



## COMMUNITY PLANNING & ECONOMIC DEVELOPMENT

3000 Pacific Ave SE, Olympia, WA 98501

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Creating Solutions for Our Future

Ashley Arai, Director

July 2, 2025

Thurston County Board of County Commissioners  
3000 Pacific Ave SE  
Olympia, WA 98501

**Subject: Planning Commission Recommendation on “Permit Review Process Annual Code Update”**

The Thurston County Planning Commission has completed their review of the 2024-2025 Development Code Docket item A-31: Permit Review Process Annual Code Update. This docket item is a department-driven project that will amend Thurston County Code (TCC) Titles 17, 18, and 20-25 to remove the Board of County Commissioners from the appeals process, amend permit review timelines to reflect State law, and modify State Environmental Policy Act (SEPA) categorical exemption thresholds.

The Planning Commission held three (3) work sessions in advance of the July 2, 2025 public hearing. Seventy two (72) public comments were received prior to the public hearing. At the public hearing, the Planning Commission received twelve (12) oral comments. During the July 2, 2025 work session, the Planning Commission voted unanimously (10-0) to recommend approval of the proposed Permit Review Process Annual Code Update amendments:

***“Move to recommend adoption of Development Code Docket item A-31 Permit Review Process Annual Code Update to amend Thurston County Code Titles 17, 18, and 20-25.”***

Findings:

1. The proposed amendments are consistent with the Growth Management Act 36.70A RCW.
2. The proposed amendments are consistent with the Thurston County Comprehensive Plan.
3. The proposed amendments are consistent with the Thurston County-wide Planning Policies.
4. The Thurston County Planning Commission held a duly noticed public hearing on July 2, 2025 as required by Thurston County Code Chapter 2.05 Growth Management Public Participation.

Additionally, the Planning Commission voted unanimously (10-0) to recommend to the Board of County Commissioners the following motion:

***“Move to recommend no change to the current language of appeal procedures included in Thurston County Code Titles 17.09.160, 20.07.060, 20.27.020, 20.28.020, 20.39.070, 20.52.080, 20.60.060, 20.64.020, 21.50.030, 21.81.070, 21.84.030, 21.87.050, 22.36.060, 22.56.060, 22.62.050, 23.57.040, 23.57.080, 23.57.100, 23.72.190, 24.05.050.”***

Findings:

1. The proposed amendments are consistent with the Growth Management Act 36.70A RCW.
2. The proposed amendments are consistent with the Thurston County Comprehensive Plan.
3. The proposed amendments are consistent with the Thurston County-wide Planning Policies.
4. The Thurston County Planning Commission held a duly noticed public hearing on July 2, 2025 as required by Thurston County Code Chapter 2.05 Growth Management Public Participation.

Additionally, the Planning Commission voted 8-1, 1 abstain to recommend to the Board of County Commissioners the following motion:

***“Move to recommend 17.09.055 - Categorical Exemptions be approved with the amendment that Subsection B be amended to state: ‘Outside an urban growth area, construction or location of any residential structures of six units.’”***

Findings:

1. The proposed amendments are consistent with the Growth Management Act 36.70A RCW.
2. The proposed amendments are consistent with the Thurston County Comprehensive Plan.
3. The proposed amendments are consistent with the Thurston County-wide Planning Policies.
4. The Thurston County Planning Commission held a duly noticed public hearing on July 2, 2025 as required by Thurston County Code Chapter 2.05 Growth Management Public Participation.

Additionally, the Planning Commission voted unanimously (10-0) to recommend to the Board of County Commissioners the following motion:

***“Move to recommend 17.09.055 Categorical Exemptions be approved with the amendment that Subsection D be amended to state: ‘Outside an urban growth area, construction of an office, school, commercial, recreational, service or storage building with eight thousand square feet of gross floor area and associated parking facilities designed for thirty automobiles.’”***

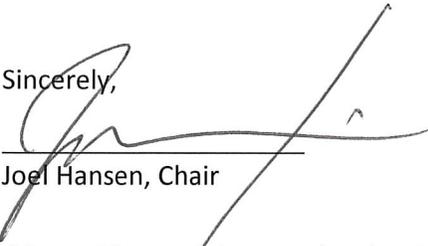
Findings:

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Thurston County Planning Commission, July 2, 2025  
A-31 Permit Review Process Annual Code Update

Thank you for the opportunity to review and comment on the proposed amendment. If you have any questions, please feel free to contact me.

Sincerely,



Joel Hansen, Chair

- CC: Thurston County Planning Commission Members
- Leonard Hernandez, County Manager
- Ashley Arai, CPED Director
- Travis Burns, Deputy Prosecuting Attorney

