THURSTON COUNTY
WASHINGTON
SINCE 1852

Board of County Commissioners	Business Meeting	Tuesday, December 16, 2025

Written public comment may be received up to two hours in advance of the meeting and will be distributed to the Board of County Commissioners. Action may be taken at this meeting.

This meeting is livestreamed to the Thurston County YouTube Channel.

Summary of Timed Items
2:00 PM – Business Meeting
3:30 PM – Public Hearing(s)

2:00 PM – Business Meeting

I. Call Meeting to Order

1. **Pledge of Allegiance – District 1**
2. **Land Acknowledgement**
3. **Approval of Agenda**

II. Presentations – WSAC Project of Impact Award

The Board of County Commissioners will present the WSAC Project of Impact Award to the Auditor's Office for the *Your Neighborhood, Your Elections* video series.

III. Public Comment

Public comment related only to items included on this agenda.

IV. County Manager's Update

V. Consent Agenda (1 through 17)

Proposed action: Move to approve the consent agenda.

1. **Item:** Resolution Amending the Thurston County Section 457 Umbrella Plan
   Department: Human Resources
   Contact: Maria Aponte, Director of Human Resources
   Consent action: Move to approve the resolution amending the Thurston County Section 457 Umbrella Plan and Trust Document and adopting the provisions of Secure Act 2.0 of 2022.

2. **Item:** Contract with Tyler Technologies for replacement of Tax Evaluation and Tax Collection System
   Department: Information Technology
   Contact: Sherrie Ilg, Director of Information Technology
   Consent action: Move to approve a contract with Tyler Technologies for the replacement of the Tax Evaluation and Tax Collection System to secure current pricing through March 31, 2028, contingent on continued pursuit of project funding, and authorize the Director of Information Technology to execute the contract and amendments that do not exceed 10%.

3. **Item:** Contract Amendment with Just Appraised for Senior Exemption Online Application
   Department: Information Technology
   Contact: Sherrie Ilg, Director of Information Technology
   Consent action: Move to amend the contract with Just Appraised to add functionality for the electronic submission of Senior & People with Disabilities Exemption Applications for the amount of $9,000.00, and to extend the contract for three years for a total annual subscription amount of $65,604.00, plus a 2% annual increase, and authorize the Director of Information Technology to execute the agreement and any amendments that do not exceed 10%.

4. **Item:** Purchase of Dell Power Edge Servers
   Department: Information Technology
   Contact: Sherrie Ilg, Director of Information Technology
   Consent action: Move to approve the purchase of two Dell Power Edge servers for a total of $50,797.56 plus tax and authorize the Director of Information Technology to execute the purchase and any amendments that do not exceed 10%.

5. **Item:** Amendment #11 to the Washington State Department of Health 2025-2027 Consolidated Contract #CLH32070
   Department: Public Health and Social Services
   Contact: Jennifer Freiheit, Director of Public Health and Social Services
   Consent action: Move to approve Amendment No. 11 to the Washington State Department of Health Consolidated Contract #CLH32070, providing an increase of $175,963.00 for a revised maximum consideration of $10,449,794.00 for the duration of January 1, 2025 through December 31, 2027 and authorize the Director of Public Health and Social Services or designee to execute the amendment and future amendments that do not exceed 10%.

6. **Item:** 2025-2030 Thurston County Local Homeless Housing Plan
   Department: Public Health and Social Services
   Contact: Thomas Webster, Senior Program Manager
   Consent action: Move to approve the 2025-2030 Thurston County Local Homeless Housing Plan and authorize Public Health and Social Services to submit the Plan to the Washington State Department of Commerce.

7. **Item:** Contract with Thurston-Mason Behavioral Health Administrative Services Organization for Co-Occurring Disorder Intensive Case Management services
   Department: Public Health and Social Services
   Contact: Katie Strozyk, Opioid & Overdose Program Manager
   Consent action: Move to approve the contract with Thurston-Mason Behavioral Health Administrative Services Organization to provide Co-Occurring Disorder Intensive Case Management services for a total maximum amount of $200,000.00 per calendar year for the duration of January 1, 2026 through December 31, 2027 and authorize the Director of Public Health and Social Services or designee to execute the agreement and any future amendments that do not exceed 10%.

8. **Item:** Veteran Project Grant Contracts
   Department: Public Health and Social Services
   Contact: Mark Moffett, Social Services Program Manager
   Consent action: Move to approve the contracts with the Lacey Veterans Services Hub, Rebuilding Together Thurston County, and Thurston County Food Bank to provide Veteran Project Grant funds for the term of January 1, 2026 through December 31, 2026, and authorize the Director of Public Health and Social Services or designee to execute the contracts and any amendments that do not exceed 10%.

9. **Item:** Increase to Existing Solid Waste Change Funds
   Department: Public Works
   Contact: Karen Weiss, Director of Public Works
   Consent action: Move to approve the resolution to increase the change funds for the Waste and Recovery Center by $1,000.00 for a total amount of $4,700.00, the Rochester Drop-box by $1,000.00 for a total amount of $2,100.00, and the Rainier Drop-box by $1,000.00 for a total amount of $2,400.00.

10. **Item:** Appointment to the Fair Board
    Department: Commissioners Office
    Contact: Amy Davis, Clerk of the Board
    Consent action: Move to appoint Diana Torres to Position 10 of the Fair Board for the term of January 1, 2026 through January 1, 2029.

11. **Item:** Appointment to the Fair Board
    Department: Commissioners Office
    Contact: Amy Davis, Clerk of the Board
    Consent action: Move to appoint Chris Pettit to Position 11 of the Fair Board for the term of January 1, 2026 through January 1, 2029.

12. **Item:** Appointment to the Fair Board
    Department: Commissioners Office
    Contact: Amy Davis, Clerk of the Board
    Consent action: Move to appoint Reyana Wisner to Position 19 of the Fair Board for the term of January 1, 2026 through January 1, 2028.

13. **Item:** Appointment to the Fair Board
    Department: Commissioners Office
    Contact: Amy Davis, Clerk of the Board
    Consent action: Move to appoint Sawyer Brown to the Fair Board as an Ex-Officio member for the term of January 1, 2026 through January 1, 2027.

14. **Item:** Appointment to the PacMtn Board of Directors
    Department: Commissioners Office
    Contact: Amy Davis, Clerk of the Board
    Consent action: Move to appoint Dennis Neal to the PacMtn Board of Directors as a County Representative for a three-year term.

15. **Item:** Reppointment to the PacMtn Board of Directors
    Department: Commissioners Office
    Contact: Amy Davis, Clerk of the Board
    Consent action: Move to reappoint David Shaffert to the PacMtn Board of Directors as a County Representative for a three-year term.

16. **Item:** Appointment to the Planning Commission
    Department: Commissioners Office
    Contact: Amy Davis, Clerk of the Board
    Consent action: Move to appoint Lola Flores to the Planning Commission as the District 3 At-Large representative for the unexpired term through December 31, 2028.

17. **Item:** Voucher List - November 11, 2025
    Department: Auditor's Office
    Contact: Melissa Hutchens, Financial Services Manager
    Consent action: Move to approve the voucher list for the week of November 10, 2025 for the combined amount of $1,329,046.30.

Department Items

VI. Commissioners

1. **Item:** 2025 Comprehensive Plan Amendments
   Contact: Ashley Arai, Director of Community Planning and Economic Development
   Proposed action: (1) Move to approve a resolution to amend the Thurston County Comprehensive Plan and associated appendices and maps; the Lacey Joint Plan; the Grand Mound Subarea Plan; the future land use maps of each; and Appendix G the Capital Improvement Program. **(2)** Move to approve an ordinance to implement the changes in the resolution by amending several chapters and adding new chapters in Titles 18 and 20 of the Thurston County Code by amending the Official Zoning Map for Thurston County, and by amending the Official Zoning Map for Thurston County - North County Urban Growth Areas.

2. **Item:** Resolution Adopting the Six-Year Transportation Improvement Program for the Calendar Years 2026-2031
   Contact: Matt Unzleman, County Engineer
   Proposed action: Move to approve the resolution adopting the Six-Year Transportation Improvement Program for the calendar years 2026-2031.

3. **Item:** Resolution Adopting the 2026 Indirect Cost Plan
   Contact: Melissa Hutchens, Financial Services Manager
   Proposed action: Move to approve the resolution to adopt the 2026 Indirect Cost Allocation Plan.

4. **Item:** Resolution Establishing the 2026-2027 Equipment Rental Rates
   Contact: Kim Burnett, Director of Central Services
   Proposed action: Move to approve the resolution to adopt the Equipment Rental Rates for equipment owned by the Equipment Rental and Revolving fund for 2026-2027.

5. **Item:** Resolution to Amend the Leave Buy Out Fund
   Contact: Maria Aponte, Director of Human Resources
   Proposed action: Move to approve the resolution amending the Leave Buy Out Fund (Fund 5080) to include payments for leave cash outs paid due to layoffs.

6. **Item:** Resolution to Amend the 2026-2027 Position Control Schedule
   Contact: Maria Aponte, Director of Human Resources
   Proposed action: Move to approve the resolution amending the 2026-2027 Position Control Schedule.

7. **Item:** Resolution to Increase Property Tax Revenue
   Contact: Summer Miller, Budget and Fiscal Manager
   Proposed action: Move to approve the resolution authorizing an increase in property tax revenue in dollars and percentage for the roads, conservation futures, and medic one funds, as authorized by RCW 84.55.010.

8. **Item:** Resolutions for Updates to the Thurston County Public Works Utilities and Noxious Weed Assessment Rates
   Contact: Karen Weiss, Director of Public Works
   Proposed action: Move to approve the resolutions adjusting the Thurston County Solid Waste Utility Rates, Stormwater Utility Rates, Water and Sewer Utilities Rates, and the Noxious Weed Program Annual Assessment.

9. **Item:** Resolution to Rename Department 240 to Countywide Services
   Contact: Summer Miller, Budget and Fiscal Manager
   Proposed action: Move to approve the resolution renaming Department 240 from Non-Departmental to Countywide Services.

10. **Item:** Resolution to Create Fund 1250: Public Safety Sales Tax - HB 2015
    Contact: Summer Miller, Budget and Fiscal Manager
    Proposed action: Move to approve the resolution creating Fund 1250: Public Safety Sales Tax - HB 2015.

11. **Item:** Resolution Adopting the 2026-2027 Biennial Operating Budget
    Contact: Summer Miller, Budget and Fiscal Manager
    Proposed action: Move to approve the resolution adopting the 2026-2027 Biennial Operating Budget.

12. **Item:** Resolution Adopting the 2026-2027 Biennial Capital Budget
    Contact: Summer Miller, Budget and Fiscal Manager
    Proposed action: Move to approve the resolution adopting the 2026-2027 Biennial Capital Budget.

VII. Community Planning and Economic Development

1. **Item:** Permit Review Process Annual Code Update
   Contact: Ashley Arai, Director of Community Planning and Economic Development
   Proposed action: Move to approve an ordinance adopting amendments to Titles 2, 14, 17, 18, and 20-25 of the Thurston County Code to address general clerical edits, permit review timelines, and SEPA categorical exemption thresholds.

2. **Item:** Skookumchuck Water Rights Acquisition Grant
   Contact: Ashley Arai, Director of Community Planning and Economic Development
   Proposed action: Move to approve a grant agreement with the Washington Department of Ecology for a water rights acquisition from the TransAlta Water Bank located in WRIA 22/23 in the amount of $2,406,457.46 and authorize the Director of Community Planning & Economic Development to execute the grant agreement and amendments, including reallocating funds among tasks, that do not exceed 10%.

VIII. Coroner

1. **Item:** Professional Services Contract for Pathology Position - Pacific Northwest Forensic Pathology PLLC
   Contact: Gary Warnock, Coroner
   Proposed action: Move to approve professional services contract between Thurston County and Pacific Northwest Forensic Pathology PLLC for forensic pathology services.

IX. Information Technology

1. **Item:** Professional Services Agreement for Oracle Stabilization
   Contact: Sherrie Ilg, Director of Information Technology
   Proposed action: Move to approve the extended contract with Baker Tilly to assist with stabilization and optimization of the Oracle Implementation in an amount not to exceed $1,400,000.00 for the term of January 2026 - December 2027 and authorize the Director of Information Technology to execute the agreement and any amendments that do not exceed 10%.

2. **Item:** Single Source Contract with Eagleview for GIS Support
   Contact: Sherrie Ilg, Director of Information Technology
   Proposed action: Move to approve the single source Professional Services Contract with Eagleview for a six-year term through December 31, 2031 for the support of the county's Geographic Information Systems (GIS) functionality for $832,089.00 plus tax and authorize the Director of Information Technology to execute the agreement and any amendments that do not exceed 10% per year.

X. Public Health

1. **Item:** Revised 2026-2027 Thurston County Criminal Justice Treatment Account Plan
   Contact: Chelyn Sowers, Treatment Sales Tax Program Manager
   Proposed action: Move to approve the revised 2026-2027 Criminal Justice Treatment Account Plan detailing uses of Criminal Justice Treatment Account funds from the Health Care Authority as recommended by the local Criminal Justice Treatment Account Panel.

XI. Public Works

1. **Item:** Project Prospectus and Local Agency Agreement for Project CP# C61564
   Contact: Matt Unzleman, County Engineer
   Proposed action: Approve Project Prospectus and Local Agency Agreement for the 196th Ave SW – Sargent Rd to Elderberry St SW Project, CP# C61564.
   Motion: Move to authorize the Director of Public Works to execute the Project Prospectus and Local Agency Agreement, and all subsequent amendments and supplements with the Washington State Department of Transportation for the 196th Ave SW – Sargent Rd to Elderberry St SW, CP# C61564.

XII. Public Comment

Public comment related to general matters.

XIII. Commissioners Community Reports

1. Commissioners report on external boards, commissions, etc.

XIV. Adjournment

3:30 PM – Public Hearings(s)

I. Public Hearing: Nonexclusive Franchise Application of Pioneer Service Company, Inc., for a Water Distribution System within Thurston County Rights-of-Way
Department: Public Works
Contact: Matt Unzelman, County Engineer
Proposed action: (1) Move to close the public hearing and accept the application of Pioneer Service Company, Inc., for a nonexclusive franchise to operate and maintain a water distribution system within Thurston County rights-of-way. **(2)** Move to approve the resolution granting Pioneer Service Company, Inc. a nonexclusive franchise for a water distribution system within designated Thurston County rights-of-way for a term of five years.

II. Public Hearing: Gorgas Open Space Tax Program Application
Department: Community Planning and Economic Development
Contact: Ashley Arai, Director of Community Planning and Economic Development
Proposed action: (1) Move to close the public hearing. **(2)** Move to approve the enrollment of 76.96 acres as Open Space for current use assessment.

III. Public Hearing: City of Yelm Annexation Interlocal Agreement
Department: Community Planning and Economic Development
Contact: Ashley Arai, Director of Community Planning and Economic Development
Proposed action: (1) Move to close the public hearing. **(2)** Move to approve an Interlocal Agreement with the City of Yelm for the annexation of unincorporated territory within the Yelm Urban Growth Area encompassing a total of 312 parcels and approximately 1,228.42 acres and authorize the County Manager to execute the agreement.

Disability Accommodations: Room 110 is equipped with an assistive listening system and is wheelchair accessible. To request disability accommodations, call the Reasonable Accommodation Coordinator at least 3 days prior to the meeting at 360-786-5440. Persons with speech or hearing disabilities may call via Washington Relay at 711 or 800-833-6388.

Board of County Commissioners
AGENDA ITEM SUMMARY

Agenda Date: Date Created: 11/18/2025 Agenda Item #:

Created by: Kimberly Grable, Executive Assistant - Human Resources - 360-786-5451

Creator = Presenter? ○ Yes ◉ No Is this a presentation by more than one person? ☐

Presenter: **Maria Aponte, Director - Human Resources - 360-709-3066**

Additional Presenters:

Item Title:
Resolution Amending the Thurston County Section 457 Umbrella Plan

Action Needed: Class of Item:

List of Exhibits

Resolution-2026 Deferred Comp Umbrella Plan Amendment.pdf
PDF File
564 KB

Attach any materials such as spreadsheets, powerpoint presentations, word documents, etc.

Click Additional Attachment to attach more materials.

NOTE: If you attach a file and get a message saying " ***You have chosen to attach a large file...*** ", you need to optimize the file to make it smaller. Contact Dan Murray at 4593 for assistance.

Clearance from other Departments? ☑

☐ PAO ☐ FinSvcs ☐ HR

☐ Budget Office ☐ CAO ☐ Other

Notes:
Not necessary

Budget Effect Summary? ☐

Recommended Action:
ove to approve the resolution amending the Thurston County Section 457 Umbrella Plan and Trust Document and adopting the provisions of Secure Act 2.0 of 2022.

Item Description:
Thurston County maintains a Section 457 deferred compensation plan via an umbrella plan and several component plan documents and investment vehicles. Amendments to Section 457 Umbrella Plan and Trust Document and component plans are necessary to comply with federal laws and regulations. Currently, benefits are provided under plans with three separate providers; 1) Empower Retirement, LLC, 2) National Association of Counties (Nationwide Retirement Solutions, third-party administrator), and 3) MissionSquare Retirement.

The Secure Act 2.0, passed in 2022, requires several mandatory updates to 457(b) deferred compensation plans and offers a few optional changes. On August 7, 2023, Human Resources recommended that the board add a Roth (after-tax) contribution option and remove the "first day of the month" rule. The board approved these recommendations, and Human Resources has been working to update all plan documents to meet both Secure Act 2.0 requirements and the board's direction.

Roth Option: Under Secure Act 2.0, participants who earned more than $145,000 in the previous tax year must make any age-based catch-up contributions on a Roth (after-tax) basis. The County may only offer age-based catch-up contributions if a Roth option is available. Employees have also been requesting a Roth option for some time.

First Day of the Month Rule: Before Secure Act 2.0, employees could only change their contribution amounts on the first day of the following month. Removing this rule allows contribution changes to take effect on the employee's next paycheck, without delay.

The Resolution updates the Thurston County Deferred Compensation Umbrella Plan, which governs all three of the County's deferred compensation plans. The amendment ensures the plan complies with Secure Act 2.0, includes general administrative updates, and replaces the required minimum distribution section with language that references current IRS regulations. This change will help avoid future amendments as IRS rules evolve.

This AIS is complete and ready for the Clerk of the Board to include in the Board Agenda: ☑
Date Submitted: 11/20/2025

RESOLUTION NO. _____

A RESOLUTION amending the Thurston County Section 457 Umbrella Plan and Trust Document and adopting provisions of Secure Act 2.0 of 2022.

WHEREAS, Thurston County maintains a Section 457 deferred compensation plan via an umbrella plan and several component plan documents and investment vehicles; and

WHEREAS, Thurston County desires to amend the Section 457 Umbrella Plan and Trust Document and its Section 457 deferred compensation component plans to take advantage of and comply with federal laws and regulations;

NOW, THEREFORE, the Board of County Commissioners of Thurston County, State of Washington, does resolve as follows:

Section 1. The Thurston County Section 457 Umbrella Plan and Trust Document is amended to read as follows:

Article 1

The Employer maintains Section 457 deferred compensation plans via several plan documents and investment vehicles. Currently, benefits are provided under plans with three separate providers, ~~ITT Hartford~~Empower Retirement, LLC, National Association of Counties (Nationwide Retirement Solutions, third-party administrator) and ~~ICMA Retirement Corporation~~MissionSquare Retirement. The Employer establishes this employee Section 457 Umbrella Plan and Trust Document as a master document to tie together its various Section 457 deferred compensation plans and trusts and to clarify the administration of the plans. In addition, this Plan amends any of Employer's 457 plans to comply with certain miscellaneous provisions of the Small Business Job Protection Act of 1996 (P.L. 104-188), the Taxpayer Relief Act of 1997 (P.L.105-34), the Pension Protection Act of 2006 (P.L. 109-280), the Worker, Retiree, and Employer Recovery Act of 2008 (P.L. 110-458), the Heroes Earnings Assistance and Relief Tax Act of 2008, ~~and~~the Mandatory Trust Requirements of Section 457(g) of the Code as implemented by Sections 1448 of the Small Business Job Protection Act of 1996 and IRS Revenue Procedure 98-41, and the Secure Act 2.0 of 2022. This document is not intended to satisfy the requirements of Code section 457 by itself, but only via incorporation of the Component Plans.

Article 2

2.2. Effective Date. The original effective date of this Plan shall be January 1, 1999.~~, and t~~The plan was restated effective ~~date shall be~~January 1, 2012.and amended effective January 1, 2026.

Article 3

3.6. Employer means Thurston County ~~and each Participating Employer who adopts this Plan with the consent of Thurston County. Thurston Regional Planning Council is a Participating Employer in the Plan by execution of this Plan~~.

3.9. Plan means this Thurston County Section 457 Umbrella Plan and Trust as it now exists or may from time to time be amended. ~~The Plan Committee shall serve on behalf of all Participating Employers under this Plan and Trust.~~

Article 4

4.2. Enrollment and Deferrals. Employees may elect to participate by completing a form provided by the Employer or enrolling online with each Component Plan. Deferral amounts and changes in the deferral amounts are permitted as set forth in the applicable Component Plan.

Article 6

6.2 (b) Last Date to Commence Distribution of Benefits. The Participant's distribution commencement date shall not be later than the last date for beginning distribution under this Plan, which shall be as mandated by current IRS regulations.~~April 1st of the calendar year following the calendar year in which the Participant reaches age 70 1/2, and, i.~~ If the Participant continues his/her service with the County beyond ~~age 70 1/2,~~ the required minimum distribution age, the Participant's distribution commencement date shall be no later than April 1st of the calendar year following the calendar year in which the Participant has a severance from employment. [Code §§ 457(d)(2) and 401(a)(9)(C).]

Section 2. The effective date of this plan amendment shall be January 1, 2026.

ADOPTED: _____

ATTEST:

_____
Clerk of the Board

APPROVED AS TO FORM:

Julie Carignan
Julie Carignan
~~Senior~~ Deputy Prosecuting Attorney

BOARD OF COUNTY COMMISSIONERS
Thurston County, Washington

_____
Chair

_____
Vice-Chair

_____
Commissioner

_____
Commissioner

_____
Commissioner

Board of County Commissioners
AGENDA ITEM SUMMARY

Agenda Date: Date Created: 10/31/2025 Agenda Item #:

Created by: Sherrie Ilg, IT Director - Information Technology - 360-786-5539

Creator = Presenter? ◉ Yes ○ No Is this a presentation by more than one person? ☐

Presenter: **Sherrie Ilg, IT Director - Information Technology - 360-786-5539**

Item Title:
Contract with Tyler Technologies for replacement of Tax Evaluation and Tax Collection System

Action Needed: Class of Item:

List of Exhibits

TYLER TECHNOLOGIES INC WA License Confirmation 112425.pdf
PDF File
216 KB

Thurston County WA Tyler COI 2025-2026.pdf
PDF File
68.1 KB

Thurston County WA Tyler EAT SaaS Agreement Final 112425.pdf
PDF File
2.91 MB

Attach any materials such as spreadsheets, powerpoint presentations, word documents, etc.

Click Additional Attachment to attach more materials.

NOTE: If you attach a file and get a message saying " ***You have chosen to attach a large file...*** ", you need to optimize the file to make it smaller. Contact Dan Murray at 4593 for assistance.

Clearance from other Departments? ☐

Budget Effect Summary? ☐

Recommended Action:

Move to approve a contract with Tyler Technologies for the replacement of the Tax Evaluation and Tax Collection System to secure current pricing through March 31, 2028, contingent on continued pursuit of project funding, and authorize the Director of Information Technology to execute the contract and amendments that do not exceed 10%.

Item Description:
The Enterprise Assessment and Taxation System project, known as EATS, aims to modernize and streamline property assessment, taxation, and billing processes using a single integrated system. This initiative will replace legacy systems (Ascend, Sigma) to improve data accuracy, operational efficiency, compliance, and data security while enhancing constituent access to services and information.

Tyler Technologies has agreed to honor their quoted pricing through March 31, 2028, if the contract is signed by year-end 2025 and funding efforts continue. While funding is not expected in the current biennium, future budgets may provide opportunities. This contract leverages the Sourcewell cooperative agreement (expiring 10/25/2028), avoiding a lengthy RFP process.

If funding is not obtained, Tyler Technologies will allow us to retract our agreement.

This project supports county Strategic Plan Initiative 17: "Make strategic investments in information technology systems and infrastructure."

This AIS is complete and ready for the Clerk of the Board to include in the Board Agenda: ☑
Date Submitted: 11/24/2025

Washington State Department of Labor & Industries (https://lni.wa.gov/)

Contractors

TYLER TECHNOLOGIES INC

Owner or tradesperson JOHN MARR JR
Doing business as
TYLER TECHNOLOGIES INC

ATTN: JULIA FUSARI ONE TYLER DRIVE
YARMOUTH, ME 04096

WA UBI No.
602 472 464

Governing persons
JOHN
S
MARR JR
BRIAN K MILLER;
H LYNN MOORE JR;
DUSTIN R WOMBLE;
JOHN M YEAMAN;

Certifications & Endorsements

OMWBE Certifications
No active certifications exist for this business.

Apprentice Training Agent
No active Washington registered apprentices exist for this business. Washington allows the use of apprentices registered with Oregon or Montana. Contact the Oregon Bureau of Labor & Industries or Montana Department of Labor & Industry to verify if this business has apprentices.

Workers' Comp

Do you know if the business has employees? If so, verify the business is up-to-date on workers' comp premiums.

L&I Account ID
443,632-01

Account is current.

Doing business as
TYLER TECHNOLOGIES INC
Estimated workers reported
Quarter 3 of Year 2025 "Greater than 100 Workers"
Workers' Comp Account Contact
T4 / DALE RIUTTA (360) 902-4834 - Email: RIUD235@lni.wa.gov

Public Works Requirements

Verify the contractor is eligible to perform work on public works projects.

Required Training– Effective July 1, 2019
Needs to complete training.

Contractor Strikes
No strikes have been issued against this contractor.

Can this contractor bid on Public Works projects?
No debarments have been issued against this contractor.

Workplace Safety & Health

Check for any past safety and health violations found on jobsites this business was responsible for.

No inspections during the previous 6 year period.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 07/12/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER MARSH USA, LLC. 99 HIGH STREET BOSTON, MA 02110 CN102891976-TTI-GAWX+-25-26	**CONTACT NAME:** Finn Davis **PHONE (A/C, No, Ext):** (617) 999-7893 **FAX (A/C, No):** **E-MAIL ADDRESS:** Finn.Davis@marsh.com	
	INSURER(S) AFFORDING COVERAGE	**NAIC #**
	INSURER A : Hartford Fire Insurance Co	19682
INSURED Tyler Technologies, Inc. 5101 Tennyson Parkway Plano, TX 75024	**INSURER B :** Trumbull Insurance Company	27120
	INSURER C : Hartford Casualty Insurance Company	29424
	INSURER D : QBE Specialty Insurance Company	11515
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** NYC-011256506-25 **REVISION NUMBER:** 0

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS		
A	X **COMMERCIAL GENERAL LIABILITY** [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:			10UENBA4DHY	04/01/2025	04/01/2026	EACH OCCURRENCE	$	1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$	1,000,000
							MED EXP (Any one person)	$	10,000
							PERSONAL & ADV INJURY	$	1,000,000
							GENERAL AGGREGATE	$	2,000,000
							PRODUCTS - COMP/OP AGG	$	2,000,000
								$	
B	**AUTOMOBILE LIABILITY** X ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY			10UENBK8G3C	04/01/2025	04/01/2026	COMBINED SINGLE LIMIT (Ea accident)	$	1,000,000
							BODILY INJURY (Per person)	$	
							BODILY INJURY (Per accident)	$	
							PROPERTY DAMAGE (Per accident)	$	
								$	
C	X **UMBRELLA LIAB** X OCCUR **EXCESS LIAB** [ ] CLAIMS-MADE [ ] DED X RETENTION $ 10,000			10XHUBC1DGX	04/01/2025	04/01/2026	EACH OCCURRENCE	$	25,000,000
							AGGREGATE	$	25,000,000
								$	
A	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** Y / N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [N] **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		10WNS88300	04/01/2025	04/01/2026	X PER STATUTE [ ] OTH-ER		
							E.L. EACH ACCIDENT	$	1,000,000
							E.L. DISEASE - EA EMPLOYEE	$	1,000,000
							E.L. DISEASE - POLICY LIMIT	$	1,000,000
D	Professional Liability/Cyber			130001996	06/17/2025	06/17/2026	Limit		10,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Evidence of Insurance.

CERTIFICATE HOLDER

Thurston County
2000 Lakeridge Dr. SW
Olympia, WA 98502

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Marsh USA LLC

© 1988-2016 ACORD CORPORATION. All rights reserved.

ADDITIONAL REMARKS SCHEDULE

AGENCY	NAMED INSURED
MARSH USA, LLC.	Tyler Technologies, Inc. 5101 Tennyson Parkway Plano, TX 75024
POLICY NUMBER	
CARRIER / NAIC CODE	EFFECTIVE DATE:

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 **FORM TITLE:** Certificate of Liability Insurance

The Professional Liability/Cyber policies evidenced contain Self Insured Retentions to various perils covered. If you would like additional information regarding these sublimits or deductibles, please contact the insured.

© 2008 ACORD CORPORATION. All rights reserved.
The ACORD name and logo are registered marks of ACORD

SOFTWARE AS A SERVICE AGREEMENT

This Software as a Service Agreement (Contract #25-380-032) is made between Tyler Technologies, Inc. and Client.

WHEREAS, Client is a member of Sourcewell (formerly known as National Joint Powers Alliance) ("Sourcewell") under member number 4379;

WHEREAS, Tyler participated in the competitive bid process in response to Sourcewell RFP #060624 by submitting a proposal, on which Sourcewell awarded Tyler a Sourcewell contract, numbered 060624-TTI (hereinafter, the "Sourcewell Contract");

WHEREAS, documentation of the Sourcewell competitive bid process, as well as Tyler's contract with and pricing information for Sourcewell is available at https://www.sourcewell-mn.gov/cooperative-purchasing/060624-TTI; and

WHEREAS, Client desires to purchase off the Sourcewell Contract to procure certain software functionality indicated in the Investment Summary from Tyler, which Tyler agrees to deliver pursuant to the Sourcewell Contract and under the terms and conditions set forth below.

NOW THEREFORE, in consideration of the foregoing and of the mutual covenants and promises set forth in this Agreement, Tyler and Client agree as follows:

SECTION A – DEFINITIONS

- **"Agreement"** means this Software as a Service Agreement.
- **"Business Travel Policy"** means our business travel policy. Our current Business Travel Policy is available here: https://www.tylertech.com/portals/0/terms/Tyler-Business-Travel-Policy.pdf.
- **"Client**" means the party indicated on the signature block or, in the absence of a signature block, the Investment Summary.
- **"Data"** means your data necessary to use the Tyler Software.
- **"Data Storage Capacity"** means the contracted amount of storage capacity for your Data, if any, identified in the Investment Summary.
- **"Defect"** means a failure of the Tyler Software to substantially conform to the functional descriptions set forth in our written proposal to you (or the Documentation in the absence of a written proposal), or their functional equivalent. Future functionality may be updated, modified, or otherwise enhanced through our maintenance and support services, and the governing functional descriptions for such future functionality will be set forth in our then-current Documentation.
- **"Developer"** means a third party who owns the intellectual property rights to a Third-Party Product.
- **"Documentation"** means any online or written documentation related to the use or functionality of the Tyler Software that we provide or otherwise make available to you, including

instructions, user guides, manuals and other training or self-help documentation.

- **"Effective Date"** means the date by which both your and our authorized representatives have signed the Agreement. Notwithstanding the foregoing, if these terms are linked from an Order Form, the Effective Date is the date your authorized representative signed the Order Form.
- **"Force Majeure"** means an event beyond the reasonable control of you or us, including, without limitation, governmental action, war, riot or civil commotion, fire, natural disaster, or any other cause that could not with reasonable diligence be foreseen or prevented by you or us.
- **"Investment Summary"** means the agreed upon cost proposal for the products and services attached as Exhibit A.
- **"Order Form"** means an ordering document that includes a quote or investment summary and specifies the items to be provided by Tyler to Client, including any addenda and supplements thereto.
- **"Professional Services**" means those services provided by Tyler or a third party related to the scope of this Agreement and identified in the Investment Summary.
- **"Project Initiation Date"** means the date on which a kickoff meeting is held, a project calendar is established, and Tyler personnel begin work.
- **"SaaS Fees"** means the fees for the SaaS Services identified in the Investment Summary.
- **"SaaS Services"** means software as a service consisting of system administration, system management, and system monitoring activities that Tyler performs for the Tyler Software and includes the right to access and use the Tyler Software, receive maintenance and support on the Tyler Software, including Downtime resolution under the terms of the SLA, and Data storage and archiving. SaaS Services do not include support of an operating system or hardware, support outside of our normal business hours, or training, consulting, or other professional services.
- **"SLA"** means the service level agreement. A copy of our current SLA is attached hereto as Exhibit C.
- **"Statement of Work"** means the industry standard implementation plan describing how our professional services will be provided to implement the Tyler Software and outlining your and our roles and responsibilities in connection with that implementation. The Statement of Work is attached as Exhibit D.
- **"Support Call Process"** means the support call process applicable to all our customers who have a right to use the Tyler Software. Our current Support Call Process is available here: https://www.tylertech.com/portals/0/terms/Tyler-Support-Call-Process.pdf.
- **"Third-Party Hardware"** means the third-party hardware, if any, identified in the Investment Summary.
- **"Third-Party Products"** means the Third-Party Software and Third-Party Hardware.
- **"Third-Party SaaS Services"** means software as a service provided by a third party, if any, identified in the Investment Summary.
- **"Third-Party Services"** means the third-party services, if any, identified in the Investment Summary.
- **"Third-Party Software"** means the third-party software, if any, identified in the Investment Summary or included with the Tyler Software.
- **"Third-Party Terms"** means the end user license agreement(s) or other terms, if any, for the Third-Party Products or other parties' products or services, as applicable, and attached as an exhibit or indicated in an Order Form.
- **"Tyler"** means Tyler Technologies, Inc., a Delaware corporation.
- **"Tyler Software"** means our proprietary software, including any integrations, custom modifications, and/or other related interfaces identified in the Investment Summary and

licensed by us to you through this Agreement.

- **"we," "us," "our"** and similar terms mean Tyler.
- **"you"** and similar terms mean Client.

SECTION B – SAAS SERVICES

1. Rights Granted. We grant to you the non-exclusive, non-assignable limited right to use the SaaS Services solely for your governmental purposes, subject to any limits for Data Storage Capacity. You may add additional data storage capacity on the terms set forth in this Agreement. In the event you regularly and/or meaningfully exceed the Data Storage Capacity, we reserve the right to charge you additional fees commensurate with the overage(s). You acknowledge that we have no obligation to ship copies of the Tyler Software as part of the SaaS Services. Your right to use the SaaS Services applies to releases provided as part of our Maintenance and Support Services as further detailed in this Agreement.

2. Ownership.
   2.1. We retain all ownership and intellectual property rights to the SaaS Services, the Tyler Software, and anything developed by us under this Agreement. You do not acquire under this Agreement any license to use the Tyler Software in excess of the scope and/or duration of the SaaS Services.
   2.2. The Documentation is licensed to you and may be used and copied by your employees for internal, non-commercial reference purposes only.

3. Data.
   3.1. You retain all ownership and intellectual property rights to the Data. You expressly recognize that except to the extent necessary to fulfill our obligations contained in this Agreement, we do not create or endorse any Data used in connection with the SaaS Services.
   3.2. You expressly grant to us a limited, non-exclusive license to access, copy, transmit, download, display, and reproduce your Data to provide services pursuant to this Agreement. Additionally, you agree that Tyler may use deidentified Data for Client or third-party demonstrative or training purposes.
   3.3. Our access to and use of your Data necessary to use the Tyler Software or SaaS Services will comply with applicable provisions of our Privacy Statement (available at https://www.tylertech.com/privacy) and applicable law.
   3.4. Data Breach Notification. Tyler will provide notice of a breach of Client Data in accordance with applicable state and federal data breach notification laws.

4. Restrictions.
   4.1. You may not:
      4.1.1. make the Tyler Software or Documentation resulting from the SaaS Services available in any manner to any third party for use in the third party's business operations;
      4.1.2. modify, make derivative works of, disassemble, reverse compile, or reverse engineer any part of the SaaS Services;
      4.1.3. access or use the SaaS Services to build or support, and/or assist a third party in building or supporting, products or services competitive to us; or
      4.1.4. license, sell, rent, lease, transfer, assign, distribute, display, host, outsource, disclose, permit timesharing or service bureau use, or otherwise commercially exploit or make the SaaS Services, Tyler Software, or Documentation available to any third party other

than as expressly permitted by this Agreement.

4.1.5. Notwithstanding anything to the contrary in this Section 4.1, you may disclose, with our written consent, not to be unreasonably withheld, the Tyler Software, SaaS Services, or Documentation to a third party you consult with regarding the implementation or use of the Tyler Software and SaaS Services. You must ensure that any such third-party's use is subject to the terms of this Agreement, and you acknowledge and agree that you are liable for any breach of the terms of this Agreement by such third party.

5. Software Warranty. We warrant that the Tyler Software will perform without Defects during the term of this Agreement. If the Tyler Software does not perform as warranted, we will use all reasonable efforts, consistent with industry standards, to cure the Defect in accordance with our then-current Support Call Process.

6. SaaS Services.

6.1. *Audit & Compliance*. Our SaaS Services are audited at least yearly in accordance with the AICPA's Statement on Standards for Attestation Engagements ("SSAE") No. 21. We have attained, and will maintain, SOC 1 and SOC 2 compliance, or their equivalent, for so long as you are timely paying for SaaS Services. The foregoing notwithstanding, you acknowledge that the scope of audit coverage varies depending on the specific Tyler Software solution. We will provide you with a summary of our current compliance report(s) or its equivalent, upon your request. For the avoidance of doubt, if our SaaS Services are provided using a third-party data center, the compliance report may be for that third-party provider and be subject to confidential treatment in accordance with applicable law. If you want us to provide our compliance reports to a third-party auditor or similar entity, we reserve the right to require execution of an NDA by that third party.

6.2. *Service Levels*. The Tyler Software will be made available to you according to the terms of the SLA. Tyler SaaS Services will be provided via a third-party data center. Your Data will be inaccessible to our other customers.

6.3. *Business Continuity*. Data centers used to deliver SaaS Services for this Agreement have redundant telecommunications access, electrical power, and the required hardware to provide access to the SaaS Services in the event of a disaster or component failure. We test our disaster recovery plan on an annual basis. The plan is not client specific and is detailed in Tyler's System & Organization Control reports or their equivalent. In the event of a data center failure, we reserve the right to employ our disaster recovery plan for resumption of the SaaS Services. In that event, we commit to a Recovery Point Objective ("RPO") of 24 hours and a Recovery Time Objective ("RTO") of 24 hours. RPO represents the maximum duration of time between the most recent recoverable copy of your hosted Data and subsequent data center failure. RTO represents the maximum duration of time following data center failure within which your access to the Tyler Software must be restored. If we employ our disaster recovery plan, we will be responsible for restoring your Data and ensuring that the SaaS Services are online, and you will be responsible for validating your Data and confirming the functioning of the SaaS Services, including any integrations.

6.4. *Security Measures*. We provide secure Data transmission paths between your devices and the data center used to provide SaaS Services to you. Data centers used to provide SaaS Services are accessible only by authorized personnel with a unique key entry or comparable security. We conduct annual penetration testing of either the production network and/or web application to be performed. We will maintain industry standard intrusion detection and prevention systems to monitor malicious activity in the network and to log and block any such

activity. You may not attempt to bypass or subvert security restrictions in the SaaS Services or environments related to the Tyler Software. Unauthorized attempts to access files, passwords, or other confidential information, and vulnerability and penetration test scanning of our network and systems (hosted or otherwise) are prohibited. Where applicable with respect to our applications that take or process card payment data, we comply with applicable requirements of PCI DSS. We agree to supply the then-current status of our PCI DSS compliance program in the form of an official Attestation of Compliance, which can be found at https://www.tylertech.com/about-us/compliance and, in the event of any change in our status, we will comply with applicable notice requirements.

SECTION C – PROFESSIONAL SERVICES

1. Professional Services. We will provide you the various implementation-related services itemized in the Investment Summary and if applicable, described in the Statement of Work.

2. Professional Services Fees. You agree to pay us the services fees in the amounts set forth in the Investment Summary. You acknowledge that the fees stated in the Investment Summary, unless expressly stated otherwise, are good-faith estimates of the amount of time and materials required for your implementation. We will bill you the actual fees incurred based on the in-scope services provided to you. Any discrepancies in the total values set forth in the Investment Summary will be resolved by multiplying the applicable rate by the quoted units.

3. Additional Services. The Investment Summary contains, and the Statement of Work describes, the scope of services and related costs (including programming and/or interface estimates) required for the project based on our understanding of the specifications you supplied. If additional work is required, or if you use or request additional services, we will provide you with an addendum or change order, as applicable, outlining the costs for the additional work. The price quotes in the addendum or change order will be valid for thirty (30) days from the date of the quote.

4. Cancellation. If you cancel services less than four (4) weeks in advance (other than for Force Majeure or breach by us), you will be liable for all (i) daily fees associated with cancelled professional services if we are unable to reassign our personnel and (ii) any non-refundable travel expenses already incurred by us on your behalf. We will make all reasonable efforts to reassign personnel in the event you cancel within four (4) weeks of scheduled commitments.

5. Services Warranty. We will perform services in a professional, workmanlike manner, consistent with industry standards. In the event we provide services that do not conform to this warranty, we will re-perform such services at no additional cost to you.

6. Site Access and Requirements. At no cost to us, you agree to provide us with reasonable access to your personnel, facilities, and equipment as may be reasonably necessary for us to provide implementation services, subject to any reasonable security protocols or other written policies provided to us as of the Effective Date, and thereafter as mutually agreed to by you and us.

7. Background Checks. All of our employees undergo criminal background checks prior to hire. All employees sign our confidentiality agreement and security policies.

8. Client Assistance. You acknowledge that the implementation of the Tyler Software is a cooperative process requiring the time and resources of your personnel. You certify that you will use reasonable efforts to cooperate with us and make your resources available for the performance of the Agreement in accordance with its terms and the mutually agreed project schedule. Additionally, you agree to use all reasonable efforts to cooperate with and assist us as may be reasonably required to support the efficient execution of the activities required for this Agreement. Accordingly, you will provide notice of any known inability to timely meet a project commitment so that appropriate project adjustments can be made. We will not be liable for failure to meet any project deadlines or milestones when such failure is due to Force Majeure or to the failure by you to comply with the requirements of this paragraph.

9. Maintenance and Support Services.
   9.1. For the duration of this Agreement, consistent with the terms set forth in our then-current Support Call Process, we will:
      9.1.1. perform our maintenance and support obligations in a professional and workmanlike manner, consistent with industry standards, to provide support and resolve Defects in the Tyler Software (subject to any applicable release life cycle policy);
      9.1.2. provide telephone support during our established support hours as indicated in our then-current Support Call Process;
      9.1.3. maintain personnel that are sufficiently trained to be familiar with the Tyler Software and Third-Party Software, if any, in order to provide maintenance and support services;
      9.1.4. provide releases to the Tyler Software (including updates and enhancements) that we make generally available without additional charge to customers with a current SaaS Agreement.
   9.2. Your use of Tyler Software or SaaS Services requires that you remain current with supported releases of Tyler Software as indicated in any applicable release lifecycle policy. Our warranty and support commitments are contingent upon you using a supported version of the Tyler Software. Tyler may require you to update to a current version of the Tyler Software to address a critical issue (for example, to address an identified security vulnerability in the Tyler Software or a third-party component). Tyler will use commercially reasonable efforts to (i) minimize the number of such instances and (ii) provide as much advance notice as possible.
   9.3. We will use all reasonable efforts to perform support services remotely. We reserve the right to use secure third-party connectivity tools to deliver maintenance and support services. We also reserve the right to collect Tyler Software or SaaS Services telemetry for product evaluation, quality assurance, and security monitoring and enhancement purposes. You agree to reasonably cooperate with us in providing access to your environments and Data for the purposes of providing maintenance and support services and acknowledge that our warranty, support, and service level obligations under this Agreement are contingent upon receiving reasonable access to your Data and systems.
   9.4. For the avoidance of doubt, SaaS Fees do not include the following services: (a) onsite support; (b) application design; (c) other consulting services; or (d) telephone support outside our normal business hours as listed in our then-current Support Call Process.

SECTION D – THIRD-PARTY PRODUCTS

1. Third-Party Hardware. We will sell and deliver any Third-Party Hardware set forth in the Investment

Summary for the price indicated therein. Unless otherwise indicated, installation of Third-Party Hardware will be performed by Tyler or identified third party installers.

2. Third-Party Software. Your rights under this Agreement may include rights to certain Third-Party Software. We certify that we have acquired the right to provide the Third-Party Software to you. Your rights to the Third-Party Software will be governed by the Third-Party Terms and, in the absence of such terms, this Agreement.

3. Third Party Products Warranties.
   3.1 We are authorized by each Developer or its authorized reseller to sell or grant access, as applicable, to the Third-Party Products.
   3.2 Unless otherwise expressly indicated, Third-Party Hardware will be new and unused. You will receive free and clear title to the Third-Party Hardware you purchase upon your payment in full of the purchase price.
   3.3 You acknowledge that we are not the manufacturer of Third-Party Products. We do not warrant or guarantee the performance of the Third-Party Products. However, we grant and pass through to you any warranty that we may receive from the Developer or supplier of the Third-Party Products.

4. Third-Party Services. If you have purchased Third-Party Services, those services will be provided independently of Tyler by such third party at the rates set forth in the Investment Summary and in accordance with Exhibit B.

SECTION E – TERM AND TERMINATION

1. Term. The initial term of this Agreement is equal to ten (10) years (as indicated in Exhibit A). The initial term commences on the first day of the first month following the Project Initiation Date. Upon expiration of the initial term, this Agreement will renew automatically through the end of the contract term for additional one (1) year renewal terms at our then-current SaaS Fees unless terminated in writing by either party at least sixty (60) days prior to the end of the then current renewal term. We will provide you with notice of renewal pricing no less than ninety (90) days prior to the end of the then-current term. Your right to access or use the Tyler Software and the SaaS Services will terminate at the end of this Agreement.

2. Termination. This Agreement may be terminated as set forth below. In the event of termination, you will pay us for all undisputed fees and expenses related to the software, products, and/or services you have received, or we have incurred or delivered, prior to the effective date of termination. Disputed fees and expenses in all terminations other than your termination for cause must have been submitted as invoice disputes in accordance with Section G(2).
   2.1. *Failure to Pay Fees*. You acknowledge that continued access to the SaaS Services is contingent upon your timely payment of fees. We may terminate this Agreement if you do not cure a failure to pay within sixty (60) days of our notice to you that you have overdue payments.
   2.2. *For Cause*. If you believe we have materially breached this Agreement, you will invoke the Dispute Resolution clause set forth in Section G(2). You may terminate this Agreement for cause after following the procedures set forth in Section G(2).
   2.3. *Force Majeure*. Either party has the right to terminate this Agreement if a Force Majeure event suspends performance of the SaaS Services for a period of forty-five (45) days or more.

2.4. *Lack of Appropriations*. If you should not appropriate or otherwise make available funds sufficient to initiate the project on or before March 31, 2028, or after project initiation, to continue to utilize the SaaS Services, you may unilaterally terminate this Agreement upon thirty (30) days written notice to us. You will not be entitled to a refund or offset of previously paid, but unused SaaS Fees. You agree not to use termination for lack of appropriations as a substitute for termination for convenience.

SECTION F – INDEMNIFICATION, LIMITATION OF LIABILITY AND INSURANCE

1. Intellectual Property Infringement Indemnification.
   1.1. We will defend you against any third-party claim(s) that the Tyler Software or Documentation infringes that third-party's patent, copyright, or trademark, or misappropriates its trade secrets, and will pay the amount of any resulting adverse final judgment (or settlement to which we consent). You must notify us promptly in writing of the claim and give us sole control over its defense or settlement. You agree to provide us with reasonable assistance, cooperation, and information in defending the claim at our expense.
   1.2. Our obligations under this Section F(1) will not apply to the extent the claim or adverse final judgment is based on your use of the Tyler Software in contradiction of this Agreement, including with non-licensed third parties.
   1.3. If an infringement or misappropriation claim is fully litigated and your use of the Tyler Software is enjoined by a court of competent jurisdiction, in addition to paying any adverse final judgment (or settlement to which we consent), we will, at our option, either:
      1.3.1. procure the right to continue its use;
      1.3.2. modify it to make it non-infringing; or
      1.3.3. replace it with a functional equivalent.

      We may elect to employ these remedies in advance of litigation if we receive information concerning an infringement or misappropriation claim.
   1.4. This section provides your exclusive remedy for third-party copyright, patent, or trademark infringement and trade secret misappropriation claims.

2. General Indemnification.
   2.1. We will indemnify and hold harmless you and your agents, officials, and employees from and against any and all third-party claims, losses, liabilities, damages, costs, and expenses (including reasonable attorney's fees and costs) for (i) personal injury, death, or damage to tangible property, all to the extent caused by our negligence or willful misconduct; or (ii) our violation of law applicable to our performance under this Agreement. You must notify us promptly in writing of the claim and give us sole control over its defense or settlement. You agree to provide us with reasonable assistance, cooperation, and information in defending the claim at our expense.
   2.2. To the extent permitted by applicable law, you will indemnify and hold harmless us and our agents, officials, and employees from and against any and all third-party claims, losses, liabilities, damages, costs, and expenses (including reasonable attorney's fees and costs) for (i) personal injury, death, or damage to tangible property, all to the extent caused by your negligence or willful misconduct; or (ii) your violation of a law applicable to your performance under this Agreement. We will notify you promptly in writing of the claim and will give you sole control over its defense or settlement. We agree to provide you with reasonable assistance, cooperation, and information in defending the claim at your expense.

3. **DISCLAIMER. EXCEPT FOR THE EXPRESS WARRANTIES PROVIDED IN THIS AGREEMENT AND TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW, WE HEREBY DISCLAIM ALL OTHER WARRANTIES AND CONDITIONS, WHETHER EXPRESS, IMPLIED, OR STATUTORY, INCLUDING, BUT NOT LIMITED TO, ANY IMPLIED WARRANTIES, DUTIES, OR CONDITIONS OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. CLIENT UNDERSTANDS AND AGREES THAT TYLER DISCLAIMS ANY LIABILITY FOR ERRORS THAT RELATE TO USER ERROR.**

4. **LIMITATION OF LIABILITY. NOTWITHSTANDING ANYTHING TO THE CONTRARY SET FORTH IN THIS AGREEMENT, OUR LIABILITY FOR DAMAGES ARISING OUT OF THIS AGREEMENT, WHETHER BASED ON A THEORY OF CONTRACT OR TORT, INCLUDING NEGLIGENCE AND STRICT LIABILITY, SHALL BE LIMITED TO YOUR ACTUAL DIRECT DAMAGES, NOT TO EXCEED (i) DURING THE INITIAL TERM, AS SET FORTH IN SECTION E(1), TOTAL FEES PAID AS OF THE TIME OF THE CLAIM; OR (ii) DURING ANY RENEWAL TERM, THE THEN-CURRENT ANNUAL SAAS FEES PAYABLE IN THAT RENEWAL TERM. THE PARTIES ACKNOWLEDGE AND AGREE THAT THE PRICES SET FORTH IN THIS AGREEMENT ARE SET IN RELIANCE UPON THIS LIMITATION OF LIABILITY AND TO THE MAXIMUM EXTENT ALLOWED UNDER APPLICABLE LAW, THE EXCLUSION OF CERTAIN DAMAGES, AND EACH SHALL APPLY REGARDLESS OF THE FAILURE OF AN ESSENTIAL PURPOSE OF ANY REMEDY. THE FOREGOING LIMITATION OF LIABILITY SHALL NOT APPLY TO CLAIMS THAT ARE SUBJECT TO SECTIONS F(1) AND F(2).**

5. **EXCLUSION OF CERTAIN DAMAGES. TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW, IN NO EVENT SHALL WE BE LIABLE FOR ANY SPECIAL, INCIDENTAL, PUNITIVE, INDIRECT, OR CONSEQUENTIAL DAMAGES WHATSOEVER, EVEN IF WE HAVE BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.**

6. Insurance. During the course of performing services under this Agreement, we agree to maintain the following levels of insurance: (i) Commercial General Liability of at least $1,000,000 per occurrence and $2,000,000 aggregate; (ii) Automobile Liability of $1,000,000 combined single limit; (iii) Professional Liability (inclusive of cyber protection) of $1,000,000 per claim and in the aggregate; (iv) Workers Compensation complying with applicable statutory requirements; and (v) Excess/Umbrella Liability of $5,000,000. We will add you as an additional insured to our Commercial General Liability and Automobile Liability policies, which will automatically add you as an additional insured to our Excess/Umbrella Liability policy as well. We will provide you with copies of certificates of insurance upon your written request.

SECTION G – GENERAL TERMS AND CONDITIONS

1. Additional Products and Services. You may purchase additional products and services at the rates set forth in the Investment Summary for twelve (12) months from the Effective Date by executing a mutually agreed addendum. If no rate is provided in the Investment Summary, or those twelve (12) months have expired, you may purchase additional products and services at our then-current pricing, also by executing a mutually agreed addendum. The terms of this Agreement will control any such additional purchase(s), unless otherwise specifically provided in the addendum.

2. Performance Issues and Dispute Resolution.
   2.1. *Notice*. You agree to provide us with written notice within thirty (30) days of receipt of an invoice (for invoice disputes) or, in the case of performance, becoming aware of an issue related to our performance under this Agreement.

2.2. *Invoice Issues*.

2.2.1. If the issue relates to an invoice, your notice must include the following: (i) the issue(s) with the invoice; (ii) the specific fee(s) at issue; and (iii) the corrective action(s) you are requesting of Tyler.

2.2.2. We will provide a response to your notice that (i) supports the validity of the invoice as issued by us; (ii) adjusts the invoice; or (iii) describes our plan to address the issues identified in your notice.

2.2.3. You agree to pay all undisputed fees by the due date. You acknowledge that you forfeit your right to dispute **any** fees under this Agreement when you fail to pay undisputed fees within sixty (60) days of our notice that the fees are overdue.

2.2.4. In addition to any other remedies available to us under this Agreement or law for non-payment, we reserve the right to recover from you our reasonable costs of collection associated with your failure to timely pay amounts due under this Agreement.

2.2.5. WE RESERVE THE RIGHT TO SUSPEND PERFORMANCE OF ANY SERVICE, INCLUDING ACCESS TO SAAS SERVICES, FOR FAILURE TO TIMELY PAY UNDISPUTED FEES FIFTEEN (15) DAYS FOLLOWING OUR NOTICE OF INTENT TO DO SO.

2.3. *Dispute Resolution*. You agree to cooperate with us in trying to reasonably resolve all disputes, including, if requested by either party, appointing a senior representative to meet and engage in good faith negotiations with our appointed senior representative. Senior representatives will convene within thirty (30) days of the written dispute notice, unless otherwise agreed. All meetings and discussions between senior representatives will be deemed confidential settlement discussions not subject to disclosure under Federal Rule of Evidence 408 or any similar applicable state rule. If we fail to resolve the dispute, then the parties shall participate in mediation in an effort to resolve the dispute. If the dispute remains unresolved after mediation, then either of us may assert our respective rights and remedies in a court of competent jurisdiction. Nothing in this section shall prevent you or us from seeking necessary injunctive relief during the dispute resolution procedures.

3. Taxes. The fees in the Investment Summary do not include any taxes, including, without limitation, sales, use, or excise tax. If you are a tax-exempt entity, you agree to provide us with a tax-exempt certificate. Otherwise, we will pay all applicable taxes to the proper authorities, and you will reimburse us for such taxes. If you have a valid direct-pay permit, you agree to provide us with a copy. For clarity, we are responsible for paying our income taxes, both federal and state, as applicable, arising from our performance of this Agreement.

4. Nondiscrimination. We will not discriminate against any employee or applicant in our employment practices or the performance of our duties, responsibilities, and obligations under this Agreement because of race, color, religion, gender, age, disability, religious beliefs, national, or ethnic origin. We will post, where appropriate, all notices related to nondiscrimination as may be required by applicable law.

5. E-Verify. We use the U.S. Department of Homeland Security's E-Verify system to confirm the eligibility of all current employees and persons hired during the contract term to perform services within the United States under this Agreement.

6. Subcontractors. We will not subcontract any Professional Services specifically for this Agreement without your prior written consent, not to be unreasonably withheld.

7. Binding Effect; No Assignment. This Agreement shall be binding on, and shall be for the benefit of, either your or our successor(s) or permitted assign(s). Neither party may assign this Agreement without the prior written consent of the other party; provided, however, your consent is not required for an assignment by us as a result of a corporate reorganization, merger, acquisition, or purchase of substantially all of our assets.

8. Force Majeure. Except for your payment obligations, neither party will be liable for delays in performing its obligations under this Agreement to the extent that the delay is caused by Force Majeure; provided, however, that within ten (10) business days of the Force Majeure event, the party whose performance is delayed provides the other party with written notice explaining the cause and extent thereof, as well as a request for a reasonable time extension equal to the estimated duration of the Force Majeure event.

9. No Intended Third-Party Beneficiaries. This Agreement is entered into solely for the benefit of you and us. No third party will be deemed a beneficiary of this Agreement, and no third party will have the right to make any claim or assert any right under this Agreement. This provision does not affect the rights of third parties under any Third-Party Terms.

10. Entire Agreement; Amendment. This Agreement represents the entire agreement between you and us with respect to the subject matter hereof, and supersedes any prior agreements, understandings, and representations, whether written, oral, expressed, or implied. Purchase orders submitted by you, if any, are for your internal administrative purposes only, and the terms and conditions contained in those purchase orders will have no force or effect. This Agreement may only be modified in writing, signed by an authorized representative of the party against whom enforcement is sought.

11. Severability. If any term or provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement will be considered valid and enforceable to the fullest extent permitted by law.

12. No Waiver. In the event that the terms and conditions of this Agreement are not strictly enforced by either party, such non-enforcement will not act as or be deemed to act as a waiver or modification of this Agreement, nor will such non-enforcement prevent such party from enforcing each and every term of this Agreement thereafter.

13. Independent Contractor. We are an independent contractor for all purposes under this Agreement.

14. Notices. All notices or communications required or permitted as a part of this Agreement, such as notice of an alleged material breach for a termination for cause or a dispute that must be submitted to dispute resolution, must be in writing and will be deemed delivered upon the earlier of the following: (i) actual receipt by the receiving party; or (ii) five (5) days following deposit with registered or certified mail with proper postage affixed and addressed to the other party at the address set forth in this Agreement or such other address as the party may have designated by proper notice. The consequences for the failure to receive a notice due to improper notification by the intended receiving party of a change in address will be borne by the intended receiving party.

15. Client Lists. You agree that we may identify you by name in client lists, marketing presentations, and promotional materials.

16. Confidentiality. Both parties recognize that their respective employees and agents, in the course of performance of this Agreement, may be exposed to confidential information and that disclosure of such information could violate rights to private individuals and entities, including the parties. Confidential information is nonpublic information that a reasonable person would believe to be confidential and includes, without limitation, personal identifying information (*e.g.*, social security numbers) and trade secrets, each as defined by applicable state law. Each party agrees that it will not disclose any confidential information of the other party and further agrees to take all reasonable and appropriate action to prevent such disclosure by its employees or agents. The confidentiality covenants contained herein will survive the termination or cancellation of this Agreement. This obligation of confidentiality will not apply to information that:
    i. is in the public domain, either at the time of disclosure or afterwards, except by breach of this Agreement by a party or its employees or agents;
    ii. a party can establish by reasonable proof was in that party's possession at the time of initial disclosure;
    iii. a party receives from a third party who has a right to disclose it to the receiving party; or
    iv. is the subject of a legitimate disclosure request under the open records laws or similar applicable public disclosure laws governing this Agreement; provided, however, that in the event you receive an open records or other similar applicable request, you will give us prompt notice and otherwise perform the functions required by applicable law.

17. Business License. In the event a local business license is required for us to perform services hereunder, you will promptly notify us and provide us with the necessary paperwork and/or contact information so that we may timely obtain such license.

18. Governing Law. This Agreement will be governed by and construed in accordance with the laws of your state or commonwealth of domicile, without regard to its rules on conflicts of law.

19. Multiple Originals and Authorized Signatures. This Agreement may be executed in multiple originals, any of which will be independently treated as an original document. Any electronic, faxed, scanned, photocopied, or similarly reproduced signature on this Agreement or any amendment hereto will be deemed an original signature and will be fully enforceable as if an original signature. Each party represents to the other that the signatory set forth below is duly authorized to bind that party to this Agreement.

20. Cooperative Procurement. To the maximum extent permitted by applicable law, we agree that this Agreement may be used as a cooperative procurement vehicle by eligible jurisdictions. In such cases, we reserve the right to negotiate and customize the terms and conditions set forth herein, including but not limited to pricing, to the scope and circumstances of that cooperative procurement.

21. Data & Insights Solution Terms. Your use of certain Tyler solutions includes Tyler's Data & Insights data platform. Your rights, and the rights of any of your end users, to use Tyler's Data & Insights data platform is subject to the Data & Insights SaaS Services Terms of Service, available at: https://www.tylertech.com/terms/data-insights-saas-services-terms-of-service. By signing a Tyler Agreement or Order Form, or accessing, installing, or using any of the Tyler solutions listed at the linked terms, you certify that you have reviewed, understand, and agree to said terms.

22. Contract Documents. This Agreement includes the following exhibits:

Exhibit A	Investment Summary
	Schedule 1: Milestone Payment Schedule
Exhibit B	Invoicing and Payment Terms
Exhibit C	Service Level Agreement
Exhibit D	Statement of Work

IN WITNESS WHEREOF, a duly authorized representative of each party has executed this Agreement as of the date(s) set forth below.

Tyler Technologies, Inc.

By:_____

Name:_____

Title:_____

Date:_____

BOARD OF COUNTY COMMISSIONERS,
Thurston County, Washington

By:_____

Name:_____

Title:_____

Date:_____

Approved as to form:
JON TUNHEIM
THURSTON CO. PROSECUTING ATTORNEY

By: _____
Scott Cushing, Sr. Deputy Prosecuting Attorney

Address for Notices:
Tyler Technologies, Inc.
7701 College Boulevard
Overland Park, KS 66210
Attention: Chief Legal Officer

Address for Notices:
Thurston County
3000 Pacific Avenue SE
Olympia, WA 98501
Attention: Thurston County Assessor,
Thurston County Treasurer, and
IT Director_____

Exhibit A
Investment Summary

The Investment Summary details the products and services to be delivered by us, or a third party, as applicable, to you under the Agreement. This Investment Summary is effective as of the Effective Date. Capitalized terms not otherwise defined will have the meaning assigned to such terms in the Agreement.

Notwithstanding anything to the contrary in this Agreement, but contingent on your execution of this Agreement on or before December 31, 2025, we agree that the pricing in this Investment Summary shall be in effect through March 31, 2028. For the avoidance of doubt, we will not deliver to you, or bill you for, any SaaS Services, products or professional services prior to our receipt of your approved purchase order applicable to the costs indicated in the Investment Summary. If you are unable to secure funding, you may terminate this Agreement in accordance with Section E(2.4).

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

Quoted By:	Gio Giordano
Quote Expiration:	3/31/28
Quote Name:	

Sales Quotation For:
Thurston County
Attn: Financial Services/Accounts Payable
3000 Pacific Ave SE
Olympia, WA 98501

Tyler SaaS

Description	Annual SaaS Fee
Property & Recording	
Enterprise Assessment & Tax	
Property Access	$ 36,311.00
SmartFile	$ 23,908.00
Appraisal Data Verification (ADV)	$ 0.00
Enterprise Assessment & Tax Standard	$ 547,800.00
Inquiry & Appeals Tracking	$ 45,218.00
Personal Property	$ 56,518.00
Deliquent Tax	$ 45,218.00
Cashiering	
Cashiering	$ 39,215.00

Content Manager	
Content Manager EE	$ 0.00
Assessment Connect	
Assessment Connect	$ 13,074.00

Sub-total	$ 807,262.00
Less Discount	*$ 257,026.00*
TOTAL	**$ 550,236.00**

Services

Description	Fees
Property & Recording	
Optional Professional Services Hours - 2080 hours	$ 260,000.00
Project Management	$ 472,500.00
Install & DBA	$ 22,500.00
Assess & Define	$ 187,500.00
Build & Verify	$ 437,500.00
Testing	$ 90,000.00
Training	$ 50,000.00
Go Live	$ 90,000.00
Post Live Support	$ 90,000.00
Development	$ 37,500.00
Conversion	$ 250,000.00
Hearing Tracking Service	$ 31,250.00
Personal Property Service	$ 50,000.00

Deliquent Tax Service	$ 75,000.00
Cashiering Service	$ 31,250.00
Workflow Service	$ 25,000.00
SmartFile Service	$ 75,000.00
Property Access Service	$ 43,750.00
Assessment Connect Service	$ 10,000.00
TOTAL	**$2,328,750.00**

Recurring Annual Fees

	Year 1
Recurring Annual Fees	$ 807,262.00
Client Discount	$ 257,026.00
Total	**$ 550,236.00**

Summary	**One Time Fees**	**Recurring Fees**
Total Annual / SaaS (Yearly)	$ 0.00	$ 550,236.00
Total Tyler Services	$ 2,328,750.00	$ 0.00
Summary Total (Year One)	**$ 2,328,750.00**	**$550,236.00**
Contract Total	**$10,367,292.00**	

Comments

Tyler to use a base standard installation of the software for the starting to-be solution.

An onsite week is considered Tuesday thru Thursday. Monday and Friday will be travel days. Tyler resource time for travel days is accounted for from contract time and will reduce dollars for specific tasks (i.e. Training and Production Cutover).

Tyler has provided an estimate project duration based on the requirements shared during procurement of the solution. The project duration will be reviewed and solidified at the completion of the Assess & Define stage.

Standard Payment terms for licensed products are: (i) license fees paid at Project Initiation; (ii) maintenance fees for the first twelve (12) months are waived and commence on the one (1) year anniversary of the Project Initiation; and (iii) Professional Services fees are paid as the services are performed. Standard Payment terms for Software as a Services (SaaS) arrangements are: (i) SaaS fees paid at Project initiation; and (ii) Professional Services fees are paid as the services are performed.
In the event the Client cancels services less than two (2) weeks in advance, Client is liable to Tyler for (i) all non-refundable expenses incurred by Tyler on Client's behalf; and (ii) daily fees associated with the cancelled services if Tyler is unable to re-assign its personnel.

Travel expenses will be invoiced as incurred per the then current Tyler Travel Policy.

Tyler's pricing does not include applicable local, city, state or federal sales, use excise, personal property or other similar taxes or duties, which Client is responsible for determining and remitting.
Per *Tyler's Contract with Sourcewell*, this quote includes a discount on software licenses and SaaS fees for the initial term of the contract. Our Sourcewell discount excludes transactional-priced applications, services pricing, software maintenance, SaaS flips, Tyler migrations, renewals, and hardware.

Tyler has included 10 days of Training within the scope of this agreement. Note: If two (2) Implementation resources are conducting training at the same time on different topics, then this equals two (2) days.
Tyler Project Team will support production activities prior to full transition to Tyler Support for 60 concurrent calendar days.
Tyler has included a maximum of 2 customized workflows within the scope of this agreement. Each workflow will allow for up to seven (7) steps.

Tyler has included a maximum of 3 SmartFile filings within the scope of this agreement.
Tyler has included a Maximum of 3 Core Modifications, Customized Reports and Customized Data Exchanges included in the services.

Included with the SaaS subscription fee:

Production Environment
Test Environment
Third Workspace
Back up
5TB of space
Disaster recovery
Cyber security practices as set forth in SaaS terms
Traditional Software support by phone, email, portal
200 Legislative change hours per year
Four (4) complimentary registrations to the annual Tyler Connect conference
Three (3) days of onsite Investment Analysis that can be used for business process review, training or other needs to ensure the full and efficient use of the application. These days are available every other year once you are live in production.

The following modules are included:

CAMA and Tax Billing & Collection
Appeals Tracking
Personal Property
Delinquent Tax
Property Access
Assessment Connect

Cashiering
SmartFile
AI Modeling & Statistics
Appraisal Data Verification (ADV)
Tyler Content Manager

This proposal includes Optional Professional Services hours. These hours will be used at Thurston County's discretion on the items listed in the SOW. These hours are to be billed as incurred only if used. 440 of these hours to be used for 4 (four) additional SmartFiles. The remaining hours to be used for software modifications.

10-Year Term				Y/Y Increase						
Recurring Annual Fees (SaaS) -				5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Recurring Annual Fees	$807,262	$807,262	$807,262	$762,863	$801,006	$841,056	$883,109	$927,264	$973,627	$1,022,309
Sourcwell Discount - 10%	*$80,726*	*$80,726*	*$80,726*	-	-	-	-	-	-	-
Discount	*$167,000*	*$176,000*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*
AWS Credit	*$9,300*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*
SaaS Total	**$550,236**	**$550,536**	**$726,536**	**$762,863**	**$801,006**	**$841,056**	**$883,109**	**$927,264**	**$973,627**	**$1,022,309**

Exhibit B
Invoicing and Payment Terms

We will provide you with the software and services set forth in the Investment Summary of the Agreement. Capitalized terms not otherwise defined will have the meaning assigned to such terms in the Agreement.

Invoicing: We will invoice you for the applicable software and services in the Investment Summary as set forth below. Your rights to dispute any invoice are set forth in the Agreement.

1. Tyler Annual Services.
   1.1. *SaaS Services*. SaaS Fees are invoiced on an annual basis, beginning on the commencement of the initial term as set forth in Section E(1) of this Agreement. Your annual SaaS fees for the initial term are set forth in the Investment Summary. Upon expiration of the initial term, your annual SaaS fees will be at our then-current rates.
   1.2. *Other Annual Services*. Fees for annual services other than SaaS Services are invoiced on an annual basis, beginning with the availability of the service. Your annual fees for the initial term are set forth in the Investment Summary. Upon expiration of the initial term, your annual fees will be at our then-current rates.

2. Tyler Services.
   2.1. Fees for professional services shall be invoiced upon completion of the milestones indicated in the "Milestone Payment Schedule" attached as Schedule 1 to this Exhibit B. Such services shall be provided in accordance with Section C of this Agreement, including Section C(5) – Services Warranty. Your rights to dispute an invoice are indicated in Section G(2).
   2.2. Fees for professional services added to the Agreement after the Effective Date, including optional services set forth in the Investment Summary, are invoiced as provided.

3. Hardware & Third-Party Products.
   3.1. *Hardware*: Hardware costs, if any, are invoiced upon delivery.
   3.2. *Hardware Maintenance*: The first year maintenance fee for hardware is invoiced upon delivery of the hardware. Subsequent annual maintenance fees for hardware are invoiced annually, in advance, at then-current rates, upon each anniversary thereof.
   3.3. *Third-Party Services*: Fees for Third-Party Services, if any, are invoiced as delivered, along with applicable expenses, at the rates set forth in the Investment Summary.
   3.4. *Third Party Software*. License Fees for Third Party Software, if any, are invoiced when the applicable Third-Party Software is made available to you for download.
   3.5. *Third Party Software Maintenance*: The first year maintenance fee for the Third Party Software is invoiced when it is made available to you for downloading. Subsequent annual maintenance fees for Third Party Software are invoiced annually, in advance, at then-current rates, upon each anniversary thereof.

   3.6. *Third-Party SaaS Services*. Third-Party SaaS Services fees, if any, are invoiced on an annual basis,

commencing with availability of the respective Third-Party SaaS Services. Pricing for the first year of Third-Party SaaS Services is indicated in the Investment Summary. Unless express stated otherwise, pricing for subsequent years will be at then-current rates.

4. Transaction Fees. Unless paid directly by an end user at the time of transaction, per transaction (call, message, etc.) fees are invoiced on a monthly basis. Fees are indicated in the Investment Summary and may be increased by Tyler upon notice of no less than thirty (30) days.

5. Expenses. The service rates in the Investment Summary do not include travel expenses. Expenses for Tyler delivered services will be billed as incurred and only in accordance with our then-current Business Travel Policy.

6. Payment. Payment for undisputed invoices is due within forty-five (45) days of the invoice date. We prefer to receive payments electronically. Our electronic payment information is available by contacting AR@tylertech.com. Invoices shall include "Contract #25-380-0032", a description of the invoiced items, and the corresponding costs.

Exhibit B – Schedule 1
Milestone Payment Schedule

Milestone ID	Deliverable Description	Stage	Billing Amou
PM	**Project Management Billed Monthly over 30 months**	**Ongoing**	**$ 472,500.00**
IN-1	Project Management Plan delivered	Initiate & Plan	$ 10,000.00
IN-2	Initial Project Schedule delivered	Initiate & Plan	$ 10,000.00
IN-3	Stakeholder Meeting Presentation performed	Initiate & Plan	$ 5,000.00
IN-4	**Control Point 1: Initiate & Plan Stage Acceptance**	**Initiate & Plan**	**$ 5,000.00**
AD-1	Solution Orientation completed	Assess & Define	$ 22,000.00
AD-2	Documentation of future-state decisions & configuration options delivered (Build Blue Print)	Assess & Define	$ 50,000.00
AD-3	Modification Specifications approved (in-scope)	Assess & Define	$ 35,500.00
AD-4	Data Conversion Plan built/updated	Assess & Define	$ 40,000.00
AS-5	**Control Point 2: Assess & Define Stage Acceptance**	**Assess & Define**	**$ 40,000.00**
PS-1	Licensed software installed & accessible	Prepare Solution	$ 53,000.00
PS-2.1	Configured System ready for validation – Part 1	Prepare Solution	$ 50,000.00
PS-2.2	Solution Validation test plan – Part 1	Prepare Solution	$ 50,000.00
PS-2.3	Conversion iterations delivered & reconciled – Part 1	Prepare Solution	$ 84,000.00
PS-2.4	Completed modifications delivered & approved – Part 1	Prepare Solution	$ 12,500.00
PS-3.1	Configured System ready for validation – Part 2	Prepare Solution	$ 50,000.00
PS-3.2	Solution Validation test plan – Part 2	Prepare Solution	$ 50,000.00
PS-3.3	Conversion iterations delivered & reconciled – Part 2	Prepare Solution	$ 84,000.00
PS-3.4	Completed modifications delivered & approved – Part 2	Prepare Solution	$ 12,500.00
PS-4.1	Configured System ready for validation – Part 3	Prepare Solution	$ 50,000.00
PS-4.2	Solution Validation test plan – Part 3	Prepare Solution	$ 50,000.00
PS-4.3	Conversion iterations delivered & reconciled – Part 3	Prepare Solution	$ 84,000.00
PS-4.4	Completed modifications delivered & approved – Part 3	Prepare Solution	$ 12,500.00
PS-5	Hearing Tracking Build Delivered	Prepare Solution	$ 31,250.00
PS-6	Delinquent Tax Build Delivered	Prepare Solution	$ 50,000.00
PS-7	Personal Property Build Delivered	Prepare Solution	$ 75,000.00
PS-8	System ready for UAT	Prepare Solution	$ 40,000.00
PS-9	**Control Point 3: Prepare Solution Stage Acceptance**	**Prepare Solution**	**$ 45,000.00**
PR-1	UAT Completed	Production Readiness	$ 45,000.00
PR-2	Go-Live readiness assessment & action plan completed	Production Readiness	$ 35,000.00
PR-3	End User Training completed	Production Readiness	$ 35,000.00
PR-4	**Control Point 4: Production Readiness Stage Acceptance**	**Production Readiness**	**$ 25,000.00**
PR-1	Data available in production environment (Go-Live)	Production	$ 30,000.00
PR-2	Client Services Support document delivered (Transition)	Production	$ 20,000.00
PR-3	Post Go-Live activities scheduled & issues log updated	Production	$ 15,000.00
PR-4	**Control Point 5: Production Stage Acceptance**	**Production**	**$ 25,000.00**
CL-1	Final action plan for outstanding items	Close	$ 32,500.00
CL-2	Reconciliation Report	Close	$ 32,500.00
CL-5	**Control Point 6: Close Stage Acceptance**	**Close**	**$ 25,000.00**
SF-1	Kickoff Completed	Smart File	$ 15,000.00
SF-2	Solution Delivered for Testing	Smart File	$ 15,000.00
SF-3	Solution Live in Production	Smart File	$ 13,750.00
WF-1	Kickoff Completed	Workflow	$ 8,350.00
WF-2	Solution Delivered for Testing	Workflow	$ 8,350.00
WF-3	Solution Live in Production	Workflow	$ 8,300.00
TC-1	Kickoff Completed	Tyler Cashiering	$ 10,400.00
TC-2	Solution Delivered for Testing	Tyler Cashiering	$ 10,400.00
TC-3	Solution Live in Production	Tyler Cashiering	$ 10,450.00
PA-1	Kickoff Completed	Property Access	$ 14,600.00
PA-2	Solution Delivered for Testing	Property Access	$ 14,600.00
PA-3	Solution Live in Production	Property Access	$ 14,550.00
AIMS-1	Kickoff Completed	AIMS	$ 10,400.00
AIMS-2	Solution Delivered for Testing	AIMS	$ 10,400.00
AIMS-3	Solution Live in Production	AIMS	$ 10,450.00
Total			**$ 2,068,750.00**

Exhibit C
SERVICE LEVEL AGREEMENT

I. Agreement Overview

This SLA operates in conjunction with, and does not supersede or replace any part of, the Agreement. It outlines the information technology service levels related to the availability of the Tyler SaaS Services that you have requested us to provide. All other support services are documented in the Support Call Process. This SLA does not apply to any Third-Party SaaS Services.

II. Definitions. Except as defined below, all defined terms have the meaning set forth in the Agreement.

Actual Attainment: The percentage of time the Tyler Software is available during a calendar month, calculated as follows: (Service Availability – Downtime) ÷ Service Availability.

Client Error Incident: Any service unavailability resulting from your applications, content or equipment, or the acts or omissions of any of your service users or third-party providers over whom we exercise no control.

Downtime: Those minutes during Service Availability, as defined below, when all users cannot launch, login, search or save primary data in the Tyler Software. Downtime does not include those instances in which only a Defect is present.

Emergency Maintenance Window: (1) maintenance that is required to patch a critical security vulnerability; (2) maintenance that is required to prevent an imminent outage of Service Availability; or (3) maintenance that is mutually agreed upon in writing by Tyler and the Client.

Planned Downtime: Downtime that occurs during a Standard or Emergency Maintenance window.

Service Availability: The total number of minutes in a calendar month that the Tyler Software is capable of receiving, processing, and responding to requests, excluding Planned Downtime, Client Error Incidents, denial of service attacks and Force Majeure. Service Availability only applies to Tyler Software being used in the production environment.

Standard Maintenance: Routine maintenance to the Tyler Software and infrastructure. Standard Maintenance is limited to five (5) hours per week.

III. Service Availability

a. Your Responsibilities

Whenever you experience Downtime, you must make a support call according to the procedures outlined in the Support Call Process. You will receive a support case number.

b. Our Responsibilities

When our support team receives a call from you that Downtime has occurred or is occurring, we will work

with you to identify the cause of the Downtime (including whether it may be the result of Planned Downtime, a Client Error Incident, denial of service attack or Force Majeure). We will also work with you to resume normal operations.

c. Client Relief

Our targeted Attainment Goal is 100%. You may be entitled to credits as indicated in the Client Relief Schedule found below. Your relief credit is calculated as a percentage of the SaaS Fees paid for the calendar month.

In order to receive relief credits, you must submit a request through one of the channels listed in our Support Call Process within fifteen (15) days of the end of the applicable month. We will respond to your relief request within thirty (30) days of receipt.

The total credits confirmed by us will be applied to the SaaS Fee for the next billing cycle. Issuing of such credit does not relieve us of our obligations under the Agreement to correct the problem which created the service interruption.

Credits are only payable when Actual Attainment results in eligibility for credits in consecutive months and only for such consecutive months.

Client Relief Schedule	
Actual Attainment	**Client Relief**
99.99% - 99.70%	Remedial action will be taken
99.69% - 98.50%	2% of SaaS Fees paid for applicable month
98.49% - 97.50%	4% of SaaS Fees paid for applicable month
97.49% - 96.50%	6% of SaaS Fees paid for applicable month
96.49% - 95.50%	8% of SaaS Fees paid for applicable month
Below 95.50%	10% of SaaS Fees paid for applicable month

* Notwithstanding language in the Agreement to the contrary, Recovery Point Objective is one (1) hour.

IV. Maintenance Notifications

We perform Standard Maintenance during limited windows that are historically known to be reliably low-traffic times. If and when maintenance is predicted to occur during periods of higher traffic, we will provide advance notice of those windows and will coordinate to the greatest extent possible with you.

Not all maintenance activities will cause application unavailability. However, if Tyler anticipates that activities during a Standard or Emergency Maintenance window may make the Tyler Software unavailable, we will provide advance notice, as reasonably practicable, that the Tyler Software will be unavailable during the maintenance window.

Exhibit D
Statement of Work

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

Thurston County

SOW from Tyler Technologies, Inc.

10/24/2025

Presented to:
Thurston County
3000 Pacific Ave SE
Olympia, WA 98501

Contact:
Gio Giordano
Email: Gio.Giordano@TylerTech.com
One Tyler Way, Moraine, OH 45439

Table of Contents

PART 1: EXECUTIVE SUMMARY 4

1. Project Overview 4
1.1 Introduction 4
1.2 Project Goals 4
1.3 Methodology 4

PART 2: PROJECT FOUNDATION 6

2. Project Governance 6

3. Project Scope Control 7
3.1 Managing Scope and Project Change 7
3.2 Change Control 7
3.3 Change Request Management 7

4. Acceptance Process 9

5. Roles and Responsibilities 9
5.1 Tyler Roles & Responsibilities 9
5.1.1 Tyler Executive Manager 10
5.1.2 Tyler Implementation Manager 10
5.1.3 Tyler Project Manager 10
5.1.4 Tyler Implementation Consultant 11
5.1.5 Tyler Sales 11
5.1.6 Tyler Technical Services 11
5.2 Thurston County Roles & Responsibilities 12
5.2.1 Thurston County Executive Sponsor 12
5.2.2 Thurston County Steering Committee 12
5.2.3 Thurston County Project Manager 13
5.2.4 Thurston County Functional Leads 14
5.2.5 Thurston County Power Users 14
5.2.6 Thurston County End Users 15
5.2.7 Thurston County Technical Lead 15
5.2.8 Thurston County Change Management Lead 16

PART 3: PROJECT PLAN 17

6. Project Stages 17
6.1 Initiate and Plan 18
6.1.1 Initial Coordination 18
6.1.2 Project/Phase Planning 19
6.1.3 Stakeholder Meeting 20

6.1.4 GIS Planning 21
6.1.5 Control Point 1: Initiate & Plan Stage Acceptance 22
6.2 Assess & Define 23
6.2.1 Solution Orientation 23
6.2.2 Current & Future State Analysis 23
6.2.3 Modification Analysis 25
6.2.4 Conversion Assessment 26
6.2.5 Control Point 2: Assess & Define Stage Acceptance 27
6.3 Prepare Solution 27
6.3.1 Initial System Deployment 28
6.3.2 Configuration 28
6.3.3 Process Refinement 30
6.3.4 Conversion Delivery 31
6.3.5 Modifications Delivery 32
6.3.6 Control Point 3: Prepare Solution Stage Acceptance 34
6.4 Production Readiness 34
6.4.1 Solution Validation 35
6.4.2 Go-Live Readiness 36
6.4.3 End User Training 37
6.4.4 Control Point 4: Production Readiness Stage Acceptance 38
6.5 Production 38
6.5.1 Go-Live 38
6.5.2 Transition to Client Services 40
6.5.3 Post Go-Live Activities 40
6.5.4 Control Point 5: Production Stage Acceptance 41
6.6 Close 42
6.6.1 Phase Closeout 42
6.6.2 Project Closeout 43
6.6.3 Control Point 6: Close Stage Acceptance 44

7. General Assumptions 44
7.1 Project 44
7.2 Organizational Change Management 45
7.3 Resources and Scheduling 45
7.4 Data 45
7.5 Facilities 46

8. Glossary 47

PART 4: APPENDICES 50

9. Conversion 50
9.1 A&T Conversion Summary 50
9.1.1 Collections Standard Conversion 50
9.1.2 Appraisal Standard Conversion 50

10. Additional Appendices 51
10.1 Property Access Project 51
10.1.1 Implementation Activities 51
10.1.2 Client Responsibilities 51
10.1.3 Configurable Site Features 52
10.1.4 Not in Scope 54
10.2 Field Mobile Description 55
10.2.1 Field Mobile Implementation Activities ..... **Error! Bookmark not defined.**
10.2.2 Client Responsibilities ..... **Error! Bookmark not defined.**
10.2.3 Base Field Mobile Configuration ..... **Error! Bookmark not defined.**
10.2.4 Activity Center – Property Review Workflow 55
10.3 Tyler Cashiering Project 57
10.3.1 Implementation Activities 57
10.3.2 Client Responsibilities 57
10.3.3 Site Features 58
10.3.4 Not in Scope 59
10.4 Tyler Content Manager (TCM) Project 60
10.4.1 Implementation Activities 60
10.4.2 Not in Scope 60
10.5 Assessment Connect Project 61
10.5.1 Implementation Outputs 61
10.5.2 Implementation Go-live Criteria 62
10.5.3 Not in Scope 62
10.6 Activity Center and Workflow 63
10.7 SmartFile Project 66
10.7.1 Implementation Activities 66
10.7.2 Not in Scope 67
10.8 High Level Implementation Requirements 68
10.8.1 Interfaces/Integrations 69
10.8.2 Activity Center 70
10.8.3 Smartfile ..... **Error! Bookmark not defined.**
10.8.4 Potential Modifications 70
10.8.5 Recommended Research & Development Items: 70
10.8.6 Out of Scope 70

Part 1: Executive Summary

1. Project Overview

1.1 Introduction

Tyler Technologies ("Tyler") is the largest and most established provider of integrated software and technology services focused solely on the public sector. Tyler's end-to-end solutions empower public sector entities including local, state, provincial and federal government, to operate more efficiently and connect more transparently with their constituents and with each other. By connecting data and processes across disparate systems, Tyler's solutions transform how clients gain actionable insights that solve problems in their communities.

1.2 Project Goals

This Statement of Work ("SOW") documents the methodology, implementation stages, activities, and roles and responsibilities, and project scope listed in the Investment Summary of the Agreement between Tyler and Thurston County (collectively the "Project").

The overall goals of the project are to:

- Successfully implement the contracted scope on time and on budget
- Increase operational efficiencies and empower users to be more productive
- Improve accessibility and responsiveness to external and internal customer needs
- Overcome current challenges and meet future goals

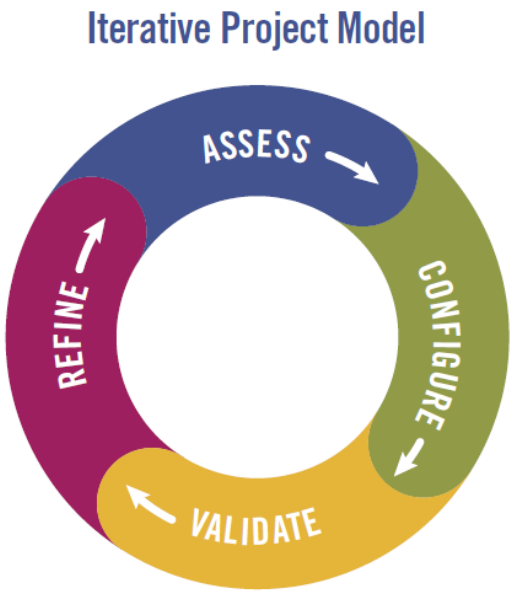
1.3 Methodology

This is accomplished by Thurston County and Tyler working as a partnership and Tyler utilizing its depth of implementation experience. While each Project is unique, all will follow Tyler's six-stage methodology. Each of the six stages is comprised of multiple work packages, and each work package includes a narrative description, objectives, tasks, inputs, outputs/deliverables, assumptions, and a responsibility matrix.

Tailored specifically for Tyler's public sector clients, the project methodology contains Stage Acceptance Control Points throughout each Phase to ensure adherence to scope, budget, timeline controls, effective communications, and quality standards. Clearly defined, the project methodology repeats consistently across Phases, and is scaled to meet Thurston County's complexity and organizational needs.

The methodology adapts to both single-phase and multiple-phase projects.

To achieve Project success, it is imperative that both Thurston County and Tyler commit to including the necessary leadership and governance. During each stage of the Project, it is expected that Thurston County and Tyler Project teams work collaboratively to complete tasks. An underlying principle of Tyler's Implementation process is to employ an iterative model where Thurston County's business processes are assessed, configured, validated, and refined cyclically in line with the project budget. This approach is used in multiple stages and work packages as illustrated in the graphic below.



The delivery approach is systematic, which reduces variability and mitigates risks to ensure Project success. As illustrated, some stages, along with work packages and tasks, are intended to be overlapping by nature to complete the Project efficiently and effectively.

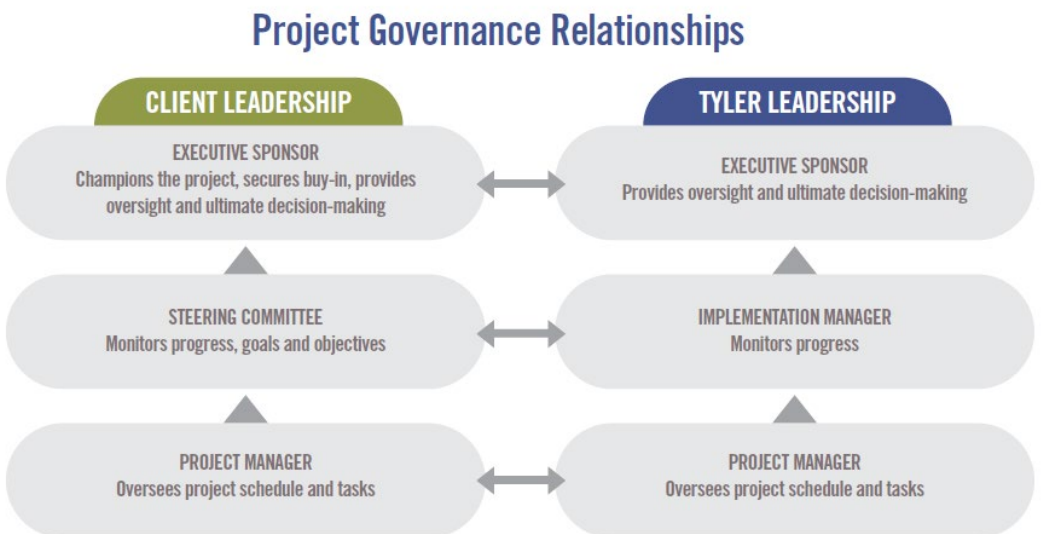
Part 2: Project Foundation

2. Project Governance

Project governance is the management framework within which Project decisions are made. The role of Project governance is to provide a decision-making approach that is logical, robust, and repeatable. This allows organizations to have a structured approach for conducting its daily business in addition to project related activities.

This section outlines the resources required to meet the business needs, objectives, and priorities for the Project, communicate the goals to other Project participants, and provide support and guidance to accomplish these goals. Project governance defines the structure for escalation of issues and risks, Change Control review and authority, and Organizational Change Management activities. Throughout the Statement of Work Tyler has provided RACI Matrices for activities to be completed throughout the implementation which will further outline responsibilities of different roles in each stage. Further refinement of the governance structure, related processes, and specific roles and responsibilities occurs during the Initiate & Plan Stage.

The chart below illustrates an overall team perspective where Tyler and Thurston County collaborate to resolve Project challenges according to defined escalation paths. If project managers do not possess authority to determine a solution, resolve an issue, or mitigate a risk, Tyler implementation management and Thurston County Steering Committee become the escalation points to triage responses prior to escalation to Thurston County and Tyler executive sponsors. As part of the escalation process, each Project governance tier presents recommendations and supporting information to facilitate knowledge transfer and issue resolution. Thurston County and Tyler executive sponsors serve as the final escalation point.



3. Project Scope Control

3.1 Managing Scope and Project Change

Project Management governance principles contend that there are three connected constraints on a Project: budget, timeline, and scope. These constraints, known as the "triple constraints" or project management triangle, define budget in terms of financial cost, labor costs, and other resource costs. Scope is defined as the work performed to deliver a product, service or result with the specified features and functions, while time is simply defined as the schedule. The Triple Constraint theory states that if you change one side of the triangle, the other two sides must be correspondingly adjusted. For example, if the scope of the Project is increased, cost and time to complete will also need to increase. The Project and executive teams will need to remain cognizant of these constraints when making impactful decisions to the Project. A simple illustration of this triangle is included here, showing the connection of each item and their relational impact to the overall Scope.

A pillar of any successful project is the ability to properly manage scope while allowing the appropriate level of flexibility to incorporate approved changes. Scope and changes within the project will be managed using the change control process outlined in the following section.

3.2 Change Control

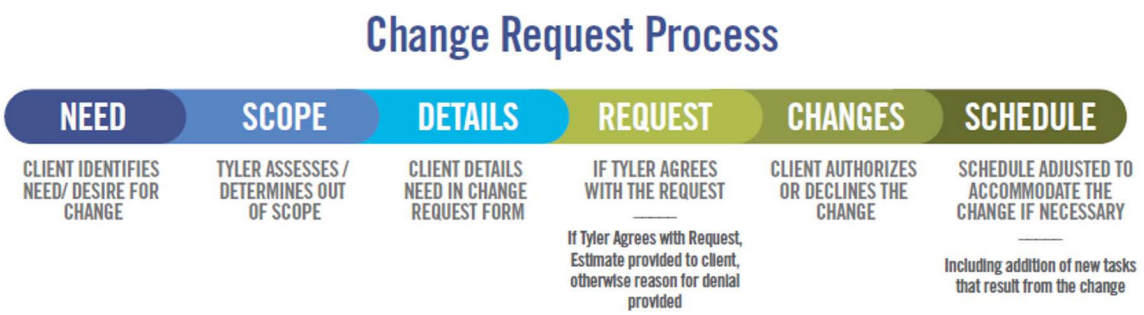
It may become necessary to change the scope of this Project due to unforeseeable circumstances (e.g., new constraints or opportunities are discovered). This Project is being undertaken with the understanding that Project scope, schedule, and/or cost may need to change to produce optimal results for stakeholders. Changes to contractual requirements will follow the change control process specified in the final contract, and as described below.

3.3 Change Request Management

Should the need for a change to Project scope, schedule, and/or cost be identified during the Project, the change will be brought to the attention of the Steering Committee and an assessment of the change will occur. While such changes may result in additional costs and delays relative to the schedule, some changes may result in less cost to Thurston County; for example, Thurston County may decide it no longer needs a deliverable originally defined in the Project. The Change Request will include the following information:

- The nature of the change.
- A good faith estimate of the additional cost or associated savings to Thurston County, if any.
- The timetable for implementing the change.
- The effect on and/or risk to the schedule, resource needs or resource responsibilities.

Thurston County will use its good faith efforts to either approve or disapprove any Change Request within ten (10) Business Days (or other period as mutually agreeable between Tyler and Thurston County). Any changes to the Project scope, budget, or timeline must be documented and approved in writing using a Change Request form. These changes constitute a formal amendment to the Statement of Work and will supersede any conflicting term in the Statement of Work.



4. Acceptance Process

The implementation of a Project involves many decisions to be made throughout its lifecycle. Decisions will vary from higher level strategy decisions to smaller, detailed Project level decisions. It is critical to the success of the Project that each Thurston County office or department designates specific individuals for making decisions on behalf of their offices or departments.

Both Tyler and Thurston County will identify representative project managers. These individuals will represent the interests of all stakeholders and serve as the primary contacts between the two organizations.

The coordination of gaining Thurston County feedback and approval on Project deliverables will be critical to the success of the Project. Thurston County project manager will strive to gain deliverable and decision approvals from all authorized Thurston County representatives. Given that the designated decision-maker for each department may not always be available, there must be a designated proxy for each decision point in the Project. Assignment of each proxy will be the responsibility of the leadership from each Thurston County department. The proxies will be named individuals that have the authorization to make decisions on behalf of their department.

The following process will be used for accepting Deliverables and Control Points:

- Thurston County shall have ten (10) business days from the date of delivery, or as otherwise mutually agreed upon by the parties in writing, to accept each Deliverable or Control Point. If Thurston County does not provide acceptance or acknowledgement within ten (10) business days, or the otherwise agreed upon timeframe, not to be unreasonably withheld, Tyler deems the Deliverable or Control Point as accepted.
- If Thurston County does not agree the Deliverable or Control Point meets requirements, Thurston County shall notify Tyler project manager(s), in writing, with reasoning within ten (10) business days, or the otherwise agreed-upon timeframe, not to be unreasonably withheld, of receipt of the Deliverable.
- Tyler shall address any deficiencies and redeliver the Deliverable or Control Point. Thurston County shall then have two (2) business days from receipt of the redelivered Deliverable or Control Point to accept or again submit written notification of reasons for rejecting the milestone. If Thurston County does not provide acceptance within two (2) business days, or the otherwise agreed upon timeframe, not to be unreasonably withheld, Tyler deems the Deliverable or Control Point as accepted.

5. Roles and Responsibilities

The following defines the roles and responsibilities of each Project resource for Thurston County and Tyler. Roles and responsibilities may not follow the organizational chart or position descriptions at Thurston County, but are roles defined within the Project. It is common for individual resources on both the Tyler and Thurston County project teams to fill multiple roles. Similarly, it is common for some roles to be filled by multiple people.

5.1 Tyler Roles & Responsibilities

Tyler assigns a project manager prior to the start of each Phase of the Project (some Projects may only be one Phase in duration). Additional Tyler resources are assigned as the schedule develops and as needs arise.

5.1.1 Tyler Executive Manager

Tyler executive management has indirect involvement with the Project and is part of the Tyler escalation process. This team member offers additional support to the Project team and collaborates with other Tyler department managers as needed to escalate and facilitate implementation Project tasks and decisions.

- Provides clear direction for Tyler staff on executing on the Project Deliverables to align with satisfying Thurston County ’s overall organizational strategy.
- Authorizes required Project resources.
- Resolves all decisions and/or issues not resolved at the implementation management level as part of the escalation process.
- Acts as the counterpart to Thurston County ’s executive sponsor.

5.1.2 Tyler Implementation Manager

- Tyler implementation management has indirect involvement with the Project and is part of the Tyler escalation process. The Tyler project managers consult implementation management on issues and outstanding decisions critical to the Project. Implementation management works toward a solution with the Tyler Project Manager or with Thurston County management as appropriate. Tyler executive management is the escalation point for any issues not resolved at this level.
- Assigns Tyler Project personnel.
- Provides support for the Project team.
- Provides management support for the Project to ensure it is staffed appropriately and staff have necessary resources.
- Monitors Project progress including progress towards agreed upon goals and objectives.

5.1.3 Tyler Project Manager

- The Tyler project manager(s) provides oversight of the Project, coordination of Tyler resources between departments, management of the Project budget and schedule, effective risk, and issue management, and is the primary point of contact for all Project related items. As requested by Thurston County, the Tyler Project Manager provides regular updates to Thurston County Steering Committee and other Tyler governance members. Tyler Project Manager’s role includes responsibilities in the following areas:

5.1.3.1 Contract Management

- Validates contract compliance throughout the Project.
- Ensures Deliverables meet contract requirements.
- Acts as primary point of contact for all contract and invoicing questions.
- Prepares and presents contract milestone sign-offs for acceptance by Thurston County project manager(s).
- Coordinates Change Requests, if needed, to ensure proper Scope and budgetary compliance.

5.1.3.2 Planning

- Delivers project planning documents.
- Defines Project tasks and resource requirements.
- Develops initial Project schedule and Project Management Plan.

- Collaborates with Thurston County project manager(s) to plan and schedule Project timelines to achieve on-time implementation.

5.1.3.3 Implementation Management

- Tightly manages Scope and budget of Project to ensure Scope changes and budget planned versus actual are transparent and handled effectively and efficiently.
- Establishes and manages a schedule and Tyler resources that properly support the Project Schedule and are also in balance with Scope/budget.
- Establishes risk/issue tracking/reporting process between Thurston County and Tyler and takes all necessary steps to proactively mitigate these items or communicate with transparency to Thurston County any items that may impact the outcomes of the Project.
- Collaborates with Thurston County 's project manager(s) to establish key business drivers and success indicators that will help to govern Project activities and key decisions to ensure a quality outcome of the project.
- Collaborates with Thurston County 's project manager(s) to set a routine communication plan that will aide all Project team members, of both Thurston County and Tyler, in understanding the goals, objectives, status, and health of the Project.

5.1.3.4 Resource Management

- Acts as liaison between Project team and Tyler manager(s).
- Identifies and coordinates all Tyler resources across all applications, Phases, and activities including development, forms, installation, reports, implementation, and billing.
- Provides direction and support to Project team.
- Manages the appropriate assignment and timely completion of tasks as defined in the Project Schedule, task list, and Go-Live Checklist.
- Assesses team performance and adjusts as necessary.
- Consulted on in Scope 3rd party providers to align activities with ongoing Project tasks.
- Interfaces closely with Tyler developers to coordinate program Modification activities.

5.1.4 Tyler Implementation Consultant

- Completes tasks as assigned by the Tyler project manager(s).
- Documents activities for services performed by Tyler.
- Guides Thurston County through software validation process following configuration.
- Assists during Go-Live process and provides support until Thurston County transitions to Client Services.
- Facilitates training sessions and discussions with Thurston County and Tyler staff to ensure adequate discussion of the appropriate agenda topics during the allotted time.
- May provide conversion review and error resolution assistance.

5.1.5 Tyler Sales

- Supports Sales to Implementation knowledge transfer during Initiate & Plan.
- Provides historical information, as needed, throughout implementation.
- Participates in pricing activities if additional licensing and/or services are needed.

5.1.6 Tyler Technical Services

- Maintains Tyler infrastructure requirements and design document(s).

- Involved in system infrastructure planning/review(s).
- Provides first installation of licensed software with initial database on servers.
- Supports and assists the project team with technical/environmental issues/needs.
- Deploys Tyler products.
- Conducts GIS Planning.
- Reviews GIS data and provides feedback to Thurston County.
- Loads Thurston County provided GIS data into the system.

5.2 Thurston County Roles & Responsibilities

Thurston County resources will be assigned prior to the start of each Phase of the Project. One person may be assigned to multiple Project roles.

5.2.1 Thurston County Executive Sponsors

Thurston County executive sponsors (the then current Thurston County Assessor, Thurston County Treasurer and IT Director) provide support to the Project by providing strategic direction and communicating key issues about the Project and its overall importance to the organization. When called upon, the executive sponsors also acts as the final authority on all escalated Project issues. The executive sponsors engages in the Project, as needed, to provide necessary support, oversight, guidance, and escalation, but does not participate in day-to-day Project activities. The executive sponsors empowers Thurston County steering committee, project manager(s), and functional leads to make critical business decisions for Thurston County.

