
PERMIT REVIEW PROCESS ANNUAL UPDATE

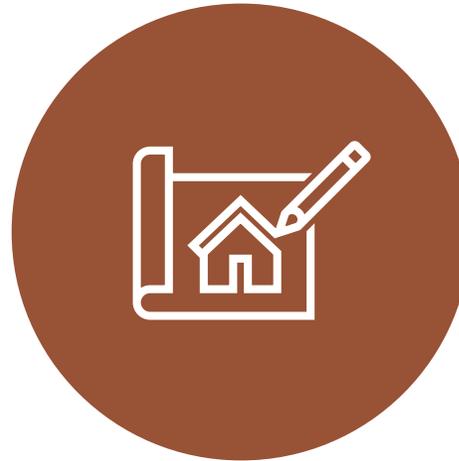
ANDREW BOUGHAN
SENIOR PLANNER



Today's Work Session



BACKGROUND



TOPICS



NEXT STEPS

Background

- 2024-2025 Official Development Code Docket
 - 8 of 12
- Placeholder Project
 - For issues, inconsistencies, or redundancies in CPED's application review
 - Intent to provide consistent and reliable service to the public
 - Reoccurring and can be used more than once

**THURSTON COUNTY 2024-2025
COMPREHENSIVE PLAN AMENDMENT DOCKET**

County-Initiated Amendments

Applicant-Initiated Amendments

Docketing

Thurston County 2024-2025 Officially Docketed Items	
CPA-7a	<p align="center">Grand Mound West UGA Amendment, Site Specific Map Land Use Plan, and Rezoning Amendment Comprehensive Plan</p> <p align="center"><u>BLO - Grand Mound West</u> ~66 ac from RRR 1/5 to RRI <u>Wilmovsky - Grand Mound West</u> ~29 ac from RRR 1/5 to R 4—16/1</p> <p align="center">Applicant: Mike Parsons; Karolyn Wilmovsky; Board of County Commissioners</p>
CPA-17	<p align="center">Thurston 2045 Comprehensive Plan Periodic Update, Joint Plans, Joint Codes, Thurston County Code (TCC)</p> <p align="center"><u>Comprehensive Plan, Multiple Code Titles</u> Land Use Element, Rural Element, Natural Resources Element, Housing Element, Capital Facilities Element, Utilities Element, Transportation Element, Park and Recreation Element, Climate Element, Implementation Plan, Land Use & Zoning Corrections, Joint Plan Updates as necessary</p> <p align="center">DUE DECEMBER 2025</p>
CPA-16	<p align="center">Community-Driven Review of Agricultural Policies and Programs Long Term Agriculture (LTA) designation criteria and land use/zoning update.</p>
CPA-1	<p align="center">Bar Holdings LLC (Salish Landing): Tumwater UGA Swap, Site Specific Map Land Use Plan, and Rezoning Amendment Comprehensive Plan, Joint Plan</p> <p align="center">Tumwater UGA Swap (RCW 36.70A.130) ~ +/- 65 acres removed; +/- 46 acres added ~ Areas being removed from UGA will be rezoned SFL, HI, and GB to RRR 1/5 and RRI. ~ Areas being added to UGA will be rezoned RRR 1/5 to GC, MU, and LI</p> <p align="center">Applicant: Bar Holdings LLC</p>

