2, 3, 6, 9, 11, appendices C & D, and Map L-1-Future Land Use, Map N-1 Long Term Forestry and Agriculture, and Map N-2 Designated Mineral Lands; and to recommend approval of amendments to Chapter 17.20, Chapter 18.04, Chapter 20.03, Chapter 20.30B, Chapter 20.54, and Chapter 20.60 of the Thurston County Code.

The Planning Commission recommends approval of these amendments as denoted, which are Options A-2, C-1, D-3 as amended, E-2 and F-2 (including all 7 parcels being considered).

On September 2, 2020, the Planning Commission voted unanimously (6-0) in favor of the attached recommendation, with Planning Commissioners Donna Nickerson, Tyle Zuchowski and Raul de Leon absent. In formulating its recommendation, the Planning Commission has considered the requirements in the Growth Management Act under RCW 36.70A and WAC 365-196, Thurston County’s County Wide Planning Policies as amended, other applicable state laws, public testimony, and local circumstances. The Planning Commission recommends approval of the 2020 Comprehensive Plan Update amendments with the following findings.

Findings:

1. The proposed amendments are consistent with the Growth Management Act 36.70A RCW.

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2. The proposed amendments are consistent with the Thurston County County-Wide Planning Policies.
3. The Thurston County Planning Commission held a duly noticed public hearing on August 19, 2020 as required by Thurston County Code Chapter 2.05 Growth Management Public Participation.

Thank you for the opportunity to review proposed amendments. If you have any questions, please feel free to contact me.

Sincerely,



Scott Nelson, Chair

Attachments:

- Draft Amendments for the Comprehensive Plan Periodic Update – clean
- Draft Amendments for the Comprehensive Plan Periodic Update – redline
- Draft Maps (Map L-1 Future Land Use, Map N-1 Long Term Agriculture and Forestry, Map N-2 Designated Mineral Lands)
- Proposed Amendments to 17.20, 18.04, 20.03, 20.30B, 20.54, and 20.60 of the Thurston County Code

CC: Thurston County Planning Commission Members
Ramiro Chavez, County Manager
Joshua Cummings, Director
Travis Burns, Deputy Prosecuting Attorney