- Champions the project at the executive level to secure buy-in.
- Authorizes required project resources.
- Actively participates in organizational change communications.

5.2.2 Thurston County Steering Committee

Thurston County steering committee understands and supports the cultural change necessary for the Project and fosters an appreciation for the Project's value throughout the organization. The steering committee oversees Thurston County project manager and Project through participation in regular internal meetings. Thurston County steering committee remains updated on all Project progress, Project decisions, and achievement of Project milestones. Thurston County steering committee also serves as primary level of issue resolution for the Project.

- Works to resolve all decisions and/or issues not resolved at the project manager level as part of the escalation process.
- Attends all scheduled steering committee meetings.
- Provides support for the project team.
- Assists with communicating key project messages throughout the organization.
- Prioritizes the project within the organization.
- Ensures the project staffed appropriately and that staff have necessary resources.
- Monitors project progress including progress towards agreed upon goals and objectives.
- Has the authority to approve or deny changes impacting the following areas:
    - Cost
    - Scope
    - Schedule
    - Project Goals
    - Thurston County Policies

- Needs of other client projects

5.2.3 Thurston County Project Manager

Thurston County shall assign project manager(s) prior to the start of this project with overall responsibility and authority to make decisions related to Project Scope, scheduling, and task assignment. Thurston County Project Manager should communicate decisions and commitments to the Tyler project manager(s) in a timely and efficient manner. When Thurston County project manager(s) do not have the knowledge or authority to make decisions, he or she engages the necessary resources to participate in discussions and make decisions in a timely fashion to avoid Project delays. Thurston County project manager(s) are responsible for reporting to Thurston County steering committee and determining appropriate escalation points.

5.2.3.1 Contract Management

- Validates contract compliance throughout the project.
- Ensures that invoicing and Deliverables meet contract requirements.
- Acts as primary point of contact for all contract and invoicing questions. Collaborates on and approves Change Requests, if needed, to ensure proper scope and budgetary compliance.

5.2.3.2 Planning

- Reviews and accepts project planning documents.
- Defines project tasks and resource requirements for the Thurston County project team.
- Collaborates in the development and approval of the project schedule.
- Collaborates with Tyler project manager(s) to plan and schedule project timelines to achieve on-time implementation.

5.2.3.3 Implementation Management

- Tightly manages project budget and scope.
- Collaborates with Tyler project manager(s) to establish a process and approval matrix to ensure that scope changes and budget (planned versus actual) are transparent and handled effectively and efficiently.
- Collaborates with Tyler project manager to establish and manage a schedule and resource plan that properly supports the project schedule as a whole and is also in balance with scope and budget.
- Collaborates with Tyler project manager(s) to establish risk and issue tracking and reporting process between Thurston County and Tyler and takes all necessary steps to proactively mitigate these items or communicate with transparency to Tyler any items that may impact the outcomes of the project.
- Collaborates with Tyler project manager(s) to establish key business drivers and success indicators that will help to govern project activities and key decisions to ensure a quality outcome of the project.
- Routinely communicates with both the Thurston County staff and Tyler, aiding in the understanding of goals, objectives, current status, and health of the project by all team members.
- Manages the requirements gathering process and ensure timely and quality business requirements are being provided to Tyler.

5.2.3.4 Resource Management

- Acts as liaison between project team and stakeholders.
- Identifies and coordinates all Thurston County resources across all modules, phases, and activities including data conversions, forms design, hardware and software installation, reports building, and satisfying invoices.

- Provides direction and support to project team.
- Builds partnerships among the various stakeholders, negotiating authority to move the project forward.
- Manages the appropriate assignment and timely completion of tasks as defined.
- Assesses team performance and takes corrective action, if needed.
- Provides guidance to Thurston County technical teams to ensure appropriate response and collaboration with Tyler Technical Support Teams to ensure timely response and appropriate resolution.
- Owns the relationship with in-Scope 3rd party providers and aligns activities with ongoing project tasks.
- Ensures that users have appropriate access to Tyler project toolsets as required.
- Conducts training on proper use of toolsets.
- Validates completion of required assignments using toolsets.

5.2.4 Thurston County Functional Leads

- Makes business process change decisions under time sensitive conditions.
- Communicates existing business processes and procedures to Tyler consultants.
- Assists in identifying business process changes that may require escalation.
- Contributes business process expertise for Current & Future State Analysis.
- Identifies and includes additional subject matter experts to participate in Current & Future State Analysis.
- Validates that necessary skills have been retained by end users.
- Provides End Users with dedicated time to complete required homework tasks.
- Acts as an ambassador/champion of change for the new process and provide business process change support.
- Identifies and communicates any additional training needs or scheduling conflicts to the Thurston County project manager.
- Actively participates in all aspects of the implementation, including, but not limited to, the following key activities:
    - Task completion
    - Stakeholder Meeting
    - Project Management Plan development
    - Schedule development
    - Maintenance and monitoring of risk register
    - Escalation of issues
    - Communication with Tyler project team
    - Coordination of Thurston County resources
    - Attendance at scheduled sessions
    - Change management activities
    - Modification specification, demonstrations, testing and approval assistance
    - Data analysis assistance
    - Decentralized end user training
    - Process testing
    - Solution Validation

5.2.5 Thurston County Power Users

- Participate in project activities as required by the project team and project manager(s).
- Provide subject matter expertise on Thurston County business processes and requirements.

- Act as subject matter experts and attend Current & Future State Analysis sessions as needed.
- Attend all scheduled training sessions.
- Participate in all required post-training processes as needed throughout project.
- Test all application configuration to ensure it satisfies business process requirements.
- Become application experts.
- Participate in Solution Validation.
- Adopt and support changed procedures.
- Complete all deliverables by the due dates defined in the project schedule.
- Demonstrate competency with Tyler products processing prior to Go-live.
- Provide knowledge transfer to Thurston County staff during and after implementation.
- Participate in conversion review and validation.

5.2.6 Thurston County End Users

- Attend all scheduled training sessions.
- Become proficient in application functions related to job duties.
- Adopt and utilize changed procedures.
- Complete all deliverables by the due dates defined in the project schedule.
- Utilize software to perform job functions at and beyond Go-live.

5.2.7 Thurston County Technical Lead

- Coordinates updates and releases with Tyler as needed.
- Coordinates the copying of source databases to training/testing databases as needed for training days.
- Coordinates and adds new users, printers and other peripherals as needed.
- Validates that all users understand log-on process and have necessary permission for all training sessions.
- Coordinates interface development for Thurston County third party interfaces.
- Develops or assists in creating reports as needed.
- Ensures on-site system meets specifications provided by Tyler.
- Assists with software installation as needed.
- Extracts and transmits conversion data and control reports from Thurston County's legacy system per the conversion schedule set forth in the project schedule.

5.2.7.1 Thurston County GIS

- Participates in GIS planning activities.
- Responsible for management and maintenance of Thurston County GIS infrastructure and data.
- Thurston County GIS will work with Tyler to ensure GIS data/service endpoints satisfy Tyler software requirements.
- Provides Tyler implementation team with approved, escorted GIS data/service access information.

5.2.7.2 Thurston County Upgrade Coordination

- Becomes familiar with the software upgrade process and required steps.
- Becomes familiar with Tyler's releases and updates.
- Utilizes Tyler resources to stay abreast of the latest Tyler releases and updates, as well as the latest helpful tools to manage Thurston County's software upgrade process.
- Assists with the software upgrade process during implementation.

- Manages software upgrade activities post-implementation.
- Manages software upgrade plan activities.
- Coordinates software upgrade plan activities with Thurston County and Tyler resources.
- Communicates changes affecting users and department stakeholders.
- Obtains department stakeholder acceptance to upgrade production environment.

5.2.8 Thurston County Change Management Lead

- Validates that users receive timely and thorough communication regarding process changes.
- Provides coaching to supervisors to prepare them to support users through the project changes.
- Identifies the impact areas resulting from project activities and develops a plan to address them proactively.
- Identifies areas of resistance and develops a plan to reinforce the change.
- Monitors post-production performance and new process adherence.

Part 3: Project Plan

6. Project Stages

Work Breakdown Structure

The Work Breakdown Structure (WBS) is a hierarchical representation of a Project or Phase broken down into smaller, more manageable components. The top-level components are called "Stages" and the second level components are called "Work Packages". The work packages, shown below each stage, contain the high-level work to be done. The detailed Project Schedule, developed during Project/Phase Planning and finalized during subsequent stages, lists the tasks to be completed within each work package. Each stage ends with a "Control Point", confirming the work performed during that stage of the Project has been accepted by Thurston County.

Work Breakdown Structure (WBS)

1. Initiate & Plan	2. Assess & Define	3. Prepare Solution	4. Production Readiness	5. Production	6. Close
1.1 Initial Coordination	2.1 Solution Orientation	3.1 Initial System Deployment	4.1 Solution Validation	5.1 Go Live	6.1 Phase Close Out
1.2 Project/Phase Planning	2.2 Current & Future State Analysis	3.2 Configuration	4.2 Go Live Readiness	5.2 Transition to Client Services	6.2 Project Close Out
1.3 Stakeholder Meeting	2.3 Modification Analysis	3.3 Process Refinement	4.3 End User Training	5.3 Post Go Live Activities	
1.4 GIS Planning*	2.4 Conversion Assessment	3.4 Conversion Delivery			
	2.5 Data Assessment	3.5 Data Delivery			
		3.6 Modifications*			

Items noted with an asterisk in the graphic above relate to specific products and services. If those products and services are not included in the scope of the contract, these specific work packages will be noted as "This work package is not applicable" in Section 6 of the Statement of Work.

6.1 Initiate and Plan

The Initiate and Plan stage involves Project initiation, infrastructure, and planning. This stage creates a foundation for the Project by identifying and establishing sequence and timing for each Phase as well as verifying scope for the Project. This stage will be conducted at the onset of the Project, with a few unique items being repeated for the additional Phases as needed.

6.1.1 Initial Coordination

Prior to Project commencement, Tyler management assigns project manager(s). Additional Project resources will be assigned later in the Project as a Project schedule is developed. Tyler provides Thurston County with initial Project documents used to gather names of key personnel, their functional role as it pertains to the Project, as well as any blackout dates to consider for future planning. Thurston County gathers the information requested by the provided deadline ensuring preliminary planning and scheduling can be conducted moving the Project forward in a timely fashion. Internally, the Tyler Project Manager(s) coordinate with sales to ensure transfer of vital information from the sales process prior to scheduling a Project Planning Meeting with Thurston County's team. During this step, Tyler will work with Thurston County to establish the date(s) for the Project and Phase Planning session.

Objectives:

- Formally launch the project.
- Establish project governance.
- Define and communicate governance for Tyler.
- Identify Thurston County project team.

STAGE 1	Initial Coordination															
	Tyler								Thurston County							
RACI MATRIX KEY: R = Responsible A = Accountable C = Consulted I = Informed	Executive Manager	Implementation Manager	Project Manager	Implementation Consultant	Data Experts	Modification Services	Technical Services	Client Services	Executive Sponsor	Steering Committee	Project Manager	Functional Leads	Change Management Leads	Subject Matter Experts (Power	Department Heads	End Users	Technical Leads
Tyler project team is assigned	A	R	C	I	I	I	I		I		I						
Thurston County project team is assigned									A	I	R	I	I	I			
Provide initial project documents to Thurston County		A	R	C			C		I		I						
Gather preliminary information requested			I						A		R	C		C		C	C
Sales to implementation knowledge transfer		A	R	I	I	I	I				I						
Create Project Portal to store project artifacts and facilitate communication		A	R								I						

Inputs	Contract documents
	Statement of Work

Outputs/Deliverables	Working initial project documents
	Project portal

Work package assumptions:

- Project activities begin after the agreement has been fully executed.

6.1.2 Project/Phase Planning

Project and Phase planning provides an opportunity to review the contract, software, data conversions and services purchased, identify applications to implement in each Phase (if applicable), and discuss implementation timeframes.

During this work package Tyler will work with Thurston County to coordinate and plan a formal Project planning meeting(s). This meeting signifies the start of the Project and should be attended by all Thurston County Project team members and the Tyler Project Manager. The meeting provides an opportunity for Tyler to introduce its implementation methodology, terminology, and Project management best practices to Thurston County's Project Team. This will also present an opportunity for project managers and Project sponsors to begin to discuss Project communication, metrics, status reporting and tools to be used to measure Project progress and manage change.

Tyler will work with the Thurston County Project Team to prepare and deliver the Project Management Plan as an output of the planning meeting. This plan will continue to evolve and grow as the Project progresses and will describe how the project will be executed, monitored, and controlled.

During project planning, Tyler will introduce the tools that will be used throughout the implementation. Tyler will familiarize Thurston County with these tools during project planning and make them available for review and maintenance as applicable throughout the project. Some examples are Solution validation plan, issue log, and go-live checklist.

STAGE 1	Project/Phase Planning															
	Tyler								Thurston County							
RACI MATRIX KEY: R = Responsible A = Accountable C = Consulted I = Informed	Executive Manager	Implementation Manager	Project Manager	Implementation Consultant	Data Experts	Modification Services	Technical Services	Client Services	Executive Sponsor	Steering Committee	Project Manager	Functional Leads	Change Management Leads	Subject Matter Experts (Power Users)	Department Heads	End Users	Technical Leads

Schedule and conduct planning session(s)		A	R						I		C	C	I					
Develop Project Management Plan		A	R						I		C	C	I					
Develop initial project schedule		A	R	I	I	I	I		I	I	C	C	I	I	C		I	
Develop initial Training Plan		A	R	I	I	I	I		I	I	C	C	I	I	C		I	

Inputs	Contract documents
	Statement of Work
	Guide to Starting Your Project

Outputs / Deliverables		Acceptance Criteria [only] for Deliverables
	Project Management Plan	Delivery of document
	Initial Project Schedule & Training Plan	Thurston County provides acceptance of schedule based on resource availability, project budget, and goals.

Work package assumptions:

- Thurston County has reviewed and completed the Guide to Starting Your Project document.

6.1.3 Stakeholder Meeting

Communication of the Project planning outcomes to the Thurston County Project team, executives and other key stakeholders is vital to Project success. The Stakeholder meeting is a strategic activity to inform, engage, gain commitment, and instill confidence in the Thurston County team. During the meeting, the goals and objectives of the Project will be reviewed along with detail on Project scope, implementation methodology, roles and responsibilities, Project timeline and schedule, and keys to Project success.

Objectives:

- Formally present and communicate the project activities and timeline.
- Communicate project expectations.

STAGE 1	Stakeholder Meeting	
	Tyler	Thurston County

RACI MATRIX KEY: R = Responsible A = Accountable C = Consulted I = Informed	Executive Manager	Implementation Manager	Project Manager	Implementation Consultant	Data Experts	Modification Services	Technical Services	Client Services	Executive Sponsor	Steering Committee	Project Manager	Functional Leads	Change Management Leads	Subject Matter Experts (Power	Department Heads	End Users	Technical Leads
Create Stakeholder Meeting Presentation	I	A	R	I	I				I	I	C		I				
Review Stakeholder Meeting Presentation		I	C						A		R		C				
Perform Stakeholder Meeting Presentation	I	A	R	I	I				I	I	C	I	I	I	I	I	I

Inputs	Agreement
	SOW
	Project Management Plan

Outputs / Deliverables		Acceptance Criteria [only] for Deliverables
	Stakeholder Meeting Presentation	

Work package assumptions:

- None

6.1.4 GIS Planning

GIS data is a core part of many Tyler applications. Other Thurston County offices/products may also use this data and have different GIS requirements. A key focus of this preparation will be the process for developing the GIS data for use with Tyler applications. This can be an iterative process, so it is important to begin preparation early.

Objectives:

- Identify all Thurston County GIS data sources and formats.
- Tyler to understand Thurston County's GIS needs and practices.
- Ensure Thurston County's GIS data meets Tyler product requirements.

STAGE 1	GIS Preparation	
	Tyler	Thurston County

RACI MATRIX KEY: R = Responsible A = Accountable C = Consulted I = Informed	Executive Manager	Implementation Manager	Project Manager	Implementation Consultant	Data Experts	Modification Services	Technical Services	Client Services	Executive Sponsor	Steering Committee	Project Manager	Functional Leads	Change Management Leads	Subject Matter Experts (Power	Department Heads	End Users	Technical Leads
Initial GIS Planning Meeting		A	R				C				C						C
Determine all GIS Data Sources			I				I		A		R						C
Provide Source GIS Data			I				I		A		R						C
Review GIS Data and Provide Feedback		A	R				C				I						C

Inputs	GIS Requirements Document

Outputs / Deliverables		Acceptance Criteria [only] for Deliverables
	Production Ready Map Data	Meets Tyler GIS Requirements.

Work package assumptions:

- GIS data provided to Tyler is accurate and complete.
- GIS data provided to Tyler is current.
- Thurston County is responsible for maintaining the GIS data.
- Tyler will provide to Thurston County clear documentation of GIS data requirements and necessary configurations.

6.1.5 Control Point 1: Initiate & Plan Stage Acceptance

Acceptance criteria for this stage includes completion of all criteria listed below.

Note: Advancement to the Assess & Define stage is not dependent upon Tyler's receipt of this stage acceptance.

Initiate & Plan Stage Deliverables:

- Project Management Plan
- Initial Project Schedule

Initiate & Plan stage acceptance criteria:

- All stage deliverables accepted based on acceptance criteria previously defined
- Project governance defined
- Project portal made available to Thurston County
- Stakeholder meeting complete
- GIS Data Production Ready

6.2 Assess & Define

The Assess & Define stage will provide an opportunity to gather information related to current Thurston County business processes. This information will be used to identify and define business processes utilized with Tyler software. Thurston County collaborates with Tyler providing complete and accurate information to Tyler staff and assisting in analysis, understanding current workflows and business processes.

6.2.1 Solution Orientation

The Solution Orientation provides the Project stakeholders a high-level understanding of the solution functionality prior to beginning the current and future state analysis. The primary goal is to establish a foundation for upcoming conversations regarding the design and configuration of the solution.

Tyler utilizes a variety of tools for the Solution Orientation, focusing on Thurston County team knowledge transfer such as: eLearning, documentation, or walkthroughs. Thurston County team will gain a better understanding of the major processes and focus on data flow, the connection between configuration options and outcome, integration, and terminology that may be unique to Tyler's solution.

Objectives:

- Provide a basic understanding of system functionality.
- Prepare Thurston County for current and future state analysis.

STAGE 2	Solution Orientation																
	Tyler								Thurston County								
RACI MATRIX KEY: R = Responsible A = Accountable C = Consulted I = Informed	Executive Manager	Implementation Manager	Project Manager	Implementation Consultant	Data Experts	Modification Services	Technical Services	Client Services	Executive Sponsor	Steering Committee	Project Manager	Functional Leads	Change Management Leads	Subject Matter Experts (Power	Department Heads	End Users	Technical Leads
Provide pre-requisites			A	R							I	I		I	I		I
Complete pre-requisites											A	R		C			C
Conduct orientation			A	R							I	I		I	I		I

Inputs	Solution orientation materials
	Training Plan

6.2.2 Current & Future State Analysis

The Current & Future State Analysis provides the Project stakeholders and Tyler an understanding of process changes that will be achieved with the new system.

Thurston County and Tyler will evaluate current state processes, options within the new software, pros and cons of each based on current or desired state and make decisions about the future state configuration and processing. This may occur before or within the same timeframe as the configuration work package. The

options within the new software will be limited to the scope of this implementation and will make use of standard Tyler functionality.

Thurston County will adopt the existing Tyler solution wherever possible to avoid project schedule and quality risk from over customization of Tyler products. It is Thurston County's responsibility to verify that in-scope requirements are being met throughout the implementation if functional requirements are defined as part of the contract. The following guidelines will be followed when evaluating if a modification to the product is required:

- A reasonable business process change is available.
- Functionality exists which satisfies the requirement.
- Configuration of the application satisfies the requirement.
- An in-scope modification satisfies the requirement.

Requirements that are not met will follow the agreed upon change control process and can have impacts on the project schedule, scope, budget, and resource availability.

STAGE 2	Current & Future State Analysis																
	Tyler								Thurston County								
RACI MATRIX KEY: R = Responsible A = Accountable C = Consulted I = Informed	Executive Manager	Implementation Manager	Project Manager	Implementation Consultant	Data Experts	Modification Services	Technical Services	Client Services	Executive Sponsor	Steering Committee	Project Manager	Functional Leads	Change Management Leads	Subject Matter Experts (Power	Department Heads	End Users	Technical Leads
Current State process review			A	R	I	I	I				C	C	C	C			C
Discuss future-state options			A	R	C	C	C				C	C	C	C			C
Make future-state decisions (non-COTS)			C	C	C	C	C				A	R	I	C			C
Document anticipated configuration options required to support future state			A	R	C	C	C				I	I	I	I			I

Inputs	Thurston County current state documentation
	Solution Orientation completion

Outputs / Deliverables		Acceptance Criteria [only] for Deliverables
	Documentation that describes future-state decisions and configuration options to support future-state decisions.	Delivery of document

Work package assumptions:

- Thurston County attendees possess sufficient knowledge and authority to make future state decisions.
- Thurston County is responsible for any documentation of current state business processes.
- Thurston County can effectively communicate current state processes.

6.2.3 Modification Analysis

Tyler strives to provide robust, off-the-shelf solutions. Tyler can offer a comprehensive solution that allows for the unique nature of each client's business processes. Though opportunities to enhance Tyler products may exist, Tyler recommends Clients utilize existing functionality and, when necessary, adjust their business practices to the products; application refinements and enhancements should only be considered when no viable solution for a given process is available within the included Tyler products. We do recognize that some Projects may require modifications to the solution(s) to meet certain Thurston County business needs, including interfaces with 3rd party products, custom reports, or other custom product modifications. Some Projects have specific modifications included in the Project budget, others do not. If it's determined that additional, out of scope modifications are necessary to meet Thurston County needs, a Change Request is needed and additional cost estimate(s) will be provided by Tyler.

The WA base system will be used for the implementation. Three modifications will be considered in scope for this implementation (Assessment Notice, Tax Bill, and Tax Receipt).

Objectives:

- Identify and define in-scope modifications.
- Identify and define out-of-scope modifications.
- Approve all modifications.

STAGE 2	Modifications analysis																
	Tyler								Thurston County								
RACI MATRIX KEY: R = Responsible A = Accountable C = Consulted I = Informed	Executive Manager	Implementation Manager	Project Manager	Implementation Consultant	Data Experts	Modification Services	Technical Services	Client Services	Executive Sponsor	Steering Committee	Project Manager	Functional Leads	Change Management Leads	Subject Matter Experts	Department Heads	End Users	Technical Leads
Identify which modifications are within the scope/budget of this project [where applicable]		A	R			I			I		C						
Analyze/write a Business Requirements documents for each modification		A	R	C	C	C					C	C		C			
Review/Approve Business Requirements documents			C	C		C			A		R	C		C			C

Refine project schedule based on included modifications		A	R		I	C					C						

Inputs	Modification Requirements
	Current & Future State Analysis Document
	Project Budget/Financial documents
	Project Schedule

Outputs / Deliverables		Acceptance Criteria [only] for Deliverables
	Modification Specifications	Meets Thurston County's business needs
	Change Requests for out-of-scope modifications	Meets Thurston County's business needs
	Revised Project Schedule	

Work package assumptions:

- 3rd party interfaces – Thurston County is responsible for coordinating with the 3rd party.

6.2.4 Conversion Assessment

Data Conversions are a major effort in any software implementation. Tyler's conversion tools facilitate the predictable, repeatable conversion process that is necessary to support a successful transition to the Tyler system. The first step in this process is to perform an assessment of the existing ("legacy") system(s), to better understand the source data, risks, and options available. Once the data has been analyzed, the plan for data conversion is completed and communicated to the appropriate stakeholders.

Objectives:

- Communicate a common understanding of the project goals with respect to data.
- Ensure complete and accurate source data is available for review/transfer.
- Map the data from the source to the Tyler system.
- Document the data conversion/loading approach.

STAGE 2	Data Conversion Assessment																
	Tyler								Thurston County								
RACI MATRIX KEY: R = Responsible A = Accountable C = Consulted I = Informed	Executive Manager	Implementation Manager	Project Manager	Implementation Consultant	Data Experts	Modification Services	Technical Services	Client Services	Executive Sponsor	Steering Committee	Project Manager	Functional Leads	Change Management Leads	Subject Matter Experts (Power	Department Heads	End Users	Technical Leads
Extract Data from Source Systems			I		C						A						R

Review and Scrub Source Data			I	I	I						A	R		C			I
Build/Update Data Conversion Plan			R	C	C						C	I	I	I			I

Inputs	Thurston County Source data
	Thurston County Source data Documentation (if available)

Outputs / Deliverables		Acceptance Criteria [only] for Deliverables
	Data Conversion Plan built/updated	Thurston County Acceptance of Data Conversion Plan, if Applicable

Work package assumptions:

- Tyler will be provided with data from the Legacy system(s) in a mutually agreed upon format.
- Tyler will work with Thurston County representatives to identify business rules before writing the conversion.
- Thurston County subject matter experts and resources most familiar with the current data will be involved in the data conversion planning effort.

6.2.5 Control Point 2: Assess & Define Stage Acceptance

Acceptance criteria for this Stage includes completion of all criteria listed below.

Note: Advancement to the Prepare Solution Stage is dependent upon Tyler's receipt of the Stage Acceptance.

Assess & Define Stage Deliverables:

- Documentation of future state decisions and configuration options to support future state decisions.
- Modification specification document.

Assess & Define Stage Acceptance Criteria:

- All stage deliverables accepted based on criteria previously defined.
- Solution Orientation is delivered.
- Conversion data extracts are received by Tyler.
- Data conversion plan built.

6.3 Prepare Solution

During the Prepare Solution stage, information gathered during the Initiate & Plan and Assess & Define stages will be used to install and configure the Tyler software solution. Software configuration will be validated by Thurston County against future state decisions defined in previous stages and processes refined as needed to ensure business requirements are met.

6.3.1 Initial System Deployment

The timely availability of the Tyler Solution is important to a successful Project implementation. The success and timeliness of subsequent work packages are contingent upon the initial system deployment of Tyler Licensed Software on the Tyler Cloud infrastructure. Delays in executing this work package can affect the project schedule.

Objectives:

- All licensed software is installed and operational.
- Thurston County can access the software.

STAGE 3	Initial System Deployment (Hosted/SaaS)*															
	Tyler								Thurston County							
RACI MATRIX KEY: R = Responsible A = Accountable C = Consulted I = Informed	Executive Manager	Implementation Manager	Project Manager	Implementation Consultant	Data Experts	Modification Services	Technical Services	Client Services	Executive Sponsor	Steering Committee	Project Manager	Functional Leads	Change Management Leads	Subject Matter Experts (Power Users)	Department Heads	End Users	Technical Leads
Prepare hosted environment			A				R				I						C
Install Licensed Software for Included Environments			A				R				I						C

Outputs / Deliverables		Acceptance Criteria [only] for Deliverables
	Licensed Software is Installed on the Server(s)	Software is accessible

Work package assumptions:

- The most current available version of the Tyler Licensed Software will be installed.
- Thurston County will provide accompanied network access for Tyler modules and printers to all applicable Thurston County and Tyler Project staff.

6.3.2 Configuration

The purpose of Configuration is to prepare the software product for validation.

Tyler staff collaborates with Thurston County to complete software configuration based on the outputs of the future state analysis performed during the Assess and Define Stage. Thurston County collaborates with Tyler staff iteratively to validate software configuration.

Objectives:

- Software is ready for validation.
- Prepare standard interfaces for process validation (if applicable).

STAGE 3	Configuration																
	Tyler								Thurston County								
RACI MATRIX KEY: R = Responsible A = Accountable C = Consulted I = Informed	Executive Manager	Implementation Manager	Project Manager	Implementation Consultant	Data Experts	Modification Services	Technical Services	Client Services	Executive Sponsor	Steering Committee	Project Manager	Functional Leads	Change Management Leads	Subject Matter Experts (Power	Department Heads	End Users	Technical Leads
Complete Tyler configuration tasks (where applicable)			A	R							I	I		I			C
Complete Thurston County testing and review tasks (where applicable)			I	C							A	R		C			C
Standard interfaces configuration and training (if applicable)			A	R			C				I	C		C			C
Updates to Solution Validation testing plan			C	C							A	R		C			C

Inputs	Documentation that describes future state decisions and configuration options to support future state decisions.

Outputs / Deliverables		Acceptance Criteria [only] for Deliverables
	Configured System	
	Thurston County to receive configuration documents	

Work package assumptions:

- Tyler provides guidance for configuration options available within the Tyler software. Thurston County is responsible for making decisions when multiple options are available.

6.3.3 Process Refinement

Tyler will educate Thurston County users on how to execute processes in the system to prepare them for the validation of the software. Thurston County collaborates with Tyler staff iteratively to validate software configuration options to support future state.

Objectives:

- Ensure that Thurston County understands future state processes and how to execute the processes in the software.
- Refine each process to meet the business requirements.
- Validate standard interfaces, where applicable.
- Validate forms and reports, where applicable.

STAGE 3	Process Refinement																
	Tyler								Thurston County								
RACI MATRIX KEY: R = Responsible A = Accountable C = Consulted I = Informed	Executive Manager	Implementation Manager	Project Manager	Implementation Consultant	Data Experts	Modification Services	Technical Services	Client Services	Executive Sponsor	Steering Committee	Project Manager	Functional Leads	Change Management Leads	Subject Matter Experts (Power	Department Heads	End Users	Technical Leads
Conduct process training			A	R							I	C	I	C			C
Confirm process decisions			I	C						A	R	C	I	C			C
Test configuration			I	C							A	R		C			C
Refine configuration (Thurston County Responsible)			I	C							A	R		C			C
Refine configuration (Tyler Responsible)			A	R							I	I		I			I
Validate interface process and results			I	C			C				A	R		C			C
Update Thurston County-specific process documentation (if applicable)			I	C							A	R		C			C
Updates to Solution Validation testing plan			C	C							A	R		C			C

Inputs	Initial Configuration

	Documentation that describes future state decisions and configuration options to support future state decisions.
	Solution validation test plan

Outputs / Deliverables		Acceptance Criteria [only] for Deliverables
	Updated solution validation test plan	
	Completed Thurston County-specific process documentation (completed by Thurston County)	

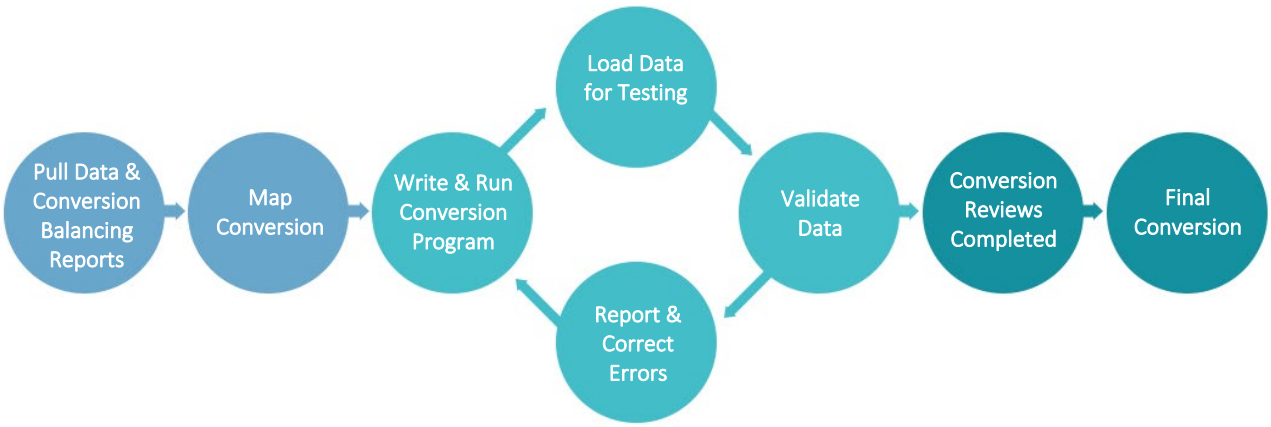
Work package assumptions:

- None

6.3.4 Conversion Delivery

The purpose of this task is to transition Thurston County's data from their source ("legacy") system(s) to the Tyler system(s). The data will need to be mapped from the legacy system into the new Tyler system format. A well-executed data conversion is key to a successful cutover to the new system(s).

With guidance from Tyler, Thurston County will review specific data elements within the system and identify / report discrepancies. Iteratively, Tyler will collaborate with Thurston County to address conversion discrepancies. This process will allow for clean, reconciled data to transfer from the source system(s) to the Tyler system(s). Reference Conversion Appendix for additional detail.



Objectives:

- Data is ready for production (Conversion).

STAGE 3	Data Delivery & Conversion	
	Tyler	Thurston County

RACI MATRIX KEY: R = Responsible A = Accountable C = Consulted I = Informed	Executive Manager	Implementation Manager	Project Manager	Implementation Consultant	Data Experts	Modification Services	Technical Services	Client Services	Executive Sponsor	Steering Committee	Project Manager	Functional Leads	Change Management Leads	Subject Matter Experts (Power Users)	Department Heads	End Users	Technical Leads
Provide data crosswalks/code mapping tool			A	C	R						I	I		I			I
Populate data crosswalks/code mapping tool			I	C	C						A	R		C			C
Iterations: Conversion Development			A	C	R						I						I
Iterations: Deliver converted data			A		R		I				I						I
Iterations: Proof/Review data and reconcile to source system			C	C	C						A	R		C			C

Inputs	
	Data Conversion Plan
	Configuration

Outputs / Deliverables		Acceptance Criteria [only] for Deliverables
	Code Mapping Complete / Validated	
	Conversion Iterations / Reviews Complete	Conversion complete, verified, and ready for final pass

Work package assumptions:

- Thurston County will provide a single file layout per source system as identified in the investment summary.
- Thurston County subject matter experts and resources most familiar with the current data will be involved in the data conversion effort.
- Thurston County project team will be responsible for completing the code mapping activity, with assistance from Tyler.

6.3.5 Modifications Delivery

Tyler consistently recommends that our clients utilize the software out-of-the-box and adjust business processes to conform, but we recognize there may be times when a modification of the software is requested

to meet reporting obligations, functionality desires, or integrations with external systems. This work package focuses on the successful, high-quality delivery of the approved, in-scope modifications.

Objectives:

- Deliver contracted software modifications.
- Complete or update required configuration for the modifications.
- Test the delivered modifications.

STAGE 3	Modifications Delivery																
	Tyler								Thurston County								
RACI MATRIX KEY: R = Responsible A = Accountable C = Consulted I = Informed	Executive Manager	Implementation Manager	Project Manager	Implementation Consultant	Data Experts	Modification Services	Technical Services	Client Services	Executive Sponsor	Steering Committee	Project Manager	Functional Leads	Change Management Leads	Subject Matter Experts (Power	Department Heads	End Users	Technical Leads
Validate scheduled development for completion			A			R					I						
Conduct periodic scope review sessions (as applicable)			A	C		R					I	C		C			
Modify Solution Validation Plan (if applicable)			C	C							A	R		C			C
Deliver (pre-production) modifications for testing			A	I	I	R	C				I	I		I			I
Test delivered modifications			I	C		C					A	R		C			I
Update configuration (if applicable)			A	R													C
Update process documentation as needed			I	I							A	R		C			
Approve modifications for Production delivery			I	I							A	R		C			C
Deliver modifications to Production			A	I	I	R	C				I	I		I			I

Inputs	
	Modification specification

Outputs / Deliverables		Acceptance Criteria [only] for Deliverables
	Completed modifications	Thurston County approves modification per scope
	Updated Modification Specification (if applicable)	
	Updated Solution Validation Plan	
	Updated process documentation (if applicable)	
	Revised configuration (if applicable)	Modification passes testing/approved by Thurston County after configuration is updated

Work package assumptions:

- Only approved modifications with approved scope will be provided.
- Only modifications approved for the current phase (if multi-phase) will be delivered.
- Additional scope requests may require additional budget.
- Modifications will be tested upon delivery.

6.3.6 Control Point 3: Prepare Solution Stage Acceptance

Acceptance criteria for this Stage includes all criteria listed below in each Work Package.

Note: Advancement to the Production Readiness Stage is dependent upon Tyler's receipt of the Stage Acceptance.

Prepare Solution Stage Deliverables:

- Licensed software is installed.
- Installation checklist/system document.
- Conversion iterations and reviews complete.
- Completed modifications.
- Revised configuration for modification (if applicable).

Prepare Solution Stage Acceptance Criteria:

- All stage deliverables accepted based on criteria previously defined.
- Software is configured.
- Solution validation test plan has been reviewed and updated if needed.

6.4 Production Readiness

Activities in the Production Readiness stage will prepare Thurston County team for go-live through solution validation, the development of a detailed go-live plan and end user training. A readiness assessment will be conducted with Thurston County to review the status of the project and the organizations readiness for go-live.

6.4.1 Solution Validation

Solution Validation is the end-to-end software testing activity to ensure that Thurston County verifies all aspects of the Project (hardware, configuration, business processes, etc.) are functioning properly, and validates that all features and functions per the contract have been deployed for system use.

Objectives:

- Validate that the solution performs as indicated in the solution validation plan.
- Ensure Thurston County organization is ready to move forward with go-live and training (if applicable).

STAGE 4	Solution Validation																
	Tyler								Thurston County								
RACI MATRIX KEY: R = Responsible A = Accountable C = Consulted I = Informed	Executive Manager	Implementation Manager	Project Manager	Implementation Consultant	Data Experts	Modification Services	Technical Services	Client Services	Executive Sponsor	Steering Committee	Project Manager	Functional Leads	Change Management Leads	Subject Matter Experts (Power	Department Heads	End Users	Technical Leads
Update Solution Validation plan			A	R	C						C	C		C			I
Update test scripts (as applicable)			C	C	C						A	R		C			I
Perform testing			C	C	C						A	R		C			C
Document issues from testing			C	C	C						A	R		C			C
Perform required follow-up on issues			A	R	C						C	C		C			C

Inputs	Solution Validation plan
	Completed work product from prior stages (configuration, business process, etc.)

Outputs / Deliverables		Acceptance Criteria [only] for Deliverables
	Solution Validation Report	Thurston County updates report with testing results

Work package assumptions:

- Designated testing environment has been established.
- Testing includes current phase activities or deliverables only.

6.4.2 Go-Live Readiness

Tyler and Thurston County will ensure that all requirements defined in Project planning have been completed and the Go-Live event can occur, as planned. A go-live readiness assessment will be completed identifying risks or actions items to be addressed to ensure Thurston County has considered its ability to successfully Go-Live. Issues and concerns will be discussed, and mitigation options documented. Tyler and Thurston County will jointly agree to move forward with transition to production. Expectations for final preparation and critical dates for the weeks leading into and during the Go-Live week will be planned in detail and communicated to Project teams.

Objectives:

- Action plan for go-live established.
- Assess go-live readiness.
- Stakeholders informed of go-live activities.

STAGE 4	Go-Live Readiness																
	Tyler								Thurston County								
RACI MATRIX KEY: R = Responsible A = Accountable C = Consulted I = Informed	Executive Manager	Implementation Manager	Project Manager	Implementation Consultant	Data Experts	Modification Services	Technical Services	Client Services	Executive Sponsor	Steering Committee	Project Manager	Functional Leads	Change Management Leads	Subject Matter Experts (Power	Department Heads	End Users	Technical Leads
Perform Readiness Assessment	I	A	R	C	C	I	C	I	I	I	I		I				I
Conduct Go-Live planning session		A	R	C							C	C	C	C	C		C
Order peripheral hardware (if applicable)			I							A	R						C
Confirm procedures for Go-Live issue reporting & resolution		A	R	I	I	I	I				C	C	I	I	I	I	I
Develop Go-Live checklist		A	R	C	C						C	C	I	C			C
Final system infrastructure review (where applicable)			A				R				C						C

Inputs	Future state decisions
	Go-live checklist

Outputs / Deliverables		Acceptance Criteria [only] for Deliverables
	Updated go-live checklist	Updated Action plan and Checklist for go-live delivered to Thurston County

Work package assumptions:

- None

6.4.3 End User Training

End User Training is a critical part of any successful software implementation. Using a training plan previously reviewed and approved, the Project team will organize and initiate the training activities.

Train the Trainer: Tyler provides one occurrence of each scheduled training or implementation topic. Thurston County users who attended the Tyler sessions may train additional users. Additional Tyler led sessions may be contracted at the applicable rates for training.

Tyler will provide standard application documentation for the general use of the software. It is not Tyler's responsibility to develop Thurston County specific business process documentation. Thurston County-led training labs using Thurston County specific business process documentation if created by Thurston County can be added to the regular training curriculum, enhancing the training experiences of the end users.

Objectives:

- End users are trained on how to use the software prior to go-live.
- Thurston County is prepared for on-going training and support of the application.

STAGE 4	End User Training																
	Tyler								Thurston County								
RACI MATRIX KEY: R = Responsible A = Accountable C = Consulted I = Informed	Executive Manager	Implementation Manager	Project Manager	Implementation Consultant	Data Experts	Modification Services	Technical Services	Client Services	Executive Sponsor	Steering Committee	Project Manager	Functional Leads	Change Management Leads	Subject Matter Experts (Power	Department Heads	End Users	Technical Leads
Update training plan		A	R	C							C		I		C		
End User training (Tyler-led)		A	R	C							C	C	I	C	C	C	
Train-the-trainer		A	R	C							C	C	I	C			
End User training (Thurston County-led)			C	C							A	R	I	C	C	C	

Inputs	Training Plan
	List of End Users and their Roles / Job Duties
	Configured Tyler System

Outputs / Deliverables		Acceptance Criteria [only] for Deliverables
	End User Training	Thurston County signoff that training was delivered

Work package assumptions:

- Thurston County project team will work with Tyler to jointly develop a training curriculum that identifies the size, makeup, and subject-area of each of the training classes.
- Tyler will work with Thurston County as much as possible to provide end-user training in a manner that minimizes the impact to the daily operations of Thurston County departments.
- Thurston County will be responsible for training new users after go-live (exception—previously planned or regular training offerings by Tyler).

6.4.4 Control Point 4: Production Readiness Stage Acceptance

Acceptance criteria for this stage includes all criteria listed below. Advancement to the Production stage is dependent upon Tyler's receipt of the stage acceptance.

Production Readiness stage deliverables:

- Solution Validation Report.
- Update go-live action plan and/or checklist.
- End user training.

Production Readiness stage acceptance criteria:

- All stage deliverables accepted based on criteria previously defined.
- Go-Live planning session conducted.

6.5 Production

Following end user training the production system will be fully enabled and made ready for daily operational use as of the scheduled date. Tyler and Thurston County will follow the comprehensive action plan laid out during Go-Live Readiness to support go-live activities and minimize risk to the Project during go-live. Following go-live, Tyler will work with Thurston County to verify that implementation work is concluded, post go-live activities are scheduled, and the transition to Client Services is complete for long-term operations and maintenance of the Tyler software.

6.5.1 Go-Live

Following the action plan for Go-Live, defined in the Production Readiness stage, Thurston County and Tyler will complete work assigned to prepare for Go-Live.

Thurston County provides final data extract and Reports from the Legacy System for data conversion and Tyler executes final conversion iteration, if applicable. If defined in the action plan, Thurston County manually enters any data added to the Legacy System after final data extract into the Tyler system.

Tyler staff collaborates with Thurston County during Go-Live activities. Thurston County transitions to Tyler software for day-to day business processing.

Some training topics are better addressed following Go-Live when additional data is available in the system or based on timing of applicable business processes and will be scheduled following Go-Live per the Project Schedule.

Objectives:

- Execute day to day processing in Tyler software.

- Thurston County data available in Production environment.

STAGE 5	Go-Live																
	Tyler								Thurston County								
RACI MATRIX KEY: R = Responsible A = Accountable C = Consulted I = Informed	Executive Manager	Implementation Manager	Project Manager	Implementation Consultant	Data Experts	Modification Services	Technical Services	Client Services	Executive Sponsor	Steering Committee	Project Manager	Functional Leads	Change Management Leads	Subject Matter Experts (Power	Department Heads	End Users	Technical Leads
Provide final source data extract, if applicable			C		C						A						R
Final source data pushed into production environment, if applicable			A	C	R						I	C		C			C
Proof final converted data, if applicable			C	C	C						A	R		C			
Complete Go-Live activities as defined in the Go-Live action plan			C	C	C					A	R	C	I	C			
Provide Go-Live assistance			A	R	C	C		I			C	C	I	C		I	C

Inputs	Comprehensive Action Plan for Go-Live
	Final source data (if applicable)

Outputs / Deliverables		Acceptance Criteria [only] for Deliverables
	Data is available in production environment	Thurston County confirms data is available in production environment

Work package assumptions:

- Thurston County will complete activities documented in the action plan for Go-Live as scheduled.
- External stakeholders will be available to assist in supporting the interfaces associated with the Go-Live live process.
- Thurston County business processes required for Go-Live are fully documented and tested.
- Thurston County Project team and subject matter experts are the primary point of contact for the end users when reporting issues during Go-Live.
- Thurston County Project Team and Power User's provide business process context to the end users during Go-Live.

6.5.2 Transition to Client Services

This work package signals the conclusion of implementation activities for the Phase or Project with the exception of agreed-upon post Go-Live activities. The Tyler project manager(s) schedules a formal transition of Thurston County onto the Tyler Client Services team, who provides Thurston County with assistance following Go-Live, officially transitioning Thurston County to operations and maintenance.

Objectives:

- Ensure no critical issues remain for the project teams to resolve.
- Confirm proper knowledge transfer to Thurston County teams for key processes and subject areas.

STAGE 5	Transition to Client Services																
	Tyler								Thurston County								
RACI MATRIX KEY: R = Responsible A = Accountable C = Consulted I = Informed	Executive Manager	Implementation Manager	Project Manager	Implementation Consultant	Data Experts	Modification Services	Technical Services	Client Services	Executive Sponsor	Steering Committee	Project Manager	Functional Leads	Change Management Leads	Subject Matter Experts (Power	Department Heads	End Users	Technical Leads
Transfer Thurston County to Client Services and review issue reporting and resolution processes	I	I	A	I	I			R	I	I	C	C		C			
Review long term maintenance and continuous improvement			A					R			C	C		C			

Inputs	Open item/issues List

Outputs / Deliverables		Acceptance Criteria [only] for Deliverables
	Client Services Support Document	

Work package assumptions:

- Thurston County confirms no material project issues remain without assignment and plan.

6.5.3 Post Go-Live Activities

Some implementation activities are provided post-production due to the timing of business processes, the requirement of actual production data to complete the activities, or the requirement of the system being used in a live production state.

Objectives:

- Schedule activities that are planned for after Go-Live.
- Ensure issues have been resolved or are planned for resolution before phase or project close.

STAGE 5	Post Go-Live Activities															
	Tyler								Thurston County							
RACI MATRIX KEY: R = Responsible A = Accountable C = Consulted I = Informed	Executive Manager	Implementation Manager	Project Manager	Implementation Consultant	Data Experts	Modification Services	Technical Services	Client Services	Executive Sponsor	Steering Committee	Project Manager	Functional Leads	Change Management Leads	Subject Matter Experts (Power	Department Heads	End Users	Technical Leads
Schedule contracted activities that are planned for delivery after go-live		A	R	C	C	C	C	I			C	C	I	C			C
Determine resolution plan in preparation for phase or project close out		A	R	C	C	C		I			C	C	I	C			

Inputs	List of post Go-Live activities

Outputs / Deliverables		Acceptance Criteria [only] for Deliverables
	Updated issues log	

Work package assumptions:

- System is being used in a live production state.

6.5.4 Control Point 5: Production Stage Acceptance

Acceptance criteria for this Stage includes completion of all criteria listed below:

- Advancement to the Close stage is dependent upon Tyler's receipt of this Stage Acceptance from Thurston County.
- Converted data is available in production environment.

Production Stage Acceptance Criteria:

- All stage deliverables accepted based on criteria previously defined.
- Go-Live activities defined in the Go-Live action plan completed.
- Client services support document is provided.

6.6 Close

The Close stage signifies full implementation of all products purchased and encompassed in the Phase or Project. Thurston County transitions to the next cycle of their relationship with Tyler (next Phase of implementation or long-term relationship with Tyler Client Services).

6.6.1 Phase Closeout

This work package represents Phase completion and signals the conclusion of implementation activities for the Phase. The Tyler Client Services team will assume ongoing support of Thurston County for systems implemented in the Phase.

Objectives:

- Agreement from Tyler and Thurston County teams that activities within this phase are complete.

STAGE 6	Phase Close Out															
	Tyler								Thurston County							
RACI MATRIX KEY: R = Responsible A = Accountable C = Consulted I = Informed	Executive Manager	Implementation Manager	Project Manager	Implementation Consultant	Data Experts	Modification Services	Technical Services	Client Services	Executive Sponsor	Steering Committee	Project Manager	Functional Leads	Change Management Leads	Subject Matter Experts (Power	Department Heads	End Users	Technical Leads
Reconcile project budget and status of contract Deliverables	I	A	R						I	I	C						
Hold post phase review meeting		A	R	C	C	C	C				C	C	C	C			C
Release phase-dependent Tyler project resources	A	R	I								I						

Participants	Tyler	Thurston County
	Project Leadership	Project Manager
	Project Manager	Project Sponsor(s)
	Implementation Consultants	Functional Leads, Power Users, Technical Leads
	Technical Consultants (Conversion, Deployment, Development)	
	Client Services	

Inputs	Contract
	Statement of Work
	Project artifacts

Outputs / Deliverables		Acceptance Criteria [only] for Deliverables
	Final action plan (for outstanding items)	
	Reconciliation Report	
	Post Phase Review	

Work package assumptions:

- Tyler deliverables for the phase have been completed.

6.6.2 Project Closeout

Completion of this work package signifies final acceptance and formal closing of the Project.

At this time Thurston County may choose to begin working with Client Services to look at continuous improvement Projects, building on the completed solution.

Objectives:

- Confirm no critical issues remain for the project teams to resolve.
- Determine proper knowledge transfer to Thurston County teams for key processes and subject areas has occurred.
- Verify all deliverables included in the Agreement are delivered.

STAGE 6	Project Close Out																
	Tyler								Thurston County								
RACI MATRIX KEY: R = Responsible A = Accountable C = Consulted I = Informed	Executive Manager	Implementation Manager	Project Manager	Implementation Consultant	Data Experts	Modification Services	Technical Services	Client Services	Executive Sponsor	Steering Committee	Project Manager	Functional Leads	Change Management Leads	Subject Matter Experts (Power	Department Heads	End Users	Technical Leads
Conduct post project review		A	R	C	C	C	C				C	C	C	C			C
Deliver post project report to Thurston County and Tyler leadership	I	A	R						I	I	C						
Release Tyler project resources	A	R	I								I						

Inputs	Contract
	Statement of Work

Outputs / Deliverables		Acceptance Criteria [only] for Deliverables

	Post Project Report	Thurston County acceptance; Completed report indicating all project Deliverables and milestones have been completed

Work package assumptions:

- All project implementation activities have been completed and approved.
- No critical project issues remain that have not been documented and assigned.
- Final project budget has been reconciled and invoiced.
- All Tyler deliverables have been completed.

6.6.3 Control Point 6: Close Stage Acceptance

Acceptance criteria for this Stage includes completion of all criteria listed below.

Close Stage Deliverables:

- Post Project Report.

Close Stage Acceptance Criteria:

- Completed report indicating all Project deliverables and milestones have been completed.

7. General Assumptions

Tyler and Thurston County will use this SOW as a guide for managing the implementation of the Tyler Project as provided and described in the Agreement. There are a few assumptions which, when acknowledged and adhered to, will support a successful implementation. Assumptions related to specific work packages are documented throughout the SOW. Included here are general assumptions which should be considered throughout the overall implementation process.

7.1 Project

- Project activities will begin on or before March 2028.
- Thurston County Project Team will complete their necessary assignments in a mutually agreed upon timeframe to meet the scheduled go-live date, as outlined in the Project Schedule.
- Sessions will be scheduled and conducted at a mutually agreeable time.
- Additional services, software modules and modifications not described in the SOW or Agreement will be considered a change to this Project and will require a Change Request Form as previously referenced in the definition of the Change Control Process.
- Tyler will provide a written agenda and notice of any prerequisites to Thurston County project manager(s) ten (10) business days or as otherwise mutually agreed upon time frame prior to any scheduled on-site or remote sessions, as applicable.
- Tyler will provide guidance for configuration and processing options available within the Tyler software. If multiple options are presented by Tyler, Thurston County is responsible for making decisions based on the options available.
- Implementation of new software may require changes to existing processes, both business and technical, requiring Thurston County to make process changes.

- Thurston County is responsible for defining, documenting, and implementing their policies that result from any business process changes.

7.2 Organizational Change Management

Unless otherwise contracted by Tyler, Thurston County is responsible for managing Organizational Change. Impacted Thurston County resources will need consistent coaching and reassurance from their leadership team to embrace and accept the changes being imposed by the move to new software. An important part of change is ensuring that impacted Thurston County resources understand the value of the change, and why they are being asked to change.

7.3 Resources and Scheduling

- Thurston County resources will participate in scheduled activities as assigned in the Project Schedule.
- Thurston County team will complete prerequisites prior to applicable scheduled activities. Failure to do so may affect the schedule.
- Tyler and Thurston County will provide resources to support the efforts to complete the Project as scheduled and within the constraints of the Project budget.
- Abbreviated timelines and overlapped Phases require sufficient resources to complete all required work as scheduled.
- Changes to the Project Schedule, availability of resources or changes in Scope will be requested through a Change Request. Impacts to the triple constraints (scope, budget, and schedule) will be assessed and documented as part of the change control process.
- Thurston County will ensure assigned resources will follow the change control process and possess the required business knowledge to complete their assigned tasks successfully. Should there be a change in resources, the replacement resource should have a comparable level of availability, change control process buy-in, and knowledge.
- Thurston County makes timely Project related decisions to achieve scheduled due dates on tasks and prepare for subsequent training sessions. Failure to do so may affect the schedule, as each analysis and implementation session is dependent on the decisions made in prior sessions.
- Thurston County will respond to information requests in a comprehensive and timely manner, in accordance with the Project Schedule.
- Thurston County will provide adequate meeting space or facilities, including appropriate system connectivity, to the project teams including Tyler team members.
- For on-site visits, Tyler will identify a travel schedule that balances the needs of the project and the employee.

7.4 Data

- Data will be converted as provided and Tyler will not create data that does not exist.
- Thurston County is responsible for the quality of legacy data and for cleaning or scrubbing erroneous legacy data.
- Tyler will work closely with Thurston County representatives to identify business rules before writing the conversion. Thurston County must confirm that all known data mapping from source to target have been identified and documented before Tyler writes the conversion.
- All in-scope source data is in data extract(s).
- Each legacy system data file submitted for conversion includes all associated records in a single approved file layout.

- Thurston County will provide the legacy system data extract in the same format for each iteration unless changes are mutually agreed upon in advance. If not, negative impacts to the schedule, budget and resource availability may occur and/or data in the new system may be incorrect.
- Thurston County Project Team is responsible for reviewing the converted data and reporting issues during each iteration, with assistance from Tyler.
- Thurston County is responsible for providing or entering test data (e.g., data for training, testing interfaces, etc.)

7.5 Facilities

- Thurston County will provide dedicated space for Tyler staff to work with Thurston County resources for both on-site and remote sessions. If Phases overlap, Thurston County will provide multiple training facilities to allow for independent sessions scheduling without conflict.
- Thurston County will provide staff with a location to practice what they have learned without distraction.

8. Glossary

Word or Term	Definition
Acceptance	Confirming that the output or deliverable is suitable and conforms to the agreed upon criteria.
Accountable	The one who ultimately ensures a task or deliverable is completed; the one who ensures the prerequisites of the task are met and who delegates the work to those responsible. [Also see RACI]
Application	A computer program designed to perform a group of coordinated functions, tasks, or activities for the benefit of the user.
Application Programming Interface (API)	A defined set of tools/methods to pass data to and received data from Tyler software products
Agreement	This executed legal contract that defines the products and services to be implemented or performed.
Business Process	The practices, policy, procedure, guidelines, or functionality that the client uses to complete a specific job function.
Business Requirements Document	A specification document used to describe Client requirements for contracted software modifications.
Change Request	A form used as part of the Change Control process whereby changes in the scope of work, timeline, resources, and/or budget are documented and agreed upon by participating parties.
Change Management	Guides how we prepare, equip and support individuals to successfully adopt change in order to drive organizational success & outcomes
Code Mapping [where applicable]	An activity that occurs during the data conversion process whereby users equate data (field level) values from the old system to the values available in the new system. These may be one to one or many to one. Example: Old System [Field = eye color] [values = BL, Blu, Blue] maps to New Tyler System [Field = Eye Color] [value = Blue].
Consulted	Those whose opinions are sought, typically subject matter experts, and with whom there is two-way communication. [Also see RACI]
Control Point	This activity occurs at the end of each stage and serves as a formal and intentional opportunity to review stage deliverables and required acceptance criteria for the stage have been met.
Data Mapping [where applicable]	The activity determining and documenting where data from the legacy system will be placed in the new system; this typically involves prior data analysis to understand how the data is currently used in the legacy system and how it will be used in the new system.
Deliverable	A verifiable document or service produced as part of the Project, as defined in the work packages.
Go-Live	The point in time when the Client is using the Tyler software to conduct daily operations in Production.
Informed	Those who are kept up-to-date on progress, often only on completion of the task or deliverable, and with whom there is just one-way communication. [Also see RACI]

Infrastructure	The composite hardware, network resources and services required for the existence, operation, and management of the Tyler software.
Interface	A connection to and potential exchange of data with an external system or application. Interfaces may be one way, with data leaving the Tyler system to another system or data entering Tyler from another system, or they may be bi-directional with data both leaving and entering Tyler and another system.
Integration	A standard exchange or sharing of common data within the Tyler system or between Tyler applications
Legacy System	The software from which a client is converting.
Modification	Custom enhancement of Tyler's existing software to provide features or functions to meet individual client requirements documented within the scope of the Agreement.
On-site	Indicates the work location is at one or more of the client's physical office or work environments.
Organizational Change	The process of changing an organization's strategies, processes, procedures, technologies, and culture, as well as the effect of such changes on the organization.
Output	A product, result or service generated by a process.
Peripheral devices	An auxiliary device that connects to and works with the computer in some way. Some examples: scanner, digital camera, printer.
Phase	A portion of the Project in which specific set of related applications are typically implemented. Phases each have an independent start, Go-Live and closure dates but use the same Implementation Plans as other Phases of the Project. Phases may overlap or be sequential and may have different Tyler resources assigned.
Project	The delivery of the software and services per the agreement and the Statement of Work. A Project may be broken down into multiple Phases.
RACI	A matrix describing the level of participation by various roles in completing tasks or Deliverables for a Project or process. Individuals or groups are assigned one and only one of the following roles for a given task: Responsible (R), Accountable (A), Consulted (C), or Informed (I).
Remote	Indicates the work location is at one or more of Tyler's physical offices or work environments.
Responsible	Those who ensure a task is completed, either by themselves or delegating to another resource. [Also see RACI]
Scope	Products and services that are included in the Agreement.

Solution	The implementation of the contracted software product(s) resulting in the connected system allowing users to meet Project goals and gain anticipated efficiencies.
Stage	The top-level components of the WBS. Each Stage is repeated for individual Phases of the Project.
Standard	Software functionality that is included in the base software (off-the-shelf) package; is not customized or modified.
Statement of Work (SOW)	Document which will provide supporting detail to the Agreement defining Project-specific activities, services, and Deliverables.
System	The collective group of software and hardware that is used by the organization to conduct business.
Test Scripts	The steps or sequence of steps that will be used to validate or confirm a piece of functionality, configuration, enhancement, or Use Case Scenario.
Training Plan	Document(s) that indicate how and when users of the system will be trained relevant to their role in the implementation or use of the system.
Validation (or to validate)	The process of testing and approving that a specific Deliverable, process, program, or product is working as expected.
Work Breakdown Structure (WBS)	A hierarchical representation of a Project or Phase broken down into smaller, more manageable components.
Work Package	A group of related tasks within a project.

Part 4: Appendices

9. Conversion

9.1 A&T Conversion Summary

9.1.1 Collections Standard Conversion

- Delinquent bills (ad valorem levies, property fees, special assessments, etc.):
  - SInce 2002 unless a minimum number of years is mandated by state legislation: all bills/payments (even if paid in Legacy System) and payment history
  - SInce 2002 unless a minimum number of years is mandated by state legislation: only delinquent bills (no payment history, just the balances that are still due at conversion)
- Collection Flags
- Interest Calculation Exceptions
- Taxing Unit and G/L setup for distribution
- Documents
- Regular Bills (Not yet delinquent)
  - SInce 2002 unless a minimum number of years is mandated by state legislation: all bills/payments (even if paid in Legacy System)

9.1.2 Appraisal Standard Conversion

- Property Information: property identifiers, situs address, legal description, taxing units, neighborhood, property flags, property comments
- Party Information (i.e. owners, lenders, agents, builders, etc.): party identifiers, party name, additional names, mailing addresses, phone numbers, email addresses
- Property Types: residential, land, commercial, personal, mobile home, structures
- SInce 2002 unless a minimum number of years is mandated by state legislation: property level valuation detail/assessments/exemptions, depreciation tables, trending tables, code files
- SInce 2002 unless a minimum number of years is mandated by state legislation: property level valuation results (summary)/assessments/exemptions
- Sketch vectors
- Sales/Transfers: party, ownership percentage, sale date, deed date, sale price, sale type, validity, book, page, instrument number, instrument type, additional properties, price confirmations, price adjustments, secure, custom fields
- Permits: permit number, type, status, amount, builders/contractors, issue date, limit date, agency, percent complete, comment, custom fields
- Appeals: level, year, date, status, case number, appellant info, scheduling info, results, custom fields
- System User Info: user IDs, names, rights/roles
- SInce 2002 unless a minimum number of years is mandated by state legislation: property level valuation detail/assessments/exemptions, depreciation tables, trending tables, code files

10. Additional Appendices

10.1 Property Access Project

10.1.1 Implementation Activities

Outlined below are the implementation activities to be performed by Tyler analysts to deploy the Property Access solution.

- Hold a project kick off meeting and regular project status meetings.
- If the client is hosting Property Access, Tyler will supply server and database requirements for hosting the Property Access site (this is not required for Tyler hosted deployments).
- Install a Property Access records "base" site on servers within Tyler's SaaS hosting environment or within client's hosting environment. A "staging" (test) site and a production site will be installed.
- Review the base site with the client and determine site specific requirements to be applied to the configurable site features outlined in section 4. Requested configuration changes or additions that are not already present within the Enterprise Assessment & Tax PRM module are **not** in scope.
- Configure the Tyler "Property Access" site template for site specific requirements.
- Assist the client with site testing.
- Deploy a data refresh script that copies a data subset from the Enterprise Assessment & Tax database to the Property Access database. Data refreshes can be scheduled daily, weekly or monthly.
- Deliver site administration training.
- Assist with production site domain name and URL determination.

10.1.2 Client Responsibilities

Outlined below are the items and activities that the client is required to provision for a Tyler hosted Property Access implementation:

- For client hosted deployments the client is responsible for sourcing, acquiring and configuring web servers to host both a test and production Property Access site. Tyler will provide documentation to assist with the activity.
- The client is to supply any graphic files for site styling including banner graphics, page body graphics and home page textual content.
- General site testing and specific testing of data fields to ensure all property related data is displayed accurately.
- The client is responsible for providing GIS Map Services published in client hosted ArcGIS Server or ESRI hosted ArcGIS Online. These services must be accessible over the internet or be accessible from Tyler's hosting environment via an ASA appliance installed on the county network.
- Pictometry licensing and signature key files (if Pictometry is to be displayed on the site).
- Determination of public URL and domain name for live production site.
- If migrating from a legacy public site to Tyler Property access, the client is responsible for determining the site URL transition strategy to direct traffic from the old site to the new site. As well the client is responsible for changing any hyperlinks on organization sites that are referencing the legacy site.

10.1.3 Configurable Site Features

Described below are the Property Access features that are typically set up and configured.

Search Methods

The table below summarizes the search methods that are available for configuration.

Type	Description
Address	Search current year records by Address
Parcel Number	Search current year records by Parcel Number
Owner	Search current year records by Owner name
Advanced	Search current year records using up to 15 configurable fields
Map Search	Map browsing and mapped parcel selection (in current year). Includes optional measurement and spatial buffer tool.
Neighborhood Sales Search	Quick link listing sales in subject parcels assessment neighborhood

Notes:

- *Mapping capabilities are subject to compatible map services provided by the client. Inline based map address and intersection searching may be included if appropriate "geocode" map service provided by the client.*
- *Any search types listed can be removed at discretion of client.*

Record Details

The table below outlines the standard record detail items to be presented and configured.

Date Grouping	Contents
Property Overview	Parcel Details
	Parcel Status
	Legal Description
Taxpayer	Taxpayer Details
	Alternate Taxpayer
Property Values	Current Values
	Values History (year over year in grid)
Property Transfer History	Sale Summary (in grid)
	Sale Details
Land Information	Land Summary
	Land
Residential	Dwelling Information
	Miscellaneous Features
	Addition Details

	Outbuildings (OBY)
Commercial	Building Information
	Interior/Exterior Summary
	Interior/Exterior Details
	Commercial Features Summary
GIS Map	Consumes ARCGIS service
Permits	Permit Summary (grid)
	Permit Details
Property Tax Information	Property Tax by Jurisdiction
	Property Tax & Credits
	Miscellaneous Statement Information
	Values
	Rates
Property Tax Payments	Payments
	Payment Details
Property Taxes Due	Current Taxes
	Delinquent Taxes (if exists)
	Payment Contract (if exists)
Special Assessments	Special assessments – Current Year
Pictometry	Oblique aerial image viewing of subject parcel

Notes:

- *Data grouping and layout may vary from what is shown above.*
- *Inclusion of data items is subject to data availability within the Enterprise Assessment & Tax application.*
- *Any Items listed can be removed at discretion of client.*
- *Pictometry inclusions requires applicable licensing from Pictometry International Corp.*
- *Mapping inclusion requires ArcGIS Server or ArcGIS Online map services provisioned by the client.*
- *Requested configuration changes or additions that are not already present within the Enterprise Assessment & Tax PRM module are **not** in scope.*

Reports

The following reports can optionally be configured:

- Mailing list and or Attribute export is included. This may be used in conjunction with spatial buffer tool.
- PRC report from Enterprise Assessment & Tax On-Demand reports
- Tax bill Report from Enterprise Assessment & Tax On-Demand reports

Style Elements

The client is responsible for supplying color specifications, header/banner graphics, splash or home page graphics and textual content. Tyler will apply these style elements to the Tyler Property Access template within a prescribed site navigation framework.

Other items

The following features may also be configured:

- Disclaimer acceptance message. This is a configurable disclaimer that can be turned on and must be accepted once per browser session by public users.
- Hidden accounts. Accounts that have been flagged in Enterprise Assessment & Tax to be hidden (OWNDAT.HIDENAME) can be configured to not be found or have names replaced with a suitable text message (e.g., "Owner Name withheld by request").
- Site footer messages.
- Basic contact us page with up to 4 configurable send-to email addresses associated to inquiry type.
- Photos and Documents in Tyler Content Manager.

10.1.4 Not in Scope

The following items are not in scope:

- Subscription services or login user roles for named user access to additional information outside. The only role to be provided is an Admin role for site administration.
- Paying taxes online and integration with payment processors.
    - **Note:** If Tyler Payments is purchased within the main contract, it will be incorporated as the payment processor. There is no separate SOW for Tyler Payments.
- Search types outside of those listed above; for example, document searching is not in scope.
- In the case of Tyler hosted sites, storage of documents, other than property photos, on Tyler servers.
- Anything not already explicitly mentioned above.

10.2 Field Mobile Description

10.2.1 Activity Center – Property Review Workflow

10.2.1.1 Property Review Workflow

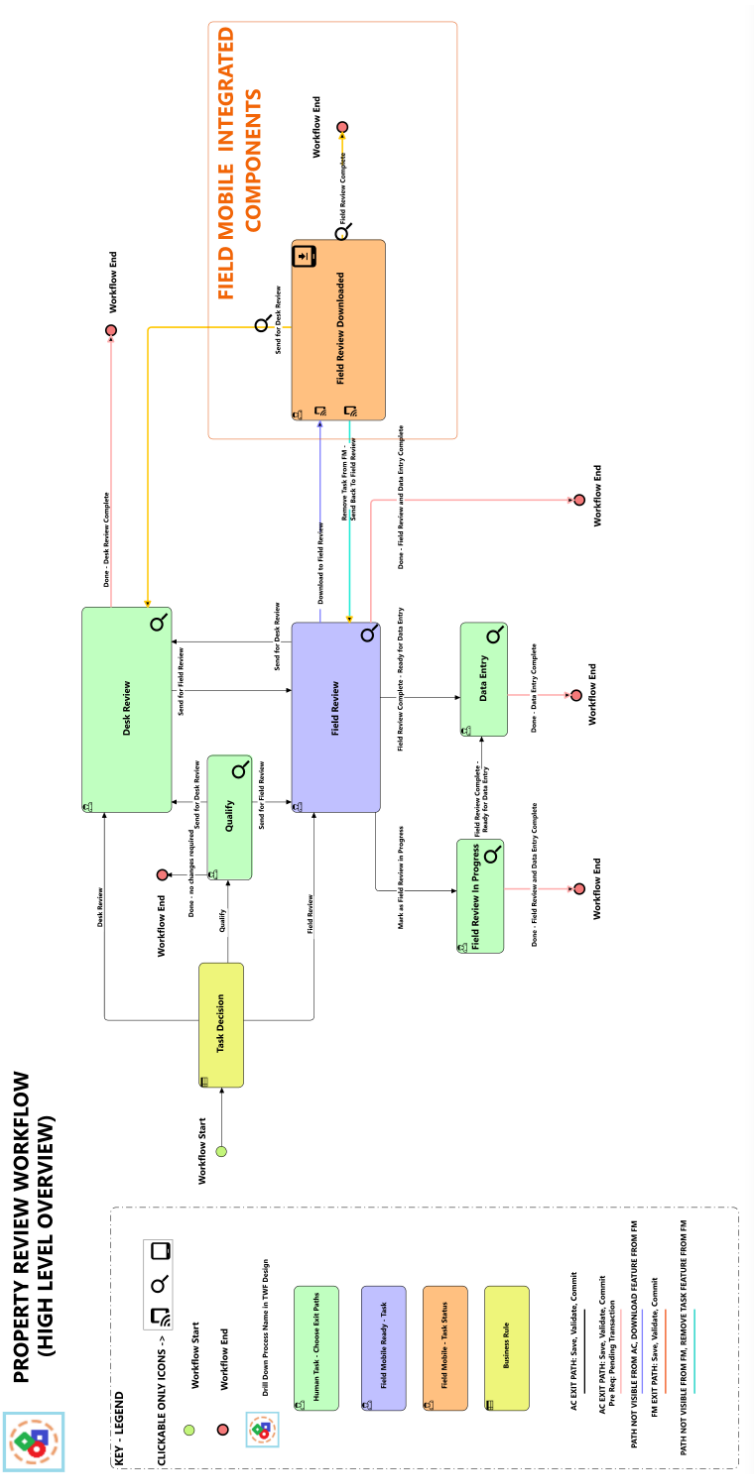
The property review workflow is primarily applied to business processes involving the review of parcel characteristics to determine increases or decreases in property value. Such events include property reviews relating to:

- Permits
- Sales Verification
- Appeals
- Reassessments

The Property Review Workflow is a prerequisite for Field Mobile and must be implemented anytime Field Mobile is implemented. As well the Property Review workflow supports a paper-based process not requiring Field Mobile.

The Property Review Workflow is diagrammed in Figure 1 on the following page.

Figure 1:


PROPERTY REVIEW WORKFLOW
(HIGH LEVEL OVERVIEW)
FIELD MOBILE INTEGRATED COMPONENTS
KEY - LEGEND
CLICKABLE ONLY ICONS ->
Workflow Start
Workflow End
Drill Down Process Name in TWF Design
Human Task - Choose Exit Paths
Field Mobile Ready - Task
Field Mobile - Task Status
Business Rule
AC EXIT PATH: Save, Validate, Commit
AC EXIT PATH: Save, Validate, Commit
Pre Req: Pending Transaction
PATH NOT VISIBLE FROM AC. DOWNLOAD FEATURE FROM FM
FM EXIT PATH: Save, Validate, Commit
PATH NOT VISIBLE FROM FM. REMOVE TASK FEATURE FROM FM
Workflow Start
Task Decision
Desk Review
Qualify
Field Review
Field Review In Progress
Field Review Downloaded
Data Entry
Workflow End
Done - Desk Review Complete
Done - no changes required
Done - Field Review Complete
Done - Field Review and Data Entry Complete
Done - Data Entry Complete
Send for Desk Review
Send for Field Review
Download to Field Review
Remove Task From FM - Send Back To Field Review
Field Review Complete - Ready for Data Entry
Mark as Field Review in Progress
Field Review and Data Entry Complete
Desk Review
Qualify
Field Review

10.3 Tyler Cashiering Project

10.3.1 Implementation Activities

Outlined below are the implementation activities to be performed by Tyler analysts to deploy the Tyler Cashiering solution.

- Hold a project kick off meeting.
- For on-prem clients, Tyler will supply server and database requirements for the solution (this is not required for Tyler hosted deployments).
- Collaborate with client IT staff to implement Tyler Identity Workforce (TID-W) for authentication and single-sign-on (SSO).
- Install Tyler Cashiering sites within Tyler's SaaS hosting environment or within client's hosting environment. A "staging" (test) site and a production site will be installed.
- Configure Enterprise Assessment & Tax and Tyler Cashiering for the integration.
- If used, define and configure a fixed length export file for POS items.
- If client procures compatible hardware to be used with the solution, assist client with installation and testing of the hardware.
- If client implements an integration credit card solution, assist client with testing.
    - **Note:** If Tyler Payments is purchased as the credit card solution, it will be incorporated as the payment processor. There is no separate SOW for Tyler Payments.
- Assist the client with site testing.
- Deliver end user and administration training.
- Provide continuous guidance and support.

10.3.2 Client Responsibilities

Outlined below are the items and activities that the client is required to provision for a Tyler hosted Tyler Cashiering implementation:

- For client hosted deployments the client is responsible for sourcing, acquiring, and configuring servers to host both a test and production site. Tyler will provide documentation to assist with the activity.
- Collaborate with Tyler consultants to implement Tyler Identity Workforce (TID-W) for authentication and single-sign-on (SSO).
- If used, client to procure compatible hardware.
- General site testing and specific testing to ensure the solution is configured properly and accurately to process various over-the-counter, payment collection scenario.

10.3.3 Site Features

Described below are the Tyler Cashiering features that are typically set up and configured.

Enterprise Assessment & Tax Setup

The table below summarizes the setup in Enterprise Assessment & Tax to be used in the integration

Set up form	Description
AEDIT	Define Tyler Cashiering payment type(s)
DEDIT	Define Tyler Cashiering search groups
System key	Set system key for third-party_pymttype
SEDIT	Whether or not to return parcel with zero balance
AEDIT	Optional, define default payment type
SEDIT	Assign roll type to each Tyler Cashiering payment type

Tyler Cashiering setup

The table below summarizes the setup in Tyler Cashiering to be used in the integration

Type	Description
External system	Endpoint address, access ID and access password
Payment type setup	Correlate to Enterprise Assessment & Tax setup in AEDIT for Tyler Cashiering payment type(s)

Search Methods

The table below summarizes the search methods that are available.

Type	Description
Parcel Number	Search current year records by parcel number, optionally with payment type
Owner Search	Search by jurisdiction, tax year, parcel number, ALT ID, payment type, owner name and individual address components such as house number, street name

Item search result

The table below outlines the standard item search results to be presented.

Field names	
Owner/Grantor Name	Parcel number
Bill number	Tax year
Property location	Jurisdiction
Billed amount	Amount due/unpaid amount
Owner address	Cycle code
Roll type	

Invoice Details

Field names	
Tax year	Bill number
Owner address	Amount due/unpaid amount
Due date	Bill date
Attributes for each fee to include billed amount, paid amount, balance remaining and amount due	

Reports

Thirteen standard reports:

Report names	
Batch report	Settlement report
Item payment report	Payment type report
Tender report	Void report
Item inventory report	Item code report
Hourly volume report	Deposit report
Department overview report	Cash audit report
Daily collection report	

Hardware Console

- Allows each user to configure hardware for
  - printer
  - MICR reader
  - check scanner
  - credit card reader
  - line display
  - scanner
  - cash drawer
- Hardware setup will be synced up as soon as user logs onto the desktop.

10.3.4 Not in Scope

The following items are not in scope:

- Ad hoc reporting
- Customizing report layout
- Variable length file for export configuration
- Anything not already explicitly mentioned above

10.4 Tyler Content Manager (TCM) Project

10.4.1 Implementation Activities

Tyler and client to work in a collaborative effort to implement the Tyler Content Manager solution within the Enterprise Assessment and Tax solution. Included within the Enterprise Assessment and Tax Solution is:

- Installation of TCM and integration with Enterprise Assessment and Tax system.
- Installation of existing Enterprise Assessment and Tax document library.
- Security configuration for the existing document types.
- Client to provide an index file for conversion of photos.
- Convert Street photos into the Photo document type.
- Conduct walk through sessions of the Tyler Content Manager configuration.
- Tyler to conduct train-the-trainer user training on Tyler Content Manager.
- Tyler to conduct Tyler Content Manager administration training to client technical staff.

The following table quantifies the maximum elements to be included for Tyler Content Manager.

> **Note:** Exceeding the maximums is supported in the Tyler Content Manager application; however, a change order may be required for additional implementation services.

The following additional configurations will also be accommodated if needed:

- Integrating TCM with Public Access
- Converting any existing Smartfile filings that publish documents to publish to TCM
- Converting existing Tyler Field Mobile application to integrate with TCM
- New categories to existing document types (limited to 25 total additional categories)

10.4.2 Not in Scope

The following Items, which are supported in the Tyler Content Manager framework but not included in standard service delivery, are not in scope but can be implemented under change orders:

- Document types not currently in the Enterprise Assessment and Tax library
- Additional data file conversions. The client will still need to prepare and supply index files for each conversion set.
- Additional Categories in excess of 25

10.5 Assessment Connect Project

10.5.1 Implementation Outputs

10.5.1.1 Deployment

- One (1) Assessment Connect Application
- DNS and SSL setup for domains of the applications; SSL certificate included

10.5.1.2 Data Integration

- Data integration for: Parcels, Sales, Appeals
- Prepare data in the appropriate format to align with the needs of the application templates
- Selection and upload of up to three (3) boundary maps for geospatial analysis (client must have GIS point data connected to parcel ID in Enterprise Assessment and Tax database or an ESRI GIS REST URL endpoint that has parcel ID point location).
- Enterprise Assessment and Tax Integration includes three datasets with the following fields:

Parcels		Sales		Appeals	
unique_id	statecode	unique_id	saleval_desc	unique_id	total_under_dispute
	zip	last_change	luc_desc		agent
last_change	taxdist	jur	class_desc	last_change	attorney
jur	taxdist_desc	transno	style_desc	jur	case_status_code
	nbhd	saledt	bsmt_desc		case_status
descr	nbhd_desc	taxyr	attic_desc	parid	reason_code
	luc	is_multi_sale	exwall_desc		reason
parid	luc_desc	num_parcels	grade_desc	taxyr	decision_date
	class	salekey	location	nbhd	noticedate
seq	class_desc	parid	override_valuation	nbhd_desc	decision_value
taxyr	card	nbhd	income_valuation	subkey	luc
own1	structure	nbhd_desc	sale_appr_value	heartyp	class
aprland	struct_desc	price	luc	own1	class_desc
aprbldg	com_grade	adjprice	class	addr1	xcoord
aprtot	com_grade_desc	sale_type	yrblt	addr3	ycoord
costval	com_yrblt	sale_validity	stories	application_date	location
mktval	com_area	valuation_method	style	hearing_date	
yrblt	bldg._name	cost_valuation	bsmt	county_value	
stories	com_value		resmod	taxpayer_opinion_value	
style	com_pr_sf	market_valuation	resver		
style_desc	saledt		landver		
bsmt	sale_price	override_valuation	attic		
bsmt_desc	saletyp	income_valuation	sfla		
attic	saletype_desc	sale_appr_value	extwall		
attic_desc	saleval	luc	beds		
sfla	saleval_desc	class	baths		
extwall	asr	yrblt	grade		
extwall_desc	sale_mktval	stories	xcoord		
beds	xcoord	style	ycoord		
baths	ycoord	bsmt	saletype_desc		
grade	ation	resmod	saleval_desc		
grade_desc		resver	luc_desc		
adrno		landver	class_desc		
adrstr		attic	style_desc		
adrsuf		sfla	bsmt_desc		
cityname		extwall	attic_desc		
		beds	exwall_desc		
			grade_desc		

		baths grade xcoord ycoord saletype_desc	location		

10.5.1.3 Application Configuration

- Tyler Technologies consultants will engage the client team in a current/future state analysis for measuring performance and provide consulting and hands-on assistance to configure targets for metrics.
- Assessment Connect is deployed with a standard set of metrics. Tyler Technologies consultants will adjust these standard metrics to filter and display based on client needs.
- Tyler Technologies consultants will engage the client team to provide advice and recommendations on dashboard configuration (default filters, dashboard views) to meet the specific needs of the client.
- Tyler Technologies consultants will train the client on the following:
    - Customizing their own dashboards by changing filters, display by fields, and grouping of data.
    - Sharing custom metrics with other users in the client's environment
    - Creating custom collections of metrics
    - Adding and removing users and assigning roles
    - Creating custom email alerts for metrics
    - Changing the branding of the client's Assessment Connect site
    - Where to find documentation and help for the Assessment Connect product
- Tyler Technologies consultants will support branding and metric description customization in accordance with available templates.
- Up to nine additional fields may be added to the datasets to use as filters for the standard metrics.

10.5.2 Implementation Go-live Criteria

The following criteria are established to identify a successful outcome for the engagement and beyond. Additional launch criteria may be defined during the design stage of the engagement.

- Assessment Connect is fully deployed and automated with key datasets and metrics.
- Client has received up to two training sessions to learn the items listed above.

10.5.3 Not in Scope

The following items are not in scope:

- Configuration of new metrics is not included.
    - For example, "Average Absolute Deviation of the Sales Ratio" is a standard metric. The visualization of this metric can be adjusted with new default filters. But creating a new metric of "Mean Absolute Deviation of Sales Ratio" is not included in configuration.
- Additional datasets outside of the parcels, sales, and appeals datasets are not in scope.
- Additional metric collections outside of the parcels, sales, and appeals collections are not in scope. (Though client will be trained on creating and sharing custom collections.)
- Anything not already explicitly mentioned above.

10.6 Activity Center and Workflow

10.6.1 Activity Center Description

Activity Center, the workflow management feature of atENT, provides agencies with the necessary tools to manage task execution within a structured workflow process. With Activity Center, agencies can:

- Provide increased control over tasks assignment and completion.
- Realize efficiencies through automating task creation, task assignment and task routing.
- Facilitate task oversight, transparency and accountability.
- Improve confidence in task completion through clear and concise directives.
- Enable further process automation with the atENT Field Mobile tablet application.

Activity Center is the main interface where users interact with workflow tasks. Users can see what tasks have been assigned to them, sort and prioritize their work and take necessary actions to complete tasks. As well, the Activity Center interface provides supervisors and managers the ability to monitor and balance workload across multiple resources.

10.6.2 Target Business Processes

Tyler will work with the client to identify **two** target business processes to be implemented within the Activity Center workflow solution.

10.6.3 Implementation Services

The following implementation services are performed for each target business process listed in section 2:

- Conduct process review and discovery sessions with client subject matter experts to define the requirements for the target workflow.
- Prepare a Workflow Requirements Document that describes the current state process flow and the future state process flow defining the following:
    - Workflow pathways
    - Workflow User groups and user participants
    - Workflow categories
    - Workflow task types
    - Workflow data event triggers
    - Workflow Business rules
    - Activity Center grid column additions
    - Activity Center grid filter additions
    - Task assignment permissions
    - Task completion permissions
    - Task deletion permissions
    - Task notification emails
    - Task specific on-demand reports if applicable (e.g. PRC)
    - GIS maps if applicable.
- Prepare BPMN or swim lane diagrams for future state workflow design.
- Configure the workflow design in the client's test environment and promote workflow configuration to production when signoff is secured.
- Conduct walkthrough sessions of Activity Center configuration.
- Prepare a User Acceptance Testing (UAT) document to guide client testing.

- Train the trainer user training on Activity Center.
- Activity Center admin training for user group administration, workflow status monitoring and diagnostics.

The following table quantifies the maximum number of workflow component elements that will be configured for each target business process under this scope of work:

Workflow Component	Quantity	Comment
User groups	4	
Workflow categories	4	
Workflow task types	5	A task type may equate to a workflow "step".
Workflow data event triggers	2	
Workflow business rules	3	Rules may be required for assignment logic or path routing.
Activity Center grid column additions	3*	This is in addition to standard grid columns. There is a system limited maximum number of additions across all workflows.
Activity Center grid filter additions	3*	This is in addition to standard grid filters. There is a system limited maximum number of additions across all workflows.
On demand reports	2	These are task specific on-demand reports needed by the assignee to complete tasks.
Maps	1 common	One set of map configuration is applied to all workflow designs. Activity Center maps parcel ID based tasks on the available parcel map layer.
Activity Center training	1 day	User and admin training

*There is an overall system maximum number of grid columns and filters that can be configured across all workflow designs that are implemented. There is a total of 10 user defined date fields and 25 user defined string fields available for all workflow (in aggregate and in addition to standard columns).

10.6.3.1 Data Feed Provision

The scope of services also includes the setup of one instance of "data feed" handling. Data feed handling allows incoming data sets to be pre-screened in Activity Center for review before the data is committed to the iasWorld database. The handling may also involve manual assignment, within the Activity Center UI, of a subject id (e.g. Parcel ID) for indexing records to iasWorld subjects (e.g. Parcels).

10.6.3.2 Activity Center Public Messaging

Unless otherwise stated, Activity Center based messaging to and from the public is not included in the scope of services.

10.6.4 Client Responsibilities

Outlined below are the items and activities that the client is required to provision for Activity Center implementation projects:

- Assignment of subject matter experts to assist with the following:
  - Defining business requirements for the workflow designs including identifying the data triggers, assignment logic and workflow paths
  - Supplying testing scenarios that cover a cross section of use cases

    - Conducting full workflow cycle testing
    - Training broader groups of users on Activity Center.
    - Assessing the validity of tasks that are created automatically by the system
- A designated final decision maker and signing authority for each workflow design related to the target business processes.
- Where atENT is hosted on premise, assign technical systems staff to monitor and manage workflow services.
- Where atENT is hosted on premise, assign technical systems staff to install software as directed by Tyler consultants.
- Where data feed handling is in scope, the client is responsible for generating and posting an XML data feed file to a file share or folder such that an atENT batch process can pick this file up and post it to the data_feed table in atENT. Activity Center Tasks will be triggered based on the records contained within the XML data feed that get posted to the data feed table.
- Where XML data feeds contain image URLs, the client is to ensure image URLS are routable from the atENT user's desktop such that when clicked by users in Activity Center the image can be rendered and presented to the user.

10.7 SmartFile Project

10.7.1 Implementation Activities

Outlined below are the implementation activities to be performed by Tyler analysts to deploy the SmartFile solution.

- Hold a project kick off meeting and regular project status meetings.
- If the client is hosting SmartFile, Tyler will supply server and database requirements for hosting the SmartFile site (this is not required for Tyler hosted deployments).
- Install a SmartFile "base" site on servers within Tyler's SaaS hosting environment or within client's hosting environment. A "staging" (test) site and a production site will be installed.
- Deliver site administration training.
- Assist with production site domain name and URL determination.

Tyler and client t have identified **Seven e-filings** to be implemented within the SmartFile online filing solution. Three (3) of the filings totaling 600 hours are included in the base price and the other four (4) filings totaling 440 hours are part of the optional services.

- Business Personal Property – 200 hours
- Address Changes - 80 hours
- Senior Exemption/deferral Application – 140 hours
- Name change – 80 hours
- Other Exemptions such as Remodel, Destroyed Property – 200 hours
- Commercial income mailing – ability to receive responses and have data imported into an area in the system that will be used to value with the income approach. – 200 hours
- Sale Letters submittals – 140 hours

For each identified filing, the following activities will be performed:

- Tyler will demonstrate existing e-filing(s) that may be similar to client identified e-filing needs. Client subject matter experts (SMEs) to define additional requirements not accounted for in existing sample filing(s). Requirements will be documented by Tyler and signed off on by the client.
- Tyler will configure SmartFile application(s) to meet approved requirements defined in the SmartFile Requirement document.
- Tyler will schedule a walk-through session with the client to review the SmartFile configuration(s) and train staff on processing applications withing SmartFile (if applicable).
- Tyler will create a User Acceptance Testing (UAT) document based off initial requirements document to guide client testing.
    - Client will perform initial testing and complete and return UAT document.
    - Tyler to assist by answering specific questions and providing recommendations.
- Tyler will resolve any issues identified that are related to deficiencies outlined in the requirements document or bugs affecting intended functionality.
- PDF generation (includes PDF customers can access within the filing) where applicable.

The following table quantifies the maximum elements to be included for each SmartFile filing.

Note: Exceeding the maximums is supported in the SmartFile application; however, a change order may be required for additional implementation services.

SmartFile Item	Quantity	Comment
Max # of form data entry fields	50	
Max # of LOVs	10	LOV= List of values, aka Pick List
Max # of Custom view creation	1	Enterprise Assessment data used in filing may need to be combined, created, summarized etc. before being used by SmartFile e.g. If the filing is based on records from multiple tables, custom views may be needed.
Max # Transactions	1	SmartFile filings may only be published to a single Enterprise Assessment transaction.
Max # of custom business rules	5	Business rules trigger behaviors within a filing e.g. mathematical calculations, auto population of fields, rules to check data for errors etc.
Max # Review Iterations	2	Client will have two review sessions to identify errors and deficiencies relative to defined requirements.
Max # Training hours	4	

The following filing characteristics will also be accommodated if needed:

- Unique PIN assignment for accessing filing: A unique PIN is set up for each PARID that user must enter before filing(s).
- Multiple Parcel based filings: Filings can be set up to file on multiple accounts (PARIDs) e.g., public user can search and select multiple records to file an appeal on if all appeal data is consistent between filings.
- Allowance for document attachments and conditional attachments.

10.7.2 Not in Scope

The following Items, which are supported in the SmartFile framework but not included in standard service delivery, are not in scope but can be implemented under change orders:

- Payment handling for filing fees and interfacing with payment processors is not included.
- Forms with one-to-many relationships: Filings on a single PARID that have multiple associated records.
- Comparable Select and Comparable Grid tabs.
- Automatic filing delegation for enterprise reviewers: Filings are automatically assigned to different staff based on content

10.8 High Level Implementation Requirements

The following requirements will be considered in scope for the Thurston WA implementation. The WA base system will be used for the implementation. This will include any state-mandated reports as well as required WA state functionality for:

- CAMA including AIMS and M&S for all property types
- Assessment Administration
    - Including Property Tax Exemption administration with the following specific functionality:
        - Ability to update multiple exemptions at once – example – senior exemption program level change due to the 5 year income level change – change level C to Level B depending on the income we have listed in the system
        - System must be able to calculate Senior Partials based on allowed land and/or allowed improvements
- Tax
- Delinquent Tax
- REET process

The following report modifications will be considered in scope for this implementation in addition to the Assessment Notice, Tax Bill, and Tax Receipt (480 hours).

- CVR – Cost Valuation Report
- PILT
- Levy Book
- Reval Fact Sheet from website
- Forest Fire Protection Assessment (FFPA) Refund Form – Auto-generated form that is preapproved & is accessible to public from website – This likely needs to be a report and is something that needs to be available on the website
- DOR REET Upload – Web Application that uploads data to DOR in an XML file weekly
- Nightly extract of data for Geodata office to build the current parcels layer and any other layer that will be used to create a feature service that would be consumed by the Tyler solution for displaying property data – This may need to be a report or ability to query from the backend.
- 'Parcel List' – Sigma – extract of selected years of all data on a parcel
- Noxious Weed Report (query/report IT runs for Noxious Weed Department)
- Additional reports as identified in the 'Ascend_Reports – Assr-Treas_COMBINED.xlsx' document
- Print Envelope Report

Several items discussed during the requirements session may require additional effort from the original scope. Tyler has done a high-level hour estimates of these items listed throughout the document. Tyler recommends pre-purchasing hours to be used following Stage 2 once more detailed requirements are

established. The hour estimates are subject to change following Stage 2 and would be managed through the change management process outlined in SOW section 3.3.

10.8.1 Interfaces/Integrations

The project team will coordinate with Thurston County to implement the following interfaces/integrations utilizing the standard Tyler methods (import, apis, etc):

- Just Appraised
- Enterprise Records Management (Eagle Recorder)
- Laserfiche
    - Should be able to see documents associated with the property you are on. Currently we can select from a list to view the pertinent files (REET, Fieldbook, Related LaserFiche Docs, Treasurer Correspondence) located in Laserfiche
- M&S Integration for Commercial and Residential
- Eagle View
- Point & Pay to Point & Pay \ Cotality(CoreLogic) \ AutoAgent
    - need the website to be able to pass the parcel number to Point and Pay for payment.
    - Point & Pay \ Cotality(CoreLogic) \ AutoAgent
        - These are data extracts
        - 2 separate files going to 3 different places automatically
- Oracle Financials
- Esri GIS
- Mobile Assessor
- Accela (permitting system) *
    - **may just need a way to import permit data**
- Power BI Tax App – need a table or be able to direct query data with power BI to power the 'Tax Distribution App' or recreated in Property Access. Currently a table is created in our database that houses parcel, tax and taxing district data that is then read by Power BI for an App this is available to the public on our website. (100 hours)

Any modifications to the standard Tyler integration will be handled via the change management process outlined in SOW Section 3.3.

Additionally, the following integrations will require more discussion during Stage 2. If it can be implemented using Tyler Standard APIs it will be included at no additional cost however if modifications are required additional cost may be required:

- QuickBooks for Refund Checks (120 Hours)
- Document Imports (40 Hours)
- SimpliFile (80 Hours)

*These are hard to estimate without more details and would expect to refine these following requirements gathering.

10.8.2 Activity Center

There are currently 2 Activity Center workflows in scope for the implementation (1 Property Review, and 1 to be determined). If additional workflows are required, they are 200 hours of effort per additional workflow.

10.8.3Potential Modifications

The following items will potentially be considered for modifications on the project and will be refined during Assess & Define.

- General Appeals Packet (80-120 Hours) - whether that is a report or letter or… it should include:
  - subject property info
  - comp grid with their adjustments
  - pictures of comps
  - map with location of comps
  - ability to write a summary with some boilerplate language included
- Ability to modify M&S rates on any particular rate, for example instead of using M&S service, use THIS instead of the service (100-150 Hours)
- Printing checks from the system (250-300 Hours)

The items above may be deemed baseline functionality and may not require modifications.

10.8.4 Recommended Research & Development Items:

The following items will be recommended to the R&D team. These items will be placed on the roadmap but are not guaranteed to be delivered.

- Inquire- add Median to calculated field (currently only Average available)
- Add CARD to PERMIT table to associate specific permits to a building
- Add XY coordinates to OBYs
- Sketch (Modernized) ability to flip entire sketch
- In Mass Update, filter down Manual Entry list of parcels selected from a map to add additional selection criteria of say style or residential buildings to further specify scope of update from initial list of parcels

If Thurston would like to add these to the scope of the project (and associated effort), they would be guaranteed during the project.

10.8.5 Out of Scope

The following item is considered out of scope based on the information Tyler has today. This item can be discussed during Stage 2 to determine feasibility if required.

- Electronic signature pad integration (Topaz)

10.8.6 Additional Requirements

- Add Data Panel similar to Pierce County, WA implementation

Board of County Commissioners
AGENDA ITEM SUMMARY

Agenda Date: Date Created: 11/18/2025 Agenda Item #:

Created by: Juan Sanson, IT Project Manager - Information Technology - 360-358-1889

Creator = Presenter? ○ Yes ◉ No Is this a presentation by more than one person? ☐

Presenter: **Sherrie Ilg, IT Director - Information Technology - 360-786-5539**

Item Title:
Contract Amendment with Just Appraised for Senior Exemption Online Application

Action Needed: Class of Item:

List of Exhibits

Thurston Co Sr Exemptions Deeds Bundle Order Form SOW_FINAL.pdf
PDF File
1.96 MB

Attach any materials such as spreadsheets, powerpoint presentations, word documents, etc.

Click Additional Attachment to attach more materials.

NOTE: If you attach a file and get a message saying " ***You have chosen to attach a large file...*** ", you need to optimize the file to make it smaller. Contact Dan Murray at 4593 for assistance.

Clearance from other Departments? ☐

Budget Effect Summary? ☐

Recommended Action:

Move to amend the contract with Just Appraised to add functionality for the electronic submission of Senior & People with Disabilities Exemption Applications for the amount of $9,000.00, and to extend the contract f or three years for a total annual subscription amount of $65,604.00, plus a 2% annual increase, and authorize the Director of Information Technology to execute the agreement and any amendments that do not exceed 10%.

Item Description:

The Assessor's Office uses Just Appraised to assist in the review and audit of documents filed with the Treasurer's Office and recorded with the Auditor's Office. We have used Just Appraised to streamline the review process since 2021. This web access add-on enhances the existing Just Appraised integration with Ascend by enabling the electronic submission, review, and approval of Senior & People with Disabilities Exemption Applications through an online portal. The system will allow taxpayers to upload required documentation, receive status updates, and communicate directly with staff thereby simplifying the application process and lowering the complexity barrier for applicants. Approved applications will be pushed directly into Ascend, streamlining the exemption approval process. This functionality mirrors the implementation currently in use by Whatcom County and will be used as the base model for our deployment. By purchasing this add-

on and executing a 3-year contract instead of our current yearly renewal we can guarantee a 2% annual increase instead of the current 5% increase.

The total 3-year contract will be $209,775 + tax which is an increase of $45,551 + tax over the current projected subscription cost of $164,224 + tax

This project supports county Strategic Plan Initiative 17: "Make strategic investments in information technology systems and infrastructure."

This AIS is complete and ready for the Clerk of the Board to include in the Board Agenda: ☑

Date Submitted: 11/25/2025

JUST APPRAISED

SAAS SERVICES ORDER FORM (PRODUCT BUNDLE)

This Order Form is effective as of January 1, 2026 (the "Order Form Effective Date") and is governed by the terms and conditions of the SaaS Services Agreement entered into by Just Appraised Inc. and the undersigned customer on January 1, 2023 (the "Agreement"). By signing this Order Form, Customer expressly agrees to be bound by the terms and conditions of the Agreement, which are incorporated herein by reference. This Order Form supersedes the previous Order Form with an effective date of January 1, 2025. Capitalized terms used herein but not defined herein shall have the meanings ascribed to them in the Agreement. If there is an inconsistency or conflict between the terms of the Agreement and the terms of this Order Form, the terms of this Order Form shall govern. The Contract Documents include the above referenced Agreement, this Order Form, and associated Exhibit A, Statement of Work (SOW).

<table>
<tr><td>Customer: Thurston County Assessor, WA</td><td>Contact: Dan Janiga</td></tr>
<tr><td rowspan="2">Address: 3000 Pacific Ave SE
Olympia, WA 98501</td><td>Phone: (360) 867-2223</td></tr>
<tr><td>E-Mail: dan.janiga@co.thurston.wa.us</td></tr>
<tr><td>1. License Fees: The fees for each term (the "License Fee") to be invoiced in a single lump sum at the beginning of the Term and any subsequent Renewal Terms and paid in accordance with Section 5.2 of the Agreement.

$65,604 per year for the Term One
$66,916 per year for the Term Two
$68,255 per year for the Term Three

After Term Three, Company may increase the License Fee in accordance with Section 5.1 of the Agreement.

2. Implementation Fees: $9,000

Professional Services Fees to be invoiced in a single lump sum on the Order Form Effective Date and paid in accordance with Section 5.2 of the Agreement (dated 2023).

3. Term:

Term One: January 1, 2026 through December 31, 2026.

Term Two: January 1, 2027 through December 31, 2027.

Term Three: January 1, 2028 through December 31, 2028.</td><td>Renewal Terms: After Term Three, the order form will automatically renew on an annual basis for one-year terms (each a "Renewal Term") unless either party elects not to renew by giving the other party written notice at least sixty (60) days prior to the end of the Initial Term Three or then-current Renewal Term, as applicable.</td></tr>
</table>

4. Bundle Details, Terms & Conditions

Bundled Pricing	**Term One**	**Term Two**	**Term Three**
Deeds	$50,604	$51,616	$52,649
Sr. Exemptions	$15,000	$15,300	$15,606
Total Bundled	**$65,604**	**$66,916**	**$68,255**
Unbundled Pricing	**Term One**	**Term Two**	**Term Three**
Deeds	$52,093	$54,698	$57,433
Sr. Exemptions	$15,000	$15,750	$16,538
Total Unbundled	**$67,093**	**$70,448**	**$73,971**
Bundle Discount	*2.27%*	*5.28%*	*8.37%*

5. Per-Seat Subscription Fees and Annual Discount

Pricing reflected in this Order Form is offered as a bundled discount and is contingent upon Customer's purchase of the full bundle of products and services described herein. If any products or services are removed, reduced, or purchased separately, Company reserves the right to re-price the remaining items at its then-current standard rates. If such an unbundling occurs, this takes precedence over price increase language in the Order Form.

JUST APPRAISED INC.

By: _____

Name:

Title:

Date:

CUSTOMER: BOARD OF COUNTY COMMISSIONERS
Thurston County, Washington

By: _____

Name:

Title: Assessor

Date:

Approved as to form (1 of 2):
JON TUNHEIM
PROSECUTING ATTORNEY

By: _____
Scott Cushing, Sr. Deputy Prosecuting Attorney

EXHIBIT A

JUST APPRAISED

SAAS SERVICES STATEMENT OF WORK (SR. EXEMPTIONS)

This Statement of Work ("Statement of Work" or "SOW") is made as of January 1, 2026 (the "SOW Effective Date"), by and between Thurston County (Assessor's Office) ("Customer") and Just Appraised Inc. ("Company") pursuant to the terms and conditions of the SaaS Services Agreement dated January 1, 2023, as amended from time to time (the "Agreement"). This SOW shall be subject to the terms and conditions of the Agreement and is hereby incorporated by reference into the Agreement. Capitalized terms used but not defined in this SOW have the same meanings as provided in the Agreement. Customer and Company are sometimes referred to herein each individually as a "Party" and collectively as the "Parties."