**THURSTON COUNTY 2024-2025
DEVELOPMENT CODE AMENDMENT DOCKET**

County-Initiated Amendments

Applicant-Initiated Amendments

Joint Planning Requests

Thurston County 2024-2025 Officially Docketed Items	
A-6	<p align="center">Shoreline Master Program Update, and Revisions to Ensure Consistency with other codes Title 19, Title 24, Other Codes</p>
JP-3	<p align="center">Lacey UGA Joint Code Update Title 21</p>
A-25	<p align="center">Amend the Forest Lands Conversion Ordinance and Review Rural Tree Protection Standards Titles 17, 18, 20</p>
A-30	<p align="center">Less Restrictive Alternative (LRA) Community Housing Code Update Titles 20, 21, 22, 23 and any other Thurston County Code (TCC) as needed</p>
JP-2	<p align="center">Tumwater UGA Joint Code Update Title 22</p>
JP-4	<p align="center">Olympia UGA Joint Code Update Title 23</p>
CR-2	<p align="center">Cannabis-Related Code Amendments Title 20, 21, 22, 23, and any other Thurston County Code (TCC) as needed</p>
A-31	<p align="center">Permit Review Process Annual Update Thurston County Code (TCC)</p>
A-32	<p align="center">New Uses & Related Standards Annual Update Thurston County Code (TCC)</p>
A-26	<p align="center">Transfer of Development Rights and Purchase of Development Rights Programs Titles 20, 21, 22, 23</p>
A-13	<p align="center">Code Clarifications & Corrections Annual Update Thurston County Code (TCC)</p>
CR-3	<p align="center">Review SEPA Comment Period Timelines Title 17</p>



Docketing

IDENTIFIED PROBLEM(S)

- Project selection occur prior to budget decisions
- The problems are lack of information for our community and decision-makers to assess the application
- Lack of transparency in the process for applicant-initiated proposals

POSSIBLE SOLUTION(S)

- Update requirements for application materials
- Look at docket review timing to align with budget decisions
- Require Preapplication

Appeals



Appeals

IDENTIFIED PROBLEM(S)

- The Board of County Commissioners is prohibited from communicating with applicants proposing land use proposals
 - For select permit types the BoCC is the final decision maker on appeals

POSSIBLE SOLUTION(S)

- Shift select permits from appealing to the BoCC to Superior Court
 - This solution would allow the BoCC to communicate with applicants on their land use proposals

SEPA Review Timelines



SEPA Review Timeline

IDENTIFIED PROBLEM(S)

- Community members expressed concerns that the notice period was too short, others said it was too long

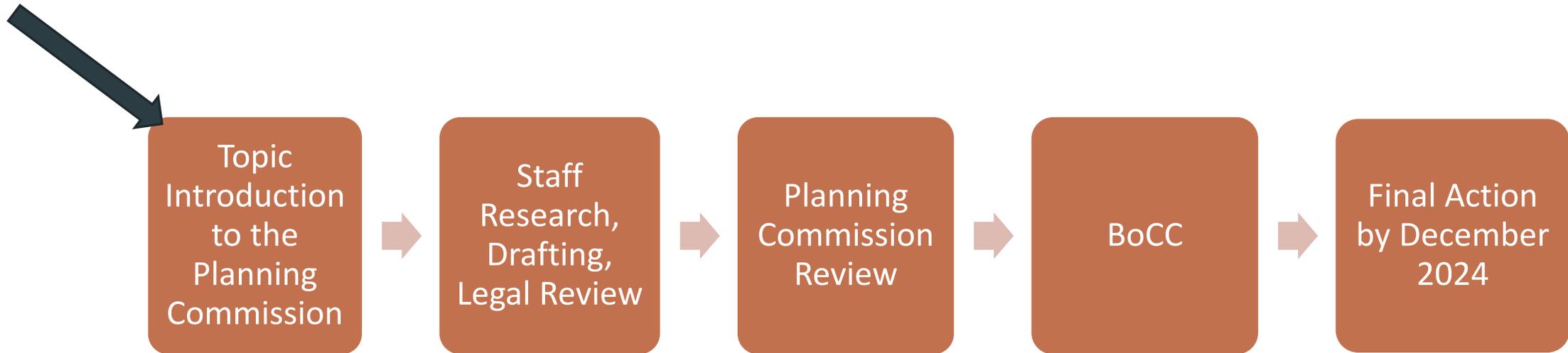
POSSIBLE SOLUTION(S)

- Review Revised Code of Washington (RCW), Washington Administrative Code (WAC), and Department of Ecology guidance to determine local jurisdictions' limitations on adjusting noticing periods
 - May result in longer, shorter, or no change to timelines

Other ideas?



Next Steps



Questions?

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