Pursuant to the terms and conditions of the Agreement, and for good and valuable consideration, the adequacy and receipt of which are acknowledged by the Parties, the Parties agree as follows:

1. GENERAL TERMS AND DEFINITIONS

1.1 Contact Information.

Company (Just Appraised Inc.): 2261 Market Street #4074, San Francisco CA, 94114

Customer (Thurston County Assessor): 3000 Pacific Ave SE, Olympia, WA 98501

1.2 Service Location Information. Company will perform the Professional Services remotely.

1.3 CAMA System: the main system of record used by Customer, where property ownership records and exemption information are maintained. Customer uses Amentum Technologies - Ascend.

2. SCOPE OF SERVICES

2.1 Overview

Product(s)	**Form Name**	**Description**	**CAMA Integration**	**Service Capacity**
Taxpayer Portal	N/A	Functionality of the Taxpayer Portal is described in Section 2.2	N/A	N/A
Taxpayer Portal	Form 64-0002 & 63-0036	Senior Citizen and People with Disabilities Exemption from Real Property Taxes – Online Applications	Yes	N/A

Completion dates and milestones in this SOW are contingent on Customer's i) timely and substantive participation in all activities described, ii) timely provision of access to all systems and databases as requested, and iii) access to qualified, authorized personnel who can provide all necessary guidance to Company's implementation team with respect to workflows and requirements. Substantial changes to scope beyond what is described in this section will require Company review and may require an amendment to this SOW along with additional fees and/or changes to implementation timeline.

2.2 Feature Set and Functionality Description.

A “Form” is an online application or online filing that Taxpayers can start in the Taxpayer Portal and submit to the Customer for review.

Taxpayer Portal

- Taxpayers can register an account with the Taxpayer Portal
- Accounts must be tied to a unique email, and emails must be verified before logging in
- Taxpayers can start and submit any of the Forms included in Section 2.1 of this Statement of Work
- Taxpayers can search for their property using parcel number owner name and address, or property address and can file one property at a time
- Upon submission, the Portal will generate a PDF copy of the Form
- Taxpayers can receive emails to confirm submission of Forms, approval by Customer staff, requests for evidence by Customer staff, or rejections by Customer staff – all based on configuration determined by Customer in Phase 1

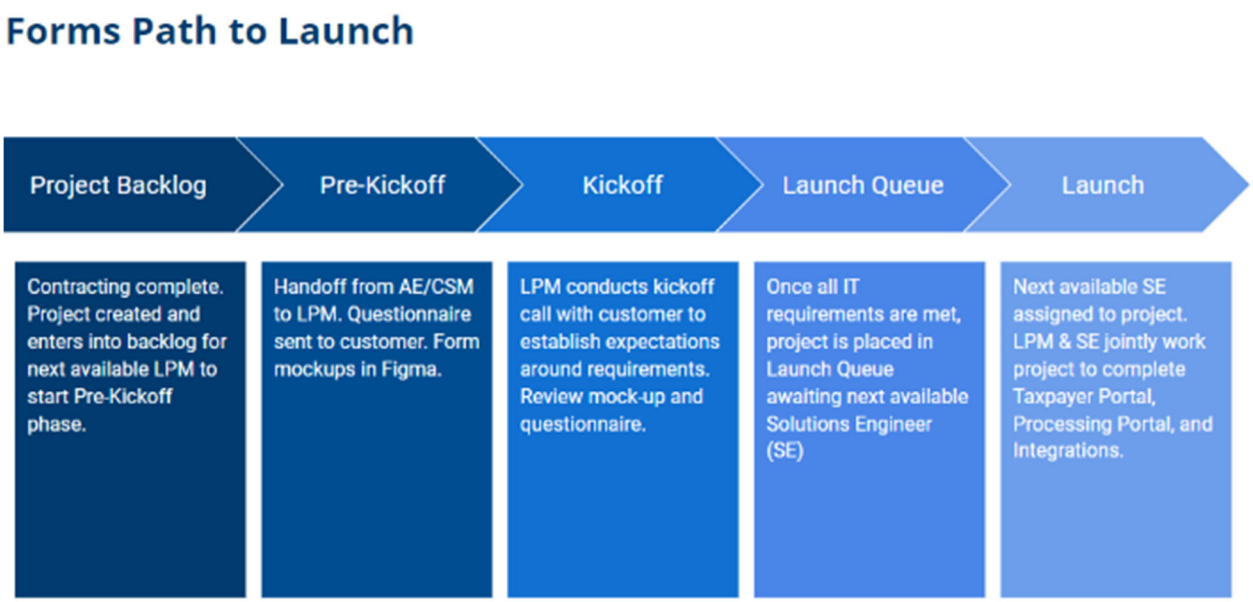
Processing Workflow

- Customer staff can review submitted Forms, assign them to other users, leave comments, and modify data (as deemed appropriate by Customer Management)
- Customer staff may view the generated PDF and uploaded documentation
- Customer staff may request additional evidence from Taxpayers, reject an application, or approve an application

Integration

- Company will integrate with Customer’s CAMA provider to automatically push a record of an approved Form in the CAMA system, after review by Customer staff and for the number of years determined by Customer staff.
- Customer acknowledges that, if using an interface/API defined by Customer’s CAMA provider, integration features not supported by Customer’s CAMA provider are not included in this Scope of Work

2.3 Timeline and Phases.



Phase 1: Pre-Kickoff
Launch Project Manager (LPM) assigned to the project and works to complete project pre-kickoff activities outlined below. Pre-kickoff phase has a target of 3 weeks.

- Request copy of county form(s) from Customer
- Mock-up forms in FIGMA
- Send Customer questionnaire
- Request list of attendees for Kickoff Meeting from Customer POC

Phase 2: Kickoff
The LPM will work with the Customer to establish a mutually agreeable date for a kickoff meeting. The kickoff meeting signals the beginning of the kickoff phase. Kickoff phase will be complete once all technical requirements are established and satisfied. The target timeline for holding the Kickoff is within 8 weeks of contract signing. Key activities for the kickoff phase include:

- Review FIGMA mock-up w/ customer (current form version or new form)
- Review questionnaire & Workflows
- Introduce project timeline & expectations
- Review IT requirements
    - VM(s) for integration
    - Unlock CAMA access
    - DB Trace permissions

Phase 3: Launch Phase
The launch phase begins with assignment of a Solutions Engineer (SE) to the project and scheduling a discovery meeting. The target timeline for completing the launch phase is ten (10) weeks from the completion of the initial discovery meeting. The key activities for the launch phase include:

1. Discovery - The purpose of discovery is to fully understand the Customer's current workflow and requirements in order to design a solution that satisfies those business requirements in the Platform. Some of the discovery activities include:
    - Customer conducting a CAMA system walkthrough with SE to understand how form data is handled within Customer systems
    - Creation and Customer approval of a solutions document to conclude discovery.

- Receive final approval of form(s) mockup
- Receive final approval of processing workflow

2. Integration Development & Configuration (ID&C) - during this step of the launch phase, all the integrations will be developed as well as the configuration of Platform in accordance with the Customer approved solutions document. Other activities in this step are:
    - Taxpayer Portal
    - Processing Portal
    - External Design Review meeting:
        - Present customizations to Platform per approved solutions document
        - Gather feedback from Customer stakeholders
        - Company to iterate on customizations to Platform as needed
3. Technical Internal Testing - the purpose of technical internal testing is for the SE to ensure that the Platform is functioning properly from a technical perspective and is in a state of readiness for User Acceptance Testing (UAT).
    - Activate Platform integration to Customer CAMA system via SQL server
    - Test Platform workflows with data from Customer CAMA system
4. Training and User Acceptance Testing (UAT) - the purpose of this step is to train functional users on the platform and conduct for the day-to-day functional users to ensure the Platform meets their business needs as determined during discovery and documented in the solutions document.
    - Training is conducted for Customer end users on Platform
    - Customer works through test cases provided by SE, documenting results
    - Customer to indicate final acceptance of Platform as implemented for Customer's workflow
5. Go-Live - Launch of Platform for use with live data to conclude the launch phase.

Post Launch Phase: Ongoing Monitoring and Support

- Review of database updates to confirm Platform is working as specified
- Daily check-in meetings with Customer staff for 1-2 weeks after launch
- Introduction to Support, and handoff to Customer Success Manager (CSM) if applicable
- Weekly check-in meetings with Customer staff for weeks after the daily check-in period
- Monthly or quarterly check-in meetings with Customer staff thereafter

2.4 Limitations on Configuration Requests.

Customer agrees to use the existing Form 64-0002 used by Whatcom County, WA as the baseline configuration ("Standard Configuration") and limit change requests to [15] hours per form ([15] hours total). This excludes standard name changes and contact information changes. For reference, a typical customer using Standard Configuration will require 10 hours of change time per Form.

Company will hold a preliminary meeting with Customer as part of Phase 1 to demonstrate Standard Configuration. Customer agrees to fill out a Scoping Questionnaire and will provide Change Requests in writing. Company will estimate how long the requested changes will take and work with Customer to ensure these changes stay under the threshold.

2.4.1 Whatcom County's Current Implementation – Attached as Exhibit A

2.5 Scope Limitations

The following are not included in the scope of this Statement of Work:

- Company will not export files uploaded by taxpayers to the county's local network
- Company is not required to delete taxpayers' data from Just Appraised

3. TECHNICAL REQUIREMENTS AND CONSIDERATIONS

This SOW includes an integration into Customer CAMA system. Company requires access to a pre-production or "sandbox" CAMA environment for testing prior to deploying Platform in a CAMA production environment.

Company already has access to the IT requirements listed below from previous Statements of Work with the Customer. Continued access to the same are required to successfully execute the integration:

- Virtual servers for Company to install integration services
- On-premise access to Customer's network to the provisioned virtual servers
- Access to deployment managers (e.g. NinjaOne), log collectors (e.g. Sumologic). Remote deployment technology is a critical part of Company's ability to offer low prices to Customer. Should Customer or Customer IT decline to allow Company to install remote deployment technologies, Company retains the right to increase the annual fees associated with this Statement of Work
- Read/write access to Customer's CAMA database (production and test)
- Trace permissions on the CAMA database for conducting a detailed step-by-step examination of how changes in the CAMA UI correlate to changes in the CAMA database
- IP address of database server
- Connection to Just Appraised SFTP site from on-premise servers over port 22
- Connection to Just Appraised API endpoints from on-premise servers over port 443
- Connection to CAMA Database Server from on-premise servers

Please note: Platform requires connections to tools to: provide client-side analytics (e.g. user bounce rate, etc.), monitor Platform performance (e.g. page load time, etc.), monitor errors (e.g. automatically identify specific information about bugs, etc.), and manage logs. These tools may include externally-hosted industry-standard services.

4. FEES AND PAYMENT

As consideration for the Professional Services provided by Company under this SOW, Customer shall pay Company the Professional Services Fees specified in the Order Form. Such fees shall be invoiced and paid in accordance with Section 5 of the Agreement. Late fees charged by the Company are not to exceed 1% per month on any outstanding balance. This price reflects an early-adopter price for Customer in exchange for being a reference to any new potential clients. Customer will share their experience working with Company via written emails and/or phone calls, and allow Company to use Customer name in Case Study highlighting impact of the Platform on Customer.

5. SOW TERM

The term of this SOW begins on the SOW Effective Date and shall continue through all subsequent Renewal Terms.

[Signatures Appear on Following Page.]

By signing below, the Parties acknowledge and agree to all of the terms and conditions of this SOW, including the scope and timeframe of the work identified herein.

IN WITNESS WHEREOF, authorized persons representing each Party have executed this Statement of Work as of the SOW Effective Date.

JUST APPRAISED INC.

By: _____

Name:

Title:

Date:

CUSTOMER: : BOARD OF COUNTY COMMISSIONERS
Thurston County, Washington

By: _____

Name:

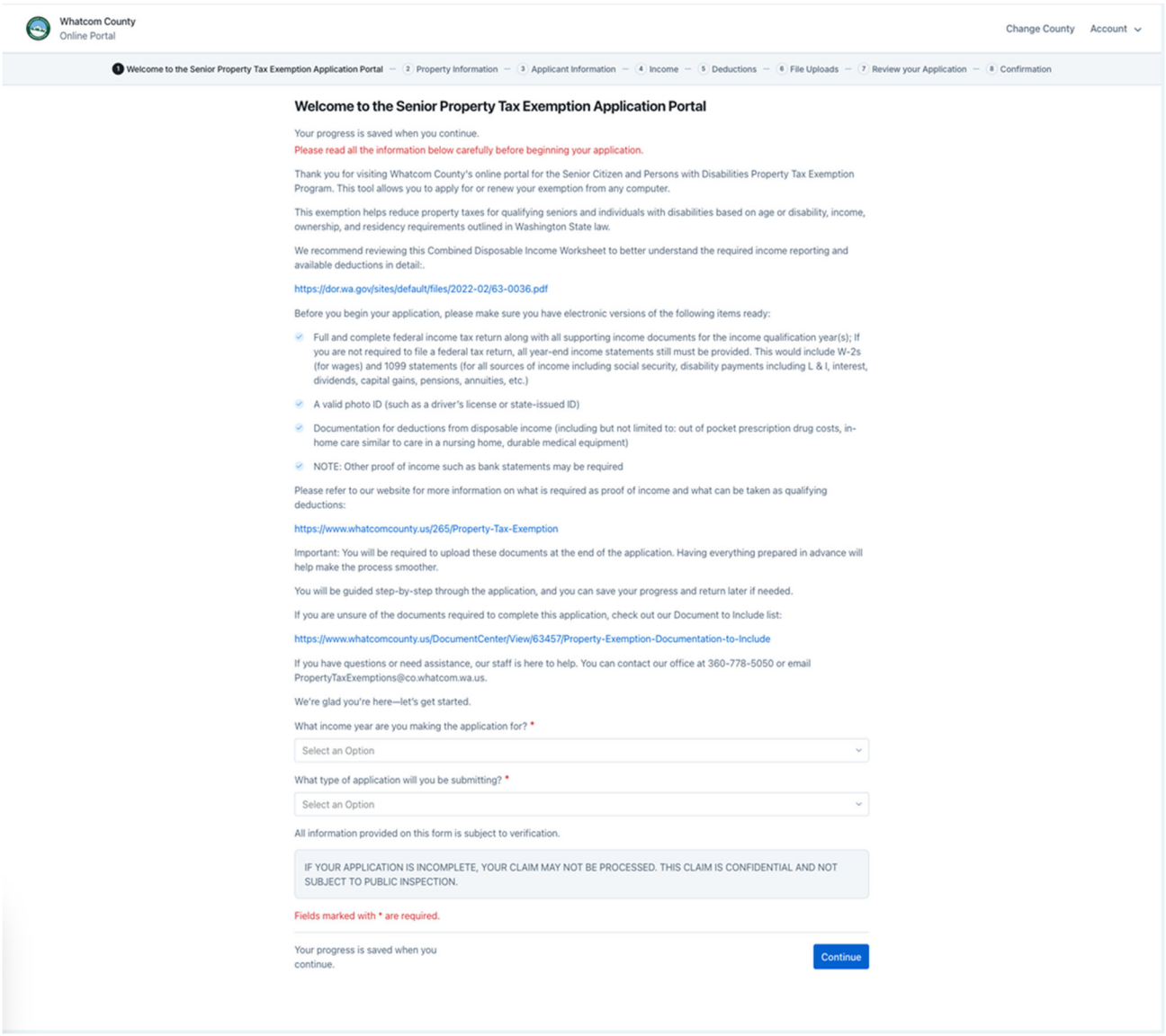
Title:

Date:

Approved as to form (2 of 2):
JON TUNHEIM
PROSECUTING ATTORNEY

By: _____
Scott Cushing, Sr. Deputy Prosecuting Attorney

Exhibit A



Whatcom County
Online Portal

Change County Account

1 Welcome to the Senior Property Tax Exemption Application Portal — 2 Property Information — 3 Applicant Information — 4 Income — 5 Deductions — 6 File Uploads — 7 Review your Application — 8 Confirmation

Welcome to the Senior Property Tax Exemption Application Portal

Your progress is saved when you continue.

Please read all the information below carefully before beginning your application.

Thank you for visiting Whatcom County's online portal for the Senior Citizen and Persons with Disabilities Property Tax Exemption Program. This tool allows you to apply for or renew your exemption from any computer.

This exemption helps reduce property taxes for qualifying seniors and individuals with disabilities based on age or disability, income, ownership, and residency requirements outlined in Washington State law.

We recommend reviewing this Combined Disposable Income Worksheet to better understand the required income reporting and available deductions in detail:.

https://dor.wa.gov/sites/default/files/2022-02/63-0036.pdf

Before you begin your application, please make sure you have electronic versions of the following items ready:

- Full and complete federal income tax return along with all supporting income documents for the income qualification year(s); If you are not required to file a federal tax return, all year-end income statements still must be provided. This would include W-2s (for wages) and 1099 statements (for all sources of income including social security, disability payments including L & I, interest, dividends, capital gains, pensions, annuities, etc.)
- A valid photo ID (such as a driver's license or state-issued ID)
- Documentation for deductions from disposable income (including but not limited to: out of pocket prescription drug costs, in-home care similar to care in a nursing home, durable medical equipment)
- NOTE: Other proof of income such as bank statements may be required

Please refer to our website for more information on what is required as proof of income and what can be taken as qualifying deductions:

https://www.whatcomcounty.us/265/Property-Tax-Exemption

Important: You will be required to upload these documents at the end of the application. Having everything prepared in advance will help make the process smoother.

You will be guided step-by-step through the application, and you can save your progress and return later if needed.

If you are unsure of the documents required to complete this application, check out our Document to Include list:

https://www.whatcomcounty.us/DocumentCenter/View/63457/Property-Exemption-Documentation-to-Include

If you have questions or need assistance, our staff is here to help. You can contact our office at 360-778-5050 or email PropertyTaxExemptions@co.whatcom.wa.us.

We're glad you're here—let's get started.

What income year are you making the application for? *

Select an Option

What type of application will you be submitting? *

Select an Option

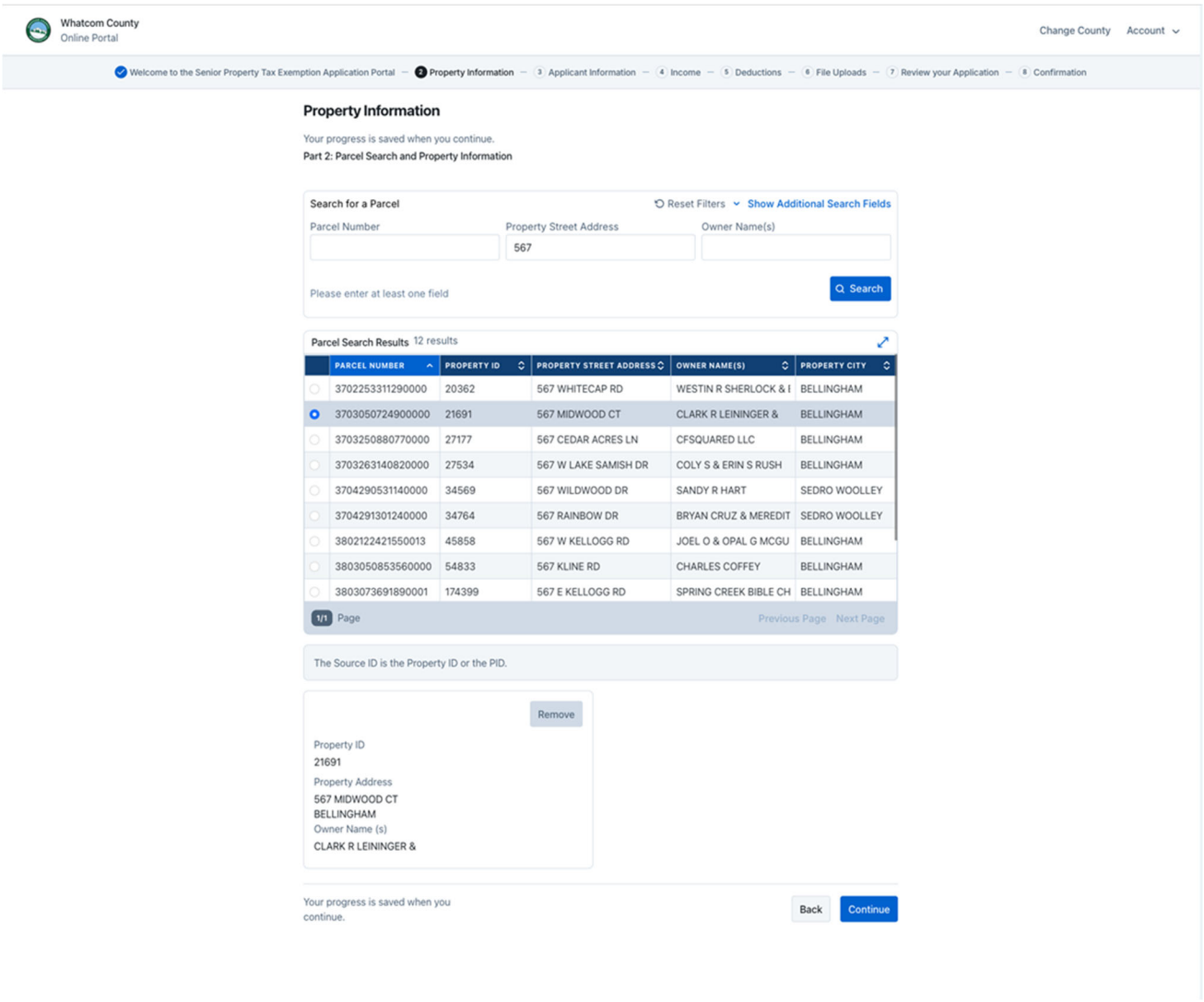
All information provided on this form is subject to verification.

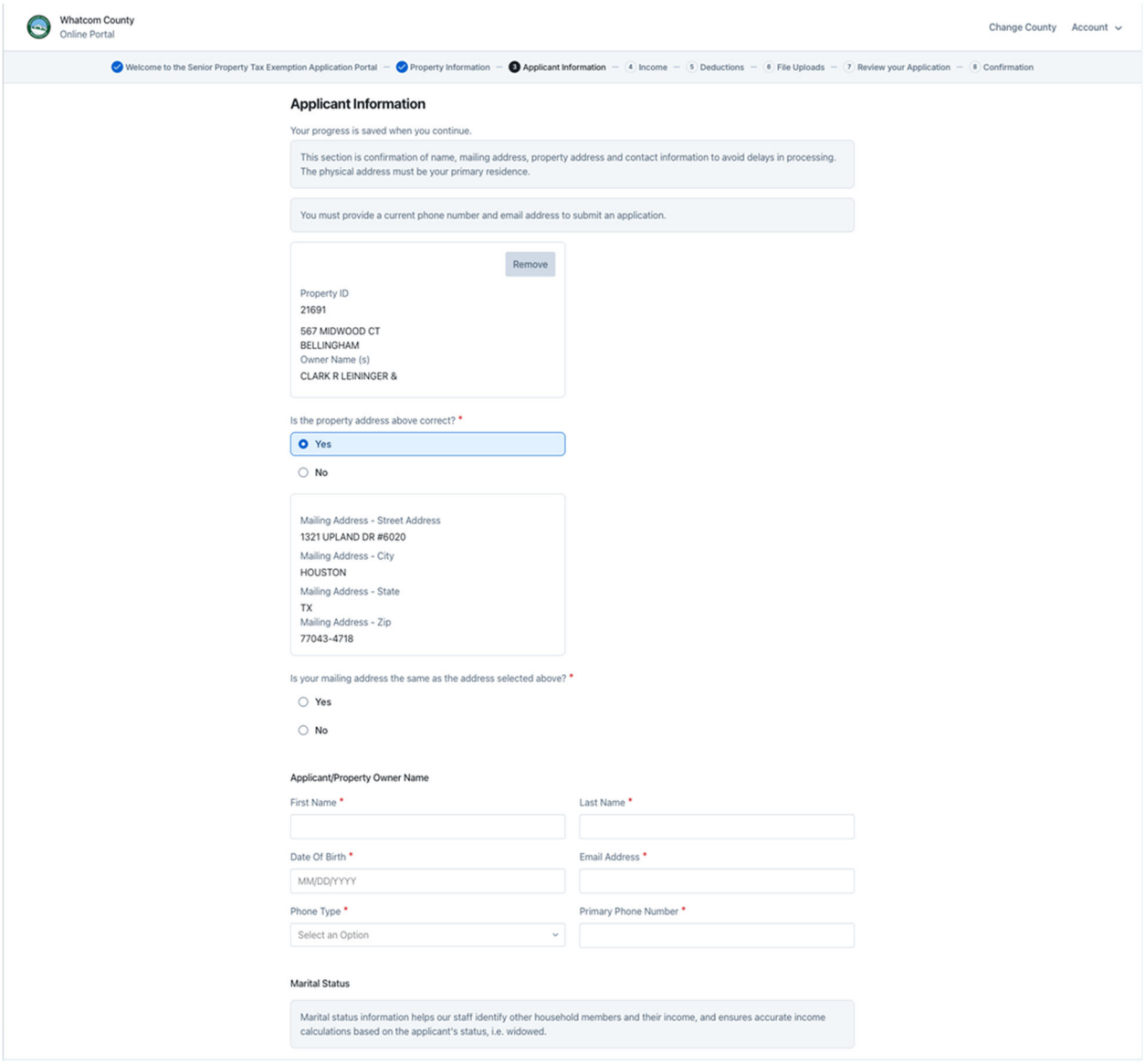
IF YOUR APPLICATION IS INCOMPLETE, YOUR CLAIM MAY NOT BE PROCESSED. THIS CLAIM IS CONFIDENTIAL AND NOT SUBJECT TO PUBLIC INSPECTION.

Fields marked with * are required.

Your progress is saved when you continue.

Continue


Whatcom County
Online Portal
Change County
Account
Welcome to the Senior Property Tax Exemption Application Portal
2 Property Information
3 Applicant Information
4 Income
5 Deductions
6 File Uploads
7 Review your Application
8 Confirmation
Property Information
Your progress is saved when you continue.
Part 2: Parcel Search and Property Information
Search for a Parcel
Reset Filters
Show Additional Search Fields
Parcel Number
Property Street Address
567
Owner Name(s)
Please enter at least one field
Search
Parcel Search Results 12 results
PARCEL NUMBER
PROPERTY ID
PROPERTY STREET ADDRESS
OWNER NAME(S)
PROPERTY CITY
3702253311290000 20362 567 WHITECAP RD WESTIN R SHERLOCK & I BELLINGHAM
3703050724900000 21691 567 MIDWOOD CT CLARK R LEININGER & BELLINGHAM
3703250880770000 27177 567 CEDAR ACRES LN CFSQUARED LLC BELLINGHAM
3703263140820000 27534 567 W LAKE SAMISH DR COLY S & ERIN S RUSH BELLINGHAM
3704290531140000 34569 567 WILDWOOD DR SANDY R HART SEDRO WOOLLEY
3704291301240000 34764 567 RAINBOW DR BRYAN CRUZ & MEREDIT SEDRO WOOLLEY
3802122421550013 45858 567 W KELLOGG RD JOEL O & OPAL G MCGU BELLINGHAM
3803050853560000 54833 567 KLINE RD CHARLES COFFEY BELLINGHAM
3803073691890001 174399 567 E KELLOGG RD SPRING CREEK BIBLE CH BELLINGHAM
1/1 Page
Previous Page
Next Page
The Source ID is the Property ID or the PID.
Remove
Property ID
21691
Property Address
567 MIDWOOD CT
BELLINGHAM
Owner Name (s)
CLARK R LEININGER &
Your progress is saved when you continue.
Back
Continue


Whatcom County
Online Portal
Change County
Account
Welcome to the Senior Property Tax Exemption Application Portal
Property Information
3 Applicant Information
4 Income
5 Deductions
6 File Uploads
7 Review your Application
8 Confirmation
Applicant Information
Your progress is saved when you continue.
This section is confirmation of name, mailing address, property address and contact information to avoid delays in processing. The physical address must be your primary residence.
You must provide a current phone number and email address to submit an application.
Remove
Property ID
21691
567 MIDWOOD CT
BELLINGHAM
Owner Name (s)
CLARK R LEININGER &
Is the property address above correct? *
Yes
No
Mailing Address - Street Address
1321 UPLAND DR #6020
Mailing Address - City
HOUSTON
Mailing Address - State
TX
Mailing Address - Zip
77043-4718
Is your mailing address the same as the address selected above? *
Yes
No
Applicant/Property Owner Name
First Name *
Last Name *
Date Of Birth *
MM/DD/YYYY
Email Address *
Phone Type *
Select an Option
Primary Phone Number *
Marital Status
Marital status information helps our staff identify other household members and their income, and ensures accurate income calculations based on the applicant's status, i.e. widowed.

Applicant/Property Owner Name

First Name *
Tom

Last Name *
King

Date Of Birth *
11/18/1992

Email Address *
p@d.com

Phone Type *
Mobile

Primary Phone Number *
+1 (678) 876-8978

Marital Status

Marital status information helps our staff identify other household members and their income, and ensures accurate income calculations based on the applicant's status, i.e. widowed.

Marital Status *
Single

Age/Disability

To qualify for the exemption, you must meet particular age and/or disability requirements.

Were you 61 years of age or older by December 31st of the Income Year you are applying for? *

- ○ Yes
- ◉ No

Have you received a disability determination notice effective prior to December 31st of the Income Year you are applying for? *

- ○ Yes
- ◉ No

Are you a veteran with at least 80% service connected evaluation or compensated at 100% rate due to my service connected disability? *

- ○ Yes
- ◉ No

Was your spouse/domestic partner receiving this exemption, and did they pass away while you were at least 57 years of age by December 31st of the year of their death? *

- ○ Yes
- ◉ No

You must qualify for this exemption by age or disability. Based on your answers, you may not qualify for this exemption.

Residency/Occupancy

The information provided in this section is important for the proper calculation of household income for the residence.

Are there other residents of the property with ownership interest in the property? *

- ○ Yes
- ◉ No

Are there any residents of the property other than your spouse, registered domestic partner, or any co-owners? *

- ○ Yes
- ◉ No

Ownership

The information provided in this section will help staff determine ownership eligibility and, if approved, calculate the amount of value exempted from ad valorem taxation. In general, an applicant is allowed their primary residence, garage, and one acre of land. Some exceptions may apply.

Date Property Purchased *

11/05/2025

Date Property Initially Occupied *

10/28/2025

How many months did you occupy the residence in the Income Year you are applying for? *

4

If less than 12 months, please explain.

Were you in a hospital, nursing home, boarding home, adult family home, or home of a relative? *

- ○ Yes
- ○ No

Have you received an exemption before? *

- ○ Yes
- ◉ No

Did you sell your former residence? *

- ○ Yes
- ○ No

Current Property Details

Type Of Residence *

Single-family Home

This Property includes *

More Than One Acre Of Land

How many acres? *

67

Is your property in a trust? *

- ○ Yes
- ◉ No

Did you own more than one property in the income year you are applying for? *

- ○ Yes
- ◉ No

Is any portion of the home used for business/farming or rental? *

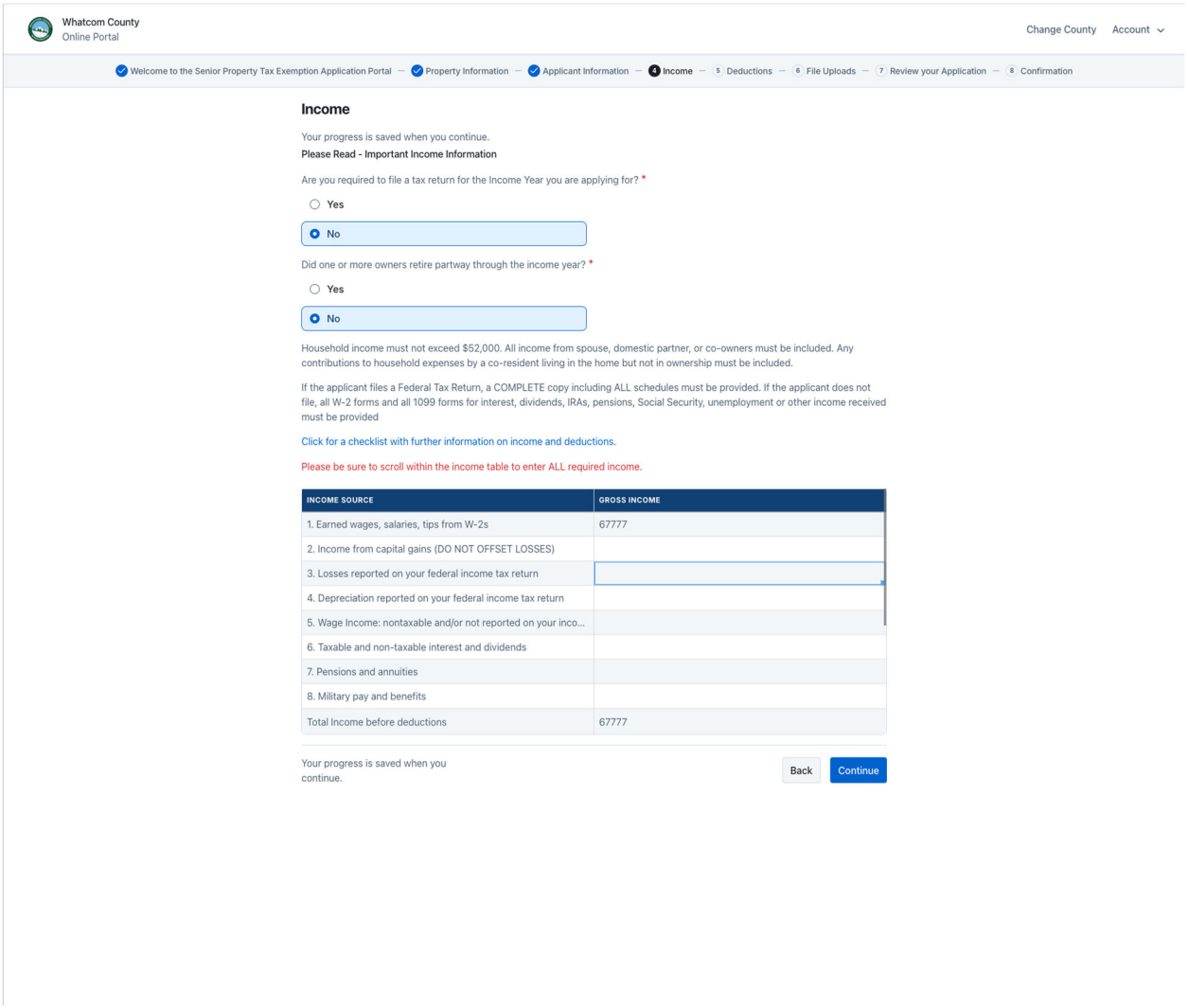
- ○ Yes
- ◉ No

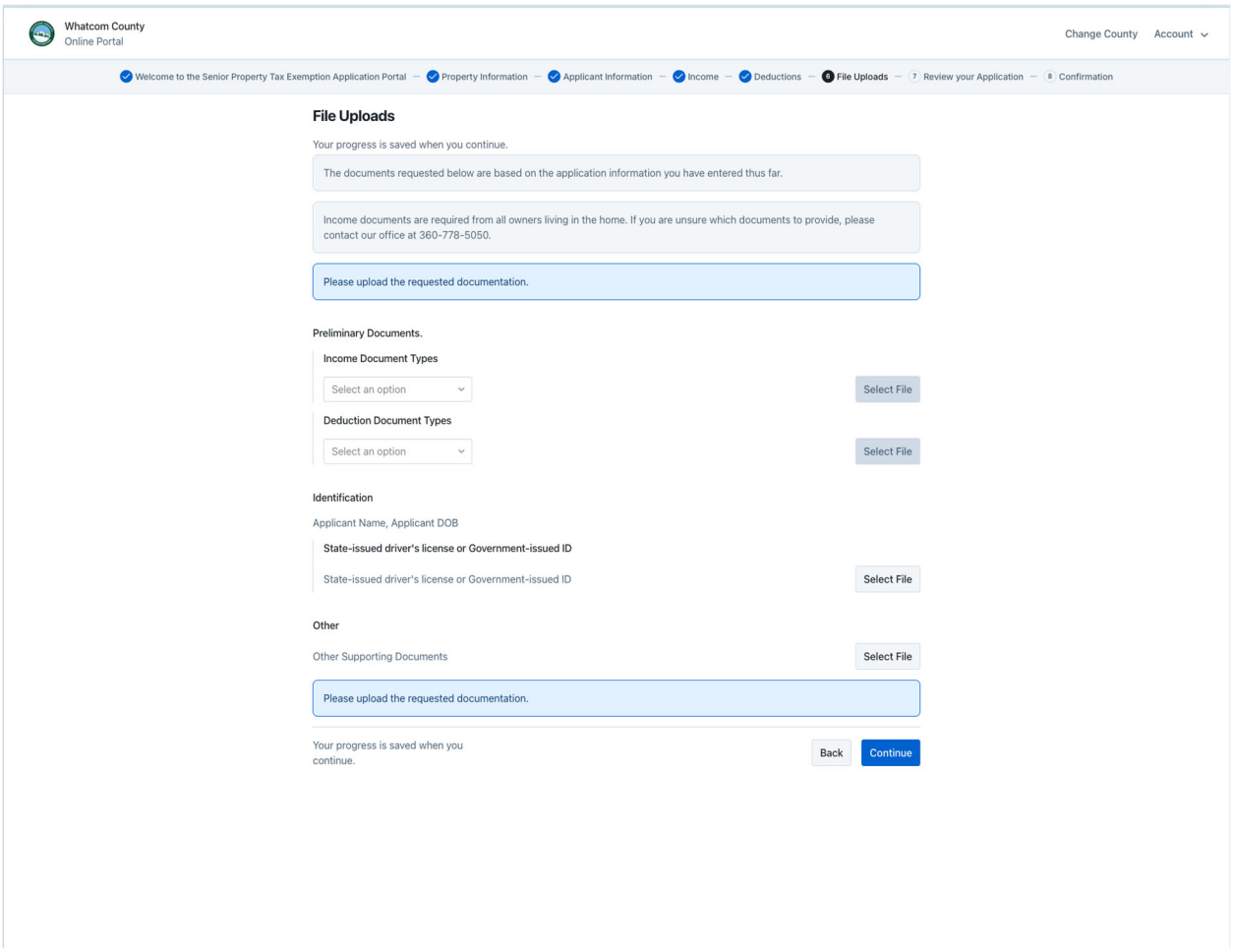
Are there any of the following buildings on the property: (select all that apply)

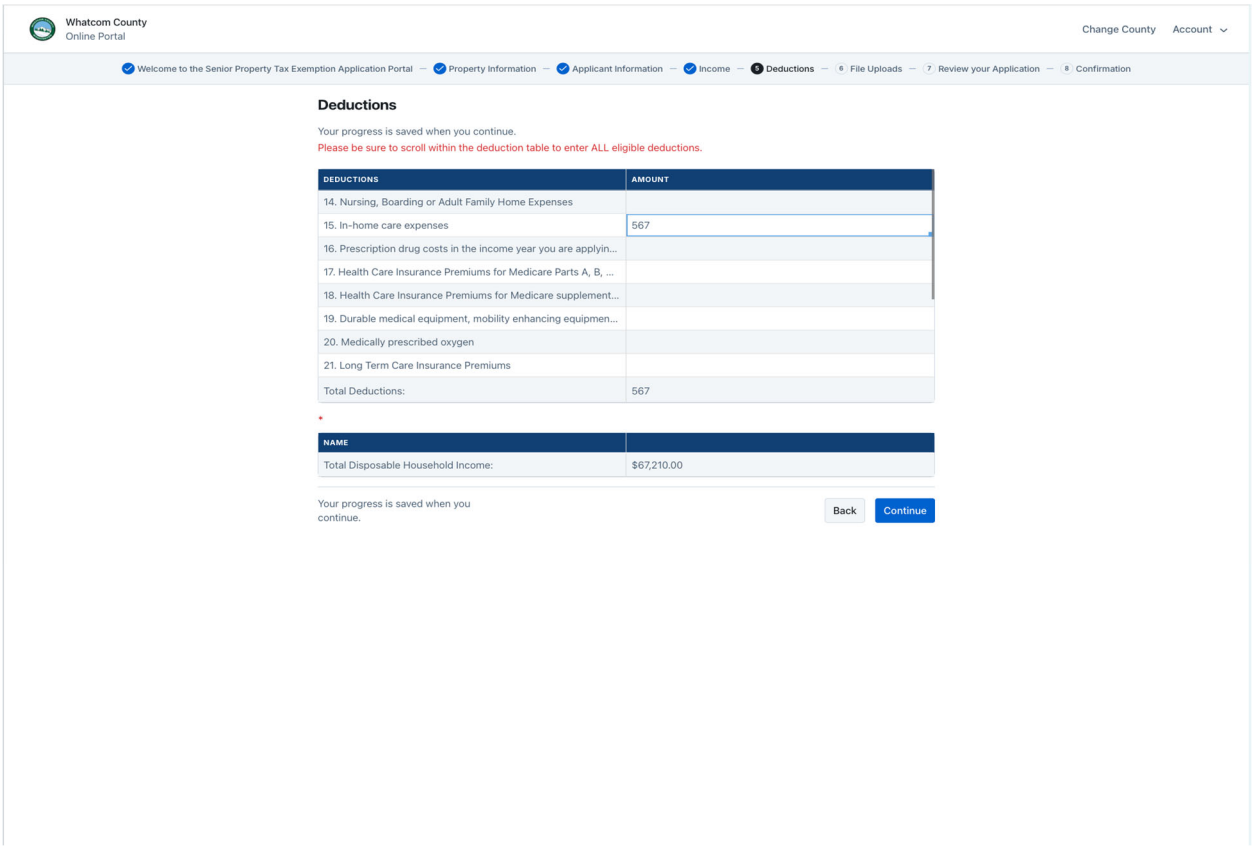
- ☐ Accessory Dwelling Units (ADUs)
- ☐ Apartments
- ☐ Any other rental unit
- ☐ Outbuildings
- ☑ No other buildings

Your progress is saved when you continue.

Back | Continue


Whatcom County
Online Portal
Change County
Account
Welcome to the Senior Property Tax Exemption Application Portal
Property Information
Applicant Information
4 Income
5 Deductions
6 File Uploads
7 Review your Application
8 Confirmation
Income
Your progress is saved when you continue.
Please Read - Important Income Information
Are you required to file a tax return for the Income Year you are applying for? *
Yes
No
Did one or more owners retire partway through the income year? *
Yes
No
Household income must not exceed $52,000. All income from spouse, domestic partner, or co-owners must be included. Any contributions to household expenses by a co-resident living in the home but not in ownership must be included.
If the applicant files a Federal Tax Return, a COMPLETE copy including ALL schedules must be provided. If the applicant does not file, all W-2 forms and all 1099 forms for interest, dividends, IRAs, pensions, Social Security, unemployment or other income received must be provided
Click for a checklist with further information on income and deductions.
Please be sure to scroll within the income table to enter ALL required income.
INCOME SOURCE
GROSS INCOME
1. Earned wages, salaries, tips from W-2s
67777
2. Income from capital gains (DO NOT OFFSET LOSSES)
3. Losses reported on your federal income tax return
4. Depreciation reported on your federal income tax return
5. Wage Income: nontaxable and/or not reported on your inco...
6. Taxable and non-taxable interest and dividends
7. Pensions and annuities
8. Military pay and benefits
Total Income before deductions
67777
Your progress is saved when you continue.
Back
Continue


Whatcom County
Online Portal
Change County
Account
Welcome to the Senior Property Tax Exemption Application Portal
Property Information
Applicant Information
Income
Deductions
6 File Uploads
7 Review your Application
8 Confirmation
File Uploads
Your progress is saved when you continue.
The documents requested below are based on the application information you have entered thus far.
Income documents are required from all owners living in the home. If you are unsure which documents to provide, please contact our office at 360-778-5050.
Please upload the requested documentation.
Preliminary Documents.
Income Document Types
Select an option
Select File
Deduction Document Types
Select an option
Select File
Identification
Applicant Name, Applicant DOB
State-issued driver's license or Government-issued ID
State-issued driver's license or Government-issued ID
Select File
Other
Other Supporting Documents
Select File
Please upload the requested documentation.
Your progress is saved when you continue.
Back
Continue


Whatcom County
Online Portal
Change County
Account
Welcome to the Senior Property Tax Exemption Application Portal
Property Information
Applicant Information
Income
5 Deductions
6 File Uploads
7 Review your Application
8 Confirmation
Deductions
Your progress is saved when you continue.
Please be sure to scroll within the deduction table to enter ALL eligible deductions.
DEDUCTIONS
AMOUNT
14. Nursing, Boarding or Adult Family Home Expenses
15. In-home care expenses
567
16. Prescription drug costs in the income year you are applyin...
17. Health Care Insurance Premiums for Medicare Parts A, B, ...
18. Health Care Insurance Premiums for Medicare supplement...
19. Durable medical equipment, mobility enhancing equipmen...
20. Medically prescribed oxygen
21. Long Term Care Insurance Premiums
Total Deductions:
567
*
NAME
Total Disposable Household Income:
$67,210.00
Your progress is saved when you continue.
Back
Continue

Board of County Commissioners
AGENDA ITEM SUMMARY

Agenda Date: Date Created: 11/20/2025 Agenda Item #:

Created by: Evan Hallmark, IT Network Supervisor - Information Technology - 360-786-2970

Creator = Presenter? ○ Yes ◉ No Is this a presentation by more than one person? ☐

Presenter: **Sherrie Ilg, IT Director - Information Technology - 360-786-5539**

Item Title:
Purchase of Dell Power Edge Servers

Action Needed: Class of Item:

List of Exhibits

2025 Dell ESXi quote.pdf
PDF File
0.99 MB

Attach any materials such as spreadsheets, powerpoint presentations, word documents, etc.

Click Additional Attachment to attach more materials.

NOTE: If you attach a file and get a message saying " ***You have chosen to attach a large file...*** ", you need to optimize the file to make it smaller. Contact Dan Murray at 4593 for assistance.

Clearance from other Departments? ☐
Budget Effect Summary? ☐

Recommended Action:
Move to approve the purchase of two Dell Power Edge servers for a total of $50,797.56 plus tax, and authorize the Director of Information Technology to execute the purchase and any amendment that do not exceed 10%.

Item Description:
Dell Power Edge servers are the devices that host our virtualized servers for the County's information systems. These devices run dozens of virtualized servers, supporting everything from business applications and websites to network administration.

These servers are being purchased as part of our planned lifecycle maintenance program. They replace equipment that has gone end of life and is now out of warranty. The expected lifecycle of this equipment is 5 years.

Dell is selling these to us via NASPO Contract: C000001119005

This project supports county Strategic Plan Initiative 17: "Make strategic investments in information technology systems and infrastructure."

This AIS is complete and ready for the Clerk of the Board to include in the Board Agenda: ☑
Date Submitted: 11/21/2025

Outlook

Fw: Your Dell Quote 3000187439991.3

From Todd Gibson <todd.gibson@thurstoncountywa.gov>
Date Wed 11/19/2025 11:04 AM
To Evan Hallmark <evan.hallmark@co.thurston.wa.us>

Here is the quote. Cheaper then we thought....not by much though 🙄

There isn't a pdf....This is all I got. We have to order it online.

From: Brandon.Heflin@dell.com <Brandon.Heflin@dell.com>
Sent: Wednesday, November 19, 2025 11:03 AM
To: Todd Gibson <todd.gibson@thurstoncountywa.gov>
Cc: Brandon.Heflin@dell.com <Brandon.Heflin@dell.com>
Subject: Your Dell Quote 3000187439991.3

DELL Technologies

Your quote is ready for purchase.

Complete the purchase of your personalized quote through our secure online checkout before the quote expires on **Dec. 19, 2025**.

You can download a copy of this quote during checkout.

Place your order

Quote Name:	**Thurston County - R660**	Sales Rep	Brandon Heflin
		Phone	1(800) 456-3355, 6180033
Quote No.	**3000187439991.3**		
Total	**$55,775.71**	Email	Brandon.Heflin@dell.com
Customer #	27324972	**Billing To**	CENTRAL RECEIVING TC CENTRAL SVCS MAIN CAMPUS 2000 LAKERIDGE DR SW THURSTON COUNTY
Quoted On	Nov. 19, 2025		
Expires by	Dec. 19, 2025		
Contract Name	Dell NASPO Computer Equipment PA - Washington		

Contract Code	C000001119005
Customer Agreement #	23026 / 05820
Solution ID	20160201.3
Deal ID	29068722

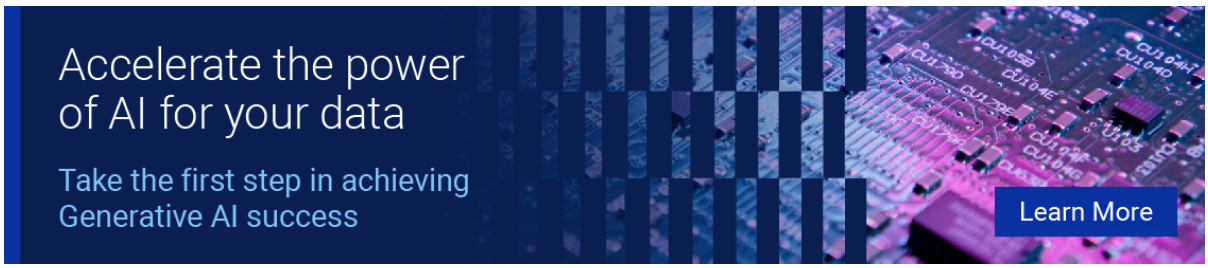
OLYMPIA, WA 98502-6001

Message from your Sales Rep
Please use the Order button to securely place the order with your preferred payment method online. You may contact your Dell sales team if you have any questions. Thank you for shopping with Dell.

Regards,
Brandon Heflin

Product	Unit Price	Quantity	Subtotal
PowerEdge R660 Tailor Made - [PE_R660_TM]	**$25,398.78**	**2**	**$50,797.56**

Subtotal:	**$50,797.56**
Shipping:	**$0.00**
Estimated Tax:	**$4,978.15**
Total:	**$55,775.71**



	Unit Price	Quantity	Subtotal
PowerEdge R660 Tailor Made - [PE_R660_TM]	**$25,398.78**	**2**	**$50,797.56**

Estimated delivery if purchased today:
Dec. 01, 2025
Contract # C000001119005
Customer Agreement # 23026 / 05820

Description	SKU	Unit Price	Quantity	Subtotal
PowerEdge R660 Server	210-BEQQ	-	2	-
Trusted Platform Module 2.0 V6	461-AAIG	-	2	-
2.5" Chassis with up to 10 Hard Drives (SAS/SATA), 2CPU, PERC11	321-BHRW	-	2	-
Intel Xeon Gold 6542Y 2.9G, 24C/48T, 20GT/s, 60M Cache, Turbo, HT (250W) DDR5-5200	338-CPBR	-	2	-
Intel Xeon Gold 6542Y 2.9G, 24C/48T, 20GT/s, 60M Cache, Turbo, HT (250W) DDR5-5200	338-CPBR	-	2	-
Additional Processor Selected	379-BDCO	-	2	-
No HBM	379-BFFD	-	2	-

Performance Heatsink for 2 CPU configuration (CPU more than or equal to 250W)	412-ABCG	-	2	-
Performance Optimized	370-AAIP	-	2	-
5600MT/s RDIMMs	370-BBRX	-	2	-
RAID 1	780-BCDN	-	2	-
PERC H755 SAS Front	405-AAZB	-	2	-
Front PERC Mechanical Parts, rear load	750-ADRI	-	2	-
Power Saving BIOS Settings	384-BBBH	-	2	-
UEFI BIOS Boot Mode with GPT Partition	800-BBDM	-	2	-
4 Very High Performance Fans	384-BCUJ	-	2	-
Dual, Redundant(1+1),Hot-Plug Power Supply,1400W MM, Titanium	450-BDHY	-	2	-
Riser Config 1, Low Profile, 3x16 LP Slots (Gen4)	330-BBYX	-	2	-
Motherboard MLK supports ALL CPUs and is required for CPUs 250W and above	329-BKBP	-	2	-
Broadcom 57414 Dual Port 10/25GbE SFP28, OCP NIC 3.0	540-BCOC	-	2	-
Broadcom 5720 Dual Port 1GbE LOM	540-BDKD	-	2	-
Standard Bezel	325-BEVE	-	2	-
Dell Luggage Tag	350-BCKC	-	2	-
BOSS-N1 controller card + with 2 M.2 480GB (RAID 1)	403-BCRU	-	2	-
BOSS Cables and Bracket for R660	470-AFMG	-	2	-
No Quick Sync	350-BBXM	-	2	-
iDRAC,Factory Generated Password	379-BCSF	-	2	-
iDRAC Group Manager, Disabled	379-BCQY	-	2	-
No Operating System	611-BBBF	-	2	-
No Media Required	605-BBFN	-	2	-
Dell Connectivity Client - Enabled	379-BFXS	-	2	-
Dell Connectivity Module	634-CYDF	-	2	-
iDRAC9, Enterprise 16G	528-CTIC	-	2	-
Dell Secure Onboarding Client Disabled	634-CZRQ	-	2	-
ReadyRails Sliding Rails (A15)	770-BECD	-	2	-
No Systems Documentation, No OpenManage DVD Kit	631-AACK	-	2	-
PowerEdge R660 Shipping	340-DBXZ	-	2	-
PowerEdge R660 Shipping Material, 10x2.5", 8x2.5" Smart Flow or 16xEDSFF	340-DBYC	-	2	-
PowerEdge R660 CE Marking, No CCC Marking	343-BBTR	-	2	-
R660 Dell label (BIS) for 2.5" Chassis	343-BBTS	-	2	-
ProSupport Plus Mission Critical 7x24 Technical Support and Assistance 5 Years	887-0988	-	2	-
ProSupport Plus Mission Critical 4-Hour 7x24 On-Site Service with Emergency Dispatch 3 Years	887-0997	-	2	-
ProSupport Plus Mission Critical 4-Hour 7x24 On-Site Service with Emergency Dispatch 2 Years	887-0999	-	2	-

Extended				
Dell Hardware Limited Warranty Plus On-Site Service	887-1076	-	2	-
Thank you for choosing Dell ProSupport Plus. For tech support, visit //www.dell.com/contactdell	951-2015	-	2	-
Dell Limited Hardware Warranty Plus Service, Extended Year(s)	975-3462	-	2	-
64GB RDIMM, 5600MT/s, Dual Rank	370-BBRN	-	32	-
480GB SSD SATA Read Intensive 6Gbps 512e 2.5in Hot-plug AG Drive, 1 DWPD	400-AXTV	-	4	-
C13 to C14, PDU Style, 12 AMP, 6.5 Feet (2m) Power Cord, North America	492-BBDI	-	4	-
Broadcom 57414 Dual Port 10/25GbE SFP28 Adapter, PCIe Low Profile, V2	540-BDGV	-	2	-

Subtotal:	**$50,797.56**
Shipping:	**$0.00**
Estimated Tax:	**$4,978.15**
Total:	**$55,775.71**

CONNECT WITH DELL:

BROWSE MORE OPTIONS:

IT Transformation | Laptops | Desktops

Servers & Storage | 2-in-1's | Electronics & Accessories

Financing Options | Dell Services | Dell Support

Subscription Center | Events | Dell Premier

Important Notes

Terms of Sale

This Quote will, if Customer issues a purchase order for the quoted items that is accepted by Supplier, constitute a contract between the entity issuing this Quote ("Supplier") and the entity to whom this Quote was issued ("Customer"). Unless otherwise stated herein, pricing is valid for thirty days from the date of this Quote. All products, pricing, and other information is based on the latest information available and is subject to change for any reason, including but not limited to tariffs imposed by government authorities. Supplier reserves the right to cancel this Quote and Customer purchase orders arising from pricing errors. Taxes and/or freight charges listed on this Quote are only estimates. The final amounts shall be stated on the relevant invoice. Additional freight charges will be applied if Customer requests expedited shipping. Please indicate any tax exemption status on your purchase order and send your tax exemption certificate to Tax_Department@dell.com or ARSalesTax@emc.com, as applicable.

Governing Terms: This Quote is subject to: (a) a separate written agreement between Customer or Customer's affiliate and

Supplier or a Supplier´s affiliate to the extent that it expressly applies to the products and/or services in this Quote or, to the extent there is no such agreement, to the applicable set of Dell's Terms of Sale (available at www.dell.com/terms or www.dell.com/oemterms), or for cloud/as-a-Service offerings, the applicable cloud terms of service (identified on the Offer Specific Terms referenced below); and (b) the terms referenced herein (collectively, the "Governing Terms"). Different Governing Terms may apply to different products and services on this Quote. The Governing Terms apply to the exclusion of all terms and conditions incorporated in or referred to in any documentation submitted by Customer to Supplier.

Supplier Software Licenses and Services Descriptions: Customer's use of any Supplier software is subject to the license terms accompanying the software, or in the absence of accompanying terms, the applicable terms posted on www.Dell.com/eula. Descriptions and terms for Supplier-branded standard services are stated at www.dell.com/servicecontracts/global or for certain infrastructure products at www.dellemc.com/en-us/customer-services/product-warranty-and-service-descriptions.htm.

Offer-Specific, Third Party and Program Specific Terms: Customer's use of third-party software is subject to the license terms that accompany the software. Certain Supplier-branded and third-party products and services listed on this Quote are subject to additional, specific terms stated on www.dell.com/offeringspecificterms ("Offer Specific Terms").

In case of Resale only: Should Customer procure any products or services for resale, whether on standalone basis or as part of a solution, Customer shall include the applicable software license terms, services terms, and/or offer-specific terms in a written agreement with the end-user and provide written evidence of doing so upon receipt of request from Supplier.

In case of Financing only: If Customer intends to enter into a financing arrangement ("Financing Agreement") for the products and/or services on this Quote with Dell Financial Services LLC or other funding source pre-approved by Supplier ("FS"), Customer may issue its purchase order to Supplier or to FS. If issued to FS, Supplier will fulfill and invoice FS upon confirmation that: (a) FS intends to enter into a Financing Agreement with Customer for this order; and (b) FS agrees to procure these items from Supplier. Notwithstanding the Financing Agreement, Customer's use (and Customer's resale of and the end-user's use) of these items in the order is subject to the applicable governing agreement between Customer and Supplier, except that title shall transfer from Supplier to FS instead of to Customer. If FS notifies Supplier after shipment that Customer is no longer pursuing a Financing Agreement for these items, or if Customer fails to enter into such Financing Agreement within 120 days after shipment by Supplier, Customer shall promptly pay the Supplier invoice amounts directly to Supplier.

Customer represents that this transaction does not involve: (a) use of U.S. Government funds; (b) use by or resale to the U.S. Government; or (c) maintenance and support of the product(s) listed in this document within classified spaces. Customer further represents that this transaction does not require Supplier's compliance with any statute, regulation or information technology standard applicable to a U.S. Government procurement.

For certain products shipped to end users in California, a State Environmental Fee will be applied to Customer's invoice. Supplier encourages customers to dispose of electronic equipment properly.

Electronically linked terms and descriptions are available in hard copy upon request.

Board of County Commissioners
AGENDA ITEM SUMMARY

Agenda Date: Date Created: 11/10/2025 Agenda Item #:

Created by: Melinda Lafreniere, Administrative Supervisor - Public Health and Social Services - 360-867-2508

Creator = Presenter? ○ Yes ◉ No Is this a presentation by more than one person? ☐

Presenter: **Jennifer Freiheit, Public Health & Social Services Director - Public Health and Social Services - 360-867-2503**

Item Title:
Amendment #11 to the Washington State Department of Health 2025-2027 Consolidated Contract #CLH32070

Action Needed: Class of Item:

List of Exhibits

File Attachment

Attach any materials such as spreadsheets, powerpoint presentations, word documents, etc.

Click Additional Attachment to attach more materials.

NOTE: If you attach a file and get a message saying " ***You have chosen to attach a large file...*** ", you need to optimize the file to make it smaller. Contact Dan Murray at 4593 for assistance.

Clearance from other Departments? ☑

☑ PAO ☐ FinSvcs ☐ HR

☐ Budget Office ☐ CAO ☑ Other

Notes:
staff & risk reviewed

Budget Effect Summary? ☐

Recommended Action:
Move to approve Amendment No. 11 to the Washington State Department of Health Consolidated Contract #CLH32070, providing an increase of $175,963.00 for a revised maximum consideration o $10,449,794.00 for the duration of January 1, 2025 through December 31, 2027 and authorize the Director of Public Health and Social Services or designee to execute the amendment and future amendments that do not exceed 10%.

Item Description:
The Washington State Department of Health (DOH) 2025-2027 Consolidated Contract CLH32070 is the mechanism used to transmit federal and state funding for public health service to the county where the services are delivered. The Board approved the base contract on January 7th 2025.

Amendment #11 provides an increase in funding of $175,963.00 for a revised maximum

consideration of $10,449,794.00 (Exhibit B-11)

In addition, Ame ndment #11

Adds Statements of Work (SOW's) for the following programs (Exhibit A)

- Office of Immunizations - ELC - Effective July 1, 2025

Amends Statements of Work (SOW's) for the following programs (Exhibit A)

- Foundational Public Health Services - Effective July 1, 2025
- Maternal & Child Health Block Grant - Effective July 1, 2025
- Office of Immunization - Perinatal Hepatitis B - Effective July 1, 2025
- Office of People Services-HR-Public Health Infrastructure Grant - Effective July 1, 2025
- Office of Resiliency & Health Security - PHELP - Effective July 1, 2025
- OSS LMP Implementation - Effective July 1, 2025

This AIS is complete and ready for the Clerk of the Board to include in the Board Agenda: ☑
Date Submitted: 11/10/2025

Board of County Commissioners
AGENDA ITEM SUMMARY

Agenda Date: Date Created: 11/10/2025 Agenda Item #:

Created by: Thomas Webster, Senior Program Manager - Public Health and Social Services - 360-867-2531

Creator = Presenter? ◉ Yes ○ No Is this a presentation by more than one person? ☐

Presenter: **Thomas Webster, Senior Program Manager - Public Health and Social Services - 360-867-2531**

Item Title:
2025-2030 Thurston County Local Homeless Housing Plan

Action Needed: Class of Item:

List of Exhibits

Final Draft_Thurston Co Homeless Housing Plan_11-06025.pdf
PDF File
7.89 MB

Attach any materials such as spreadsheets, powerpoint presentations, word documents, etc.

Click Additional Attachment to attach more materials.

NOTE: If you attach a file and get a message saying " ***You have chosen to attach a large file...*** ", you need to optimize the file to make it smaller. Contact Dan Murray at 4593 for assistance.

Clearance from other Departments? ☐
Budget Effect Summary? ☐

Recommended Action:
Move to approve the 2025-2030 Thurston County Local Homeless Housing Plan and authorize Public Health and Social Services to submit the Plan to the Washington State Department of Commerce.

Item Description:

Every five years, the Washington State Department of Commerce requires each county statewide to submit a Five-Year Homeless Housing Strategic Plan detailing how local needs, resources, and priorities will culminate in a comprehensive work plan for the county's Homeless Response System.

Thurston County's Office of Housing and Homeless Prevention has lead the effort to complete the Plan in accordance with Department of Commerce Requirements.

These requirements include, but are not limited to:

- A notice of plan development was posted to the County website in December 2024

- Community engagement was conducted between January – May 2025, which included community surveys and listening sessions with people with lived experience and the homeless service provider workforce.

- Convening of a core group of stakeholders throughout the Plan development process, including engagement with the Lived Experience Housing Steering Committee.

- Briefings on the Plan development to elected leaders, including the Board of County Commissioners on August 13, 2025, a briefing to the Regional Housing Council on August 27, 2025 and a briefing to the Lacey City Council on October 14, 2025

- A public hearing was held on October 21, 2025 which closed a 30-day public comment period that began on September 18, 2025. The Plan was revised in response to public comments received, including but not limited to: more clearly connect the Plan to the THurston County Comprehensive Plan; adding language specific to shelter-in-place activities; and adding language related to shetler capacity and accessibility.

- The final draft Plan was presented to the Regional Housing Council on November 12, 2025. The RHC voted to recommend to the Board of County Commissioners that it approve the Plan as presented.

The Plan meets the requirements of the Department of Commerce and presents strategies and tasks under five broad objectives. The requirement objectives of the Plan are:

1) Promote an equitable, accountable, and transparent homeless crisis response system

2) Strengthen the Homeless Service Provider Workforce

3) Prevent episodes of homelessness wherever possible

4) Prioritize assistance based on the greatest barriers to housing stability and the greatest risk of harm

5) Seek to house everyone in a stable setting that meets their needs

This AIS is complete and ready for the Clerk of the Board to include in the Board Agenda: ☑
Date Submitted: 11/18/2025

Thurston County
FINAL DRAFT
Local Homeless Housing Plan
2025-2030

Thurston County Office of Housing & Homeless Prevention
Public Health & Social Services
412 Lilly Rd. NE Olympia, WA 98506
(360) 867-2500 HousingThurston@co.thurston.wa.us

Contents

Introduction 4
What is Thurston County's Homeless Response System? 4
Available Services 4
How People Connect to Services 5
Homeless Response System Operation 5
Evidence-based Practices 6
Data and Performance Measures 7
Homeless Response System Priorities 8
Developing the Plan 9
Work Plan Summary 10
2025–2030 Homeless Housing Work Plan 12
OBJECTIVE 1 12
OBJECTIVE 2 28
OBJECTIVE 3 39
OBJECTIVE 4 52
OBJECTIVE 5 66
Appendix A: Homeless Housing Taskforce (Plan Contributors) 80
Core Team of Stakeholders 80
Lived Experience Housing Steering Committee (LEHSC) Stakeholders 84
Appendix B: Estimates of Service Level 86
Appendix C: Survey of fund sources for homeless housing assistance programs and capital projects 90
Appendix D: Estimates of permanent and emergency housing needs 92
Appendix E: Prioritization criteria of homeless housing capital projects 99
Appendix F: Documentation of public engagement 102
Notice of Plan Development 102
Thurston County Local Homeless Housing Plan 2025-2030 Website 105
Community Survey for Input 106
Provider Survey for Input 120
Listening Sessions 128
Notice of Public Hearing 130
Public Comments 135
Appendix G: Acronyms 142

Appendix H: Definitions 143

Introduction

Thurston County is a beautiful place to call home. However, even vibrant communities face challenges. The housing landscape in Thurston County is complex and shifting, with costs continuously rising. This creates unique challenges for our neighbors experiencing homelessness, housing instability, or who are otherwise struggling to find a safe, affordable home.

The Thurston County Homeless Response System (HRS) coordinates and provides full-spectrum housing navigation and support services for our most vulnerable residents. However, the scope of these services must be scaled to available funding and resources. Given current and projected local, state, and national budget constraints for human services, it is more important than ever for the HRS to leverage resources and establish clear priorities to address the root causes of homelessness with strategy, dignity, and humanity in the years ahead.

Each county in the state is directed by the Washington State Department of Commerce (Commerce) to implement a Local Homeless Housing Plan every five years, meeting requirements for subject matter expert stakeholder engagement, public engagement, and elements included in the plan. These requirements ensure plans are informed by diverse perspectives, increase community buy-in, include comprehensive elements that reflect local need, and align with statewide objectives to reduce homelessness.

This document, the **Thurston County Local Homeless Housing Plan**, outlines the objectives, strategies, and tasks to be implemented in 2025-2030 to address homelessness and housing instability. The plan is based on current data and projected local housing and service needs in the coming years. It is a living document that will remain responsive to emerging issues, evidence-based and promising practices, and system data identifying opportunities for continuous improvement over its lifespan. Additionally, the plan sets priorities for situations where the need for services exceeds available funding and resources.

What is Thurston County's Homeless Response System?

Available Services

Thurston County's Homeless Response System (HRS) is designed to address a continuum of housing-related support needs. There are many different reasons a person might be experiencing houselessness and housing instability, and the HRS is built to provide service variety and pathways to housing for myriad needs. Some of these include:

- Direct street and camp outreach and shelter-in-place safety support for individuals who are unsheltered
- Emergency and temporary shelter
- Cold and hazardous weather interventions to expand outreach and shelter capacity during inclement weather events
- Transitional housing programs

- Recovery residences
- Rapid re-housing programs
- Diversion programs
- Homeless prevention through rent assistance programs
- Housing subsidy and voucher programs
- Permanent Supportive Housing
- Access to affordable housing
- Pathways to homeownership

How People Connect to Services

The most common way people connect to the HRS is through Coordinated Entry. Coordinated Entry is not the actual provision of supportive housing services, but rather the process through which people experiencing housing crises are assessed for cross-system service eligibility and priority and subsequently referred to eligible services as they become available. Unfortunately, need in our community outweighs available resources in the HRS, so Coordinated Entry must implement a service priority framework to focus available resources on our most vulnerable community members first, often resulting in wait times between assessment and connection to services for many people seeking help. Coordinated Entry uses the Housing Equity Assessment Tool (HEAT) as the standardized tool for service prioritization and updates the tool at least annually to ensure ongoing and evolving relevance. The HEAT, developed by Thurston County homeless service providers in 2022, is used in Thurston County to ensure equitable assessment and prioritization of marginalized populations.

In addition to Coordinated Entry, individuals might find out about available HRS resources directly through organizations providing services by word of mouth or through other systems such as physical healthcare, behavioral healthcare, the legal system, and more.

Homeless Response System Operation

Beyond identifying what services are available and their access points, a critical aspect of understanding Thurston County's HRS is recognizing how and why services are delivered. The Thurston County HRS leans heavily on evidence-based and best/promising practices combined with local HRS data to drive continuous improvement in service delivery and long-term successful housing outcomes. The system also strives to remain in alignment with goals and performance targets set by the Washington State Department of Commerce, who provide funding and oversight of homeless response efforts statewide.

Structurally, Thurston County oversees and guides operation of the local HRS through funding from the Washington State Department of Commerce, supplemented by County dollars through the local sales tax (Local Home Fund) and document recording fees. The County awards these funds to local social service providers to carry out delivery of homeless response services. Funding decisions originate with a Request for Proposals, which are reviewed and scored by the Homeless Services Advisory Board and occasionally the Thurston Affordable Housing Advisory Board. These advisory boards make funding award recommendations to the Thurston Regional Housing Council (RHC), a

local partnership between Thurston County and the county's largest municipal partners (Lacey, Olympia, Tumwater, and Yelm) to aid in regional consideration and collaboration on issues related to homelessness, housing stability, and affordable housing. The RHC's recommendations are forwarded to the Thurston County Board of County Commissioners for their review, and to ultimately determine final award amounts for contracts.

Thurston County's Office of Housing and Homeless Prevention undertakes responsibility for facilitating these funding award processes, as well as contract monitoring and oversight of grant awards. This system of checks and balances, with a myriad of stakeholder engagement in the process, ensures funding decisions are strategic, equitable, and relevant to current community needs county-wide.

Evidence-based Practices

While individual providers accept funding from the County and other local, state, and federal grants to deliver components of homeless response services, all HRS service providers are united around system-wide best practices and shared system goals for reducing homelessness and increasing housing stability in our community. One such foundational system-wide resource for achieving shared goals is implementing Community Solution's *Built for Zero*. *Built for Zero* is "a movement to measurably and equitably end homelessness." The movement, implemented by over 100 cities and counties nationwide, utilizes a methodology of five key factors in successful homeless response system operations:

- Creating a shared definition of the right end state;
- Assembling an accountable, community-wide team;
- Using real-time data, which accounts for everyone by name and need;
- Centering equity; and
- Targeted, data-driven housing investments

By successfully implementing these key targets, communities have evidenced through reliable, local data that they can achieve *functional zero*. Community Solutions defines *functional zero* as "a milestone, which must be sustained, that indicates a community has measurably solved homelessness for a population. When it's achieved, homelessness is rare and brief for that population." While *functional zero* might not mean literally zero in that there might yet be individuals experiencing homelessness in a community, the number of individuals successfully "flowing out" of services by achieving positive housing outcomes is higher than the number of people entering the system due to housing crises. Thurston County began implementing *Built for Zero* during the previous Local Homeless Housing Plan for 2020-2025. Since launching *Built for Zero* as a system-wide measure for successful HRS operations, our community has observed a significant increase in system partner collaboration and communication, as well as an increase of readily available real-time local data to track HRS wait times, service outcomes, interactions with the HRS, and more critical information to drive system improvement. A complimentary initiative that Thurston County runs alongside *Built for Zero* is *Communities for Functional Zero (C4F0),* which reflects a statewide effort to implement Built for Zero's functional zero goals and methodology specifically to reduce homelessness among youth and young adults ages 12-24. In Thurston County, *Communities for Functional Zero* is lead by the local organization for homeless youth, Community Youth Services. The

statewide initiative is led by Washington State Department of Commerce in their Office of Homeless Youth.

Another system-wide pillar for best practice is the Washington State Department of Commerce's Consolidated Homeless Grant (CHG) Guidelines. Commerce deploys the CHG, which is a significant funding stream supporting our local HRS. Per their website, the Department of Commerce explains, "the Consolidated Homeless Grant provides resources to fund homeless crisis response systems. Grants are made to local governments and nonprofits. Recipients of these funds establish assistance and housing programs to support communities in ending homelessness. Homeless crisis response systems respond to the immediacy and urgency of homelessness and ensure that everyone has a safe and appropriate place to live." Commerce releases annually updated guidance via the CHG Guidelines setting baseline expectations for homeless response system service delivery, with the opportunity to adapt specifics at the local level. CHG Guidelines require that services proctored through CHG funding are trauma-informed, low-barrier, voluntary, person-centered, and focus on harm reduction and progressive engagement. These core service elements are required by Commerce not only because they exemplify centering humanity in social services, but also because they are evidenced to result in the best long-term housing outcomes.

Data and Performance Measures

The Thurston County HRS relies on evidence-based and best/promising practices to implement equitable services that lead to positive long-term housing stability outcomes. It is essential to align these best practices with reliable, real-time local HRS data to tailor best practices to current and emerging local needs and to accurately measure system performance. Reliable data is the anchor that keeps the HRS transparent, accountable, and equitable.

Homeless service providers funded through HRS dollars are required to utilize the Homeless Management Information System (HMIS) for collecting eligibility and demographic information on the individuals and/or families they serve. Originating at the federal level and implemented per Housing and Urban Development (HUD) oversite nationwide, HMIS is overseen at the state level by the Washington State Department of Commerce. Commerce's Data and Performance Unit (DPU) describes HMIS as "a data system used to collect and manage information on homelessness and housing services. It helps service providers, funders, and policy makers track service use and assess program effectiveness." Thurston County HRS providers are required contractually to enter participant data timely and accurately, so data reports can be pulled as needed and reflect real-time, local data on what services are being utilized, by what demographics, and ultimately whether housing outcomes are considered following service access. Thurston County's HRS utilizes HMIS data to report annually to the Department of Commerce on Consolidated Homeless Grant (CHG) minimum grant performance indicators. During the implementation of the 2025-2030 Local Homeless Housing Plan, Commerce will also implement a Racial Equity Monitoring of local HMIS data to which Thurston County will be accountable for minimum performance measures in addition to standard CHG performance targets.

Thurston County's HRS collects additional data points at Coordinated Entry to track and inform our *Built for Zero* initiative progress toward *functional zero* for homelessness in Thurston County. *Built for Zero* calls for collection of what Community Solutions calls "By-Name Data," which refers to "a

comprehensive data source of every person in a community experiencing homelessness, updated in real time. Using information collected and shared with their consent, each person on the list has a file that includes their name, homeless history, health, and housing needs. This data is updated monthly, at minimum." On their website, Community Solutions emphasizes the importance of By-Name data, explaining that, "by maintaining a by-name list, communities have current and detailed information on every unhoused person in a population. With this detailed information, they can better match housing solutions with the needs of the individuals. By-name lists often form the basis for case conferencing meetings, where all the providers within a community meet to coordinate and drive forward with housing solutions for people. At the population level, communities can track the changing size, composition, and dynamics of their homeless population. This information enables them to prioritize resources, test changes to their system, and understand whether their efforts are helping to drive those numbers down toward zero." In Thurston County, weekly By-Name case conferencing meetings are held with many providers present to coordinate care for the individuals whose HEAT assessments prioritize them as the top 100 most urgent cases to connect to services.

Alongside HMIS and Built for Zero data, Thurston County facilitates Point-in-Time (PIT) Counts, as required by HUD and Washington State RCW 46.185C.030. Historically, PIT Counts have been conducted annually. However, due to revised requirements during the 2025 Washington State Legislative Session, PIT Counts will move to a biennial cadence beginning in January 2026. During the 2025-2030 Local Homeless Housing Plan, Thurston County will conduct PIT Counts in 2026, 2028, and 2030. Commerce describes the PIT Count as a "count of people experiencing sheltered and unsheltered homelessness that is carried out on one night in January." The "point-in-time" language refers to a census snapshot assessment of homelessness in a local area on a single night, considering the information likely to be accurately generalized to reflect the current state of homelessness in a given area. Thurston County works collaboratively with service providers, volunteers, local sponsors, and donors to conduct the PIT Count as a resource fair, ensuring individuals who attend to share information about their housing status, current needs, demographic information, etc. are also provided food, basic needs resources, information on available services, and more.

In addition to these data tracking modalities, as well as CHG and *Built for Zero* performance indicators, Thurston Conty also reports annually to the Washington State Department of Commerce regarding progress on tasks and strategies outlined in the Local Homeless Housing Plan.

Homeless Response System Priorities

Ideally, Thurston County's Homeless Response System (HRS) would be fully resourced to support every pathway to obtaining and maintaining stable, long-term housing that meets all residents' needs. However, given anticipated funding and resource levels, difficult decisions must often be made about how to prioritize limited resources when they cannot cover the full cost of comprehensive service operations. In general, the Thurston County HRS values:

- Person-centered, low-barrier, and harm-reductive services
- Racial equity

- The voice of lived experience in informing system services, operations, and continuous improvement
- Trauma-informed service delivery
- Equitable prioritization of our community's most vulnerable neighbors
- Use of current local data to drive decision making
- Use of evidence-based and best/promising practices for homeless response services

At present, homeless response services nationwide are caught in a challenging and rapidly changing context. Thuston County's HRS values as listed above are not only cornerstones of evidence-based practices that lead to the most positive long-term housing stability outcomes but also honor the humanity of individuals experiencing housing crises. Thurston County's 2025-2030 Local Homeless Housing Plan objectives, strategies, and tasks continue to reflect our state and local core values. The Thurston County HRS will continue operating with transparency, accountability, and equity as we navigate the evolving climate around social service delivery.

In addition to the core values extrapolated above, we have determined through community input more specific priorities for services in the context of the 2025-2030 Thurston County Local Homeless Housing Plan. In the event of challenging funding and other priority decisions, our HRS will prioritize resources in the following order:

1) Maintaining the existing HRS
2) Improving the effectiveness of the HRS through increased coordination, data tracking and analysis, and leveraging of existing non-housing-specific resources
3) Expanding the capacity of the HRS in a way that creates and enhances multiple pathways to permanent housing, as resources allow
4) Using existing capital resources to create new affordable housing units throughout Thurston County across a range of housing types

Developing the Plan

Thurston County Office of Housing & Homeless Prevention staff led a core team of stakeholders in developing the Local Homeless Housing Plan for Thurston County. Washington State Department of Commerce (Commerce) set guidelines with requirements and objectives for local jurisdictions to follow.

A core team of stakeholders met regularly in 2024 and 2025 to develop the plan. The core team included representatives from local governments and organizations working directly in homeless services and behavioral health. Thurston County's Lived Experience Housing Steering Committee provided guidance and vetting of the development process and the plan. Members of the Lived Experience Housing Steering Committee were compensated up to $60 per hour for their time attending meetings for the development of the plan. Together, these two groups made up the Homeless Housing Taskforce that developed the plan.

Members of the Homeless Housing Taskforce include representatives from local governments, various types of homeless service providers, individuals with lived experience of homelessness and housing instability, and a representative of a Behavioral Health Administrative Service Organization. To see the complete list of members, see Appendix A.

The Homeless Housing Taskforce worked with Thurston County staff to conduct public engagement activities to ensure Thurston County community members were aware of the plan and had a chance to provide input. Public engagement activities included:

- A webpage dedicated to the development of the plan
- Notice of Plan Development published on website and social media
- A community survey on affordable housing and homelessness response in Thurston County
- A service provider survey on the objectives of the plan and Thurston County's Homeless Response System
- Three listening sessions with people currently experiencing homelessness and housing instability
- One listening session with frontline staff at homeless service organizations
- Public comment period September 19 – October 21, 2025
- Outreach and promotion of opportunity for public comment
- Public Hearing on October 21, 2025, at 3:30 p.m.

Work Plan Summary

The 2025–2030 Thurston County Local Homeless Housing Plan Work Plan below outlines the objectives, strategies, and tasks our community has agreed is a "north star" guide for addressing homeless response in Thurston County over the next five years. The Washington State Department of Commerce requires that each county's Local Homeless Housing Plan includes specific steps, information, and stakeholders in its development to ensure the plan is representative of community voice and diverse perspectives.

Through robust engagement with people in our community with lived experience with houselessness, direct service providers and their leadership, municipal and county stakeholders and leadership, the Thurston County Board of County Commissioners, and the larger Thurston County Community, a few key themes emerged as areas of strategic focus for the HRS in coming years. These include:

- Using local data to inform strategic decision making
- Increasing current partnerships with behavioral health, law and justice stakeholders, healthcare, workforce development, and other adjacent systems to better leverage services and funding
- Exploring opportunities to expand safe parking for people sheltering in vehicles, and exploring longer-term safe parking and permitting opportunities for Recreational Vehicle (RV) residency

- Addressing outreach efforts to large local encampments to increase safety and make connections to services as accessible as possible
- Increasing landlord engagement, education, and stigma reduction to increase available local community-integrated housing opportunities
- Exploring opportunities to advocate for increased tenant rights regarding housing affordability, housing habitability and quality standards, and housing accessibility

These key themes are represented throughout the Work Plan below, in the larger context of additional strategies and key areas of focus from community input, subject matter expertise in plan development, and from Commerce requirements.

The Washington State Department of Commerce requires that each county's Local Homeless Housing Plan includes specific steps, information, and stakeholders in its development to ensure the plan is representative of community voice and diverse perspectives. Documentation of required information is available in the document appendices.

2025–2030 Homeless Housing Work Plan

OBJECTIVE 1

Promote an equitable, accountable, and transparent homeless crisis response system

STRATEGY 1

Strengthen Homeless Response System **transparency** through:

- Accurate and streamlined collection, analysis, and dissemination of system data
- Implementing consistent, accessible, relevant referral pathways for Coordinated Entry and other system access points/associated services
- Streamlined communication and cross-training across system partners
- Community engagement and education

ID	Tasks	Responsible Party	Goals	Intended outcome	Timeline
1.1.1	Ensure consistent and accurate data entry into HMIS and supplementary databases through contractual agreements and monitoring.	OHHP	• Write minimum standards for data entry timeliness and accuracy into all Homeless Response System contracts • Perform quarterly data quality checks to ensure data is accurate	Ensure/improve real-time system data quality	Ongoing
1.1.2	Map HRS stakeholders and identify priority order for engaging stakeholders in	OHHP, HRS Providers, BFZ/C4F0	• Map HRS Stakeholders currently involved	Identify key areas for targeted narrative data to	By June 2026

	listening sessions to increase narrative data for system improvement.	Coordinator, Advisory Boards/Steering Committee	• Identify ideal HRS stakeholders not yet involved • Determine priority order for engaging stakeholders in listening sessions	improve "big picture" understanding of system performance	
1.1.3	Host community listening sessions to gather narrative data to combine with measurable data from HMIS and supplementary databases to evaluate system performance and opportunities for improvement. Identify and secure accessible locations for community listening sessions in partnership with THV and shelter providers and system stakeholders.	OHHP, HRS Providers, Advisory Boards/Steering Committees	• Plan a minimum of one listening session annually • Host at locations evaluated for geographic and demographic accessibility	Supplementing HMIS and other system measurable data with narrative data to inform holistic data-driven system performance	Host the first session in 2026, and increase to at least 2x annually beginning in 2027
1.1.4	Report outcomes and insights from HMIS, CE activities, and listening sessions to the HAT, RHC, and HRS Work Groups, and advisory boards/steering committees biannually at a minimum.	OHHP, CE and HAT Executive Teams, Advisory Board/Council Tech Teams, BFZ/C4F0	• Develop biannual reports with HMIS and listening session data on time • Include summaries of community feedback and CE referral outcomes as necessary • Analyze available system data and develop a "system performance snapshot" that clearly	Stronger system alignment and informed oversight by core governance bodies.	Biannually

			demonstrates current areas of strength and areas for HRS growth		
1.1.5	Share the annual Coordinated Entry System (CES) Evaluation Summary with stakeholders and system partners.	OHHP, HRS System providers, partners, and other stakeholders	• Disseminate evaluation summary within 30 days of completion • Request acknowledgement of receipt from application/responsible stakeholders • Publicly share the evaluation by posting on the OHHP website • Present the evaluation at a Thurston County Board of County Commissioners public meeting once annually	Greater partner understanding of system performance and areas for improvement, public awareness of system efforts, successes, and areas for growth	Annually
1.1.6	Use existing community communication methods to: • Communicate program closures, transitions, and real-time service availability • Mitigate the impact of program closures, staff turnover, and transitions that result in client displacement or data inconsistency	OHHP, All Contracted Partners	• Report programmatic changes including staffing updates and/or program changes monthly to OHHP	Increased cross-system communication about service updates and availability, increased context for understanding system data, additional data tracking for system performance and accountability	Begin tracking by 2027

1.1.7	Develop and implement a HRS Data Dashboard	OHHP, HRS System Providers	• Develop a public-facing HRS Data Dashboard to show real-time updates on system inflow and outflow, average wait times for CE, and other relevant data points for transparency	Increase public awareness of HRS performance, set realistic expectations for service timelines and outcomes with current system resources	Develop and implement by 2027
1.1.8	Participate in ACHS policy forums to share local insights and align regionally and statewide on policy recommendations.	OHHP, HAT and CE Executive Teams as needed	• Document attendance • Bring ACHS information and policy change recommendations back to advisory boards, HAT, and RHC	Aligning local data and HRS strategies with regional and statewide homeless response efforts	Meetings attended monthly, report backs minimum annually, though ad hoc as needed
1.1.9	Develop and implement partnership MOUs for referrals between HRS Homeless Services Grant contracted partners, as well as referrals with relevant providers not contracted directly with the HRS through Homeless Services Grant awards.	HRS Providers, OHHP	• Formalize referral pathways, processes, and partnerships • Increase ease of access and warm handoff referrals both in and outside of the HRS	Streamlining referrals for robust, accurate, and timely service connection	Ongoing

1.1.10	Map adjacent system resources (Behavioral Health, Healthcare, Workforce Development, Harm Reduction for Opioid and other Substance Use, etc.) available to unsheltered and unstably housed individuals and households to determine available internal and external resource availability for holistic service access	OHHP, BoS representatives, TMBHO, PHSS BFZ/C4F0	• Service map developed and publicly shared • Reviewed and updated annually • Results implemented into referral pathway MOUs	Tracking of relevant/adjacent HRS resources	Complete by 2027
1.1.11	Identify and use a centralized, user-friendly online community resource guide (i.e. the South Sound Resource Guide or similar) and update it regularly.	OHHP, HRS Service Providers, BFZ/C4F0	• Resource guide updated quarterly • Embed opportunity to provide feedback on usefulness/accuracy/accessibility of the guide	Tracking and increasing awareness and access to internal and external HRS resources	Ongoing
1.1.12	Provide on-demand CE orientation tools (e.g., video or story map) to help participants & providers understand what CE is and how it works.	OHHP, CE Provider, BFZ/C4F0	• Develop tools for increased understanding of how CE works and what people can expect • Embed an opportunity for feedback (survey or similar) with the tool to continuously improve relevance and effectiveness	Streamlined communication and cross-training across system partners, Community engagement and education	Develop tools by 2027, Ongoing once developed

1.1.13	Develop a 'Good Neighbor' education campaign to decrease stigma around supportive housing and/or currently or formerly unhoused people and to improve community engagement with and understanding of the HRS	OHHP, Municipalities, BoCC, PHSS PIO, HRS providers	• Develop a curriculum with a track for people becoming housed, and with a track for community members in neighborhoods where new affordable housing or HRS shelters do or will exist • Implement the curriculum once developed	Improved neighborhood engagement and reduced friction at new and existing housing sites	Develop by 2028, implement twice annually ongoing after developed

STRATEGY 2

Enhance Homeless Response System **accountability** through:

- Letting local data and evidence-based practices lead the way for continuous Homeless Response System improvement
- Soliciting and implementing stakeholder feedback to improve system operation, services, and outcomes
- Meeting or exceeding grant performance standards as set by the Washington State Department of Commerce for the Consolidated Homeless Grant (CHG)

ID	Tasks	Responsible Party	Goals	Intended outcome	Timeline
1.2.1	Develop and implement a Homeless Response System Continuous Improvement plan to track newly developing or changing information across the implementation timeline of the 2025-2030 Homeless Housing Plan	OHHP, HRS System Providers	• Ensure that the 5 year plan can be responsive to new and evolving data across the implementation timeline • Ensure that information gathered and analyzed is operationalized in system improvement • Release plan continuous improvement updates annually	Create a 5 year plan process that allows for interim adjustment and flexibility to align services with additional and more accurate system data as it is collected, making sure that efforts to	Formally updated annually

				improve system data collection are actionable and operationalized	
1.2.2	Implement Built for Zero and Communities for Functional Zero as system-wide best practice frameworks for data tracking, analyzing system performance, informing performance improvement strategies, and setting system-wide standards and targets for HRS service delivery and outcomes	OHHP, BFZ Contract Holder, BFZ Coordinator, Community Solutions, C4F0 provider	• Maintain a Built for Zero Coordinator to spearhead efforts to accurately implement BFZ/C4F0 as a systemwide best practice • Ensure all HRS system contractors are connected and in alignment with BFZ/C4F0 strategies/principals/standards • Ensure C4F0 is working in tandem with the BFZ Coordinator	Maintaining a best-practice backbone for the HRS	Ongoing
1.2.3	Generate quarterly HMIS Data Reports to demonstrate housing outcomes and demographic information not tracked through Built for Zero Reports	OHHP, HRS Providers	• Complete a full picture of system performance by aligning this report with BFZ/C4F0 reports • Utilize data to demonstrate areas of strength and opportunities for growth with system housing placement outcomes • Utilize data to inform whether any demographic disparities exist in housing placement outcomes	Improved accountability for system housing outcomes in general, and specifically to reduce any demographic disparities	
1.2.4	Develop a Legislative Advocacy Subgroup for the HAT	HAT, HAT Execs, OHHP	• Determine volunteers for the group with rolling opportunities for new membership to join	Increase opportunities to advocate for	In place, Ongoing infrastructure support through 2030

			• Annual selection of subgroup chair/lead facilitator • Monthly report-outs to the full HAT as a standing agenda item at monthly meetings • Meet at least once monthly as a workgroup, with increased activity expected during state legislative sessions • Solicit policy recommendations from HAT to inform system-level planning and advocacy	change that allows HRS funding, service eligibility, and menu of services to improve based on relevant, current data based on local needs.	
1.2.5	Evaluate CES data quality on a regular basis to identify: • Gaps or inconsistencies in enrollment and service connection • Outreach for initial contact, assessments, and enrollments among target populations • Potential service inequity • Potential implicit biases in data collection/outreach	OHHP, BFZ/C4F0, HMIS-enrolled HRS providers	• Generate CES data quality reports bi-annually alongside BFZ/C4F0 data reports and HMIS housing outcome reports • Analyze data quality reports to determine where outreach and service disparities exist • Determine and include improvement strategies into the HRS Continuous Improvement Plan	Collecting more reliable and actionable CES data for program and policy decision-making	Biannually
1.2.6	Establish and maintain a community-facing data dashboard to share timely	OHHP, BFZ/C4F0, all	• Update at least quarterly with most recent BFZ/C4F0, HMIS, and CES data, as well as a current copy of	Increased public trust and proactive engagement in	Implement by 2028

	updates on homelessness trends and project developments, including public posting of all BFZ/C4F0, HMIS, and CES data reports described above	HRS who us HMIS	the HRS Continuous Improvement Plan • Provide a recorded "Data Walkthrough" video recording to analyze data in context • Provide an opportunity for public engagement via Public Q & A updated quarterly with questions received through the dashboard website	HRS operations and performance	

STRATEGY 3

Advance **equity** in the Homeless Response System through:

- Accurate collection and analysis of Homeless Response System demographic data to determine local areas of inequity in service delivery and accessibility
- Improved outreach to under-engaged communities, or individuals with the most barriers to service access
- Prioritizing the voice of lived experience alongside local demographic data in thoughtfully implementing and improving Homeless Response System service access and delivery
- Exploring new organizational partnerships to reach under-engaged and underserved populations
- Increasing knowledge of Homeless Response System operations and resources
- Portraying a realistic picture of local need, root causes of homelessness, and addressing how stigma affects community response and expectations of system services

ID	Tasks	Responsible Party	Goals	Intended outcome	Timeline
1.3.1	Identify methods for incentivizing community participation in targeted listening sessions and engagement	OHHP, HRS Providers	• Increase participation in qualitative data solicitation for communities with historical lack of trust in	Gain more system improvement input from	Before first listening session in 2026

	activities for service equity data collection and improvement		service providers and governmental entities • Ensure integrity around valuing and compensating lived experience and perspective • Identify possible methods, such as in-kind donations, food and resource distribution, stipends or gift cards, etc. for participation in listening sessions	individuals with lived experience and harder-to-reach communities	
1.3.2	Integrate HRS resources, information, and education into listening sessions to increase understanding of available housing resources for listening session participants	OHHP, HRS Providers	• Develop a tailored system overview, resource guide, and contact list with instructions available for listening session participants • Do drop-in heat assessments, rapid rehousing, or homeless prevention eligibility screenings as appropriate on-site at listening session events • Ensure representation from relevant service providers at listening sessions to establish a warm connection and develop rapport so	Improve knowledge of CE among communities brought in for listening sessions	Before first listening session in 2026

			listening session participants can understand with whom they will connect when they access support • Engage the Thurston County Resource Hub where appropriate as an additional available resource for participants		
1.3.3	Establish wrap-around teams with Designated Lead Case Coordinators for any individual receiving support from multiple providers in the HRS to support improved outcomes and reduce burden of services through improved care coordination	OHHP, HRS Providers, CE, BFZ/C4F0 (By Name List Meetings), Resource Hub	• Utilize the BFZ By Name List meetings, Bypass Committee, Coordinated Entry, etc. to identify highest priority cases • Determine what organizations will participate in service delivery to support each participant • Designate a Lead Care Coordinator for each high priority participant • Implement MOUs and systemwide Operating Procedures detailing communication, task delegation, and appointment coordination in support of these individuals	Improve urgency, coordination, consistency, and holisticness of care for the most vulnerable HRS participants	Establish processes, procedures, and MOUS by 2027 Implement through 2027-2029 biannual provider contracts

1.3.4	Increase mobile service access (i.e. ID/Document Recovery, Medical Care, Behavioral Health Intake, Public Benefit Connection, etc.) at CE outreach locations for individuals with access barriers	OHHP, DSHS, DOL, CE, Providence, Resource Hub, TMBHO, HRS Providers, Outreach Providers, Food Bank	• Determine high-traffic outreach locations • Increase coordination of services that are currently or could be provided onsite at CE outreach locations • Determine a rotating outreach schedule for services, discuss mobile outreach schedule at weekly GROWL meetings • Explore opportunities to provide rides to services not able to be provided remotely • Prioritize rural CE outreach locations as well as most commonly accessed CE outreach locations	Equitable engagement in rural and high-barrier communities to improve HRS reach	Ongoing coordinated improvement efforts through 2030
1.3.5	Engage the Thurston County Resource Hub as a partner stakeholder convener for real-time, holistic resource navigation for individuals seeking support	OHHP, TC Resource Hub, HRS Providers	• Encourage HRS providers to participate on-site at the Thurston County Resource Hub, and in Resource Hub outreach events • Encourage MOUs or similar formal referral agreements between the Resource Hub and HRS Providers • Encourage Resource Hub staff presence at HAT,	To improve single-point connection to holistic services accessible to individuals with barriers to service access and coordination	Ongoing

			GROWL, By Name List, and BFZ community meetings		
1.3.6	Expand housing access pathways for individuals with: • Current or former criminal legal system involvement • Undocumented status • People fleeing interpersonal and/or domestic violence • Registered Sex Offenders • Individuals with Behavioral Health Challenges • Families • Youth • Veterans • Individuals who are experiencing unsheltered homelessness	OHHP, TMBHO, TC Public Defense, County and Municipal Law Enforcement, HRS Providers, DOC, DOJ, HCA, ALTSA	• Improve service relevance and responsiveness to the unique needs of these specific demographics • Design educational campaigns for stakeholders involved in increasing housing opportunities for individuals among these specific demographics • Increase landlord outreach specifically and explore global leasing opportunities to reduce barriers to these specific demographics in obtaining and maintaining permanent housing	Improved service and housing opportunities to these specific demographics	Develop educational materials and begin outreach by 2026, begin demonstrating improved outreach, engagement, and housing placement data by 2028
1.3.7	Identify and implement a best-practice anti-bias monitoring tool, and explore ways to meaningfully implement through: • Homeless Services Grant monitoring • Organizational peer review • Voluntary self-evaluation	OHHP, HRS Providers	• Integrate bias monitoring into formal and informal program evaluation • Use tool results to support individualized technical assistance and continuous improvement opportunities for HRS Providers • Provide anti-bias training in general, and tailored	Improving cultural responsiveness and reducing conscious and unconscious bias in system service delivery	Integrate tool into formal monitoring by 2027, make available for self-evaluation and implementation by 2026

			trainings following assessment/monitoring/peer review		
1.3.8	Evaluate and document improvements to prioritization tools and protocols used in CES (i.e. HEAT)	HEAT subcommittee, HEAT Committee, HAT, OHHP	• Ensure service prioritization tools (i.e. HEAT) is revisited annually to allow for changes recommended by improved system data tracking and quality • Include larger system service inequities identified through this process in the HRS Continuous Improvement Plan	Improved prioritization accuracy and alignment with equity goals	Annually
1.3.9	Identify gaps and improve behavioral health referral coordination for individuals accessing the HRS who are interested in behavioral health (i.e. mental health treatment, substance use disorder assessment and/or treatment, etc.)	OHHP, BoS representatives, TMBHO, PHSS, State Partners, BFZ/C4F0	• Complete a Gap Analysis • Incorporate findings into referral processes formalized between HRS providers and behavioral health providers via MOUs	Improved robustness of services and cross-sector partnership	Ongoing
1.3.10	Analyze CES, HMIS, BFZ/C4F0, and Listening Session data to inform improvement strategies to address disparities in HRS housing outcomes, especially permanent housing access; include these strategies into HRS Continuous Improvement Plan	OHHP, RHC, HSAB, TAHAB, HAT	• Disparity reduction strategies implemented and reviewed annually for effectiveness; outcomes disaggregated by demographics	Guidance is reflective of real-time system needs and gaps in service	Ongoing

1.3.11	Encourage peer-led outreach and navigation teams to serve rural and underserved areas	Outreach orgs, OHHP	• Increase rapport and presence in rurally located and/or other underserved communities	Leveraging peer knowledge and perspective to increase service accessibility	Ongoing
1.3.12	Continue weekly By Name List meetings to coordinate care and support for our CES most vulnerable enrollees and create additional by-name groups of focus as resources allow.	BFZ/C4F0, CES	• Identify, locate, support, and otherwise coordinate care for our CES's most vulnerable individuals and families	Prioritize care coordination and service access for our community's most vulnerable individuals and families	Ongoing
1.3.13	Continue bi-weekly GROWL meetings to coordinate and communicate real-time updates to outreach efforts, mobile service access, unique and/or burgeoning needs at different camps and other outreach sites, etc.	OHHP, HRS Providers, Environmental Health	• Maintain meeting cadence and infrastructure • Continue coordinated outreach efforts	Continue system outreach coordination efforts	Ongoing
1.3.14	Increase outreach to local rental property owners and managers through a system-wide Landlord Liaison, who can focus on landlord education regarding stigma reduction, landlord resources, supportive housing services, housing quality standards, voucher and subsidy programs, and global leasing	OHHP, HRS Providers, Local Landlords	• Develop a curriculum and talking points for educating landlords on the myths and facts of renting to people who have lived unsheltered, the benefits of supportive housing services, opportunities for landlord support through the	Increase landlord engagement in the HRS, and increase available rental units with reduced barriers	

			Landlord Mitigation Fund, global leasing, myths and facts about voucher and subsidy programs, etc. • Increase efforts to house people directly from emergency shelters and unsheltered homelessness in community integrated housing with long-term supports • Increase housing stock available for individuals seeking permanent housing in community integrated housing instead of set-aside housing types • Increase successful permanent housing outcomes for HRS participants	for HRS participants	
1.3.15	Coordinate with the Opioid Task Force and TMBHO to align homeless response strategies with behavioral health strategic plans	TMBHO, TCORTF, OHHP	• Develop joint strategies for housing and opioid treatment interventions for shared participants • Reflect collaboration in shared action plans	Better targeted resource deployment for mental health and housing interventions	Ongoing, revisited formally annually

OBJECTIVE 2

Strengthen the Homeless Service Provider Workforce

STRATEGY 1

Foster collaborative learning and knowledge sharing through:

- Peer-led and agency-to-agency opportunities for sharing effective practices, training, and system expertise
- Establishing system-wide best practice and cross-training to reduce siloing and increase confidence in cross-agency referrals and partnership

Increasing local, state, and/or national professional association learning opportunities to bring current information and promising practices back into our local Homeless Response System

ID	Tasks	Responsible Party	Goals	Intended outcome	Timeline
2.1.1	Engage internal system experts in facilitating peer-to-peer trainings at least quarterly on such topics as: • Best practices for supportive housing services at every point in the housing continuum of care • Specific organizational and/or programmatic information about specific HRS providers or partner stakeholders • Cultural considerations for various communities or	OHHP, HRS Providers, other system stakeholder experts	• Recognize and elevate internal system expertise among colleagues and peers • Increase opportunities for peer leadership • Increase HRS workforce knowledge, skills, and confidence in service diverse individuals well and making relevant, warm handoff referrals to other system partners • Increase ability to accurately set participant expectations	Increased confidence and consistency in service delivery across provider agencies	Host first event by the end of 2026, then quarterly ongoing

	identities that might interface with the HRS • Anti-bias training • Local system data, successes, and opportunities for growth at-a-glance		when making referrals to partner organizations • Decrease interorganizational silos		
2.1.2	Coordinate regional peer roundtables for front-line staff to share field-based practices and challenges.	OHHP, HRS Providers	• Determine broad themes based on current system needs, data trends, or other timely relevant topics • Bring together HRS peers across agencies to share experience and knowledge • Brainstorm creative solutions and strategies to elevate to organizational leadership across the system regarding complex system concerns, barriers, or opportunities for growth	Increased peer-to-peer support and shared problem-solving capacity, increased voice among direct service staff to exercise creative freedom and elevate ideas from a peer level to cross-organizational and County leadership	Biannually beginning in 2027
2.1.3	Establish a HRS Workforce HAT subgroup to identify training needs/wants, opportunities, and report those opportunities back to the HAT and larger HRS	OHHP, HAT, HRS Providers	• Solicit training needs and wants from the HAT and larger HRS • Research and share about local or other training opportunities	Improved regional coordination and reduced duplication of training efforts, increased participation in local training	Subgroup creation by 2026

			• Coordinate development of desired trainings that don't yet exist	opportunities to increase HRS staff confidence, skills, knowledge, and ultimately make positions less stressful and service delivery more successful.	
2.1.4	Create a centralized HRS online learning library for storing and sharing available training opportunities and resource materials relevant to the whole HRS, including systemwide orientation materials, homeless response best practice learning modules, etc.	OHHP, HRS Providers	• Identify training topics for cross system education with the intention of free use by all HRS organizations in onboarding new staff, aligning the full HRS around the same best practices, etc. • Consolidate all learnings as e-modules for anytime access when organizations hire new staff • Identify an online platform sufficient for storing e-modules and associated learning materials	Improved cross-system orientation and streamlined systemwide expectations for best practice and HRS onboarding	Begin recording e-modules by 2026, with initial library of modules launched by 2027
2.1.5	Organize and facilitate in-person, advanced workshops as a follow-up to the introductory systemwide orientation online learning module library to	OHHP, HAT subgroup,	• Rotate topics found in the introductory e-modules for deeper-dive in-person trainings biannually	Deeper learning around specialized practices and shared system	Quarterly beginning the same quarter the e-module

	strengthen confidence, skills, and knowledge on the same topics but more in depth			ownership, providing ongoing skill development and knowledge building beyond introductory orientation and on-the-job experience.	learning library launches
2.1.6	Host a Learning Symposium every other year bringing together providers from our local HRS, as well as other adjacent support systems such as Healthcare, Education, Employment/Workforce Development, Behavioral Health, Environmental Health, Affordable Housing, Law and Justice, etc.	OHHP, HRS Providers, State Partners,	Plan and execute a 1-2 day event with breakout sessions, keynote speakers, and opportunities for peer networking and professional relationship building within the HRS and across adjacent partner sectors	Increased cross-sector partnership, learning, and professional growth opportunities	Every other year beginning in 2027

STRATEGY 2

Invest in Homeless Response System direct service professional development through:

- Professional development opportunities to acknowledge leadership potential and increase skills, knowledge, and confidence
- Celebrating staff achievements through system-wide acknowledgement of excellence in service
- Investigating opportunities for formal credentialing to support standardized industry best practices and help Homeless Response System professionals use recognized credentials to negotiate fair pay across providers within the industry
- Encouraging prioritization of lived experience in hiring and promotional opportunities across the Homeless Response System

ID	Tasks	Responsible Party	Goals	Intended outcome	Timeline
2.2.1	Set aside reserve funding for HRS scholarship fund accessible by application for any HRS provider who would like to send staff to training opportunities but faces organizational funding limitations to cover the cost of training registration, travel, or other associated costs	OHHP, HRS Providers, RHC	• Make training more accessible and incentivized at organizations that would otherwise struggle to provide staff the professional development and learning opportunities	Increased employee retention, increased institutional knowledge among HRS system staff, increased job satisfaction and sense of care and investment from HRS organizational leadership	Implement in 2027-2029 Homeless Services Grant cycle
2.2.2	Encourage organizations to incentivize participation in Peer credentialing/certification programs	HRS Providers	• Advertise opportunities for participation in Certified Peer Specialist and/or other peer certification trainings to staff • Cover the cost of attendance for staff, and allow participation in trainings to be considered worktime • Consider prioritizing individuals with peer certifications as priority for hiring and promotional opportunities	Expanded awareness of and participation in currently available peer and other relevant credentialing opportunities to improve employees' ability to advocate for fair wages and validate experience and	Implement in 2027-2029 Homeless Services Grant cycle

			• Utilize scholarship funds as needed to support employees with barriers to attending training (i.e. childcare, hotel/travel costs, etc.)	knowledge gained on the job and through lived experience	
2.2.3	Nominate and recognize high-achieving staff for "spotlight awards" through features in the quarterly Regional Housing Council newsletter, and at the bi-annual Learning Symposium	OHHP, HRS Providers	• Nominate staff quarterly who have gone above and beyond in service of their participants, their peers, or their own self-care and professional growth for recognition systemwide • Ensure staff feel seen, celebrated, and appreciated for their hard work	Greater recognition of staff commitment to participants, peers, and/or their own self-care and professional growth and development	Begin by 2026
2.2.4	Develop and share guidance for HRS provider organizations on how to best support staff with lived experience, including: • Access to training and mentorship • Role-specific professional development • Support and resources for mitigating vicarious trauma and burnout • Policies/procedures/protocols for when employees request support through services provided by the organization (i.e. homeless prevention rent assistance, etc.)	OHHP, HRS Providers	• Identify a source for best practice guidance on this topic • Develop a Management Toolkit with recommendations for hiring, training, supporting, and investing in staff with lived experience • Distributing the toolkit to all funded providers in the HRS	Agencies adopt structured and trauma-informed strategies to ensure staff with lived experience are not only hired, but meaningfully supported in maintaining and thriving in their roles	Implemented by 2028

2.2.5	Investigate the possibility of a developing a formal "Housing Specialist" credential, similar to a Certified Peer credential, that could standardize and legitimize Homeless Response Services through a city, county, and/or state recognized best-practice curriculum to establish industry standards and alignment locally and statewide for supportive housing services	OHHP, Municipal Partners, State Partners, HRS Providers	• Begin researching and stakeholder development to bring this conversation to the state level • Begin pilot curriculum development	Begin setting industry standards for housing support services, increase professional development opportunities for HRS staff	Ongoing through 2030

STRATEGY 3

Increase sustainability of Homeless Response System workforce roles through:

- Ongoing solicitation of opportunities for growth via continuous improvement for workforce retention
- Protecting and HRS professionals from burnout and vicarious trauma, and supporting them with resources to sustain their behavioral health in emotionally demanding and challenging work
- Exploring creative, cost-effective ways to reduce workload burden on Homeless Response System professionals

ID	Tasks	Responsible Party	Goals	Intended outcome	Timeline
2.3.1	Promote HRS workforce support groups hosted by trained facilitators to increase access to peer support and safe spaces to decompress	OHHP, HRS Providers	• Pilot at least one support group or similar model for 6-12 months, then use group feedback to inform whether to continue or	Improved HRS workforce well-being and reduced workforce burnout, increased	Begin implementing at the beginning of the program year in 2026

			adapt to a different support model	employee retention	
2.3.2	Develop training materials and e-modules for the online HRS Learning Library on topics such as wellness, mindfulness, self-care, and effects of vicarious trauma, addressing burnout, etc.	OHHP	• Research best practices for supporting employee self-care and wellness for direct service providers • Record e-modules for the online HRS learning library • Develop an associated toolkit for the e-modules	Improved HRS workforce well-being and reduced workforce burnout, increased employee retention	Begin recording e-modules by 2026, with initial library of modules launched by 2027
2.3.3	Champion system-wide self-care and healthy boundaries through leadership modeling, incentives, and recognition of best practices	HRS Provider Leadership	• Avoid rewarding overwork, instead focusing on consciously incentivizing and celebrating healthy boundaries and self-care • Demonstrate reinforcement of good self-care through leadership modeling • Considering promoting staff who demonstrate healthy boundaries and	Stronger staff morale and reduced turnover due to shared values and organizational sense of support, knowing there won't be any formal or informal "consequence" of not overworking	Ongoing

			commitment to self-care • Writing and implementing organizational policy and formal commitments to supporting staff in exercising self-care, taking time off, and otherwise addressing or preventing burnout		
2.3.4	Convene a provider feedback panel annually to gather ongoing input on system pain points and workforce needs.	OHHP, HRS Leadership	• Request panel feedback on what workforce retention and strengthening strategies have been helpful and not helpful • Brainstorming suggestions for additional strategies or modifying existing strategies	Implement an ongoing feedback loop that informs continuous HRS improvement in workforce support and retention	Annually
2.3.5	Encourage voluntary agency participation in workforce satisfaction surveys to track trends over time.	OHHP, HRS Leadership	• Develop a survey to deploy in addition to the provider feedback panel to garner broader system input on workforce support and retention strategies	Improved understanding of workforce challenges and retention factors	Annually in alignment with Provider Feedback Panel

				as they evolve over time	

STRATEGY 4

Enhance provider capacity through:

- Leveraging all available resources across the system, reducing duplication of services wherever possible
- Increasing coordination across all system providers to distribute care coordination responsibility equitably between providers working with shared participants

ID	Tasks	Responsible Party	Goals	Intended outcome	Timeline
2.4.1	Support providers in establishing warm handoff practices and shared case documentation protocols across agencies.	OHHP, HRS Providers, HAT, GROWL, BFZ/C4F0	• Increase care coordination across organizations that support shared clients • Decreasing workload on direct service staff who could leverage care coordination in support of mutual clients to reduce individual workload • Implementing MOUs to formalize care coordination and warm handoff referral protocols	Decrease interorganizational silos, increase supportive collaboration and workload sharing across organizations, decrease stress from confusion regarding referral protocols, improving service delivery	Ongoing beginning in 2025

2.4.2	Compile and maintain an up-to-date resource guide for providers outlining available technical assistance opportunities across the system.	OHHP	• Guide published and reviewed semi-annually • Guide updated at least quarterly to ensure it remains accurate • Guide include in HRS System Data Dashboard once guide and dashboard are developed	Increased awareness of and access to technical assistance tools, increasing HRS staff confidence in knowing what resources are available and how to make a good referral	Ongoing
2.4.3	Create a system-wide FAQ document answering common questions about CE processes, compliance, and program expectations.	OHHP, CE Team	• Draft FAQ and have it reviewed by CE team for accuracy • Update at least quarterly • Include FAQ on HRS System Data Dashboard once FAQ and Dashboard are developed	Reduced confusion and stress regarding system operations and current timelines for service, setting participant expectations as realistically as possible	End of 2027

OBJECTIVE 3

Prevent episodes of homelessness wherever possible

STRATEGY 1

Optimize and coordinate existing prevention resources through:

- Strengthening collaboration and communication among providers and other stakeholders
- Introducing new cross-sector stakeholders with prevention specific resources
- Leveraging resources across internal and external partners to maximize impact and reduce duplication

ID	Tasks	Responsible Party	Goals	Intended outcome	Timeline
3.1.1	Increase HRS provider awareness and referrals into homeless prevention programming	OHHP, HPRA Providers, RR Providers	• Ensure Homeless Prevention resources are included in HRS resource guides • Ensure Homeless Prevention resources are included as training e-modules on the HRS System Learning Library • Engage in community education and outreach campaigns to increase awareness of Homeless Prevention resources • Establish formal partnerships via MOU with local legal aid groups supporting individuals	Increased awareness and access to prevention resources, reducing the number of individuals entering or re-entering homelessness	Ongoing

			with eviction notices in accessing services		
3.1.2	Enhance coordination and collaboration among prevention providers	OHHP, HP Providers, providers supporting people in foster care	• Establish and maintain local shared agreements for service priority, protocols, and other coordination considerations across multiple Homeless Prevention providers • Case consult eligible individuals regularly at coordination meetings to determine possible opportunities to leverage resources, request exceptions to protocol, or to identify a best-fit provider for complex cases that meet multiple program eligibility requirements	Ensuring resources stretch as far as possible through leveraging funds, staffing capacity, and other resources	Weekly meetings ongoing
3.1.3	Engage private sector, healthcare, behavioral healthcare, workforce development, foster care, and faith-based partners to explore additional, holistic resources that contribute to long-term housing stability outcomes	Faith based partners, OHHP, Private Sector, local workforce development council and economic development councils,	• Determine additional stakeholders with resources that could assist in housing stability • Cross-sector system mapping of existing programming that could prevent homelessness, including gap analysis and identifying duplicated efforts • Cross-sector training and resource guide development	Enhance existing resources with additional, holistic supports, leverage funding and increase service capacity through cross-sector partnerships, enhance service delivery to address	Begin stakeholder development research and process by 2026, system mapping and formalized partnerships in place by 2027

		Medicaid partners, BHASOs, MCOs, providers supporting people in foster care	for program eligibility, resources available, and best process for warm hand-off referrals and/or coordinated care • Formalized partnerships and/or resource sharing via MOUs, data sharing agreements, etc.	root causes of housing instability alongside rent assistance and housing case management support	
3.1.4	Coordinate with Law and Justice stakeholders to enhance housing pathways for individuals with current and prior criminal legal system involvement	OHHP, DOC, TMBHO, CE, TC Public Defense, TC Jail, TC Sherrif's Office, TC Pretrial Services, TC Probation	• Establish contacts with each stakeholder to provide information on Homeless Prevention resources, and to better understand opportunities to increase support for the specific needs of individuals with background check and similar barriers to stable long-term housing • Learn more about additional prevention resources available to individuals through other system partners, to better leverage support wherever possible • Consider making "Reentry" a BFZ target population for a standalone workgroup to focus on finding tailored, best-practice solutions in support of this specific population	Reduce incidents of people exiting jail or prison to homelessness, increase HRS responsiveness to preventing homelessness specifically for individuals with increased barriers to finding new stable housing due to background check factors	Establish partnerships and resource mapping by 2026

			• Increase coordination with Reentry providers to reduce incidents of individuals exiting jail or prison to homelessness		
3.1.5	Coordinate with inpatient behavioral health treatment providers to enhance housing options for individuals exiting treatment	OHHP, State Psychiatric Hospitals, Inpatient Treatment Providers, HCA, GOSH, FHARPS, FPATH	• Establish contacts with each stakeholder to provide information on Homeless Prevention resources, and to better understand opportunities to increase support for the specific needs of individuals exiting inpatient behavioral health treatment • Learn more about additional prevention resources available to individuals through other system partners, to better leverage support wherever possible • Consider making "Reentry from Inpatient Treatment" a BFZ target population for a standalone workgroup to focus on finding tailored, best-practice solutions in support of this specific population • Increase coordination with inpatient and outpatient behavioral health providers to reduce incidents of	Reduce incidents of people exiting inpatient treatment to homelessness, increase HRS responsiveness to preventing homelessness specifically for individuals who might benefit from long-term housing support	Establish partnerships and resource mapping by 2026

			individuals exiting inpatient treatment to homelessness • Consider options for providing long-term supportive housing services for individuals with behavioral health needs to ensure housing stability long term		
3.1.6	Coordinate with providers offering services to individuals fleeing domestic and/or interpersonal violence to urgently and safely rapidly rehouse or maintain current housing when applicable	OHHP, DV Providers, CVAN, OCVA, ACI, Anti-trafficking Service Providers, DCYF	• Establish contacts with each stakeholder to explore opportunities for partnership and leveraged services sand funding • Prioritize and expedite program enrollments for individuals fleeing violence for housing stability and rapid rehousing services	Reduce instances of homelessness related to fleeing violence	Establish partnerships and resource mapping by 2026
3.1.7	Develop a housing stabilization tracking system to prevent voucher/subsidy expiration or delays	OHHP, HP Providers, HATC	• Design a system with the capacity to track if/when housing vouchers or subsidy programs will require documentation for renewal, or will expire and a new housing stability strategy will need to be identified • Implement the tracking system with notifications to individuals (and associated	Reduce incidents of homelessness caused by voucher loss, maintain stable housing for individuals utilizing housing voucher and/or subsidy programs to support housing stability	Develop tracking system by 2028, implement ongoing after developing

			support providers, if any) of upcoming renewal deadlines and requirements to prevent expiration, delay in renewal, or loss of voucher/subsidy • Invest in Housing Stability Case Management support to assist individuals without current supportive housing case management in navigating voucher/subsidy/alternative housing stability resources		
3.1.8	Explore opportunities to expand utilizing vouchers and housing subsidies in community integrated, scattered-site housing	OHHP, HATC, HP Providers	• Increase landlord outreach to provide education, stigma reduction, and build rapport to increase opportunities for use of vouchers and subsidies in community-integrated housing • Decrease reliance on unit availability in set-aside housing types such as PSH, income-contingent housing, etc.	Increase relationships with local landlords, improve long-term housing outcomes by diversifying housing type options, alignment with best practices for positive long-term housing outcomes	Ongoing

STRATEGY 2

Enhance flexibility of resources and service access through:

- Reviewing and adjusting local policies and funding structures
- Ensuring resources focus on holistic supports to establish long-term housing stability and not temporary housing stability
- Integrating additional funding/program sources with varied eligibility criteria to diversify opportunities to qualify for support

ID	Tasks	Responsible Party	Goals	Intended outcome	Timeline
3.2.1	Explore funding opportunities through non-traditional HRS stakeholders to support housing stabilization (i.e. Workforce Development, Vocational Rehabilitation, Healthcare, Foundational Community Supports for Housing and Employment, Reentry, Behavioral Health, Workfirst, etc.)	OHHP, Cross-sector Stakeholders	• Research cross-sector grant and other funding opportunities to seek additional funding support for Homelessness Prevention • Focus on stakeholder development through a holistic lens of seeking specific funding opportunities to address root causes of housing instability	Increasing funding available for homelessness prevention and housing stability, ensuring available interventions for preventing homelessness are holistic and address root causes of housing instability	Ongoing through 2030
3.2.2	Ensure long-term housing stability case management and resource navigation is available to individuals, prioritizing individuals at higher risk for housing instability over time	OHHP, HP Providers, FCS Providers	• Research best practices for long-term housing stability case management support and design services in alignment with that best practice	Support long-term housing stability and reduce incidents of recurring use of rental assistance	Establish a plan by 2027, implement in the 2027-2029 Homeless

			• Offer voluntary case management in perpetuity for individuals who have received housing stability/homelessness prevention support • Offer opportunities to individuals who were formerly supported by housing stability/homelessness prevention supports to reconnect to case management and resource navigation whether or not they are eligible for rental assistance or financial assistance	for returning participants	Services Grant cycle
3.2.3	Explore opportunities for organizational Global Leasing or properties and subleasing to program participants	OHHP, HP Providers, Local Landlords	• Research best practices and other areas' strategies for Global Leasing (i.e. how it is funded, common barriers to mitigate, etc.) • Explore options for HP and HRS providers to lease properties and sublet rooms or full spaces to participants that otherwise wouldn't qualify for the rental • Research and contingency plan for liability	Increase available stable housing stock for individuals who can maintain stable housing, but are unlikely to qualify for rental properties for reasons related to credit, income requirements, background check	Ongoing

			considerations and possible costs incurred by providers that lease a property on participants' behalf	considerations, etc.	

STRATEGY 3

Strengthen early identification and intervention practices through:

- Targeted partnership with varied current and prospective stakeholders
- Holistic participant education, resource navigation, and addressing root causes of housing instability to ensure long-term positive outcomes

ID	Tasks	Responsible Party	Goals	Intended outcome	Timeline
3.3.1	Deliver Fair Housing and Tenant Rights education to populations at risk of losing housing	OHHP, HP Programs, Legal Aid non-profits, providers supporting people in foster care	• Deliver regular trainings for homelessness prevention program participants on Tenant Rights, Fair Housing, Housing Quality Standards, and similar topics to ensure individuals are aware of their rights and how to self-advocate and find legal support when necessary • Ensure urgent connection of homelessness	Improved housing stability through knowledge of rights and legal support when necessary to protect rights	Ongoing beginning 2026

			prevention participants to free or affordable legal aid when needed to ensure safe, habitable, stable housing		
3.3.2	Identify data sources and analyze data to identify target populations most at risk for housing instability	OHHP, HP Programs	• Identify data sources for identify highest risk populations for housing instability • Develop outreach materials and strategies to reach the identified communities with information on available resources to increase their knowledge of and participation in housing stability services	Prevention reaches those most at risk as determined by local system data	Ongoing

STRATEGY 4

Build and sustain strong landlord partnerships through:

- Education on supportive housing services, voucher and subsidy programs, and stigma reduction
- Coaching on fair housing and Landlord/Tenant Rights
- Connection to resources for Landlords and exploration of new possible incentives and supports
- Integrating Landlord perspective to advise Homeless Response System Leadership

ID	Tasks	Responsible Party	Goals	Intended outcome	Timeline
3.4.1	Facilitate landlord engagement to strengthen housing access.	OHHP, HP Programs	• Increase landlord outreach to provide education, stigma reduction, and build rapport • Host a Listening Session with landlords to better understand their concerns, needs, and priorities in providing rental housing • Formalize partnerships with property management companies through MOUs or similar means to ensure relationships maintain in perpetuity	Increased landlord willingness to house vulnerable populations, increase HRS awareness of Landlord needs, concerns, and opportunities for improved collaboration	Ongoing

3.4.2	Curate landlord partnerships through public recognition	OHHP, RHC, HP Providers	• Include a "Landlord Spotlight" in quarterly RHC newsletter recognizing landlords for excellent in partnership, sharing success stories • Include a "Landlord Excellence" award at the bi-annual Learning Symposium • Share Landlord Success stories on OHHP and HP provider social media pages	Recognize landlords for their partnership, increase rapport, increase positive housing outcomes	Begin newsletter inclusion by 2026, Recognition Award at first Learning Symposium in 2027
3.4.3	Explore opportunities to incentivize landlords to house HRS participants	OHHP, RHC, HSAB, Providers	• Explore options to set aside a local "landlord mitigation fund" to support landlords in the event of damage to a unit, or to support renovations to units to increase accessibility or housing quality standards • Explore options for free or reduced rate mediation options for landlords that are willing to engage in	Support landlords in decreasing risk, liability, and stigma to increase housing options for HRS participants	Identify possibly options by 2027, implement at least one option by 2030

			mediation in lieu of formal legal eviction proceedings		
3.4.4	Explore the possibility of launching a Landlord/Rental Property Advisory Board to inform the RHC on the rental property management perspective for policy recommendations etc.	OHHP, RHC, BoCC	• Recruit and implement a formal advisory board of rental property owners and/or managers to meet monthly and provide perspective and recommendations for the RHC to consider in exploring local policy and vision for homeless response, housing stability, etc.	Increase landlord buy-in in housing-related conversations with County and municipal government, better understand landlord needs in designing HRS and HP services	2030

OBJECTIVE 4

Prioritize assistance based on the greatest barriers to housing stability and the greatest risk of harm

STRATEGY 1

Implement a consistent and equity-informed prioritization framework through:

- Ensuring criteria is based on clearly defined, data-supported vulnerability factors across programs and populations
- Ensuring data is derived from local demographics and is urgently responsive to evolving vulnerability factors over time

ID	Tasks	Responsible Party	Goals	Intended outcome	Timeline
4.1.1	Conduct a county-wide mapping of current prioritization methodologies used within the HRS as well as in adjacent sectors (Law and Justice, Behavioral Health, Healthcare, etc.) to identify inconsistencies and opportunities for alignment	OHHP, HRS Providers, Healthcare Providers, TMBHO, County and Municipal Law Enforcement and justice systems, etc.	• Engage HRS Providers in internal prioritization tool review and mapping • Engage external stakeholders for mapping of non-HRS prioritization tools • Generate a report of areas of alignment and areas for opportunities to increase alignment within and outside of the HRS • Utilize report to inform toolkit and guidance on best practice for service prioritization	Improved internal and external stakeholder alignment in prioritization criteria, ultimately improving cross-system and internal HRS service referral and coordinated care	Complete by 2027

4.1.2	Develop HRS-wide guidance on integrating best practices for culturally responsive, trauma-informed, and equity-based prioritization approaches in service delivery	OHHP, HEAT committees, CE, CE Committee, BFZ	• Utilize BFZ data and recommended best practice strategies for implementing prioritization criteria • Develop a HRS-wide toolkit for implementing prioritization approaches across all HRS programming, not just exclusively CE • Include toolkit and associated e-module on the HRS Online Learning Library	Develop and distribute tools to align system-wide consistency in service prioritization and delivery, ensure alignment with best practices	Develop and implement guidance by 2027
4.1.3	Provide training and consultation opportunities on current HRS equity-based prioritization tool(s) and guidance toolkit	OHHP, CE, HEAT committee, HAT	• Provide consultation, training, and technical assistance in implementing prioritization tools in HRS programming	Agencies have support to accurately implement prioritization tools, and to understand their importance	Ongoing beginning in 2027 following release of guidance and toolkit
4.1.4	Facilitate HRS direct service provider peer learning around prioritization challenges, community tensions caused by prioritization criteria, and creative responses to housing scarcity	OHHP, HRS Provider direct service staff, LEHSC, HSAB	• Host peer round table events to honestly discuss the benefits and stressors of service prioritization, observations and	Increase transparency and honest conversation to address service	Biannually beginning in 2027

			recommendations for prioritization improvement, etc. • Document identified themes, observations, and proposed strategies and elevate them to HRS Provider leadership, and when appropriate the RHC	delivery challenges, engage direct service staff in influencing service delivery and prioritization improvement	
4.1.5	Revisit prioritization tools annually to ensure ongoing alignment with current data trends and community needs	OHHP, CE, HEAT Committees, HRS Providers, LEHSC, BFZ	• Develop shared definitions and scoring rubrics for vulnerability indicators in assessment tools, co-created with providers and people with lived experience • Review HEAT Bypass Committee case trends to identify any newly emerging prioritization needs • Review HMIS, BFZ, and CE data to identify local trends that invite reevaluation of prioritization criteria	Ensure current local data is informing continuous improvement/relevance of prioritization criteria for HRS services	Annually

4.1.6	Track outcomes for prioritized clients that are successfully connected to services and housing opportunities and services	OHHP	• Pull data annually disaggregate by prioritized demographics • Develop a data report demonstrating changes following implementing new prioritization criteria • Publish report annually	Increased accountability for outcomes tied to prioritization decisions, ensuring local data drives prioritization decision making	Annually

STRATEGY 2

Strengthen identification and assessment of high-risk and underserved populations through:

- Improving systemwide capacity to recognize compounding barriers to address and implement service coordination
- Utilizing local Homeless Response System data to identify populations that are over or underrepresented in current service demographics
- Embedding harm reduction and trauma-informed principles in prioritization assessments and service delivery

ID	Tasks	Responsible Party	Goals	Intended outcome	Timeline
4.2.1	Implement routine case review protocols focused on populations with known disparities to evaluate service connection barriers through standing HRS Name By Name meetings and establishing Designated Lead Case Coordinators for individuals with known disparities who are receiving support from multiple providers	OHHP, BFZ/C4F0, Designated Lead Case Coordinators	• Utilize the BFZ/C4F0 By Name List meetings, Bypass Committee, Coordinated Entry, etc. to identify highest priority cases • Determine what organizations will participate in service	Improve urgency, coordination, consistency, and holisticness of care for the most vulnerable HRS participants	Establish processes, procedures, and MOUS by 2027 Implement through 2027-2029 biannual

			delivery to support each participant • Designate a Lead Care Coordinator for each high priority participant • Implement MOUs and systemwide Operating Procedures detailing communication, task delegation, and appointment coordination in support of these individuals • Ensure MOUs and associated protocols include measures to protect the safety and privacy of personally identifying information, especially for individuals who are survivors of domestic violence • Ensure MOUs address individual organizational needs regarding PII, record keeping, participant interaction requirements (i.e. billing, required meetings, etc.)		provider contracts

4.2.2	Pilot expanded risk screening questions during outreach to improve detection of compounding barriers	OHHP, BFZ/C4F0, CE, HEAT committees	• Develop expanded risk screening questions through the HEAT subcommittee • Pilot expanded questions with CE outreach to gather additional data about compounding barriers to inform future prioritization tool improvement and relevance • Bring results of pilot back to other HRS system stakeholders to recommend proposed prioritization criteria adaptation based on data findings	Improved risk identification for marginalized subpopulations, identify impacts of compounding barriers	Launch pilot by 2028
4.2.3	Develop referral guidance for high-barrier individuals using harm-reduction and trauma-informed design principles.	OHHP, HRS Providers, CE, BFZ/C4F0	• Research and develop HRS-wide guidance on best practices for implementing harm-reduction and trauma-informed referrals and HRS connection strategies • Analyze CE data to see in intakes increase among	Increase diversity and reach in CE referrals for individuals with the highest barriers to service access	Implement guidance by 2027

			high-barrier communities following consistent implementation of guidance • Guidance released and reviewed annually; uptake tracked through CE referrals.		
4.2.4	Explore resource navigation and connection to housing services for individuals reentering from incarceration, inpatient behavioral health treatment, or similar environments and are not yet eligible for CE.	OHHP, Reentry partners, CE, HEAT committees	• Engage with reentry providers to better understand the unique barriers to housing for individuals who are still incarcerated but soon to reenter the community and would benefit from housing navigation services • Develop referral processes and/or bypass criteria unique to the reentry population • Formalize referral processes and stakeholder partnerships via MOU or similar agreements	People exiting systems of incarceration are not excluded from access to housing stability resources due to CE technicalities; system becomes more inclusive and responsive	Begin stakeholder development by 2026, formalize partnerships by 2027

STRATEGY 3

Expand and align pathways for immediate safety and stabilization for individuals at imminent risk of harm through:

- Emergency housing
- Medical respite
- Behavioral health services
- Safe Parking
- Shelter Capacity and Accessibility
- Outreach and shelter-in-place safety interventions
- Expanded outreach, shelter, and system operation for cold and hazardous weather conditions

ID	Tasks	Responsible Party	Goals	Intended outcome	Timeline
4.3.1	Review eligibility and priority criteria for existing local emergency shelters connected to Coordinated Entry, and review whether access could be improved through eligibility and/or priority changes	OHHP, HRS Providers, CE, HEAT committees	• Gather and analyze eligibility criteria and prioritization policies for emergency shelters accessed through Coordinated Entry, and map areas of gaps for individuals with the highest barriers to services • Identify opportunities to reduce barriers and adjust eligibility and/or prioritization criteria for existing emergency shelters	Increase accessibility to existing shelter spaces for individuals and families with the most barriers to access	Complete review and report by 2027

			• Develop a report with identified access gaps that cannot be changed in existing shelter spaces to determine specific needs should additional shelters or beds come available		
4.3.2	Improve collaboration and formal partnership with emergency shelter providers outside of the Coordinated Entry System	OHHP, HRS Providers, Outreach Providers	• Explore increased partnership opportunities with overnight shelters not connected to Coordinated Entry • Explore increased partnership with faith-based organizations interested in opening emergency shelter beds • Formalize partnership and warm-handoff referral processes through MOUs or similar agreements • Identify gaps or barriers in eligibility, prioritization, or access to include in a report regarding unmet	Increase accessibility to existing shelter spaces for individuals and families with the most barriers to access	2027

			community shelter needs		
4.3.3	Deploy targeted landlord outreach to increase movement through emergency shelter and in turn open up beds in shelters	OHHP, HRS Shelter Providers	• Focus on targeted landlord outreach to rapidly house individuals in housing • Provide long-term housing case management for individuals placed in housing directly from emergency shelter to ensure ongoing housing stability to reduce returns to homelessness (i.e. employment, education, benefits navigation, childcare, etc.)	Increase available shelter beds through securing and maintaining increased positive housing placements	Begin by 2027
4.3.4	Increase partnerships with local healthcare providers and hospitals to determine opportunities to increase access to medical respite for unsheltered people and people in emergency shelter	OHHP, Healthcare Partners, Medical Respite Providers, TMBHO	• Continue conversations about opportunities to leverage funding to support medical care and subsequent medical respite for individuals who are unsheltered or in emergency shelter	Increase access to life-saving medical care and safe places to heal following medical care for people who are unsheltered or staying in	Ongoing

			• Determine gaps in service to identify priorities for service expansion if and when that becomes possible	emergency shelter	
4.3.5	Increase partnerships with local behavioral health providers and hospitals to determine opportunities to increase access to inpatient and outpatient behavioral health treatment, and viable shelter options during and after treatment	OHHP, TMBHO, HRS Providers	• Continue conversations about opportunities to leverage funding for housing support while someone is in treatment and after they exit treatment, including recovery residences, emergency shelters, and long-term housing options • Determine gaps in service to identify priorities for service expansion if and when that becomes possible	Increase housing stability for individuals accessing behavioral healthcare	Ongoing
4.3.6	Set aside funding to expand emergency shelter spaces and shelter-in-place safety precautions during cold and hazardous weather events	OHHP, HRS Shelter and Outreach Providers	• Ensure funding is set aside in the Homeless Services Grant biannually to cover increased shelter capacity, outreach to unsheltered individuals with supplies to more safely shelter in place,	Increase safety and shelter opportunities specifically during dangerous weather events, including hazardously high	Ongoing

			and to expand hours at day shelters for heating and cooling as needed • Ensure formalized policies and protocols are in place to quickly and efficiently declare a hazardous weather event, and that providers can rapidly mobilize to increase awareness and access to emergency shelter and supplies specific to hazardous weather events	and low temperatures	
4.3.7	Increase options and protections for vehicle residency (i.e. safe parking for RVs, cars, etc.), and opportunities to consider vehicle residency as permitted accessory dwellings	OHHP, CPED, Environmental Health, Municipalities, HRS Outreach Providers, Faith-based Communities, other stakeholders with assets to allocate to Safe Parking initiatives	• Launch a Safe Parking Subgroup of the HAT to begin mapping current assets and barriers to support a Safe Parking Initiative, including researching Safe Parking policies and practices in other areas • Pursue authorization of Emergency Permits for property owners willing to host vehicle residents while a longer-term permitting	Reduce incidents of impounding vehicle residences leading to unsheltered homelessness, reduce criminalization of homelessness, diversify housing type options for individuals struggling to	Begin workgroup by 2026, continue advocacy and policy/permitting changes ongoing through 2030

		(i.e. local businesses etc.)	pathway can be identified • Consider allocation or acquisition of County land assets for use as Safe Parking temporarily or long term • Increase service outreach to areas with multiple RV and other vehicle dwellings in rural areas • Explore opportunities to partner with local mechanics or mechanic training programs to donate or provide vehicle repairs at a reduced cost for vehicle residents • Explore opportunities to provide education and in-kind donation of tools and supplies to teach vehicle residents about basic vehicle maintenance and upkeep to prevent vehicle breakdowns	afford other forms of stable, long-term housing	

4.3.8	Explore opportunities to expand camp outreach and shelter-in-place safety outreach year-round, not limited to incidents of cold and/or hazardous weather	OHHP, HSAB, RHC, HRS Providers	• Find opportunities to increase outreach capacity to encampments in the county • Catalogue and/or increase options of safe locations people can shelter-in-place outside until indoor shelter becomes available	Increase capacity to support and connect with people who are experiencing unsheltered homelessness, increase safety in sheltering-in-place	Ongoing
4.3.9	Explore opportunities to reduce barriers at existing emergency shelters	OHHP, HRS Service Providers	• Explore opportunities to align with low-barrier best practices and CHG guideline adherence by considering any possible adaptations to emergency shelter eligibility requirements (i.e. pet policies, staying with partners, background checks, etc.)	Increase access to existing shelter spaces, reducing common reasons people are unable to access shelter when offered	Ongoing

OBJECTIVE 5

Seek to house everyone in a stable setting that meets their needs

STRATEGY 1

Maintain and expand housing and sheltering options through:

- Flexibility and honoring personal choice in housing goals
- Diversifying types of housing and levels/types of supportive housing services

ID	Tasks	Responsible Party	Goals	Intended outcome	Timeline
5.1.1	Seek to fund a diverse mix of housing types, including: • Emergency shelter • Temporary/transitional housing solutions • Permanent Supportive Housing units • Affordable Housing units • Housing subsidy opportunities for community integrated market-rate housing • Recovery residences • RV Residences • Mobile Homes • Tiny Home Communities • Room sharing	OHHP, RHC, BoCC, HSAB, TAHAB, LEHSC	• Conduct a "Housing Type" inventory mapping to inform the full HRS on what housing types and stock are currently funded, and to identify gaps in housing types • Ask for housing type preferences at CE intake and use this data to aloe the HRS to be responsive in seeking to provide diverse housing types for myriad needs and preferences • Consider housing type diversity when	Increase positive long-term housing outcomes by prioritizing participant voice and choice, and by offering diverse housing types that are responsive to all levels of needs and preferences	Ongoing

	• Congregate Housing/Co-Living • Global Leasing • Home Ownership		determining Homeless Services Grant awardees biannually • Prevent unintentional "housing readiness" criteria by prioritizing participant housing type preference through CE rather than a strictly linear path through the housing type continuum		
5.1.2	Seek to fund a diverse mix of supportive services to help obtain and sustain positive, long-term housing placements, including: • Services co-located and/or embedded in Permanent Supportive Housing buildings, tiny home villages, RV/Safe Parking sites, Mobile Home parks, Affordable Housing set-aside units, recovery residences, etc. • Community-based supportive housing services for individuals in scattered-site/community-integrated housing that would benefit from ongoing housing stability support following initial housing placement	OHHP, RHC, HSAB, TAHAB, LEHSC	• Offer a robust menu of support service levels and types to meet myriad housing needs • Ensure that every housing type has an associated supportive service, whether temporary or long term, to support residents in meeting and maintaining long-term housing goals	Increase positive long-term housing outcomes by prioritizing participant voice and choice, and by offering diverse housing services that are responsive to all levels of needs and preferences	Ongoing

	• Rental assistance and rapid rehousing support services and financial assistance to prevent recurring episodes of homelessness • Holistic resource navigation to address root causes of homelessness and housing instability (i.e. employment, public benefits, disability and social security benefits, education, behavioral health support, etc.) • Diversion outreach and engagement • Drop-in/Daytime resource centers • Landlord engagement and lease mitigation (i.e. mediation)				
5.1.3	Encouraging all Permanent Supportive Housing and long-term shelter projects in Thurston County to embed Resident Advisory Boards or similar resident representative advocacy structures for providing input on community rules, codes of conduct, service provision, etc.	OHHP, HSAB, TAHAB	• Award additional points on grant proposals for inclusion of Resident Advisory Boards or similar constructs when making funding recommendations	Increase resident buy-in at PSH properties, increase resident engagement with PSH service providers	Ongoing
5.1.4	Maximize leveraging of state capital resources through prioritization of projects that keep Low Income Housing Tax Credits,	OHHP, TAHAB, RHC	• Maintain meaningful and intentional tracking of leveraged resources to	Increase affordable housing stock	Ongoing

	Housing Trust Fund, Apple Health and Homes, or other state funding sources, without disadvantaging projects from Thuston County by having them inadvertently in competition with one another		ensure alignment and prevent potential conflicts • Ensure a minimum of 5 projects funded with LIHTC and/or AHAH resources	through leveraged resources	
5.1.5	Review existing scoring criteria for capital affordable housing projects and explore revising criteria to incorporate the following considerations: • Housing designs informed by community input and resident needs • Trauma-informed and client-centered housing design • Accessibility • Transit-oriented, community-centered neighborhood designs	OHHP, TAHAB, RHC	• Integrate resident feedback into housing models • Integrating housing-first, person-centered principles into design of service delivery models for housing projects	Increase positive long-term housing outcomes through resident buy-in and increased engagement and rapport with service providers	2027
5.1.6	Develop model guidelines to allow for pets in shelters and PSH buildings	OHHP, HSAB, TAHAB, RHC	• Research best practice guidelines and methods for allowing pets into shelters and PSH models • Develop recommended guidelines for Thurston County shelters and PSH buildings for policies and procedures safely	Increase housing flexibility and accessibility for unsheltered or unstably housed individuals with pets	2027

			allowing pets in their spaces		

STRATEGY 2

Maximize resources to expand housing access through:

- Leveraging cross-sector partnerships and resources
- Seeking new funding sources
- Exploring innovative business models to reduce dependence on grant funding
- Increased affordable housing stock

ID	Tasks	Responsible Party	Goals	Intended outcome	Timeline
5.2.1	Prioritize funding for Homeless Services Grant proposals that leverage Medicaid-based supportive housing and supported employment programming as a component of their proposed project	OHHP, HSAB, RHC	• Offer additional scoring points to RFP proposals that demonstrate FCS supportive housing and/or supported employment services as a leveraged funding stream for their proposed projects	Leveraging other supportive housing and/or supported employment funding streams to help bolster project budgets and stretch state and local dollars, increase opportunities for providing long-term housing stability support	Ongoing

5.2.2	Prioritize funding for Homeless Services Grant proposals that demonstrate formalized partnerships (i.e. MOUs) with healthcare providers	OHHP, HSAB, RHC	• Offer additional scoring points to RFP proposals that demonstrate formalized partnership with healthcare providers demonstrating a commitment to addressing holistic services that address root causes of housing instability, including chronic illness, a need for in-home caregiving related to health or disability, medical respite following injury or intensive medical treatment, etc.	Increase leveraged funding and services for robust, holistic supports in housing projects and programs	Ongoing
5.2.3	Prioritize funding for Homeless Services Grant proposals that demonstrate formalized partnerships (i.e. MOUs) with workforce development partners such as WorkSource, chambers of commerce, vocational rehabilitation, etc.	OHHP, HSAB, RHC	• Offer additional scoring points to RFP proposals that demonstrate formalized partnership with workforce/employment support providers demonstrating a commitment to addressing holistic services that address root causes of housing instability, including	Increase leveraged funding and services for robust, holistic supports in housing projects and programs	Ongoing

			income instability, benefits education, qualification barriers to living wage employment, etc.		
5.2.4	Prioritize funding for Homeless Services Grant proposals that demonstrate formal partnership with other cross-sector services that support wraparound services (i.e. behavioral health, primary care, Medicare, Aging and Long-Term Disability Services, childcare, public benefits, etc.) in housing programs	OHHP, HCA, Commerce, DSHS, DCYF, local workforce and economic development councils, HRS providers	• Offer additional scoring points to RFP proposals that demonstrate formalized partnership with cross-sector partners that allow wraparound services to holistically address the root causes of homelessness and housing instability	Increase leveraged services for robust, holistic supports in housing projects and programs	Ongoing
5.2.5	Explore additional funding opportunities to support the HRS through corporate sponsorship, in-kind and other asset donation, state and national Foundation awards for housing grants, and additional state funding outside of the Department of Commerce to diversify funding	OHHP, RHC, BoCC, HRS Providers	• Research available housing-related funding opportunities and eligible entities for application • Pursue relationship building with businesses and corporations with philanthropic foundations to learn more about private sector grants and donations	Diversify funding, increase funding available for HRS resources	Ongoing

			• Develop proposals for additional funding if and when opportunities are recognized		
5.2.6	Explore innovative business models that might allow for supportive service programs to generate income outside of grant awards (i.e. shelters that also operate a business that exclusively employs shelter residents, and directs all proceeds outside of employee wages and business expenses back into the shelter)	OHHP, EDCs, Chambers of Commerce, Workforce Development Partners	• Research innovative non-profit service delivery models that incorporate elements of generating income other than grant funding • Generate a report of findings with recommended pilot models to try • Incentivize piloting the model by awarding additional RFP application points for applicants whose proposal utilizes the pilot model for service delivery	Diversify funding, reduce dependence on grant funding, increase funding available for HRS resources	Develop report before 2027-2029 funding biennium
5.2.7	Develop new affordable and permanent supportive housing stock to increase units available for placement through the HRS	OHHP, TAHAB, RHC	• 150 new units of PSH • 50 units that build assets for low-income owner • 200 units of permanent affordable housing	Increase access to long-term, stable housing through increased housing stock	By 2030

STRATEGY 3

Improve housing stability through:

- Tenant protections and rights
- Improving housing quality standards
- Advocating for policies and funding strategies that ensure affordability and expand supportive housing infrastructure

ID	Tasks	Responsible Party	Goals	Intended outcome	Timeline
5.3.1	Explore further tenant protections through city-level policy development and enforcement.	OHHP, HSAB, TAHAB, RHC, LEHSC	• Complete a thorough crosswalk of state, county, and municipal tenant protections, recognize areas of alignment and areas of unalignment • Propose tenant protection policies through the Regional Housing Council that address such topics as housing affordability, housing quality standards, pet policies, renter eligibility requirements, etc.	Stronger protections to prevent housing stability and increase access to market-rate housing for individuals who might qualify with minor, reasonable protections in place	By 2030
5.3.2	Explore housing quality standards and remediation programs	OHHP, HSAB, TAHAB, RHC, LEHSC	• Determine shared standards for housing quality, and select a	Improve living conditions through quality	By 2030

			tool to measure housing quality standards • Explore opportunities to set aside local funding for landlord mitigation in the event of damage cause to a unit by a supported tenant, bringing a unit up to habitable standards and maintaining standards throughout tenant occupancy, making units ADA accessible, etc.	standards, increase private landlord capacity to get and keep units at habitable, accessible standards	
5.3.3	Explore and research opportunities to improve tenant protection laws and legislative solutions addressing mold and habitability	OHHP, HAT Legislative Advocacy Subgroup	• Develop educational campaigns about the prevalence and dangers of mold in rental units locally and statewide • Develop a legislative advocacy plan to address mold and similar housing quality issues through local and statewide tenant protections and	Improve living conditions through quality standards, decrease incidents of housing displacement due to mold, housing-related health issues, and other	Ongoing

			minimum unit habitability standards	habitability concerns	

5.3.4	Explore opportunities to recommend policy-change to increase affordable housing stock regionally to achieve the HB 1220 Housing Allocations for extremely low-income and low-income housing, including permanent supportive housing	OHHP and CPED	• Develop and implement policies supporting:
			  ○ Construction of affordable housing
			  ○ Improved habitability and safety standards
			• Sustained investments once made in permanent solutions
				Increase availability, quality, and sustainability of affordable housing stock	

5.3.5	Explore and research opportunities to increase options and protections for vehicle residency (i.e. safe parking for RVs, cars, etc.), and opportunities to consider vehicle residency as permitted accessory dwellings	OHHP, CPED, Environmental Health, Municipalities, HRS Outreach Providers, Faith-based Communities, other stakeholders with assets to allocate to Safe Parking initiatives (i.e.	• Launch a Safe Parking Subgroup of the HAT to begin mapping current assets and barriers to support a Safe Parking Initiative, including researching Safe Parking policies and practices in other areas • Pursue authorization of Emergency Permits for property owners willing to host vehicle residents while a longer-term permitting	Reduce incidents of impounding vehicle residences leading to unsheltered homelessness, reduce criminalization of homelessness, diversify housing type options for individuals struggling to	Begin workgroup by 2026, continue advocacy and policy/permitting changes ongoing through 2030

		local businesses etc.)	pathway can be identified • Consider allocation or acquisition of County land assets for use as Safe Parking temporarily or long term • Increase service outreach to areas with multiple RV and other vehicle dwellings in rural areas • Explore opportunities to partner with local mechanics or mechanic training programs to donate or provide vehicle repairs at a reduced cost for vehicle residents • Explore opportunities to provide education and in-kind donation of tools and supplies to teach vehicle residents about basic vehicle maintenance and upkeep to prevent vehicle breakdowns	afford other forms of stable, long-term housing	

5.3.6	Research and take advantage of opportunities to use surplus public land for affordable housing development	OHHP, RHC, TAHAB, BoCC, Municipalities	• Identify suitable county assets for affordable housing developments • If and when possible, acquire additional assets for the use of affordable housing development	Increase affordable housing stock	Ongoing
5.3.7	Explore opportunities to support and coordinate efforts to reduce barriers to development of affordable housing and other housing unit types that are identified in RHC member jurisdiction's Comprehensive Plans.	TAHAB, RHC	• Identify opportunities for municipal and county alignment and partnership on permitting, code, zoning, and other considerations for housing developers • Share strategies and best practices between jurisdictions seeking to expedite permitting and other authorizations for non-profit developers	Increase affordable housing stock	Ongoing
STRATEGY 4 **Humanely and efficiently address encampment response through:** • Efficient, coordinated efforts to align encampment closure activities with meaningful offers of housing to camp residents					
5.4.1	Encourage regional coordination in encampment response, with the intention of aligning timelines and efforts with making	OHHP, HSAB, RHC	• Identify opportunities for municipal and county alignment in	Increase shelter-in-place safety and service	Ongoing

	meaningful offers of housing to residents of encampments before displacing them through sweeps		protocol and partnership when seeking to close or otherwise respond to encampments	coordination for people who are unsheltered	

Appendix A: Homeless Housing Taskforce (Plan Contributors)

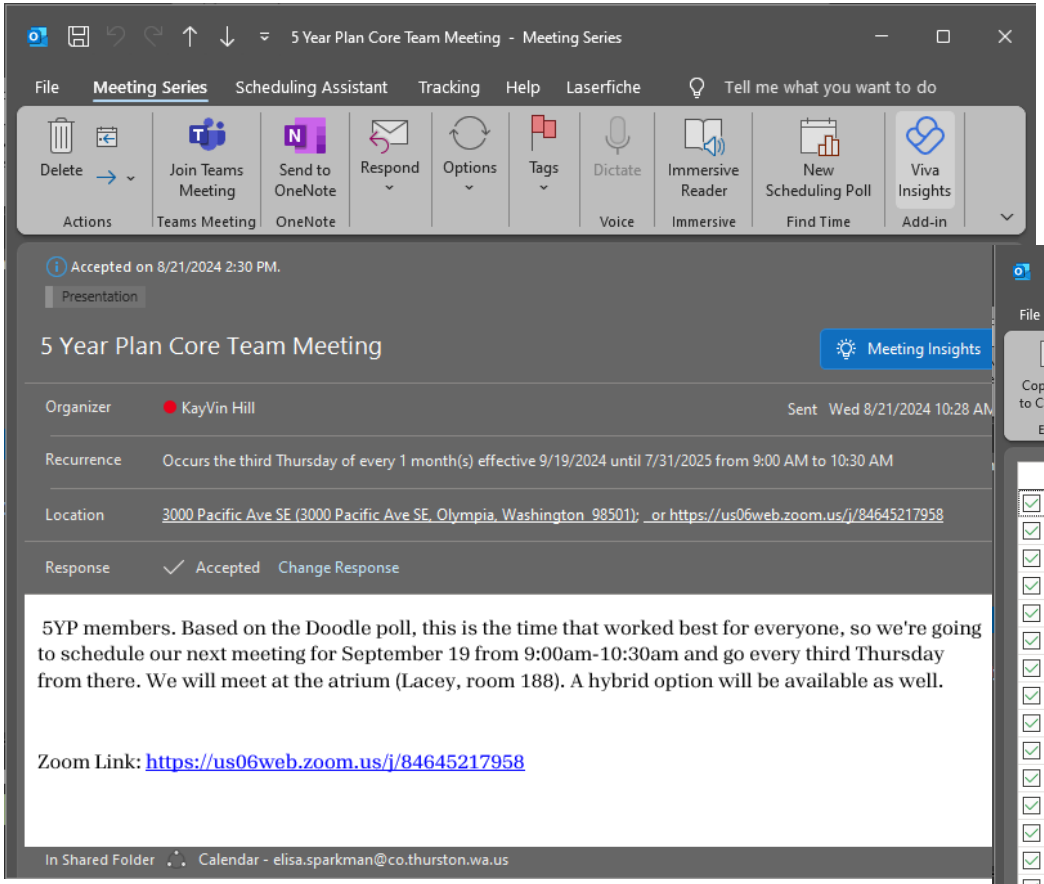
The Homeless Housing Taskforce that contributed to the development of the Thurston County Local Homeless Housing Plan 2025-2030 is made up of two groups. The "Core Team" of stakeholders and Thurston County's Lived Experience Housing Steering Committee.

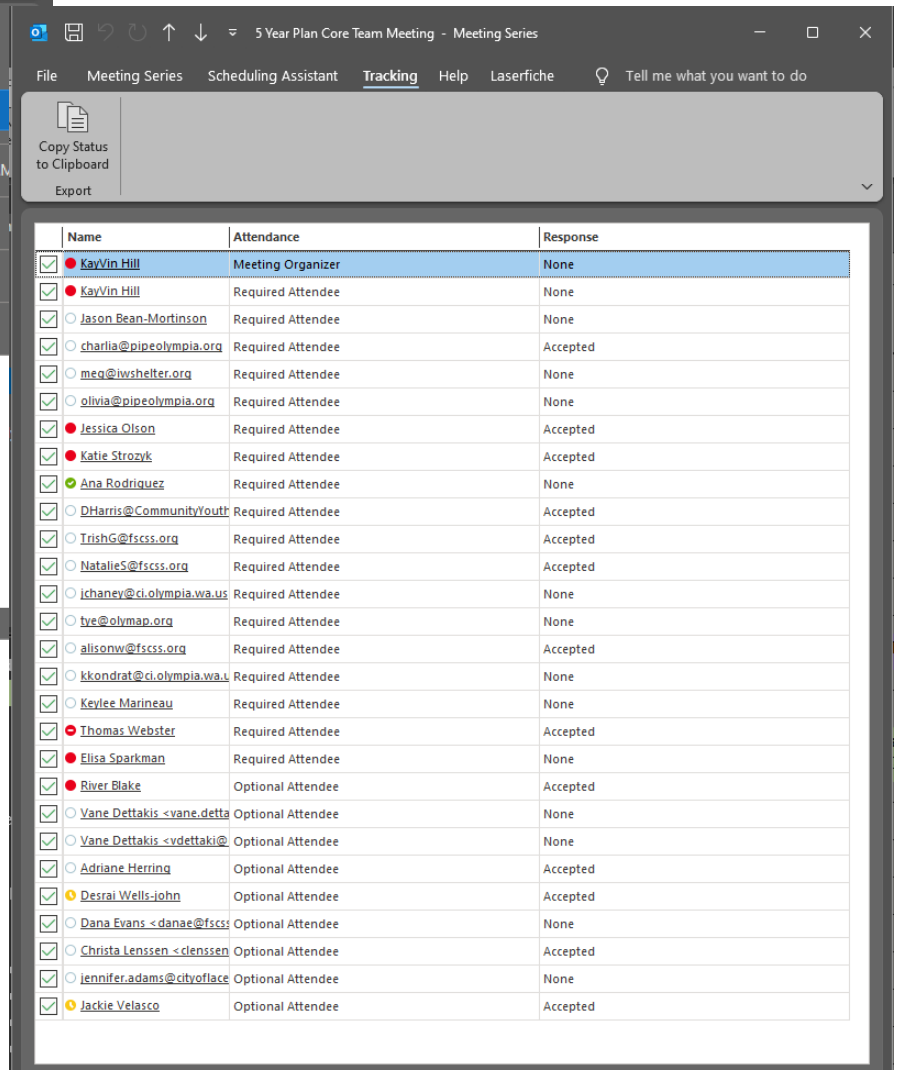
Core Team of Stakeholders

Core Team for Local Homeless Housing Plan			
NAME	**ORGANIZATION**	**POSITION**	**Representation Requirement**
Trish Gregory	Family Support Center of South Sound	Director	A representative of a private nonprofit organization with experience in low-income housing, emergency shelter operator, domestic violence/sexual assault shelter and housing provider, homeless outreach provider, rental subsidy provider, Permanent Supportive Housing provider and operator, Coordinated Entry staff
Natalie Skovran	Family Support Center of South Sound	Deputy Director	A representative of a private nonprofit organization with experience in low-income housing, emergency shelter operator, domestic violence/sexual assault shelter and housing provider, homeless outreach provider, rental subsidy provider, Permanent Supportive Housing provider and operator, Coordinated Entry staff
Dana Evans	Family Support Center of South Sound	Homeless Services Staff	A representative of a private nonprofit organization with experience in low-income housing, emergency shelter operator, domestic violence/sexual assault shelter and housing provider, homeless outreach provider, rental subsidy provider, Permanent Supportive Housing provider and operator, Coordinated Entry staff
Derek Harris	Community Youth Services	Director	A representative of a private nonprofit organization with experience in low-income housing, emergency shelter operator, homeless outreach provider, rental subsidy provider
Jason Bean-Mortinson	Thurston Mason Behavioral Health Organization	Staff	Representative of a Behavioral Health Administrative Service Organization

Meg Martin	Interfaith Works	Director	A representative of a private nonprofit organization with experience in low-income housing, emergency shelter operator, homeless outreach provider, Permanent Supportive Housing provider and operator
Tye Gundel	Olympia Mutual Aide Partners	Director	A representative of a private nonprofit organization with experience in low-income housing, homeless outreach provider
Charlia Messinger	Partners in Prevention & Education	Director	Representative from a By and For organization, rental subsidy provider
Joshua Chaney	City of Olympia	Homeless Response Staff	A representative of one of the two largest city in Thurston County
Kim Kondrat	City of Olympia	Homeless Response Staff	A representative of one of the two largest city in Thurston County
Vane Dettakis	City of Olympia	Homeless Response Staff	A representative of one of the two largest city in Thurston County
Christa Lenssen	City of Olympia	Housing Staff	A representative of one of the two largest city in Thurston County
Jennifer Adams	City of Lacey	Planning Staff	A representative of one of the two largest city in Thurston County
Michelle Chavez	City of Lacey	Human Services Coordinator	A representative of one of the two largest city in Thurston County
Ana Rodriguez	Thurston County	Planning Staff	A representative of Thurston County
Jessica Olson	Thurston County	Opioid Response Staff	A representative of Thurston County
Katie Strozyk	Thurston County	Opioid Response Manager	A representative of Thurston County
Adriane Herring	Thurston County	Office of Housing & Homeless Prevention staff	A representative of Thurston County
Desrai Wells-john	Thurston County	Homeless Response Staff	A representative of Thurston County

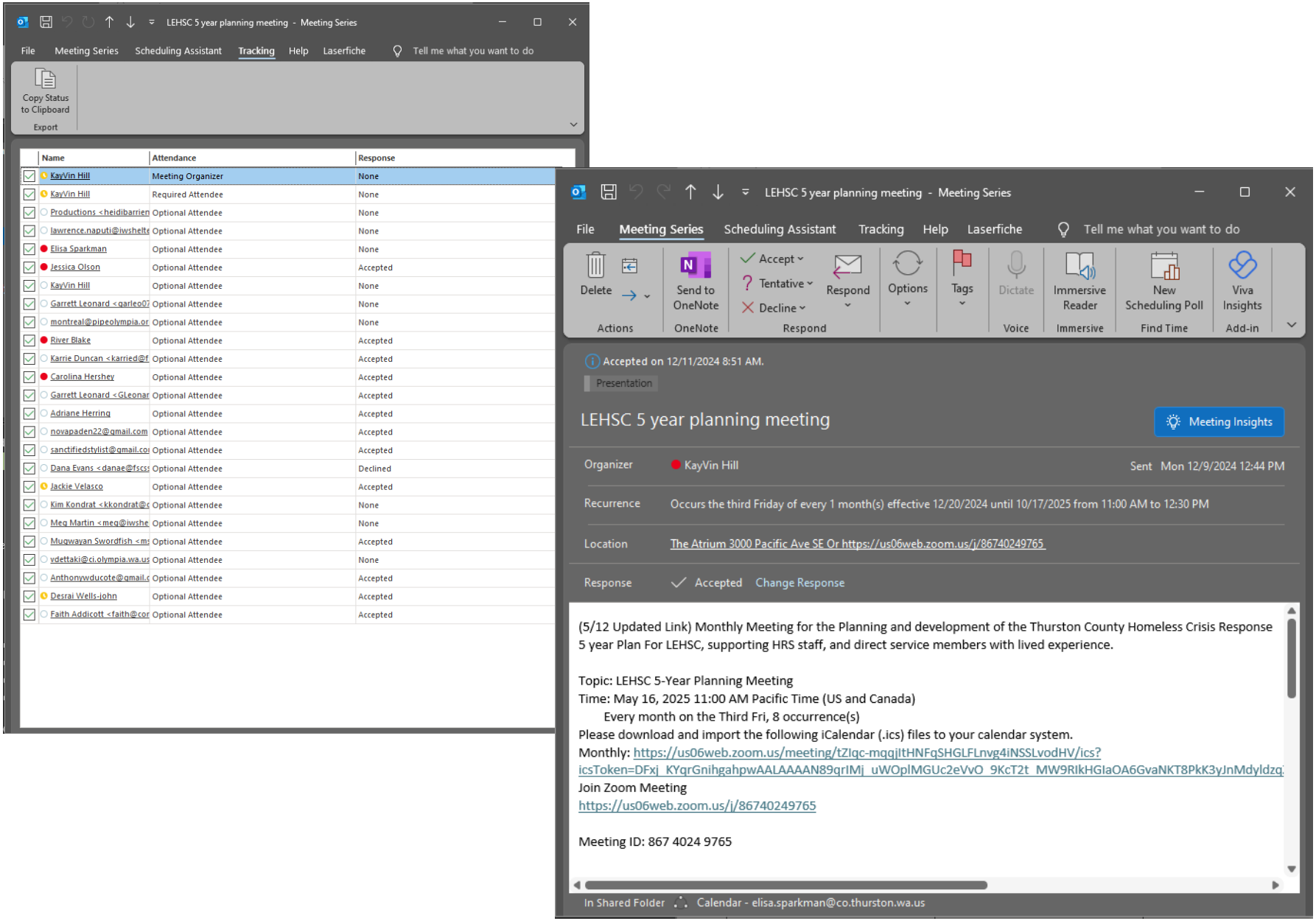
Elisa Sparkman	Thurston County	Office of Housing & Homeless Prevention staff	A representative of Thurston County
Jackie Velasco	Thurston County	Office of Housing & Homeless Prevention staff	A representative of Thurston County
KayVin Hill	Thurston County	Office of Housing & Homeless Prevention staff	A representative of Thurston County
River Blake	Thurston County	Office of Housing & Homeless Prevention staff	A representative of Thurston County
Tom Webster	Thurston County	Office of Housing & Homeless Prevention staff	A representative of Thurston County


5 Year Plan Core Team Meeting - Meeting Series
File
Meeting Series
Scheduling Assistant
Tracking
Help
Laserfiche
Tell me what you want to do
Delete
Join Teams Meeting
Send to OneNote
Respond
Options
Tags
Dictate
Immersive Reader
New Scheduling Poll
Viva Insights
Actions
Teams Meeting
OneNote
Voice
Immersive
Find Time
Add-in
Accepted on 8/21/2024 2:30 PM.
Presentation
5 Year Plan Core Team Meeting
Meeting Insights
Organizer
KayVin Hill
Sent Wed 8/21/2024 10:28 AM
Recurrence
Occurs the third Thursday of every 1 month(s) effective 9/19/2024 until 7/31/2025 from 9:00 AM to 10:30 AM
Location
3000 Pacific Ave SE (3000 Pacific Ave SE, Olympia, Washington 98501); or https://us06web.zoom.us/j/84645217958
Response
Accepted
Change Response
5YP members. Based on the Doodle poll, this is the time that worked best for everyone, so we're going to schedule our next meeting for September 19 from 9:00am-10:30am and go every third Thursday from there. We will meet at the atrium (Lacey, room 188). A hybrid option will be available as well.
Zoom Link: https://us06web.zoom.us/j/84645217958
In Shared Folder
Calendar - elisa.sparkman@co.thurston.wa.us


5 Year Plan Core Team Meeting - Meeting Series
File
Meeting Series
Scheduling Assistant
Tracking
Help
Laserfiche
Tell me what you want to do
Copy Status to Clipboard
Export
Name
Attendance
Response
KayVin Hill
Meeting Organizer
None
KayVin Hill
Required Attendee
None
Jason Bean-Mortinson
Required Attendee
None
charlia@pipeolympia.org
Required Attendee
Accepted
meg@iwshelter.org
Required Attendee
None
olivia@pipeolympia.org
Required Attendee
None
Jessica Olson
Required Attendee
Accepted
Katie Strozyk
Required Attendee
Accepted
Ana Rodriguez
Required Attendee
None
DHarris@CommunityYouth
Required Attendee
Accepted
TrishG@fscss.org
Required Attendee
Accepted
NatalieS@fscss.org
Required Attendee
Accepted
jchaney@ci.olympia.wa.us
Required Attendee
None
tye@olymap.org
Required Attendee
None
alisonw@fscss.org
Required Attendee
Accepted
kkondrat@ci.olympia.wa.u
Required Attendee
None
Keylee Marineau
Required Attendee
None
Thomas Webster
Required Attendee
Accepted
Elisa Sparkman
Required Attendee
None
River Blake
Optional Attendee
Accepted
Vane Dettakis <vane.detta
Optional Attendee
None
Vane Dettakis <vdettaki@
Optional Attendee
None
Adriane Herring
Optional Attendee
Accepted
Desrai Wells-john
Optional Attendee
Accepted
Dana Evans <danae@fscss
Optional Attendee
None
Christa Lenssen <clenssen
Optional Attendee
Accepted
jennifer.adams@cityoflace
Optional Attendee
None
Jackie Velasco
Optional Attendee
Accepted

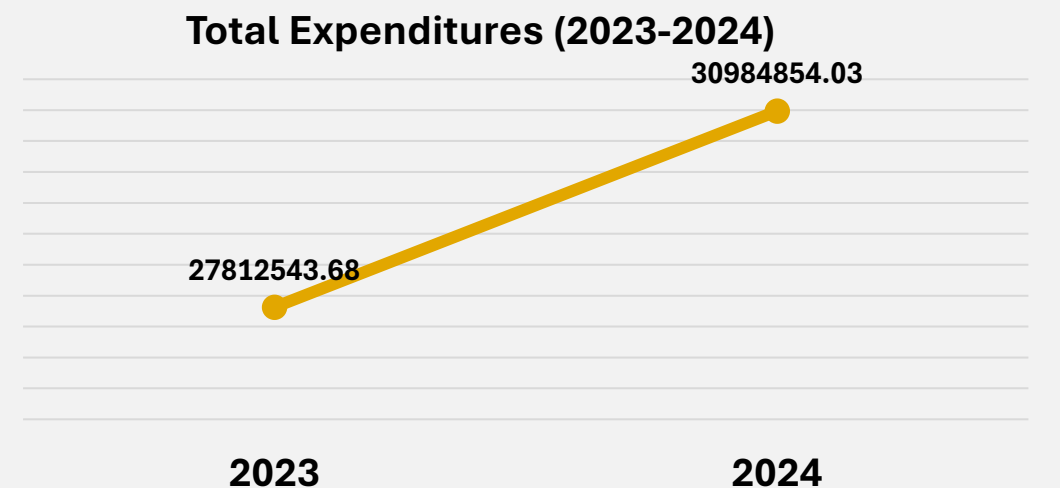
Lived Experience Housing Steering Committee (LEHSC) Stakeholders

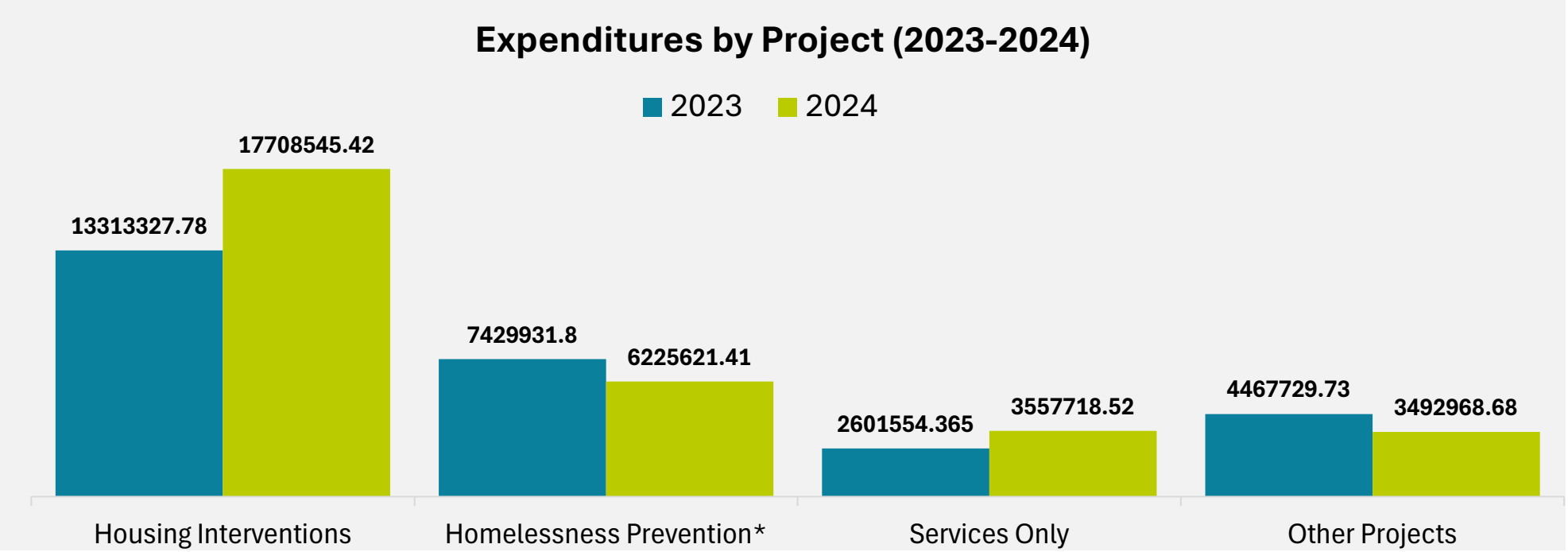
Lived Experience Housing Steering Committee			Representation Requirement
Lawrence Naputi	Interfaith Works/ LEHSC	Compensated Member	A person with lived experience in homelessness/housing instability, frontline staff in homeless services
Garrett Leonard	Catholic Community Services/LEHSC	Compensated Member	A person with lived experience in homelessness/housing instability, frontline staff in homeless services
Nova Paden	Low Income Housing Institute/LEHSC	Compensated Member	A person with lived experience in homelessness/housing instability, frontline staff in homeless services
Heidi Barrientes	Lived Experience Housing Steering Committee	Compensated Member	A person with lived experience in homelessness/housing instability
Latae Mitchell	Lived Experience Housing Steering Committee	Compensated Member	A person with lived experience in homelessness/housing instability
Carolina Hershey	Thurston County	Resource Hub staff and discussion support	
Keylee Marineau	Thurston County	Interim facilitator June-August 2024	
KayVin Hill	Thurston County	Interim facilitator September 2024 - April 2025	
Dana Evans	Family Support Center of South Sound	Interim facilitator May-June 2025	
Faith Addicott	Confluence	Facilitator starting July 2025	

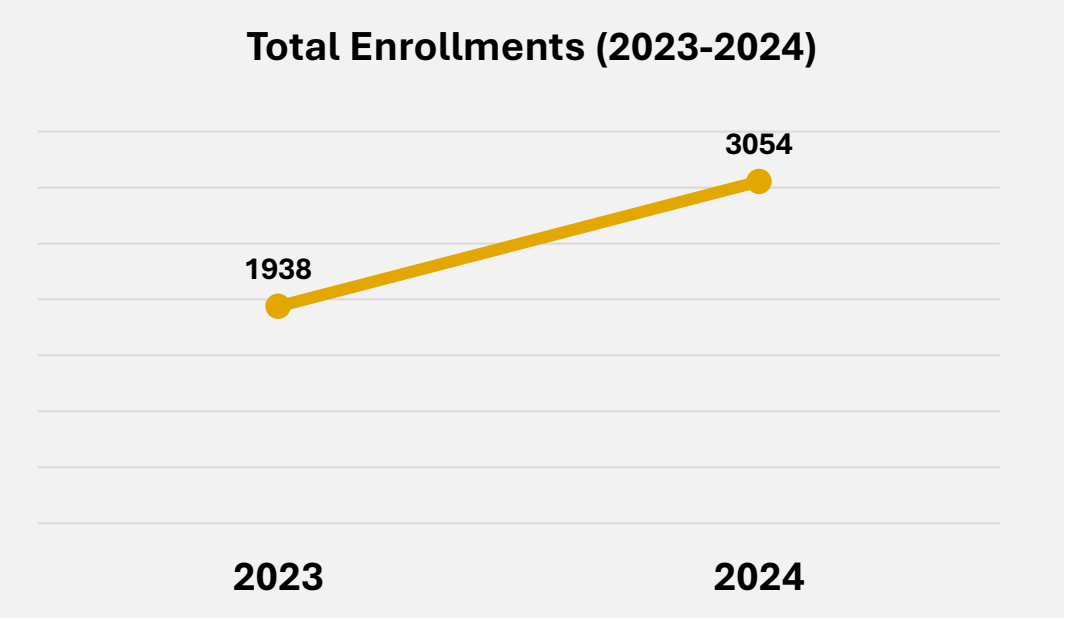

LEHSC 5 year planning meeting - Meeting Series
File
Meeting Series
Scheduling Assistant
Tracking
Help
Laserfiche
Tell me what you want to do
Copy Status to Clipboard
Export
Name
Attendance
Response
KayVin Hill
Meeting Organizer
None
KayVin Hill
Required Attendee
None
Productions <heidibarrien
Optional Attendee
None
lawrence.naputi@iwshelte
Optional Attendee
None
Elisa Sparkman
Optional Attendee
None
Jessica Olson
Optional Attendee
Accepted
KayVin Hill
Optional Attendee
None
Garrett Leonard <garleo07
Optional Attendee
None
montreal@pipeolympia.or
Optional Attendee
None
River Blake
Optional Attendee
Accepted
Karrie Duncan <karried@f
Optional Attendee
Accepted
Carolina Hershey
Optional Attendee
Accepted
Garrett Leonard <GLeonar
Optional Attendee
Accepted
Adriane Herring
Optional Attendee
Accepted
novapaden22@gmail.com
Optional Attendee
Accepted
sanctifiedstylist@gmail.co
Optional Attendee
Accepted
Dana Evans <danae@fscs
Optional Attendee
Declined
Jackie Velasco
Optional Attendee
Accepted
Kim Kondrat <kkondrat@
Optional Attendee
None
Meg Martin <meg@iwshe
Optional Attendee
None
Muqwayan Swordfish <m
Optional Attendee
Accepted
vdettaki@ci.olympia.wa.us
Optional Attendee
None
Anthonywducote@gmail.
Optional Attendee
Accepted
Desrai Wells-john
Optional Attendee
Accepted
Faith Addicott <faith@cor
Optional Attendee
Accepted
LEHSC 5 year planning meeting - Meeting Series
File
Meeting Series
Scheduling Assistant
Tracking
Help
Laserfiche
Tell me what you want to do
Delete
Actions
Send to OneNote
OneNote
Accept
Tentative
Decline
Respond
Respond
Options
Tags
Dictate
Voice
Immersive Reader
Immersive
New Scheduling Poll
Find Time
Viva Insights
Add-in
Accepted on 12/11/2024 8:51 AM.
Presentation
LEHSC 5 year planning meeting
Meeting Insights
Organizer
KayVin Hill
Sent Mon 12/9/2024 12:44 PM
Recurrence
Occurs the third Friday of every 1 month(s) effective 12/20/2024 until 10/17/2025 from 11:00 AM to 12:30 PM
Location
The Atrium 3000 Pacific Ave SE Or https://us06web.zoom.us/j/86740249765
Response
Accepted
Change Response
(5/12 Updated Link) Monthly Meeting for the Planning and development of the Thurston County Homeless Crisis Response 5 year Plan For LEHSC, supporting HRS staff, and direct service members with lived experience.
Topic: LEHSC 5-Year Planning Meeting
Time: May 16, 2025 11:00 AM Pacific Time (US and Canada)
Every month on the Third Fri, 8 occurrence(s)
Please download and import the following iCalendar (.ics) files to your calendar system.
Monthly: https://us06web.zoom.us/meeting/tZIqc-mqqjItHNFqSHGLFLnvg4iNSSLvodHV/ics?
icsToken=DFxj_KYqrGnihgahpwAALAAAAN89qrIMj_uWOplMGUc2eVvO_9KcT2t_MW9RIkHGIaOA6GvaNKT8PkK3yJnMdyldzq
Join Zoom Meeting
https://us06web.zoom.us/j/86740249765
Meeting ID: 867 4024 9765
In Shared Folder
Calendar - elisa.sparkman@co.thurston.wa.us

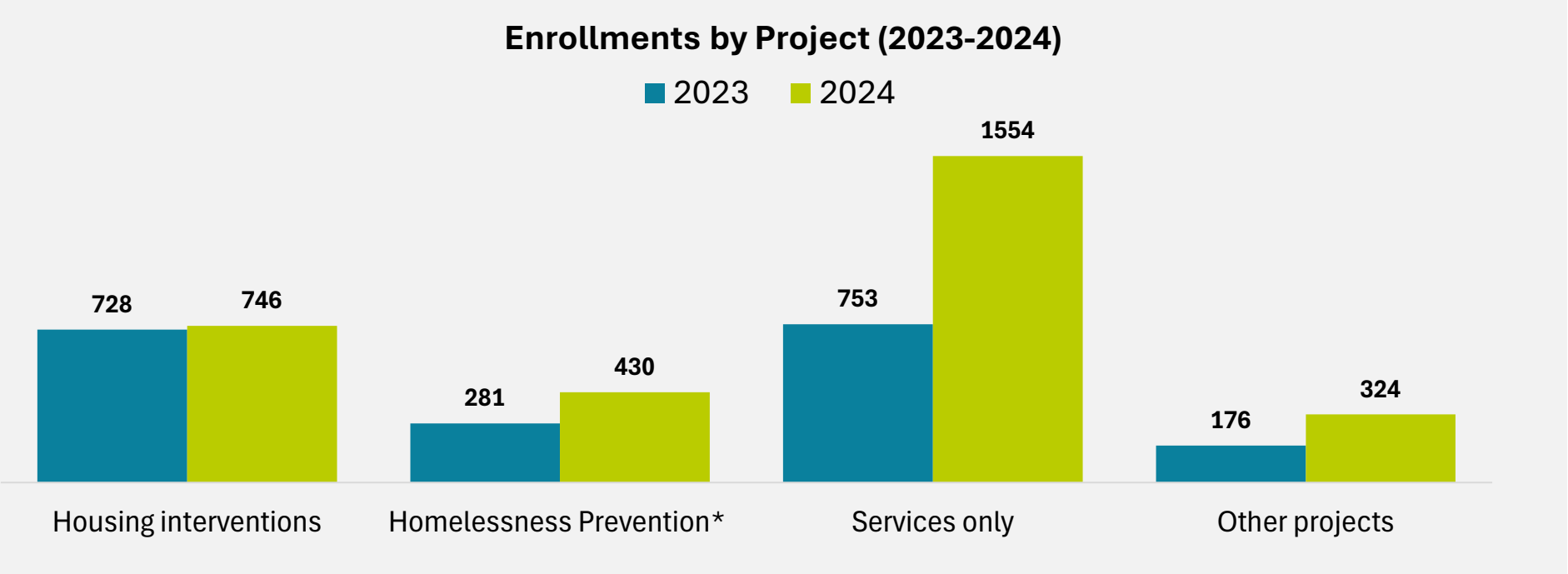
Appendix B: Estimates of Service Level

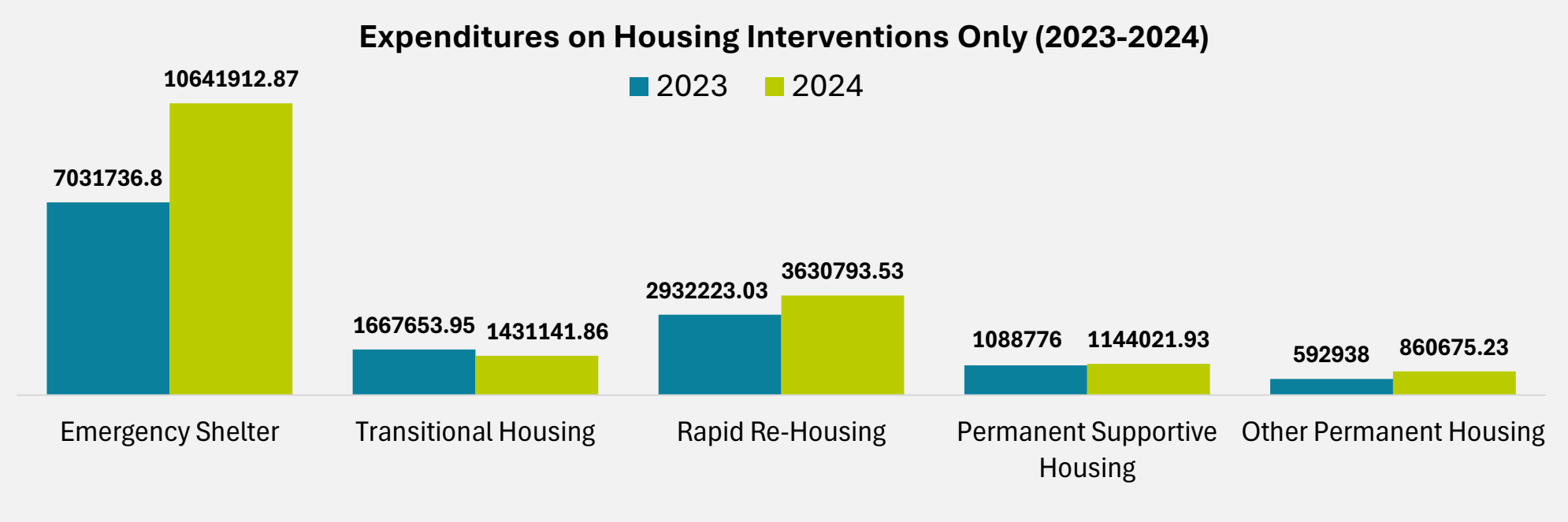
Data Source: 2023-2024 Annual Expenditure (Golden) Report

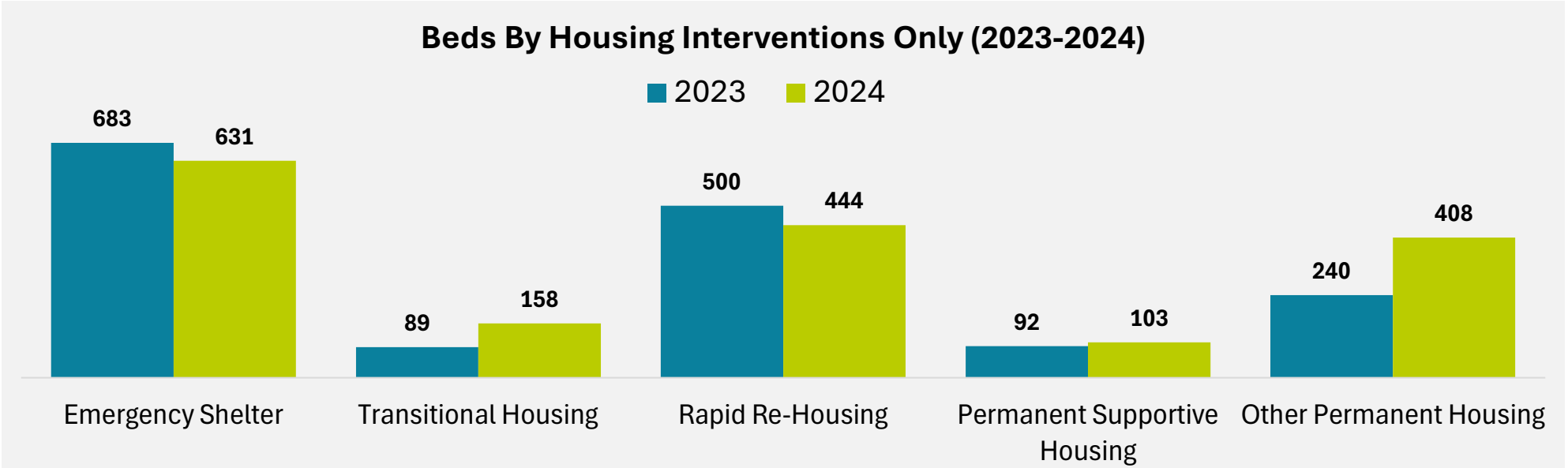


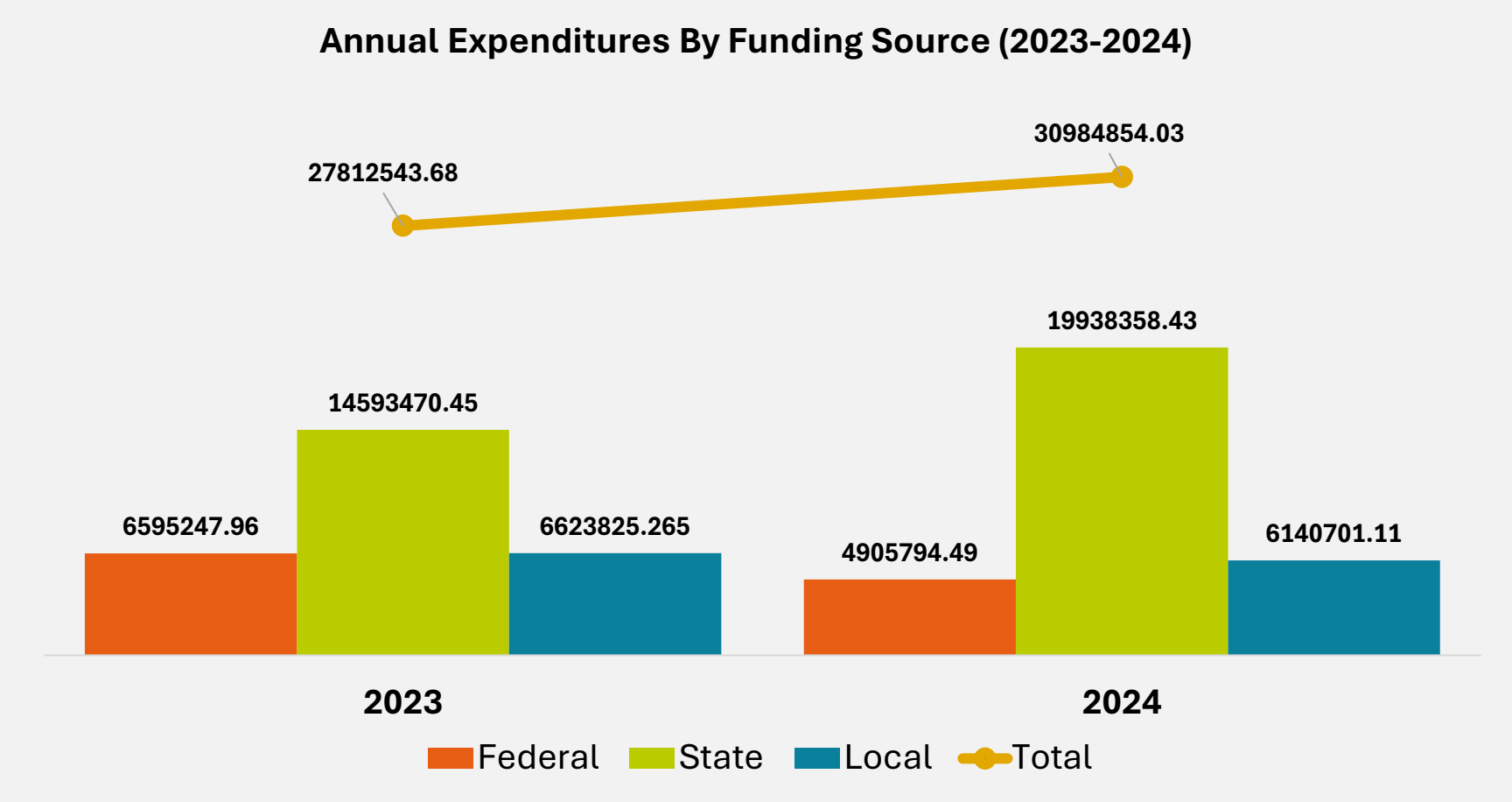



Total Enrollments (2023-2024)
3054
1938
2023
2024


Enrollments by Project (2023-2024)
2023
2024
728
746
281
430
753
1554
176
324
Housing interventions
Homelessness Prevention*
Services only
Other projects


Expenditures on Housing Interventions Only (2023-2024)
2023
2024
7031736.8
10641912.87
1667653.95
1431141.86
2932223.03
3630793.53
1088776
1144021.93
592938
860675.23
Emergency Shelter
Transitional Housing
Rapid Re-Housing
Permanent Supportive Housing
Other Permanent Housing


Beds By Housing Interventions Only (2023-2024)
2023
2024
683
631
89
158
500
444
92
103
240
408
Emergency Shelter
Transitional Housing
Rapid Re-Housing
Permanent Supportive Housing
Other Permanent Housing


Annual Expenditures By Funding Source (2023-2024)
27812543.68
30984854.03
6595247.96
14593470.45
6623825.265
4905794.49
19938358.43
6140701.11
2023
2024
Federal
State
Local
Total

Appendix C: Survey of fund sources for homeless housing assistance programs and capital projects

Fund Source	Source	Status	Allowable uses	Amount SFY 24	Projected SFY 25	Notes
Local funds authorized by RCW 82.14.460 (Mental Health Sales and Use Tax)	Local	Receiving/ Collecting	Operating	$8,301,022	$8,617,895	Funds must be used solely for the purpose of providing for the operation or delivery of substance use treatment, mental health treatment, and therapeutic court programs and services.
Local funds authorized by RCW 82.14.530 (Housing and Related Services Sales and Use Tax)	Local	Receiving/ Collecting	Capital and operating	$7,511,204	$8,160,000	60% of funds are allocated for capital projects, 30% for operating/services funds and 10% for administration. Includes City of Olympia and Thurston County collections
Local funds authorized by RCW 82.14.540 (Affordable and Supportive Housing Sales and Use Tax)	Local	Receiving/ Collecting	Capital	$2,122,319	$1,200,000	Thurston County has used these funds for rent assistance during COVID, but currently all funds are used for capital projects.
Local funds authorized by RCW 84.52.105 (Local Housing Levies)	Local	Not eligible/ NA		$ -	$ -	Thurston County has not authorized collection of these funds
Local funds authorized by RCW 36.22.250 (Document Recording Surcharge, Local Portion)	Local	Receiving/ Collecting	Operating and capital	$1,476,274	$1,500,000	75% of funds for operating/services. 15% for capital and 10% for administration

Fund Source	Source	Status	Allowable uses	Amount SFY 24	Projected SFY 25	Notes
Consolidated Homeless Grant/System Demonstration Grant (including Housing and Essential Needs)	State	Receiving/ Collecting	Operating	$12,245,231	$12,990,593	Includes multiple funds under the State's CHG contract.
Emergency Solutions Grant	Federal	Not eligible/NA		$ -	$ -	
Community Development Block Grant	Federal	Receiving/ Collecting	Capital and operating	$1,585,672	$1,609,487	At least 65% for capital. Up to 15% for public service operations and 20% for administration. Thurston County is an Urban County entitlement community. City of Olympia receives its own funding allocation. Beginning in Program Year 2025, City of Lacey is its own CDBG Entitlement Community
Continuum of Care Grant (except Balance of State counties)	Federal	Not eligible/NA		$ -	$ -	Thurston is a Balance of State County
Youth Homelessness Demonstration Project Grants (except Balance of State counties)	Federal	Not eligible/NA		$ -	$ -	Thurston is a Balance of State County
Human Services Fund	Local	Receiving/ Collecting	Operating	$350,821	$357,708	Portion of local sales tax revenue from Lacey, Olympia, Tumwater and Thurston County
Encampment Resolution Program	State	Receiving/ Collecting	Operating	$5,319,299	$5,576,751	Includes Olympia and Thurston County
HOME Investment Partnership	Federal	Receiving/ Collecting	Capital	$733,799	$767,836	

Appendix D: Estimates of permanent and emergency housing needs

In 2021, the Washington State Legislature passed HB 1220 which requires cities, towns, and counties to "plan for and accommodate" future housing affordable to a range of incomes and to document the projected housing need each jurisdiction is planning for in the housing element of its comprehensive plan. Specifically, jurisdictions must estimate the number of housing units needed for moderate, low, very low, and extremely low-income households, and emergency housing, emergency shelters, and permanent supportive housing.

Thurston County and the cities of Lacey, Olympia, Tenino, Tumwater, and Yelm contracted with Thurston Regional Planning Council (TRPC) to facilitate a process and provide data analysis support to implement this law. As a result, TRPC created the report "Planning for and Accommodating Housing Needs in Thurston County: Implementing the Housing Affordability Requirements of HB 1220" in April 2025. The full report can be found at: Planning for and Accommodating Housing Needs in Thurston County 2025-05-15

Data from TRPC and the Washington State Department of Commerce identify a need for 54,356 new housing units to accommodate our region's growing population. To address the current housing affordability crisis — and to ensure future residents can afford housing — 29,053 additional units will need to be affordable to low-income households. An additional 936 emergency housing units and beds are needed for the population experiencing homelessness.

Excerpts from this report are included in this appendix, which include tables that provide projections of future housing needs, including for permanent housing needs for households making 0-30% of the Area Median Income (AMI) and emergency housing needs. This information fulfills the requirement to provide "Estimates of Permanent and Emergency Housing Needs." The tables in the appendix and the full report include the following:

- Estimate of future Permanent Housing needs for households making 0-30% of the Area Median Income (AMI)
- Estimate of future Permanent Housing need operated as a Permanent Supportive Housing model for households making 0-30% of the AMI
- Estimate of future Emergency Housing need (i.e., emergency shelter and emergency housing)
- Estimates are made through at least the 5-year period of the plan
- Estimates include the full 20-year projection of needed housing units provided by Commerce
- The estimates were developed in collaboration with Local Providers.
- The estimates were developed in collaboration with Local Comprehensive Planners.

HOUSING NEED ALLOCATIONS

The first step in implementing HB 1220 is to identify the housing need allocation for each jurisdiction — the number of units apportioned to each jurisdiction to meet the countywide need for moderate, low, very low, and extremely low-income households; and emergency housing, emergency shelters, and permanent supportive housing. While HB 1220 requires Commerce to identify the countywide number of units in each income range, it gives jurisdictions discretion in how that need is allocated to cities, unincorporated urban growth areas (UGAs), and the rural unincorporated County.

Between August and October 2023, TRPC convened a project team that included planning directors and staff from Thurston County and the cities of Lacey, Olympia, Tumwater, and Yelm. This group identified the following shared values to assess different housing need allocation methods and select a preferred approach:

Fair

- Distributes new low-income units across all jurisdictions
- Recognizes the differences among jurisdictions and existing housing distribution
- Recognizes needs of community members – especially people who rely on permanent supportive housing and emergency housing

Clear

- Easy to communicate to public and elected officials
- Tailored to jurisdiction boundaries (including UGAs)
- Uses established methods to limit risk of legal challenges

Cooperative

- Builds on existing structures and processes – including the Regional Housing Council, Comprehensive Plan updates, Countywide Planning Policies
- Supported by all workgroup members

The project partners also agreed that the total number of housing units allocated to each jurisdiction should be consistent with the jurisdiction population, employment, and housing projections adopted by TRPC in September 2019.[2]

Countywide Housing Needs

HB 1220 builds on existing requirements for jurisdictions to plan for population growth. TRPC's most recent population and employment forecast estimates that 54,356 new housing units will be needed between 2020 and 2045 to support projected population growth (88,707 new people).[2] Table 2 shows the number of housing units projected for each jurisdiction. These projections were developed consistent with Thurston County's Countywide Planning Policies.

Table 2: TRPC Projected Housing Need by Jurisdiction

		Housing Units		
		2020 Census	2045 TRPC Projection	2020-2045 Projected Need
Bucoda	Town	241	375	134
Lacey	City	23,042	28,196	5,154
	UGA	13,562	22,532	8,970
Olympia	City	25,642	38,286	12,644
	UGA	5,093	6,744	1,651
Rainier	City	850	1,421	571
	UGA	54	77	23
Tenino	City	780	1,299	519
	UGA	5	14	9
Tumwater	City	11,064	17,740	6,676
	UGA	1,210	3,726	2,516
Yelm	City	3,456	10,960	7,504
	UGA	515	659	144
Grand Mound	UGA	424	734	310
Rural Unincorporated		35,500	43,031	7,531
Total		**121,438**	**175,794**	**54,356**

Note: TRPC forecast adopted September 6, 2019, for jurisdiction boundaries as of September 1, 2023. Numbers may not add to total due to rounding.

HB 1220 adds a requirement that jurisdictions plan for a specific number of housing units affordable for moderate, low, very low, and extremely low-income households; and emergency housing, emergency shelters, and permanent supportive housing. Commerce's Housing for All Planning Tool (HAPT)[2] provided the estimated housing need for each income range and housing type shown in Table 3. Income ranges are expressed as a percent of the area median income; the equivalent household incomes for the Thurston region in 2023 are shown in Table 3. While HB 1220 does not require jurisdictions to plan for housing affordable to households earning more than 120% of the area median income, this need is included so the number of units can be summed up to the total (identified as "Remainder" in tables).

While cities, towns, and counties have discretion over how this need is allocated among the jurisdictions, the countywide housing need identified by Commerce for each income range cannot be changed.

Table 3: Dept. of Commerce Housing Needs by Income Level for Thurston County

	Estimated Supply (2020)	Total Future Supply (2045)	Net Need (2020-2045)	Estimated Supply (2020)	Total Future Supply (2045)	Net Need (2020-2045)
Housing Units						
0-30% AMI (PSH)	180	3,774	3,594	0.1%	2.1%	6.6%
0-30% AMI (Non-PSH)	2,874	11,632	8,758	2.4%	6.6%	16.1%
30-50% AMI	12,405	20,836	8,431	10.2%	11.9%	15.5%
50-80% AMI	38,285	46,555	8,270	31.5%	26.5%	15.2%
80-100% AMI	26,403	30,776	4,373	21.7%	17.5%	8.0%
100-120% AMI	15,489	19,870	4,381	12.8%	11.3%	8.1%
Remainder	24,476	41,025	16,549	20.2%	23.3%	30.4%
Other	1,327	1,327	0	1.1%	0.8%	0.0%
Total	**121,438**	**175,794**	**54,356**	**100.0%**	**100.0%**	**100.0%**
Emergency Housing (Beds)	**626**	**1,562**	**936**	—	—	—

Note: "AMI" refers to the area median family income, which HUD estimates was $102,500 in 2023 for Thurston County. Income ranges are expressed relative to the AMI; income ranges are for a family of four. "PSH" is permanent supportive housing. "Other" includes recreational, seasonal, or migrant labor housing. Numbers may not add up to totals due to rounding. Housing types are defined in RCW 36.70A.030.

Baseline Housing Supply

The project partners agreed that it was important to plan for housing in both the incorporated and unincorporated urban growth areas of each jurisdiction. Since the tools provided by Commerce did not provide estimates for UGAs, TRPC revised the baseline housing supply estimates provided by Commerce using the assumptions listed below. In addition, TRPC revised the baseline supply to reflect current (September 1, 2023) jurisdiction boundaries.

- Use TRPC's parcel-level housing estimates where newly annexed jurisdiction boundaries do not align with 2020 Census blocks.
- The percentage of housing by income range in each UGA is the same as what Commerce estimated in the HAPT tool for its adjacent incorporated area.
- There is no permanent supportive housing or emergency housing in the unincorporated UGA.
- Any permanent supportive housing units where Commerce was unable to determine the jurisdiction (68 units total) were assumed to be in Olympia based on data provided by Olympia staff in the 2023-2027 Thurston-Olympia Consolidated Plan.
- The revised housing supply uses newly released 2020 decennial census data on seasonal and migrant housing instead of American Community Survey (ACS) estimates used in the Commerce HAPT tool. (While HB 1220 does not require jurisdictions to plan for seasonal and migrant housing, these units are removed from the available housing supply.)

HB 1220 only requires housing need allocations for cities, towns, and the unincorporated areas. However, the partners requested housing allocations for the unincorporated UGAs to inform how they plan for housing needs in areas likely to be annexed over the next 20 years. These UGA estimates are for informational purposes only; Thurston County — in consultation with the cities — has discretion over how

the housing need is allocated between urban and rural unincorporated areas as long as the total housing units align with Table 2.

Preferred Allocation Method

The project partners reviewed several methods for allocating the countywide housing need to jurisdictions. Two methods were developed by Commerce in its HAPT tool. TRPC staff also meet with staff from King, Kitsap, Pierce, and Snohomish Counties to discuss their method. Due to their earlier periodic Comprehensive Plan update deadline, all four counties had made progress implementing HB 1220.

The project partners ultimately preferred a variation of the method used by Snohomish County, because it best achieves the shared values identified on Page 7. The preferred method modifies the Snohomish County method so that no low-income housing or emergency housing is allocated to the rural unincorporated County. The partners developed this modification in response to feedback from Commerce that **residential zoning in rural areas — predominantly large, single-family lots — cannot accommodate the housing types and utilities required for low-income housing, permanent supportive housing, and emergency housing**.

The preferred method:

- Begins with an expectation that each jurisdiction should plan for the same share of the new housing need in each income range, but credits jurisdictions that currently have a higher-than-average share of low-income housing.
- Results in allocations that are positive and consistent with the housing need projected for each jurisdiction (Table 2) and for each income range countywide (Table 3).
- Is consistent with the Countywide Planning Policies and is supported by all project partners.
- Limits allocation of low-income housing to rural areas, in line with Commerce guidance.

The preferred housing need allocation is shown in Table 4; the process for calculating it is described in Appendix I. The housing need allocations were adopted by TRPC on December 6, 2024. These allocations replace numbers provisionally accepted by TRPC on March 1, 2024.

Table 4: 2020-2045 Housing Need Allocations

		Housing Units								Beds
		Total	Income Level (Percent of Area Median Income)							Emergency Housing
			0-30%		30-50%	50-80%	80-100%	100-120%	Remainder	
			PSH	Non-PSH						
Bucoda	Town	134	6	12	0	8	67	20	21	3
Lacey	City	5,154	424	1,086	1,199	515	0	540	1,390	103
	UGA	8,970	684	1,698	1,468	2,841	0	721	1,558	179
	Total	14,124	1,108	2,784	2,667	3,357	0	1,261	2,948	282
Olympia	City	12,644	942	2,339	2,877	590	2,093	1,144	2,660	253
	UGA	1,651	156	278	435	0	235	152	395	33
	Total	14,295	1,098	2,617	3,312	590	2,328	1,296	3,055	286
Rainier	City	571	43	107	0	161	44	103	114	11
	UGA	23	0	0	0	0	0	0	23	0
	Total	594	43	107	0	161	44	103	137	12
Tenino	City	519	33	65	0	0	220	96	105	10
	UGA	9	0	0	0	0	0	0	9	0
	Total	528	33	65	0	0	220	96	114	11
Tumwater	City	6,676	554	1,320	1,002	1,129	806	627	1,238	133
	UGA	2,516	170	415	307	797	333	171	323	50
	Total	9,192	723	1,736	1,309	1,926	1,140	798	1,561	184
Yelm	City	7,504	557	1,373	1,090	2,085	518	757	1,125	150
	UGA	144	10	25	30	0	0	41	38	3
	Total	7,648	567	1,398	1,120	2,085	518	798	1,163	153
Grand Mound	UGA	310	16	40	23	143	57	11	19	6
Rural Unincorporated		7,531	0	0	0	0	0	0	7,531	0
Thurston County		**54,356**	**3,594**	**8,758**	**8,431**	**8,270**	**4,373**	**4,381**	**16,549**	**936**

Adopted by TRPC on December 6, 2024.

Note: Numbers may not add to totals due to rounding. "PSH" refers to permanent supportive housing.

2025-2030 Housing Need Allocation

The following table is a projection of the five-year housing allocation need for the 2025-2030 period. These numbers were determined by calculating 20% of the Housing Units allocation in the 2020-2045 Housing Need Allocation Table that is shown on the previous page.

		Housing Units								Beds
		Total	Income Level (Percent of Area Median Income)							Emergency Housing
			0-30%		30-50%	50-80%	80-100%	100-120%	Remainder	
			PSH	Non-PSH						
Bucoda	Town	27	1	2	0	2	13	4	4	1
Lacey	City	1031	85	217	240	103	0	108	278	21
	UGA	1794	137	340	294	568	0	144	312	36
	Total	2825	222	557	534	671	0	252	590	57
Olympia	City	2529	188	468	575	118	419	229	532	51
	UGA	330	31	56	87	0	47	30	79	7
	Total	2859	219	524	662	118	466	259	611	58
Rainier	City	114	9	21	0	32	9	21	23	2
	UGA	5	0	0	0	0	0	0	5	0
	Total	119	9	21	0	32	9	21	28	2
Tenino	City	104	7	13	0	0	44	19	21	2
	UGA	2	0	0	0	0	0	0	2	0
	Total	106	7	13	0	0	44	19	23	2
Tumwater	City	1335	111	264	200	226	161	125	248	27
	UGA	503	34	83	61	159	67	34	65	10
	Total	1838	145	347	261	385	228	159	313	37
Yelm	City	1501	111	275	218	417	104	151	225	30
	UGA	29	2	5	6	0	0	8	8	1
	Total	1530	113	280	224	417	104	159	233	31
Grand Mound	UGA	62	3	8	5	29	11	2	4	1
Rural Unincorporated		1506	0	0	0	0	0	0	1506	0
Thurston County		10872	719	1752	1686	1654	875	875	3312	189

Appendix E: Prioritization criteria of homeless housing capital projects

Background

Thurston County has established the Regional Housing Council (RHC) with the primary purpose of leveraging resources and partnerships through policies and projects that promote equitable access to safe and affordable housing in the county. These are the guiding principles used by the RHC when prioritizing capital projects. The RHC considers issues specifically related to funding a regional response to homelessness and affordable housing and ways to better coordinate existing funding programs to implement the Five-Year Homeless Crisis Response Plan and increase affordable housing options.

Thurston County and the cities of Lacey, Olympia, Tumwater, and Yelm formally adopted an interlocal agreement to formalize the RHC in February 2021. An elected official from each jurisdiction serves as the voting member to the RHC. In 2023, the RHC established two advisory boards to make recommendations on related priorities, funding, and policies. These advisory boards are the Thurston Affordable Housing Advisory Board (TAHAB) and the Thurston Homeless Services Advisory Board (HSAB). These two advisory boards are made up of community members who are subject matter experts and/or work within or have lived experience of homelessness or living in affordable housing.

The primary purpose of the TAHAB is to make funding recommendations to the RHC related to the expenditure of the following funding sources: the combined county-wide and Olympia Home Fund, federal HOME Investment Partnership, HB 1406, and HB 5386 (capital funds). Eligible activities that can be supported through these funding sources include new construction, expansion, renovation, rehabilitation or preservation of affordable and/or homeless housing for low – to moderate- income households.

Process

Annually, the TAHAB selects funding priorities for capital projects to be solicited through an annual Request for Proposals (RFP). Historically, priorities have included funding projects proposed for development in specific geographic areas in the county and/or projects with a focus on 0-60% AMI populations. The TAHAB also reviews the criteria that will be used to score applications *(example in Table 1)*. The scoring criteria may be updated to reflect the priorities selected in that given year. Once recommended priorities and the scoring criteria have been approved by the RHC, Thurston County, as the fiscal agent of the RHC, releases the RFP for Capital Projects. The proposal application period is typically open for one month, during which time a Bidder's Conference is held to answer questions related to the RFP.

All project submissions must include an eligible activity under HUD regulations for the HOME program, SSB 5386, SHB 1406, or the Local Home Fund as appropriate, and meet

performance measures required under these programs. The applicant must also demonstrate that they can meet and maintain compliance with applicable federal, state, and local regulations. The County also notes that a Zoning Certificate for new construction/rehabilitation projects may be requested.

Once the application period closes, all TAHAB members review, and score submitted proposals using the established scoring criteria. After scoring is complete, County staff average scores and compile reviewer comments to be used during the TAHAB meeting where funding recommendations are discussed and decided. Once a funding recommendation is agreed upon by the TAHAB, that recommendation is forwarded to the RHC, and then to the Thurston County Board of County Commissioners for final approval.

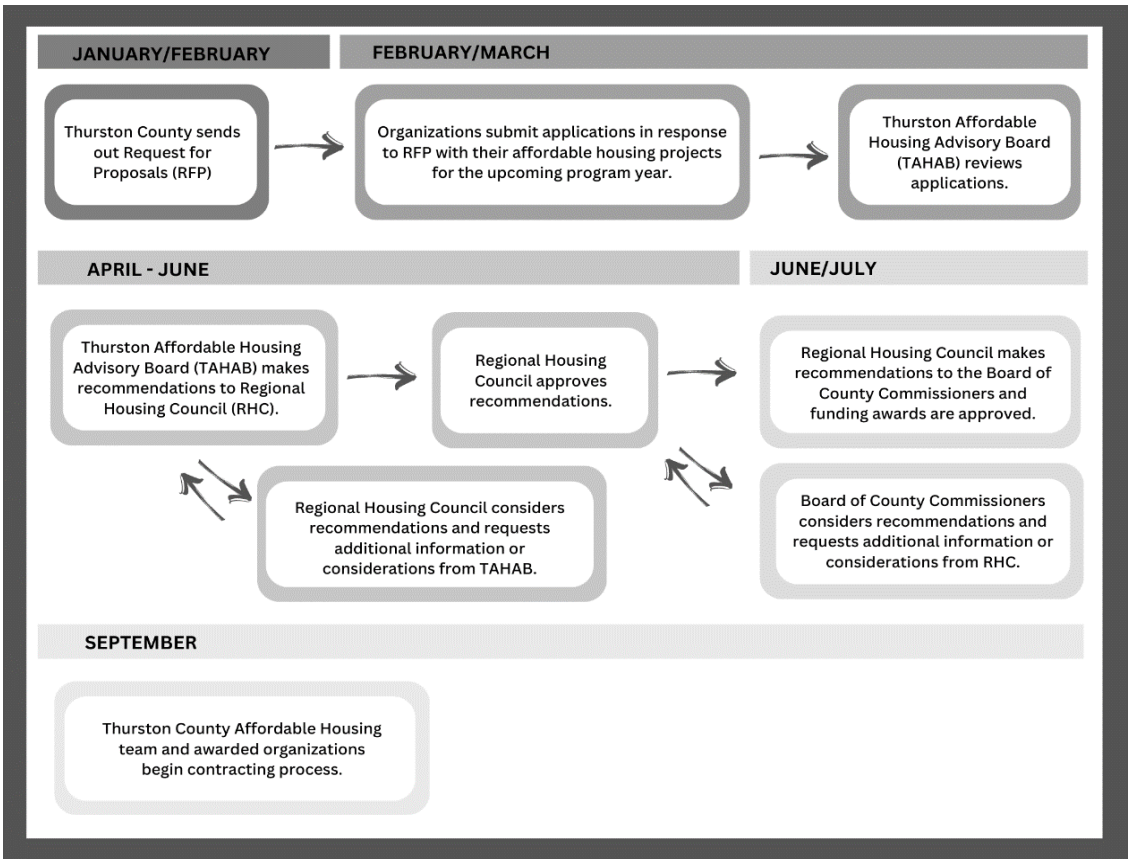
The full annual RFP process is shown below in Table 2.

Table 1 - Example of Scoring Criteria for Affordable Housing Capital Projects

Criteria #	Criteria	Points
1	**Importance to the Community.** The project meets a need in the community. Special consideration will be given to projects in rural areas (outside of Olympia, Lacey, and Tumwater) of Thurston County.	20
2	**Project Design**. Clearly defined scope, goals, outcomes/performance measures, and plan for long-term financial sustainability	15
3	**Cost Effectiveness.** The total project cost is appropriate for the expected impact.	15
4	**Partnerships and Collaborations**. Project formally collaborates with partner organizations to maximize impacts.	5
5a	**Supports Vulnerable and Historically Disadvantaged Populations**. Project is accessible to persons with disabilities and to Veterans. Agency is actively engaging in processes aimed to reduce racial disparity and to reduce discrimination in rental housing and homeownership. Agencies are providing training to ensure culturally competent services are provided to vulnerable and historically disadvantaged populations.	15
5b	**By and For/Culturally Specific Organization and/or BIPOC leadership in Organization.** Applicant agency is a by and for/culturally specific organization that serves and are substantially governed by marginalized populations including LGBTQIA and/or has senior leadership positions filled by persons who self-identify as Black, Indigenous, or Person of Color (BIPOC). Senior leadership includes, but is not limited to Executive Director, Chief Executive Officer, Chief Financial Officer, Senior Developer, Chair of the Board of Directors, President, or Vice President.	10

6	**Financial Capacity.** Organization has the financial capacity and processes in place to successfully manage capital project financing requirements. *Capital Projects Only*: Project financial sustainability will also be considered under this criterion. Does the project have a clear and reasonable plan to sustain the operations of the project.	10
7	**Responsive Application.** All relevant questions answered and information is responsive to the questions asked.	5
8	**Staff Capacity**. Evidence of qualified staff and capacity to manage project	10
9	**Timeliness.** Ready to begin project within 12 months and reasonable expectation to complete project within 36 months.	10
10	**Past Compliance**. • No unresolved audit or program monitoring finding (no program monitoring conducted - ok) – 5 points • Audit finding, no audit conducted or unresolved program monitoring finding – 0 points	5
	Total Maximum Score	**120**

Table 2 – Annual RFP Process Timeline



Appendix F: Documentation of public engagement

Notice of Plan Development

Announcement published on the Thurston County Public Health & Social Services website and on social media.

PUBLIC HEALTH AND SOCIAL SERVICES DEPARTMENT

THURSTON COUNTY
WASHINGTON
SINCE 1852

Carolina Mejia	Gary Edwards	Tye Menser	Wayne Fournier	Emily Clouse
District 1	District 2	District 3	District 4	District 5

Jen Freiheit, PhD, MCHES Director **Dimyana Abdelmalek, MD, MPH** Health Officer

December 2024

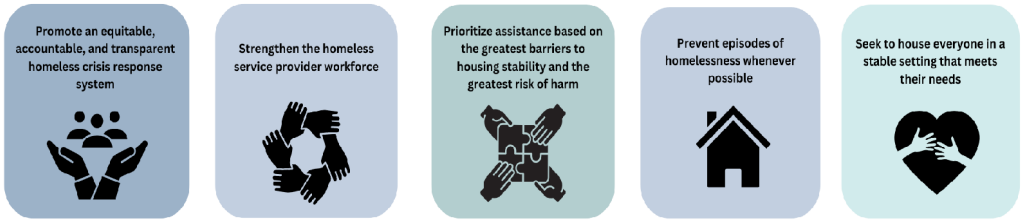
Notice of Plan Development

Thurston County Public Health & Social Services is leading the development of Thurston County's Local Homeless Housing Plan for 2025-2030.

Washington State Department of Commerce (Commerce) requires local jurisdictions to submit a local homeless housing plan every five years. Commerce provides guidelines with requirements and objectives for local jurisdictions to follow. The local plans come together at Commerce in the State Strategic Plan and Annual Report to the Legislature on Washington's efforts to address homelessness. The local plans serve as a five-year roadmap identifying state and county activities and goals, while the report highlights accomplishments and course adjustments.

Thurston County Office of Housing & Homeless Prevention staff is leading a core team of stakeholders in developing the Local Homeless Housing Plan for Thurston County. The stakeholders include representatives from organizations working directly in homeless services, behavioral health, and opioid response/prevention. Thurston County's Lived Experience Housing Steering Committee is participating in the development by providing guidance and vetting of the development process and the plan.

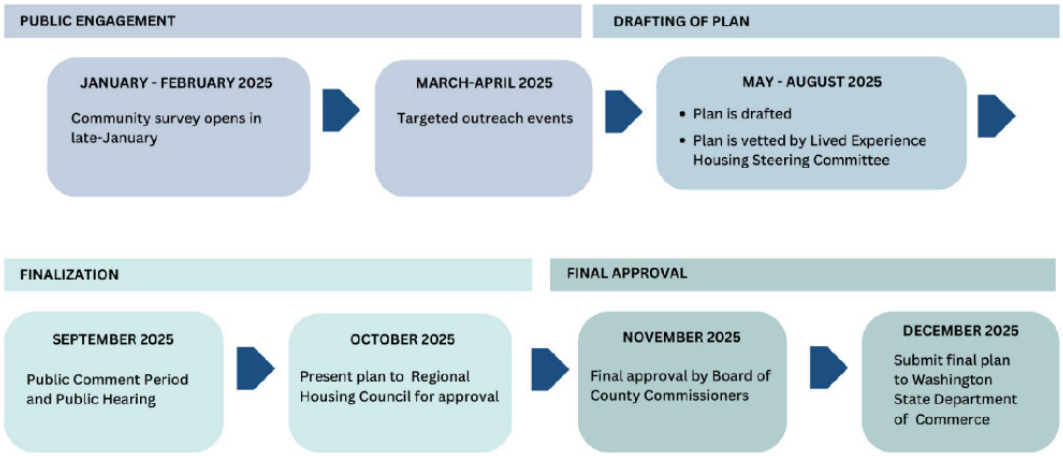
Plan Objectives
There are five objectives of the plan identified by Washington State Department of Commerce.



Office of Housing and Homeless Prevention
412 Lilly Road NE, Olympia, WA 98506-5132
(360) 867-2500 FAX (360) 867-2600 TTY/WA Relay 711 or 1-800-833-6388
www.thurstoncountywa.gov/phss

Public engagement begins in early 2025 with a community survey and targeted outreach events to gather input. The development of the plan will continue through 2025 and be finalized and adopted in November 2025.

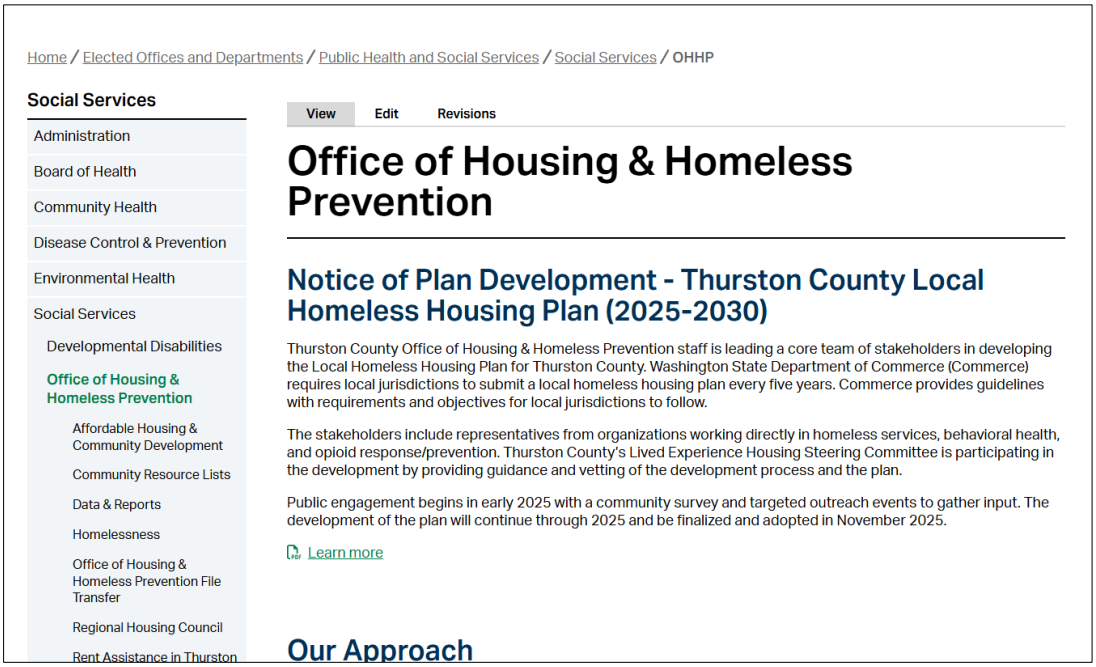
Planned Timeline



Opportunities to engage in the process and updates will be shared on Thurston County Public Health & Social Services social media, on the Office of Housing & Homeless Prevention website, and through targeted outreach.

Office of Housing and Homeless Prevention
412 Lilly Road NE, Olympia, WA 98506-5132
(360) 867-2500 FAX (360) 867-2600 TTY/WA Relay 711 or 1-800-833-6388
www.thurstoncountywa.gov/phss

Screenshot of Office of Housing & Homeless Prevention website in December 2024



Home / Elected Offices and Departments / Public Health and Social Services / Social Services / OHHP

Social Services

- Administration
- Board of Health
- Community Health
- Disease Control & Prevention
- Environmental Health
- Social Services
  - Developmental Disabilities
  - Office of Housing & Homeless Prevention
    - Affordable Housing & Community Development
    - Community Resource Lists
    - Data & Reports
    - Homelessness
    - Office of Housing & Homeless Prevention File Transfer
    - Regional Housing Council
    - Rent Assistance in Thurston

View | Edit | Revisions

Office of Housing & Homeless Prevention

Notice of Plan Development - Thurston County Local Homeless Housing Plan (2025-2030)

Thurston County Office of Housing & Homeless Prevention staff is leading a core team of stakeholders in developing the Local Homeless Housing Plan for Thurston County. Washington State Department of Commerce (Commerce) requires local jurisdictions to submit a local homeless housing plan every five years. Commerce provides guidelines with requirements and objectives for local jurisdictions to follow.

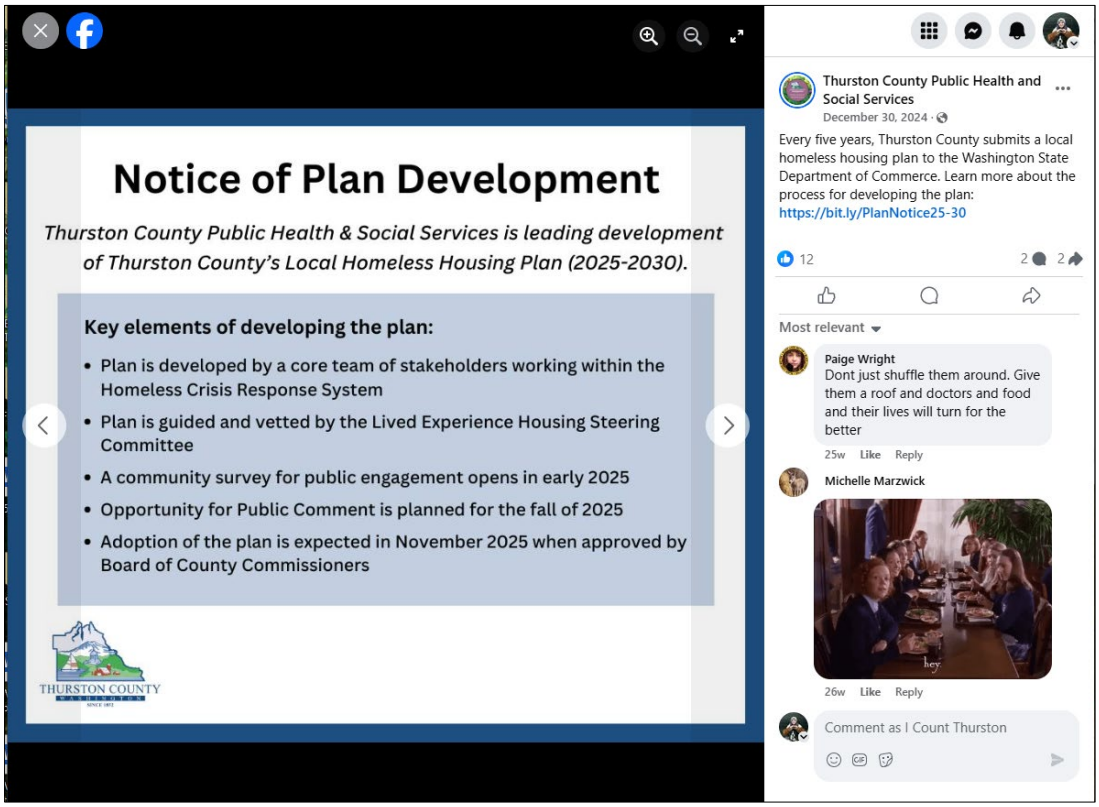
The stakeholders include representatives from organizations working directly in homeless services, behavioral health, and opioid response/prevention. Thurston County's Lived Experience Housing Steering Committee is participating in the development by providing guidance and vetting of the development process and the plan.

Public engagement begins in early 2025 with a community survey and targeted outreach events to gather input. The development of the plan will continue through 2025 and be finalized and adopted in November 2025.

Learn more

Our Approach

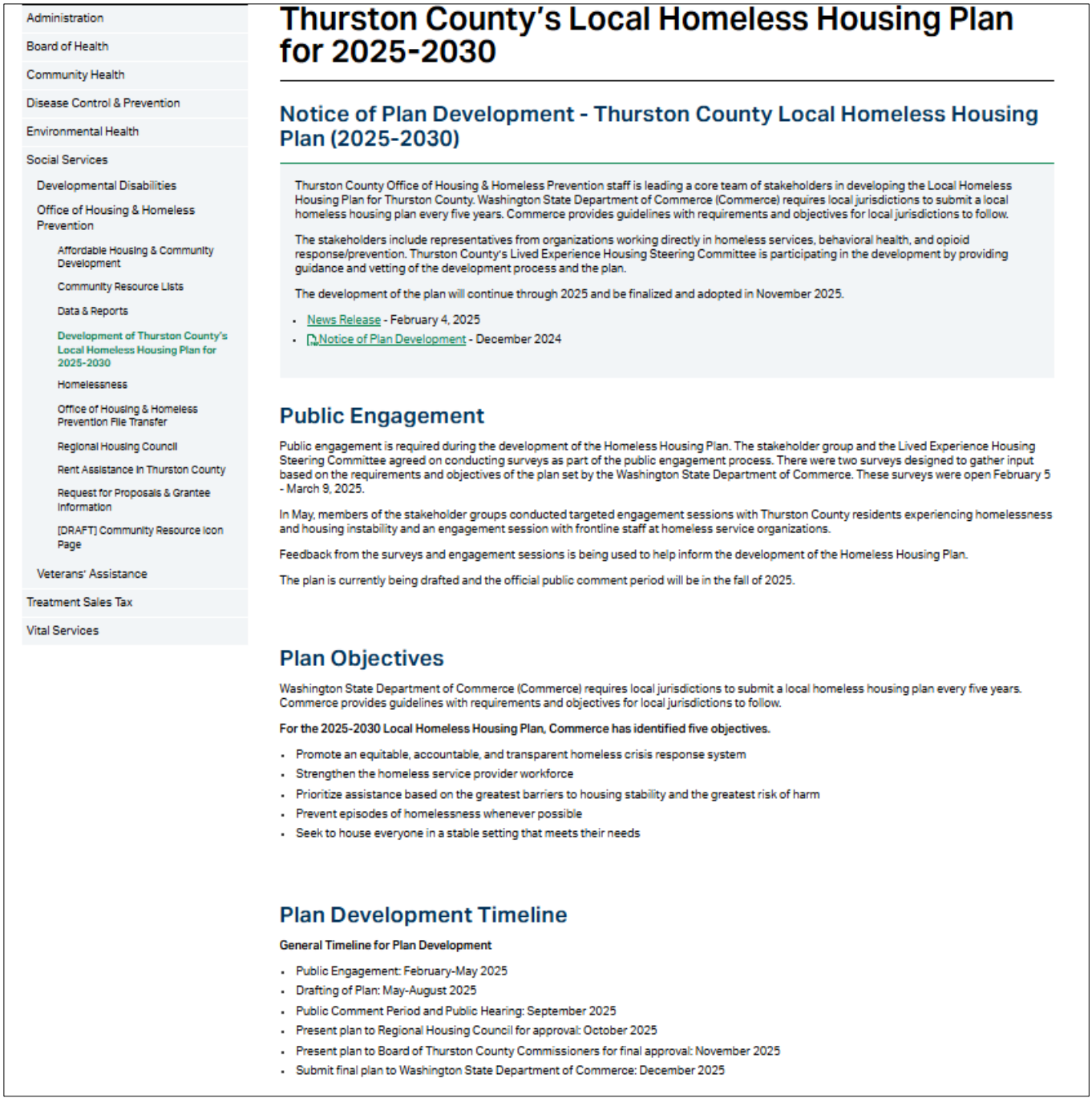
Screenshot of social media post



Thurston County Local Homeless Housing Plan 2025-2030 Website

View the live website at bit.ly/ThurstonHHPlan.

Screenshot of website:



Community Survey for Input

COMMUNITY SURVEY OUTREACH

News Release:

THURSTON COUNTY
WASHINGTON
SINCE 1852

Creating Solutions for Our Future

News Release

County Manager
Leonard Hernandez

County Commissioners
Carolina Mejia – District One
Rachel Grant – District Two
Tye Menser – District Three
Wayne Fournier – District Four
Emily Clouse – District Five

FOR IMMEDIATE RELEASE: Tuesday, February 4, 2025

CONTACT: Renae Miller, Public Information Supervisor, Thurston County Public Health and Social Services, (360) 463-0362 or renae.miller@co.thurston.wa.us
Dr. Jen Freiheit, Director, Thurston County Public Health and Social Services

Homeless Housing Survey Opens for Thurston County Residents

Input from survey will help inform the development of Thurston County's Homeless Housing Plan for 2025-2030

OLYMPIA – A survey for Thurston County residents asks opinions on homeless housing programs and services.

The Office of Housing & Homeless Prevention is conducting a community survey as part of the public engagement process for developing Thurston County's Local Homeless Housing Plan (2025-2030). Thurston County residents are encouraged to take the survey at bit.ly/HousingSurvey2025. The survey will close on Monday, March 3, 2025.

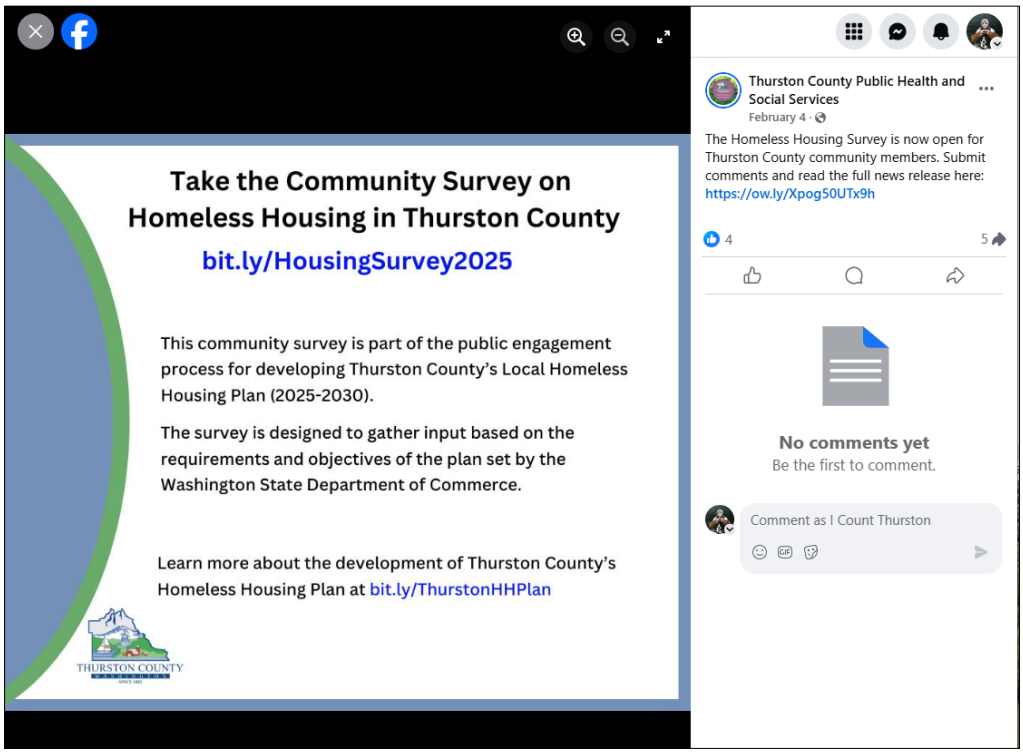
The Office of Housing & Homeless Prevention (OHHP) staff are leading a core team of stakeholders in developing the Local Homeless Housing Plan for Thurston County (2025-2030). Washington State Department of Commerce (Commerce) requires local jurisdictions to submit a local homeless housing plan every five years. Commerce provides guidelines with requirements and objectives for local jurisdictions to follow.

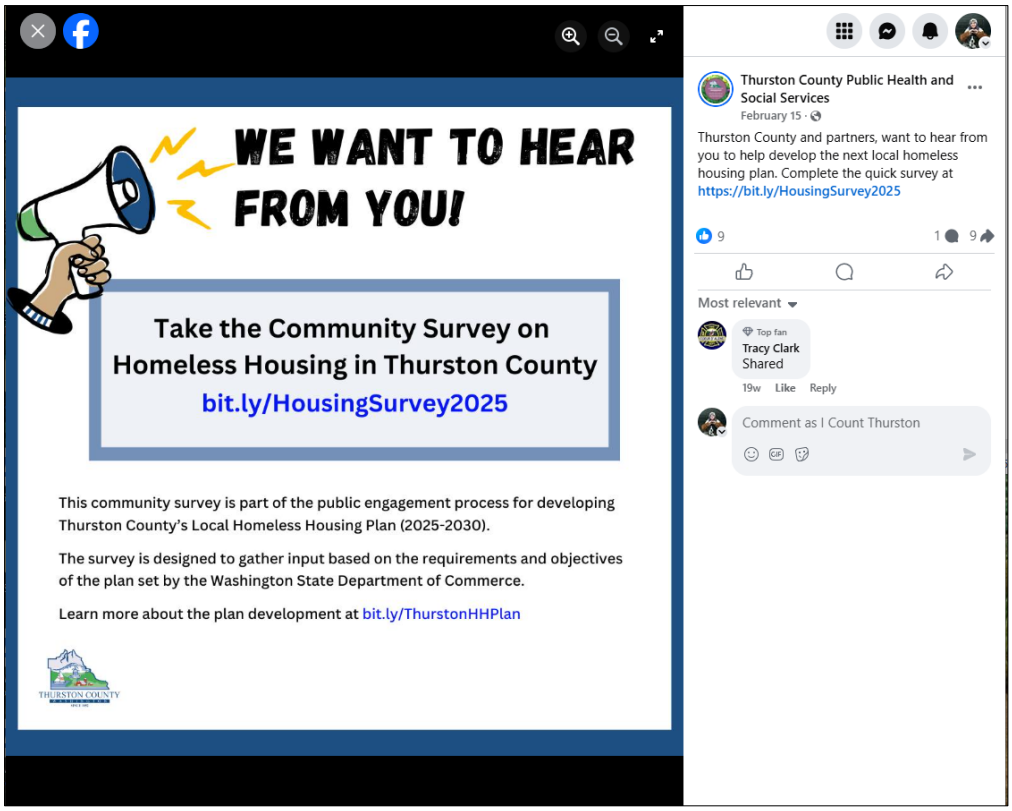
The stakeholders include representatives from organizations working directly in homeless services, behavioral health, and opioid response/prevention. Thurston County's Lived Experience Housing Steering Committee is participating in the development by providing guidance and vetting of the development process and the plan.

Public engagement is required during the development of the plan. The stakeholder group and the Lived Experience Housing Steering Committee agreed on conducting surveys as part of the public engagement process. Following the survey, OHHP will hold in-person/virtual public engagement sessions later this spring. The public engagement sessions are still in the planning phase. Keep up to date on the development of the plan and the public engagement opportunities at bit.ly/ThurstonHHPlan.

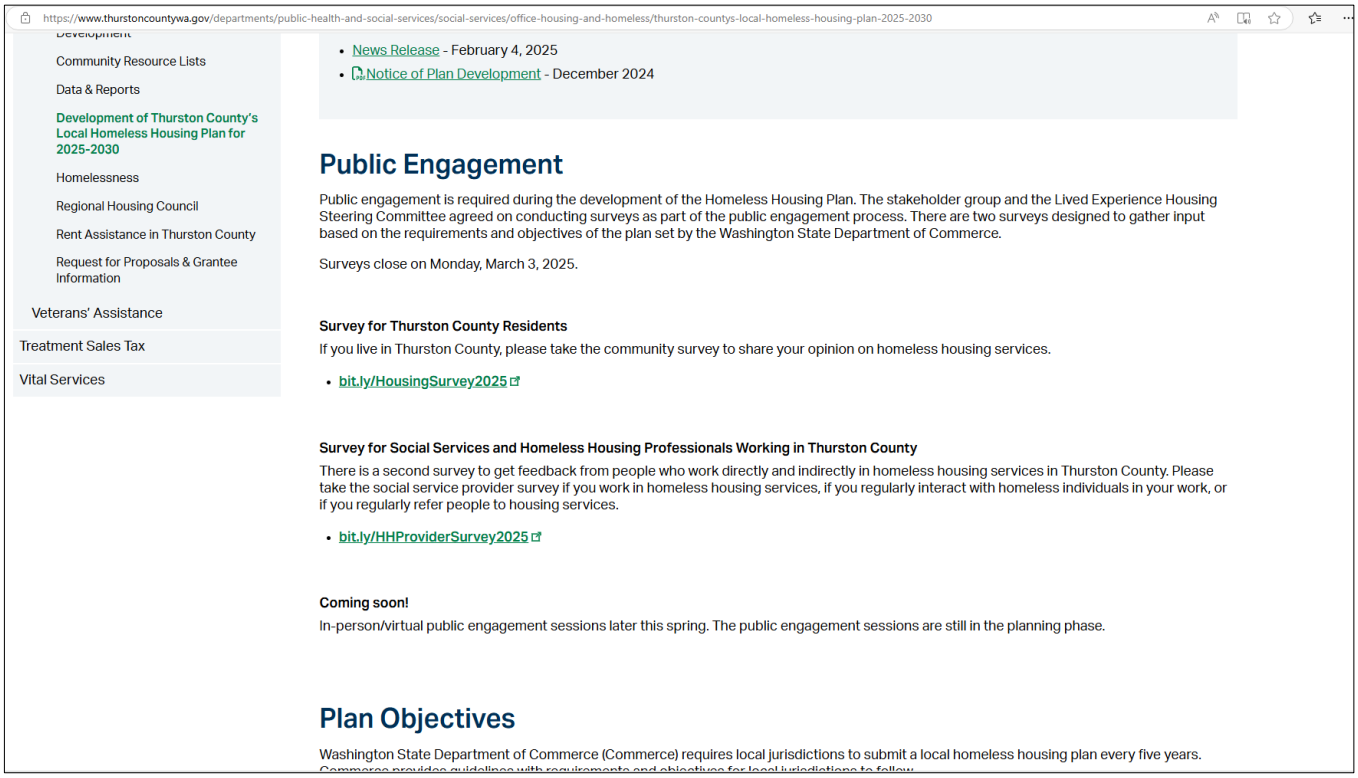
Thurston County Board of Commissioners, 3000 Pacific Avenue SE, Olympia, WA 98501
www.thurstoncountywa.gov (360) 786-5440 Fax: (360) 754-4104 TDD: 711 or 1-800-833-6388

Screenshot of social media posts:





Screenshot of website:



COMMUNITY SURVEY QUESTIONS AND RESULTS

Q1. What is your current housing status?		
Answer Choices	Responses	
Unsheltered (living in vehicle, in a tent, etc)	3.41%	19
Sheltered (staying in an emergency shelter)	0.54%	3
Temporary housing (doubled up, couch surfing, hotel, transitional housing program)	2.33%	13
Rent a single-family home	9.52%	53
Renting a unit (apartment, duplex unit, etc)	15.62%	87
Own mobile home or trailer, rent lot space	2.51%	14
Rent a room	2.33%	13
Own a home (any kind, without rent)	58.53%	326
Self paid hotel	0.00%	0
Other (please specify)	5.21%	29
	Answered	**557**
	Skipped	**0**
Q2. Have you experienced homelessness within the last ten years?		
Answer Choices	Responses	
Yes	16.88%	94
No	83.12%	463
	Answered	**557**
	Skipped	**0**
Q3. What is your current housing status?		
Answer Choices	Responses	
Renting a single-family home	19.32%	17
Renting a room	7.95%	7
Own a mobile home or trailer	11.36%	10
Other (please specify)	63.64%	56
	Answered	**88**
	Skipped	**469**
Q4. Where did you experience homelessness? Choose all that apply.		
Answer Choices	Responses	
In Thurston County	80.68%	71
In another part of Washington state	25.00%	22
In another state	21.59%	19
In another country	2.27%	2
	Answered	**88**
	Skipped	**469**

Q5. What factors led to your homelessness? Choose all that apply.		
Answer Choices	Responses	
Job loss/unemployment	41.57%	37
Aged out of foster care	0.00%	0
Eviction/loss of housing	29.21%	26
Unable to work	21.35%	19
Discharged from hospital	3.37%	3
Medical costs	4.49%	4
Released from criminal justice system	10.11%	9
Lack of childcare	6.74%	6
Personal choice	4.49%	4
Mental or behavioral health conditions	34.83%	31
Physical health	19.10%	17
Disability	28.09%	25
Alcohol/substance use	16.85%	15
Family rejection/kicked out of home	28.09%	25
Domestic violence	29.21%	26
Guardian or parent had mental, behavioral health or substance use disorders	10.11%	9
Illness	5.62%	5
Abuse/neglect	17.98%	16
Rent increases	29.21%	26
Other (please specify)	15.73%	14
	Answered	**89**
	Skipped	**468**

Q6. Have you experienced housing conditions you considered unsafe or uninhabitable? Check all that apply.		
Answer Choices	Responses	
Large amounts of mold or areas of mold throughout the home that was not adequately addressed	42.70%	38
The conditions in the home made me or a member of the household sick	31.46%	28
Pest infestation (rodents or bugs) that was not addressed	25.84%	23
Broken or unusable appliances that were not addressed	26.97%	24
Not enough heat to keep the home consistently heated to at least 60 degrees	25.84%	23
Repairs needed for safety that were not addressed, like broken steps, holes in the ground, broken windows, electrical issues, etc.	39.33%	35
I've experienced some small issues like these, but nothing serious.	22.47%	20
I have not experienced unsafe or uninhabitable living conditions.	16.85%	15
Other (please specify)	13.48%	12
	Answered	**89**
	Skipped	**468**

Q7. What helped resolve your homelessness? Check all that apply.

Answer Choices	Responses	
Nothing yet, I am currently homeless	33.73%	28
Outreach team connected me to services	6.02%	5
The Coordinated Entry process	7.23%	6
Inpatient substance use treatment	0.00%	0
Outpatient substance use treatment	1.20%	1
Inpatient mental or behavioral health treatment	0.00%	0
Outpatient mental or behavioral health treatment	3.61%	3
Case management/social worker	13.25%	11
Transitional housing	1.20%	1
Rapid rehousing program	7.23%	6
Tiny home village	1.20%	1
Habitat for Humanity home ownership program	2.41%	2
Permanent supportive housing	2.41%	2
I had help finding a job	4.82%	4
I found a job on my own	19.28%	16
Workforce housing	0.00%	0
Family or friend helped me with funds	14.46%	12
Family or friend gave me a place to live	33.73%	28
I got into a housing program	13.25%	11
I found my own home	15.66%	13
None of these things	2.41%	2
Other (please specify)	20.48%	17
	Answered	**83**
	Skipped	**474**

Q8. In your experience, what's difficult about getting resources or services? Choose all that apply.

Answer Choices	Responses	
It was overwhelming, stressful, or difficult	64.63%	53
Not having access to a phone	23.17%	19
Not getting calls back from organizations	46.34%	38
Not being able to access during business hours	26.83%	22
I don't have transportation	32.93%	27
I don't know where to go	32.93%	27
Program rules are too strict	18.29%	15
Separation from Partner/Spouse when accessing services	13.41%	11
I didn't follow through after I was accepted into a program	1.22%	1

There were issues with program staff	10.98%	9
They wanted me to give up my pet	17.07%	14
I didn't experience any issues	6.10%	5
I never heard back after applying	32.93%	27
I didn't qualify for services	37.80%	31
It's not difficult for me	3.66%	3
Other (please specify)	23.17%	19
	Answered	**82**
	Skipped	**475**

Q9. Have you experienced discrimination when seeking resources or services? Please select all that apply.

Answer Choices	Responses	
No, I have not felt discriminated against	48.75%	39
Yes, based on my race	10.00%	8
Yes, based on my sexual orientation	11.25%	9
Yes, based on my gender identity	15.00%	12
Yes, based on my ethnicity	8.75%	7
Yes, based on my national origin	5.00%	4
Yes, based on my age	16.25%	13
Yes, based on my language	3.75%	3
Yes, based on my religion	3.75%	3
Yes, based on my disability status	20.00%	16
Yes, based on my veteran status	0.00%	0
Other (please specify)	17.50%	14
	Answered	**80**
	Skipped	**477**

Q10. What kind of resources or services did you access? Choose all that apply.

Answer Choices	Responses	
I did not/was not able to access any	26.83%	22
Outreach services	23.17%	19
Coordinated Entry	26.83%	22
Emergency Shelter	9.76%	8
Transitional Housing	12.20%	10
Rapid rehousing	15.85%	13
Workforce housing	0.00%	0
Rent Assistance	30.49%	25
Food/Meals	37.80%	31
Tiny home	1.22%	1

Permanent supportive housing	7.32%	6
Habitat home ownership	3.66%	3
Showers/Hygiene	21.95%	18
Pet care	6.10%	5
Substance use treatment (Inpatient or outpatient)	7.32%	6
Mental/Behavioral Health Treatment (inpatient or outpatient)	15.85%	13
Case Management	19.51%	16
Parenting Support	9.76%	8
Childcare Support	6.10%	5
Domestic Violence Shelter Services	9.76%	8
Domestic Violence Advocacy	8.54%	7
Criminal Justice Diversion	0.00%	0
Financial Support through diversion programs	6.10%	5
Other (please specify)	14.63%	12
	Answered	**82**
	Skipped	**475**

Q11. What worked well for you in getting resources or services? Choose all that apply.

Answer Choices	Responses	
I felt supported by program staff	18.75%	15
I felt welcomed and not judged	21.25%	17
Communication was good	15.00%	12
Hours of operation fit my schedule	3.75%	3
Learned about programs/services I qualify for	27.50%	22
Nothing worked well	50.00%	40
Location was accessible	8.75%	7
Other (please specify)	17.50%	14
	Answered	**80**
	Skipped	**477**

Q12. What kind of resources or services do you still need/access? Choose all that apply.

Answer Choices	Responses	
I don’t need any support	24.39%	20
Outreach services	12.20%	10
Coordinated Entry	17.07%	14
Emergency Shelter	4.88%	4
Transitional Housing	14.63%	12
Rapid rehousing	21.95%	18
Workforce housing	7.32%	6
Rent Assistance	42.68%	35

Food/Meals	34.15%	28
Financial Support through diversion programs	15.85%	13
Permanent supportive housing	31.71%	26
Habitat home ownership	9.76%	8
Showers/Hygiene	10.98%	9
Pet care	12.20%	10
Substance use treatment (Inpatient or outpatient)	6.10%	5
Mental/Behavioral Health Treatment (Inpatient or outpatient)	30.49%	25
Case Management	13.41%	11
Parenting Support	12.20%	10
Childcare Support	6.10%	5
Domestic Violence Shelter Services	6.10%	5
Domestic Violence Advocacy	3.66%	3
Criminal Justice Diversion	2.44%	2
Navigation Services	8.54%	7
Other (please specify)	14.63%	12
	Answered	**82**
	Skipped	**475**

Q13. How did/do you know what resources or services are available to you? Choose all that apply.

Answer Choices	Responses	
Online search	48.15%	39
Outreach Specialist	14.81%	12
Case Manager	14.81%	12
Mutual Aid Group	1.23%	1
Word of mouth	49.38%	40
Social media	18.52%	15
Resource guide	25.93%	21
Calling around	27.16%	22
Other (please specify)	16.05%	13
	Answered	**81**
	Skipped	**476**

Q14. Did you experience any challenges when working with a case manager? Choose all that apply.

Answer Choices	Responses	
I didn’t have a case manager	56.79%	46
My case manager wasn’t responsive	14.81%	12
I felt like my case manager didn’t like me	4.94%	4
I felt like I was retaliated against	3.70%	3

I didn't feel like my case management services were fairly provided to me	8.64%	7
I didn't have a case manager who spoke my language	0.00%	0
I felt like my case manager wasn't helpful	13.58%	11
I don't feel like I got to participate in my own case management	4.94%	4
I didn't feel like I understood the services available	4.94%	4
No, I didn't experience any challenges	19.75%	16
Other (please specify)	8.64%	7
	Answered	**81**
	Skipped	**476**

Q15. Do you already or would you participate in any of the following? Check all that apply.

Answer Choices	Responses	
Subscribe to an email newsletter about local affordable housing and homeless service efforts	39.22%	131
Attend community meetings about local affordable housing and homeless service efforts	32.93%	110
Follow social media accounts specifically about local affordable housing and homeless service efforts	41.32%	138
Volunteer with service organizations in homeless housing services	27.84%	93
Donate to service organizations in homeless housing services	40.42%	135
Work in homeless housing services	11.98%	40
Other (please specify)	16.17%	54
	Answered	**334**
	Skipped	**223**

Q16. How should housing and homeless services programs engage with neighborhoods and community members? Check all that apply.

Answer Choices	Responses	
Recurring meetings	51.94%	201
Newsletters	45.99%	178
Social media	55.30%	214
Listening Sessions	53.75%	208
Surveys	49.61%	192
Door-hangers	13.95%	54
Mailing Lists	21.19%	82
Tabling Events	21.71%	84
They don't need to engage	8.01%	31
I'm not sure	10.34%	40
Other (please specify)	12.14%	47

	Answered	**387**
	Skipped	**170**

Q17. How should housing and homeless services programs engage with businesses? Check all that apply.

Answer Choices	Responses	
Recurring meetings	54.90%	213
Newsletters	43.04%	167
Social media	40.46%	157
Listening Sessions	54.12%	210
Surveys	42.78%	166
Door-hangers	9.79%	38
Mailing Lists	25.77%	100
Tabling Events	17.01%	66
They don't need to engage	7.99%	31
I'm not sure	15.72%	61
Other (please specify)	7.22%	28
	Answered	**388**
	Skipped	**169**

Q18. How should housing and homeless services programs engage with schools? Check all that apply.

Answer Choices	Responses	
Recurring meetings	46.74%	179
Newsletters	38.38%	147
Social media	35.77%	137
Listening Sessions	50.13%	192
Surveys	38.12%	146
Tabling Events	23.76%	91
They don't need to engage	10.97%	42
I'm not sure	14.10%	54
Other (please specify)	11.23%	43
	Answered	**383**
	Skipped	**174**

Q19. Which homelessness prevention efforts do you support? Check all that apply.

Answer Choices	Responses	
Universal Basic Income – Monthly household payment for low-income households	37.53%	146

Emergency Rent Assistance – help paying past due rent for low-income households	52.70%	205
Eviction Prevention – tenant protections, rent assistance for people under eviction only	37.02%	144
Ongoing rent support for people most at risk of homelessness	43.96%	171
Build more affordable housing	60.15%	234
Court Alternatives - criminal justice diversion away from jail	35.48%	138
Rental Housing Policies – measures to stabilize and maintain housing affordability	46.53%	181
Case Management – social workers working one-on-one with people at risk of homelessness	61.18%	238
Basic needs – food/hygiene assistance	61.70%	240
Substance Use Treatment (inpatient and outpatient)	77.12%	300
Mental/Behavioral Health Treatment (inpatient and outpatient)	83.80%	326
Workforce development - job support, job training	71.98%	280
Flexible funding for preventing homelessness, such as relocation assistance, car repair/maintenance assistance, etc.	47.04%	183
None	4.37%	17
I'm not sure	2.57%	10
Other (please specify)	11.31%	44
	Answered	**389**
	Skipped	**168**

Q20. Which homelessness response measures do you support? Check all that apply.

Answer Choices	Responses	
Arrest/jail	28.94%	112
Mental/Behavioral Health Treatment (inpatient and outpatient)	85.27%	330
Substance Use Treatment (inpatient and outpatient)	85.01%	329
Emergency Shelter – nightly shelters	72.09%	279
Outreach – offering services and goods directly to people experiencing homelessness	59.69%	231
Basic needs – food/hygiene assistance	65.12%	252
Intensive Case Management – social workers working one-on-one with people experiencing homelessness	62.79%	243
Workforce development - job support, job training	69.25%	268
More enhanced shelters like tiny home villages	50.90%	197
Safe parking programs for people sleeping in vehicles	47.55%	184
One-way travel assistance for individuals to relocate where they have a place to stay.	55.56%	215
Rapid rehousing – short term rent assistance for people experience homelessness	45.74%	177

Permanent supportive housing – housing with case management	50.90%	197
Hoteling – access to hotel stays for most vulnerable people experiencing homelessness	32.30%	125
None	1.29%	5
I'm not sure	2.07%	8
Other (please specify)	10.85%	42
	Answered	**387**
	Skipped	**170**
Q21. What is your age?		
Answer Choices	Responses	
17 and under	0.00%	0
18-24	1.91%	9
25-34	13.62%	64
35-49	29.79%	140
50-59	21.49%	101
60-69	18.30%	86
70 and above	14.89%	70
	Answered	**470**
	Skipped	**87**
Q22. What best describes your annual income?		
Answer Choices	Responses	
Less than $10,000	5.74%	27
$10,000 to $14,999	4.04%	19
$15,000 to $24,999	2.98%	14
$25,000 to $34,999	5.53%	26
$35,000 to $49,999	9.57%	45
$50,000 to $74,999	16.81%	79
$75,000 to $99,999	14.47%	68
$100,000 to $149,999	16.38%	77
$150,000 to $199,999	5.11%	24
$200,000 or more	3.62%	17
Prefer not to answer	12.98%	61
I have no income	2.77%	13
	Answered	**470**
	Skipped	**87**
Q23. What best describes your race and ethnicity? Check all that apply.		
Answer Choices	Responses	

American Indian, Alaska Native, or Indigenous	4.69%	22
Asian, South Asian, or Asian American	1.71%	8
Black, African American, or African	3.62%	17
Hispanic, Latino/a/e	5.12%	24
Middle Eastern or Northern African	0.43%	2
Native Hawaiian or Pacific Islander	1.71%	8
White	72.92%	342
I don't know	0.85%	4
Prefer not to answer	16.42%	77
Other (please specify)	4.48%	21
	Answered	**469**
	Skipped	**88**

Q24. What best describes your sexual orientation?

Answer Choices	Responses	
Heterosexual/Straight (not gay)	59.83%	280
Gay or Lesbian	4.70%	22
Bisexual	9.83%	46
Not sure of my sexual orientation	0.64%	3
Prefer not to answer	19.66%	92
Other (please specify)	6.20%	29
	Answered	**468**
	Skipped	**89**

Q25. What best describes your gender identity?

Answer Choices	Responses	
Woman	54.27%	254
Man	22.86%	107
Transgender	2.14%	10
Non-binary	4.27%	20
Culturally specific gender identity (e.g., Two-Spirit)	0.00%	0
Questioning	0.21%	1
I don't know	0.00%	0
Prefer not to answer	14.96%	70
Other (please specify)	5.56%	26
	Answered	**468**
	Skipped	**89**

Q26. What is your zip code?

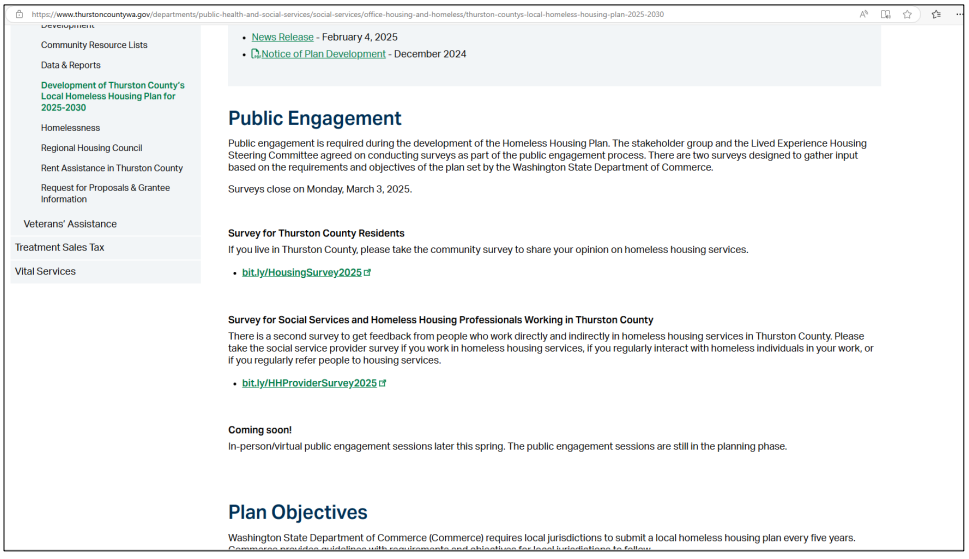
Answer Choices	Responses

98501	19.57%	92
98502	16.17%	76
98503	13.40%	63
98506	11.06%	52
98507	0.21%	1
98508	0.00%	0
98509	0.21%	1
98511	0.43%	2
98512	9.15%	43
98513	7.02%	33
98516	6.60%	31
98530	0.00%	0
98540	0.00%	0
98556	0.00%	0
98576	0.64%	3
98579	1.70%	8
98589	0.85%	4
98597	3.19%	15
I don't currently have a permanent address	1.49%	7
Prefer not to answer	8.30%	39
	Answered	**470**
	Skipped	**87**

Provider Survey for Input

The provider survey was not promoted publicly. This survey was shared through service provider networks via email and announcements in provider meetings. It was also posted on the web page.

Screenshot of website:



PROVIDER SURVEY QUESTIONS & RESULTS

Q1. Do you work in Thurston County for a social services organization, an organization that regularly refers people to homeless or housing services, or are you a professional who regularly interacts with homeless community members?

Answer Choices	Responses		
Yes	90.59%	154	
No	9.41%	16	
	Answered	**170**	
	Skipped	**0**	

Q2. What type of organization do you work or volunteer for? Choose all that apply.

Answer Choices	Responses		
Nonprofit	73.33%	110	
For profit or local business	4.00%	6	
Government	18.67%	28	
School	0.67%	1	
Medical	2.00%	3	
First Responder	4.67%	7	
Faith-based or religious	8.00%	12	
Other (please specify)	7.33%	11	
	Answered	**150**	
	Skipped	**20**	

Q3. From your perspective, how EQUITABLE (fair and impartial) are the homeless housing programs and services in Thurston County?

Answer Choices	Average Number	Responses	
Scale of 1-100 (1 being not equitable, 100 being most equitable)	56.7433628	100.00%	113
		Answered	**113**
		Skipped	**57**

Q4. What should be focused on more over the next five years to improve equity? Choose top 3.

Answer Choices	Responses		
More people with lived experience hired to work within the homeless crisis response system	19.13%	22	
More meaningful outcomes that are not solely dictated by performance measures	23.48%	27	
More training and professional development around equity for frontline staff	12.17%	14	

Client led services – Providers should not be deciding what clients/participants need or want; Ask more questions, make less judgments.	22.61%	26	
Promote frontline staff, provide them with better benefits & higher pay	43.48%	50	
More training and professional development around equity for management	14.78%	17	
Diversify leadership across the board (management, boards of directors, executive leadership, etc.)	10.43%	12	
Consistent resources – in how they're offered, when they're offered, and how much is offered	42.61%	49	
Consistent case management across programs – every client receives same opportunities from their case management	36.52%	42	
Improve access to information, ensure that is up-to-date, and shared widely in a variety of formats and languages	33.04%	38	
Work to minimize bias in data collection and analysis.	10.43%	12	
Other (please specify)	13.91%	16	
	Answered	**115**	
	Skipped	**55**	

Q5. From your perspective, how ACCOUNTABLE are the homeless housing programs and services in Thurston County?

Answer Choices	Average Number	Responses	
Scale of 1-100 (1 being not accountable, 100 being most accountable)	50.9910714	100.00%	112
		Answered	**112**
		Skipped	**58**

Q6. What should be focused on more over the next five years to improve accountability? Choose top 3

Answer Choices	Responses		
Providers having more capacity to return calls, emails and maintain appointments	42.61%	49	
Client led services – Providers should not be deciding what clients/participants need or want; Ask more questions, make less judgments	32.17%	37	
Need clearer expectations for what clients/participants can expect from providers.	52.17%	60	
Regular harm reduction training that includes consistent role-play for putting training into practice	33.04%	38	
More consistent program review and evaluation to mitigate unintended consequences and harm	42.61%	49	
Consistent reminders of information, boundaries, rules, and goals from providers to participants	31.30%	36	

Outside options when an organization's grievance process is ineffective.	18.26%	21	
Accountability for data quality	19.13%	22	
Other (please specify)	12.17%	14	
	Answered	**115**	
	Skipped	**55**	

Q7. From your perspective, how TRANSPARENT are the homeless housing programs and services in Thurston County?

Answer Choices	Average Number	Responses	
Scale of 1-100 (1 being not transparent, 100 being most transparent)	50.9017857	100.00%	112
		Answered	**112**
		Skipped	**58**

Q8. What should be focused on more over the next five years to improve transparency? Choose top 3

Answer Choices	Responses		
Expectations more clearly laid out for participants	40.00%	46	
Transparency around funding not being guaranteed for any program	49.57%	57	
Consistent reminders of information, boundaries, rules, and goals from providers to participants	26.09%	30	
Improve access to information, ensure that is up-to-date, and shared widely in a variety of formats and languages	49.57%	57	
Outside options when an organization's grievance process is ineffective.	9.57%	11	
More consistent program review and evaluation to mitigate unintended consequences and harm	32.17%	37	
Clear and consistent information about the Coordinated Entry program, process, expectations, outreach locations, check-ins, etc.	73.04%	84	
Other (please specify)	8.70%	10	
	Answered	**115**	
	Skipped	**55**	

Q9. What homeless response measures should be focused on more over the next five years? Choose top 3.

Answer Choices	Responses		
Arrest/jail	2.61%	3	
Mental/Behavioral Health Treatment – in-patient/out-patient	33.91%	39	
Substance Use Treatment – in-patient/out-patient	21.74%	25	
Emergency Shelter – nightly shelters	33.91%	39	
Outreach – offering services and goods directly to people experiencing homelessness	13.91%	16	
Basic needs – food/hygiene assistance	7.83%	9	

Intensive Case Management – staff working one-on-one with people experiencing homelessness	20.00%	23	
Workforce development - job support, job training	17.39%	20	
More enhanced shelters like tiny home villages	18.26%	21	
Safe parking programs for people sleeping in vehicles	20.00%	23	
Rapid rehousing – short term rent assistance for people experiencing homelessness	13.91%	16	
Permanent supportive housing – housing with case management	34.78%	40	
Hoteling – access to hotel stays for most vulnerable people experiencing homelessness	5.22%	6	
Transitional housing	14.78%	17	
Crisis stabilization center - voluntary hospital or jail diversion for adults experiencing an acute behavioral health crisis	26.96%	31	
None	0.87%	1	
Other (please specify)	6.96%	8	
	Answered	**115**	
	Skipped	**55**	

Q10. What homelessness prevention measures should be focused more on over the next five years? Choose top 3.

Answer Choices	Responses		
None of the above	0.00%	0	
Universal Basic Income – Monthly household payment for low-income households	26.96%	31	
Emergency Rent Assistance – help paying past due rent for low-income households	22.61%	26	
Eviction Prevention – tenant protections, rent assistance for people under eviction only	17.39%	20	
Ongoing rent support for people most at risk of homelessness	14.78%	17	
Build more affordable housing	42.61%	49	
Court Alternatives - criminal justice diversion away from jail	8.70%	10	
Relocation Assistance – funding to help people with moving costs	4.35%	5	
Rent Control – measures to stabilize and maintain housing affordability	53.04%	61	
Case Management – staff working one-on-one with people at risk of homelessness	11.30%	13	
Basic needs – food/hygiene assistance	6.96%	8	
Substance Use Treatment – in-patient and out-patient	9.57%	11	
Mental/Behavioral Health Treatment – in-patient/out-patient	19.13%	22	
Workforce development - job support, job training	11.30%	13	
Flexible funding for preventing homelessness, such as relocation assistance, car repair/maintenance assistance, etc.	39.13%	45	
None	1.74%	2	

Other (please specify)	2.61%	3	
	Answered	**115**	
	Skipped	**55**	

Q11. Do you work directly in homeless housing services?

Answer Choices	Responses		
Yes	64.35%	74	
No	35.65%	41	
	Answered	**115**	
	Skipped	**55**	

Q12. What do you like about working in homeless housing services? Choose all that apply.

Answer Choices	Responses		
The values of the organization align with my personal values	80.28%	57	
It's rewarding to build rapport with the homeless community	64.79%	46	
It's rewarding to build rapport with my coworkers	47.89%	34	
I feel supported by my organization's leadership	53.52%	38	
The flexibility offered by leadership	49.30%	35	
I'm not sure	4.23%	3	
Other (please specify)	16.90%	12	
	Answered	**71**	
	Skipped	**99**	

Q13. What programmatic and fiscal challenges do you face in your work? Choose top 3.

Answer Choices	Responses		
My program runs out of money too quickly	56.34%	40	
My program is not flexible enough	8.45%	6	
Not enough support from management	4.23%	3	
Not enough training	16.90%	12	
Not enough staff to implement program	46.48%	33	
Inconsistent rules	15.49%	11	
Lack of transparency with leadership	12.68%	9	
Fiscal management lacks capacity for homeless housing programs	19.72%	14	
Lack of supportive infrastructure	25.35%	18	
Issues with contract administration	2.82%	2	
I'm not sure	2.82%	2	
Other (please specify)	22.54%	16	
	Answered	**71**	
	Skipped	**99**	

Q14. What barriers to providing services do you face in your work? Choose top 3.

Answer Choices	Responses		
Not enough training on program rules	8.45%	6	
I don't have the supplies or infrastructure needed to perform the work	28.17%	20	
I don't feel physically safe at work	4.23%	3	
I'm not notified when there are changes in my organization or programs	12.68%	9	
Not enough staff to effectively provide program services	46.48%	33	
I don't feel emotionally/mentally safe at work	11.27%	8	
Not enough support or direction for implementing new programs	12.68%	9	
Too many gaps in available services. My clients aren't getting what they need	71.83%	51	
I'm not sure	7.04%	5	
Other (please specify)	16.90%	12	
	Answered	**71**	
	Skipped	**99**	

Q15. How long do you intend to stay in this line of service work?

Answer Choices	Responses		
Less than a year	0.00%	0	
1-3 years	5.63%	4	
4-6 years	5.63%	4	
7-10 years	5.63%	4	
As long as I can	69.01%	49	
I'm not sure	14.08%	10	
	Answered	**71**	
	Skipped	**99**	

Q16. What do you need to stay in this line of service work? Choose top 5.

Answer Choices	Responses		
Better pay	70.42%	50	
Better benefits	33.80%	24	
Professional development	28.17%	20	
Educational opportunities	21.13%	15	
Career advancement opportunities	38.03%	27	
More paid leave	25.35%	18	
More encouragement of work/life balance	23.94%	17	
Affordable childcare	18.31%	13	
Better leadership	8.45%	6	
More transparency	8.45%	6	
Hybrid work options where appropriate	16.90%	12	
A work environment where I feel more physically safe	2.82%	2	

A work environment where I feel more emotionally and mentally safe	8.45%	6	
I need to feel more valued	7.04%	5	
More employee recognition	5.63%	4	
Less responsibility on my position	5.63%	4	
Less turnover among coworkers	23.94%	17	
Nothing, I'm happy with how things are	11.27%	8	
I'm not sure	0.00%	0	
Other (please specify)	5.63%	4	
	Answered	**71**	
	Skipped	**99**	

Q17. Do you know how to connect someone to homeless services? (select only 1)

Answer Choices	Responses		
Yes	75.00%	30	
No	10.00%	4	
Sometimes	15.00%	6	
Other (please specify)	0.00%	0	
	Answered	**40**	
	Skipped	**130**	

Q18. What barriers do you notice most around accessing homeless services? Select top 3.

Answer Choices	Responses		
The resources are always changing and are not consistent	50.00%	20	
Programs are almost always out of funding or at capacity	85.00%	34	
Waiting for services takes too long	70.00%	28	
Language and cultural barriers	15.00%	6	
Participants don’t hear back from homeless service organizations	15.00%	6	
Participants don’t have access to phones	20.00%	8	
Participants don’t have access to the Internet	7.50%	3	
Other (please specify)	10.00%	4	
	Answered	**40**	
	Skipped	**130**	

Q19. What ways would you like to be more connected to housing and homeless service programs? Choose all that apply.

Answer Choices	Responses		
Annual meeting or webinar for the local service provider community to receive updates about homeless services in Thurston County	43.59%	17	
Regular email updates for local service providers about homeless services in Thurston County	69.23%	27	

Social media accounts specifically about housing and homeless services in Thurston County	28.21%	11	
I don't need any new ways to connect with the homeless crisis response system	17.95%	7	
Other (please specify)	7.69%	3	
	Answered	**39**	
	Skipped	**131**	

Listening Sessions

LIVED EXPERIENCE LISTENING SESSIONS

Franz Anderson Tiny Home Village: May 21, 2025
22 participants and neighbors, 1 county staff, 2 LEHSC members, and 1 members of the core team of stakeholders lead the one-hour event with support from Staff onsite. Participants were mostly residents of the tiny home village who heard about the session through word of mouth.

Plum Street Tiny Home Village: May 22, 2025
13 participants, 1 county staff, 1 core team member, and two LEHSC members lead the hour and a half long event with support from staff onsite. Participants were mostly residents of the tiny home village who heard about the session through word of mouth.

Sergio's Place Day Center: May 29, 2025
45 participants 2 county staff, 2 LEHSC members, and 2 members of the core team of stakeholders lead the 2-hour event with support from staff onsite.

Lived Experience Listening Session Flyer:

LISTENING SESSION FOR DIRECT SERVICE PROVIDERS

The groups developing the plan organized a listening session to hear from direct service staff within the Homeless Response System.

Held virtually over Zoom: May 30, 2025
35 attendees in non-supervisory roles with two facilitators

Invitation for direct service providers:

Please join us for a Direct Service Provider listening session that will inform the development of Thurston's 2025-2030 Homeless Housing Plan. **This session is specifically for non-supervisory, direct service staff.** We ask that program managers/supervisors not attend and encourage all supervisory providers to share this meeting with their teams. A calendar invitation will be sent shortly for your convenience.

Listening Session for Homeless Response/Supportive Housing Direct Service Providers

Friday, May 30, 2025, at 1:00-2:30 p.m.

Join Zoom Meeting

https://us06web.zoom.us/j/83819430473

Meeting ID: 838 1943 0473

Please join this online event to share your important feedback and input for the development of Thurston County's Homeless Housing Plan 2025-2030. Non-management staff members of all experience levels are encouraged to participate.

The online focus group will be facilitated by Dana Evans (Family Support Center and Built for Zero) Carolina Hershey (Thurston County Resource Hub) and Garrett Leonard (Catholic Community Services).

When
Friday May 30, 2025 · 1pm – 2:30pm (Pacific Time - Los Angeles)

Location
https://us06web.zoom.us/j/83819430473
View map

Notice of Public Hearing

NOTICE OF PUBLIC HEARING PUBLISHED IN NISQUALLY VALLEY NEWS ON SEPTEMBER 18, 2025

135015 Notice of Public Hearing

NOTICE OF PUBLIC HEARING AND PUBLIC COMMENT PERIOD ON THE THURSTON COUNTY LOCAL HOMELESS HOUSING PLAN 2025-2030

Name of Responsible Entity:
Thurston County
Telephone #: 360-490-2500
Street, City, Zip Code: 412 Lilly Road NE, Olympia, WA 98506

This notice shall satisfy requirements stipulated by the Washington State Department of Commerce.

TO ALL INTERESTED AGENCIES, GROUPS, AND PERSONS
Washington State Department of Commerce (Commerce) requires local jurisdictions to submit a local homeless housing plan every five years. Thurston County Office of Housing & Homeless Prevention staff has led a core team of stakeholders in developing the Local Homeless Housing Plan for Thurston County.

The draft Thurston County Local Homeless Housing Plan is available to the public for review at https://bit.ly/ThurstonHHPlan.

NOTICE OF PUBLIC HEARING AND PUBLIC COMMENT PERIOD
A public comment period opens on Friday, September 19, 2025, and closes on Tuesday, October 21, 2025, regarding the above matter. All interested agencies, groups, and persons are invited to submit written comments or questions to Thurston County on or before October 21, 2025, at 5:00 p.m. or make comment in person at the public hearing.

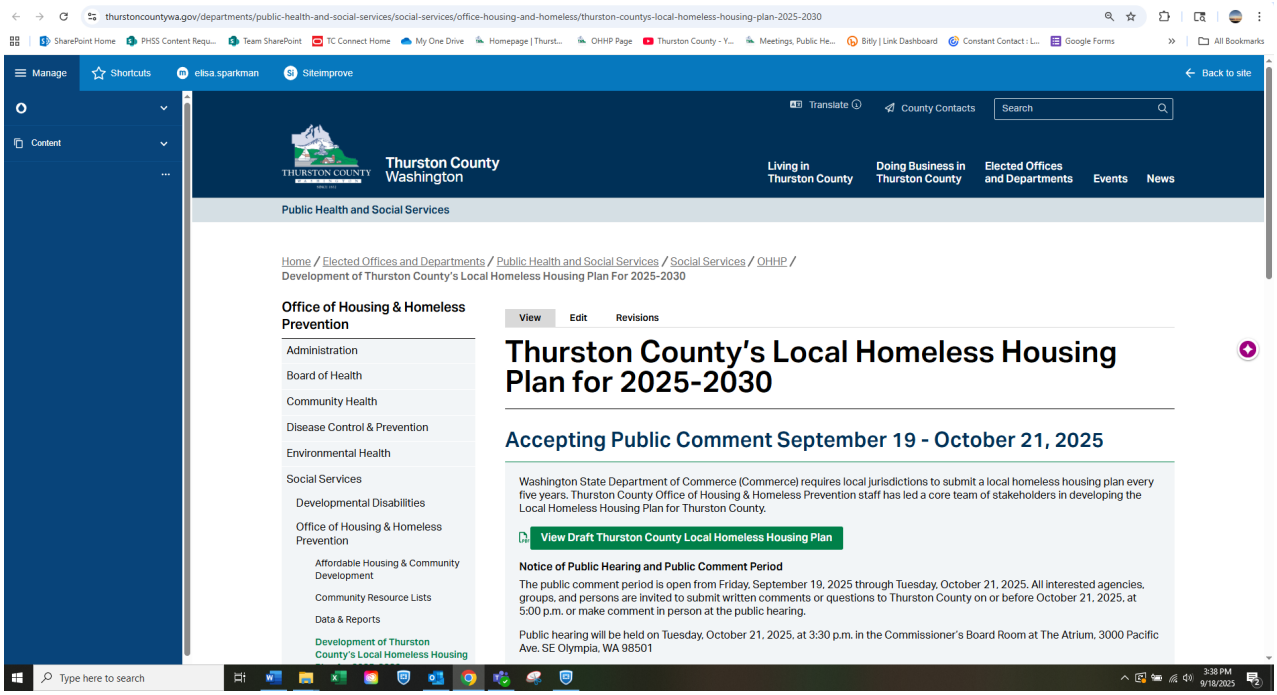
Public hearing will be held on Tuesday, October 21, 2025, at 3:30 p.m. Commissioner's Board Room at The Atrium, 3000 Pacific Ave. SE Olympia, WA 98501

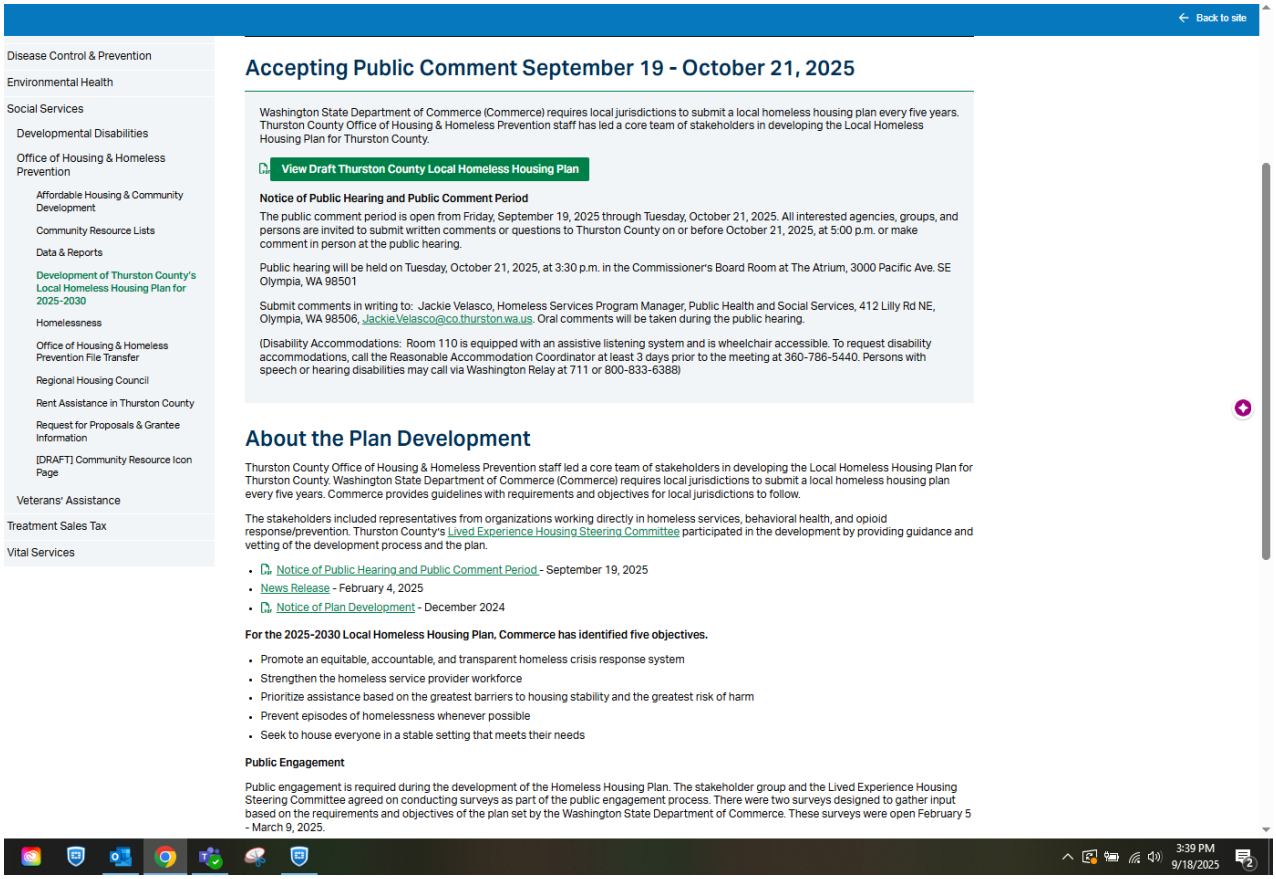
Submit comments to: Jackie Velasco, Homeless Services Program Manager, Public Health and Social Services, 412 Lilly Rd NE, Olympia, WA 98506, by phone at 360-490-5910, or email at Jackie.Velasco@co.thurston.wa.us. Oral comments will be taken during the public hearing.

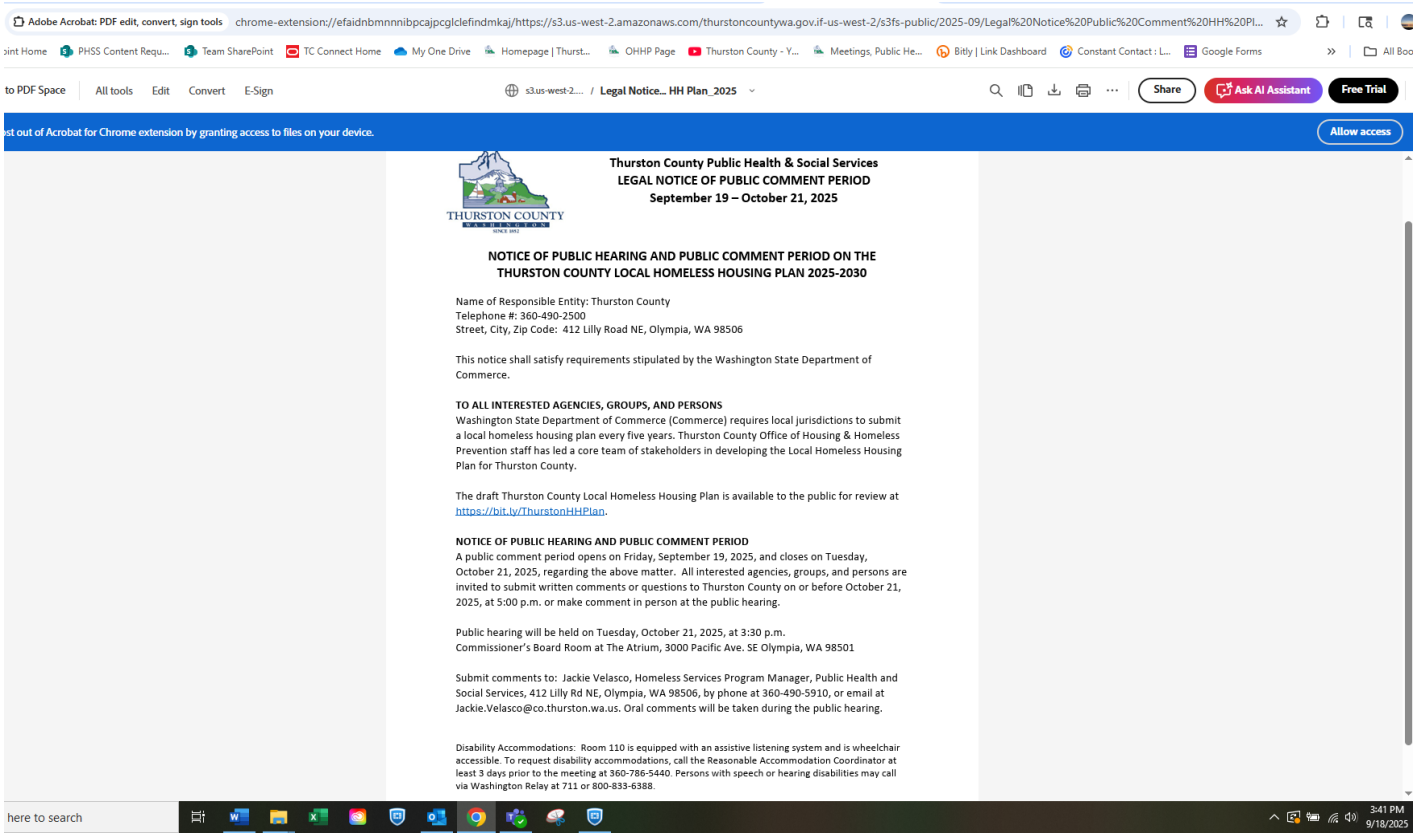
Disability Accommodations: Room 110 is equipped with an assistive listening system and is wheelchair accessible. To request disability accommodations, call the Reasonable Accommodation Coordinator at least 3 days prior to the meeting at 360-786-5440. Persons with speech or hearing disabilities may call via Washington Relay at 711 or 800-833-6388.

Pub: Nisqually Valley News
September 18, 2025

NOTICE POSTED ON THURSTON COUNTY OFFICE OF HOUSING & HOMELESS PREVENTION WEBSITE







Thurston County Public Health & Social Services
LEGAL NOTICE OF PUBLIC COMMENT PERIOD
September 19 – October 21, 2025

NOTICE OF PUBLIC HEARING AND PUBLIC COMMENT PERIOD ON THE THURSTON COUNTY LOCAL HOMELESS HOUSING PLAN 2025-2030

Name of Responsible Entity: Thurston County
Telephone #: 360-490-2500
Street, City, Zip Code: 412 Lilly Road NE, Olympia, WA 98506

This notice shall satisfy requirements stipulated by the Washington State Department of Commerce.

TO ALL INTERESTED AGENCIES, GROUPS, AND PERSONS
Washington State Department of Commerce (Commerce) requires local jurisdictions to submit a local homeless housing plan every five years. Thurston County Office of Housing & Homeless Prevention staff has led a core team of stakeholders in developing the Local Homeless Housing Plan for Thurston County.

The draft Thurston County Local Homeless Housing Plan is available to the public for review at https://bit.ly/ThurstonHHPlan.

NOTICE OF PUBLIC HEARING AND PUBLIC COMMENT PERIOD
A public comment period opens on Friday, September 19, 2025, and closes on Tuesday, October 21, 2025, regarding the above matter. All interested agencies, groups, and persons are invited to submit written comments or questions to Thurston County on or before October 21, 2025, at 5:00 p.m. or make comment in person at the public hearing.

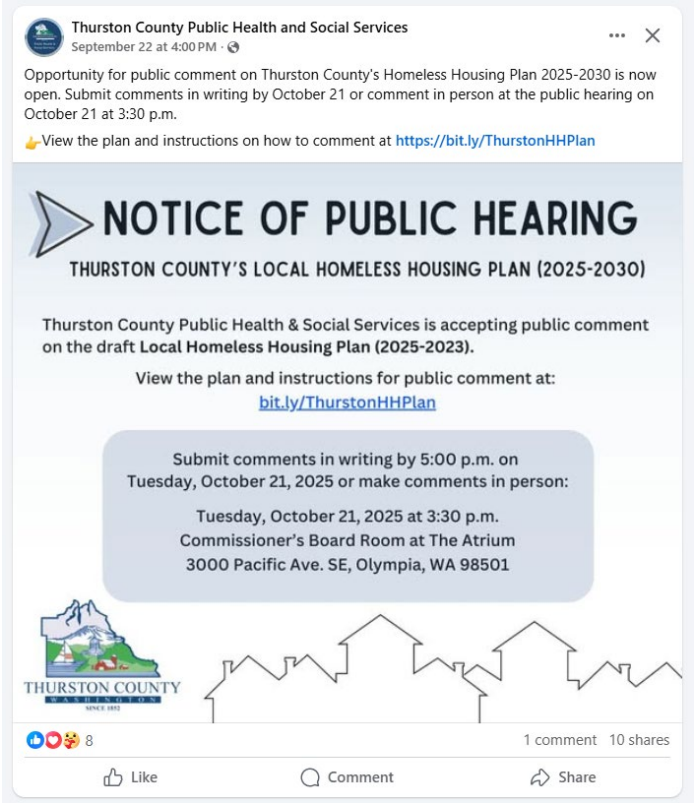
Public hearing will be held on Tuesday, October 21, 2025, at 3:30 p.m.
Commissioner's Board Room at The Atrium, 3000 Pacific Ave. SE Olympia, WA 98501

Submit comments to: Jackie Velasco, Homeless Services Program Manager, Public Health and Social Services, 412 Lilly Rd NE, Olympia, WA 98506, by phone at 360-490-5910, or email at Jackie.Velasco@co.thurston.wa.us. Oral comments will be taken during the public hearing.

Disability Accommodations: Room 110 is equipped with an assistive listening system and is wheelchair accessible. To request disability accommodations, call the Reasonable Accommodation Coordinator at least 3 days prior to the meeting at 360-786-5440. Persons with speech or hearing disabilities may call via Washington Relay at 711 or 800-833-6388.

POSTED ON SOCIAL MEDIA

Posted on September 22, September 30, October 13, and October 20, 2025.



ADDITIONAL OUTREACH

Opportunity for public comment was featured in the Highlights section of the [Fall 2025 issue of the Thurston Regional Housing Newsletter]. This quarterly newsletter is sent to 1,581 recipients.

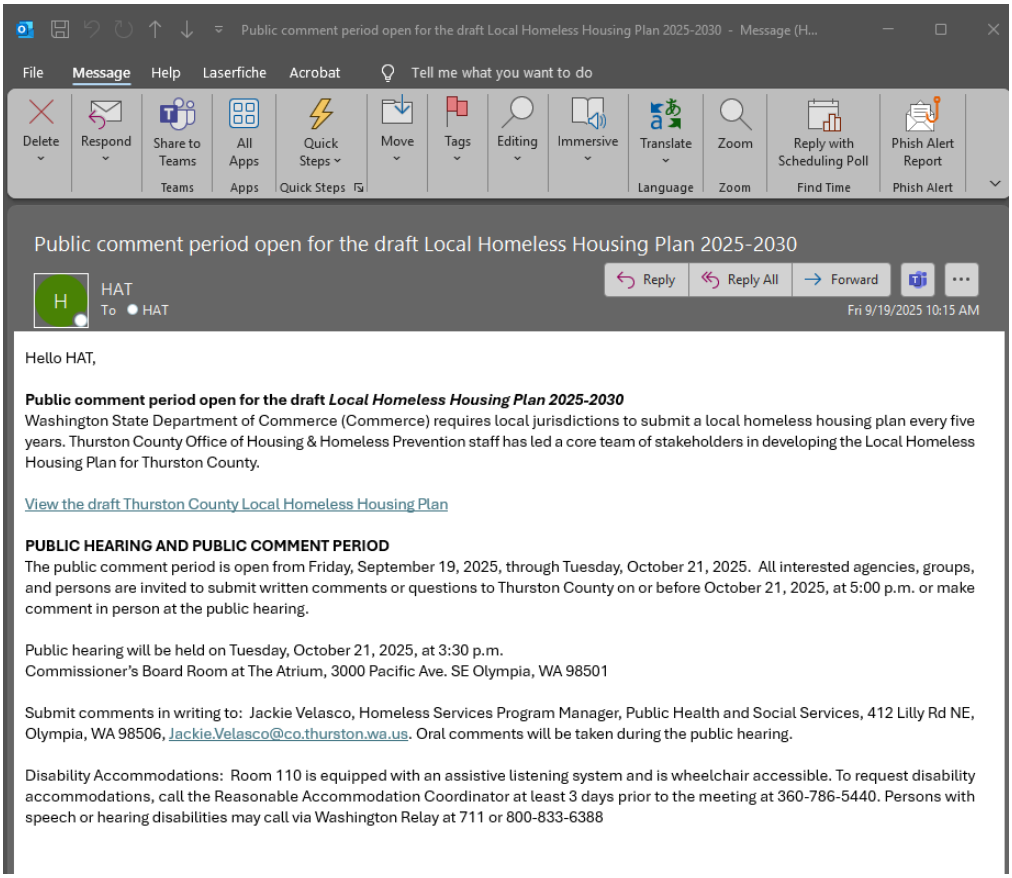
HIGHLIGHTS

Opportunity for public comment on Thurston County's Local Homeless Housing Plan

Every five years, Washington State Department of Commerce requires jurisdictions to submit a Local Homeless Housing Plan. This plan was developed with input from a group of stakeholders, including the **Lived Experience Housing Steering Committee**. The public comment period for Thurston County's draft plan for 2025-2030 ends on October 21, 2025.

Learn more

Email to Thurston County Housing Action Team. The Housing Action Team (HAT) is made up of members of the homeless services workforce and individuals who work other social service related fields.



Public comment period open for the draft Local Homeless Housing Plan 2025-2030 - Message (H...

File Message Help Laserfiche Acrobat Tell me what you want to do

Delete Respond Share to Teams All Apps Quick Steps Move Tags Editing Immersive Translate Zoom Reply with Scheduling Poll Phish Alert Report

Teams Apps Quick Steps Language Zoom Find Time Phish Alert

Public comment period open for the draft Local Homeless Housing Plan 2025-2030

H HAT To HAT

Reply Reply All Forward

Fri 9/19/2025 10:15 AM

Hello HAT,

Public comment period open for the draft *Local Homeless Housing Plan 2025-2030*
Washington State Department of Commerce (Commerce) requires local jurisdictions to submit a local homeless housing plan every five years. Thurston County Office of Housing & Homeless Prevention staff has led a core team of stakeholders in developing the Local Homeless Housing Plan for Thurston County.

View the draft Thurston County Local Homeless Housing Plan

PUBLIC HEARING AND PUBLIC COMMENT PERIOD
The public comment period is open from Friday, September 19, 2025, through Tuesday, October 21, 2025. All interested agencies, groups, and persons are invited to submit written comments or questions to Thurston County on or before October 21, 2025, at 5:00 p.m. or make comment in person at the public hearing.

Public hearing will be held on Tuesday, October 21, 2025, at 3:30 p.m.
Commissioner's Board Room at The Atrium, 3000 Pacific Ave. SE Olympia, WA 98501

Submit comments in writing to: Jackie Velasco, Homeless Services Program Manager, Public Health and Social Services, 412 Lilly Rd NE, Olympia, WA 98506, Jackie.Velasco@co.thurston.wa.us. Oral comments will be taken during the public hearing.

Disability Accommodations: Room 110 is equipped with an assistive listening system and is wheelchair accessible. To request disability accommodations, call the Reasonable Accommodation Coordinator at least 3 days prior to the meeting at 360-786-5440. Persons with speech or hearing disabilities may call via Washington Relay at 711 or 800-833-6388

EFFORTS FOR OUTREACH TO PEOPLE WITH LIVED EXPERIENCE OF HOMELESSNESS

Thurston County's Lived Experience Housing Steering Committee provided guidance throughout the entire development process. Everyone on the committee has experience of homelessness and housing instability. The committee had input on public engagement strategies, including outreach to those with lived experience. This committee also reviewed the final draft of the plan.

Thurston County's Homeless Housing Task Force, the core team of stakeholders who developed the Homeless Housing Plan, included input from people with lived experience in homelessness earlier on in the process by conducting Lived Experience Listening Sessions (see page 128) to help inform the development of the plan.

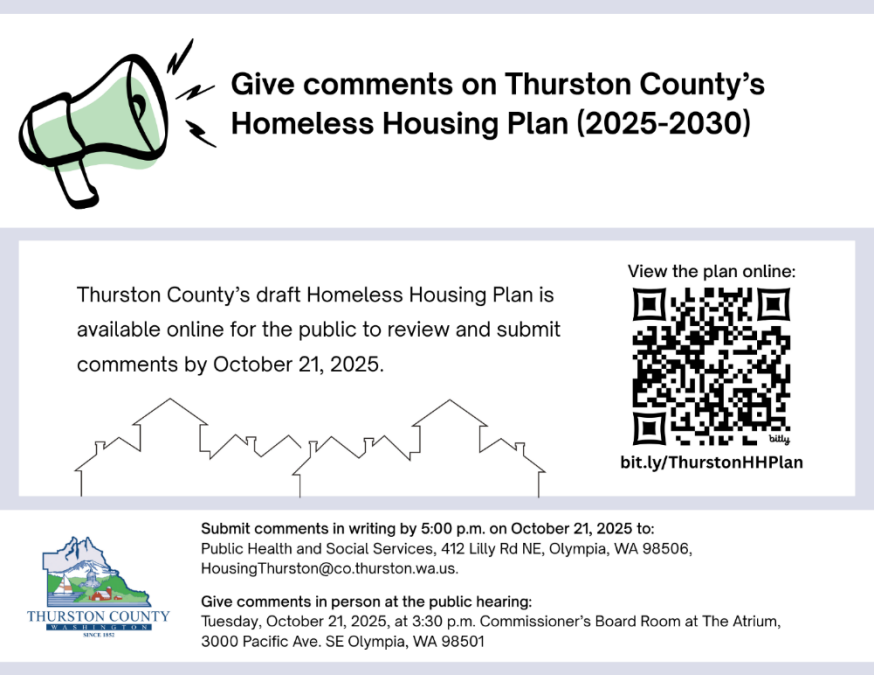
The flyer for public outreach was strategically placed at:

- Yelm Library 210 Prairie Park St SE Yelm, WA 98597
- Yelm Emanuel Church 206 Third St SE Yelm, WA 98597
- Tenino Food Bank Plus 297 Sussex Ave E Tenino, WA 98589

The flyer for public outreach was emailed to specific homeless and social service providers for them to share at their in-person service locations. The public engagement team requested to set up a table at their service locations to conduct direct outreach. Unfortunately, the organizations did not respond to these requests.

- Interfaith Works
- Timberland Regional Libraries

Flyer for public outreach:



PUBLIC HEARING HELD ON TUESDAY, OCTOBER 21, 2025

Video of Public Hearing begins at 1:21:00

Public Comments

PUBLIC COMMENTS SUMMARY AND RESPONSE

Overview

Thurston County staff are grateful for the robust feedback and engagement provided on the Homeless Housing Plan for 2025-2030. All comments are valued and were seriously considered when adapting the final draft of the plan. The summary below includes feedback received verbally and in writing during the public comment period up to and including the Public Hearing on October 21, 2025, as well as any relevant response or resulting adaptation to the plan's priorities, strategies, and/or tasks.

Public Comment Feedback and County Responses

In general, public comments reflected broad support for the Homeless Housing Plan objectives and priorities, as well as for many of the strategies and tasks. The following recommendations are a summary of the ways in which public respondents were concerned, supportive, and or recommended adaptation of the plan. Thurston County's Public Health and Social Services' (PHSS) Office of Housing and Homeless Prevention (OHHP) staff reviewed all feedback and have provided the following notes in response to these public comments:

Housing Production Targets

Public Comment Summary: Commenters noted that while the plan identifies a regional need for new housing units, current strategies address only a small portion of that need in favor of providing supportive housing services. They recommended establishing clear, measurable production goals aligned with identified demand.

OHHP Response: We recognize and agree that sufficient stock of project-based, affordable, and market rate housing are all essential elements to solving homelessness in the immediate and the long term. Thurston County's OHHP, the Washington Department of Commerce, and other non-profit and philanthropic organizations support development of new housing units through Capital Grants. A significant portion of funding for the Homeless Response System is provided through Washington' Department of Commerce's Consolidated Homeless Grant (CHG), which is intended for focus on developing, maintaining, and when possible, growing a homeless response system that focuses on trauma-informed, low-barrier homeless response services. While the Homeless Housing Plan 2025-2030 does include development of additional housing units as the final of its listed priorities, the capital resources available to jurisdictions under this plan are limited. Jurisdictions primarily plan for affordable housing development through the Comprehensive Plan. OHHP has added a task to make the connection between this plan, focused on the HRS services and Comprehensive Plans more explicit and to work toward greater collaboration and intersection between the two Plans (5.3.7).

Regulatory and Zoning Reform

Public Comment Summary: Commenters encouraged the County to work with local jurisdictions to reduce regulatory barriers to affordable housing, including reviewing zoning and density restrictions, streamlining permitting, and lowering development costs and fees.

OHHP Response: OHHP staff agree that this is an important consideration in reducing barriers to the development of new housing units of all varieties, in particular affordable and/or project-based housing. It is also an essential component of reducing barriers to the development of accessory dwellings, recreational vehicle living, safe parking for people camping in vehicles, authorization of spaces for the use of temporary or emergency shelter, etc. While County building codes and permitting processes apply in unincorporated Thurston County or in the event local municipalities do not have independent codes and processes, cities within the county are ultimately the entities that control these requirements in their jurisdictions. This type of work requires exceptional partnership and collaboration with regional leadership. Two places some of these considerations are already addressed in the plan draft are sections 4.3.7, 5.3.5, and 5.3.6. Additionally, OHHP staff added a new task under objective 5, Strategy 3 (5.3.7) including explore opportunities to support and coordinate efforts to reduce barriers to development of affordable housing and other housing unit types that are identified in RHC member jurisdiction's Comprehensive Plans.

Coordinated Entry and Broader Homeless Response System Accountability

Public Comment Summary: Feedback identified concerns around responsiveness, follow-up, and accountability within the Coordinated Entry system. Recommendations included clearer oversight, consistent communication with clients, and establishment of a formal grievance process.

OHHP Response: OHHP staff understand the stress and challenges caused by myriad variables in the Coordinated Entry system, which can be challenging to understand. We believe the Local Homeless Housing Plan addresses accountability and transparency in Coordinated Entry and in the Homeless Response System in general in the narrative section of the document detailing Homeless Response System Operations, as well as in through the tasks and strategies in Objective One.

Outreach and Shelter-in-Place Services

Public Comment Summary: Stakeholders highlighted the importance of maintaining and expanding year-round outreach and shelter-in-place programs as essential components of an equitable and effective homeless response system. These services were described as critical for safety, stabilization, and sustained engagement with people awaiting housing.

OHHP Response: OHHP staff agree that year-round, shelter-in-place safety outreach is important to specifically reference in the plan, especially with limited emergency and temporary shelter space available. Staff will include this as additional language to Objective 4, Strategy 3, and will add one additional task under Objective 4 Strategy # to specifically address exploration of opportunities to increase shelter-in-place outreach and safe locations year-round.

Shelter Capacity and Accessibility

Public Comment Summary: Commenters urged expansion of low-barrier shelter options to meet the needs of individuals with higher entry barriers, including those with behavioral health challenges, pets, or criminal backgrounds. Several recommended identifying additional safe, designated sites for temporary shelter-in-place when formal shelter capacity is unavailable.

OHHP Response: OHHP staff agree that additional low-barrier shelter space would be an asset to the homeless response system. With the significant monetary investment required for adequate operations of low-barrier emergency shelters, the plan has aimed to address limited shelter capacity through increasing landlord engagement systemwide with the hope of decreasing lengths of stay in temporary shelter spaces with prior guests moving on to permanent housing (1.3.14, 3.4.1, 5.1.2). Additionally, the plan addresses safe parking considerations as tasks and strategies to reduce barriers to sheltering in place in vehicles (4.3.7, 5.1.2, 5.3.5). Finally, Plan Priority 3 is "expanding the capacity of the HRS in a way that creates and enhances multiple pathways to permanent housing, as resources allow," which is intended to include emergency shelter options. Staff will include additional language to Objective 4, Strategy 3 to include Shelter Capacity and Accessibility, and will add a task under Objective 4 Strategy 3 to explore barrier reduction in existing temporary shelter programs

Encampment Response Coordination

Public Comment Summary: Respondents encouraged the County and cities to develop shared expectations and harm-reduction–based strategies for responding to unsanctioned encampments, reducing forced displacement and criminalization while prioritizing outreach and service connection.

OHHP Response: OHHP staff agree that this coordination would be helpful to specifically mention in a task in the plan. Staff will include additional language to Objective 4, Strategy 3 to include Shelter Capacity and Accessibility, and will add a task under Objective 4 Strategy 3 to explore barrier reduction in existing temporary shelter programs

Medical Respite and Health Integration

Public Comment Summary: Service providers emphasized the need to expand medical respite programs for individuals experiencing homelessness recovering from illness or injury, in coordination with healthcare partners

OHHP Response: OHHP staff also acknowledge this is important, and believe this need is addressed in the plan (4.3.4).

Workforce Sustainability

Public Comment Summary: Commenters recommended improving compensation, benefits, and professional supports for the homeless crisis response workforce to reduce turnover and strengthen service delivery.

OHHP Response: OHHP staff also acknowledge this is important, and believe this need is addressed in the plan through all tasks and strategies under Objective 2.

Equity and Preventative Investment

Public Comment Summary: Public comment called for embedding equity as a measurable and enforceable element across jurisdictions—through impact assessments, dedicated funding, and regional reporting metrics—and for shifting toward preventative investments in housing, behavioral health, and workforce development

OHHP Response: OHHP staff also acknowledge this is important, and believe this need is addressed in the plan through Objective 1 Strategy 3, Objective 3, and Objective 4.

Accessibility for Individuals with Disabilities

Public Comment Summary: A respondent shared that their experience in foster care and navigating housing services for themselves and for their young family members was especially challenging as someone with a disability related to neurodivergence. They would like to see the plan reflect equity and accessibility for people with disabilities in navigating available support services for people with disabilities and for people who need to consider disability benefits and their alignment with housing support services and voucher programs.

OHHP Response: OHHP staff are especially grateful when people with lived experience share their stories, the challenges they have faced, and their feedback on what could have improved their experience and possibly the experience of others. OHHP staff believe these concerns are broadly incorporated in the plan under Objectives 3 and 4, though staff did go through and include “providers supporting people in foster care” as a “responsible party” within several tasks under each objective.

Less Focus on Landlord Engagement

Public Comment Summary: One respondent shared that it appeared homeless response system funding was disproportionately invested in strategies other than direct client support like rent and other financial assistance. They specifically mentioned that investing money in landlord engagement was more beneficial to landlords than to homeless response system program participants. They based their feedback on prior years’ expenditures reports and mentioned being unsure whether those expenditures included money spent on system administration and operations, or if it was strictly based on direct service participant costs.

OHHP Response: OHHP staff clarifies that all Homeless Response System administration, operations (including homeless response system direct service staff and occasionally leadership), and participant expenses are all included in Annual Expenditure Reports. OHHP staff also clarifies that the landlord engagement strategies focus on stigma reduction, improving relationships with landlords to reduce barriers to housing and to increase their knowledge and understanding of rental voucher and subsidy programs, to help them understand supportive housing services, and to increase their likelihood of lowering income, background check, credit, and other barriers to housing.

Implementing a Higher-Barrier, Mandatory Treatment Model

Public Comment Summary: Some respondents shared that the current Homeless Response System prioritization of voluntary participation in services and keeping services as low barrier as possible is not the most successful strategy. These respondents believe the homeless response system would be more effective if people seeking housing support were mandated to participate in behavioral health treatment as a requirement for obtaining and maintaining housing.

OHHP Response: OHHP staff understands that in the face of a problem as complex as homelessness, many people hope for a simple and straightforward solution. While some may perceive mandating behavioral health engagement as the solution to improving housing outcomes, evidence demonstrates that the best positive long-term housing outcomes are actually achieved through voluntary services and through a harm reduction, housing first model when implemented in fidelity with best practices for these models. The Local Homeless Housing Plan 2025-2030 focuses on increased implementation and adherence to embedding best practices and assessing for fidelity to best practices throughout the plan, and through adherence to the Washington Department of Commerce's Consolidated Homeless Grant (CHG) Guidelines, described in the Plan Narrative and included as a link in the document appendices. OHHP staff are also sensitive to the fact that when community members observe our unsheltered neighbors and the scale of the homelessness epidemic, it makes sense to assume that this is the case because the homeless response system isn't working to adequately address the homelessness crisis. OHHP staff encourage people who have or who currently hold this belief to read the narrative of the Local Homeless Housing Plan 2025-2030, which succinctly but comprehensively explains the funding barriers that limit the reach of the homeless response system in light of the level of need in relation to available resources to provide support.

COMMENT AND RESPONSE

#	Comment	Change to Plan	Notes/Reasoning
1	The Plan prioritizes too many dollars to supportive services, shelters, rental assistance programs, and system operations and not enough to capital projects to develop more housing units.	Adding a task (5.3.7) to address this (and item 2 below) through municipal and county collaboration	Increasing the number of housing units is addressed in 5.1.4 and 5.2.7. The focus of this plan is in on the homeless response system, with affordable housing development best addressed in the Comprehensive Plans of each jurisdiction. Thurston County has increased capital resources for affordable housing development through the Local Home Fund.
2	No task to specifically explore reducing barriers to zoning, permitting, and other housing unit development considerations	Adding a task (5.3.7) to address this (and item 1 above) through municipal and county collaboration	While development of new housing units isn't the primary focus of HRS state and is addressed in each jurisdictions Comprehensive Plan. We have added a task to specifically

			connect the Comprehensive Plan to this Plan and ensure coordination.
3	Increasing coordinated entry and overall system accountability	None	Believe this is already comprehensively addressed in each strategy/task under objective one.
4	Expanding shelter-in-place outreach services in general, and especially year round and not just during cold and hazardous weather	Reword Objective 4, Strategy 3 with an expanded list to include Outreach and shelter-in-place safety interventions, expanded outreach, shelter, and system operation for cold and hazardous weather conditions Add new task to explore opportunities for increasing shelter-in-place and camp outreach	Outreach and shelter-in-place support is critical to system operation and seems important to include as a specific task. As a reminder, just because something is included as a task doesn't mean necessarily that there will be resources to meet the level of need; expanding any services currently falls as priority number three on a list of 5, and these edits don't change the original plan priorities.
5	There is a need to increase low-barrier emergency shelter capacity.	Reword Objective 4, Strategy 3 with an expanded list to include Shelter Capacity and Accessibility Add a new task to explore opportunities to reduce barriers at current temporary shelters	
6	Increase coordination in encampment response	Add an additional strategy and task to objective 5	This is important to discuss, especially with anticipated steps to address the Jungle during this plan period. Also, this is tough to require specific action on as it requires significant alignment with protocol and plans across multiple jurisdictions (municipal, county, private property, etc.)
7	Increase access to/availability of medical respite	None	Already addressed in plan (4.3.4)
8	Increase workforce sustainability for HRS careers	None	Already addressed in plan (objective 2)
9	Measurably increasing system equity and focus on preventative investments in behavioral health,	None	Already addressed in Plan (Objective 1 Strategy 3, Objective 3, and Objective 4)

	affordable housing, and workforce development		
10	Increase alignment of experience in foster care, long term permanent housing after foster care, disability support while navigating housing services, and better support in aligning housing services with social security/SSDI considerations	Added “providers for youth in foster care” to the “responsible parties” column on several tasks under Objectives 3 and 4	Broadly addressed, but probably worth calling out specific additional responsible parties/stakeholders with whom to align and coordinate for foster care and for disability support
11	Decrease focus on landlord engagement, ensure money goes to participants and not landlords	None	This individual’s rationale was based on the thinking that HRS dollars didn’t include HRS admin and operations, and they seemed to interpret the landlord engagement components of the plan as giving additional money and resources to landlords instead of participants.
12	Pivot for a higher-barrier, mandatory behavioral health treatment/substance use disorder treatment model	None	Not in alignment with funding requirements, best practices, or evidence-based models for successfully addressing homelessness

Appendix G: Acronyms

AMI	Area Median Income	HCA	Washington State Healthcare Authority
BFZ	Built for Zero	HCLA	Washington State Housing and Community Living Administration
BH-ASO	Behavioral Health Administrative Services Organization	HEAT	Housing Equity Assessment Tool
BoCC	Board of County Commissioners	HPRA	Homeless Prevention Rent Assistance
BoS	Balance of State	HRS	Homeless Response System
C4F0	Communities for Functional Zero	HSAB	Homeless Services Advisory Board
CDBG	Community Development Block Grant	HMIS	Homeless Management Information System
CE	Coordinated Entry	HUD	U.S. Department of Housing and Urban Development
CES	Coordinated Entry System	LEHSC	Lived Experience Housing Steering Committee
CPED	Community Planning and Economic Development	MCO	Managed Care Organization
CVAN	Crime Victims Advocacy Network	OCVA	Office of Crime Victim Advocacy
DCYF	Washington State Department of Children, Youth, and Families	OHHP	Office of Housing and Homeless Prevention
DOC	Washington State Department of Corrections	PHSS	Public Health and Social Services
DOJ	Washington State Department of Justice	PHSS PIO	Public Health and Social Services Public Information Officer
DOL	Washington State Department of Licensing	PIT	Point-in-Time Count
DSHS	Washington State Department of Social and Health Services	PSH	Permanent Supportive Housing
DV	Domestic Violence	RHC	Regional Housing Council
EDCs	Economic Development Councils	RR	Rapid Re-Housing
FCS	Foundational Community Supports	TAHAB	Thurston Affordable Housing Advisory Board
FHARPS	Forensic Housing and Recovery through Peer Services	TC	Thurston County
FPATH	Forensic Projects for Assistance in Transition from Homelessness	TCEDC	Thurston County Economic Development Council
GOSH	Governor's Opportunity for Supportive Housing	TCORTF	Thurston County Opioid Response Task Force
GROWL	Greater Regional Outreach Workers League	TMBHO	Thurston Mason Behavioral Health Organization
HAT	Housing Action Team	TRPC	Thurston Regional Planning Council
HATC	Housing Authority of Thurston County		

Appendix H: Definitions

Street Outreach: Street outreach is a strategy for engaging people experiencing homelessness who are otherwise not accessing services for the purpose of connecting them with emergency shelter, housing, or other critical services.

Shelter-in-Place Outreach: Outreach to unsheltered people to provide basic needs resources and safety supplies (i.e. water, food, blankets, warm clothes, weather protection items, heating and cooling supplies, medical supplies, etc.) that can help people who continue living unsheltered in doing so as safely as possible.

Emergency Shelter: Provides short-term temporary shelter (lodging) for those experiencing homelessness. Emergency Shelters can be facility-based or hotel/motel voucher.

Transitional Housing: Transitional Housing is subsidized, facility-based housing, including global leases at scattered sites, that is designed to provide long-term temporary housing and to move households experiencing homelessness into permanent housing. Lease or rental agreements are required between the transitional housing project and the household.

Recovery Residence: Recovery residences are safe, healthy, family-like, substance-free living environments that support individuals in recovery from substance use disorder.

Rapid Re-Housing: Rapid Re-Housing (RRH) quickly moves households from homelessness into permanent housing by providing:

- Housing Identification Services: Recruit landlords to provide housing for RRH participants and assist households with securing housing.
- Financial Assistance: Provide assistance to cover move-in costs and deposits as well as ongoing rent and/or utility payments.
- Case Management and Services: Provide services and connections to community resources that help households maintain housing stability.

Permanent Supportive Housing: Permanent Supportive Housing is subsidized, non-time-limited housing with support services for homeless households that include a household member with a permanent disability. Support services must be made available, but participation is voluntary. PSH may be provided as a rent assistance (scattered site) or facility-based model. For facility-based models, a lease or rental agreement is required between the PSH project and the household. The services and the housing are available permanently.

Diversion: Diversion is a service strategy that uses problem-solving and personal advocacy to help people identify practical solutions for resolving their housing crisis quickly and safely. People are prompted to identify safe housing options and solutions based on their available resources.

Rent Assistance

Housing Subsidy/Voucher: Programs that pay a percentage or other portion of rent for income or otherwise eligible people to obtain or maintain affordable housing.

Homelessness Prevention: Homelessness Prevention helps households who are at risk of homelessness to maintain or obtain stable housing and avoid homelessness. Services include housing-focused case management and temporary rent subsidies. Homelessness prevention services are the same as the RRH services described above.

Evidence-Based Practice: A decision-making framework that integrates the best available research, data, and similar evidence with subject matter expertise that, when combined, can predict the best strategies to consistently generate positive outcomes.

Trauma-Informed: A program, organization, or system that is trauma-informed realizes the widespread impact of trauma and understands potential paths for recovery; recognizes the signs and symptoms of trauma in clients, families, staff, and others involved with the system; and responds by fully integrating knowledge about trauma into policies, procedures, and practices, and seeks to actively resist re traumatization.

Low-Barrier: Assistance that minimizes or eliminates requirements that prevent people from accessing help.

Person-centered: Support that allows the individual seeking assistance to make their own informed decisions about their service plan, as well as housing wants and needs.

Harm Reduction: A set of practical strategies and ideas aimed at reducing negative consequences associated with drug use.

Progressive Engagement: A person-centered approach to ending someone's homelessness by tailoring assistance to each individual or household's needs and assessing what works best for them, with their specific strengths, and in their specific situation.

Board of County Commissioners
AGENDA ITEM SUMMARY

Agenda Date: Date Created: 11/14/2025 Agenda Item #:

Created by: Katie Strozyk, Opioid & Overdose Program Manager - Public Health and Social Services - 360-867-2559

Creator = Presenter? ◉ Yes ○ No Is this a presentation by more than one person? ☐

Presenter: **Katie Strozyk, Opioid & Overdose Program Manager - Public Health and Social Services - 360-867-2559**

Item Title:
Contract with Thurston-Mason Behavioral Health Administrative Services Organization for Co-Occurring Disorder Intensive Case Management services

Action Needed: Class of Item:

List of Exhibits

2026-2027 TST TMBHASO Interlocal Agreement_Opioid Settlement.docx
DOCX File
67.9 KB

Attach any materials such as spreadsheets, powerpoint presentations, word documents, etc.

Click Additional Attachment to attach more materials.

NOTE: If you attach a file and get a message saying " ***You have chosen to attach a large file...*** ", you need to optimize the file to make it smaller. Contact Dan Murray at 4593 for assistance.

Clearance from other Departments? ☑

☐ PAO ☐ FinSvcs ☐ HR

☐ Budget Office ☐ CAO ☐ Other

Notes:
apprvd by risk & legal

Budget Effect Summary? ☐

Recommended Action:

Move to approve the contract with Thurston-Mason Behavioral Health Administrative Services Organization to provide Co-Occurring Disorder Intensive Case Management services for a total maximum amount of $200,000.00 per calendar year for the duration of January 1, 2026 through December 31, 2027 and authorize the Director of Public Health and Social Services or designee to execute the agreement and any future amendments that do not exceed 10%.

Item Description:

Thurston County receives opioid settlement funds from multiple different settlements against opioid manufacturers and distributors, and this funding must be used to abate the impacts of the opioid epidemic locally. The BoCC decided on September 23, 2025 to reserve $1,000,000 of opioid settlement funding per calendar year for 2026 and 2027 to be spent on County programming. This programming includes $800,000 for Medications for Opioid Use Disorder (MOUD) in the Thurston County Jail, and $200,000 to fill Treatment Sales Tax budget deficits that would impact the contract with Thurston-Mason Behavioral Health Administrative Service Organization (TMBHASO).

A crosswalk was done with Treatment Sales Tax staff to determine which TST funded programming at TMBHASO would be eligible for opioid settlement funding and align with the priority opioid settlement spending activities and the Thurston County Opioid Response Plan. From the eligible programs, staff evaluated which programs primarily served individuals who use opioids, and which programs could be fully funded with the available funding amount.

This contract with TMBHASO allocates $200,000 per calendar year for 2026 and 2027 to Co-Occurring Disorder Intensive Case Management (ICM) services.

ICM will provide substance use disorder assessments and/ or case management services to adults to reduce their risk for future justice involvement and support their entry into recommended substance use disorder and/or mental health treatment. Funding is provided to purchase 2 FTEs in staff support needed to operate the ICM service.

Co-Occurring Disorders Intensive Case Management (ICM) services support stabilization and recovery of individuals with a mental health and substance use disorder diagnoses. Case managers will provide a single point of contact for participants and utilize the nationally recognized 4-Quadrant Model to classify severity of disorder and level of care coordination needed. Case managers will conduct outreach to identify eligible individuals, identify needed treatment services, and utilize Motivational Interviewing techniques to maintain participant engagement while awaiting access to treatment, and act as liaison with other providers to link participants with needed support services. ICM will serve individuals in crisis and focuses on providing access to treatment in the least restrictive setting possible.

This AIS is complete and ready for the Clerk of the Board to include in the Board Agenda: ☑

Date Submitted: 11/25/2025

ERROR: cannot convert document 2026-2027 TST TMBHASO Interlocal Agreement_Opioid Settlement.docx

Board of County Commissioners
AGENDA ITEM SUMMARY

Agenda Date: Date Created: 11/13/2025 Agenda Item #:

Created by: Candace McCutchen, Veteran Assistance Program Specialist - Public Health and Social Services - 360-867-8236

Creator = Presenter? ○ Yes ◉ No Is this a presentation by more than one person? ☐

Presenter: **Mark Moffett, Social Services Program Manager - Public Health and Social Services - 360-867-2597**

Item Title:
Veteran Project Grant Contracts

Action Needed: Class of Item:

List of Exhibits

Veteran Project Grant - Master.pdf
PDF File
220 KB

RFP Funding Summary 2026.pdf
PDF File
90.8 KB

Attach any materials such as spreadsheets, powerpoint presentations, word documents, etc.

Click Additional Attachment to attach more materials.

NOTE: If you attach a file and get a message saying " ***You have chosen to attach a large file...*** ", you need to optimize the file to make it smaller. Contact Dan Murray at 4593 for assistance.

Clearance from other Departments? ☐
Budget Effect Summary? ☐

Recommended Action:
Move to approve the contracts with the Lacey Veterans Services Hub, Rebuilding Together Thurston County, and Thurston County Food Bank to provide Veteran Project Grant funds for the term of January 1, 2026 through December 31, 2026, and authorize the Director of Public Health and Social Services or designee to execute the contracts and any amendments that do not exceed 10%.

Item Description:
On August 5, 2025, the Board of County Commissioners approved the release of a Veteran Project Grant Request for Proposal (RFP) for funded services that would be provided in 2026. Revenue to fund these proposals will come from the Thurston County Veterans Assistance Fund.

These funds and proposed contracts support community-based projects that enhance the quality of

life for indigent veterans and their families in Thurston County.

The RFP specifically sought proposals that supported h ousing stability and basic needs, m ental and behavioral health support, e mployment, training, and financial counseling, s uicide prevention and crisis support, t ransportation for medical appointments, l egal aid, and o ther programs or projects that align with the VAP mission.

The Veterans Assistance Program received 6 on-time proposals in response to the RFP. These proposals were reviewed and scored by a sub-committee of the Veterans Advisory Board. Final funding recommendations were made during Veteran Advisory Board meetings on October 27, 2025 and November 17, 2025.

This AIS is complete and ready for the Clerk of the Board to include in the Board Agenda: ☑

Date Submitted: 11/24/2025

PROFESSIONAL SERVICES CONTRACT

THURSTON COUNTY / CONTRACTOR

THIS CONTRACT is entered into in duplicate originals between **THURSTON COUNTY**, a municipal corporation, with its principal offices at 3000 Pacific Ave SE, Olympia, Washington 98501, hereinafter "**County**," and **CONTRACTOR** its principal offices at Contractor address, hereinafter "**Contractor**," collectively referred to as "parties" and individually as "party."

In consideration of the mutual benefits and covenants contained herein, the parties agree as follows:

GENERAL TERMS AND CONDITIONS

1. **DURATION OF CONTRACT**

   The term of this Contract shall begin on **date** and shall remain in effect through **date** unless renewed or terminated sooner as provided herein.

2. **SERVICES PROVIDED BY THE CONTRACTOR**

   The Contractor represents that it is qualified and possesses the necessary expertise, knowledge, training, and skills, and has the necessary licenses and certifications to perform the services set forth in this Contract.

   The Contractor shall perform the following services:

   Service overview

   a. A detailed description of the services to be performed by the Contractor is set forth in Exhibit A, attached hereto and incorporated herein by reference

   b. The Contractor agrees to provide its own labor and materials. Unless otherwise provided for in the Contract, no material, labor, or facilities will be furnished by the County.

   c. The Contractor shall perform according to standard industry practice of the work specified by this Contract.

   d. Time is of the essence in the performance of this Contract. The Contractor shall complete its work no later than the Contract termination date and in accordance with the schedule agreed to by the parties.

   e. The contractor shall, from time to time, during the progress of the work, confer with the County. At the County's request, the Contractor shall prepare and present status reports on its work.

3. **SERVICES PROVIDED BY THE COUNTY**

DRAFT

In order to assist the Contractor in fulfilling its duties under this Contract, the County may provide services as identified in Exhibit A.

4. **CONTRACT REPRESENTATIVES**

Each party to this Contract shall have a contract representative. Each party may change its representative upon providing written notice to the other party. The parties' representatives are as follows:

a. For Contractor

Name of Representative:
Title:
Mailing Address:
City, State and Zip Code:
Telephone Number:
E-mail Address:

b. For County

Name of Representative:
Title:
Mailing Address:
City, State and Zip Code:
Telephone Number:
E-mail Address:

5. **COMPENSATION**

a. For the services performed hereunder, the Contractor shall be paid as set forth in Exhibit B, attached hereto and incorporated herein by reference. The maximum total amount payable by the County to the Contractor under this Contract shall not exceed $amount.

b. The Contractor may submit invoices, as applicable, in accordance with Exhibit B for payment of completed work during the billing period. The County shall pay the Contractor for services rendered in the month following the actual delivery of the work and will remit payment within thirty days from the date of receipt of invoice.

c. No payment shall be made for any work performed by the Contractor, except for work identified and set forth in this Contract. The Contractor shall not be paid for services rendered under this Contract unless and until they have been performed to the satisfaction of the County. Unless otherwise provided for in this Contract, the Contractor will not be paid for any invoices presented for payment prior to the execution of the Contract or after its termination.

DRAFT

d. In the event the Contractor has failed to perform any obligation under this Contract and such failure has not been cured within ten days following notice from the County, then the County may, in its sole discretion, upon written notice to the Contractor, withhold any and all monies due and payable to the Contractor, without penalty, until such failure to perform is cured or otherwise adjudicated.

6. **AMENDMENTS AND CHANGES IN WORK**

a. In the event of any errors or omissions by the Contractor in the performance of any work required under this Contract, the Contractor shall make any and all necessary corrections without additional compensation. All work submitted by the Contractor shall be certified by the Contractor and checked for errors and omissions. The Contractor shall be responsible for the accuracy of the work, even if the work is accepted by the County.

b. No amendment, modification or renewal shall be made to this Contract unless set forth in a written Contract Amendment, signed by an authorized representative of each party. Work under a Contract Amendment shall not proceed until the Contract Amendment is duly executed by the County.

7. **HOLD HARMLESS AND INDEMNIFICATION**

a. To the fullest extent permitted by law, the Contractor agrees to indemnify, defend and hold the County, its officers, officials, employees, agents and volunteers, harmless from and against any and all "Claims" by any and all persons or entities which are (1) caused in whole or in part by any act or omission, negligent or otherwise, of the Contractor, its employees, former employees, agents, representatives, volunteers, partners, shareholders, subcontractors in any tier or anyone for whose acts any of them may be liable, or (2) directly or indirectly arise out of, result from, or are connected with the performance or the failure to perform under this Contract. This indemnification obligation of the Contractor shall not apply in the limited circumstance where the Claims are caused by the sole negligence of the County. To the extent RCW 4.24.115 applies to this Contract, in the event of the concurrent negligence of the Contractor, its subcontractors, employees or agents, and the County, its employees or agents, this indemnification obligation of the Contractor shall be valid and enforceable only to the extent of the negligence of the Contractor, or the negligence of its subcontractors, employees and agents. "Claims" shall include, but not be limited to, claims, demands, actions, suits, liabilities, losses, damages, judgments, and expenses, including without limitation court and appeal costs, alternative dispute resolution costs, attorneys' fees, and expert witnesses fees and costs, of any nature whatsoever, and assertions that information supplied or used by the Contractor or subcontractors in any tier violates or infringes any patent, proprietary information, copyright, trademark, trade name, service mark or otherwise results in an unfair trade practice.

b. The hold harmless and indemnification obligation under this Section shall not be limited in any way by any limitation on the amount or type of damages, compensation, or benefits payable by or for the Contractor or subcontractor in any tier under the Washington State Industrial Insurance Act, Title 51 RCW, or by

application of any other workers' compensation act, disability benefit act, or other employee benefit act, it being clearly agreed and understood by the parties hereto that the Contractor expressly waives any immunity the Contractor might have had under such acts. **By executing the Contract, the Contractor acknowledges that the foregoing waiver has been mutually negotiated by the parties.** The Contractor shall similarly require that each subcontractor it retains in connection with this Contract comply with the terms of this subsection, waive any immunity granted under Title 51 RCW, and assume all liability for actions brought by employees of the subcontractor.

c. The Contractor's hold harmless and indemnification obligations hereunder shall include, but are not limited to, investigating, adjusting, and defending all Claims.

d. In the event the Contractor enters into subcontracts to the extent allowed under this Contract, the Contractor's subcontractors in any tier shall indemnify the County on a basis equal to or exceeding the Contractor's indemnity obligations to the County.

8. **THIRD PARY CLAIMS HANDLING**

a. A party seeking indemnification for a Claim ("Indemnified Party") shall promptly notify the other party from whom indemnification is sought ("Indemnifying Party") in writing of any Claim asserted against it. The notice shall include a copy of the Claim, and any summons, process, pleading, or notice issued in any lawsuit or Claim.

b. The Indemnifying Party seeking indemnification for a Claim ("Indemnified Party") shall promptly notify the other party from whom indemnification is sought ("Indemnifying Party") in writing of any Claim asserted against it. The notice shall include a copy of the Claim, and any summons, process, pleading, or notice issued in any lawsuit or Claim.

c. The Indemnified Party may, at its sole cost, participate in the investigation, trial and defense of the lawsuit or action and any appeal without waiving the Indemnifying Party's obligations under this Contract.

d. The parties, their officers, employees, agents, and representatives shall fully cooperate in the defense of the Claim or lawsuit and shall provide one another all available information concerning the Claim.

9. **INSURANCE**

1. **Contractor shall provide evidence of:**

a. **Commercial General Liability Insurance** using Insurance Services Office "Commercial General Liability" policy form CG 00 01, with an edition date prior to 2004, or the exact equivalent. Coverage for an additional insured shall not be limited to its vicarious liability. The insurance policy must cover defense costs without affecting limits available for third party liability payments as required herein. Limits shall be no less than $1,000,000 per occurrence for all covered losses and no less than $2,000,000 general

aggregate. Coverage must include employer's liability limits of no less than $1,000,000 per accident for all covered losses.

i. Contractor agrees to endorse third party liability coverage required herein to include the County, its officials, employees and agents, as additional insureds using ISO endorsement CG 20 10 with an edition date prior to 2004.

ii. The policy shall apply separately to each insured against whom a claim is made, or suit is brought, except with respect to the limits of the insurer's liability.

b. **Workers' Compensation.** Contractor shall maintain coverage as required by Title 51 RCW and shall provide evidence of coverage or exemption to the Thurston County Risk Management Division upon request. Contractor domiciled out of state shall maintain coverage under applicable workers' compensation law and provide proof of coverage on a state-approved form.

c. **Business Auto Coverage** on ISO Business Auto Coverage form CA 00 01 including owned, non-owned and hired autos, or the exact equivalent. Limits shall be no less than $1,000,000 per accident, combined single limit. If Contractor owns no vehicles, this requirement may be satisfied by a non-owned auto endorsement to the general liability policy described above. If Contractor or Contractor's employees will use personal autos in any way on this project, Contractor shall obtain evidence of personal auto liability coverage for each such person.

d. **Excess or Umbrella Liability Insurance** (Over Primary), if used to meet limit requirements, shall provide coverage at least as broad as specified for the underlying coverages. Such policy or policies shall include as insureds those covered by the underlying policies, including additional insureds. Coverage shall be "pay on behalf", with defense costs payable in addition to policy limits. There shall be no cross-liability exclusion precluding coverage for claims or suits by one insured against another. Coverage shall be applicable to County for injury to employees of Contractor, subcontractors or others involved in the performance of services under this Contract. The scope of coverage provided is subject to approval by the County following receipt of proof of insurance as required herein.

e. **Professional Legal Liability** on a policy form appropriate to Contractor's profession. Limits shall be no less than $1,000,000 per claim. Coverage shall not exclude bodily injury or property damage. Coverage shall not exclude hazards related to the work rendered as part of the Contract or within the scope of the Contractor's services as defined by this Contract including testing, monitoring, measuring operations, or laboratory analysis where such services are rendered as part of the Contract.

f. Liability insurance with equivalent coverage as required in subsections (a) and (c) through (e) obtained by a Contractor who is a government entity

DRAFT

through a government risk pool approved by the state of Washington is a substitute form of coverage acceptable to the County.

2. **Other Insurance Requirements:**

   a. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the County, its officers, officials, employees, agents, or volunteers.

   b. **The Contractor shall include all subcontractors as insureds under its policy or shall furnish separate certificates and endorsements for each subcontractor.** All coverage for subcontractors shall be subject to all of the requirements stated herein.

   c. The Contractor shall maintain all required policies in force from the time services commence until services are completed. Where Professional Legal Liability coverage is written on a claim made form, the Contractor must provide evidence of the purchase of an extended reporting period or "tail" coverage for a three-year period after project completion, or otherwise maintain the coverage for the three-year period. Certificates, policies, and endorsements expiring before completion of services shall be promptly replaced.

   d. Contractor agrees to waive rights of recovery against County regardless of the applicability of any insurance proceeds, and to require all indemnifying parties to do likewise.

   e. All insurance coverage maintained or procured by Contractor or required of others by Contractor pursuant to this Contract shall be endorsed to delete the subrogation condition as to County or must specifically allow the named insured to waive subrogation prior to a loss.

   f. All coverage types and limits required are subject to approval, modification, and additional requirements by the County. Contractor shall not make any reductions in the scope or limits of coverage that may affect County's protection without County's prior written consent. The County reserves the right at any time during the term of the Contract to change the amounts and types of insurance required by giving the Contractor ninety days advance written notice of such change. If such change results in substantial additional cost to the Contractor, the County and the Contractor may renegotiate Contractor's compensation.

   g. Written notice of cancellation or change shall reference the project name and contract number and shall be mailed to the County at the following address:

Attn: Risk Analyst
Human Resources
3000 Pacific Ave SE
Olympia, WA 98501

DRAFT

h. The parties acknowledge that all insurance coverage required to be provided by Contractor or indemnifying party shall apply first and on a primary non-contributing basis in relation to any other insurance or self-insurance available to County.

i. Contractor agrees not to self-insure or to use any self-insured retentions on any portion of the insurance required herein without the express agreement of the County and further agrees that it will not allow any indemnifying party to self-insure its obligations to County. If Contractor's existing coverage includes a self-insured retention, the self-insured retention must be declared to the County. The County may review options with the Contractor, which may include reduction or elimination of the self-insured retention, substitution of other coverage, or other solutions.

j. The limits of insurance above shall be minimum requirements. The insurance limits are not intended to be an indication of exposure nor are they limitations on indemnification. Should the Contractor or a subcontractor in any tier maintain insurance with limits of liability that exceed the required limits or coverage that is broader than as outlined above, those higher limits and broader coverage shall be deemed to apply for the benefit of any person or organization included as an additional insured, and those limits shall become the required minimum limits of insurance of this Contract.

3. **Verification of Coverage and Acceptability of Insurers:**

a. The Contractor shall place insurance with insurers licensed to do business in the state of Washington and having A.M. Best Company ratings of no less than A-, with the exception that excess, and umbrella coverage used to meet the requirements for limits of liability or gaps in coverage need not be placed with insurers or re-insurers licensed in the state of Washington.

b. Proof of compliance with these insurance requirements, consisting of endorsements and certificates of insurance, shall be delivered to County prior to the execution of this Contract. If such proof of insurance is not delivered as required, or if such insurance is canceled at any time and no replacement coverage is provided, the County may, in its sole discretion, obtain any insurance it deems necessary to protect its interests. Any premium so paid by County shall be charged to and promptly paid by Contractor or deducted from sums due Contractor.

c. Contractor shall maintain the required coverage during the entire term of this Contract. Coverage for activities under the Contract shall not be affected if the Contract is canceled or terminated for any reason.

d. The Contractor or its broker shall provide a copy of any and all insurance policies specified in this Contract upon request of the Thurston County Risk Management Division.

10. **TERMINATION**

a. The County may terminate this Contract for convenience in whole or in part whenever the County, in its sole discretion, determines that such termination is in the best interests of the County. The County may terminate this Contract upon giving ten calendar days written notice by Certified Mail to the Contractor. In that event, the County shall pay the Contractor for all costs incurred by the Contractor in performing the Contract up to the termination date specified in the notice. Payment shall be made in accordance with Section 5 of this Contract.

b. In the event that funding for this project is withdrawn, reduced, or limited in any way after the effective date of this Contract and prior to normal completion, the County may elect to suspend or terminate this Contract, in whole or in part, as a termination for convenience with a ten-calendar day notice to Contractor, to the extent possible, subject to renegotiation at the County's discretion under those new funding limitations and conditions. Termination or suspension under this paragraph shall be effective upon the date specified in the written notice of termination or suspension sent by the County to the Contractor. After the effective date, no charges incurred under this Contract are allowable.

   Notwithstanding any provision to the contrary, funding under this Contract beyond the current appropriation year is conditional upon the appropriation by the Board of County Commissioners of sufficient funds to support the work described in this Contract. Should such an appropriation not be approved, this Contract shall terminate at the close of the current appropriation year, and the County shall not be obligated for the Contractor's performance hereunder or by any provision of this Contract after the date of termination.

c. If the Contractor breaches any of its obligations hereunder and fails to cure the breach within ten calendar days of written notice to do so by the County, the County may terminate this Contract, in which case the County shall pay the Contractor only for the costs of services accepted by the County, in accordance with Section 5 of this Contract. Upon such termination, the County, at its discretion, may obtain performance of the work elsewhere, and the Contractor shall bear all costs and expenses incurred by the County in completing the work and all damage sustained by the County by reason of the Contractor's breach. If, subsequent to termination, it is determined for any reason that (1) the Contractor was not in default, or (2) the Contractor's failure to perform was not its fault or its subcontractor's fault or negligence, the termination shall be deemed to be a termination for convenience.

11. **ASSIGNMENT, DELEGATION, AND SUBCONTRACTING**

a. The Contractor shall perform the terms of this Contract using only its bona fide employees or agents who have the qualifications to perform under this Contract. The obligations and duties of the Contractor under this Contract shall not be assigned, delegated, or subcontracted to any other person or firm without the prior express written consent of the County. Any work or services assigned or subcontracted for hereunder shall be subject to each provision of this Contract.

b. The Contractor warrants that it has not paid, nor has it agreed to pay any company, person, partnership, or firm, other than a bona fide employee working exclusively for

the Contractor, any fee, commission, percentage, brokerage fee, gift, or other consideration contingent upon or resulting from the award or making of this Contract.

12. **NON-WAIVER OF RIGHTS**

The parties agree that the excuse or forgiveness of performance or waiver of any provision(s) of this Contract does not constitute a waiver of such provision(s) or future performance or prejudice the right of the waiving party to enforce any of the provisions of this Contract at a later time.

13. **INDEPENDENT CONTRACTOR**

a. The Contractor's services shall be furnished by the Contractor as an Independent Contractor and not as an agent, employee, or servant of the County. The Contractor specifically has the right to direct and control Contractor's own activities in providing the agreed services in accordance with the specifications set out in this Contract.

b. The Contractor acknowledges that the entire compensation for this Contract is set forth in Section 5 of this Contract, and the Contractor is not entitled to any County benefits, including, but not limited to: vacation pay, holiday pay, sick leave pay, medical, dental, or other insurance benefits, fringe benefits, or any other rights or privileges afforded to Thurston County employees.

c. The Contractor shall have and maintain complete responsibility and control over all of its subcontractors, employees, agents, and representatives. No subcontractor, employee, agent, or representative of the Contractor shall be or deem to be or act or purport to act as an employee, agent, or representative of the County.

d. The Contractor shall assume full responsibility for the payment of all payroll taxes, use, sales, income or other form of taxes, fees, licenses, excises, or payments required by any city, county, federal or state legislation which is now or may during the term of this Contract be enacted as to all persons employed by the Contractor and as to all duties, activities, and requirements by the Contractor in performance of this Contract.

e. The Contractor agrees to immediately remove any of its employees, representatives, or agents from assignment to perform services under this Contract upon receipt of a written request to do so from the County's Contract representative or designee.

14. **COMPLIANCE WITH LAWS**

The Contractor shall comply with all applicable federal, state, and local laws, rules, and regulations in performing this Contract, as now existing, or hereafter adopted or amended.

15. **INSPECTION OF BOOKS AND RECORDS AND RETENTION**

The County or its authorized representatives may, at reasonable times, inspect and audit the books and records of the Contractor relating to the performance of this Contract. This includes work of Contractor, any subcontractor or any other person or entity that

performed connected or related work under this Contract. Such inspection and audit shall occur in Thurston County, Washington, or other reasonable locations that the County selects. The Contractor shall supply or permit the County to copy such books and records. The Contractor shall ensure that inspection, audit and copying rights of the County is a condition of any subcontract, agreement, or other arrangement under which any other persons or entity may perform work under this Contract. The Contractor shall keep all books and records required by this Contract for six years after termination or expiration of this Contract. If any litigation, claim, or audit is commenced, the records and accounts along with supporting documentation shall be retained until all litigation, claim, or audit finding has been resolved even though such litigation, claim, or audit continues past the six-year retention period.

16. **NONDISCRIMINATION REQUIREMENT**

The CONTRACTOR, its assignees, delegates, and subcontractors shall not discriminate against any person in the performance of any of its obligations hereunder on the basis of race, color, creed, ethnicity, religion, national origin, citizenship or immigration status, age, sex, marital status, veteran or military status, sexual orientation, or the presence of any disability. Implementation of this provision shall be consistent with RCW 49.60.400.

17. **OWNERSHIP OF MATERIALS/WORK PRODUCED**

a. Material produced in the performance of the work under this Contract shall be "works made for hire" as defined by the U.S. Copyright Act of 1976, as amended, and shall be owned by the County. This material includes, but is not limited to, data, books, computer programs, plans, specifications, documents, films, pamphlets, reports, drawings, all forms of electronic media, sound reproductions, studies, surveys, tapes, and training materials. Ownership includes the right to copyright, patent, register, and the ability to transfer these rights. Material which the Contractor uses to perform this Contract but is not created for or paid for by the County is owned by the Contractor and is not "work made for hire"; however, the County shall have a perpetual license to use this material for County internal purposes at no charge to the County, provided that such license shall be limited to the extent which the Contractor has a right to grant such a license.

b. An electronic copy of all or a portion of material produced shall be submitted to the County upon request or at the end of the project using the software or program and version specified by the County.

18. **DISPUTES**

Differences between the Contractor and the County, arising under and by virtue of this Contract, shall be brought to the attention of the County at the earliest possible time in order that such matters may be settled, or other appropriate action promptly taken. Any dispute relating to the quality or acceptability of performance or compensation due the Contractor shall be decided by the County's Contract representative or designee. All rulings, orders, instructions, and decisions of the County's Contract representative shall be final and conclusive, subject to the Contractor's right to seek judicial relief pursuant to Section 19.

19. **CHOICE OF LAW, JURISDICTION AND VENUE**

a. The Contract has been and shall be construed as having been made and delivered within the state of Washington, and it is agreed by each party hereto that this Contract shall be governed by the laws of the state of Washington, both as to its interpretation and performance.

b. Any action at law, suit in equity, or judicial proceeding arising out of this Contract shall be instituted and maintained only in any of the courts of competent jurisdiction in Thurston County, Washington.

20. **CONFIDENTIALITY**

The Contractor, its employees, agents, and subcontractors and their employees, shall maintain the confidentiality of all information provided by the County or acquired by the Contractor in performance of this Contract, except upon the prior written consent of the County or an order entered by a court of competent jurisdiction. The Contractor shall promptly give the County written notice of any judicial proceeding seeking disclosure of such information.

21. **SEVERABILITY**

a. If a court of competent jurisdiction holds any part, term, or provision of this Contract to be illegal, or invalid in whole or in part, the validity of the remaining provisions shall not be affected, and the parties' rights and obligations shall be construed and enforced as if the Contract did not contain the particular provision held to be invalid.

b. If any provision of this Contract is in direct conflict with any statutory provision of the state of Washington, that provision which may conflict shall be deemed inoperative and null and void insofar as it may conflict and shall be deemed modified to conform to such statutory provision.

c. Should the County determine that the severed portions substantially alter this Contract so that the original intent and purpose of this Contract no longer exists, the County may, in its sole discretion, terminate this Contract.

22. **ENTIRE CONTRACT**

This Contract consists of the General Terms and Conditions, all exhibits and attachments incorporated herein by reference, requests for proposal or qualifications and any addenda thereto, and the Contractor's response.

The parties agree that this Contract is the complete expression of its terms and conditions. Any oral or written representations or understandings not incorporated in this Contract are specifically excluded.

23. **NOTICES**

Any notices shall be effective if personally served upon the other party or if mailed by registered or certified mail, return receipt requested, to the addresses set out in Section

4. Notice shall be deemed to be given three days following the date of mailing or immediately if personally served.

24. **SURVIVABILITY**

The terms and conditions contained in this Contract which, by their sense and context, are intended to survive the completion, expiration or termination of this Contract shall survive. Surviving terms include but are not limited to: Hold Harmless and Indemnification, Third Party Claims Handling, Termination, Inspection of Books and Records and Retention, Ownership of Materials/Work Produced, Disputes, Choice of Law, Jurisdiction and Venue, Confidentiality, and Severability.

The parties hereto acknowledge that the waiver of immunity set out in subsection 7.b. was mutually negotiated and specifically agreed to by the parties herein.

This Contract is executed by the persons signing below who warrant that they have the authority to execute this Contract.

CONTRACTOR:	For the BOARD OF COUNTY COMMISSIONERS Thurston County, Washington
Signature: _____ Authorized Representative	Signature: _____ Authorized Representative
By: _____	By: _____
Title: _____	Title: _____
Date: _____	Date: _____

DRAFT

EXHIBIT A

PROFESSIONAL SERVICES CONTRACT

THURSTON COUNTY / CONTRACTOR

SCOPE OF SERVICES

The services to be performed by the Contractor under this Contract, which are described in Section 2 of the Contract (Services Provided By The Contractor), are set forth as follows:

A.

The services to be performed by the County under this Contract are set forth as follows:

A.

DRAFT

EXHIBIT B

PROFESSIONAL SERVICES CONTRACT

THURSTON COUNTY / CONTRACTOR

COMPENSATION

The Contractor's compensation under this Contract, which is described in Section 5 of the Contract (Compensation), is set forth as follows:

A.

DRAFT

Veteran Project Grant
Funding Summary 2026

City of Lacey - Lacey Veterans Services Hub *ADA Accessible Van*	80,000.00
Rebuilding Together Thurston County *Critical Home Repairs*	50,000.00
Thurston County Food Bank *Veteran Outreach and Food Assistance Program*	152,800.00
TOTAL	$282,800.00

Board of County Commissioners
AGENDA ITEM SUMMARY

Agenda Date: Date Created: 11/24/2025 Agenda Item #:

Created by: Angela Celestine, Administrative Assistant I - Public Works - 360-786-5833

Creator = Presenter? ○ Yes ◉ No Is this a presentation by more than one person? ☐

Presenter: **Karen Weiss, Public Works Director - Public Works - 360-867-2327**

Item Title:
Increase to Existing Solid Waste Change Funds

Action Needed: Class of Item:

List of Exhibits

PettyCashAuthForms20251121.pdf
PDF File
679 KB

ResolutionChangeFundIncrease-SD.pdf
PDF File
108 KB

Attach any materials such as spreadsheets, powerpoint presentations, word documents, etc.

Click Additional Attachment to attach more materials.

NOTE: If you attach a file and get a message saying " ***You have chosen to attach a large file...*** ", you need to optimize the file to make it smaller. Contact Dan Murray at 4593 for assistance.

Clearance from other Departments? ☑

☑ PAO ☑ FinSvcs ☐ HR
☐ Budget Office ☐ CAO ☐ Other

Notes:

Budget Effect Summary? ☐

Recommended Action:
Move to approve the resolution to increase the change funds for the Waste and Recovery Center by $1,000.00 for a total amount of $4,700.00, the Rochester Drop-box by $1,000.00 for a total amount of $2,100.00, and the Rainier Drop-box by $1,000.00 for a total amount of $2,400.00.

Item Description:
Due to the proposed solid waste rates increase effective January 1, 2026, additional $1, $5, and $10

bills will be required to provide adequate change for customers. The current minimum fee will increase from $18 to $21, resulting in a greater need for smaller denominations. Maintaining a higher supply of these bills will help reduce the frequency of change orders and provide funding to meet customer transaction needs.

This AIS is complete and ready for the Clerk of the Board to include in the Board Agenda: ☑

Date Submitted: 11/25/2025

PETTY CASH ACCOUNT AUTHORIZATION FORM

COMPLETE THIS FORM AND SUBMIT TO AUDITOR-FINANCIAL SERVICES

FUND NAME & NO: Solid Waste

DEPT NAME & NO: Public Works - 34

CUSTODIAN: Cindi Strobl

Choose Type of Account
(Highlight One)

Petty Cash	Change	Revolving

Choose the Action to be Taken		Current Amount	Increase/Decrease Amount	New Amount
☐ Check	Establish New Account			
☐ Check	Abolish Account			
☑ Check	Increase Account	3,700.00	1,000.00	4,700.00
☐ Check	Decrease Account			
☐ Check	Change Custodian — New Custodian's Name:			

Summary Statement:

(Please provide enough detail to describe why the action is requested. This statement will be part of the final agenda item summary and/or resolution.)

Due to the rate increase effective January 1, 2026, additional $1, $5, and $10 bills will be required to provide adequate change for customers. The current minimum fee will increase from $18 to $21, resulting in a greater need for smaller denominations. Maintaining a higher supply of these bills will help reduce the frequency of change orders.

Previous Resolution Number(s) (if applicable)

Physical Location of Cash: Which office, safe, cash register, etc. (Please provide bank account info. if applicable.)

WARC - 2420 Hogum Bay Rd NE, Lacey

Note: Your signature indicates that you have read Financial Policy and Procedure 4500 on Petty Cash and that you accept responsibility for complying with it.

Elected Official/Dept. Head Karen Weiss — Signature — 11/21/25 — Date

Custodian Cindi Strobl — Signature — 11/12/2025 — Date

FOR YOUR INFORMATION

1. The Financial Management Committee will review the request.
2. Once reviewed and finalized, Auditor-Financial Services will prepare the final Agenda Item Summary and submit to Clerk of the Board by the posted deadline.
3. Auditor-Financial Services will create the account in the financial system.

Auditor-Financial Services Division Use Only	*New Resolution Number*	*Fund*	*Balance Sheet Account*
Reviewed By:		*Date:*	

(Form Date: Oct 2015)

PETTY CASH ACCOUNT AUTHORIZATION FORM

COMPLETE THIS FORM AND SUBMIT TO AUDITOR-FINANCIAL SERVICES

FUND NAME & NO: Solid Waste

DEPT NAME & NO: Public Works - 34

CUSTODIAN: Cindi Strobl

Choose Type of Account
(Highlight One)

Petty Cash	Change	Revolving

Choose the Action to be Taken		Current Amount	Increase/Decrease Amount	New Amount
☐ Check	Establish New Account			
☐ Check	Abolish Account			
☑ Check	Increase Account	1,100.00	1,000.00	2,100.00
☐ Check	Decrease Account			
☐ Check	Change Custodian New Custodian's Name:			

Summary Statement:

(Please provide enough detail to describe why the action is requested. This statement will be part of the final agenda item summary and/or resolution.)

Due to the rate increase effective January 1, 2026, additional $1, $5, and $10 bills will be required to provide adequate change for customers. The current minimum fee will increase from $18 to $21, resulting in a greater need for smaller denominations. Maintaining a higher supply of these bills will help reduce the frequency of change orders.

Previous Resolution Number(s) (if applicable)

Physical Location of Cash: Which office, safe, cash register, etc. (Please provide bank account info. if applicable.)

Rochester Drop Box - 16500 Sargent Road SW, Rochester

Note: Your signature indicates that you have read Financial Policy and Procedure 4500 on Petty Cash and that you accept responsibility for complying with it.

Elected Official/Dept. Head Karen Weiss — Signature — 11/21/25 — Date

Custodian Cindi Strobl — Signature — 11/12/2025 — Date

FOR YOUR INFORMATION

1. The Financial Management Committee will review the request.
2. Once reviewed and finalized, Auditor-Financial Services will prepare the final Agenda Item Summary and submit to Clerk of the Board by the posted deadline.
3. Auditor-Financial Services will create the account in the financial system.

Auditor-Financial Services Division Use Only	*New Resolution Number*	*Fund*	*Balance Sheet Account*
Reviewed By:		*Date:*	

(Form Date: Oct 2015)

PETTY CASH ACCOUNT AUTHORIZATION FORM

COMPLETE THIS FORM AND SUBMIT TO AUDITOR-FINANCIAL SERVICES

FUND NAME & NO: Solid Waste

DEPT NAME & NO: Public Works - 34

CUSTODIAN: Cindi Strobl

Choose Type of Account
(Highlight One)

Petty Cash	Change	Revolving

Choose the Action to be Taken		Current Amount	Increase/Decrease Amount	New Amount
☐ Check	Establish New Account			
☐ Check	Abolish Account			
☑ Check	Increase Account	1,400.00	1,000.00	2,400.00
☐ Check	Decrease Account			
☐ Check	Change Custodian — New Custodian's Name:			

Summary Statement:

(Please provide enough detail to describe why the action is requested. This statement will be part of the final agenda item summary and/or resolution.)

Due to the rate increase effective January 1, 2026, additional $1, $5, and $10 bills will be required to provide adequate change for customers. The current minimum fee will increase from $18 to $21, resulting in a greater need for smaller denominations. Maintaining a higher supply of these bills will help reduce the frequency of change orders.

Previous Resolution Number(s) (if applicable)

Physical Location of Cash: Which office, safe, cash register, etc. (Please provide bank account info. if applicable.)

Rainier Drop Box - 13010 Rainier Acres Road SE, Rainier

Note: Your signature indicates that you have read Financial Policy and Procedure 4500 on Petty Cash and that you accept responsibility for complying with it.

Elected Official/Dept. Head Karen Weiss — Signature — 11/21/25 — Date

Custodian Cindi Strobl — Signature — 11/12/2025 — Date

FOR YOUR INFORMATION

1. The Financial Management Committee will review the request.
2. Once reviewed and finalized, Auditor-Financial Services will prepare the final Agenda Item Summary and submit to Clerk of the Board by the posted deadline.
3. Auditor-Financial Services will create the account in the financial system.

Auditor-Financial Services Division Use Only	*New Resolution Number*	*Fund*	*Balance Sheet Account*
Reviewed By:		*Date:*	

(Form Date: Oct 2015)

RESOLUTION NO. _____

A **RESOLUTION** of the Board of County Commissioners to amend the change funds within Solid Waste Fund 4030 and Public Works Department.

Whereas, said change funds were established to provide funds for the attendants at the Waste and Recovery Center, Rochester Drop-box, and Rainier Drop-box locations, and

Whereas, the request is to enable staff to provide adequate change for customers. This requires an increase of $1,000 for each location. To properly serve the public, the County finds it necessary to increase the existing change funds to $4,700 at the Waste and Recovery Center, $2,100 at the Rochester Drop-box, and $2,400 at the Rainier Drop-box locations.

NOW THEREFORE, the Board of County Commissioners of Thurston County, Washington, does resolve as follows:

Name: Waste & Recovery Center Change Fund
New Amount: $4,700
Purpose: Make change for customers
Type of Account: Change
Custodian: Cindi Strobl, Scale House Supervisor
Physical Location: 2420 Hogum Bay Road, Lacey, WA

Name: Rochester Drop-Box Change Fund
New Amount: $2,100
Purpose: Make change for customers
Type of Account: Change
Custodian: Cindi Strobl, Scale House Supervisor
Physical Location: 16500 Sargent Road SW, Rochester, WA

Name: Rainier Drop-Box Change Fund
New Amount: $2,400
Purpose: Make change for customers
Type of Account: Change
Custodian: Cindi Strobl, Scale House Supervisor
Physical Location: 13010 Rainier Acres Road SE, Rainier, WA

ADOPTED: _____

BOARD OF COUNTY COMMISSIONERS
Thurston County, Washington

ATTEST:

_____
Clerk of the Board

_____
TYE MENSER, Chair

APPROVED AS TO FORM:

JON TUNHEIM PROSECUTING ATTORNEY

_____
WAYNE FOURNIER, Vice-chair

By: _____
Deputy Prosecuting Attorney

_____
RACHEL GRANT, Commissioner

_____
CAROLINA MEJIA, Commissioner

_____
EMILY CLOUSE, Commissioner

Board of County Commissioners
AGENDA ITEM SUMMARY

Agenda Date: Date Created: 12/5/2025 Agenda Item #:

Created by: Brandi Miranda, Administrative Assistant I - Commissioners - 360-786-5440

Creator = Presenter? ○ Yes ◉ No Is this a presentation by more than one person? ☐

Presenter: **Amy Davis, Clerk of the Board - Commissioners - 360-786-5447**

Item Title:
Appointment to the Fair Board

Action Needed: Class of Item:

List of Exhibits

Dianna-Torres-Fair-Board_Redacted.pdf
PDF File
231 KB

Attach any materials such as spreadsheets, powerpoint presentations, word documents, etc.

Click Additional Attachment to attach more materials.

NOTE: If you attach a file and get a message saying " ***You have chosen to attach a large file...*** ", you need to optimize the file to make it smaller. Contact Dan Murray at 4593 for assistance.

Clearance from other Departments? ☐

Budget Effect Summary? ☐

Recommended Action:
Move to appoint Diana Torres to Position 10 of the Fair Board for the term of January 1, 2026 through January 1, 2029.

Item Description:
Appoint Diana Torres to Position 10 of the Fair Board for the term of January 1, 2026 through January 1, 2029.

This AIS is complete and ready for the Clerk of the Board to include in the Board Agenda: ☑

Date Submitted: 12/5/2025

Citizen Advisory Boards and Commissions Application

Select an advisory board or commission	Fair Board
Name	Dianna Torres
Email	[redacted]
Phone Number	[redacted]
Address	[redacted] Olympia, WA, 98513
Occupation	Executive Director

Describe why you would like to serve.

The fair is a representation of culture, agriculture, and community. As a lifelong advocate of community building I believe in preserving and expanding these traditions, my hope is to help contribute my skills in outreach, promotion and cultural engagement to strengthen the fair as a cornerstone of our community identity.

Describe how you meet the membership qualifications of the selected board or commission and list any skills that may be of benefit.

I have served in leadership roles such as Secretary and President of the Hispanic Round Table of the South Sound, Secretary of my HOA, as well as Executive Director of a non-profit where I partnered with state agencies, media companies, and local partners to deliver services and events to communities. I bring a unique blend of community leadership, entrepreneurship and cultural engagement that aligns strongly with the fair's mission.

List and date past and current community involvement.

2017 - 2024 Latino Youth Summit (once a year hosting 500 high school students at local colleges)

2022 & 2023 - Kids Day and 3 Kings Events (Lewis County community events hosted at the fairgrounds)

2021 - Roy Rodeo (helped coordinate and organize smaller scale rodeo)

2020 - 2025 CIELO & Good Shepherd food bank coordinator (2020-2021) and volunteer (2022-2025)

List your professional/educational background and areas of study.

BA of Anthropology from WSU
Founder & Executive Director, Comunicativo
President, Hispanic Round Table

Jotform Now create your own Jotform PDF document - It's Free Create your own PDF Document

Board of County Commissioners
AGENDA ITEM SUMMARY

Agenda Date: Date Created: 12/5/2025 Agenda Item #:

Created by: Brandi Miranda, Administrative Assistant I - Commissioners - 360-786-5440

Creator = Presenter? ○ Yes ◉ No Is this a presentation by more than one person? ☐

Presenter: **Amy Davis, Clerk of the Board - Commissioners - 360-786-5447**

Item Title:
Appointment to the Fair Board

Action Needed: Class of Item:

List of Exhibits

Sawyer-Brown-Fair-Board_Redacted.pdf
PDF File
192 KB

Attach any materials such as spreadsheets, powerpoint presentations, word documents, etc.

Click Additional Attachment to attach more materials.

NOTE: If you attach a file and get a message saying " ***You have chosen to attach a large file...*** ", you need to optimize the file to make it smaller. Contact Dan Murray at 4593 for assistance.

Clearance from other Departments? ☐
Budget Effect Summary? ☐

Recommended Action:
Move to appoint Sawyer Brown to the Fair Board as an Ex-Officio member for the term of January 1, 2026 through January 1, 2027.

Item Description:
Appoint Sawyer Brown to the Fair Board as an Ex-Officio member for the term of January 1, 2026 through January 1, 2027.

This AIS is complete and ready for the Clerk of the Board to include in the Board Agenda: ☑
Date Submitted: 12/5/2025

Citizen Advisory Boards and Commissions Application

Select an advisory board or commission	Fair Board
Name	Sawyer Brown
Email	[redacted]
Phone Number	[redacted]
Address	[redacted] Olympia, Washington, 98501
Occupation	N/A

Describe why you would like to serve.

I would like to serve the fair board so that all of the citizens of Thurston County can enjoy the fair. I would also like to help out with keeping the grounds clean even when the fair is closed.

Describe how you meet the membership qualifications of the selected board or commission and list any skills that may be of benefit.

1 in 3 attendees at fairs are children (14-18) and myself being a freshman at THS would be able to help with understanding the younger audience. I am a honors student with good grades and a athlete for Blackhills soccer club.

List and date past and current community involvement.

N/A

List your professional/educational background and areas of study.

Bush Middle school completed with a 3.8 GPA.

Jotform Now create your own Jotform PDF document - It's Free Create your own PDF Document

Board of County Commissioners
AGENDA ITEM SUMMARY

Agenda Date: Date Created: 12/5/2025 Agenda Item #:

Created by: Brandi Miranda, Administrative Assistant I - Commissioners - 360-786-5440

Creator = Presenter? ○ Yes ◉ No Is this a presentation by more than one person? ☐

Presenter: **Amy Davis, Clerk of the Board - Commissioners - 360-786-5447**

Item Title:
Appointment to the Fair Board

Action Needed: Class of Item:

List of Exhibits

Rayanna-Wisner-Fair-Board_Redacted.pdf
PDF File
202 KB

Attach any materials such as spreadsheets, powerpoint presentations, word documents, etc.

Click Additional Attachment to attach more materials.

NOTE: If you attach a file and get a message saying " ***You have chosen to attach a large file...*** ", you need to optimize the file to make it smaller. Contact Dan Murray at 4593 for assistance.

Clearance from other Departments? ☐

Budget Effect Summary? ☐

Recommended Action:
Move to appoint Reyana Wisner to Position 19 of the Fair Board for the term of January 1, 2026 through January 1, 2028.

Item Description:
Appoint Reyana Wisner to Position 19 of the Fair Board for the term of January 1, 2026 through January 1, 2028.

This AIS is complete and ready for the Clerk of the Board to include in the Board Agenda: ☑

Date Submitted: 12/5/2025

Citizen Advisory Boards and Commissions Application

Select an advisory board or commission	Fair Board
Name	Rayanna Wisner
Email	[redacted]
Phone Number	[redacted]
Address	[redacted] Rainier, WA, 98576
Occupation	Student

Describe why you would like to serve.

Youth board

Describe how you meet the membership qualifications of the selected board or commission and list any skills that may be of benefit.

I feel that I am a strong leader with a great attitude and a want to make a change for the better. I have been involved in both 4H and FFA for the past four years, and would love to be a voice for my peers.

List and date past and current community involvement.

-Volunteer at the Tenino food bank and help with the monthly commodities.
- Farm to table- is an event put on by the Rainier FFA chapter where we make pumpkin bread for the senior citizens during the fall.

List your professional/educational background and areas of study.

I've held secretary, vice president of the Rainier FFA Chapter and now I'm currently holding President of the Rainier FFA Chapter. I have also taken landscaping, floral, shop, intro to business, and also Ag. business. Ive shown livestock for 3years. Been apart of 4H/FFA for 4 years.

Jotform Now create your own Jotform PDF document - It's Free Create your own PDF Document

Board of County Commissioners
AGENDA ITEM SUMMARY

Agenda Date: Date Created: 12/5/2025 Agenda Item #:

Created by: Brandi Miranda, Administrative Assistant I - Commissioners - 360-786-5440

Creator = Presenter? ○ Yes ◉ No Is this a presentation by more than one person? ☐

Presenter: **Amy Davis, Clerk of the Board - Commissioners - 360-786-5447**

Item Title:
Appointment to the Fair Board

Action Needed: Class of Item:

List of Exhibits

Chris-Pettit-Fair-Board_Redacted.pdf
PDF File
3.47 MB

Attach any materials such as spreadsheets, powerpoint presentations, word documents, etc.

Click Additional Attachment to attach more materials.

NOTE: If you attach a file and get a message saying " ***You have chosen to attach a large file...*** ", you need to optimize the file to make it smaller. Contact Dan Murray at 4593 for assistance.

Clearance from other Departments? ☐

Budget Effect Summary? ☐

Recommended Action:
Move to appoint Chris Pettit to Position 11 of the Fair Board for the term of January 1, 2026 through January 1, 2029.

Item Description:
Appoint Chris Pettit to Position 11 of the Fair Board for the term of January 1, 2026 through January 1, 2029.

This AIS is complete and ready for the Clerk of the Board to include in the Board Agenda: ☑

Date Submitted: 12/5/2025

Citizen Advisory Boards and Commissions Application

Select an advisory board or commission *

Fair Board

Name *

Christopher

First Name

Pettit

Last Name

Email *

[redacted]

example@example.com

Phone Number *

(000) 000-0000 [redacted]

Please enter a valid phone number.

Address *

[redacted]

Street Address

Jotform Now create your own Jotform - It's free! Create your own Jotform

Street Address Line 2

Olympia

City

WA

State / Province

98502

Postal / Zip Code

Occupation *

Attorney/Consultant

Describe why you would like to serve. *

i previously served several years on the Fair Board in Palm Beach County, Florida as a member of Leadership Palm Beach County and have significant experience in fair operations and leadership. I believe that the County Fair is one of a handful of vital community supporting events that brings neighbors together from both rural and urban lifestyles to appreciate everything the County has to offer. I also think that the fair is a unique environment that does not exist in the same form elsewhere in society.

Describe how you meet the membership qualifications of the selected board or commission and list any skills that may be of benefit. *

Previous service of over 5 years on the Palm Beach County Fair Board
Involvement in the Thurston County Chamber of Commerce,
Leadership Thurston County, and several other areas where the
County Fair could find support

Land use and contract attorney with significant infrastructure
experience

List and date past and current community involvement. *

Jotform Now create your own Jotform - It's free! Create your own Jotform

Member, Thurston County Chamber of Commerce, where I sit on several subcommittees
Alumni, Leadership Thurston County
Board Member, PARC
Member, TCDW

List your professional/educational background and areas of study. *

DWSRF Program Manager - Washington DOH
President - Sand to Sound Consulting
Former Executive Director - Washington State Conservation Commission
Former Director - Office of Water Policy - FDACS

JD - University of Florida, LLM - University of Cape Town, BA x 2 New College of Florida

Resume (optional)

Browse Files
Drag and drop files here

Date *

11/01/2025

Date

Submit

Jotform Now create your own Jotform - It's free! Create your own Jotform

CHRISTOPHER L. PETTIT
[redacted]

PROFESSIONAL SUMMARY

High performing executive administrator, attorney, and government affairs specialist with significant experience in agency and program leadership, strategy development, data management and application, and change management at the local, state, national and international levels.

Industry leader in the development and implementation of regulatory programs, legislative and agency advocacy, grant procurement and administration, project management and oversight, strategic and fiscal planning, systems management, and innovative project and program funding.

Active community leader filling policy and administrative roles in local leadership organizations, non-profit boards, civic organizations, and industry groups.

KEY COMPETENCIES

Governance and Policy Advocacy: Over 15 years' experience in local, state and federal intergovernmental advocacy and coordination in the areas of water, environmental, agricultural, marine, and climate resiliency, including the development of new regulatory and funding programs, public/private partnerships, and market based regulatory frameworks.

Agency and Program Leadership: Over 10 years of successful strategic leadership of state agencies, regulatory and funding programs, and local/regional planning efforts to innovate and update institutional structures, increase efficiency and effectiveness in program and regulatory implementation, and effectuate positive changes in dynamic fiscal and political environments.

Risk Assessment: Over 15 years' experience developing and implementing systemic and strategic approaches to risk and vulnerability assessment directly impacting the sustainability of strategic planning for local and regional governments, water and wastewater utilities, state agencies, and large regional water resource projects.

Legal Advocacy: Numerous successful outcomes in state and federal administrative and civil litigation, negotiation of regulations and associated policies, complex contractual, programmatic and project negotiation, and mediation of political and economic disputes.

PROFESSIONAL EXPERIENCE

PROGRAM MANAGER - DWSRF – Washington State Department of Health **July 2023 – Present**

Creative and active oversight of 5 employees and a program of over $900 million in state and federal funding for water resource infrastructure projects and capacity development, including effective collaboration with federal agencies, local governments, and private industry partners to leverage funding for project planning, development, and implementation.

Direct effective utilization technical assistance funding programs to provide vital outreach and technical assistance to public water systems and local communities to address emerging environmental and governance challenges tied to the provision of high-quality potable water, including water supply planning, asset management, financial planning, climate resiliency, and administrative governance.

Successfully oversaw determinations of technical, managerial and fiscal viability in water systems, including the analysis of governance frameworks, capital planning and fiscal planning, including rate setting. Recommended regionalization and consolidation where appropriate and devised funding programs to achieve successful implementation of infrastructure projects and financing to achieve consolidation.

Provide high level advisement to interagency leadership and legislative representatives as a member of interagency policy coordination teams addressing emerging regulatory and data management issues, including climate change, emerging contaminants, drought, regulatory consistency, and coordinated outreach.

Decisively and collaboratively facilitated the statewide Water Affordability Advisory Committee reporting and making recommendations to the state legislature on water and wastewater affordability issues, as well as led the statewide needs assessment for water infrastructure.

WATER AND ENVIRONMENTAL CONSULTANT **Sand to Sound Consulting LLC (Owner)**

Assisted local governments and landowners in achieving tens of millions of dollars in successful outcomes in grants procurement and administration.

Advised local government utilities in the development of coordinated capital improvement and fiscal management programs to successfully implement necessary projects for the provision of water, wastewater and stormwater service delivery.

Facilitated the successful implementation of large-scale land conservation programs and complex project administration and oversight for water and wastewater delivery

Provided effective and highly successful legislative and executive agency advocacy on behalf of industry, landowners and local governments to secure funding and achieve desired statutory and regulatory changes.

Achieved the successful negotiation of conservation easements and payment for environmental services contracts at the local state and federal levels on behalf of private landowners and local governments

Provided innovative and creative policy advisement on climate smart agriculture project development and funding, rural water project and environmental restoration development, comprehensive planning and land development regulation

EXECUTIVE DIRECTOR – Washington State Conservation Commission **March 2022 – March 2023**

Agency Oversight

Accountable and adaptable oversight of over 30 employees and a budget of over $50 million responsible for the development and implementation of conservation policies and programs to address water and environmental resource challenges while maintaining the viability of agricultural production in Washington State.

Efficient and effective oversight, technical and financial support to the 45 conservation districts implementing conservation programs throughout the state, including the implementation of shellfish, coastal zone management, and regional programs implemented to protect listed endangered species such as the Pacific salmon and orcas

Program Direction

Flexible and creative oversight of the implementation of the Voluntary Stewardship Program to implement conservation practices and projects in cooperation with counties and conservation districts within the confines of the Growth Management Act, Sustainable Farms and Fields program to implement climate smart agricultural practices, soil health, and carbon sequestration, water conservation and irrigation efficiency programs, disaster relief, and the Shellfish Program and Conservation Reserve Enhancement Programs to preserve and restore riparian and coastal habitats

Achieved the conservation of significant amounts of agricultural and open lands through the direction of the Office of Farmland Preservation to implement conservation easement purchases to preserve agricultural lands within the state while ensuring the implementation of conservation practices on those lands

Successful development and implementation of data management and visualization programs to aggregate and analyze the data necessary to demonstrate the effectiveness of incentive based conservation programs

Direct training programs to ensure the certification and advancement of the education of conservation specialists throughout the state

Policy Development and Implementation

Successful advocacy on issues impacting the Commission as a member of the Governor's Sub-Cabinet for Natural Resources. Responsibilities include coordination on key water, climate, and species/habitat restoration issues, including the resident and transient orca populations and salmon/riparian habitat.

Provide strategic executive leadership for the Commission as a member of the Puget Sound Partnership and Salmon Recovery Council, in tribal negotiations regarding treaty rights and at the annual Centennial Accord meetings, on several regional policy and project boards, as a member of the Least Conflict Alternatives work group for renewable energy, and as a member of the riparian rights executive work group.

Effective direction and oversight of the Commission's communications and outreach programs

Creative and forward-looking development and implementation of legislative and regulatory action plans to promote and improve Commission programs

Achieved high-level policy successes at the federal level as the Commission and Washington State representative and a board member of the National Association of State Conservation Agencies and representative to the EPA Farms Ranches and Rural Communities Advisory Committee

DIRECTOR – Office of Water Policy – Florida Department of Agriculture and Consumer Services
February 2019 – November 2022

Agency Oversight

Decisive and innovative leadership of a team of ~95 employees and contract technicians, responsible for the development and implementation of policies and programs that regulate non-point source impacts to the water and environmental resources of Florida

Prudent and resourceful development and implementation of a budget of approximately $50 million, including state and federal project grant funding as well as research grants. Budget development required persistent and persuasive advocacy to state and federal legislators and regulatory agencies for increased program funding and associated improvements to existing statutory and regulatory frameworks

Program Direction

Consistent and practical oversight of the development and implementation of regulatory programs, policies, and guidance for infrastructure projects and best management practices to promote conservation, water quality improvement, water use efficiency, increased soil health and climate resiliency throughout Florida

Forward thinking oversight of academic and industry research projects to enhance regulatory programs and practices, implement new practices to promote climate resiliency, better understand ecosystem dynamics, quantify the benefits of the provision of ecosystem services, understand the role of legacy nutrients within ecosystems and their impact on long term sustainability, increase the efficacy of BMP implementation, and promote bioavailability of nutrients and increase soil health.

Creative and successful collaborations with agency and industry partners on the implementation of large-scale cooperative projects to expand water supply sources, improve water quality, and restore ecosystem functions

Consistent and equitable provision of regulatory determinations regarding agricultural exemptions under Florida law

Efficient and effective oversight, contract execution and management, cost share funding, and provision of technical assistance to Florida's 58 Soil and Water Conservation Districts and the Florida Association of Conservation Districts in the implementation of their duties under Florida law.

Policy Development and Implementation

Achieved innovative and decisive coordination with the Office of Energy and local government representatives to resolve renewable energy challenges, including land use and renewable energy siting under state growth management laws and regulations

Provided strategic and adaptable advocacy for the Department in regional water supply planning, as well as the development of regulatory plans for the restoration of impaired water bodies and other large-scale policy efforts

Undertook persuasive and successful advocacy with the Division of Aquaculture, private stakeholders, the NMFS, the Florida Fish and Wildlife Commission, and other regulatory entities regarding the implementation of regulatory programs governing marine water quality, fisheries management and protection of the red snapper and other critically endangered marine species.

Successful collaborative outreach with non-profit groups and sister agencies resulting in the establishment of the Nature Coast Aquatic Preserve, a 700-mile square area hosting mangrove islands, salt marshes, oysters, sponges, corals, and more than 350,000 acres of seagrass.

Effectively acted as a subject expert to the Florida State HAB/Red Tide Task Force including principled representation of agricultural, aquaculture, and consumer interests in a cooperative federalism / interagency collaborative effort to address the impacts of red tide and HAB on coastal ecosystems, including vulnerable fish and shellfish populations.

Provided detailed and thorough analysis and insight as a member of the oversight committee for the implementation of the Rural and Family Lands Program to negotiate and implement contracts and projects to preserve open spaces and agricultural lands while achieving habitat conservation and environmental restoration.

ENVIRONMENTAL POLICY AND LEGISLATION MANAGER – Palm Beach County, FL Feb. 2013 – March 2019

Programmatic and Policy Leadership

Provided persuasive and influential advocacy on behalf of the County and its environmental departments to the legislature, Congress, and state and federal regulatory agencies in the areas of water and environmental policy, including the development and coordination of strategic action plans, written materials and legal actions to advance positive outcomes or mitigate impacts to County policy positions and activities.

Successfully negotiated and oversaw regulatory compliance with the Palm Beach County permitting activities, including the County MS4 and wastewater NPDES permits, as well as the state Consumptive Use Permit that included significant alternative water supply development activities. Additional responsibilities included coordination with the Solid Waste Authority of Clean Air Act permitting, brownfields, and CERCLA project implementation.

Provided shrewd and resourceful leadership as the policy and legislative chair of state-wide and national utility organizations to achieve successful public policy outcomes associated with water, stormwater, wetlands, flood control, wastewater, reclaimed water, and clean air issues. Successfully participated in the Florida Potable Reuse Commission on behalf of water and wastewater utilities for the establishment of statutory and regulatory frameworks for funding and governance.

Undertook decisive implementation of significant shifts in contract development and project administration involving County water, wastewater, stormwater, and environmental projects, resulting in greater efficiencies in contract administration and project delivery.

Achieved determined and focused updating and improvement of procurement processes for the Water Utilities Department in the implementation of the Capital Improvement and Fiscal Plans, including the administrative oversight.

Secured millions of dollars in project and funding from state and federal grant and loan funding programs, including State Revolving Funds, state and federal water quality and water resource development grants, state and federal appropriations, and other funding opportunities. Focused representation included tracking regulatory updates, the consolidation of the federal super circular, and state amendments to the State Revolving Fund regulatory framework for the County.

Successfully coordinated several innovative and complex special projects/project teams, including:

- "Utility of the Future" strategic planning on behalf of the County Water Utilities Department
- Achievement of ISO 55001 certification in asset management by the County Water Utilities Department
- Development of a large-scale regional water and environmental resource development project that provided additional water supply for public water suppliers while reducing excess surface water discharges and water quality impacts to estuaries and coastal waters
- Development of updates and amendments to the Utility and Natural Resources elements of the Palm Beach County Comprehensive Plan;
- Implementation of collaborative utility projects to eliminate ocean outfalls that previously discharged effluent into coastal waters of the state.
- Creative negotiation of FEMA flood control mapping and funding deobligation;
- Complex coastal development projects, including the expansion of the Port of Palm Beach;
- Negotiation of multi-species ESA determination and subsequent mitigation outcomes;
- Coastal dredging and beach re-nourishment projects;
- Coastal research and designation of the SE Florida coastal track as a coastal management area;
- Design and construction of an equestrian waste recycling facility;

Provided forward looking subject matter expertise as the utility representative to the Southeast Florida Climate Change Compact, a compact between Miami-Dade, Monroe, Broward and Palm Beach Counties to address the impacts of climate change on SE Florida.

Provided reliable, focused and resilient leadership as the Water Utilities Department representative to the County Emergency Operations Center during natural disasters and other emergencies responsible for coordinating the 29 utility providers within the County, as well as the special districts providing water resource management.

Successfully led the overhauling of County water and wastewater connection fee and rate structures, as well as the implementation of the County rebate and financial assistance programs. These efforts included successfully achieving the tying of annual rate increases to 75% of inflation.

SENIOR ATTORNEY – Southwest Florida Water Management District **Nov. 2011 – Feb. 2013**

Responsible and meticulous representation of the District as District Counsel for water and environmental regulation under the Florida Administrative Procedure Act (Chap. 120, Fla. Stat.).

Successfully and persuasively represented the District in federal and appellate negotiations, rulemaking and litigation involving the Federal Administrative Law, including cases involving the Administrative Procedure Act, Federal Advisory Committee Act, National Environmental Policy Act, Clean Water Act, Endangered Species Act, Regulatory Flexibility Act, Freedom of Information Act, Paperwork Reduction Act, Congressional Review Act, and Department Of Transportation Act, as well as cases involving issues of constitutional law.

Creatively and compassionately represented the District in enforcement cases involving violations of Florida law regulating impacts to water and natural resources.

Undertook the assertive and transparent development, analysis, and negotiation of proposed legislation, inter-agency agreements and agency orders, and public/private partnerships.

Provided responsible negotiations of interagency agreements and contracts with local governments and state agencies. Examples include the delegation of permitting responsibilities, cooperative funding projects for water resource development projects, right of way and land access contracts and agreements, and well construction and removal delegations.

Provided knowledgeable and thorough training of staff on Sunshine and public records law, coordinating public records requests and devising and implementing internal operating procedures.

ATTORNEY - South Florida Water Management District **Jan. 2008- October 2011**

Successfully and persuasively represented the District in federal and appellate negotiations, rulemaking and litigation involving the Federal Administrative Law, including cases involving the Administrative Procedure Act, Federal Advisory Committee Act, National Environmental Policy Act, Clean Water Act, Endangered Species Act, Regulatory Flexibility Act, Freedom of Information Act, Paperwork Reduction Act, Congressional Review Act, and Department Of Transportation Act, as well as cases involving issues of constitutional law.

Provided creative and focused legal support for various Comprehensive Everglades Restoration Plan projects, including drafting and review of Project Implementation Reports for projects initiated under various Water Resource Development Acts.

Provided detail-oriented Office of Counsel review and input regarding contracts involving construction, design construction, intergovernmental agreements, scientific research, and archaeological research. Served on the Office of Counsel team conducting due diligence on the purchase of large-scale land and assets.

Provided detailed and forward-looking legal representation to the Water Resources Advisory Commission, an advisory body of 40+ stakeholders including utilities, environmental interests, agricultural interests, state and federal agencies, state and local political representatives, and District representatives.

Creatively and compassionately represented the District in enforcement cases involving violations of Florida law regulating impacts to water and natural resources, as well as growth management and planning litigation and negotiations.

Was an innovative leader for legal and regulatory issues on the District's Climate Change taskforce responsible for reporting to the District Leadership Team, Executive Office and Governing Board about the state of Climate Science and recommendations for shaping the District's response to the effects of Climate Change on areas within the District's jurisdiction.

Provided sensitive and compassionate representation as the attorney responsible for handling issues of Federal Cultural Resource/Indian Law, including issues arising under the National Historic Preservation Act and the Native American Graves Protection And Repatriation Act, as well as applicable state cultural resource laws.

PROFESSIONAL AFFILIATIONS

Professional Associations and Certifications

- Washington Bar (Identification #60734)
- Florida Bar (Identification #41885)
- American Bar Association (Identification# 00816294)
- Certified Civil Mediator (Identification #24960R - FL)
- Certificate – Harvard Program on Negotiation: Negotiation and Leadership Program
- Certificate - EPA Water Quality Standards Academy
- Law and Policy Fellow – University of Florida Water Institute

Professional and Personal Representative Memberships

- Vice Chair – CIFA/EPA Infrastructure Financing Work Group (Region 10 Representative)
- Member – Resilient Utilities Coalition, Resiliency Florida, Water Climate Alliance, SE Florida Climate Compact
- Member – AWRA: National Policy Committee
- Member – Society of Policy Scientists
- Senior Advisor – Florida Hispanic Chamber of Commerce Institute for Sustainable Water Solutions
- Graduate/ Board Member – Leadership Thurston County (WA), Leadership Palm Beach County (FL), West Palm 100 and Florida Earth Foundation
- Member – Thruston County Chamber of Commerce Business and Economic Development Committee and Planning and Environmental Committee

Previous Professional and Personal Representative Membership

- Former Member - NACWA: Law and Policy, Climate Change, Utility Committees
- Former Member – EPA Farms, Ranches, and Rural Communities Federal Advisory Committee (2019-2025)
- Former Chair – Southeast Florida Utility Council
- Former Legislative and Regulatory Chair – Florida Section of AWWA Utility Council and Florida Water and Environment Association
- Former Board Member – Florida Potable Reuse Commission
- Former Florida and Washington State Representative - National Association of State Conservation Agencies (Policy Committee) and National Association of Conservation Districts
- Former Local Government Representative – Florida Dept. of Health Onsite Treatment and Disposal System Advisory Committee
- Former Board Member – City of Lake Worth Community Redevelopment Agency
- Former Law Fellow – McGill University Centre of International Sustainable Development Law

EDUCATION

Florida Atlantic University / University of Florida **DOCTORAL STUDIES (General)**
PhD level classwork and research undertaken in the areas of Law and Economics, Public Administration, Ecohydrology, Limnology, Watershed Management, Wetlands and Water Quality, Coastal Zone Management, Fisheries and Species Management, Environmental Governance, and Statistical Analysis / Data Analytics

University of London, Queen Mary College **DOCTORAL STUDIES (ABD)**
Administrative Implementation of Environmental and Water Law and Policy

University of Cape Town **MASTER OF LAWS (LLM)**
International and Comparative Law

University Of Florida, College of Law **JURIS DOCTOR (JD)**
Member: International Law Society, International Law Students Association, Phi Alpha Delta; Research and Teaching Assistant to Professor Winston Nagan;

New College of Florida **BACHELOR OF ARTS (x2)**
Political History (Economics); Comparative Governance Foundations (Legal and Cultural Frameworks)

International Consultancies

2004-2006 **WEERAMANTRY CENTER FOR PEACE, JUSTICE, AND INTERNATION LAW SRI LANKA**
Graduate Fellow responsible for project management and implementation of several projects regarding Conflict of Laws, Transboundary Watershed and Ecosystem Management, Water Rights, Utilization of Private Military Firms in International Armed Conflict, and the Application of Customary Legal Frameworks to Resolve and Mediate Nation-State Conflicts

2005-2011 **UNESCO WATER GOVERNANCE PROJECT SOUTH AFRICA**
Implementation of the National Water Act in coordination with the South African Department of Water Affairs and Forestry and Water Research Commission. Responsibilities included partnerships with local NGOs including the Association for Water and Rural Development to establish catchment management areas, implement administrative law and licensing schemes, establish governance and finance frameworks at the local and regional level, and public outreach.

2015-2018 **PAYMENT FOR ENVIRONMENTAL SERVICES PARTNERSHIP SCOTLAND**
Partnership with the UNESCO Water Institute at the University of Dundee regarding regional and transboundary water quality and quantity legal and policy challenges involving the implementation of market based payment for environmental services programs. Projects involve both academic studies and analyses as well as advising local, regional and national administrative bodies. Participation in international efforts to establish frameworks to protect vulnerable watersheds, water quality, and water supply sources.

2015-2019 **USAID / WATERLINKS BE SECURE WATER AND CLIMATE CHANGE PHILIPPINES**
Development of Communities of Partnership between several Water Districts regarding water policy planning and challenges in responding to the impacts of climate change. Responsibilities included assisting the Water District's in the development of vulnerability assessments, business plans and emergency response plans, as well as the implementation of innovative watershed management frameworks aimed at creating market based mechanisms for the protection of watersheds providing surface water supply sources. Additional efforts required advisement on governance issues such as silos in existing environmental regulatory regimes and rigidity in procurement policies. Current work involves working with the government of the Philippines on governance issues to allow for flexibility in implementing integrated water management policies and programs. CO-AUTHOR of USAID Toolkit for Climate Resilient Water Utility Operations (2017) currently being utilized by USAID staff for projects in the South Pacific.

2020-2022 **ASIAN DEVELOPMENT BANK – FISHERIES PROTECTION AND PORT DEVELOPMENT FEDERATED STATES OF MICRONESIA**
Governance and Legal Consultant responsible for working with several local governments, port authorities, the government of FSM, and civic groups to establish governance and permitting frameworks for coral reef and fisheries protection while allowing for continued development of the shipping and cruise industries within FSM, including the expansion of existing port facilities. Protections included the establishment of coastal protection zones and critical areas, fisheries management plans, and holistic watershed management plans to ensure diminished negative impacts from terrestrial land management activities.

Board of County Commissioners
AGENDA ITEM SUMMARY

Agenda Date: Date Created: 11/18/2025 Agenda Item #:

Created by: Brandi Miranda, Administrative Assistant I - Commissioners - 360-786-5440

Creator = Presenter? ○ Yes ◉ No Is this a presentation by more than one person? ☐

Presenter: **Brandon Weber, Chief Deputy Auditor - Auditor - 360-490-4211**

Item Title:
Voucher List - November 11, 2025

Action Needed: Class of Item:

List of Exhibits

COMMS REPORT 111425.pdf
PDF File
371 KB

Attach any materials such as spreadsheets, powerpoint presentations, word documents, etc.

Click Additional Attachment to attach more materials.

NOTE: If you attach a file and get a message saying " ***You have chosen to attach a large file...*** ", you need to optimize the file to make it smaller. Contact Dan Murray at 4593 for assistance.

Clearance from other Departments? ☐

Budget Effect Summary? ☐

Recommended Action:
Move to approve the voucher list for the week of November 10,2025 for teh combined amount of $1,329,046.30.

Item Description:
Voucher list for the week of November 10,2025 for teh combined amount of $1,329,046.30.

This AIS is complete and ready for the Clerk of the Board to include in the Board Agenda: ☑
Date Submitted: 11/18/2025

Thurston County, Washington
Accounts Payable Report

Prepared by Auditor – Financial Services
11/10/2025 - 11/14/2025

For questions contact:
FS Manager – 2253
Chasity Cruz – 2257

Fund: 0010 - GENERAL FUND

000 - NONE - NONE - NONE

CASH

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
2020-61	1620495	FIREARMS ACADEMY OF SEATTLE INC	11/14/2025	PREPAY: 2026 RANGE USE: SWAT	2,800.00
2020-61	1620495	FIREARMS ACADEMY OF SEATTLE INC	11/14/2025	PREPAY: 2026 RANGE USE: SWAT	-2,800.00
					$0.00

PREPAYMENTS-CURRENT

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
2020-61	1620495	FIREARMS ACADEMY OF SEATTLE INC	11/14/2025	PREPAY: 2026 RANGE USE: SWAT	2,800.00
TC-EXP-000139267448	5010924	Sheriff Accounting	11/14/2025	PP 2026:REG:SINGLE OFFICER ASSAILANT RESPONSE:02.09-02.11.26: BRANIFF, CAELAN	665.00
					$3,465.00

Total for 0010 - 000 - NONE - NONE - NONE: **$3,465.00**

020 - ASSESSOR - ASSESSOR'S OPERATIONS - FINANCIAL SERVICES

PROFESSIONAL SERVICES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000140269844	5010918	Assessor Accounting	11/14/2025	OCTOBER COPIER CONTRACT BILLING	386.27
					$386.27

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139730911	5010918	Assessor Accounting	11/14/2025	COPY PAPER- AMAZON	154.80
					$154.80

Total for 0010 - 020 - ASSESSOR - ASSESSOR'S OPERATIONS - FINANCIAL SERVICES: **$541.07**

040 - AUDITOR - ADMINISTRATION - EXECUTIVE OFFICE

MISC-SUBSCRIPTION

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000136860312	5010917	Auditor Accounting	11/14/2025	25OCT:SUB:WSJ:999936102725	4.39
					$4.39

MISCELLANEOUS

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000137908106	5010917	Auditor Accounting	11/14/2025	BACKGROUND CHECK	11.00
					$11.00

OPERATING LEASES/RENTALS

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
24732138 110525	5010848	DS SERVICES OF AMERICA INC	11/14/2025	25NOV:095319:AUDITORS ATRIUM WATER/RENTAL	6.59
					$6.59

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
24732138 110525	5010848	DS SERVICES OF AMERICA INC	11/14/2025	25NOV:095319:AUDITORS ATRIUM WATER/RENTAL	46.24
TC-EXP-000137908147	5010917	Auditor Accounting	11/14/2025	DREO SPACE HEATER	49.36
					$95.60

SUPPLIES-COMPUTER

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000137908147	5010917	Auditor Accounting	11/14/2025	COMPUTER PRIVACY SCREEN	55.99
					$55.99

SUPPLIES-OFFICE

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000137908116	5010917	Auditor Accounting	11/14/2025	PENS, STICKY NOTES, NOTE PADS, PEN HOLDER, HIGHLIGHTERS	74.92
TC-EXP-	5010917	Auditor Accounting	11/14/2025	STAPLER, PAPER CLIPS & PENS	42.49

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
000137908161					
					$117.41

TRAVEL

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139460921	5010917	Auditor Accounting	11/14/2025	CAR RENTAL: AUBURN UNIVERSITY SYMPOSIUM: 102625-102825: HALL	306.15
TC-EXP-000139460933	5010917	Auditor Accounting	11/14/2025	LODGING: AUBURN UNIVERSITY SYMPOSIUM: 102625-102825: HALL	307.82
					$613.97

Total for 0010 - 040 - AUDITOR - ADMINISTRATION - EXECUTIVE OFFICE: **$904.95**

040 - AUDITOR - AUDITOR-FINANCIAL SVS - Debt Repayment - Financial, Recording, and Election Services

CAP LEASES/INSTALL PURCHASES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139996776	5010917	Auditor Accounting	11/14/2025	PMT-60 F3508//25OCT:CANON IRDXC7765I:RENT	279.64
					$279.64

Total for 0010 - 040 - AUDITOR - AUDITOR-FINANCIAL SVS - Debt Repayment - Financial, Recording, and Election Services: **$279.64**

040 - AUDITOR - AUDITOR-FINANCIAL SVS - FINANCIAL SERVICES

MISCELLANEOUS

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
INV3079251	5010777	COPIERS NORTHWEST INC	11/13/2025	25SEP:CANON IRC7765I:USE	67.57
TC-EXP-000139996776	5010917	Auditor Accounting	11/14/2025	PMT-60 F3508//25OCT:CANON IRDXC7765I:RENT	1.03
					$68.60

OPERATING LEASES/RENTALS

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
24732138 110525	5010848	DS SERVICES OF AMERICA INC	11/14/2025	25NOV:095319:AUDITORS ATRIUM WATER/RENTAL	6.58
					$6.58

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
24732138 110525	5010848	DS SERVICES OF AMERICA INC	11/14/2025	25NOV:095319:AUDITORS ATRIUM WATER/RENTAL	46.24
					$46.24

Total for 0010 - 040 - AUDITOR - AUDITOR-FINANCIAL SVS - FINANCIAL SERVICES: **$121.42**

040 - AUDITOR - AUDITOR-FINANCIAL SVS - Interest and Other Debt Service Cost - Financial, Recording, and Election Services

INTEREST-LONG TERM EXT DEBT

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139996776	5010917	Auditor Accounting	11/14/2025	PMT-60 F3508//25OCT:CANON IRDXC7765I:RENT	2.09
					$2.09

Total for 0010 - 040 - AUDITOR - AUDITOR-FINANCIAL SVS - Interest and Other Debt Service Cost - Financial, Recording, and Election Services: **$2.09**

040 - AUDITOR - ELECTION COSTS GENERAL - ELECTION SERVICES

COMMUNICATIONS

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139996693	5010917	Auditor Accounting	11/14/2025	25OCT: NON POWERED ASSET TRACKING SUBSCRIPTION	16.17
					$16.17

SMALL TOOLS & MINOR EQUIPMENT

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139996663	5010917	Auditor Accounting	11/14/2025	HP COLOR LASERJET ENTERPRISE M554DN DUPLEX PRINTER: TO BE CREDITED	881.40
TC-EXP-000139996673	5010917	Auditor Accounting	11/14/2025	CR: HP COLOR LASERJET ENTERPRISE M554DN DUPLEX PRINTER	-881.40
TC-EXP-000139996683	5010917	Auditor Accounting	11/14/2025	HP COLOR LASERJET ENTERPRISE M554DN DUPLEX PRINTER: ELECTIONS	881.40
					$881.40

Total for 0010 - 040 - AUDITOR - ELECTION COSTS GENERAL - ELECTION SERVICES: **$897.57**

040 - AUDITOR - LICENSING - LICENSING

MISC-SUBSCRIPTION

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139996705	5010917	Auditor Accounting	11/14/2025	25'SUB: QUICKEN CLASSIC STARTER: 110425-110326	59.16
					$59.16

OPERATING LEASES/RENTALS

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
24732138 110525	5010848	DS SERVICES OF AMERICA INC	11/14/2025	25NOV:095319:AUDITORS ATRIUM WATER/RENTAL	6.58
					$6.58

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
24732138 110525	5010848	DS SERVICES OF AMERICA INC	11/14/2025	25NOV:095319:AUDITORS ATRIUM WATER/RENTAL	46.24
					$46.24

Total for 0010 - 040 - AUDITOR - LICENSING - LICENSING: **$111.98**

040 - AUDITOR - RECORDING - RECORDING SERVICES

OPERATING LEASES/RENTALS

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
24732138 110525	5010848	DS SERVICES OF AMERICA INC	11/14/2025	25NOV:095319:AUDITORS ATRIUM WATER/RENTAL	6.58
					$6.58

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
24732138 110525	5010848	DS SERVICES OF AMERICA INC	11/14/2025	25NOV:095319:AUDITORS ATRIUM WATER/RENTAL	46.24
					$46.24

Total for 0010 - 040 - AUDITOR - RECORDING - RECORDING SERVICES: **$52.82**

060 - COMMISSIONERS - COMMISSIONERS - LEGISLATIVE ACTIVITIES

TRAVEL

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000137399686	5010760	Ashley Brooks	11/13/2025	MLS: 25'CIVIC LEADER SUMMIT CONF: 092325-092525: BROOKS	257.00
TC-EXP-000137399686	5010760	Ashley Brooks	11/13/2025	UBER: 25'CIVIC LEADER SUMMIT CONF: 092325-092525: BROOKS	114.34
					$371.34

Total for 0010 - 060 - COMMISSIONERS - COMMISSIONERS - LEGISLATIVE ACTIVITIES: **$371.34**

080 - CLERK - FAMILY JUVENILE COURT - COUNTY CLERK

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
6047729949	1620510	STAPLES INC	11/14/2025	PAPER	1,356.33
					$1,356.33

Total for 0010 - 080 - CLERK - FAMILY JUVENILE COURT - COUNTY CLERK: **$1,356.33**

080 - CLERK - MAIN COURT - COUNTY CLERK

PROFESSIONAL SERVICES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
1100219625	1620517	LEXISNEXIS RISK DATA MANAGEMENT INC	11/14/2025	ONLINE SUBSCRIPTION	216.60
					$216.60

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
6047582950	1620510	STAPLES INC	11/14/2025	SCISSORS	94.16
6047729951	1620510	STAPLES INC	11/14/2025	PAPER	1,357.57
TC-EXP-000140269728	5010906	Clerk Accounting	11/14/2025	FLASH DRIVES	963.10
TC-EXP-000140269741	5010906	Clerk Accounting	11/14/2025	FLASH DRIVES	1,306.72
TC-EXP-000140269754	5010906	Clerk Accounting	11/14/2025	GOOGLE CLOUD	8.78
					$3,730.33

TRAVEL

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000136998789	5010719	Linda Myhre Enlow	11/13/2025	09/29/25 LINDA WACO CONFERENCE	945.98
					$945.98

Total for 0010 - 080 - CLERK - MAIN COURT - COUNTY CLERK: **$4,892.91**

100 - CORONER - AUTOPSY REIMBURSEMENT - CORONER/MEDICAL EXAMINER

PROFESSIONAL SERVICES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
25-2276-10	5010791	MEGAN E QUINN	11/13/2025	EXTERNAL EXAM: PAULSON	1,200.00
25-2283-10	5010826	MEGAN E QUINN	11/14/2025	EXTERNAL EXAM: ASBACH	1,200.00
25-2284-10	5010826	MEGAN E QUINN	11/14/2025	EXTERNAL EXAM: CARROLL	1,200.00
25-2290-10	5010825	MEGAN E QUINN	11/14/2025	EXTERNAL EXAM: WILSON	1,200.00
25-2305-10	5010791	MEGAN E QUINN	11/13/2025	LIMITED EXAM: HOUDESHELDT	2,100.00
25-2307-10	5010791	MEGAN E QUINN	11/13/2025	AUTOPSY: NYBORG	2,100.00
25-2316-10	5010791	MEGAN E QUINN	11/13/2025	EXTERNAL EXAM: MORELAND	1,200.00
25-2317-10	5010791	MEGAN E QUINN	11/13/2025	EXTERNAL EXAM: HINE	1,200.00
25-2326-10	5010791	MEGAN E QUINN	11/13/2025	EXTERNAL EXAM: NOONAN	1,200.00
25-2333-10	5010825	MEGAN E QUINN	11/14/2025	EXTERNAL EXAM: SMALLEY	1,200.00
25-2335-10	5010825	MEGAN E QUINN	11/14/2025	EXTERNAL EXAM: WITT	1,200.00
25-2339-10	5010791	MEGAN E QUINN	11/13/2025	EXTERNAL EXAM: LEONARD	1,200.00
25-2344-10	5010825	MEGAN E QUINN	11/14/2025	EXTERNAL EXAM: EATON	1,200.00
25-2345-10	5010791	MEGAN E QUINN	11/13/2025	EXTERNAL EXAM: LONG	1,200.00
25-2346-10	5010825	MEGAN E QUINN	11/14/2025	LIMITED EXAM: WILSON	2,100.00
25-2347-10	5010825	MEGAN E QUINN	11/14/2025	AUTOPSY: MCCRARY	2,100.00
25-2349-10	5010791	MEGAN E QUINN	11/13/2025	EXTERNAL EXAM: ALLEE	1,200.00
25-2350-10	5010791	MEGAN E QUINN	11/13/2025	AUTOPSY: RICKS	2,100.00
25-2354-10	5010825	MEGAN E QUINN	11/14/2025	AUTOPSY: PATRASZEWSKI	2,100.00
25-2366-10	5010825	MEGAN E QUINN	11/14/2025	EXTERNAL EXAM: MOSIER	1,200.00
25-2367-10	5010791	MEGAN E QUINN	11/13/2025	EXTERNAL EXAM: FLORES	1,200.00
25-2368-10	5010791	MEGAN E QUINN	11/13/2025	EXTERNAL EXAM: LOGAN	1,200.00
25-2369-10	5010825	MEGAN E QUINN	11/14/2025	EXTERNAL EXAM: STEVENS	1,200.00
25-2387-10	5010825	MEGAN E QUINN	11/14/2025	AUTOPSY: LARSON	2,100.00
25-2388-10	5010825	MEGAN E QUINN	11/14/2025	AUTOPSY: HATTON	2,100.00
25-2389-10	5010791	MEGAN E QUINN	11/13/2025	AUTOPSY: REEVES	2,100.00
25-2390-11	5010825	MEGAN E QUINN	11/14/2025	LIMITED EXAM: SPEARS	2,100.00

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
25-2392-10	5010825	MEGAN E QUINN	11/14/2025	AUTOPSY: CALDWELL	2,100.00
25-2396-10	5010791	MEGAN E QUINN	11/13/2025	AUTOPSY: ZEIGLER	2,100.00
25-2425-11	5010825	MEGAN E QUINN	11/14/2025	AUTOPSY: HOLCOMB	2,100.00
25-2430-11	5010825	MEGAN E QUINN	11/14/2025	AUTOPSY: POUND	2,100.00
					$49,800.00

Total for 0010 - 100 - CORONER - AUTOPSY REIMBURSEMENT - CORONER/MEDICAL EXAMINER: **$49,800.00**

100 - CORONER - CORONER OPERATIONS - CORONER/MEDICAL EXAMINER

MISCELLANEOUS

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
INV298054	5010843	CAPITAL BUSINESS MACHINES	11/14/2025	25OCT:CN4555-01:SHARP BPC535WD RENT	13.56
INV298055	5010843	CAPITAL BUSINESS MACHINES	11/14/2025	25OCT:CN4556-01:SHARP BP70C36 RENT/USE	97.20
INV298056	5010843	CAPITAL BUSINESS MACHINES	11/14/2025	25OCT:CN5076-01:SHARP B550WD RENT/USE	7.80
					$118.56

OPERATING LEASES/RENTALS

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
INV298054	5010843	CAPITAL BUSINESS MACHINES	11/14/2025	25OCT:CN4555-01:SHARP BPC535WD RENT	64.65
INV298055	5010843	CAPITAL BUSINESS MACHINES	11/14/2025	25OCT:CN4556-01:SHARP BP70C36 RENT/USE	175.44
INV298056	5010843	CAPITAL BUSINESS MACHINES	11/14/2025	25OCT:CN5076-01:SHARP B550WD RENT/USE	67.60
					$307.69

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
168096	5010807	CAPITOL CITY PRESS INC	11/14/2025	BUSINESS CARDS: FARR	115.03
					$115.03

Total for 0010 - 100 - CORONER - CORONER OPERATIONS - CORONER/MEDICAL EXAMINER: **$541.28**

100 - CORONER - DEATH INVESTIGATIONS - CORONER/MEDICAL EXAMINER

PROFESSIONAL SERVICES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
THUR04202511	1620330	CELLNETIX LABS LLC	11/12/2025	25OCT: SURGICAL PATHOLOGY PROCEDURE	566.50
					$566.50

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
INV145930	5010810	SOUTHLAND MEDICAL LLC	11/14/2025	DEATH INVESTIGATION SUPPLIES	2,592.77
INV146162	5010810	SOUTHLAND MEDICAL LLC	11/14/2025	DISPOSABLE WIPES	272.11
					$2,864.88

Total for 0010 - 100 - CORONER - DEATH INVESTIGATIONS - CORONER/MEDICAL EXAMINER: **$3,431.38**

120 - DISTRICT COURT - COURTROOM SVS-INTERPRETERS - DISTRICT COURT

PROFESSIONAL SERVICES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
AHUMADA 10/28/25	1620497	ANITA E AHUMADA	11/14/2025	INTERPRETER SVCS 10/28/25C00865163	273.85
PABLO 10/21/25	1620505	EDGAR JERONIMO PABLO	11/14/2025	INTERPRETER SVCS 10/21/254A0787157	150.00
PAZ 10/30/25	1620511	ELSIE RODRIGUEZ PAZ	11/14/2025	INTERPRETER SVCS 10/30/259Z0669003	80.00
					$503.85

Total for 0010 - 120 - DISTRICT COURT - COURTROOM SVS-INTERPRETERS - DISTRICT COURT: **$503.85**

140 - SUPERIOR COURT - CDBG Entitlement - SUPERIOR COURT

PROFESSIONAL SERVICES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
102425P	5010806	KOASTYANTIN UNGURYAN	11/13/2025	UKRAINIAN 25-6-00854-34	130.00
					$130.00

Total for 0010 - 140 - SUPERIOR COURT - CDBG Entitlement - SUPERIOR COURT: **$130.00**

140 - SUPERIOR COURT - DRUG COURT - GRANTS & CONTRACT - SUPERIOR COURT

PROFESSIONAL SERVICES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
S-INV058141	5010800	AVERTEST LLC	11/13/2025	DRUG COURT, FRC, FAMILY COURT UAS	6,058.80

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
				10/25	
					$6,058.80

Total for 0010 - 140 - SUPERIOR COURT - DRUG COURT - GRANTS & CONTRACT - SUPERIOR COURT: **$6,058.80**

140 - SUPERIOR COURT - FAMILY JUVENILE COURT - FAMILY COURT FEES

LEGAL SVS-HOURLY CRT-CONFLICT

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
11138	5010796	KIM REID LAW PLLC	11/13/2025	ATTY SVCS 25-2-30243-34	1,158.50
11165	5010796	KIM REID LAW PLLC	11/13/2025	ATTY SVCS 25-2-30382-34	398.00
11166	5010796	KIM REID LAW PLLC	11/13/2025	ATTY SVCS 24-2-30792-34	759.50
11167	5010796	KIM REID LAW PLLC	11/13/2025	ATTY SVCS 25-2-30117-34	15.00
11168	5010796	KIM REID LAW PLLC	11/13/2025	ATTY SVCS 25-2-30142-34	32.00
11169	5010796	KIM REID LAW PLLC	11/13/2025	ATTY SVCS 22-2-30298-34	447.50
11170	5010796	KIM REID LAW PLLC	11/13/2025	ATTY SVCS 25-2-30243-34	1,080.50
11171	5010796	KIM REID LAW PLLC	11/13/2025	MINOR ATTY SVCS 24-7-00017-34	577.00
11172	5010796	KIM REID LAW PLLC	11/13/2025	PARENT ATTY SVCS 23-4-00785-34	1,333.00
11173	5010796	KIM REID LAW PLLC	11/13/2025	MINOR ATTY SVCS 25-4-00790-34	707.00
11174	5010796	KIM REID LAW PLLC	11/13/2025	ATTY SVCS 24-7-00720-34	72.00
2025-4457	5010817	OWADA LAW PC	11/14/2025	PARENT ATTY SVCS 24-4-01012-34	680.00
2025-4457	5010817	OWADA LAW PC	11/14/2025	PARENT ATTY SVCS 24-4-01012-34	-680.00
2025-4457	5010817	OWADA LAW PC	11/14/2025	PARENT ATTY SVCS 24-4-01012-34	635.00
2025-4457	5010817	OWADA LAW PC	11/14/2025	PARENT ATTY SVCS 24-4-01012-34	-635.00
2025-4457	5010817	OWADA LAW PC	11/14/2025	PARENT ATTY SVCS 24-4-01012-34	635.00
234	5010794	BIRCH STREET LAW PLLC	11/13/2025	ADULT ATTY SVC 25-4-00576-34	1,035.70
279	5010794	BIRCH STREET LAW PLLC	11/13/2025	ADULT ATTY SVC 25-4-00576-34	141.60
2877	5010839	MEREDITH JOYCE GERHART	11/14/2025	ATTY SVCS 19-3-01298-34	192.00
2877	5010839	MEREDITH JOYCE GERHART	11/14/2025	ATTY SVCS 19-3-01298-34	-192.00
2877	5010839	MEREDITH JOYCE GERHART	11/14/2025	ATTY SVCS 19-3-01298-34	192.00
2878	5010839	MEREDITH JOYCE GERHART	11/14/2025	ATTY SVCS 25-2-30629-34	416.00
2878	5010839	MEREDITH JOYCE GERHART	11/14/2025	ATTY SVCS 25-2-30629-34	-416.00
2878	5010839	MEREDITH JOYCE GERHART	11/14/2025	ATTY SVCS 25-2-30629-34	416.00
2880	5010839	MEREDITH JOYCE GERHART	11/14/2025	ATTY SVCS 25-2-30646-34	240.00
2880	5010839	MEREDITH JOYCE GERHART	11/14/2025	ATTY SVCS 25-2-30646-34	-240.00
2880	5010839	MEREDITH JOYCE GERHART	11/14/2025	ATTY SVCS 25-2-30646-34	240.00
2897	5010840	MEREDITH JOYCE GERHART	11/14/2025	ATTY SVCS 25-2-30646-34	688.00
THURSTON-	5010804	LEGAL COUNSEL FOR YOUTH AND	11/13/2025	MINOR ATTY SVC 25-4-00015-34	24.00

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
1025UGA		CHILDREN			
					$9,952.30

PROFESSIONAL SERVICES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
100	1620246	EMILY CAMPBELL HERZOG	11/10/2025	ADULT ATTY SVCS 25-4-00789-34	900.00
100	1620246	EMILY CAMPBELL HERZOG	11/10/2025	ADULT ATTY SVCS 25-4-00789-34	-900.00
100	1620246	EMILY CAMPBELL HERZOG	11/10/2025	ADULT ATTY SVCS 25-4-00789-34	900.00
102425P	5010801	LAURA HURLEY	11/13/2025	SPANISH 25-7-00515-34 -516 -517 -518 -519 -520	150.00
103125A	1620343	YENFANG AMY TUNG	11/12/2025	MANDARIN CHINESE 25-2-02427-34	100.00
103125A	1620343	YENFANG AMY TUNG	11/12/2025	MANDARIN CHINESE 25-2-02427-34	100.00
103125A	5010837	LAURA HURLEY	11/14/2025	SPANISH 25-2-03740-34	75.00
103125A	5010837	LAURA HURLEY	11/14/2025	SPANISH 25-2-03740-34	75.00
103125P	1620244	ANITA E AHUMADA	11/10/2025	SPANISH 12-3-00740-34	85.50
103125P	1620244	ANITA E AHUMADA	11/10/2025	SPANISH 12-3-00740-34	85.50
110425A	5010808	YOUNG S LEE	11/14/2025	KOREAN 24-3-00775-34	45.00
110425A	5010808	YOUNG S LEE	11/14/2025	KOREAN 24-3-00775-34	45.00
110425A	1620342	NATALYA GONCHAROVA	11/12/2025	RUSSIAN 25-2-30854-34	32.50
110425A	1620342	NATALYA GONCHAROVA	11/12/2025	RUSSIAN 25-2-30854-34	32.50
20250096	1620250	CHERYL L HENDRICKS	11/10/2025	TRANSCRIBING SERVICES CASE 23-3-01315-34	706.80
24-3-01380-34-B	1620236	KATHRYN A BEEHLER	11/10/2025	TRANSCRIBING SVC 24-3-01380-34	176.70
25-2-30827-34	1620236	KATHRYN A BEEHLER	11/10/2025	TRANSCRIBING SVC 25-2-30827-34	186.00
2875	5010839	MEREDITH JOYCE GERHART	11/14/2025	LGAL SVCS 25-2-30814-34	82.50
2879	5010839	MEREDITH JOYCE GERHART	11/14/2025	LGAL SVCS 21-7-00265-34	195.00
2881	5010839	MEREDITH JOYCE GERHART	11/14/2025	LGAL SVCS 25-7-00465-34	240.00
2882	5010839	MEREDITH JOYCE GERHART	11/14/2025	LGAL SVCS 24-3-00403-34	112.50
2883	5010840	MEREDITH JOYCE GERHART	11/14/2025	LGAL SVCS 20-7-00410-34	847.50
2884	5010840	MEREDITH JOYCE GERHART	11/14/2025	LGAL SVCS 20-7-00411-34	712.50
2885	5010840	MEREDITH JOYCE GERHART	11/14/2025	LGAL SVCS 22-7-00338-34	1,515.00
2886	5010840	MEREDITH JOYCE GERHART	11/14/2025	GAL SVCS 22-7-00337-34	1,335.00
2887	5010840	MEREDITH JOYCE GERHART	11/14/2025	LGAL SVCS 23-7-00576-34	1,106.25
2888	5010840	MEREDITH JOYCE GERHART	11/14/2025	LGAL SVCS 23-7-00575-34	1,121.25
2889	5010839	MEREDITH JOYCE GERHART	11/14/2025	LGAL SVCS 23-7-00622-34	566.25
2890	5010839	MEREDITH JOYCE GERHART	11/14/2025	LGAL SVCS 23-7-00622-34	727.50
2891	5010839	MEREDITH JOYCE GERHART	11/14/2025	LGAL SVCS 22-7-00361-34	495.00

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
2892	5010839	MEREDITH JOYCE GERHART	11/14/2025	LGAL SVCS 23-7-00621-34	558.75
2893	5010839	MEREDITH JOYCE GERHART	11/14/2025	LGAL SVCS 23-7-00621-34	802.50
2894	5010839	MEREDITH JOYCE GERHART	11/14/2025	LGAL SVCS 22-7-00362-34	1,117.50
2895	5010839	MEREDITH JOYCE GERHART	11/14/2025	LGAL SVCS 22-7-00360-34	817.50
2896	5010839	MEREDITH JOYCE GERHART	11/14/2025	LGAL SVCS 22-7-00363-34	465.00
2898	5010840	MEREDITH JOYCE GERHART	11/14/2025	LGAL SVCS 25-2-30814-34	150.00
5-251024	5010797	STACEY F ROMERO	11/13/2025	SPANISH 25-7-00515-34 -516 -517 -518 -519 -520	150.00
5-251027	5010831	STACEY F ROMERO	11/14/2025	SPANISH 25-3-00407-34 25-3-00034-34	75.00
5-251027	5010831	STACEY F ROMERO	11/14/2025	SPANISH 25-3-00407-34 25-3-00034-34	75.00
934956	5010798	GORDON THOMAS HONEYWELL LLP	11/13/2025	ADULT CV SVCS 25-4-00791-34	690.00
S-INV058141	5010800	AVERTEST LLC	11/13/2025	DRUG COURT, FRC, FAMILY COURT UAS 10/25	468.00
					$17,221.00

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
5301126306	1620252	CINTAS CORPORATION NO 2	11/10/2025	FIRST AID KIT REFILLS FJC & SECURITY	106.47
					$106.47

Total for 0010 - 140 - SUPERIOR COURT - FAMILY JUVENILE COURT - FAMILY COURT FEES: **$27,279.77**

140 - SUPERIOR COURT - FAMILY JUVENILE COURT - SUPERIOR COURT

PROFESSIONAL SERVICES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
20250096	1620250	CHERYL L HENDRICKS	11/10/2025	TRANSCRIBING SERVICES CASE 23-3-01315-34	706.80
20250096	1620250	CHERYL L HENDRICKS	11/10/2025	TRANSCRIBING SERVICES CASE 23-3-01315-34	-706.80
20250096	1620250	CHERYL L HENDRICKS	11/10/2025	TRANSCRIBING SERVICES CASE 23-3-01315-34	706.80
20250096	1620250	CHERYL L HENDRICKS	11/10/2025	TRANSCRIBING SERVICES CASE 23-3-01315-34	-706.80
5-251027	5010831	STACEY F ROMERO	11/14/2025	SPANISH 25-3-00407-34 25-3-00034-34	75.00
5-251027	5010831	STACEY F ROMERO	11/14/2025	SPANISH 25-3-00407-34 25-3-00034-34	-75.00
5-251027	5010831	STACEY F ROMERO	11/14/2025	SPANISH 25-3-00407-34 25-3-00034-34	75.00
5-251027	5010831	STACEY F ROMERO	11/14/2025	SPANISH 25-3-00407-34 25-3-00034-34	-75.00

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
					$0.00

Total for 0010 - 140 - SUPERIOR COURT - FAMILY JUVENILE COURT - SUPERIOR COURT: **$0.00**

140 - SUPERIOR COURT - JURY - SUPERIOR COURT

JUROR PAYMENTS ONLY

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
000002878291	1620158	RONNA LEE HEISER	11/10/2025	JURY SERVICE AND/OR MILEAGE	26.10
000002886232	1620154	KIMBERLY D KAISER	11/10/2025	JURY SERVICE AND/OR MILEAGE	56.40
000002886245	1620152	ANNA MARIE HEUER-BLODGETT	11/10/2025	JURY SERVICE AND/OR MILEAGE	84.60
000002886612	1620172	JUSTIN CURTIS HOWELL	11/10/2025	JURY SERVICE AND/OR MILEAGE	16.30
000002898062	1620145	KATHLEEN MARIE RAFFERTY	11/10/2025	JURY SERVICE AND/OR MILEAGE	32.60
000002911983	1620155	TAD DARIN SANTINO	11/10/2025	JURY SERVICE AND/OR MILEAGE	20.50
000002913406	1620143	ELIZABETH D BROWN	11/10/2025	JURY SERVICE AND/OR MILEAGE	41.00
000002919543	1620147	RICHARD LEE KELLY	11/10/2025	JURY SERVICE AND/OR MILEAGE	53.10
000002924407	1620173	EVAN GRANT TSCHUDY	11/10/2025	JURY SERVICE AND/OR MILEAGE	15.60
000002925213	1620160	JOHNNA LEI PETERSON BANNER	11/10/2025	JURY SERVICE AND/OR MILEAGE	22.60
000002932994	1620163	THOMAS EDWARD SHULTS	11/10/2025	JURY SERVICE AND/OR MILEAGE	13.50
000002935094	1620161	ANNE FELICE LONGMUIR	11/10/2025	JURY SERVICE AND/OR MILEAGE	53.60
000002935566	1620165	CAREY LYNETTE LEE	11/10/2025	JURY SERVICE AND/OR MILEAGE	34.00
000002938035	1620150	AUTUMN JOVONNE POTTS	11/10/2025	JURY SERVICE AND/OR MILEAGE	40.80
000002938040	1620149	DARON CHRISTOPHER WOODARD	11/10/2025	JURY SERVICE AND/OR MILEAGE	27.50
000002938305	1620146	THOMAS J OENNING	11/10/2025	JURY SERVICE AND/OR MILEAGE	26.80
000002938970	1620164	CASEY BEVER	11/10/2025	JURY SERVICE AND/OR MILEAGE	26.80
000002942240	1620170	ARIANA GOMEZ	11/10/2025	JURY SERVICE AND/OR MILEAGE	17.70
000002943919	1620167	MARIA CASSANDRA RIVILLA MANALA	11/10/2025	JURY SERVICE AND/OR MILEAGE	17.00
000002950333	1620168	MEGAN MARIE ROBEL	11/10/2025	JURY SERVICE AND/OR MILEAGE	28.90
000002953322	1620169	HEATHER KAE WARSAW	11/10/2025	JURY SERVICE AND/OR MILEAGE	42.90
000002955047	1620171	DAMON T EPLEY	11/10/2025	JURY SERVICE AND/OR MILEAGE	17.70
000002971286	1620162	SHERRIE ANN FLORES	11/10/2025	JURY SERVICE AND/OR MILEAGE	35.40
000002972938	1620156	LINDA E HARDY	11/10/2025	JURY SERVICE AND/OR MILEAGE	36.60
000002974022	1620144	WILLIAM L JONES	11/10/2025	JURY SERVICE AND/OR MILEAGE	28.90
000002978255	1620142	JAMES DOUGLAS HENDRICKSON	11/10/2025	JURY SERVICE AND/OR MILEAGE	19.10
000002989546	1620159	BERNARD ANTHONY MONAHAN	11/10/2025	JURY SERVICE AND/OR MILEAGE	26.10
000002992336	1620174	RANDY MCCLAIN	11/10/2025	JURY SERVICE AND/OR MILEAGE	36.60
000003019989	1620151	DANNY PHILLIP KERMODE	11/10/2025	JURY SERVICE AND/OR MILEAGE	19.10

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
000003022585	1620166	SHERI LYNN TINDLE	11/10/2025	JURY SERVICE AND/OR MILEAGE	28.90
000003043162	1620148	JEAN M LOGAN	11/10/2025	JURY SERVICE AND/OR MILEAGE	24.00
000003046502	1620157	JILLIAN ROSE HALVERSON	11/10/2025	JURY SERVICE AND/OR MILEAGE	19.80
000003049023	1620153	SUSAN M RAPHAEL	11/10/2025	JURY SERVICE AND/OR MILEAGE	18.40
000003069404	1620118	TRACY MARIE METROVICH	11/10/2025	JURY SERVICE AND/OR MILEAGE	19.10
000003069801	1620178	WALTER K KELLEY	11/10/2025	JURY SERVICE AND/OR MILEAGE	74.10
000003072285	1620220	RACHEL E NEWMANN	11/10/2025	JURY SERVICE AND/OR MILEAGE	14.20
000003073390	1620080	ARTHUR THOMAS FOSTER JR	11/10/2025	JURY SERVICE AND/OR MILEAGE	21.20
000003074235	1620212	SCOTT PATRICK O'DONNELL	11/10/2025	JURY SERVICE AND/OR MILEAGE	35.90
000003076342	1620128	SETH MICHAEL CATRON	11/10/2025	JURY SERVICE AND/OR MILEAGE	19.80
000003076377	1620211	SUZANNE THERESE THORNE	11/10/2025	JURY SERVICE AND/OR MILEAGE	114.00
000003078812	1620083	BONNIE GAYE MITCHELL	11/10/2025	JURY SERVICE AND/OR MILEAGE	15.60
000003079025	1620192	DEBORAH RENEE STRANGE-BYRNE	11/10/2025	JURY SERVICE AND/OR MILEAGE	25.60
000003079210	1620073	ALYSSA MARIE GIANNINI	11/10/2025	JURY SERVICE AND/OR MILEAGE	13.50
000003079833	1620085	BYRON CARROLL COTTON	11/10/2025	JURY SERVICE AND/OR MILEAGE	25.40
000003080011	1620129	ANALEINA NICOLE RUTH CASTELLAN	11/10/2025	JURY SERVICE AND/OR MILEAGE	80.20
000003081040	1620208	BRENDA RENEE MURRAY	11/10/2025	JURY SERVICE AND/OR MILEAGE	14.20
000003081243	1620180	MICHAEL DENNIS BAKER	11/10/2025	JURY SERVICE AND/OR MILEAGE	48.00
000003081420	1620074	ANTHONY JAMES NEVILLE	11/10/2025	JURY SERVICE AND/OR MILEAGE	28.90
000003081624	1620179	DEBRA A SEGUIN	11/10/2025	JURY SERVICE AND/OR MILEAGE	15.60
000003081937	1620196	JOSEPH A FEIL	11/10/2025	JURY SERVICE AND/OR MILEAGE	18.40
000003085277	1620203	LYNN MARIE CHRISTENSEN	11/10/2025	JURY SERVICE AND/OR MILEAGE	26.80
000003086508	1620068	GREGORY MORRIS MATZEN	11/10/2025	JURY SERVICE AND/OR MILEAGE	19.80
000003088038	1620117	MELISSA ANNE BADGER	11/10/2025	JURY SERVICE AND/OR MILEAGE	60.60
000003090592	1620222	JONATHAN PETER DAY	11/10/2025	JURY SERVICE AND/OR MILEAGE	17.70
000003091823	1620197	WILLIAM WADE SMITH	11/10/2025	JURY SERVICE AND/OR MILEAGE	60.60
000003093652	1620204	HUGH JOSEPH O'NEILL	11/10/2025	JURY SERVICE AND/OR MILEAGE	14.20
000003096482	1620108	AIMEE LYNN OWENS	11/10/2025	JURY SERVICE AND/OR MILEAGE	20.50
000003098802	1620217	MICHAEL J DEMPSTER	11/10/2025	JURY SERVICE AND/OR MILEAGE	29.80
000003099332	1620115	TAMARA ANN GIRARDIER	11/10/2025	JURY SERVICE AND/OR MILEAGE	52.20
000003099564	1620079	BENJAMIN SHAWN WILKINSON	11/10/2025	JURY SERVICE AND/OR MILEAGE	55.20
000003100198	1620199	JOHN CARL EATON	11/10/2025	JURY SERVICE AND/OR MILEAGE	27.50
000003100915	1620130	REGAN ELIZABETH VAJDA	11/10/2025	JURY SERVICE AND/OR MILEAGE	41.50
000003101621	1620112	LINDA ERICKSON	11/10/2025	JURY SERVICE AND/OR MILEAGE	19.10
000003102204	1620100	JORDON DANIEL HOYT	11/10/2025	JURY SERVICE AND/OR MILEAGE	17.00

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
000003103189	1620214	THOMAS EUGENE DRESSEL	11/10/2025	JURY SERVICE AND/OR MILEAGE	27.50
000003106256	1620107	JEFFREY LEE PUST	11/10/2025	JURY SERVICE AND/OR MILEAGE	20.50
000003106579	1620092	CRAIG FORREST ROUSE	11/10/2025	JURY SERVICE AND/OR MILEAGE	84.60
000003107480	1620101	JASON PATRICK KNIGHT	11/10/2025	JURY SERVICE AND/OR MILEAGE	42.40
000003110654	1620116	LORA CELESTE JOHNSON	11/10/2025	JURY SERVICE AND/OR MILEAGE	113.60
000003113006	1620109	MICHAEL L KUN	11/10/2025	JURY SERVICE AND/OR MILEAGE	43.80
000003114401	1620099	JOHN PETERSON	11/10/2025	JURY SERVICE AND/OR MILEAGE	41.50
000003114665	1620090	LAURA LEE ROZNOWSKI	11/10/2025	JURY SERVICE AND/OR MILEAGE	25.40
000003115696	1620131	VERONICA MARIE VALENTINE	11/10/2025	JURY SERVICE AND/OR MILEAGE	39.60
000003117854	1620226	KATHRYN LEE MCBRIDE	11/10/2025	JURY SERVICE AND/OR MILEAGE	47.80
000003118400	1620077	DEBORAH MARIE BRIGHAM	11/10/2025	JURY SERVICE AND/OR MILEAGE	15.60
000003119243	1620189	SONYA M SWANSON	11/10/2025	JURY SERVICE AND/OR MILEAGE	25.60
000003120438	1620198	CYNTHIA SULENES FARR	11/10/2025	JURY SERVICE AND/OR MILEAGE	17.70
000003124283	1620071	TOSHA LYNN VAY	11/10/2025	JURY SERVICE AND/OR MILEAGE	21.20
000003124770	1620106	MICHAEL J AFLLEJE	11/10/2025	JURY SERVICE AND/OR MILEAGE	26.10
000003129803	1620084	ANDREW MARK JOHNSON	11/10/2025	JURY SERVICE AND/OR MILEAGE	15.60
000003130048	1620113	ELIZABETH HOLSBERRY COLLINS	11/10/2025	JURY SERVICE AND/OR MILEAGE	17.70
000003130749	1620098	ROBERT EUGENE BOWEN	11/10/2025	JURY SERVICE AND/OR MILEAGE	28.90
000003133136	1620176	LYNN MARIE DICKEY	11/10/2025	JURY SERVICE AND/OR MILEAGE	16.30
000003135587	1620232	VERNE ROBERT PARTLOW	11/10/2025	JURY SERVICE AND/OR MILEAGE	16.30
000003138562	1620191	GARY EVERSON	11/10/2025	JURY SERVICE AND/OR MILEAGE	55.00
000003139716	1620126	RICHARD LAWRENCE BERNARD	11/10/2025	JURY SERVICE AND/OR MILEAGE	19.10
000003140041	1620231	LENA BEA BOLING	11/10/2025	JURY SERVICE AND/OR MILEAGE	34.50
000003140247	1620075	KATHRYN LAURA UNDERWOOD	11/10/2025	JURY SERVICE AND/OR MILEAGE	29.80
000003143505	1620187	MARIA ELENA MANSON	11/10/2025	JURY SERVICE AND/OR MILEAGE	23.30
000003143898	1620229	VICTORIA J FREINWALD MCMAHON	11/10/2025	JURY SERVICE AND/OR MILEAGE	21.90
000003144181	1620096	MELISSA WILNER	11/10/2025	JURY SERVICE AND/OR MILEAGE	42.90
000003149427	1620175	BARBARA A WIENSKI	11/10/2025	JURY SERVICE AND/OR MILEAGE	28.90
000003150601	1620097	ISAIAH LANCE SIEVERT	11/10/2025	JURY SERVICE AND/OR MILEAGE	16.30
000003153715	1620206	TRACY ANN MUNCTON	11/10/2025	JURY SERVICE AND/OR MILEAGE	59.40
000003155525	1620132	KATHRYN MCMILLIN LORZ	11/10/2025	JURY SERVICE AND/OR MILEAGE	44.70
000003155897	1620110	JAMES VITO GELUSO	11/10/2025	JURY SERVICE AND/OR MILEAGE	40.50
000003156676	1620184	LINDA LUFKIN	11/10/2025	JURY SERVICE AND/OR MILEAGE	24.70
000003160358	1620182	DUSTIN TYLER FRANTZ	11/10/2025	JURY SERVICE AND/OR MILEAGE	38.70
000003164029	1620124	SHANAY NICHOLE HUTSON	11/10/2025	JURY SERVICE AND/OR MILEAGE	40.10
000003166771	1620202	VICKY J PIKE	11/10/2025	JURY SERVICE AND/OR MILEAGE	26.80

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
000003169316	1620133	DORIAN ALINDA ROSE STOLLAR	11/10/2025	JURY SERVICE AND/OR MILEAGE	10.00
000003173345	1620066	JERRY JIA	11/10/2025	JURY SERVICE AND/OR MILEAGE	18.40
000003173489	1620069	RYAN SAMUEL LUENSMAN	11/10/2025	JURY SERVICE AND/OR MILEAGE	31.70
000003177348	1620195	JANETTE GORDON-PALMER	11/10/2025	JURY SERVICE AND/OR MILEAGE	17.00
000003177638	1620200	ERIC SLAVICH	11/10/2025	JURY SERVICE AND/OR MILEAGE	42.40
000003178262	1620076	JUSTIN LEE HEDDY	11/10/2025	JURY SERVICE AND/OR MILEAGE	52.20
000003178886	1620134	BETHANY HAAG BROODING	11/10/2025	JURY SERVICE AND/OR MILEAGE	24.20
000003179975	1620119	GRAY EVANDER MCKENNA	11/10/2025	JURY SERVICE AND/OR MILEAGE	14.90
000003181072	1620122	WILLIAM DAWSON SCHUMAKER	11/10/2025	JURY SERVICE AND/OR MILEAGE	17.00
000003183725	1620135	JORDAN JOHN BACHER	11/10/2025	JURY SERVICE AND/OR MILEAGE	12.80
000003186407	1620205	DAVID D KING	11/10/2025	JURY SERVICE AND/OR MILEAGE	26.10
000003186583	1620114	PAMELA GRANT	11/10/2025	JURY SERVICE AND/OR MILEAGE	35.40
000003191259	1620210	SHEILA L CAREW	11/10/2025	JURY SERVICE AND/OR MILEAGE	71.80
000003192198	1620081	JOHN MICHAEL MCCLANAHAN	11/10/2025	JURY SERVICE AND/OR MILEAGE	28.12
000003195429	1620082	BRIDGET CARYN SISNEY	11/10/2025	JURY SERVICE AND/OR MILEAGE	42.60
000003195903	1620225	MICHAEL WILLIAM PARSONS	11/10/2025	JURY SERVICE AND/OR MILEAGE	31.20
000003198266	1620216	JENNIFER RAE PICKERING	11/10/2025	JURY SERVICE AND/OR MILEAGE	78.30
000003198430	1620111	CYNTHIA M RILEY	11/10/2025	JURY SERVICE AND/OR MILEAGE	48.90
000003198732	1620186	SHERI A RUFENER	11/10/2025	JURY SERVICE AND/OR MILEAGE	16.30
000003198969	1620218	LEANN CRISTY YOUNT	11/10/2025	JURY SERVICE AND/OR MILEAGE	48.90
000003199440	1620136	JASON MATTHEW HUGHES	11/10/2025	JURY SERVICE AND/OR MILEAGE	22.60
000003203595	1620193	DORIS PENFIELD	11/10/2025	JURY SERVICE AND/OR MILEAGE	70.40
000003205452	1620127	KEVIN DAVID O'BRIEN	11/10/2025	JURY SERVICE AND/OR MILEAGE	31.70
000003205692	1620094	AMELIA PUYING HALVERSON	11/10/2025	JURY SERVICE AND/OR MILEAGE	13.50
000003206164	1620137	ERICA CAMILE HATCHER	11/10/2025	JURY SERVICE AND/OR MILEAGE	14.20
000003208860	1620228	DOUGLAS MASSEY BELL	11/10/2025	JURY SERVICE AND/OR MILEAGE	28.40
000003210586	1620121	AIDEN KENNETH MAUERMANN	11/10/2025	JURY SERVICE AND/OR MILEAGE	13.50
000003212164	1620123	KELLEN AUDREY MOORE	11/10/2025	JURY SERVICE AND/OR MILEAGE	35.90
000003212523	1620072	D LEE SHERWOOD	11/10/2025	JURY SERVICE AND/OR MILEAGE	33.10
000003214627	1620223	BRYAN JAMES CAMPBELL	11/10/2025	JURY SERVICE AND/OR MILEAGE	13.50
000003215469	1620221	PATRICK DANIEL MC CARTY	11/10/2025	JURY SERVICE AND/OR MILEAGE	67.60
000003216668	1620078	NATHAN ALLAN ROBINSON	11/10/2025	JURY SERVICE AND/OR MILEAGE	26.10
000003216968	1620087	CHRISTOPHER JAMES PAPASIAN	11/10/2025	JURY SERVICE AND/OR MILEAGE	62.00
000003222122	1620089	BARBARA CHRISTINE BUCKLES	11/10/2025	JURY SERVICE AND/OR MILEAGE	13.50
000003223046	1620086	CAINE AMADEUS PICKETT	11/10/2025	JURY SERVICE AND/OR MILEAGE	16.30
000003223290	1620230	STEPHAN P HENLEY	11/10/2025	JURY SERVICE AND/OR MILEAGE	44.70
000003223403	1620103	PHYLICIA MELEANA SIMPSON	11/10/2025	JURY SERVICE AND/OR MILEAGE	27.50

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
000003225849	1620138	RAHLEE MICHAEL SIMS	11/10/2025	JURY SERVICE AND/OR MILEAGE	27.50
000003228203	1620088	KIA B BEASON	11/10/2025	JURY SERVICE AND/OR MILEAGE	15.60
000003229199	1620095	ROSEMARIE BERNICE MARTIN	11/10/2025	JURY SERVICE AND/OR MILEAGE	45.20
000003232056	1620091	MAYA T'ANA KAHPEAYSEWAT-MCCLOU	11/10/2025	JURY SERVICE AND/OR MILEAGE	33.80
000003232792	1620139	PATRICIA MARIA LOVELESS	11/10/2025	JURY SERVICE AND/OR MILEAGE	15.60
000003233189	1620104	NICHOLAS RYAN CARSTEN	11/10/2025	JURY SERVICE AND/OR MILEAGE	43.80
000003234742	1620070	CARL TANNE	11/10/2025	JURY SERVICE AND/OR MILEAGE	50.80
000003235309	1620219	GLEN MATTHEW PATRICK	11/10/2025	JURY SERVICE AND/OR MILEAGE	38.00
000003235746	1620215	JENNIFER JOSLIN BAVLY	11/10/2025	JURY SERVICE AND/OR MILEAGE	17.00
000003238788	1620190	ROBERT ALAN WELLS	11/10/2025	JURY SERVICE AND/OR MILEAGE	88.80
000003239132	1620209	ROGER LEE DICKINSON	11/10/2025	JURY SERVICE AND/OR MILEAGE	11.90
000003241397	1620185	GARY I ELLERBROCK	11/10/2025	JURY SERVICE AND/OR MILEAGE	26.10
000003241868	1620181	MATTHEW TYLER BUSHMAN	11/10/2025	JURY SERVICE AND/OR MILEAGE	34.00
000003241960	1620177	CONNIE R GRAFF	11/10/2025	JURY SERVICE AND/OR MILEAGE	45.20
000003241964	1620227	NANCY MARIE FAAREN	11/10/2025	JURY SERVICE AND/OR MILEAGE	14.20
000003242284	1620194	SONG YEN	11/10/2025	JURY SERVICE AND/OR MILEAGE	39.40
000003244533	1620140	DEVON GODFREY	11/10/2025	JURY SERVICE AND/OR MILEAGE	52.20
000003245495	1620201	SHARI BALDWIN	11/10/2025	JURY SERVICE AND/OR MILEAGE	36.60
000003253707	1620102	GRACIELA D SANCHEZ-SLIWICKI	11/10/2025	JURY SERVICE AND/OR MILEAGE	66.20
000003254227	1620067	PAMELA SUE GORTON	11/10/2025	JURY SERVICE AND/OR MILEAGE	29.60
000003254254	1620125	STEPHEN JOSEPH VANDEWEGE	11/10/2025	JURY SERVICE AND/OR MILEAGE	42.60
000003255636	1620213	NANCY LEE ROSTAN	11/10/2025	JURY SERVICE AND/OR MILEAGE	37.30
000003256066	1620105	JORGE LUIS ALFARO	11/10/2025	JURY SERVICE AND/OR MILEAGE	27.50
000003256329	1620224	BENJAMIN ANDREW SHEAFFER	11/10/2025	JURY SERVICE AND/OR MILEAGE	42.90
000003257244	1620207	DONNA LYNN ALLEN	11/10/2025	JURY SERVICE AND/OR MILEAGE	29.80
000003257736	1620120	KATHLEEN MARY JEFFERS	11/10/2025	JURY SERVICE AND/OR MILEAGE	84.60
000003261330	1620141	NOLAN ELI RAWSON	11/10/2025	JURY SERVICE AND/OR MILEAGE	111.90
000003262349	1620188	CASANDRA E BARCELLONA	11/10/2025	JURY SERVICE AND/OR MILEAGE	46.60
000003263946	1620183	MICHAEL ROSS GOMEZ	11/10/2025	JURY SERVICE AND/OR MILEAGE	37.30
000003264682	1620093	JOHN ISAAC COX	11/10/2025	JURY SERVICE AND/OR MILEAGE	14.20
					$5,698.32

Total for 0010 - 140 - SUPERIOR COURT - JURY - SUPERIOR COURT: **$5,698.32**

140 - SUPERIOR COURT - MAIN CAMPUS OPERATIONS - SUPERIOR COURT

LEGAL SVS-HOURLY CRT-CONFLICT

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
24-2-02355-34	5010803	JAMES THOMAS HARRY	11/13/2025	ARB SVCS 24-02355-34	500.00
25-2-00691-34	1620325	LAW OFFICE OF R. ALAN SWANSON PLLC	11/12/2025	ARB SVC 25-2-00691-34	203.55
25-2-02929-34	1620253	ERIC G SHELTON	11/10/2025	ARB SVC 25-2-02929-34	67.85
					$771.40

PROFESSIONAL SERVICES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
103025A	5010787	DAVID H NEATHERY	11/13/2025	VIETNAMESE 25-1-01006-34	90.00
103025A	5010787	DAVID H NEATHERY	11/13/2025	VIETNAMESE 25-1-01006-34	90.00
103025P	5010790	ALEJANDRA CONTRERAS	11/13/2025	SPANISH 25-1-00483-34	148.50
103025P	5010790	ALEJANDRA CONTRERAS	11/13/2025	SPANISH 25-1-00483-34	148.50
110325P	5010790	ALEJANDRA CONTRERAS	11/13/2025	SPANISH 25-1-00313-34	127.50
110325P	5010790	ALEJANDRA CONTRERAS	11/13/2025	SPANISH 25-1-00313-34	127.50
110425A	1620254	HSIU LI LAURA MCGILVRA	11/10/2025	MANDARIN 25-1-01352-34	85.00
110425A	1620254	HSIU LI LAURA MCGILVRA	11/10/2025	MANDARIN 25-1-01352-34	85.00
5-251027	5010831	STACEY F ROMERO	11/14/2025	SPANISH 25-3-00407-34 25-3-00034-34	75.00
5-251027	5010831	STACEY F ROMERO	11/14/2025	SPANISH 25-3-00407-34 25-3-00034-34	-75.00
5-251027	5010831	STACEY F ROMERO	11/14/2025	SPANISH 25-3-00407-34 25-3-00034-34	75.00
5-251027	5010831	STACEY F ROMERO	11/14/2025	SPANISH 25-3-00407-34 25-3-00034-34	-75.00
					$902.00

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
5301126306	1620252	CINTAS CORPORATION NO 2	11/10/2025	FIRST AID KIT REFILLS MAIN CAMPUS & SECUURITY	106.47
5301126306	1620252	CINTAS CORPORATION NO 2	11/10/2025	FIRST AID KIT REFILLS MAIN CAMPUS & SECUURITY	-106.47
6046395515	1620339	STAPLES INC	11/12/2025	PAPER FOR MAIN CAMPUS	1,212.92
					$1,212.92

Total for 0010 - 140 - SUPERIOR COURT - MAIN CAMPUS OPERATIONS - SUPERIOR COURT: **$2,886.32**

140 - SUPERIOR COURT - SECURITY - SUPERIOR COURT

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
5301126306	1620252	CINTAS CORPORATION NO 2	11/10/2025	FIRST AID KIT REFILLS MAIN CAMPUS & SECUURITY	86.92
					$86.92

SUPPLIES-UNIFORMS/CLOTHING

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139439283	5010916	Superior Court Accounting	11/14/2025	SECURITY UNIFORM & EMBROIDERY - D. RODGERS	547.16
					$547.16

Total for 0010 - 140 - SUPERIOR COURT - SECURITY - SUPERIOR COURT: **$634.08**

160 - JUVENILE COURT - CASELOAD SERVICES - JUVENILE COURT

PROFESSIONAL SERVICES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
102725P	1620244	ANITA E AHUMADA	11/10/2025	SPANISH 25-8-00268-34	171.00
TC-16480103125	1620240	REGIONAL TOXICOLOGY SERVICES LLC	11/10/2025	JUVENILE COURT UAS 10/2025	449.38
					$620.38

Total for 0010 - 160 - JUVENILE COURT - CASELOAD SERVICES - JUVENILE COURT: **$620.38**

160 - JUVENILE COURT - DETENTION FAC SALES TAX - DETENTION/CORRECTION-ADMIN

PROFESSIONAL SERVICES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
3037500438	5010795	TRINITY SERVICES GROUP INC	11/13/2025	MEALS FOR JUVENILES IN DETENTION W/E 10/23/2025	505.68
3037500441	5010795	TRINITY SERVICES GROUP INC	11/13/2025	MEALS FOR JUVENILES IN DETENTION W/E 10/30/2025	419.19
					$924.87

Total for 0010 - 160 - JUVENILE COURT - DETENTION FAC SALES TAX - DETENTION/CORRECTION-ADMIN: **$924.87**

160 - JUVENILE COURT - JUVENILE MEDICAL - JUVENILE COURT

PROFESSIONAL SERVICES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
142606-100825	5010812	NW PEDIATRIC CENTER INC PS	11/14/2025	MEDICAL SVCS FOR JUVENILES IN DETENTION 10/25	150.00
142606-102225	5010812	NW PEDIATRIC CENTER INC PS	11/14/2025	MEDICAL SVCS FOR JUVENILES IN DETENTION	150.00
148195-100825	5010812	NW PEDIATRIC CENTER INC PS	11/14/2025	MEDICAL SVCS FOR JUVENILES IN DETENTION	150.00
149500-102925	5010812	NW PEDIATRIC CENTER INC PS	11/14/2025	MEDICAL SVCS FOR JUVENILES IN DETENTION	150.00
155266-102225	5010812	NW PEDIATRIC CENTER INC PS	11/14/2025	MEDICAL SVCS FOR JUVENILES IN DETENTION	150.00
16817-100825	5010812	NW PEDIATRIC CENTER INC PS	11/14/2025	MEDICAL SVCS FOR JUVENILES IN DETENTION	150.00
					$900.00

Total for 0010 - 160 - JUVENILE COURT - JUVENILE MEDICAL - JUVENILE COURT: **$900.00**

160 - JUVENILE COURT - JUVENILE MEDICAL/DENTAL - JUVENILE COURT

PROFESSIONAL SERVICES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
152339-092725	5010781	NW PEDIATRIC CENTER INC PS	11/13/2025	MEDICAL SERVICES FOR JUVENILE IN DETENTION	100.00
					$100.00

Total for 0010 - 160 - JUVENILE COURT - JUVENILE MEDICAL/DENTAL - JUVENILE COURT: **$100.00**

180 - PROSECUTING ATTORNEY - ADMINISTRATION - INTERNAL LEGAL SVS-ADVICE

SUPPLIES-COMPUTER

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139460800	5010927	PAO Accounting	11/14/2025	HDMI TO USB C ADAPTERS	50.04
					$50.04

SUPPLIES-OFFICE

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-	5010927	PAO Accounting	11/14/2025	DEPARTMENT SPECIALTY PENS FOR	242.16

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
000140214756				STAFF	
					$242.16

TRAVEL

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000137793777	5010736	Tara Tsehlana	11/13/2025	MILEAGE REIMBURSEMENT_SEPTEMBER TSEHLANA	67.20
					$67.20

Total for 0010 - 180 - PROSECUTING ATTORNEY - ADMINISTRATION - INTERNAL LEGAL SVS-ADVICE: **$359.40**

180 - PROSECUTING ATTORNEY - CIVIL-OPS - INTERNAL LEGAL SVS-ADVICE

MISC-SUBSCRIPTION

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000140214726	5010927	PAO Accounting	11/14/2025	PACER_Dickey	186.90
TC-EXP-000140214744	5010927	PAO Accounting	11/14/2025	PACER_Carignan	105.80
					$292.70

Total for 0010 - 180 - PROSECUTING ATTORNEY - CIVIL-OPS - INTERNAL LEGAL SVS-ADVICE: **$292.70**

180 - PROSECUTING ATTORNEY - DOMESTIC VIOLENCE-OPS - INTERNAL LEGAL SVS-ADVICE

MISCELLANEOUS

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
WITNESS TRAVEL REIMBURSEMENT	1620516	STEVEN M CROSETTI	11/14/2025	WITNESS AIRFARE REIMBURSEMENT: STATE V THOMAS	1,400.82
					$1,400.82

TRAVEL

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139116626	5010728	Noelle Green	11/13/2025	MILEAGE REIMBURSEMENT_SEPTEMBER	65.10
TC-EXP-000139460639	5010728	Noelle Green	11/13/2025	MILEAGE REIMBURSEMENT_OCTOBER	109.20
TC-EXP-000139460651	5010754	Emily Leddige	11/13/2025	MILEAGE REIMBURSEMENT_OCTOBER	31.01
					$205.31

Total for 0010 - 180 - PROSECUTING ATTORNEY - DOMESTIC VIOLENCE-OPS - INTERNAL LEGAL SVS-ADVICE: **$1,606.13**

180 - PROSECUTING ATTORNEY - FAMILY SUPPORT - CHILD SUPPORT ENFORCEMENT

PROFESSIONAL SERVICES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
11595	5010793	ADDISON LEGAL SERVICES LLC	11/13/2025	PROCESS SERVER:STATE V ISELIN	194.50
					$194.50

SUPPLIES-OFFICE

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
445415883001	1620522	ODP BUSINESS SOLUTIONS LLC	11/14/2025	PLANNER, PAPER, TAPE & SCISSORS	12.49
					$12.49

TRAVEL

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000137899336	5010749	Jeffrey Fancher	11/13/2025	MILEAGE REIMBURSEMENT-OCTOBER	78.54
					$78.54

Total for 0010 - 180 - PROSECUTING ATTORNEY - FAMILY SUPPORT - CHILD SUPPORT ENFORCEMENT: **$285.53**

180 - PROSECUTING ATTORNEY - GENERAL FELONY-OPS - INTERNAL LEGAL SVS-ADVICE

SUPPLIES-LEGAL REF MATERIALS

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
3096075031	1620321	REED ELSEVIER	11/12/2025	LEGAL REFERENCE	1,745.82
					$1,745.82

SUPPLIES-OFFICE

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
439072664002	1620524	ODP BUSINESS SOLUTIONS LLC	11/14/2025	COPY PAPER	61.05
440564672002	1620348	ODP BUSINESS SOLUTIONS LLC	11/12/2025	PAPER	30.52
444317240001	1620523	ODP BUSINESS SOLUTIONS LLC	11/14/2025	PAPER, PENS, WIPES	106.76
444602193001	1620521	ODP BUSINESS SOLUTIONS LLC	11/14/2025	INDEX CARDS, TAPS, COPY PAPER, TAPE, PENCILS	70.56
445415883001	1620522	ODP BUSINESS SOLUTIONS LLC	11/14/2025	PLANNER, PAPER, TAPE & SCISSORS	66.36
					$335.25

Total for 0010 - 180 - PROSECUTING ATTORNEY - GENERAL FELONY-OPS - INTERNAL LEGAL SVS-ADVICE: **$2,081.07**

180 - PROSECUTING ATTORNEY - SPECIAL VICTIMS-OPS - INTERNAL LEGAL SVS-ADVICE

MISC-SUBSCRIPTION

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139267176	5010927	PAO Accounting	11/14/2025	ZOOM SUBSCRIPTION_SVT	175.57
					$175.57

Total for 0010 - 180 - PROSECUTING ATTORNEY - SPECIAL VICTIMS-OPS - INTERNAL LEGAL SVS-ADVICE: **$175.57**

180 - PROSECUTING ATTORNEY - TRAVEL AND TRAINING - INTERNAL LEGAL SVS-ADVICE

TRAVEL

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000136489819	5010726	Scott Cushing	11/13/2025	MEALS-EMPLOYEE REIMBURSEMENT-WACO CONF	90.50
TC-EXP-000136489819	5010726	Scott Cushing	11/13/2025	MILEAGE-EMPLOYEE REIMBURSEMENT-WACO CONF	356.30
TC-EXP-000136978570	5010752	Christen Peters	11/13/2025	MEALS-WACO CONF_REIMBURSEMENT - PETERS, C	90.50
TC-EXP-000136978570	5010752	Christen Peters	11/13/2025	MILEAGE-WACO CONF_REIMBURSEMENT - PETERS, C	368.20
TC-EXP-000136978593	5010734	Jon Tunheim	11/13/2025	MEALS-WACO CONF_REIMBURSEMENT - TUNHEIM	95.50
TC-EXP-000136978593	5010734	Jon Tunheim	11/13/2025	MILAGE-WACO CONF_REIMBURSEMENT - TUNHEIM	368.20
TC-EXP-000136978608	5010734	Jon Tunheim	11/13/2025	MEALS-WSADCP CONF_REIMBURSEMENT - TUNHEIM	156.00
TC-EXP-000136978608	5010734	Jon Tunheim	11/13/2025	MILEAGE-WSADCP CONF_REIMBURSEMENT - TUNHEIM	71.40

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000137793788	5010724	Rosemary Fitzgerald	11/13/2025	MEALS-WSADCP_REIMBURSEMENT - FITZGERALD	118.50
TC-EXP-000137793788	5010724	Rosemary Fitzgerald	11/13/2025	MILEAGE-WSADCP_REIMBURSEMENT - FITZGERALD	71.40
TC-EXP-000137793835	5010718	Eden Lorentzen	11/13/2025	HOTEL-WAPRO FALL CONF_REIMBURSEMENT - LORENTZEN	129.13
TC-EXP-000137793835	5010718	Eden Lorentzen	11/13/2025	MEALS-WAPRO FALL CONF_REIMBURSEMENT - LORENTZEN	95.25
TC-EXP-000137793835	5010718	Eden Lorentzen	11/13/2025	MILEAGE-WAPRO FALL CONF_REIMBURSEMENT - LORENTZEN	119.42
TC-EXP-000137793859	5010716	Sara Millsap	11/13/2025	MILEAGE-WAPRO FALL CONF_REIMBURSEMENT - MEATH (MILLSAP)	112.00
TC-EXP-000137793886	5010753	Katrina King	11/13/2025	MILEAGE-WAPRO FALL CONF_REIMBURSEMENT - KING	112.00
TC-EXP-000137899322	5010733	Julie Carignan	11/13/2025	MEALS-WAPA_REIMBURSEMENT-CARIGNAN	102.00
TC-EXP-000137899349	5010715	Heather L Stone	11/13/2025	WAPA SUMMER TRAINING REIMBURSEMENT-STONE	102.00
					$2,558.30

Total for 0010 - 180 - PROSECUTING ATTORNEY - TRAVEL AND TRAINING - INTERNAL LEGAL SVS-ADVICE: **$2,558.30**

200 - SHERIFF-OPERATIONS - ACCOUNTING SERVICES - LAW ENFORCEMENT-ADMIN

PROF SVS-ADVERTISING

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139774899	5010923	Sheriff Accounting	11/14/2025	GFOA:11.03.25-12.01.25:ACCTG MGR RECRUITMENT	200.00
TC-EXP-000139774924	5010925	Sheriff Accounting	11/14/2025	WFOA: 11.04.25-01.06.26:ACCTG MGR RECRUITMENT	100.00
					$300.00

PROFESSIONAL SERVICES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
13838128	5010802	LOOMIS ARMORED US LLC	11/13/2025	10/25 ARMORED CAR SERVICE	956.30
					$956.30

Total for 0010 - 200 - SHERIFF-OPERATIONS - ACCOUNTING SERVICES - LAW ENFORCEMENT-ADMIN: **$1,256.30**

200 - SHERIFF-OPERATIONS - INVESTIGATIVE SERVICES - POLICE OPERATIONS

COMMUNICATIONS

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
9-049-96514	1620239	FEDERAL EXPRESS CORPORATION	11/10/2025	SHIPPING: EVIDENCE PKGS	18.07
					$18.07

MISC-PROF DEV-STAFF

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139774886	5010924	Sheriff Accounting	11/14/2025	REG:LOW LIGHT INSTRUCTOR:12.01-12.04.25:ANDERSON, NIC	1,200.00
					$1,200.00

MISCELLANEOUS

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139346557	5010925	Sheriff Accounting	11/14/2025	MBSHP:IACIS:2025:WATSON, CARISSA	100.00
					$100.00

OPERATING LEASES/RENTALS

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
109579159	5010783	RICOH	11/13/2025	PMT-27//NOV25: 7178: EVDNC: RENT	96.22
INV297993	5010805	CAPITAL BUSINESS MACHINES	11/13/2025	25NOV: 0289: ISD PLOTTER: SVC CONTRACT	60.39
					$156.61

TRAVEL

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000137187160	5010725	Sheryl Drake	11/13/2025	REIMB:MEALS:RSO COOR CONF:10.20-10.22.25	149.00
TC-EXP-000137905838	5010732	Alan Clark	11/13/2025	REIMB:MEALS:10.20-10.22.25:RSO COORDINATOR CONFERENCE	149.00
TC-EXP-000137905873	5010732	Alan Clark	11/13/2025	REIMB:MEALS:10.05-10.10.25:2025 ICAC & TECHNOLOGY CONF	506.00
TC-EXP-000137905897	5010748	Kevin Burton-Crow	11/13/2025	REIMB:10.05-10.10.25:ICAC CONF:MEALS	506.00
TC-EXP-000139438891	5010742	Benjamin Rodes	11/13/2025	REIMB:MEALS:BASIC HOMICIDE INVESTIGATION:09.28-10.02.25	220.50

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000140160557	5010923	Sheriff Accounting	11/14/2025	TRVL:LODGING:10.20-10.21.25:RSO COORDINATOR:CLARK, ALAN	250.40
					$1,780.90

Total for 0010 - 200 - SHERIFF-OPERATIONS - INVESTIGATIVE SERVICES - POLICE OPERATIONS: **$3,255.58**

200 - SHERIFF-OPERATIONS - PATROL - Debt Repayment - Law Enforcement Services

CAP LEASES/INSTALL PURCHASES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
109573855	5010783	RICOH	11/13/2025	PMT-28 F5883//25NOV: 5336: FOB: LEASE	363.15
					$363.15

Total for 0010 - 200 - SHERIFF-OPERATIONS - PATROL - Debt Repayment - Law Enforcement Services: **$363.15**

200 - SHERIFF-OPERATIONS - PATROL - Interest and Other Debt Service Cost - Law Enforcement Services

INTEREST-LONG TERM EXT DEBT

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
109573855	5010783	RICOH	11/13/2025	PMT-28 F5883//25NOV: 5336: FOB: LEASE: INT	22.35
					$22.35

Total for 0010 - 200 - SHERIFF-OPERATIONS - PATROL - Interest and Other Debt Service Cost - Law Enforcement Services: **$22.35**

200 - SHERIFF-OPERATIONS - PATROL - POLICE OPERATIONS

MISC-PROF DEV-STAFF

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000137943095	5010925	Sheriff Accounting	11/14/2025	REG:SCHOOL OF POLICE STAFF & COMMAND ONLINE:11.03-4.20.26: SIMPER, CAMERON	4,500.00
TC-EXP-000137943124	5010924	Sheriff Accounting	11/14/2025	REG:BOSCH CDR TOOL TECH TRNG: 07.1-12.31.25:ONLINE:AULT,CHARLES	795.00
TC-EXP-000139774776	5010924	Sheriff Accounting	11/14/2025	REG:BOSCH CDR TOOL TECH TRNG: 07.1.25-12.31.25:AULT, CHARLES	795.00
					$6,090.00

MISCELLANEOUS

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
109573855	5010783	RICOH	11/13/2025	PMT-28 F5883//25NOV: 5336: FOB: LEASE: MISC	0.71

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
					$0.71

OPERATING LEASES/RENTALS

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
109610271	5010819	RICOH	11/14/2025	25NOV: 7894: FIRE34: RENT	57.37
24709943 110525	5010846	DS SERVICES OF AMERICA INC	11/14/2025	25NOV: FOB: FILTRATION SYSTEM RENTAL	35.05
					$92.42

SMALL TOOLS & MINOR EQUIPMENT

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139775514	5010924	Sheriff Accounting	11/14/2025	PATROL: EQT: FIREARMS	1,133.31
					$1,133.31

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139461176	5010925	Sheriff Accounting	11/14/2025	PATROL: FUEL: FORKLIFT	53.19
					$53.19

TRAVEL

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000137187080	5010721	Knute Lehmann III	11/13/2025	REIMB:MEALS:CRISIS HOSTAGE LVL 1: 09.14-09.19.25	374.00
TC-EXP-000137942912	5010729	Joseph Hiles	11/13/2025	REIMB:MEALS:SGTS INVEST OF FORCE: 09.08-09.10.25	170.00
TC-EXP-000139346349	5010923	Sheriff Accounting	11/14/2025	TRVL:LODGING:SGT INVESTIGATION OF FORCE:09.09.25:CLARK, CAMM	223.89
TC-EXP-000139346448	5010923	Sheriff Accounting	11/14/2025	TRVL:CAR RENTAL:INTIME UNIV:10.04-10.08.25:KIMBALL, KRIS	288.83
TC-EXP-000139346533	5010924	Sheriff Accounting	11/14/2025	TRVL:LODGING:CRISIS/HOSTAGE:09/22-09/26/25:HANSEN,KIEL	611.05
TC-EXP-000139438724	5010923	Sheriff Accounting	11/14/2025	TRVL:CAR RENTAL PARTIAL 10.10-10.13.25: CAL HWY PAT VEHICLE EVAL: LEHMANN,KNUTE	193.90
TC-EXP-000139438756	5010923	Sheriff Accounting	11/14/2025	TRVL:AIRFARE:CAL HWY PATROL VECHICLE EVAL:10.10.-10.13.25: LEHMANN, KNUTE	354.59

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139438785	5010925	Sheriff Accounting	11/14/2025	TRVL:CAR RENTAL REMAINING BALANCE:10.10-10.13.25: CAL HWY PAT VEHICLE EVAL:LEHMANN,KNUTE	115.77
TC-EXP-000139438840	5010721	Knute Lehmann III	11/13/2025	REIMB: RENTAL CAR FUEL: 10.10-10.13.25:CAL HWY PATROL VEHICLE EVAL	16.39
TC-EXP-000139438840	5010721	Knute Lehmann III	11/13/2025	REIMB:LODGING: 10.10-10.13.25:CAL HWY PATROL VEHICLE EVAL	571.10
TC-EXP-000139438840	5010721	Knute Lehmann III	11/13/2025	REIMB:MEALS: 10.10-10.13.25:CAL HWY PATROL VEHICLE EVAL	280.00
TC-EXP-000139774790	5010924	Sheriff Accounting	11/14/2025	TRVL:LODGING:BASIC SRO:10.20-10.24.25:WRIGHT VAN -METER, KRISTEN	977.47
TC-EXP-000139774803	5010924	Sheriff Accounting	11/14/2025	TRVL:LODGING:BASIC SRO: 10.20-10.24.25:MANCUSO, JERRY	1,002.22
TC-EXP-000140160537	5010924	Sheriff Accounting	11/14/2025	TRVL: PKG :PEER SUPPORT:10.20-10.24.25:CADY, AUSTIN	325.00
TC-EXP-000140160537	5010924	Sheriff Accounting	11/14/2025	TRVL: ROOM CHG - BEING WITHHELD FROM EE REMB:PEER SUPPORT:10.20-10.24.25:CADY, AUSTIN	27.00
TC-EXP-000140160537	5010924	Sheriff Accounting	11/14/2025	TRVL:LODGING:PEER SUPPORT:10.20-10.24.25:CADY, AUSTIN	1,109.20
					$6,640.41

Total for 0010 - 200 - SHERIFF-OPERATIONS - PATROL - POLICE OPERATIONS: **$14,010.04**

200 - SHERIFF-OPERATIONS - RECORDS - LAW ENFORCEMENT-ADMIN

TRAVEL

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000137905908	5010763	Abrielle Sheets	11/13/2025	REIMB:10.15-10.16.25:MEALS:WA PRO 2025 FALL CONF	95.25
TC-EXP-000137905927	5010761	Terri N Keith	11/13/2025	REIMB:LODGING:10.15-10.16.25:WAPRO 2025 FALL CONFERENCE	132.50
TC-EXP-000137905927	5010761	Terri N Keith	11/13/2025	REIMB:MEALS:10.15-10.16.25:WAPRO 2025 FALL CONFERENCE	95.25
TC-EXP-000137905957	5010740	Jordan Drake	11/13/2025	REIMB:MEALS:10.15-10.16.25:2025 FALL WAPRO	95.25
TC-EXP-000137905957	5010740	Jordan Drake	11/13/2025	REIMB:MILEAGE:10.15-10.16.25:2025 FALL WAPRO	111.30
					$529.55

Total for 0010 - 200 - SHERIFF-OPERATIONS - RECORDS - LAW ENFORCEMENT-ADMIN: **$529.55**

200 - SHERIFF-OPERATIONS - STAFF SERVICES - LAW ENFORCEMENT-ADMIN

MISC-PROF DEV-STAFF

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139774765	5010924	Sheriff Accounting	11/14/2025	REG:DLG INTERNAL INVESTIGATIONS: 10.23-11.13.25:JOHNSON, DAVID	795.00
					$795.00

OPERATING LEASES/RENTALS

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
24709943 110525	5010846	DS SERVICES OF AMERICA INC	11/14/2025	25NOV: SSB: WATER COOLER RENTAL	35.08
					$35.08

Total for 0010 - 200 - SHERIFF-OPERATIONS - STAFF SERVICES - LAW ENFORCEMENT-ADMIN: **$830.08**

210 - SHERIFF-CORRECTIONS - CORRECTIONS ADMINISTRATION - DETENTION/CORRECTION-ADMIN

OPERATING LEASES/RENTALS

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
24709943 110525	5010846	DS SERVICES OF AMERICA INC	11/14/2025	25NOV: JAIL: FILTRATION SYSTEM RENTALS	70.10
					$70.10

SUPPLIES-UNIFORMS/CLOTHING

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139775091	5010924	Sheriff Accounting	11/14/2025	SUPP:UNIF:PANTS, HOLSTER:HOVDA, JENNY	149.19
TC-EXP-000140191276	5010925	Sheriff Accounting	11/14/2025	SUPP:UNIF:COLLAR BRASS:HOVDA, JENNY	12.88
TC-EXP-000140191296	5010923	Sheriff Accounting	11/14/2025	SUPP:UNIF:PANTS, POLO SHIRT, EMBLEMS:HOVDA, JENNY	208.55
TC-EXP-000140191319	5010923	Sheriff Accounting	11/14/2025	SUPP:UNIF:COMMAND PULLOVERS	212.27
					$582.89

Total for 0010 - 210 - SHERIFF-CORRECTIONS - CORRECTIONS ADMINISTRATION - DETENTION/CORRECTION-ADMIN: **$652.99**

210 - SHERIFF-CORRECTIONS - INMATE MEDICAL - CARE & CUSTODY OF PRISONERS

REPAIRS & MAINTENANCE

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
INV297995	5010843	CAPITAL BUSINESS MACHINES	11/14/2025	25OCT: WH7P: TCCF MEDICAL: SVC CONTRACT: USAGE	36.14
					$36.14

SUPPLIES-DRUGS/PHARMACEUTICALS

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
4648466	1620501	EVERGREEN PHARMACEUTICAL LLC	11/14/2025	OCT 2025: I/M RX	8,360.97
					$8,360.97

SUPPLIES-MEDICAL

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
24565617	5010836	MCKESSON MEDICAL-SURGICAL GOVT SOLUTIONS LLC	11/14/2025	CORR: RX MEDS: SHARPS: WOUND CARE: OTC	10.20
INV2000257772	5010788	ELIOR INC	11/13/2025	INDIGENT IM COMMISSARY: 10/21, 10/24	195.94
					$206.14

Total for 0010 - 210 - SHERIFF-CORRECTIONS - INMATE MEDICAL - CARE & CUSTODY OF PRISONERS: **$8,603.25**

210 - SHERIFF-CORRECTIONS - JAIL KITCHEN - DETENTION/CORRECTIONS-FOOD SVS

PROFESSIONAL SERVICES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
3037500446	5010829	TRINITY SERVICES GROUP INC	11/14/2025	103125-110625: IM MEALS	16,123.45
					$16,123.45

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
3037500445	5010829	TRINITY SERVICES GROUP INC	11/14/2025	110625: PAPER, CLEANING SUPPLIES	743.14
					$743.14

SUPPLIES-CHEMICALS-JANITORIAL

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
236973	5010830	WALTER E NELSON CO OF CENTRAL WA	11/14/2025	CORR: KITCHEN JANITORIAL 10/14	289.50

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
					$289.50

Total for 0010 - 210 - SHERIFF-CORRECTIONS - JAIL KITCHEN - DETENTION/CORRECTIONS-FOOD SVS: **$17,156.09**

210 - SHERIFF-CORRECTIONS - MAIN FACILITY - CARE & CUSTODY OF PRISONERS

MISC-PROF DEV-STAFF

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
201142097	1620241	CRIMINAL JUSTICE TRAINING COMMISSION	11/10/2025	REG:COA:11.03-01.15.26:CARRELL, CODY	2,906.05
201142097	1620241	CRIMINAL JUSTICE TRAINING COMMISSION	11/10/2025	REG:COA:11.03-01.15.26:STURDEVANT, JUSTIN	2,906.05
					$5,812.10

MISCELLANEOUS

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
INV297994	5010843	CAPITAL BUSINESS MACHINES	11/14/2025	PMT-20 F5894//25NOV: 3321: JAIL RCPT: LEASE: MISC	5.48
					$5.48

OPERATING LEASES/RENTALS

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
109610266	5010819	RICOH	11/14/2025	25NOV: 7246: OLD JAIL: RENT	53.76
24709943 110525	5010846	DS SERVICES OF AMERICA INC	11/14/2025	25NOV: COURT HUB: WATER COOLER RENTAL	13.17
24709943 110525	5010846	DS SERVICES OF AMERICA INC	11/14/2025	25NOV: JAIL TRNNG CTR: FILTRATION SYSTEM RENTAL	52.69
					$119.62

REPAIRS & MAINTENANCE

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
INV297994	5010843	CAPITAL BUSINESS MACHINES	11/14/2025	25OCT: F5894//3321: JAIL RCPT: USE	168.71
INV297996	5010843	CAPITAL BUSINESS MACHINES	11/14/2025	25OCT: G7WH: TCCF VID CT: SVC CONTRACT: USAGE	24.12
					$192.83

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
24709943 110525	5010846	DS SERVICES OF AMERICA INC	11/14/2025	25NOV: COURT HUB: DRINKING WATER	39.54

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000140215274	5010924	Sheriff Accounting	11/14/2025	CORR: SUPP: PEPPERBALL ROUNDS	488.70
					$528.24

SUPPLIES-CHEMICALS-JANITORIAL

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
236971	5010830	WALTER E NELSON CO OF CENTRAL WA	11/14/2025	CORR: INMATE JANITORIAL 10/14	2,139.69
236971A	5010830	WALTER E NELSON CO OF CENTRAL WA	11/14/2025	CORR: INMATE JANITORIAL 10/14	551.68
					$2,691.37

SUPPLIES-COMPUTER

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139775524	5010923	Sheriff Accounting	11/14/2025	CORR: EQT: MONITOR FOR BIO SCAN COMPUTER SYSTEM	183.08
TC-EXP-000139775537	5010925	Sheriff Accounting	11/14/2025	CORR: COMP SUPP: SOUNDBAR FOR BIO SCAN COMPUTER	43.84
TC-EXP-000139775562	5010925	Sheriff Accounting	11/14/2025	CORR: COMP SUPP: WIRED KEYBOARD/MOUSE COMBO: BIO SCAN COMPUTER SYSTEM	32.93
					$259.85

SUPPLIES-HYGIENE

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
236972	5010830	WALTER E NELSON CO OF CENTRAL WA	11/14/2025	CORR: INMATE HYGIENE 10/14	1,481.55
					$1,481.55

SUPPLIES-I/M LINENS/CLOTHING

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
INV121180	5010799	VICTORY SUPPLY HOLDINGS LLC	11/13/2025	CORR: SAFETY BLANKETS FOR INMATES	1,348.65
RR-88716	1620530	PACIFIC LINK	11/14/2025	CORR: INMATE LINENS	2,034.00
					$3,382.65

SUPPLIES-UNIFORMS/CLOTHING

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-	5010924	Sheriff Accounting	11/14/2025	SUPP:UNIF:CARRIER:MCPHERSON,	355.43

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
000139438990				KENNETH	
TC-EXP-000139438990	5010924	Sheriff Accounting	11/14/2025	SUPP:UNIF:PANTS, SHIRT, PATCHES: BICKFORD, NEIL	387.99
TC-EXP-000139774935	5010923	Sheriff Accounting	11/14/2025	SUPP:UNIF:PANTS:BICKFORD,NEIL	115.88
TC-EXP-000139774948	5010923	Sheriff Accounting	11/14/2025	SUPP:UNIF:CLASS A: SHIRT & BOOTS: STURDEVANT, J	219.93
TC-EXP-000139774959	5010924	Sheriff Accounting	11/14/2025	SUPP:UNIF:BUTTONS, PANTS, LS SHIRT, SS SHIRT:CARRELL, C	513.23
TC-EXP-000139774970	5010924	Sheriff Accounting	11/14/2025	SUPP:UNIF:PANTS, LS SHIRT, NAME PATCHES AND EMBLEMS:SEARBY, ZACH	487.00
TC-EXP-000139775091	5010924	Sheriff Accounting	11/14/2025	SUPP:UNIF:BUTTONS, POLO, NAME PATCHES, PANTS, HOLSTER: STURDIVANT, JUSTIN	584.02
TC-EXP-000139775091	5010924	Sheriff Accounting	11/14/2025	SUPP:UNIF:DUTY BELT:FITZSIMMONS, KIMBERLY	74.97
TC-EXP-000139775091	5010924	Sheriff Accounting	11/14/2025	SUPP:UNIF:POLO, SHIRTS, SWEATSHIRT:STRUDEVANT, JUSTIN	229.17
TC-EXP-000139775149	5010925	Sheriff Accounting	11/14/2025	SUPP:UNIF:DUTY BELT, BOOTS:SEARBY, ZACH	297.03
TC-EXP-000140191307	5010923	Sheriff Accounting	11/14/2025	SUPP:UNIF:BOOTS:SIMIANO, KARLA	179.66
TC-EXP-000140191330	5010925	Sheriff Accounting	11/14/2025	SUPP:ARMOR:CARRIER, PANEL SET, THREAT PLATE: CARRELL, CODY	1,748.51
TC-EXP-000140191341	5010925	Sheriff Accounting	11/14/2025	SUPP:ARMOR:PANET SET, CARRIER, THREAT PLATE:STURDEVANT, JUSTIN	1,761.78
TC-EXP-000140191352	5010923	Sheriff Accounting	11/14/2025	SUPP:UNIF:LS SHIRT, EMBLEMS, & BADGES:KITZSIMMONS, KIMBERLY	234.48
TC-EXP-000140191363	5010923	Sheriff Accounting	11/14/2025	SUPP:UNIF:PANTS, STURDEVANT, JUSTIN	120.03
TC-EXP-000140191374	5010923	Sheriff Accounting	11/14/2025	SUPP:UNIF:BOOTS:MOETULUI, CHARLES	481.69
					$7,790.80

TRAVEL

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000137905849	5010722	Shawn Ball	11/13/2025	REIMB:INTIME UNIV:LODGING:10.05-10.08.25	494.82
TC-EXP-000137905849	5010722	Shawn Ball	11/13/2025	REIMB:INTIME UNIV:MEALS, TRANSPORTATION, LODGING, MILES:	138.50

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
				10.05-10.08.25	
TC-EXP-000137905849	5010722	Shawn Ball	11/13/2025	REIMB:INTIME UNIV:MILES:10.05-10.08.25	71.54
TC-EXP-000137905849	5010722	Shawn Ball	11/13/2025	REIMB:INTIME UNIV:PARKING:10.05-10.08.25	142.38
TC-EXP-000137905849	5010722	Shawn Ball	11/13/2025	REIMB:INTIME UNIV:UBER FROM HOTEL TO AIRPORT:10.08.25	30.96
TC-EXP-000137905849	5010722	Shawn Ball	11/13/2025	REIMB:INTIME UNIV:UBER TO HOTEL FROM AIRPORT:10.05.25	30.92
					$909.12

Total for 0010 - 210 - SHERIFF-CORRECTIONS - MAIN FACILITY - CARE & CUSTODY OF PRISONERS: **$23,173.61**

210 - SHERIFF-CORRECTIONS - MAIN FACILITY - INTEREST & OTHER DEBT-DETENTIO

INTEREST-LONG TERM EXT DEBT

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
INV297994	5010843	CAPITAL BUSINESS MACHINES	11/14/2025	PMT-20 F5894//25NOV: 3321: JAIL RCPT: LEASE: INT	90.95
					$90.95

Total for 0010 - 210 - SHERIFF-CORRECTIONS - MAIN FACILITY - INTEREST & OTHER DEBT-DETENTIO: **$90.95**

210 - SHERIFF-CORRECTIONS - MAIN FACILITY - REDEMPTION DEBT-DETENTION/CORR

CAP LEASES/INSTALL PURCHASES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
INV297994	5010843	CAPITAL BUSINESS MACHINES	11/14/2025	PMT-20 F5894//25NOV: 3321: JAIL RCPT: LEASE	159.40
					$159.40

Total for 0010 - 210 - SHERIFF-CORRECTIONS - MAIN FACILITY - REDEMPTION DEBT-DETENTION/CORR: **$159.40**

220 - TREASURER - TRAINING - GENERAL FUND - FINANCIAL SERVICES

MISC-PROF DEV-STAFF

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000140255647	5010926	Treasurer Accounting	11/14/2025	GFOA CLASS REG	47.50
					$47.50

Total for 0010 - 220 - TREASURER - TRAINING - GENERAL FUND - FINANCIAL SERVICES: **$47.50**

220 - TREASURER - TREASURY OPERATIONS - FINANCIAL SERVICES

PROFESSIONAL SERVICES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
PNP5459-00-0925-00-01	1620515	POINT & PAY LLC	11/14/2025	ECHECK PROCESSING FEE	277.50
					$277.50

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000140160626	5010926	Treasurer Accounting	11/14/2025	DRAWER KEY	4.28
					$4.28

Total for 0010 - 220 - TREASURER - TREASURY OPERATIONS - FINANCIAL SERVICES: **$281.78**

240 - NON DEPARTMENTAL - ANIMAL CONTROL - ANIMAL CONTROL

PROFESSIONAL SERVICES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
19074	1620326	CITY OF LACEY	11/12/2025	25NOV:ANIMAL SERVICES	90,130.08
					$90,130.08

Total for 0010 - 240 - NON DEPARTMENTAL - ANIMAL CONTROL - ANIMAL CONTROL: **$90,130.08**

240 - NON DEPARTMENTAL - ASSESSMENT - PLANNING

PROFESSIONAL SERVICES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
2074	1620340	PARC FOUNDATION OF THURSTON COUNTY	11/12/2025	THURSTON COUNTY ANNUAL 2024 BILLING PER MOU	20,000.00
					$20,000.00

Total for 0010 - 240 - NON DEPARTMENTAL - ASSESSMENT - PLANNING: **$20,000.00**

240 - NON DEPARTMENTAL - COUNTY PROJECTS - EXECUTIVE OFFICE

PROFESSIONAL SERVICES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
25OCT	5010824	DEBORA L BROWN MUNGUIA	11/14/2025	25OCT:ADVOCACY/CONSULTING SERVICES	5,796.00

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
					$5,796.00

Total for 0010 - 240 - NON DEPARTMENTAL - COUNTY PROJECTS - EXECUTIVE OFFICE: **$5,796.00**

320 - COMMUNITY PLANNING & ECON DEV - 4-H - EDUCATIONAL & RECREATION ACTIV

PROFESSIONAL SERVICES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
CI00077717	1620537	WASHINGTON STATE UNIVERSITY	11/14/2025	KILLEEN WSU-TC MOA 10/1/2025-10/31/2025	4,776.73
CI00077717	1620537	WASHINGTON STATE UNIVERSITY	11/14/2025	SHACKLEY WSU-TC MOA 10/1/2025-10/31/2025	2,086.43
					$6,863.16

Total for 0010 - 320 - COMMUNITY PLANNING & ECON DEV - 4-H - EDUCATIONAL & RECREATION ACTIV: **$6,863.16**

320 - COMMUNITY PLANNING & ECON DEV - ADMIN - BLDG PERMITS PLAN REVIEWS

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
24732226 110525	5010845	DS SERVICES OF AMERICA INC	11/14/2025	WATER SVS	10.91
					$10.91

Total for 0010 - 320 - COMMUNITY PLANNING & ECON DEV - ADMIN - BLDG PERMITS PLAN REVIEWS: **$10.91**

320 - COMMUNITY PLANNING & ECON DEV - ADMINISTRATION - EDUCATIONAL & RECREATION ACTIV

MISCELLANEOUS

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000140191467	5010919	CPED Accounting	11/14/2025	COPY CHARGES 10/1-10/31/25, CONTRACT CHARGES 11/1-11/30/25	130.19
					$130.19

OPERATING LEASES/RENTALS

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000140191467	5010919	CPED Accounting	11/14/2025	COPY CHARGES 10/1-10/31/25, CONTRACT CHARGES 11/1-11/30/25	257.69
					$257.69

PROFESSIONAL SERVICES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
CI00077717	1620537	WASHINGTON STATE UNIVERSITY	11/14/2025	BRAMWELL WSU-TC MOA 10/1/2025-10/31/2025	2,421.82
					$2,421.82

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139054193	5010919	CPED Accounting	11/14/2025	KEYBOARD	10.62
TC-EXP-000139731531	5010919	CPED Accounting	11/14/2025	POST-IT NOTES	20.43
					$31.05

Total for 0010 - 320 - COMMUNITY PLANNING & ECON DEV - ADMINISTRATION - EDUCATIONAL & RECREATION ACTIV: **$2,840.75**

320 - COMMUNITY PLANNING & ECON DEV - FAIR EVENT - FAIRGROUNDS & CONVENTN CTRS

PROFESSIONAL SERVICES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
1207	1620341	MOSAIC MARKETING STUDIO	11/12/2025	2026 FAIR THEME DESIGN	600.00
					$600.00

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000138040799	5010919	CPED Accounting	11/14/2025	NEW KEYBOARD	39.49
TC-EXP-000139731555	5010919	CPED Accounting	11/14/2025	LIGHT BULBS	13.48
TC-EXP-000139731567	5010919	CPED Accounting	11/14/2025	LIGHT BULBS	24.02
TC-EXP-000139731579	5010919	CPED Accounting	11/14/2025	FUEL, SCREWS FOR DOOR STOP	4.93
					$81.92

TRAVEL

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000136978149	5010919	CPED Accounting	11/14/2025	WA STATE FAIR ASSOCIATION - CONFERENCE	470.10
					$470.10

Total for 0010 - 320 - COMMUNITY PLANNING & ECON DEV - FAIR EVENT - FAIRGROUNDS & CONVENTN CTRS: **$1,152.02**

320 - COMMUNITY PLANNING & ECON DEV - HISTORIC COMMISSION - CULTURAL & COMMUN EVENTS-OTHER

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
24732226 110525	5010845	DS SERVICES OF AMERICA INC	11/14/2025	WATER SVS	0.56
					$0.56

Total for 0010 - 320 - COMMUNITY PLANNING & ECON DEV - HISTORIC COMMISSION - CULTURAL & COMMUN EVENTS-OTHER: **$0.56**

320 - COMMUNITY PLANNING & ECON DEV - MANAGEMENT/FISCAL - BLDG PERMITS PLAN REVIEWS

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
24732226 110525	5010845	DS SERVICES OF AMERICA INC	11/14/2025	WATER SVS	4.54
					$4.54

Total for 0010 - 320 - COMMUNITY PLANNING & ECON DEV - MANAGEMENT/FISCAL - BLDG PERMITS PLAN REVIEWS: **$4.54**

320 - COMMUNITY PLANNING & ECON DEV - MG-ANNUAL TRAINING PROGRAM - EDUCATIONAL & RECREATION ACTIV

MISCELLANEOUS

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139731543	5010919	CPED Accounting	11/14/2025	MG/MRC MAILCHIMP 11/1 - 11/30	14.51
					$14.51

Total for 0010 - 320 - COMMUNITY PLANNING & ECON DEV - MG-ANNUAL TRAINING PROGRAM - EDUCATIONAL & RECREATION ACTIV: **$14.51**

320 - COMMUNITY PLANNING & ECON DEV - MRC – ANNUAL TRAINING PROGRAM - EDUCATIONAL & RECREATION ACTIV

MISCELLANEOUS

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139731543	5010919	CPED Accounting	11/14/2025	MG/MRC MAILCHIMP 11/1 - 11/30	14.51
					$14.51

Total for 0010 - 320 - COMMUNITY PLANNING & ECON DEV - MRC – ANNUAL TRAINING PROGRAM - EDUCATIONAL & RECREATION ACTIV: **$14.51**

320 - COMMUNITY PLANNING & ECON DEV - NATIVE PLANT SALVAGE - EDUCATIONAL & RECREATION ACTIV

PROFESSIONAL SERVICES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
CI00077717	1620537	WASHINGTON STATE UNIVERSITY	11/14/2025	GUTTMAN WSU-TC MOA 10/1/2025-10/31/2025	8,501.82
					$8,501.82

Total for 0010 - 320 - COMMUNITY PLANNING & ECON DEV - NATIVE PLANT SALVAGE - EDUCATIONAL & RECREATION ACTIV: **$8,501.82**

320 - COMMUNITY PLANNING & ECON DEV - PERMIT ASSISTANCE CENTER - BLDG PERMITS PLAN REVIEWS

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
24732226 110525	5010845	DS SERVICES OF AMERICA INC	11/14/2025	WATER SVS	4.12
					$4.12

Total for 0010 - 320 - COMMUNITY PLANNING & ECON DEV - PERMIT ASSISTANCE CENTER - BLDG PERMITS PLAN REVIEWS: **$4.12**

320 - COMMUNITY PLANNING & ECON DEV - PLANNING & ENVIRONMENTAL SRVCS - BLDG PERMITS PLAN REVIEWS

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
24732226 110525	5010845	DS SERVICES OF AMERICA INC	11/14/2025	WATER SVS	11.28
					$11.28

Total for 0010 - 320 - COMMUNITY PLANNING & ECON DEV - PLANNING & ENVIRONMENTAL SRVCS - BLDG PERMITS PLAN REVIEWS: **$11.28**

320 - COMMUNITY PLANNING & ECON DEV - SOLID WASTE COMPLIANCE - ENFORCEMENT OF CODES & REGULTN

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
24732226 110525	5010845	DS SERVICES OF AMERICA INC	11/14/2025	WATER SVS	6.98
					$6.98

Total for 0010 - 320 - COMMUNITY PLANNING & ECON DEV - SOLID WASTE COMPLIANCE - ENFORCEMENT OF CODES & REGULTN: **$6.98**

330 - PLANNING DEPARTMENT - LONG RANGE PLANNING - PLANNING

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
24732226 110525	5010845	DS SERVICES OF AMERICA INC	11/14/2025	WATER SVS	31.11

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
					$31.11

Total for 0010 - 330 - PLANNING DEPARTMENT - LONG RANGE PLANNING - PLANNING: **$31.11**

350 - EMERGENCY MANAGEMENT - EMERGENCY MANAGEMENT - DISASTER SVS-ADMIN

MISCELLANEOUS

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
INV297922	5010843	CAPITAL BUSINESS MACHINES	11/14/2025	PMT-22 F5370:CN4100-01:70C36:25NOV: RENT/25OCT:USAGE	27.87
INV297923	5010843	CAPITAL BUSINESS MACHINES	11/14/2025	PMT-22 F5369:CN4101-01:70C55:25NOV: RENT/25OCT:USAGE	184.86
					$212.73

Total for 0010 - 350 - EMERGENCY MANAGEMENT - EMERGENCY MANAGEMENT - DISASTER SVS-ADMIN: **$212.73**

350 - EMERGENCY MANAGEMENT - EMERGENCY MANAGEMENT - Debt Repayment - Fire Suppression and EMS Services

CAP LEASES/INSTALL PURCHASES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
INV297922	5010843	CAPITAL BUSINESS MACHINES	11/14/2025	PMT-22 F5370:CN4100-01:70C36:25NOV: RENT/25OCT:USAGE	154.45
INV297923	5010843	CAPITAL BUSINESS MACHINES	11/14/2025	PMT-22 F5369:CN4101-01:70C55:25NOV: RENT/25OCT:USAGE	192.39
					$346.84

Total for 0010 - 350 - EMERGENCY MANAGEMENT - EMERGENCY MANAGEMENT - Debt Repayment - Fire Suppression and EMS Services: **$346.84**

350 - EMERGENCY MANAGEMENT - EMERGENCY MANAGEMENT - Interest and Other Debt Service Cost - Fire Suppression and EMS Services

INTEREST-LONG TERM EXT DEBT

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
INV297922	5010843	CAPITAL BUSINESS MACHINES	11/14/2025	PMT-22 F5370:CN4100-01:70C36:25NOV: RENT/25OCT:USAGE	84.47
INV297923	5010843	CAPITAL BUSINESS MACHINES	11/14/2025	PMT-22 F5369:CN4101-01:70C55:25NOV: RENT/25OCT:USAGE	105.23
					$189.70

Total for 0010 - 350 - EMERGENCY MANAGEMENT - EMERGENCY MANAGEMENT - Interest and Other Debt Service Cost - Fire Suppression and EMS Services: **$189.70**

360 - HUMAN RESOURCES - CIVIL SERVICE ADMIN SHERIFF - LAW ENFORCEMENT-ADMIN

MISCELLANEOUS

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139267001	5010907	HR Accounting	11/14/2025	ZOOM MONTHLY SUBSCRIPTION	17.56
					$17.56

Total for 0010 - 360 - HUMAN RESOURCES - CIVIL SERVICE ADMIN SHERIFF - LAW ENFORCEMENT-ADMIN: **$17.56**

360 - HUMAN RESOURCES - HUMAN RESOURCES - PERSONNEL SERVICES

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000140256381	5010907	HR Accounting	11/14/2025	AMAZON HR OFFICE SUPPLIES CAPABLE CAMERA CAMERON	54.34
TC-EXP-000140256391	5010907	HR Accounting	11/14/2025	AMAZON OFFICE SUPPLIES ADDRESS STAMP	20.76
					$75.10

Total for 0010 - 360 - HUMAN RESOURCES - HUMAN RESOURCES - PERSONNEL SERVICES: **$75.10**

360 - HUMAN RESOURCES - TRAINING PROGRAM - PERSONNEL SERVICES

PROFESSIONAL SERVICES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139267022	5010907	HR Accounting	11/14/2025	KANTOLA TRAINING ANNUAL SUBSCRIPTION	10,842.76
TC-EXP-000139267132	5010907	HR Accounting	11/14/2025	SAFETYHUB TRAINING RENEWAL	1,997.50
					$12,840.26

Total for 0010 - 360 - HUMAN RESOURCES - TRAINING PROGRAM - PERSONNEL SERVICES: **$12,840.26**

400 - PRETRIAL SERVICES - PRETRIAL SERVICES - SUPERIOR COURT

MISCELLANEOUS

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
INV297919	5010843	CAPITAL BUSINESS MACHINES	11/14/2025	25NOV:SHARP MX-3071:95080842: RENT/25OCT:USE	197.32
INV297919	5010843	CAPITAL BUSINESS MACHINES	11/14/2025	25NOV:SHARP MX-3071:95080842:	-197.32

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
				RENT/25OCT:USE	
INV297919	5010843	CAPITAL BUSINESS MACHINES	11/14/2025	25NOV:SHARP MX-3071:95080842: RENT/25OCT:USE	29.10
					$29.10

OPERATING LEASES/RENTALS

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
21721329 110825	5010847	DS SERVICES OF AMERICA INC	11/14/2025	25NOV2:DRINKING WATER	15.36
INV297919	5010843	CAPITAL BUSINESS MACHINES	11/14/2025	25NOV:SHARP MX-3071:95080842: RENT/25OCT:USE	168.22
INV297919	5010843	CAPITAL BUSINESS MACHINES	11/14/2025	25NOV:SHARP MX-3071:95080842: RENT/25OCT:USE	-168.22
INV297919	5010843	CAPITAL BUSINESS MACHINES	11/14/2025	25NOV:SHARP MX-3071:95080842: RENT/25OCT:USE	168.22
					$183.58

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
21721329 110825	5010847	DS SERVICES OF AMERICA INC	11/14/2025	25NOV2:DRINKING WATER	42.79
					$42.79

Total for 0010 - 400 - PRETRIAL SERVICES - PRETRIAL SERVICES - SUPERIOR COURT: **$255.47**

420 - PUBLIC DEFENSE - DEPARTMENT MANAGEMENT ADMINISTRATION - GENERAL INDIGENT DEFENSE

NON-TRAINING MILEAGE

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000137909078	5010747	Patrick O'Connor	11/13/2025	09-2025 MILEAGE	73.64
TC-EXP-000137909089	5010747	Patrick O'Connor	11/13/2025	10-2025 MILEAGE	156.66
					$230.30

OPERATING LEASES/RENTALS

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139730865	5010922	Public Defense Accounting	11/14/2025	WATER SERVICE AND RENTAL	39.51
					$39.51

SUPPLIES-FOOD-INSTITUTIONAL

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139730865	5010922	Public Defense Accounting	11/14/2025	WATER SERVICE AND RENTAL	180.23
					$180.23

SUPPLIES-OFFICE

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139709685	5010922	Public Defense Accounting	11/14/2025	PAPER	987.10
TC-EXP-000139709693	5010922	Public Defense Accounting	11/14/2025	DISH SOAP, CALCULATOR TAPE	20.18
TC-EXP-000139709700	5010922	Public Defense Accounting	11/14/2025	SEND THIS FILE REFUND	-99.95
TC-EXP-000139709707	5010922	Public Defense Accounting	11/14/2025	FACIAL TISSUE	74.64
					$981.97

Total for 0010 - 420 - PUBLIC DEFENSE - DEPARTMENT MANAGEMENT ADMINISTRATION - GENERAL INDIGENT DEFENSE: **$1,432.01**

420 - PUBLIC DEFENSE - INDIGENT DEFENSE CONTRACTS MENTAL HEALTH - INDIGENT DEFENSE-CIVIL MENTAL

PROF SVS-DOMESTIC VIOLENCE

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
18068	5010775	ALTERNATIVES PROFESSIONAL COUNSELING PS	11/13/2025	23-1-01346-34 JERMAPPROVED 2,340.00 09/30/24	135.00
18070	5010775	ALTERNATIVES PROFESSIONAL COUNSELING PS	11/13/2025	24-1-00324-34 YARBROUGH	315.00
					$450.00

Total for 0010 - 420 - PUBLIC DEFENSE - INDIGENT DEFENSE CONTRACTS MENTAL HEALTH - INDIGENT DEFENSE-CIVIL MENTAL: **$450.00**

420 - PUBLIC DEFENSE - PUBLIC DEFENSE - CLIENT SERVICES - GENERAL INDIGENT DEFENSE

PROFESSIONAL SERVICES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
18067	5010775	ALTERNATIVES PROFESSIONAL COUNSELING PS	11/13/2025	21-1-01168-34 HORNUM APPROVED 2,400.00 10/18/23 PRIOR PO# 23002721 0	180.00
					$180.00

Total for 0010 - 420 - PUBLIC DEFENSE - PUBLIC DEFENSE - CLIENT SERVICES - GENERAL INDIGENT DEFENSE: **$180.00**

420 - PUBLIC DEFENSE - PUBLIC DEFENSE - CLIENT SERVICES - INDIGENT DEFENSE-CIVIL MENTAL

PROF SVS-DOMESTIC VIOLENCE

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
18060	5010775	ALTERNATIVES PROFESSIONAL COUNSELING PS	11/13/2025	23-1-01177-34 ANDERSON APPROVED 2,340.00 05/22/24	895.00
18061	5010775	ALTERNATIVES PROFESSIONAL COUNSELING PS	11/13/2025	24-1-00107-34 COLE	90.00
18062	5010775	ALTERNATIVES PROFESSIONAL COUNSELING PS	11/13/2025	24-1-00384-34 DAVIS-ORR	90.00
18064	5010775	ALTERNATIVES PROFESSIONAL COUNSELING PS	11/13/2025	25-1-00315-34 HAMMOND	350.00
18065	5010775	ALTERNATIVES PROFESSIONAL COUNSELING PS	11/13/2025	24-1-00765-34 HARPER	45.00
18066	5010775	ALTERNATIVES PROFESSIONAL COUNSELING PS	11/13/2025	24-1-00759-34 HOLLAND	135.00
18069	5010775	ALTERNATIVES PROFESSIONAL COUNSELING PS	11/13/2025	24-1-00827-34 MARTIN	135.00
9719	1620251	CIMBERLEIGH MCLEAN	11/10/2025	22-1-00864-34 SHAW	45.00
9789	1620251	CIMBERLEIGH MCLEAN	11/10/2025	22-1-01289-34 JOHNSON	180.00
9791	1620251	CIMBERLEIGH MCLEAN	11/10/2025	24-1-00319-34 LEIGHAPPROVED 2,340.00 12/17/24	180.00
9792	1620251	CIMBERLEIGH MCLEAN	11/10/2025	24-1-01208-34 TENNIS	180.00
9805	1620251	CIMBERLEIGH MCLEAN	11/10/2025	25-1-00461-34 TURNER	310.00
9806	1620251	CIMBERLEIGH MCLEAN	11/10/2025	24-1-00351-34 PATTERSON	135.00
9807	1620507	CIMBERLEIGH MCLEAN	11/14/2025	24DV-0617-TCP CUTHBERTSON	135.00
9807	1620507	CIMBERLEIGH MCLEAN	11/14/2025	24DV-0617-TCP CUTHBERTSON	135.00
9807	1620507	CIMBERLEIGH MCLEAN	11/14/2025	24DV-0617-TCP CUTHBERTSON	-135.00
9808	1620251	CIMBERLEIGH MCLEAN	11/10/2025	24-1-01096-34 CUPP	225.00
9814	1620251	CIMBERLEIGH MCLEAN	11/10/2025	24-1-01024-34 TURNER	135.00
9815	1620251	CIMBERLEIGH MCLEAN	11/10/2025	22DV-0309-TCP AVERY	90.00
9816	1620251	CIMBERLEIGH MCLEAN	11/10/2025	24-1-00899-34 BAXTER	180.00
					$3,535.00

PROF SVS-SUD EVALUATION

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
25-1-00700-34-SUD	5010838	SUPREME LIVING LLC	11/14/2025	25-1-00700-34 HENDERSON	412.60
					$412.60

Total for 0010 - 420 - PUBLIC DEFENSE - PUBLIC DEFENSE - CLIENT SERVICES - INDIGENT DEFENSE-CIVIL MENTAL: **$3,947.60**

420 - PUBLIC DEFENSE - PUBLIC DEFENSE - DISCTRICT COURT IN HOUSE CRIMINAL - INDIGENT DEFENSE-ADULT MISDMNR

PROF SVS-TRANSCRIPTION

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
201595728	5010835	JULIE THOMPSON	11/14/2025	25DV-0722-TCP SAMLOCK	295.00
					$295.00

Total for 0010 - 420 - PUBLIC DEFENSE - PUBLIC DEFENSE - DISCTRICT COURT IN HOUSE CRIMINAL - INDIGENT DEFENSE-ADULT MISDMNR: **$295.00**

420 - PUBLIC DEFENSE - PUBLIC DEFENSE - JUVENILE COURT INHOUSE CRIMINAL - INDIGENT DEFENSE-CIVIL MENTAL

NON-TRAINING MILEAGE

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000137919812	5010738	Philip Griffith	11/13/2025	10-2025 MILEAGE	46.20
					$46.20

Total for 0010 - 420 - PUBLIC DEFENSE - PUBLIC DEFENSE - JUVENILE COURT INHOUSE CRIMINAL - INDIGENT DEFENSE-CIVIL MENTAL: **$46.20**

420 - PUBLIC DEFENSE - PUBLIC DEFENSE - JUVENILE COURT INHOUSE CRIMINAL - INDIGENT DEFENSE-JUVENILE OFFN

MISCELLANEOUS

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139730858	5010922	Public Defense Accounting	11/14/2025	NOTARY BOND WARD	50.00
					$50.00

NON-TRAINING MILEAGE

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139266799	5010717	Diana C Anderson	11/13/2025	10-2025 MILEAGE	98.14
TC-EXP-000139266810	5010727	Jeri Simmons	11/13/2025	10-2025 MILEAGE	145.60
					$243.74

PROF SVS-EXPERT OTHER

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
25-8-00145-34-EVAL	5010784	LORELI THOMPSON	11/13/2025	25-8-00145-34 MCKINLEY	1,400.00
					$1,400.00

Total for 0010 - 420 - PUBLIC DEFENSE - PUBLIC DEFENSE - JUVENILE COURT INHOUSE CRIMINAL - INDIGENT DEFENSE-JUVENILE OFFN: **$1,693.74**

420 - PUBLIC DEFENSE - PUBLIC DEFENSE - JUVENILE COURT PANEL - INDIGENT DEFENSE-JUVENILE OFFN

LEGAL SVS-HOURLY CRT-CONFLICT

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
00129	5010832	SALISH OLYMPIC LAW PLLC	11/14/2025	25-8-00252-34 OFTE	1,107.00
00130	5010832	SALISH OLYMPIC LAW PLLC	11/14/2025	25-8-00257-34 BROWN	279.00
24-7-00754-34-1	5010789	MICHELLE A ROWE	11/13/2025	24-7-00754-34 KIRBY	351.00
25-7-00474-34-1	5010789	MICHELLE A ROWE	11/13/2025	25-7-00474-34 SANDOVAL	270.00
25-8-00160-34-1	1620243	DAVID JOSEPH LOUSTEAU	11/10/2025	25-8-00160-34 MONTANOVALENCIA	1,125.00
PD-25-5064	1620243	DAVID JOSEPH LOUSTEAU	11/10/2025	PD-25-5064 CAMBERELLA	234.00
PD-25-5369	5010789	MICHELLE A ROWE	11/13/2025	PD-25-5369 REESE	324.00
					$3,690.00

Total for 0010 - 420 - PUBLIC DEFENSE - PUBLIC DEFENSE - JUVENILE COURT PANEL - INDIGENT DEFENSE-JUVENILE OFFN: **$3,690.00**

420 - PUBLIC DEFENSE - PUBLIC DEFENSE - NGRI - GENERAL INDIGENT DEFENSE

NON-TRAINING MILEAGE

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000137906914	5010743	Jose Villanueva	11/13/2025	10-2025 MILEAGE	72.94
					$72.94

Total for 0010 - 420 - PUBLIC DEFENSE - PUBLIC DEFENSE - NGRI - GENERAL INDIGENT DEFENSE: **$72.94**

420 - PUBLIC DEFENSE - PUBLIC DEFENSE - SUPERIOR COURT INHOUSE - Adult Felony

MISCELLANEOUS

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139730872	5010922	Public Defense Accounting	11/14/2025	MATHEWS INVESTIGATION LICENSE	432.39
					$432.39

NON-TRAINING MILEAGE

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000137898681	5010723	Liezl Mondoc	11/13/2025	09-2025 MILEAGE	50.68
TC-EXP-000137898710	5010750	Ahmed Jenkins	11/13/2025	09-2025 MILEAGE	61.88
TC-EXP-000137909056	5010744	Kevin Griffin	11/13/2025	09-2025 MILEAGE	79.38
TC-EXP-000137909067	5010744	Kevin Griffin	11/13/2025	10-2025 MILEAGE	56.70
TC-EXP-000137909161	5010744	Kevin Griffin	11/13/2025	08-2025	71.82
TC-EXP-000137919823	5010750	Ahmed Jenkins	11/13/2025	10-2025 MILEAGE	47.32
					$367.78

PROF SVS-INTERPRETER

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
24-1-01411-34-2	1620244	ANITA E AHUMADA	11/10/2025	24-1-01411-34 CRUZ-IBARRA	175.20
25-1-00276-34-1	1620244	ANITA E AHUMADA	11/10/2025	25-1-00276-34 DUARTE	150.00
					$325.20

PROF SVS-TRANSCRIPTION

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
201595726	5010835	JULIE THOMPSON	11/14/2025	25-1-00619-34 DAY	335.75
					$335.75

PROFESSIONAL SERVICES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000140044749	5010922	Public Defense Accounting	11/14/2025	21-1-00051-34 RAYMENT	164.72
					$164.72

Total for 0010 - 420 - PUBLIC DEFENSE - PUBLIC DEFENSE - SUPERIOR COURT INHOUSE - Adult Felony: **$1,625.84**

420 - PUBLIC DEFENSE - PUBLIC DEFENSE - SUPERIOR COURT PANEL - Adult Felony

LEGAL SVS-FIXED PRICE CRT-CONFLICT

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
25-1-00160-34	1620243	DAVID JOSEPH LOUSTEAU	11/10/2025	25-1-01160-34 NELSON	1,500.00

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
25-1-00301-34-TRIAL	1620248	CR TAYLOR LAW PS	11/10/2025	25-1-00301-34 GIBBS TRIAL PER-DIEM	1,920.00
25-1-01174-34	1620243	DAVID JOSEPH LOUSTEAU	11/10/2025	25-1-01174-34 SMITH	1,500.00
25-1-01209-34	1620243	DAVID JOSEPH LOUSTEAU	11/10/2025	25-1-01209-34 SANDU	1,500.00
25-1-01218-34	5010841	SOUTHWEST DEFENDERS	11/14/2025	25-1-01218-34 DEMENT	1,500.00
25-1-01230-34	1620243	DAVID JOSEPH LOUSTEAU	11/10/2025	25-1-01230-34 DENHAM	1,500.00
					$9,420.00

LEGAL SVS-HOURLY CRT-CONFLICT

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
24-1-00473-34-16	1620242	KARL A HACK ATTORNEY AT LAW PLLC	11/10/2025	24-1-00473-34 GIBSON	369.00
24-1-01277-34-7	1620242	KARL A HACK ATTORNEY AT LAW PLLC	11/10/2025	24-1-01277-34 BENZON 09/25-10/25	891.00
25-1-01122-34-1	1620248	CR TAYLOR LAW PS	11/10/2025	25-1-01122-34 GOLLIET	1,075.00
					$2,335.00

PROF SVS-INTERPRETER

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
25-1-01326-34-102625	1620329	MARIANA HEREDIA-MONTESINOS	11/12/2025	25-1-01326-34 DIAZ	169.60
					$169.60

Total for 0010 - 420 - PUBLIC DEFENSE - PUBLIC DEFENSE - SUPERIOR COURT PANEL - Adult Felony: **$11,924.60**

460 - PUBLIC WORKS - ADMINISTRATION - PARK FACILITIES-GENERAL PARKS

SUPPLIES-BOOTS

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
INV2030003057	5010828	GCP WW HOLDCO LLC	11/14/2025	SAFETY FOOTWEAR- C.GULLEKSON	167.98
					$167.98

Total for 0010 - 460 - PUBLIC WORKS - ADMINISTRATION - PARK FACILITIES-GENERAL PARKS: **$167.98**

460 - PUBLIC WORKS - BURFOOT PARK - PARK FACILITIES-GENERAL PARKS

UTILITY SVS-WATER/SEWER/GARBAG

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139731010	5010915	Public Works Accounting	11/14/2025	LEMAY BURFOOT PK 10/25	480.55

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
					$480.55

Total for 0010 - 460 - PUBLIC WORKS - BURFOOT PARK - PARK FACILITIES-GENERAL PARKS: **$480.55**

460 - PUBLIC WORKS - CHEHALIS WESTERN TRAIL - OTHER PARK FACILITIES

PROFESSIONAL SERVICES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
CCCC2510.0040	1620247	WASHINGTON STATE DEPARTMENT OF CORRECTIONS	11/10/2025	INMATE LABOR- CWT	798.00
					$798.00

Total for 0010 - 460 - PUBLIC WORKS - CHEHALIS WESTERN TRAIL - OTHER PARK FACILITIES: **$798.00**

460 - PUBLIC WORKS - CWT-41ST AVE TRAILHEAD - OTHER PARK FACILITIES

PROFESSIONAL SERVICES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
454368	1620327	PIERCE COUNTY SECURITY INC	11/12/2025	SECURITY SVS 10/25	425.00
					$425.00

Total for 0010 - 460 - PUBLIC WORKS - CWT-41ST AVE TRAILHEAD - OTHER PARK FACILITIES: **$425.00**

460 - PUBLIC WORKS - CWT-CHAMBERS LAKE TRAILHEAD - OTHER PARK FACILITIES

PROFESSIONAL SERVICES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
454382	1620328	PIERCE COUNTY SECURITY INC	11/12/2025	RQ 4 2025 SECURITY SVS	220.00
					$220.00

Total for 0010 - 460 - PUBLIC WORKS - CWT-CHAMBERS LAKE TRAILHEAD - OTHER PARK FACILITIES: **$220.00**

460 - PUBLIC WORKS - FRYE COVE PARK - PARK FACILITIES-GENERAL PARKS

UTILITY SERVICES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000140242845	5010913	Public Works Accounting	11/14/2025	FRYE COVE PUMP HS 10/25	10.38
					$10.38

Total for 0010 - 460 - PUBLIC WORKS - FRYE COVE PARK - PARK FACILITIES-GENERAL PARKS: **$10.38**

460 - PUBLIC WORKS - PARKS MAINTENANCE & OPS - PARK FACILITIES-GENERAL PARKS

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139346364	5010913	Public Works Accounting	11/14/2025	AIR COMPRESSOR LEAD HOSE & COUPLINGS	16.46
					$16.46

Total for 0010 - 460 - PUBLIC WORKS - PARKS MAINTENANCE & OPS - PARK FACILITIES-GENERAL PARKS: **$16.46**

460 - PUBLIC WORKS - TRAILS MAINTENANCE & OPS - OTHER PARK FACILITIES

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139346364	5010913	Public Works Accounting	11/14/2025	AIR COMPRESSOR LEAD HOSE & COUPLINGS	16.46
					$16.46

Total for 0010 - 460 - PUBLIC WORKS - TRAILS MAINTENANCE & OPS - OTHER PARK FACILITIES: **$16.46**

460 - PUBLIC WORKS - TRAINING - PARK FACILITIES-GENERAL PARKS

TRAVEL

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000136721946	5010764	Amy Gillespie	11/13/2025	MGMNT- APWA FALL CONF- A.GILLESPIE 2025	18.78
TC-EXP-000139438927	5010755	Wesley Mills	11/13/2025	ASSET MG- APWA FALL CONF- W.MILLS 2025	30.09
TC-EXP-000139438949	5010914	Public Works Accounting	11/14/2025	ASSET MG- APWA FALL CONF- W.MILLS	25.26
					$74.13

Total for 0010 - 460 - PUBLIC WORKS - TRAINING - PARK FACILITIES-GENERAL PARKS: **$74.13**

460 - PUBLIC WORKS - YELM RAINIER TENINO TRAIL - OTHER PARK FACILITIES

PROFESSIONAL SERVICES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
521	1620249	CASSADY BAILEY	11/10/2025	YRT TRAIL HAZARD TREE REMOVAL	6,660.45
					$6,660.45

Total for 0010 - 460 - PUBLIC WORKS - YELM RAINIER TENINO TRAIL - OTHER PARK FACILITIES: **$6,660.45**

Fund **0010 - GENERAL FUND** Total: **$373,844.84**

Fund: 1010 - TREASURER'S M&O

220 - TREASURER - COLLECTIONS - FINANCIAL SERVICES

MISCELLANEOUS

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
1100222512	1620518	LEXISNEXIS RISK DATA MANAGEMENT INC	11/14/2025	PERSON SEARCHES	164.70
					$164.70

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000140160626	5010926	Treasurer Accounting	11/14/2025	DRAWER KEY	0.65
					$0.65

Total for 1010 - 220 - TREASURER - COLLECTIONS - FINANCIAL SERVICES: **$165.35**

220 - TREASURER - TRAINING - COLLECTIONS - FINANCIAL SERVICES

MISC-PROF DEV-STAFF

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000140255647	5010926	Treasurer Accounting	11/14/2025	GFOA CLASS REG	4.75
					$4.75

Total for 1010 - 220 - TREASURER - TRAINING - COLLECTIONS - FINANCIAL SERVICES: **$4.75**

Fund **1010 - TREASURER'S M&O** Total: **$170.10**

Fund: 1030 - FAIR

320 - COMMUNITY PLANNING & ECON DEV - FAIRGROUNDS - FAIRGROUNDS & CONVENTN CTRS

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000138040799	5010919	CPED Accounting	11/14/2025	NEW KEYBOARD	92.14
TC-EXP-000139731555	5010919	CPED Accounting	11/14/2025	LIGHT BULBS	31.46

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139731567	5010919	CPED Accounting	11/14/2025	LIGHT BULBS	56.06
TC-EXP-000139731579	5010919	CPED Accounting	11/14/2025	FUEL, SCREWS FOR DOOR STOP	11.50
					$191.16

Total for 1030 - 320 - COMMUNITY PLANNING & ECON DEV - FAIRGROUNDS - FAIRGROUNDS & CONVENTN CTRS: **$191.16**

Fund **1030 - FAIR** Total: **$191.16**

Fund: 1110 - VICTIM ADVOCATE PROGRAM

180 - PROSECUTING ATTORNEY - VICTIM ADVOCATE PROGRAM - CRIME VICTIM/WITNESS PROGRAM

TRAVEL

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000132292531	5010724	Rosemary Fitzgerald	11/13/2025	MILEAGE TRAVEL REIMBURSEMENT_COURTHOUSE DOG CONF	71.40
TC-EXP-000132292531	5010724	Rosemary Fitzgerald	11/13/2025	PER DIEM TRAVEL REIMBURSEMENT_COURTHOUSE DOG CONF	161.50
TC-EXP-000132292531	5010724	Rosemary Fitzgerald	11/13/2025	PERSONAL PARKING- EXTRA TRAVEL DAY TRAVEL REIMBURSEMENT_COURTHOUSE DOG CONF	-53.34
TC-EXP-000132292588	5010745	Kimberly Carroll	11/13/2025	GROUND TRANSPORT-TRAVEL REIMBURSEMENT-COURTHOUSE DOG CONF	46.73
TC-EXP-000132292588	5010745	Kimberly Carroll	11/13/2025	MEALS - MILEAGE REIMBURSEMENT-SEPTEMBER	161.50
TC-EXP-000132292588	5010745	Kimberly Carroll	11/13/2025	MILEAGE-TRAVEL REIMBURSEMENT-COURTHOUSE DOG CONF	71.40
					$459.19

Total for 1110 - 180 - PROSECUTING ATTORNEY - VICTIM ADVOCATE PROGRAM - CRIME VICTIM/WITNESS PROGRAM: **$459.19**

Fund **1110 - VICTIM ADVOCATE PROGRAM** Total: **$459.19**

Fund: 1120 - INVESTMENT ADMINISTRATION

220 - TREASURER - INVESTMENT ADMINISTRATION - FINANCIAL SERVICES

PROFESSIONAL SERVICES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
194369	1620500	FINSER CORP	11/14/2025	INVESTMENT ACCOUNTING	561.15
					$561.15

Total for 1120 - 220 - TREASURER - INVESTMENT ADMINISTRATION - FINANCIAL SERVICES: **$561.15**

220 - TREASURER - TRAINING - INVESTMENT ADMIN - FINANCIAL SERVICES

MISC-PROF DEV-STAFF

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000140255647	5010926	Treasurer Accounting	11/14/2025	GFOA CLASS REG	42.75
					$42.75

Total for 1120 - 220 - TREASURER - TRAINING - INVESTMENT ADMIN - FINANCIAL SERVICES: **$42.75**

Fund **1120 - INVESTMENT ADMINISTRATION** Total: **$603.90**

Fund: 1140 - EMERGENCY MANAGEMENT COUNCIL

350 - EMERGENCY MANAGEMENT - HSR3 INCIDENT MGMNT TEAM - DISASTER SVS-ADMIN

COMMUNICATIONS

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
287263661837X-25OCT	1620346	AT&T	11/12/2025	25OCT:HSR3:WIRELESS	43.23
287263661837X-25SEP	1620345	AT&T	11/12/2025	25SEP:HSR3:WIRELESS	43.23
287325470938X-25AUG	1620347	AT&T	11/12/2025	25AUG:IMT TRAILER HSR3:WIRELESS	80.08
287325470938X-25SEP	1620344	AT&T	11/12/2025	25SEP:IMT TRAILER HSR3:WIRELESS	80.08
					$246.62

MISCELLANEOUS

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
INV297920	5010843	CAPITAL BUSINESS MACHINES	11/14/2025	25OCT:SHARP BP 70C55:CN5300-01: IMAGES	5.49
					$5.49

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
1427	1620535	THURSTON COUNTY FIRE DISTRICT 9	11/14/2025	REIMB: HSR3 MEETING MEALS	80.01
1428	1620535	THURSTON COUNTY FIRE DISTRICT 9	11/14/2025	REIMB: PLANS TRAILER REPAIR: IMT OPS COMMITTEE	192.15
					$272.16

Total for 1140 - 350 - EMERGENCY MANAGEMENT - HSR3 INCIDENT MGMNT TEAM - DISASTER SVS-ADMIN: **$524.27**

Fund **1140 - EMERGENCY MANAGEMENT COUNCIL** Total: **$524.27**

Fund: 1160 - REET TECHNOLOGY FUND

220 - TREASURER - REAL ESTATE EXCISE COLLECTION - FINANCIAL SERVICES

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000140160626	5010926	Treasurer Accounting	11/14/2025	DRAWER KEY	1.66
					$1.66

Total for 1160 - 220 - TREASURER - REAL ESTATE EXCISE COLLECTION - FINANCIAL SERVICES: **$1.66**

Fund **1160 - REET TECHNOLOGY FUND** Total: **$1.66**

Fund: 1180 - TREATMENT SALES TAX

140 - SUPERIOR COURT - FJC - OTHER RESTRICTED - SUPERIOR COURT

PROFESSIONAL SERVICES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
S-INV058141	5010800	AVERTEST LLC	11/13/2025	DRUG COURT, FRC, FAMILY COURT UAS 10/25	714.00
					$714.00

Total for 1180 - 140 - SUPERIOR COURT - FJC - OTHER RESTRICTED - SUPERIOR COURT: **$714.00**

210 - SHERIFF-CORRECTIONS - CORR MENTAL HEALTH - CARE & CUSTODY OF PRISONERS

SUPPLIES-DRUGS/PHARMACEUTICALS

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
4648466	1620501	EVERGREEN PHARMACEUTICAL LLC	11/14/2025	OCT 2025: I/M RX	936.52
					$936.52

Total for 1180 - 210 - SHERIFF-CORRECTIONS - CORR MENTAL HEALTH - CARE & CUSTODY OF PRISONERS: **$936.52**

400 - PRETRIAL SERVICES - PRETRIAL SERVICES - SUPERIOR COURT

TRAVEL

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000137906588	5010731	Andre Clark	11/13/2025	OCTOBER MILEAGE: NISQUALLY CORRECTIONAL FACILITY FOR REFERRALS	49.00
					$49.00

Total for 1180 - 400 - PRETRIAL SERVICES - PRETRIAL SERVICES - SUPERIOR COURT: **$49.00**

420 - PUBLIC DEFENSE - PUBLIC DEFENSE - DISCTRICT COURT IN HOUSE CRIMINAL - INDIGENT DEFENSE-ADULT MISDMNR

NON-TRAINING MILEAGE

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000137909180	5010758	Candice J Garman	11/13/2025	10-2025 MILEAGE	14.00
					$14.00

Total for 1180 - 420 - PUBLIC DEFENSE - PUBLIC DEFENSE - DISCTRICT COURT IN HOUSE CRIMINAL - INDIGENT DEFENSE-ADULT MISDMNR: **$14.00**

420 - PUBLIC DEFENSE - PUBLIC DEFENSE - SUPERIOR COURT INHOUSE - Adult Felony

NON-TRAINING MILEAGE

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000137898693	5010737	Michael Ziegler	11/13/2025	10-2025 MILEAGE	17.50
					$17.50

Total for 1180 - 420 - PUBLIC DEFENSE - PUBLIC DEFENSE - SUPERIOR COURT INHOUSE - Adult Felony: **$17.50**

420 - PUBLIC DEFENSE - PUBLIC DEFENSE - TREATMENT COURTS - INDIGENT DEFENSE-CIVIL MENTAL

PROF SVS-MENTAL HEALTH

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
25-1-00700-34-MH	5010838	SUPREME LIVING LLC	11/14/2025	25-1-00700-34 HENDERSON	612.60
9790	1620251	CIMBERLEIGH MCLEAN	11/10/2025	24-1-00597-34 WILSON - DVTAPPROVED 2,340.00 09/24/24	135.00
					$747.60

Total for 1180 - 420 - PUBLIC DEFENSE - PUBLIC DEFENSE - TREATMENT COURTS - INDIGENT DEFENSE-CIVIL MENTAL: **$747.60**

440 - PUBLIC HEALTH - TREATMENT SALES TAX - PROGRAM - EXECUTIVE OFFICE

PROFESSIONAL SERVICES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
39	5010774	FAMILY SUPPORT CENTER OF SOUTH SOUND	11/13/2025	OCT 25 FSCSS PERSONEL ADMIN	6,492.58
					$6,492.58

Total for 1180 - 440 - PUBLIC HEALTH - TREATMENT SALES TAX - PROGRAM - EXECUTIVE OFFICE: **$6,492.58**

440 - PUBLIC HEALTH - TST Nurse Family Partnership Home Visiting - MCH HOME VISITING

PROFESSIONAL SERVICES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
THURSCO54	1620506	GINA VELONI	11/14/2025	OCT 25 CONSULTING FEES	350.00
					$350.00

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000140300685	5010911	Public Health Accounting	11/14/2025	SEPT 25 AMAZON SUPPLIES	19.71
					$19.71

TRAVEL

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139346130	5010739	Ashley Reynolds	11/13/2025	2025 SEPT MILEAGE REIMB - ASHLEY REYNOLDS	14.07
TC-EXP-000139346142	5010757	Christina Kressin	11/13/2025	2025 SEPT MILEAGE REIMB - CHRISTINA KRESSIN	5.46

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
					$19.53

Total for 1180 - 440 - PUBLIC HEALTH - TST Nurse Family Partnership Home Visiting - MCH HOME VISITING: **$389.24**

Fund **1180 - TREATMENT SALES TAX** Total: **$9,360.44**

Fund: 1190 - ROADS & TRANSPORTATION

000 - NONE - NONE - NONE

Receipt Payable

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
338693	5010785	LAKESIDE INDUSTRIES INC	11/13/2025	ASPHALT - CLASS A MIX 1/2 IN - TON	564.29
341532	5010785	LAKESIDE INDUSTRIES INC	11/13/2025	ASPHALT - CLASS A MIX 1/2 IN - TON	367.92
					$932.21

Total for 1190 - 000 - NONE - NONE - NONE: **$932.21**

460 - PUBLIC WORKS - ADMINISTRATION - ROADS/STREETS - MGMNT

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139136490	5010913	Public Works Accounting	11/14/2025	2026 CALENDARS	6.06
TC-EXP-000139136507	5010913	Public Works Accounting	11/14/2025	2026 CALENDARS	6.06
					$12.12

Total for 1190 - 460 - PUBLIC WORKS - ADMINISTRATION - ROADS/STREETS - MGMNT: **$12.12**

460 - PUBLIC WORKS - COMMUNITY LITTER CLEANUP PROGRAM - ROADSIDE

PROFESSIONAL SERVICES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
CCCC2510.0039	1620498	WASHINGTON STATE DEPARTMENT OF CORRECTIONS	11/14/2025	INMATE LABOR 10/25	226.52
					$226.52

Total for 1190 - 460 - PUBLIC WORKS - COMMUNITY LITTER CLEANUP PROGRAM - ROADSIDE: **$226.52**

460 - PUBLIC WORKS - DRAINAGE - ROAD/STREET MAINT-DRAINAGE

PROFESSIONAL SERVICES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
5100722	1620536	NORTHWEST ONE CALL SUBSURFACE WARNING SYSTEM	11/14/2025	EXCAVATION NOTICES 10/25	25.65
					$25.65

Total for 1190 - 460 - PUBLIC WORKS - DRAINAGE - ROAD/STREET MAINT-DRAINAGE: **$25.65**

460 - PUBLIC WORKS - FACILITES M&O - FACILITIES

UTILITY SERVICES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000140300787	5010914	Public Works Accounting	11/14/2025	PSE-4503 2ND AVE 10/25	81.51
					$81.51

UTILITY SVS-WATER/SEWER/GARBAG

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139730960	5010914	Public Works Accounting	11/14/2025	MUD BAY GARB SVS 10/25	105.13
TC-EXP-000139730970	5010914	Public Works Accounting	11/14/2025	183RD GARB SVS 10/25	107.64
					$212.77

Total for 1190 - 460 - PUBLIC WORKS - FACILITES M&O - FACILITIES: **$294.28**

460 - PUBLIC WORKS - GENERAL SERVICES - GENERAL SERVICES

REPAIRS & MAINTENANCE

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
IN2133376	1620331	KELLEY CREATE CO	11/12/2025	F2356 MNTHLY MAINT 10/25	192.74
					$192.74

Total for 1190 - 460 - PUBLIC WORKS - GENERAL SERVICES - GENERAL SERVICES: **$192.74**

460 - PUBLIC WORKS - MAINT ADMIN - MAINTENANCE ADMIN AND OVERHEAD

MISCELLANEOUS

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
S171142	5010823	WESTERN PATHOLOGY CONSULTANTS INC	11/14/2025	DRUG/ALCOHOL TESTING	300.00
					$300.00

Total for 1190 - 460 - PUBLIC WORKS - MAINT ADMIN - MAINTENANCE ADMIN AND OVERHEAD: **$300.00**

460 - PUBLIC WORKS - NON BUDGETARY EXP/REV - ROADWAY

Default Expense Organization

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
338693	5010785	LAKESIDE INDUSTRIES INC	11/13/2025	ASPHALT - CLASS A MIX 1/2 IN - TON	0.04
341532	5010785	LAKESIDE INDUSTRIES INC	11/13/2025	ASPHALT - CLASS A MIX 1/2 IN - TON	0.03
					$0.07

Total for 1190 - 460 - PUBLIC WORKS - NON BUDGETARY EXP/REV - ROADWAY: **$0.07**

460 - PUBLIC WORKS - ROADSIDE - ROADSIDE

UTILITY SVS-WATER/SEWER/GARBAG

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139731057	5010913	Public Works Accounting	11/14/2025	CITY OF LACEY- 1869 MULLEN 10/25	28.80
					$28.80

Total for 1190 - 460 - PUBLIC WORKS - ROADSIDE - ROADSIDE: **$28.80**

460 - PUBLIC WORKS - SAFETY - GENERAL SERVICES

MISCELLANEOUS

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000140242835	5010913	Public Works Accounting	11/14/2025	SAFETYHUB VIDEO RENEWAL	1,997.50
					$1,997.50

Total for 1190 - 460 - PUBLIC WORKS - SAFETY - GENERAL SERVICES: **$1,997.50**

460 - PUBLIC WORKS - STORMWATER MAINTENANCE - ROAD/STREET MAINT-DRAINAGE

REPAIRS & MAINTENANCE

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
00120935A	5010779	BEN KO MATIC CO	11/13/2025	SCALE SYSTEM #9456	5,810.58
00120972	5010779	BEN KO MATIC CO	11/13/2025	SCALE SYSTEM #9664	7,438.50
					$13,249.08

UTILITY SVS-WATER/SEWER/GARBAG

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000140242865	5010915	Public Works Accounting	11/14/2025	FILL STATION 10/25	416.47
					$416.47

Total for 1190 - 460 - PUBLIC WORKS - STORMWATER MAINTENANCE - ROAD/STREET MAINT-DRAINAGE: **$13,665.55**

460 - PUBLIC WORKS - STREET LIGHTING - Street Lighting

UTILITY SERVICES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
R01351-110625	1620529	PUGET SOUND ENERGY INC	11/14/2025	MULLEN & 46TH AVE 10/25 ACCT#220023001351	15.31
R01945-110325	1620323	PUGET SOUND ENERGY INC	11/12/2025	MULTIPLE SITES 1 10/25 ACCT#300000001945	9,747.67
R02591-110325	1620323	PUGET SOUND ENERGY INC	11/12/2025	176TH AVE & APPLEGATE 10/25 ACCT#220000702591	28.95
R04680-110325	1620323	PUGET SOUND ENERGY INC	11/12/2025	10139 LITTLEROCK RD 10/25 ACCT#220005404680	82.27
R05031-110325	1620323	PUGET SOUND ENERGY INC	11/12/2025	JOSEPH & 183RD AVE 10/25 ACCT#200012205031	53.30
R05270-110325	1620324	PUGET SOUND ENERGY INC	11/12/2025	BISCAY & SUNSET BEACH 10/25 ACCT#200012205270	28.95
R05718-110325	1620324	PUGET SOUND ENERGY INC	11/12/2025	103RD AVE & OLD MCKENNA 10/25 ACCT#200012205718	36.11
R05957-110325	1620323	PUGET SOUND ENERGY INC	11/12/2025	INT OLD HWY 99 & SCATTER 10/25 ACCT#200012205957	72.22
R10085-110425	1620323	PUGET SOUND ENERGY INC	11/12/2025	11117 CONINE AVE SE 10/25 ACCT#220038810085	11.44
R17209-110325	1620323	PUGET SOUND ENERGY INC	11/12/2025	RICH RD @ SPURGEON CRK 10/25ATT#220008917209	92.13

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
R71648-110325	1620323	PUGET SOUND ENERGY INC	11/12/2025	ISOM & OFFUT LAKE 10/25 ACCT#220028571648	15.20
R86327-110325	1620324	PUGET SOUND ENERGY INC	11/12/2025	524 CHOKER CT 10/25 ACCT#220002886327	35.74
R93260-110325	1620323	PUGET SOUND ENERGY INC	11/12/2025	RANGER & 5TH AVE 10/25 ACCT#200012193260	173.70
R94177-110325	1620324	PUGET SOUND ENERGY INC	11/12/2025	9335 MARTIN WY 10/25 ACCT#200012194177	51.56
TC-EXP-000140300777	5010914	Public Works Accounting	11/14/2025	PSE-2089 WHITTACKER RD 10/25	103.73
TC-EXP-000140300816	5010913	Public Works Accounting	11/14/2025	PSE-4528 17TH AVE 10/25	33.92
					$10,582.20

Total for 1190 - 460 - PUBLIC WORKS - STREET LIGHTING - Street Lighting: **$10,582.20**

460 - PUBLIC WORKS - STREET LIGHTING - TRAFFIC CONTROL DEVICES

UTILITY SERVICES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000140300762	5010913	Public Works Accounting	11/14/2025	PSE-4213 93RD AVE 10/25	44.77
					$44.77

Total for 1190 - 460 - PUBLIC WORKS - STREET LIGHTING - TRAFFIC CONTROL DEVICES: **$44.77**

460 - PUBLIC WORKS - TRAFFIC CONTROL DEVICES - TRAFFIC CONTROL DEVICES

UTILITY SERVICES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
R49871-110325	1620323	PUGET SOUND ENERGY INC	11/12/2025	STLT INT 89TH AVE & RICH 10/25 ACCT#220000849871	19.14
R93468-110325	1620324	PUGET SOUND ENERGY INC	11/12/2025	LEITNER & 183RD AVE 10/25 ACCT#200012193468	28.95
TC-EXP-000140300801	5010914	Public Works Accounting	11/14/2025	PSE-125 DELPHI RD 10/25	117.76
TC-EXP-000140300826	5010915	Public Works Accounting	11/14/2025	PSE-3300 KAISER RD 10/25	337.52
					$503.37

Total for 1190 - 460 - PUBLIC WORKS - TRAFFIC CONTROL DEVICES - TRAFFIC CONTROL DEVICES: **$503.37**

460 - PUBLIC WORKS - TRAFFIC ENGINEERING - ROAD/ST OPS-ENGINEERING

MISCELLANEOUS

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139346441	5010751	Gregory Roberts	11/13/2025	CDL PHYSICAL- G.ROBERTS 2025	125.00
					$125.00

SUPPLIES-BOOTS

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
3015518	5010828	GCP WW HOLDCO LLC	11/14/2025	SAFETY FOOTWEAR- G.ROBERTS	236.94
					$236.94

Total for 1190 - 460 - PUBLIC WORKS - TRAFFIC ENGINEERING - ROAD/ST OPS-ENGINEERING: **$361.94**

460 - PUBLIC WORKS - TRAINING - ROAD/ST OPS-ENGINEERING

MISC-PROF DEV-STAFF

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
10027	1620332	SITE RESPONSE INC	11/12/2025	CONFINED SPACE TRAINING	920.80
10027	1620332	SITE RESPONSE INC	11/12/2025	CONFINED SPACE TRAINING	-920.80
10027	1620332	SITE RESPONSE INC	11/12/2025	CONFINED SPACE TRAINING	997.20
					$997.20

TRAVEL

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000140242895	5010915	Public Works Accounting	11/14/2025	TRAFFIC- NWPMA CONF- S.BLOOM	421.89
					$421.89

Total for 1190 - 460 - PUBLIC WORKS - TRAINING - ROAD/ST OPS-ENGINEERING: **$1,419.09**

460 - PUBLIC WORKS - TRAINING - ROADS/STREETS - MGMNT

MISC-PROF DEV-STAFF

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
10027	1620332	SITE RESPONSE INC	11/12/2025	CONFINED SPACE TRAINING	2,148.44
10027	1620332	SITE RESPONSE INC	11/12/2025	CONFINED SPACE TRAINING	-2,148.44
10027	1620332	SITE RESPONSE INC	11/12/2025	CONFINED SPACE TRAINING	2,326.77
					$2,326.77

TRAVEL

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000136721946	5010764	Amy Gillespie	11/13/2025	MGMNT- APWA FALL CONF- A.GILLESPIE 2025	187.38
TC-EXP-000136980931	5010720	Lynzi Roschelle Swanson	11/13/2025	ADMIN- WAPRO CONF- L.SWANSON 2025	66.68
TC-EXP-000137124743	5010714	Nick R Bemis	11/13/2025	RD OPS - APWA FALL CONF & RODEO - N. BEMIS	212.00
TC-EXP-000139438927	5010755	Wesley Mills	11/13/2025	ASSET MG- APWA FALL CONF- W.MILLS 2025	180.53
TC-EXP-000139438949	5010914	Public Works Accounting	11/14/2025	ASSET MG- APWA FALL CONF- W.MILLS	151.60
					$798.19

Total for 1190 - 460 - PUBLIC WORKS - TRAINING - ROADS/STREETS - MGMNT: **$3,124.96**

Fund **1190 - ROADS & TRANSPORTATION** Total: **$33,711.77**

Fund: 1200 - VETERANS

450 - SOCIAL SERVICES - VETERAN'S ADMIN - Veterans Services

TRAVEL

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000137036587	5010730	Candace McCutchen	11/13/2025	2025 OCT MILEAGE REIMBURSEMENT	29.96
					$29.96

Total for 1200 - 450 - SOCIAL SERVICES - VETERAN'S ADMIN - Veterans Services: **$29.96**

450 - SOCIAL SERVICES - VETERAN'S ASSISTANCE - Veterans Services

MISC-FOOD ASSISTANCE

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139461226	5010911	Public Health Accounting	11/14/2025	OCT 25 ALBERTSON VETERANS' ASSISTANCE - GROCERIES - CLIENT ID 081-MH-2025-2	617.50
					$617.50

Total for 1200 - 450 - SOCIAL SERVICES - VETERAN'S ASSISTANCE - Veterans Services: **$617.50**

450 - SOCIAL SERVICES - VETERAN'S HOUSING - Veterans Services

MISC-RENT ASSISTANCE

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
6705.YOUNG.RD	1620337	JOHN H GRANVILLE	11/12/2025	NOV 25 VETERANS ASSISTANCE - RENT/MORTGAGE - CLIENT ID 082-LG-2025-1	4,500.00
MCCRANEY	1620512	HOMETOWN PROPERTY MANAGEMENT INC	11/14/2025	NOV 25 VETERANS ASSISTANCE - RENT/MORTGAGE - 083-SM-2025-1	2,685.00
					$7,185.00

Total for 1200 - 450 - SOCIAL SERVICES - VETERAN'S HOUSING - Veterans Services: **$7,185.00**

Fund **1200 - VETERANS** Total: **$7,832.46**

Fund: 1290 - MEDIC ONE

340 - MEDIC ONE - ALS SUPPORT SERVICES - FIRE SUPP & EMERG MEDICAL SVC

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000140214989	5010910	Medic One Accounting	11/14/2025	SUPPLIES- ALS IN SERVICE	48.92
					$48.92

SUPPLIES-DRUGS/PHARMACEUTICALS

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
7447152779	1620503	CARDINAL HEALTH 411	11/14/2025	PHARM SUPPLIES- ALS	520.20
7447152780	1620503	CARDINAL HEALTH 411	11/14/2025	SUPPLIES- BLSPHARM SUPPLIES- ALS	27.27
					$547.47

SUPPLIES-MEDICAL

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
199788904	1620533	ULINE	11/14/2025	MED SUPPLIES- ALS	132.39
TC-EXP-000139461489	5010909	Medic One Accounting	11/14/2025	MED SUPPLIES- ALS	20.85
TC-EXP-000139461551	5010909	Medic One Accounting	11/14/2025	MED SUPPLIES- ALS	349.83
TC-EXP-000140214949	5010910	Medic One Accounting	11/14/2025	MED SUPPLIES- ALS	46.67
TC-EXP-000140214959	5010910	Medic One Accounting	11/14/2025	MED SUPPLIES- ALS	68.52
TC-EXP-000140215051	5010909	Medic One Accounting	11/14/2025	MED SUPPLIES- ALS	838.70
					$1,456.96

Total for 1290 - 340 - MEDIC ONE - ALS SUPPORT SERVICES - FIRE SUPP & EMERG MEDICAL SVC: **$2,053.35**

340 - MEDIC ONE - ALS SUPPORT SERVICES - LACEY FD3 - FIRE SUPP & EMERG MEDICAL SVC

FUEL CONSUMED

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139461539	5010910	Medic One Accounting	11/14/2025	FUEL- ALS SUPPORT- LFD	156.54
					$156.54

SUPPLIES-MEDICAL

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139461348	5010909	Medic One Accounting	11/14/2025	MED SUPPLIES- ALS- LFD	473.25
					$473.25

Total for 1290 - 340 - MEDIC ONE - ALS SUPPORT SERVICES - LACEY FD3 - FIRE SUPP & EMERG MEDICAL SVC: **$629.79**

340 - MEDIC ONE - ALS SUPPORT SERVICES - OLYMPIA FD - FIRE SUPP & EMERG MEDICAL SVC

SUPPLIES-MEDICAL

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139461338	5010909	Medic One Accounting	11/14/2025	MED SUPPLIES- ALS- OFD	3,993.93
					$3,993.93

Total for 1290 - 340 - MEDIC ONE - ALS SUPPORT SERVICES - OLYMPIA FD - FIRE SUPP & EMERG MEDICAL SVC: **$3,993.93**

340 - MEDIC ONE - ALS SUPPORT SERVICES - TUMWATER FD - FIRE SUPP & EMERG MEDICAL SVC

SUPPLIES-MEDICAL

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139461368	5010909	Medic One Accounting	11/14/2025	MED SUPPLIES- ALS- TFD	197.50
TC-EXP-000139461509	5010910	Medic One Accounting	11/14/2025	MED SUPPLIES- ALS- TFD	24.13
TC-EXP-000139461519	5010909	Medic One Accounting	11/14/2025	MED SUPPLIES- ALS- TFD	699.89
TC-EXP-000140301538	5010909	Medic One Accounting	11/14/2025	MED SUPPLIES- ALS- TFD	1,684.75
					$2,606.27

Total for 1290 - 340 - MEDIC ONE - ALS SUPPORT SERVICES - TUMWATER FD - FIRE SUPP & EMERG MEDICAL SVC: **$2,606.27**

340 - MEDIC ONE - BLS SYSTEM SUPPORT - FIRE SUPP & EMERG MEDICAL SVC

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
7447152780	1620503	CARDINAL HEALTH 411	11/14/2025	SUPPLIES- BLSPHARM SUPPLIES- ALS	63.62
TC-EXP-000139461551	5010909	Medic One Accounting	11/14/2025	SUPPLIES- BLS	816.25
					$879.87

Total for 1290 - 340 - MEDIC ONE - BLS SYSTEM SUPPORT - FIRE SUPP & EMERG MEDICAL SVC: **$879.87**

340 - MEDIC ONE - BLS SYSTEM SUPPORT - BUCODA - FIRE SUPP & EMERG MEDICAL SVC

SMALL TOOLS & MINOR EQUIPMENT

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000140301508	5010909	Medic One Accounting	11/14/2025	EQUIPMENT- BLS SUPPORT- BUCODA	381.53
					$381.53

Total for 1290 - 340 - MEDIC ONE - BLS SYSTEM SUPPORT - BUCODA - FIRE SUPP & EMERG MEDICAL SVC: **$381.53**

340 - MEDIC ONE - BLS SYSTEM SUPPORT - LACEY FD3 - FIRE SUPP & EMERG MEDICAL SVC

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-	5010910	Medic One Accounting	11/14/2025	SUPPLIES- BLS SUPPORT- LFD	80.62

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
000140214969					
					$80.62

Total for 1290 - 340 - MEDIC ONE - BLS SYSTEM SUPPORT - LACEY FD3 - FIRE SUPP & EMERG MEDICAL SVC: **$80.62**

340 - MEDIC ONE - BLS SYSTEM SUPPORT - OLYMPIA FD - FIRE SUPP & EMERG MEDICAL SVC

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139461358	5010909	Medic One Accounting	11/14/2025	SUPPLIES- BLS SUPPORT- OFD	10,501.80
					$10,501.80

Total for 1290 - 340 - MEDIC ONE - BLS SYSTEM SUPPORT - OLYMPIA FD - FIRE SUPP & EMERG MEDICAL SVC: **$10,501.80**

340 - MEDIC ONE - BLS SYSTEM SUPPORT - SOUTH THURSTON FD12 - FIRE SUPP & EMERG MEDICAL SVC

SMALL TOOLS & MINOR EQUIPMENT

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000140301518	5010909	Medic One Accounting	11/14/2025	EQUIPMENT- BLS SUPPORT- FD12	381.53
					$381.53

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000140214979	5010909	Medic One Accounting	11/14/2025	SUPPLIES- BLS SUPPORT- FD12	1,426.98
					$1,426.98

Total for 1290 - 340 - MEDIC ONE - BLS SYSTEM SUPPORT - SOUTH THURSTON FD12 - FIRE SUPP & EMERG MEDICAL SVC: **$1,808.51**

340 - MEDIC ONE - BLS TRAINING SUPPORT - FIRE SUPP & EMERG MEDICAL SVC

PROFESSIONAL SERVICES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
INV00669	1620532	THURSTON COUNTY FIRE DIST 3	11/14/2025	PROF SVCS- BLS TRAINING SUPPORT	2,822.88
					$2,822.88

SUPPLIES- INE INITIAL TRAINING EXPENSE

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-	5010909	Medic One Accounting	11/14/2025	SUPPLIES- BLS SUPPORT- INITIAL	18.83

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
000139461318				TRAINING EXPENSE	
					$18.83

Total for 1290 - 340 - MEDIC ONE - BLS TRAINING SUPPORT - FIRE SUPP & EMERG MEDICAL SVC: **$2,841.71**

340 - MEDIC ONE - IT DATA - FIRE SUPP & EMERG MEDICAL SVC

COMMUNICATIONS

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
UXS102025	1620509	AT&T MOBILITY LLC	11/14/2025	COMMUNICATIONS- IT	1,555.17
					$1,555.17

Total for 1290 - 340 - MEDIC ONE - IT DATA - FIRE SUPP & EMERG MEDICAL SVC: **$1,555.17**

340 - MEDIC ONE - M&O - FIRE SUPP & EMERG MEDICAL SVC

MISCELLANEOUS

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139461529	5010909	Medic One Accounting	11/14/2025	SUBX- ADMIN	431.99
					$431.99

OPERATING LEASES/RENTALS

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139461328	5010909	Medic One Accounting	11/14/2025	RENTAL SPACE- TEAM MEETING	370.00
					$370.00

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139461499	5010910	Medic One Accounting	11/14/2025	SUPPLIES- ADMIN	15.57
					$15.57

Total for 1290 - 340 - MEDIC ONE - M&O - FIRE SUPP & EMERG MEDICAL SVC: **$817.56**

Fund **1290 - MEDIC ONE** Total: **$28,150.11**

Fund: 1380 - CONSERVATION FUTURES

460 - PUBLIC WORKS - KENNEYDELL PARK - PARK FACILITIES-GENERAL PARKS

UTILITY SERVICES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
P07702-102925	1620323	PUGET SOUND ENERGY INC	11/12/2025	KENNEYDELL LODGE 10/25 ACCT#300000007702	94.94
P07702-102925	1620323	PUGET SOUND ENERGY INC	11/12/2025	KENNEYDELL LODGE 10/25 ACCT#300000007702	-94.94
P07702-102925	1620323	PUGET SOUND ENERGY INC	11/12/2025	KENNEYDELL LODGE 10/25 ACCT#300000007702	94.97
P42031-110325	1620323	PUGET SOUND ENERGY INC	11/12/2025	KENNEYDELL RSTRM 10/24 ACCT# 200001042031	72.62
TC-EXP-000140242855	5010914	Public Works Accounting	11/14/2025	KENNEYDELL RSTRM 10/25	68.68
					$236.27

UTILITY SVS-WATER/SEWER/GARBAG

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139731020	5010915	Public Works Accounting	11/14/2025	LEMAY KENNEYDELL PK 10/25	306.34
TC-EXP-000140242875	5010914	Public Works Accounting	11/14/2025	6745 FAIRVIEW DR SW 10/25	169.36
TC-EXP-000140242885	5010913	Public Works Accounting	11/14/2025	6631 FAIRVIEW RD SW 10/25	28.91
					$504.61

Total for 1380 - 460 - PUBLIC WORKS - KENNEYDELL PARK - PARK FACILITIES-GENERAL PARKS: **$740.88**

Fund **1380 - CONSERVATION FUTURES** Total: **$740.88**

Fund: 1400 - HOUSING & COMMUNITY RENEWAL

450 - SOCIAL SERVICES - CDBG ENTITLEMENT - HOMELESS SERVICES

PROF SERVICES - SUB-AWARDS

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
HBT 2122CDBGTALICN 1025 SYC 41,369.87	5787	CHICAGO TITLE OF WA	11/13/2025	NOV 25 TC PHSS HBT 2122CDBGTALICN1025 SYC	41,369.87
HBT 2122CDBGTALICN	5786	CHICAGO TITLE OF WA	11/13/2025	NOV 25 HBT 2122CDBGTALICN1025 WHI	41,369.87

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
1025 WHI					
					$82,739.74

PROFESSIONAL SERVICES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
305452	1620514	CT PUBLISHING	11/14/2025	OCT 25 LEGAL ADVERTISING NOTICE OF PUBLIC HEARING AD#135393	107.25
					$107.25

Total for 1400 - 450 - SOCIAL SERVICES - CDBG ENTITLEMENT - HOMELESS SERVICES: **$82,846.99**

450 - SOCIAL SERVICES - COVID-19 EMERGENCY HOUSING - HOMELESS SERVICES

PROF SERVICES - SUB-AWARDS

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
LIHI 2527ERPLC 825	1620336	LOW INCOME HOUSING INSTITUTE	11/12/2025	OCT 25 LIHI 2527ERPLC 825	2,776.50
LIHI 2527ERPLC 925	1620336	LOW INCOME HOUSING INSTITUTE	11/12/2025	OCT 25 LIHI 2527ERPLC 925	5,189.98
					$7,966.48

Total for 1400 - 450 - SOCIAL SERVICES - COVID-19 EMERGENCY HOUSING - HOMELESS SERVICES: **$7,966.48**

450 - SOCIAL SERVICES - END HOMELESSNESS 60% - HOMELESS SERVICES

PROF SERVICES - SUB-AWARDS

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
CCN 25275386LEHSC 1025	5010792	FAITH ADDICOTT	11/13/2025	NOV 25 CCN 25275386LEHSC 1025	3,960.00
CRC 25275386HHS 725	1620526	CAPITAL RECOVERY CENTER	11/14/2025	NOV 25 CRC 25275386HHS 725	3,186.98
CRC 25275386HHS 825	1620526	CAPITAL RECOVERY CENTER	11/14/2025	NOV 25 CRC 25275386HHS 825	3,188.03
ROOF 25275386HBN 925	5010813	ROCHESTER ORGANIZATION OF FAMILIES	11/14/2025	NOV 25 ROOF 25275386HBN 925	3,576.16
					$13,911.17

Total for 1400 - 450 - SOCIAL SERVICES - END HOMELESSNESS 60% - HOMELESS SERVICES: **$13,911.17**

450 - SOCIAL SERVICES - HOME ENTITLEMENT - HOMELESS SERVICES

PROF SERVICES - SUB-AWARDS

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
HBT 2122CDBGTALICN 1025 WHI	5786	CHICAGO TITLE OF WA	11/13/2025	NOV 25 HBT 2122HOMTALICN01125 WHI	10,000.00
HBT 2122CDBGTALICN 1025 WHI	5786	CHICAGO TITLE OF WA	11/13/2025	NOV 25 HBT 2122HOMTALICN01125 WHI	-10,000.00
HBT 2122HOMTALICN0 1125 WHI	5786	CHICAGO TITLE OF WA	11/13/2025	TC PHSS NOV 25 HBT 2122HOMTALICN01125 WHI	10,000.00
HBT 2122HOMTALICN1 125 SYC	5787	CHICAGO TITLE OF WA	11/13/2025	NOV 25 HBT 2122HOMTALICN1125 SYC	10,000.00
					$20,000.00

PROFESSIONAL SERVICES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
305452	1620514	CT PUBLISHING	11/14/2025	OCT 25 LEGAL ADVERTISING NOTICE OF PUBLIC HEARING AD#135393	107.25
					$107.25

Total for 1400 - 450 - SOCIAL SERVICES - HOME ENTITLEMENT - HOMELESS SERVICES: **$20,107.25**

450 - SOCIAL SERVICES - HOUSING LOCAL SALES 1/10 OF 1% - HOMELESS SERVICES

PROF SERVICES - SUB-AWARDS

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
ROOF 25275386HBN 825	5010813	ROCHESTER ORGANIZATION OF FAMILIES	11/14/2025	SEPT 25 ROOF 25275386HBN 825	5,043.39
					$5,043.39

PROFESSIONAL SERVICES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000137036491	5010911	Public Health Accounting	11/14/2025	2025 SEPT MIRO - TOM WEBSTER	7.58
					$7.58

Total for 1400 - 450 - SOCIAL SERVICES - HOUSING LOCAL SALES 1/10 OF 1% - HOMELESS SERVICES: **$5,050.97**

450 - SOCIAL SERVICES - RHHSC (REG HLTH & HUMAN SVS CN - HOMELESS SERVICES

PROF SERVICES - SUB-AWARDS

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
ROOF 2527HSFEN 925	5010813	ROCHESTER ORGANIZATION OF FAMILIES	11/14/2025	NOV 25 ROOF 2527HSFEN 925	210.60
					$210.60

Total for 1400 - 450 - SOCIAL SERVICES - RHHSC (REG HLTH & HUMAN SVS CN - HOMELESS SERVICES: **$210.60**

450 - SOCIAL SERVICES - SB5386 - HOMELESS SERVICES

PROF SERVICES - SUB-AWARDS

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
IFW 25245386HW 825	5010782	INTERFAITH WORKS	11/13/2025	SEPT 25 IFW 25245386HW 825	1,764.64
					$1,764.64

Total for 1400 - 450 - SOCIAL SERVICES - SB5386 - HOMELESS SERVICES: **$1,764.64**

Fund **1400 - HOUSING & COMMUNITY RENEWAL** Total: **$131,858.10**

Fund: 1450 - PRISONER'S CONCESSIONS

210 - SHERIFF-CORRECTIONS - INMATE COMMISSARY COMMISSION & INDIGENT - CARE & CUSTODY OF PRISONERS

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
INV2000257772	5010788	ELIOR INC	11/13/2025	INDIGENT IM COMMISSARY: 10/21, 10/24	108.53
					$108.53

Total for 1450 - 210 - SHERIFF-CORRECTIONS - INMATE COMMISSARY COMMISSION & INDIGENT - CARE & CUSTODY OF PRISONERS: **$108.53**

Fund **1450 - PRISONER'S CONCESSIONS** Total: **$108.53**

Fund: 1470 - INTERLOCAL DRUG ENFORCEMENT

200 - SHERIFF-OPERATIONS - DRUG UNIT - POLICE OPERATIONS

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000140215284	5010925	Sheriff Accounting	11/14/2025	TNT: SUPP: BATTERIES: HIDTA	23.02

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
					$23.02

Total for 1470 - 200 - SHERIFF-OPERATIONS - DRUG UNIT - POLICE OPERATIONS: **$23.02**

Fund **1470 - INTERLOCAL DRUG ENFORCEMENT** Total: **$23.02**

Fund: 1500 - PUBLIC HEALTH & SOCIAL SERVICS

440 - PUBLIC HEALTH - ADMIN - PH ADMIN FPHS BUSINESS COMPENTENCIES - FPHS BUSINESS COMPETENCIES

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
444436077001	1620519	ODP BUSINESS SOLUTIONS LLC	11/14/2025	OCT NOV INV 444436077001 BILLING ID 15507339 ACCT 67025401	63.48
					$63.48

Total for 1500 - 440 - PUBLIC HEALTH - ADMIN - PH ADMIN FPHS BUSINESS COMPENTENCIES - FPHS BUSINESS COMPETENCIES: **$63.48**

440 - PUBLIC HEALTH - ADMIN - PH FISCAL FPHS BUSINESS COMPENTENCIES - FPHS BUSINESS COMPETENCIES

PROFESSIONAL SERVICES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
65562394	1620320	ROBERT HALF INTERNATIONAL INC	11/12/2025	NOV 25 TEMP ACCOUNTING ASSISTANT INV#65562394	1,750.00
					$1,750.00

Total for 1500 - 440 - PUBLIC HEALTH - ADMIN - PH FISCAL FPHS BUSINESS COMPENTENCIES - FPHS BUSINESS COMPETENCIES: **$1,750.00**

440 - PUBLIC HEALTH - CHRONIC DISEASE PREVENTION - CHRONIC DISEASE PREVENTION

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139345908	5010911	Public Health Accounting	11/14/2025	2025 SEPT COSTCO - STACY EVERETT	26.28
					$26.28

Total for 1500 - 440 - PUBLIC HEALTH - CHRONIC DISEASE PREVENTION - CHRONIC DISEASE PREVENTION: **$26.28**

440 - PUBLIC HEALTH - FPHS COMMUNITY HEALTH ASSESSMENT - FPHS COMMUNITY HEALTH ASSESSMENT

PROF SVS-ADVERTISING

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-	5010911	Public Health Accounting	11/14/2025	2025 SEPT FB AD - RENAE MILLER	38.91

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
000139346604					
TC-EXP-000139346621	5010911	Public Health Accounting	11/14/2025	2025 SEPT FB AD - RENAE MILLER	5.71
					$44.62

PROFESSIONAL SERVICES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139346337	5010912	Public Health Accounting	11/14/2025	2025 SEPT FB AD - RENAE MILLER	250.00
					$250.00

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139346288	5010912	Public Health Accounting	11/14/2025	2025 JULY CITY GRAFX - RENAE MILLER	143.23
					$143.23

Total for 1500 - 440 - PUBLIC HEALTH - FPHS COMMUNITY HEALTH ASSESSMENT - FPHS COMMUNITY HEALTH ASSESSMENT: **$437.85**

440 - PUBLIC HEALTH - FPHS DISEASE INVESTIGATION TUBERCULOSIS (TB) - FPHS DISEASE INVESTIGATION – TUBERCULOSIS (TB)

PROFESSIONAL SERVICES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
11/7/25	1620499	TACOMA RADIOLOGICAL ASSOCIATES	11/14/2025	NOV 25 TRA GROUP I.D. 10/25 8030	200.00
					$200.00

Total for 1500 - 440 - PUBLIC HEALTH - FPHS DISEASE INVESTIGATION TUBERCULOSIS (TB) - FPHS DISEASE INVESTIGATION – TUBERCULOSIS (TB):**$200.00**

440 - PUBLIC HEALTH - FPHS EMERGENCY PREPAREDNESS AND RESPONSE - FPHS EMERGENCY PREPAREDNESS AND RESPONSE

MISCELLANEOUS

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139346207	5010911	Public Health Accounting	11/14/2025	2025 OCT MHFA - RAYMONA SMIELDA	444.78
					$444.78

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-	5010912	Public Health Accounting	11/14/2025	2025 OCT ALBERTSONS - EPR	151.08

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
000139346196					
					$151.08

Total for 1500 - 440 - PUBLIC HEALTH - FPHS EMERGENCY PREPAREDNESS AND RESPONSE - FPHS EMERGENCY PREPAREDNESS AND RESPONSE:**$595.86**

440 - PUBLIC HEALTH - HIV/AIDS PREVENTION - SUBSTANCE USE DISORDER PREVENTION AND OUTREACH

PROFESSIONAL SERVICES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000137036179	5010911	Public Health Accounting	11/14/2025	2025 JUL MONTHLY CHARGE	333.13
TC-EXP-000137036206	5010911	Public Health Accounting	11/14/2025	2025 AUG MONTHLY CHARGE	333.13
TC-EXP-000137036230	5010911	Public Health Accounting	11/14/2025	2025 SEPT SECURE IT STORAGE	333.13
					$999.39

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139346171	5010912	Public Health Accounting	11/14/2025	2025 SEPT COSTCO - DCP	52.52
					$52.52

Total for 1500 - 440 - PUBLIC HEALTH - HIV/AIDS PREVENTION - SUBSTANCE USE DISORDER PREVENTION AND OUTREACH: **$1,051.91**

440 - PUBLIC HEALTH - OTHER MISC PH - FPHS DISEASE INVESTIGATION – GENERAL CD

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000137898664	5010912	Public Health Accounting	11/14/2025	2025 JUL MCKESSON - EPI PEN	318.51
TC-EXP-000139774646	5010911	Public Health Accounting	11/14/2025	2025 JUL MCKESSON - EPI PENS	638.41
					$956.92

Total for 1500 - 440 - PUBLIC HEALTH - OTHER MISC PH - FPHS DISEASE INVESTIGATION – GENERAL CD: **$956.92**

440 - PUBLIC HEALTH - PHSS MATERNAL CHILD HEALTH - POPULATION BASED MATERNAL, CHILD, ADOLESCENT AND FAMILY HEALTH

TRAVEL

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-	5010757	Christina Kressin	11/13/2025	PARKING KRESSIN SEPT 2025	7.50

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
000136466440					
TC-EXP-000137036574	5010762	Adriana Celko	11/13/2025	2025 SEPT MILEAGE REIMB CELKO	22.40
TC-EXP-000139346130	5010739	Ashley Reynolds	11/13/2025	2025 SEPT MILEAGE REIMB - ASHLEY REYNOLDS	10.64
TC-EXP-000139346142	5010757	Christina Kressin	11/13/2025	2025 SEPT MILEAGE REIMB - CHRISTINA KRESSIN	46.48
TC-EXP-000139346142	5010757	Christina Kressin	11/13/2025	2025 SEPT MILEAGE REIMB - CHRISTINA KRESSIN	2.10
					$89.12

Total for 1500 - 440 - PUBLIC HEALTH - PHSS MATERNAL CHILD HEALTH - POPULATION BASED MATERNAL, CHILD, ADOLESCENT AND FAMILY HEALTH: **$89.12**

440 - PUBLIC HEALTH - Substance Use Disorder Prevention and Outreach - SUBSTANCE USE DISORDER PREVENTION AND OUTREACH

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139346109	5010911	Public Health Accounting	11/14/2025	2025 AUG MINUTEMAN PRESS - DCP	4,402.57
					$4,402.57

Total for 1500 - 440 - PUBLIC HEALTH - Substance Use Disorder Prevention and Outreach - SUBSTANCE USE DISORDER PREVENTION AND OUTREACH:**$4,402.57**

450 - SOCIAL SERVICES - SPECIALIZED REC ACTIVITIES - DD THURSTON COUNTY

PROFESSIONAL SERVICES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139774667	5010912	Public Health Accounting	11/14/2025	2025 OCT SPSCC	255.00
					$255.00

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139461186	5010911	Public Health Accounting	11/14/2025	OCT 25 RED ROBIN SPEC REC DINNER CLUB FOOD	697.82
TC-EXP-000139461197	5010912	Public Health Accounting	11/14/2025	OCT 2025 LITTLE CAESARS SPE REC KARAOKE NIGHT	67.34
TC-EXP-000139461211	5010911	Public Health Accounting	11/14/2025	OCT 2025 AMAZON SPEC REC TWISTER MOVIE NIGHT	4.16
TC-EXP-	5010911	Public Health Accounting	11/14/2025	NOV 2025 PAYBYPHONE SPEC REC	2.45

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
000139461244				PARKING ARCADE AFTERNOONS	
TC-EXP-000140300635	5010912	Public Health Accounting	11/14/2025	NOV 2025 REGAL CROWN SPEC REC MOVIE NIGHT 11.4.25	242.22
TC-EXP-000140300646	5010912	Public Health Accounting	11/14/2025	NOV 05 DOLLAR TREE SPEC REC	309.09
					$1,323.08

Total for 1500 - 450 - SOCIAL SERVICES - SPECIALIZED REC ACTIVITIES - DD THURSTON COUNTY: **$1,578.08**

Fund **1500 - PUBLIC HEALTH & SOCIAL SERVICS** Total: **$11,152.07**

Fund: 1940 - COVID LOCAL FISCAL RECOVERY

060 - COMMISSIONERS - ARP COVID FIN ASSISTANCE - GEN GRANTS, FIN ASSISTANCE

PROFESSIONAL SERVICES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
50-38	5010821	FRIENDSHIP DIVERSION SERVICES	11/14/2025	25OCT:SUBSTANCE ABUSE MONITORING PROGRAM: P10152	30,661.06
					$30,661.06

Total for 1940 - 060 - COMMISSIONERS - ARP COVID FIN ASSISTANCE - GEN GRANTS, FIN ASSISTANCE: **$30,661.06**

Fund **1940 - COVID LOCAL FISCAL RECOVERY** Total: **$30,661.06**

Fund: 3010 - ROADS CONSTRUCTION IN PROGRESS

460 - PUBLIC WORKS - CAPITAL PROJECTS - ANCILLARY OPERATIONS

PROFESSIONAL SERVICES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
C61478-13	1620245	ACTIVE CONSTRUCTION INC	11/10/2025	TASK 27 CITY OF LACEY- WATER	1,727.00
					$1,727.00

Total for 3010 - 460 - PUBLIC WORKS - CAPITAL PROJECTS - ANCILLARY OPERATIONS: **$1,727.00**

460 - PUBLIC WORKS - CAPITAL PROJECTS - I/STRUCTURE-ROADWAY

CONSTRUCTION OF CAPITAL ASSETS

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
C61478-13	1620245	ACTIVE CONSTRUCTION INC	11/10/2025	118 TASK 16 MARVIN RD UPGRADE PH 1	30,862.03
C61478-13	1620245	ACTIVE CONSTRUCTION INC	11/10/2025	133 TASK 16- MARVIN RD UPGRADE PH 1	61,126.15
					$91,988.18

Total for 3010 - 460 - PUBLIC WORKS - CAPITAL PROJECTS - I/STRUCTURE-ROADWAY: **$91,988.18**

Fund **3010 - ROADS CONSTRUCTION IN PROGRESS** Total: **$93,715.18**

Fund: 4030 - SOLID WASTE

460 - PUBLIC WORKS - ADMINISTRATION - SOLID WASTE UTILITIES

MISCELLANEOUS

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139996635	5010915	Public Works Accounting	11/14/2025	MAILING PERMIT FEE & APPLICATION	370.00
TC-EXP-000139996645	5010915	Public Works Accounting	11/14/2025	MAILING PERMIT FEE & APPLICATION	370.00
					$740.00

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139136490	5010913	Public Works Accounting	11/14/2025	2026 CALENDARS	0.38
TC-EXP-000139136507	5010913	Public Works Accounting	11/14/2025	2026 CALENDARS	0.38
TC-EXP-000140255738	5010914	Public Works Accounting	11/14/2025	USA & WA STATE FLAGS	183.36
					$184.12

Total for 4030 - 460 - PUBLIC WORKS - ADMINISTRATION - SOLID WASTE UTILITIES: **$924.12**

460 - PUBLIC WORKS - COMMUNITY LITTER CLEANUP PROGRAM - SOLID WASTE UTILITIES

PROFESSIONAL SERVICES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
CCCC2510.0039	1620498	WASHINGTON STATE	11/14/2025	INMATE LABOR 10/25	226.52

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
		DEPARTMENT OF CORRECTIONS			
					$226.52

Total for 4030 - 460 - PUBLIC WORKS - COMMUNITY LITTER CLEANUP PROGRAM - SOLID WASTE UTILITIES: **$226.52**

460 - PUBLIC WORKS - DOG PARK AREA MAINTENANCE - SOLID WASTE UTILITIES

OPERATING LEASES/RENTALS

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139731030	5010915	Public Works Accounting	11/14/2025	HONEY BUCKET DOG PARK 10/25	300.00
					$300.00

PROFESSIONAL SERVICES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139731030	5010915	Public Works Accounting	11/14/2025	HONEY BUCKET DOG PARK 10/25	25.00
					$25.00

Total for 4030 - 460 - PUBLIC WORKS - DOG PARK AREA MAINTENANCE - SOLID WASTE UTILITIES: **$325.00**

460 - PUBLIC WORKS - MASTER COMPOSTER/RECYCLER PRGM - SOLID WASTE UTILITIES

OPERATING LEASES/RENTALS

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139731047	5010915	Public Works Accounting	11/14/2025	HONEY BUCKET CLOSED LP PK & PUBLIC TIPPING 10/25	125.00
					$125.00

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139731047	5010915	Public Works Accounting	11/14/2025	HONEY BUCKET CLOSED LP PK & PUBLIC TIPPING 10/25	25.00
					$25.00

Total for 4030 - 460 - PUBLIC WORKS - MASTER COMPOSTER/RECYCLER PRGM - SOLID WASTE UTILITIES: **$150.00**

460 - PUBLIC WORKS - ROCHESTER DROP BOX OPERATIONS - SOLID WASTE UTILITIES

REPAIRS & MAINTENANCE

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
334144	5010776	ALWAYS SAFE & LOCK INC	11/13/2025	SAFE REPAIR	656.28
					$656.28

Total for 4030 - 460 - PUBLIC WORKS - ROCHESTER DROP BOX OPERATIONS - SOLID WASTE UTILITIES: **$656.28**

460 - PUBLIC WORKS - TRAINING - SOLID WASTE UTILITIES

TRAVEL

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000136721946	5010764	Amy Gillespie	11/13/2025	MGMNT- APWA FALL CONF- A.GILLESPIE 2025	112.40
TC-EXP-000136980931	5010720	Lynzi Roschelle Swanson	11/13/2025	ADMIN- WAPRO CONF- L.SWANSON 2025	14.28
TC-EXP-000139438927	5010755	Wesley Mills	11/13/2025	ASSET MG- APWA FALL CONF- W.MILLS 2025	30.09
TC-EXP-000139438949	5010914	Public Works Accounting	11/14/2025	ASSET MG- APWA FALL CONF- W.MILLS	25.26
					$182.03

Total for 4030 - 460 - PUBLIC WORKS - TRAINING - SOLID WASTE UTILITIES: **$182.03**

460 - PUBLIC WORKS - TRANSFER STATION OPERATIONS - SOLID WASTE UTILITIES

SMALL TOOLS & MINOR EQUIPMENT

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139054091	5010914	Public Works Accounting	11/14/2025	LONG NOSE PLIERS	24.10
					$24.10

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139054091	5010914	Public Works Accounting	11/14/2025	CUP WHEEL, ELCTRODES	137.54
					$137.54

Total for 4030 - 460 - PUBLIC WORKS - TRANSFER STATION OPERATIONS - SOLID WASTE UTILITIES: **$161.64**

460 - PUBLIC WORKS - WARC MAINTENANCE - SOLID WASTE UTILITIES

OPERATING LEASES/RENTALS

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
170921067-0002	5010816	SUNBELT RENTALS INC	11/14/2025	MESSAGE BOARD RENTAL	955.35
TC-EXP-000139731047	5010915	Public Works Accounting	11/14/2025	HONEY BUCKET CLOSED LP PK & PUBLIC TIPPING 10/25	125.00
					$1,080.35

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139731047	5010915	Public Works Accounting	11/14/2025	HONEY BUCKET CLOSED LP PK & PUBLIC TIPPING 10/25	25.00
					$25.00

Total for 4030 - 460 - PUBLIC WORKS - WARC MAINTENANCE - SOLID WASTE UTILITIES: **$1,105.35**

Fund **4030 - SOLID WASTE** Total: **$3,730.94**

Fund: 4050 - SOLID WASTE RESERVES

460 - PUBLIC WORKS - CAPITAL PROJECTS - CAP EXP-GARBAGE/SW

OPERATING LEASES/RENTALS

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
175526213-0001	5010816	SUNBELT RENTALS INC	11/14/2025	MESSAGE BOARD RENTAL-COMPACTOR	2,556.50
					$2,556.50

Total for 4050 - 460 - PUBLIC WORKS - CAPITAL PROJECTS - CAP EXP-GARBAGE/SW: **$2,556.50**

Fund **4050 - SOLID WASTE RESERVES** Total: **$2,556.50**

Fund: 4060 - STORM & SURFACE WATER UTILITY

320 - COMMUNITY PLANNING & ECON DEV - WR WATER & CLIMATE PLANNING - STORM DRAINAGE UTILITIES

FUEL CONSUMED

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139054530	5010919	CPED Accounting	11/14/2025	FUEL	34.22
					$34.22

Total for 4060 - 320 - COMMUNITY PLANNING & ECON DEV - WR WATER & CLIMATE PLANNING - STORM DRAINAGE UTILITIES: **$34.22**

320 - COMMUNITY PLANNING & ECON DEV - WR WATER PLANNING - STORM DRAINAGE UTILITIES

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
24732226 110525	5010845	DS SERVICES OF AMERICA INC	11/14/2025	WATER SVS	21.57
					$21.57

Total for 4060 - 320 - COMMUNITY PLANNING & ECON DEV - WR WATER PLANNING - STORM DRAINAGE UTILITIES: **$21.57**

460 - PUBLIC WORKS - ADMINISTRATION - STORM DRAINAGE UTILITIES

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139136490	5010913	Public Works Accounting	11/14/2025	2026 CALENDARS	1.13
TC-EXP-000139136507	5010913	Public Works Accounting	11/14/2025	2026 CALENDARS	1.13
					$2.26

Total for 4060 - 460 - PUBLIC WORKS - ADMINISTRATION - STORM DRAINAGE UTILITIES: **$2.26**

460 - PUBLIC WORKS - IDDE - STORM DRAINAGE UTILITIES

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139281625	5010913	Public Works Accounting	11/14/2025	CONNECTOR CAP	28.92
					$28.92

Total for 4060 - 460 - PUBLIC WORKS - IDDE - STORM DRAINAGE UTILITIES: **$28.92**

460 - PUBLIC WORKS - INSPECTION & ASSESSMENT - STORM DRAINAGE UTILITIES

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139136549	5010914	Public Works Accounting	11/14/2025	HERBICIDE	227.76
					$227.76

Total for 4060 - 460 - PUBLIC WORKS - INSPECTION & ASSESSMENT - STORM DRAINAGE UTILITIES: **$227.76**

460 - PUBLIC WORKS - TRAINING - STORM DRAINAGE UTILITIES

TRAVEL

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000136721946	5010764	Amy Gillespie	11/13/2025	BUS SVS- APWA FALL CONF- A. GILLESPIE 2025	37.47
TC-EXP-000136980931	5010720	Lynzi Roschelle Swanson	11/13/2025	ADMIN- WAPRO CONF- L.SWANSON 2025	9.53
TC-EXP-000139438927	5010755	Wesley Mills	11/13/2025	ASSET MG- APWA FALL CONF- W.MILLS 2025	30.09
TC-EXP-000139438949	5010914	Public Works Accounting	11/14/2025	ASSET MG- APWA FALL CONF- W.MILLS	25.26
					$102.35

Total for 4060 - 460 - PUBLIC WORKS - TRAINING - STORM DRAINAGE UTILITIES: **$102.35**

Fund **4060 - STORM & SURFACE WATER UTILITY** Total: **$417.08**

Fund: 4124 - LAND USE & PERMITTING

320 - COMMUNITY PLANNING & ECON DEV - BUILDING INSPECTIONS - INSPECTIONS/PERMITS/LICENSES

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
24732226 110525	5010845	DS SERVICES OF AMERICA INC	11/14/2025	WATER SVS	10.52
					$10.52

SUPPLIES-BOOTS

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000137186954	5010746	Manuel Ramos	11/13/2025	SAFETY BOOT M. RAMOS	208.42

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
					$208.42

Total for 4124 - 320 - COMMUNITY PLANNING & ECON DEV - BUILDING INSPECTIONS - INSPECTIONS/PERMITS/LICENSES: **$218.94**

320 - COMMUNITY PLANNING & ECON DEV - BUILDING PLAN REVIEW - BLDG PERMITS PLAN REVIEWS

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
24732226 110525	5010845	DS SERVICES OF AMERICA INC	11/14/2025	WATER SVS	5.89
					$5.89

Total for 4124 - 320 - COMMUNITY PLANNING & ECON DEV - BUILDING PLAN REVIEW - BLDG PERMITS PLAN REVIEWS: **$5.89**

320 - COMMUNITY PLANNING & ECON DEV - FIRE CODE INSPECTIONS - FIRE PREVENT & INVESTIGATION

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
24732226 110525	5010845	DS SERVICES OF AMERICA INC	11/14/2025	WATER SVS	2.33
					$2.33

Total for 4124 - 320 - COMMUNITY PLANNING & ECON DEV - FIRE CODE INSPECTIONS - FIRE PREVENT & INVESTIGATION: **$2.33**

320 - COMMUNITY PLANNING & ECON DEV - HEARINGS EXAMINER - PLANNING

PROF SVS-ADVERTISING

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139281492	5010919	CPED Accounting	11/14/2025	NOTICE OF PUBLIC HEARING #2024102281	209.30
TC-EXP-000139281509	5010919	CPED Accounting	11/14/2025	NOTICE OF PUBLIC HEARING #2024104733	219.30
					$428.60

Total for 4124 - 320 - COMMUNITY PLANNING & ECON DEV - HEARINGS EXAMINER - PLANNING: **$428.60**

320 - COMMUNITY PLANNING & ECON DEV - PERMIT ASSISTANCE CENTER - BLDG PERMITS PLAN REVIEWS

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
24732226 110525	5010845	DS SERVICES OF AMERICA INC	11/14/2025	WATER SVS	7.65
					$7.65

Total for 4124 - 320 - COMMUNITY PLANNING & ECON DEV - PERMIT ASSISTANCE CENTER - BLDG PERMITS PLAN REVIEWS: **$7.65**

320 - COMMUNITY PLANNING & ECON DEV - PLANNING & ENVIRONMENTAL SRVCS - PLANNING

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
24732226 110525	5010845	DS SERVICES OF AMERICA INC	11/14/2025	WATER SVS	20.94
					$20.94

Total for 4124 - 320 - COMMUNITY PLANNING & ECON DEV - PLANNING & ENVIRONMENTAL SRVCS - PLANNING: **$20.94**

Fund **4124 - LAND USE & PERMITTING** Total: **$684.35**

Fund: 4520 - ENVIRONMENTAL HEALTH

440 - PUBLIC HEALTH - FPHS EPH DATA & PLANNING - ADMIN - EH FPHS EPH DATA & PLANNING

PROFESSIONAL SERVICES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000137036262	5010912	Public Health Accounting	11/14/2025	2025 JUNE CONSTANT CONTACT - STUART WHITFORD	143.84
					$143.84

Total for 4520 - 440 - PUBLIC HEALTH - FPHS EPH DATA & PLANNING - ADMIN - EH FPHS EPH DATA & PLANNING: **$143.84**

440 - PUBLIC HEALTH - FPHS FOOD - FPHS FOOD

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
446001301001	1620520	ODP BUSINESS SOLUTIONS LLC	11/14/2025	OCT 25 INV 446001301001 BILLING ID 15507339 ACCT 67025401	30.17
					$30.17

Total for 4520 - 440 - PUBLIC HEALTH - FPHS FOOD - FPHS FOOD: **$30.17**

440 - PUBLIC HEALTH - FPHS LABORATORY - FPHS LABRATORY

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
3183422376	1620504	IDEXX DISTRIBUTION INC	11/14/2025	SEPT 2025 WATER LABORATORY SUPPLIES	612.93
3187629512	1620504	IDEXX DISTRIBUTION INC	11/14/2025	2025-NOV WATER LABORATORY SUPPLIES	2,072.62
					$2,685.55

Total for 4520 - 440 - PUBLIC HEALTH - FPHS LABORATORY - FPHS LABRATORY: **$2,685.55**

440 - PUBLIC HEALTH - FPHS RECREATIONAL WATER - FPHS RECREATIONAL WATER

MISC-PROGRAM REBATES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
13505411400	1620318	DALTON GUILBEAU	11/12/2025	SEPTIC SYSTEM REBATE	200.00
25082910	1620237	MAL INC	11/10/2025	OCT 24 SEPTIC REBATE -A+ SERVICES - OLIVIA HART	597.87
25110412	1620237	MAL INC	11/10/2025	NOV 25 SEPTIC REBATE - A+ SERVICES - LE V DUNG	597.87
25110412	1620237	MAL INC	11/10/2025	NOV 25 SEPTIC REBATE - A+ SERVICES - LE V DUNG	-597.87
25110412	1620237	MAL INC	11/10/2025	NOV 25 SEPTIC REBATE - A+ SERVICES - LE V DUNG	538.08
36455	1620322	RITA E ROSE	11/12/2025	NOV 25 SEPTIC REBATE - ROCKLAN SEPTIC SERVICES - JAMES CORDERO	517.38
37485235	1620333	HOWDYS DOODY SERVICE INC	11/12/2025	NOV 25 SEPTIC REBATE - HOWDYS DOODY -AMBER M. EICHELBERGER	1,576.39
					$3,429.72

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000140300665	5010912	Public Health Accounting	11/14/2025	OCT 2025 COSTCO SNACKS FOR MEETING	78.55
					$78.55

Total for 4520 - 440 - PUBLIC HEALTH - FPHS RECREATIONAL WATER - FPHS RECREATIONAL WATER: **$3,508.27**

Fund **4520 - ENVIRONMENTAL HEALTH** Total: **$6,367.83**

Fund: 4600 - SEWER UTILITY M&O

460 - PUBLIC WORKS - ADMINISTRATION - SEWER/RECLAIMED WATER UTILITIE

MISCELLANEOUS

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
LAU-WA-W410-25	5010844	DEPT OF ECOLOGY	11/14/2025	BH WWTP LAB ACCRED FEE	660.00
					$660.00

PROFESSIONAL SERVICES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139281594	5010914	Public Works Accounting	11/14/2025	PRO CALL - ANSWERING SVS 11/25	129.35
					$129.35

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
5301082803	1620335	CINTAS CORPORATION NO 2	11/12/2025	FIRST AID SUPPLIES	16.15
5301082803	1620335	CINTAS CORPORATION NO 2	11/12/2025	FIRST AID SUPPLIES	-16.15
5301082803	1620335	CINTAS CORPORATION NO 2	11/12/2025	FIRST AID SUPPLIES	19.65
					$19.65

Total for 4600 - 460 - PUBLIC WORKS - ADMINISTRATION - SEWER/RECLAIMED WATER UTILITIE: **$809.00**

460 - PUBLIC WORKS - BOSTON HARBOR SEWER TREATMENT - SEWER/RECLAIMED WATER UTILITIE

PROF SVS-CONTRACTOR SVS

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
729314	5010818	A ADVANCED SEPTIC SERVICES INC	11/14/2025	STEP TANK PUMPING- 505 73RD	440.00
729315	5010818	A ADVANCED SEPTIC SERVICES INC	11/14/2025	STEP TANK PUMPING- 543 73RD	440.00
729316	5010818	A ADVANCED SEPTIC SERVICES INC	11/14/2025	STEP TANK PUMPING- 547 73RD	440.00
729320	5010818	A ADVANCED SEPTIC SERVICES INC	11/14/2025	STEP TANK PUMPING- 522 72ND	440.00
729757	5010818	A ADVANCED SEPTIC SERVICES INC	11/14/2025	STEP TANK PUMPING- 331 72ND	440.00
					$2,200.00

PROFESSIONAL SERVICES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
578-653016	1620334	L&L MACHINERY CO INC	11/12/2025	PUMP INSPECTION	178.70
					$178.70

SMALL TOOLS & MINOR EQUIPMENT

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000140300750	5010915	Public Works Accounting	11/14/2025	LINCOLN CRK - LADDER, PVC CUTTER	270.94
					$270.94

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
INV00867184	5010822	HD SUPPLY FACILITIES MAINTENANCE LTD	11/14/2025	LAB SUPPLIES - BH	219.46
TC-EXP-000139136527	5010913	Public Works Accounting	11/14/2025	SANDING DISCS	36.83
TC-EXP-000139136539	5010914	Public Works Accounting	11/14/2025	LINCOLN CRK - SAFETY RAIN JACKET & GAUGE	15.34
TC-EXP-000140300750	5010915	Public Works Accounting	11/14/2025	MURIATIC ACID	10.96
					$282.59

SUPPLIES-UNIFORMS/CLOTHING

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139136539	5010914	Public Works Accounting	11/14/2025	LINCOLN CRK - SAFETY RAIN JACKET & GAUGE	120.66
					$120.66

UTILITY SVS-ELECTRIC

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
U33859-110325	1620323	PUGET SOUND ENERGY INC	11/12/2025	7126 BOSTON HARBOR RD 10/25 ACCT#200024533859	1,953.65
					$1,953.65

UTILITY SVS-WATER/SEWER/GARBAG

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139281605	5010913	Public Works Accounting	11/14/2025	LEMAY - 7126 BH RD	15.81

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
					$15.81

Total for 4600 - 460 - PUBLIC WORKS - BOSTON HARBOR SEWER TREATMENT - SEWER/RECLAIMED WATER UTILITIE: **$5,022.35**

460 - PUBLIC WORKS - GRAND MOUND SEWER TREATMENT - SEWER/RECLAIMED WATER UTILITIE

PROFESSIONAL SERVICES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
233159	1620534	WATER MANAGEMENT LABORATORIES INC	11/14/2025	GM SLUDGE TESTING	758.00
					$758.00

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
1494641	5010814	ROGERS MACHINERY COMPANY INC	11/14/2025	GM VAC PUMP SUPPLIES	2,150.66
INV00871943	5010822	HD SUPPLY FACILITIES MAINTENANCE LTD	11/14/2025	LAB SUPPLIES - GM	741.50
TC-EXP-000139136517	5010913	Public Works Accounting	11/14/2025	LINCOLN CRK - BOTTLED WTR	7.23
					$2,899.39

UTILITY SVS-WATER/SEWER/GARBAG

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139281615	5010914	Public Works Accounting	11/14/2025	LEMAY - 20248 GM WAY	48.06
					$48.06

Total for 4600 - 460 - PUBLIC WORKS - GRAND MOUND SEWER TREATMENT - SEWER/RECLAIMED WATER UTILITIE: **$3,705.45**

460 - PUBLIC WORKS - OLYMPIC VIEW SEWER TREATMENT - SEWER/RECLAIMED WATER UTILITIE

UTILITY SVS-ELECTRIC

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000140300843	5010913	Public Works Accounting	11/14/2025	PSE-3705 85TH AVE 10/25	13.55
					$13.55

Total for 4600 - 460 - PUBLIC WORKS - OLYMPIC VIEW SEWER TREATMENT - SEWER/RECLAIMED WATER UTILITIE: **$13.55**

460 - PUBLIC WORKS - TAMOSHAN SEWER TREATMENT - SEWER/RECLAIMED WATER UTILITIE

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
262212	5010833	VNB INDUSTRIES LLC	11/14/2025	FASTENERS	39.85
					$39.85

UTILITY SVS-ELECTRIC

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000140300880	5010913	Public Works Accounting	11/14/2025	PSE-2304 63RD AVE 10/25	957.64
U06688-103125	1620323	PUGET SOUND ENERGY INC	11/12/2025	BEVERLY BEACH PUMP 10/25 ACCT#300000006688	230.86
					$1,188.50

UTILITY SVS-GAS

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
U06688-103125	1620323	PUGET SOUND ENERGY INC	11/12/2025	BEVERLY BEACH PUMP 10/25 ACCT#300000006688	105.46
					$105.46

Total for 4600 - 460 - PUBLIC WORKS - TAMOSHAN SEWER TREATMENT - SEWER/RECLAIMED WATER UTILITIE: **$1,333.81**

460 - PUBLIC WORKS - TRAINING - SEWER/RECLAIMED WATER UTILITIE

MISC-PROF DEV-STAFF

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
10027	1620332	SITE RESPONSE INC	11/12/2025	CONFINED SPACE TRAINING	460.38
10027	1620332	SITE RESPONSE INC	11/12/2025	CONFINED SPACE TRAINING	-460.38
10027	1620332	SITE RESPONSE INC	11/12/2025	CONFINED SPACE TRAINING	498.60
					$498.60

TRAVEL

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000136721946	5010764	Amy Gillespie	11/13/2025	MGMNT- APWA FALL CONF- A.GILLESPIE 2025	9.36
TC-EXP-000136980931	5010720	Lynzi Roschelle Swanson	11/13/2025	ADMIN- WAPRO CONF- L.SWANSON 2025	2.38
TC-EXP-	5010755	Wesley Mills	11/13/2025	ASSET MG- APWA FALL CONF- W.MILLS	15.05

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
000139438927				2025	
TC-EXP-000139438949	5010914	Public Works Accounting	11/14/2025	ASSET MG- APWA FALL CONF- W.MILLS	12.63
					$39.42

Total for 4600 - 460 - PUBLIC WORKS - TRAINING - SEWER/RECLAIMED WATER UTILITIE: **$538.02**

Fund **4600 - SEWER UTILITY M&O** Total: **$11,422.18**

Fund: 4650 - SEWER UTILITY RESERVE

460 - PUBLIC WORKS - MAJOR MAINTENANCE - SEWER/RECLAIMED WATER UTILITIE

REPAIRS & MAINTENANCE

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
T186664	1620319	INDUSTRIAL HYDRAULICS	11/12/2025	INFLUENT PUMP FLANGE REPAIR- PUMP REPLACE	145.09
					$145.09

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
T186738	1620319	INDUSTRIAL HYDRAULICS	11/12/2025	SUPPLIES FOR PUMP REPLACEMENT	43.58
					$43.58

Total for 4650 - 460 - PUBLIC WORKS - MAJOR MAINTENANCE - SEWER/RECLAIMED WATER UTILITIE: **$188.67**

Fund **4650 - SEWER UTILITY RESERVE** Total: **$188.67**

Fund: 4700 - WATER UTILITY M&O

460 - PUBLIC WORKS - ADMINISTRATION - WATER UTILITIES

PROFESSIONAL SERVICES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139281594	5010914	Public Works Accounting	11/14/2025	PRO CALL - ANSWERING SVS 11/25	129.36
					$129.36

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
5301082803	1620335	CINTAS CORPORATION NO 2	11/12/2025	FIRST AID SUPPLIES	16.14
5301082803	1620335	CINTAS CORPORATION NO 2	11/12/2025	FIRST AID SUPPLIES	-16.14

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
5301082803	1620335	CINTAS CORPORATION NO 2	11/12/2025	FIRST AID SUPPLIES	19.64
					$19.64

Total for 4700 - 460 - PUBLIC WORKS - ADMINISTRATION - WATER UTILITIES: **$149.00**

460 - PUBLIC WORKS - BH WATER - WATER UTILITIES

SMALL TOOLS & MINOR EQUIPMENT

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
59322	1620513	CORRECT EQUIPMENT INC	11/14/2025	WATER METERS	1,831.72
					$1,831.72

UTILITY SVS-ELECTRIC

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
U64517-110325	1620323	PUGET SOUND ENERGY INC	11/12/2025	PSE-7300 ZANGLE RD 10/25 ACCT#200023564517	1,058.62
					$1,058.62

Total for 4700 - 460 - PUBLIC WORKS - BH WATER - WATER UTILITIES: **$2,890.34**

460 - PUBLIC WORKS - TAM WATER - WATER UTILITIES

UTILITY SVS-ELECTRIC

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000140300870	5010915	Public Works Accounting	11/14/2025	PSE-HEMLOCK & 63RD AVE 10/25	746.71
					$746.71

UTILITY SVS-GAS

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000140300853	5010914	Public Works Accounting	11/14/2025	PSE-2349 63RD AVE 10/25	115.58
					$115.58

Total for 4700 - 460 - PUBLIC WORKS - TAM WATER - WATER UTILITIES: **$862.29**

460 - PUBLIC WORKS - TRAINING - WATER UTILITIES

MISC-PROF DEV-STAFF

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
10027	1620332	SITE RESPONSE INC	11/12/2025	CONFINED SPACE TRAINING	460.38

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
10027	1620332	SITE RESPONSE INC	11/12/2025	CONFINED SPACE TRAINING	-460.38
10027	1620332	SITE RESPONSE INC	11/12/2025	CONFINED SPACE TRAINING	498.60
					$498.60

TRAVEL

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000136721946	5010764	Amy Gillespie	11/13/2025	MGMNT- APWA FALL CONF- A.GILLESPIE 2025	9.36
TC-EXP-000136980931	5010720	Lynzi Roschelle Swanson	11/13/2025	ADMIN- WAPRO CONF- L.SWANSON 2025	2.38
TC-EXP-000139438927	5010755	Wesley Mills	11/13/2025	ASSET MG- APWA FALL CONF- W.MILLS 2025	15.05
TC-EXP-000139438949	5010914	Public Works Accounting	11/14/2025	ASSET MG- APWA FALL CONF- W.MILLS	12.63
					$39.42

Total for 4700 - 460 - PUBLIC WORKS - TRAINING - WATER UTILITIES: **$538.02**

Fund **4700 - WATER UTILITY M&O** Total: **$4,439.65**

Fund: 4750 - WATER UTILITY RESERVE

460 - PUBLIC WORKS - MAJOR MAINTENANCE - WATER UTILITIES

PROFESSIONAL SERVICES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
0000294-IN	1620531	MOERKE & SONS PUMP & DRILLING INC	11/14/2025	GM PUMP REPLAC EMOTOR	777.60
					$777.60

SMALL TOOLS & MINOR EQUIPMENT

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
0000294-IN	1620531	MOERKE & SONS PUMP & DRILLING INC	11/14/2025	GM PUMP REPLAC EMOTOR	7,087.39
					$7,087.39

Total for 4750 - 460 - PUBLIC WORKS - MAJOR MAINTENANCE - WATER UTILITIES: **$7,864.99**

Fund **4750 - WATER UTILITY RESERVE** Total: **$7,864.99**

Fund: 5060 - BENEFITS ADMINISTRATION

360 - HUMAN RESOURCES - BENEFITS ADMIN - HEALTH INSURANCE SERVICES

PROFESSIONAL SERVICES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
11031636	1620316	NAVIA BENEFITS SOLUTIONS INC	11/12/2025	OCTOBER 1-31, 2026 FSA ADMIN FEES	1,564.99
					$1,564.99

Total for 5060 - 360 - HUMAN RESOURCES - BENEFITS ADMIN - HEALTH INSURANCE SERVICES: **$1,564.99**

Fund **5060 - BENEFITS ADMINISTRATION** Total: **$1,564.99**

Fund: 5210 - CENTRAL SERVICES/FACILITIES

300 - CENTRAL SERVICES - ARC - OTHER CENTRALIZED SVS

UTILITY SVS-WATER/SEWER/GARBAG

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000140984633	5010921	Central Services Accounting	11/14/2025	5813 10/25 GARBAGE TCCF/FJC	256.36
TC-EXP-000140984791	5010920	Central Services Accounting	11/14/2025	2361 10/25 GARBAGE TCCF	997.20
					$1,253.56

Total for 5210 - 300 - CENTRAL SERVICES - ARC - OTHER CENTRALIZED SVS: **$1,253.56**

300 - CENTRAL SERVICES - ATRIUM (M&O) - PROPERTY MGT SVS

PROF SVS-SHREDDING

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000140256599	5010920	Central Services Accounting	11/14/2025	2778-1441 10/25 SHREDDING ATRIUM	119.85
					$119.85

Total for 5210 - 300 - CENTRAL SERVICES - ATRIUM (M&O) - PROPERTY MGT SVS: **$119.85**

300 - CENTRAL SERVICES - BLDG 2 - OTHER CENTRALIZED SVS

PROFESSIONAL SERVICES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
94000	1620496	ABSCO ALARMS INC	11/14/2025	ACCESS CONTROL UPGRADE	2,246.16
					$2,246.16

Total for 5210 - 300 - CENTRAL SERVICES - BLDG 2 - OTHER CENTRALIZED SVS: **$2,246.16**

300 - CENTRAL SERVICES - BLDG 4 - OTHER CENTRALIZED SVS

UTILITY SVS-WATER/SEWER/GARBAG

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000140301036	5010920	Central Services Accounting	11/14/2025	5107 10/25 WATER/SEWER BLDG 4	917.60
					$917.60

Total for 5210 - 300 - CENTRAL SERVICES - BLDG 4 - OTHER CENTRALIZED SVS: **$917.60**

300 - CENTRAL SERVICES - BLDG 5 - OTHER CENTRALIZED SVS

UTILITY SVS-WATER/SEWER/GARBAG

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000140301010	5010920	Central Services Accounting	11/14/2025	2999 10/25 WATER/SEWER BLDG 5	1,554.40
					$1,554.40

Total for 5210 - 300 - CENTRAL SERVICES - BLDG 5 - OTHER CENTRALIZED SVS: **$1,554.40**

300 - CENTRAL SERVICES - BLDG 6 - OTHER CENTRALIZED SVS

PROF SVS-RECYCLE

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000140984758	5010920	Central Services Accounting	11/14/2025	3081(027) 10/25 RECYCLING BLDG 6	59.60
					$59.60

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000140301123	5010921	Central Services Accounting	11/14/2025	CONTROL BOARD AND ADAPTER KIT	411.38
					$411.38

UTILITY SVS-WATER/SEWER/GARBAG

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000140301047	5010920	Central Services Accounting	11/14/2025	4873 10/25 WATER/SEWER BLDG 6	906.56
					$906.56

Total for 5210 - 300 - CENTRAL SERVICES - BLDG 6 - OTHER CENTRALIZED SVS: **$1,377.54**

300 - CENTRAL SERVICES - BLDG 7 - OTHER CENTRALIZED SVS

UTILITY SVS-WATER/SEWER/GARBAG

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000140301103	5010921	Central Services Accounting	11/14/2025	5001 10/25 WATER/SEWER BLDG 7	482.92
					$482.92

Total for 5210 - 300 - CENTRAL SERVICES - BLDG 7 - OTHER CENTRALIZED SVS: **$482.92**

300 - CENTRAL SERVICES - BRISTOL CT - PROPERTY MGT SVS

UTILITY SVS-WATER/SEWER/GARBAG

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000140301057	5010920	Central Services Accounting	11/14/2025	4727 10/25 WATER/SEWER BRISTOL COURT	788.60
					$788.60

Total for 5210 - 300 - CENTRAL SERVICES - BRISTOL CT - PROPERTY MGT SVS: **$788.60**

300 - CENTRAL SERVICES - CORONER - OTHER CENTRALIZED SVS

PROFESSIONAL SERVICES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139346308	5010920	Central Services Accounting	11/14/2025	INTRUSION MONITORING - CORONER	236.52
					$236.52

UTILITY SVS-WATER/SEWER/GARBAG

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000140984691	5010920	Central Services Accounting	11/14/2025	6952 10/25 GARBAGE CORONER	124.37
					$124.37

Total for 5210 - 300 - CENTRAL SERVICES - CORONER - OTHER CENTRALIZED SVS: **$360.89**

300 - CENTRAL SERVICES - COURTHOUSE CAMPUS - OTHER CENTRALIZED SVS

UTILITY SVS-WATER/SEWER/GARBAG

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000140301093	5010921	Central Services Accounting	11/14/2025	3271 10/25 WATER EMPLOYEE LOT	653.89

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
					$653.89

Total for 5210 - 300 - CENTRAL SERVICES - COURTHOUSE CAMPUS - OTHER CENTRALIZED SVS: **$653.89**

300 - CENTRAL SERVICES - FACILITIES-M & O - OTHER CENTRALIZED SVS

COMMUNICATIONS

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
90112025100304	1620502	WA STATE CONSOLIDATED TECHNOLOGY SERVICES	11/14/2025	8340 10/25 INTERNET FACILITIES SCAN	945.00
90112025100304	1620502	WA STATE CONSOLIDATED TECHNOLOGY SERVICES	11/14/2025	8340 10/25 INTERNET FACILITIES SCAN	-945.00
90112025100304	1620502	WA STATE CONSOLIDATED TECHNOLOGY SERVICES	11/14/2025	8340 10/25 INTERNET FACILITIES SCAN	900.00
					$900.00

Total for 5210 - 300 - CENTRAL SERVICES - FACILITIES-M & O - OTHER CENTRALIZED SVS: **$900.00**

300 - CENTRAL SERVICES - FAIR - OTHER CENTRALIZED SVS

PROF SVS-RECYCLE

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000140984736	5010920	Central Services Accounting	11/14/2025	3081(017) 10/25 RECYCLING FAIR	209.30
					$209.30

Total for 5210 - 300 - CENTRAL SERVICES - FAIR - OTHER CENTRALIZED SVS: **$209.30**

300 - CENTRAL SERVICES - FERGUSON - OTHER CENTRALIZED SVS

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
519161	1620528	CARL T MADSEN INC	11/14/2025	REPLACEMENT FA PANEL	4,591.75
					$4,591.75

Total for 5210 - 300 - CENTRAL SERVICES - FERGUSON - OTHER CENTRALIZED SVS: **$4,591.75**

300 - CENTRAL SERVICES - FJC - OTHER CENTRALIZED SVS

COMMUNICATIONS

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139346251	5010920	Central Services Accounting	11/14/2025	0426 10/25 TCCF/FJC ALARMS	180.18

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
					$180.18

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
P86753820	1620525	ALL PURPOSE BATTERIES INC	11/14/2025	D CELL BATTERIES	19.76
P86765037	1620525	ALL PURPOSE BATTERIES INC	11/14/2025	D CELL BATTERIES	118.58
					$138.34

UTILITY SVS-WATER/SEWER/GARBAG

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000140984633	5010921	Central Services Accounting	11/14/2025	5813 10/25 GARBAGE TCCF/FJC	256.35
					$256.35

Total for 5210 - 300 - CENTRAL SERVICES - FJC - OTHER CENTRALIZED SVS: **$574.87**

300 - CENTRAL SERVICES - NEW MARKET - PROPERTY MGT SVS

PROF SVS-SHREDDING

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000140256561	5010920	Central Services Accounting	11/14/2025	2778-1422 10/25 SHREDDING NEW MARKET	94.90
					$94.90

Total for 5210 - 300 - CENTRAL SERVICES - NEW MARKET - PROPERTY MGT SVS: **$94.90**

300 - CENTRAL SERVICES - PHSS - OTHER CENTRALIZED SVS

PROF SVS-SHREDDING

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000140256575	5010920	Central Services Accounting	11/14/2025	2778-1423 10/25 SHREDDING PHSS	159.80
					$159.80

PROFESSIONAL SERVICES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139346261	5010920	Central Services Accounting	11/14/2025	INTRUSION MONITORING - PUBLIC HEALTH	128.33
					$128.33

UTILITY SVS-ELECTRIC

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
8338-10/25	1620529	PUGET SOUND ENERGY INC	11/14/2025	8338 10/25 GAS/ELECTRIC PHSS ACCT: 300000008338	8,034.52
					$8,034.52

UTILITY SVS-GAS

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
8338-10/25	1620529	PUGET SOUND ENERGY INC	11/14/2025	8338 10/25 GAS/ELECTRIC PHSS ACCT: 300000008338	112.08
					$112.08

Total for 5210 - 300 - CENTRAL SERVICES - PHSS - OTHER CENTRALIZED SVS: **$8,434.73**

300 - CENTRAL SERVICES - TILLEY A - OTHER CENTRALIZED SVS

PROFESSIONAL SERVICES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
82809	1620527	KNIGHT FIRE PROTECTION INC	11/14/2025	ANNUAL FIRE EXTINGUISHER INSPECTION, EXCHANGE/HYDRO FOR 5LB AND 10LB	563.13
					$563.13

Total for 5210 - 300 - CENTRAL SERVICES - TILLEY A - OTHER CENTRALIZED SVS: **$563.13**

300 - CENTRAL SERVICES - TILLEY B - OTHER CENTRALIZED SVS

PROFESSIONAL SERVICES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
82810	1620527	KNIGHT FIRE PROTECTION INC	11/14/2025	ANNUAL FIRE EXTINGUISHER INSPECTION	150.00
					$150.00

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
82893	1620527	KNIGHT FIRE PROTECTION INC	11/14/2025	FIRE HYDRANT EXCHANGE	347.64
					$347.64

Total for 5210 - 300 - CENTRAL SERVICES - TILLEY B - OTHER CENTRALIZED SVS: **$497.64**

300 - CENTRAL SERVICES - TILLEY C - OTHER CENTRALIZED SVS

PROF SVS-SHREDDING

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000140256621	5010920	Central Services Accounting	11/14/2025	2778-1449 10/25 SHREDDING TILLEY C	234.95
					$234.95

UTILITY SVS-WATER/SEWER/GARBAG

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000140984669	5010921	Central Services Accounting	11/14/2025	0253 10/25 GARBAGE TILLEY	239.74
					$239.74

Total for 5210 - 300 - CENTRAL SERVICES - TILLEY C - OTHER CENTRALIZED SVS: **$474.69**

300 - CENTRAL SERVICES - TILLEY D - OTHER CENTRALIZED SVS

PROFESSIONAL SERVICES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
82811	1620527	KNIGHT FIRE PROTECTION INC	11/14/2025	ANNUAL FIRE EXTINGUISHER INSPECTIONS/EXCHANGE/HYDRO 5LB, NEW 10LB	474.83
					$474.83

Total for 5210 - 300 - CENTRAL SERVICES - TILLEY D - OTHER CENTRALIZED SVS: **$474.83**

Fund **5210 - CENTRAL SERVICES/FACILITIES** Total: **$26,571.25**

Fund: 5240 - LARGE SYSTEM REPLACEMENT RESRV

000 - NONE - NONE - NONE

USE TAX PAYABLE

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
2510TU2	1620338	AVOCETTE TECHNOLOGIES INC	11/12/2025	USE TAX - Permitting and Planning Software and Implementation Services. Change Order #10	-1,421.00
					($1,421.00)

Total for 5240 - 000 - NONE - NONE - NONE: **($1,421.00)**

380 - INFORMATION TECHNOLOGY - IT SERVICES - INFORMATION TECHNOLOGY SVS

PROFESSIONAL SERVICES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
2510TU2	1620338	AVOCETTE TECHNOLOGIES INC	11/12/2025	Permitting and Planning Software and Implementation Services. Change Order #10	14,500.00
2510TU2	1620338	AVOCETTE TECHNOLOGIES INC	11/12/2025	USE TAX - Permitting and Planning Software and Implementation Services. Change Order #10	1,421.00
					$15,921.00

Total for 5240 - 380 - INFORMATION TECHNOLOGY - IT SERVICES - INFORMATION TECHNOLOGY SVS: **$15,921.00**

Fund **5240 - LARGE SYSTEM REPLACEMENT RESRV** Total: **$14,500.00**

Fund: 5250 - INFORMATION TECHNOL OPERATIONS

000 - NONE - NONE - NONE

PREPAYMENTS-CURRENT

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
B20415165	5010809	SHI INTERNATIONAL CORP	11/14/2025	Cisco Duo Premium Support & CISCO DUO ESSENTIALS EDITION (FORMERLY MFA)	52,820.87
B20415165	5010809	SHI INTERNATIONAL CORP	11/14/2025	Cisco Duo Premium Support & CISCO DUO ESSENTIALS EDITION (FORMERLY MFA)	-52,820.87
B20415165	5010809	SHI INTERNATIONAL CORP	11/14/2025	Cisco Duo Premium Support & CISCO DUO ESSENTIALS EDITION (FORMERLY MFA)	52,820.87
B20415165	5010809	SHI INTERNATIONAL CORP	11/14/2025	Sales Tax - Cisco Duo Premium Support & CISCO DUO ESSENTIALS EDITION (FORMERLY MFA)	5,176.44
MANMN0006286	5010815	MANATRON INC	11/14/2025	SIGMA CAMA Support: January 2026 to December 2026	76,881.00
MANMN0006286	5010815	MANATRON INC	11/14/2025	Sales Tax - SIGMA CAMA Support: January 2026 to December 2026	7,534.34
MANMN0006293	5010815	MANATRON INC	11/14/2025	ASCEND ANNUAL SUPPORT JAN 2026 TO DEC 2026	267,795.00
MANMN0006293	5010815	MANATRON INC	11/14/2025	SALES TAX - ASCEND ANNUAL SUPPORT JAN 2026 TO DEC 2026	26,243.95
					$436,451.60

USE TAX PAYABLE

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
October 2025 Sales and Use Tax	5788	DEPT OF REVENUE	11/12/2025	October 2025 Use Tax	1,192.22
					$1,192.22

Total for 5250 - 000 - NONE - NONE - NONE: **$437,643.82**

380 - INFORMATION TECHNOLOGY - GEO DATA SVS - INFORMATION TECHNOLOGY SVS

REPAIRS & MAINTENANCE

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
1455411	5010834	ATKINS NORTH AMERICA INC	11/14/2025	Sales Tax for VUEWorks Support and Maintenance	1,130.87
1455411	5010834	ATKINS NORTH AMERICA INC	11/14/2025	VUEWorks Annual Subscription Program - Annual Support and Maintenance	11,539.50
					$12,670.37

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000139267115	5010908	IT Accounting	11/14/2025	Plantronics Wireless Headset	219.59
					$219.59

Total for 5250 - 380 - INFORMATION TECHNOLOGY - GEO DATA SVS - INFORMATION TECHNOLOGY SVS: **$12,889.96**

380 - INFORMATION TECHNOLOGY - IT SERVICES - INFORMATION TECHNOLOGY SVS

REPAIRS & MAINTENANCE

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
102203751	5010827	ORACLE AMERICA INC	11/14/2025	Sales Tax - Usage Billing - Funded Allocation : B89631 : Oracle Analytics Cloud- OCPU Per Hour : 01-Oc	147.16
102203751	5010827	ORACLE AMERICA INC	11/14/2025	Usage Billing - Funded Allocation : B89631 : Oracle Analytics Cloud- OCPU Per Hour : 01-Oc	1,501.61
90112025100304	1620502	WA STATE CONSOLIDATED TECHNOLOGY SERVICES	11/14/2025	8340 10/25 INTERNET FACILITIES SCAN	1,500.00
B20415165	5010809	SHI INTERNATIONAL CORP	11/14/2025	Cisco Duo Essentials edition (formerly MFA) Cisco Systems - Part#: DUO-ESSENTIALSContract Name: NASPO Data CommunicationsContract #: AR3227Subcontract #: 05819Coverage	48,720.00

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
				Term: 10/21/2025 – 10/20/2026	
B20415165	5010809	SHI INTERNATIONAL CORP	11/14/2025	Cisco Duo Premium Support & CISCO DUO ESSENTIALS EDITION (FORMERLY MFA)	-69,596.77
B20415165	5010809	SHI INTERNATIONAL CORP	11/14/2025	Cisco Duo Premium Support & CISCO DUO ESSENTIALS EDITION (FORMERLY MFA)	10,564.17
B20415165	5010809	SHI INTERNATIONAL CORP	11/14/2025	Cisco Support Signature for DuoCisco Systems - Part#: SVS-DUO-SUP-PContract Name: NASPO Data CommunicationsContract #: AR3227Subcontract #: 05819Coverage Term: 10/21/2025 – 10/20/2026	14,665.04
B20415165	5010809	SHI INTERNATIONAL CORP	11/14/2025	Sales Tax - Cisco Duo Premium Support & CISCO DUO ESSENTIALS EDITION (FORMERLY MFA)	1,035.29
B20415165	5010809	SHI INTERNATIONAL CORP	11/14/2025	Sales Tax DUO renewal	6,211.73
					$14,748.23

TRAVEL

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000137898856	5010759	Evan P Hallmark	11/13/2025	MEAL AND MILEAGE REIMBURSEMENT - E HALLMARK ACCIS CONFERENCE	194.50
TC-EXP-000137898856	5010759	Evan P Hallmark	11/13/2025	MEAL AND MILEAGE REIMBURSEMENT - E HALLMARK ACCIS CONFERENCE	210.00
TC-EXP-000137906419	5010735	Brett Clark	11/13/2025	MEAL AND MILEAGE REIMBURESEMENT - B CLARK ACCIS CONFERENCE	204.40
TC-EXP-000137906419	5010735	Brett Clark	11/13/2025	MEAL AND MILEAGE REIMBURESEMENT - B CLARK ACCIS CONFERENCE	199.50
					$808.40

Total for 5250 - 380 - INFORMATION TECHNOLOGY - IT SERVICES - INFORMATION TECHNOLOGY SVS: **$15,556.63**

380 - INFORMATION TECHNOLOGY - TELECOM - INFORMATION TECHNOLOGY SVS

COMMUNICATIONS

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
90112025100304	1620502	WA STATE CONSOLIDATED TECHNOLOGY SERVICES	11/14/2025	8340 10/25 INTERNET FACILITIES SCAN	0.13
TC-EXP-000137906523	5010908	IT Accounting	11/14/2025	1972 10/25 LEAF CHARGES	2,096.83
					$2,096.96

COMMUNICATIONS-IT BILLBACKS

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
90112025100304	1620502	WA STATE CONSOLIDATED TECHNOLOGY SERVICES	11/14/2025	8340 10/25 INTERNET FACILITIES SCAN	315.00
TC-EXP-000137943169	5010908	IT Accounting	11/14/2025	9863 10.25 NEW MARKET FOB	969.07
TC-EXP-000139266716	5010908	IT Accounting	11/14/2025	4768 09/25 ELECTIONS	100.09
					$1,384.16

Total for 5250 - 380 - INFORMATION TECHNOLOGY - TELECOM - INFORMATION TECHNOLOGY SVS: **$3,481.12**

Fund **5250 - INFORMATION TECHNOL OPERATIONS** Total: **$469,571.53**

Fund: 5410 - ER&R-MAINTENANCE

300 - CENTRAL SERVICES - CENTRAL STORES - PARTS STORES

ITEMS PURCHASED FOR RESALE

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
0285510	5010778	MCLOUGHLIN & EARDLEY INC	11/13/2025	PARTS	335.54
0285922	5010778	MCLOUGHLIN & EARDLEY INC	11/13/2025	PARTS	-775.47
0286056	5010778	MCLOUGHLIN & EARDLEY INC	11/13/2025	PARTS	711.17
16464918	5010780	PAPE MACHINERY INC	11/13/2025	PARTS	1,064.93
16472682	5010780	PAPE MACHINERY INC	11/13/2025	PARTS	186.54
16500675	5010780	PAPE MACHINERY INC	11/13/2025	PARTS	124.77
297385	5010811	STANDARD PARTS CORP	11/14/2025	PARTS	26.64
297425	5010811	STANDARD PARTS CORP	11/14/2025	PARTS	50.60
297531	5010811	STANDARD PARTS CORP	11/14/2025	PARTS	-126.98
297620	5010811	STANDARD PARTS CORP	11/14/2025	PARTS	21.08
297633	5010811	STANDARD PARTS CORP	11/14/2025	PARTS	118.83
297833	5010811	STANDARD PARTS CORP	11/14/2025	PARTS	33.36
297836	5010811	STANDARD PARTS CORP	11/14/2025	PARTS	33.36
298297	5010811	STANDARD PARTS CORP	11/14/2025	PARTS	37.06
298324	5010811	STANDARD PARTS CORP	11/14/2025	PARTS	21.54
298335	5010811	STANDARD PARTS CORP	11/14/2025	PARTS	81.10
298355	5010811	STANDARD PARTS CORP	11/14/2025	PARTS	68.71
298564	5010811	STANDARD PARTS CORP	11/14/2025	PARTS	4.99
9691235908	5010842	WW GRAINGER INC	11/14/2025	PARTS	104.97
9692892996	5010842	WW GRAINGER INC	11/14/2025	PARTS	12.82

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
P16418TAC	5010820	SOLID WASTE SYSTEMS INC	11/14/2025	PARTS	658.90
					$2,794.46

RESALE-FUEL

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
8694749812544	5010786	US BANK NA	11/13/2025	PARTS	52,432.44
					$52,432.44

RESALE-NON VEHICLE PARTS

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
9692200471	5010842	WW GRAINGER INC	11/14/2025	PARTS	60.50
					$60.50

RESALE-TIRES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
1152815	1620238	CENTRALIA OK TIRE INC	11/10/2025	TIRES	134.58
					$134.58

Total for 5410 - 300 - CENTRAL SERVICES - CENTRAL STORES - PARTS STORES: **$55,421.98**

300 - CENTRAL SERVICES - MECHANICAL SHOP - MECHANICAL SHOPS

MISCELLANEOUS

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
TC-EXP-000137036616	5010756	Justin Duvall	11/13/2025	DOT Exam	125.00
TC-EXP-000137906576	5010741	Lucas Hursey	11/13/2025	DOT Physical	125.00
					$250.00

SMALL TOOLS & MINOR EQUIPMENT

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
297493	5010811	STANDARD PARTS CORP	11/14/2025	TOOLS	12.83
					$12.83

SUPPLIES

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
297533	5010811	STANDARD PARTS CORP	11/14/2025	SUPPLIES	58.27
					$58.27

SUPPLIES-UNIFORMS/CLOTHING

Invoice Number	Warrant Number	Payee	Payment Date	Description	Amount
039751	1620508	C & B OUTFITTERS LLC	11/14/2025	BOOTS	314.52
					$314.52

Total for 5410 - 300 - CENTRAL SERVICES - MECHANICAL SHOP - MECHANICAL SHOPS: **$635.62**

Fund **5410 - ER&R-MAINTENANCE** Total: **$56,057.60**

Report Grand Total: $1,329,046.30

We, the undersigned Commissioners of Thurston County, Washington, do hereby certify under penalty of perjury, that the materials have been furnished, the service rendered or the labor performed as described, and that the claims are just, due and unpaid obligations against the County (RCW 42.24.080) and that claims as listed are submitted for approval in the amount of **$1,329,046.30**

Approved for payment the _____ day of _____ , _____

Chair: _____

Vice-Chair: _____

Commissioner: _____

Commissioner: _____

Commissioner: _____

Financial Services Manager: _____

Board of County Commissioners
AGENDA ITEM SUMMARY

Agenda Date: Date Created: 8/11/2025 Agenda Item #:

Created by: Maya Teeple, Senior Planner - Community Planning and Economic Development - 360-786-5578

Creator = Presenter? ○ Yes ◉ No Is this a presentation by more than one person? ☑

Presenter: **Ashley Arai, Director - Community Planning and Economic Development - 360-786-5486**

Presenter #2: **Derek Day, Community Planning Manager - Community Planning and Economic Development - 360-968-0183**

Item Title:
2025 Comprehensive Plan Amendments Adopting Resolution and Ordinance

Action Needed: Class of Item:

List of Exhibits

Thurston2045-Re&OrdAccess.pdf
PDF File
315 KB

Attach any materials such as spreadsheets, powerpoint presentations, word documents, etc.

Click Additional Attachment to attach more materials.

NOTE: If you attach a file and get a message saying " ***You have chosen to attach a large file...*** ", you need to optimize the file to make it smaller. Contact Dan Murray at 4593 for assistance.

Clearance from other Departments? ☑

☑ PAO ☐ FinSvcs ☐ HR

☐ Budget Office ☐ CAO ☐ Other

Notes:

Budget Effect Summary? ☐

Recommended Action:

Move to approve a resolution to amend the Thurston County Comprehensive Plan and associated appendices and maps; the Lacey Joint Plan; the Grand Mound Subarea Plan; the future land use maps of each; and Appendix G the Capital Improvement Program.

Move to approve an ordinance to implement the changes in the resolution by amending several chapters and adding new chapters in Titles 18 and 20; by amending the Official Zoning Map for

Thurston County, Washington; and by amending the Official Zoning Map for Thurston County, Washington North County Urban Growth Areas.

Item Description:
The Thurston County Comprehensive Plan, including subarea plans and joint plans, may only be amended once per year (RCW 36.70A.130). Changes must first be adopted by resolution to amend the Comprehensive Plan text and land use maps. Then, a second action is taken immediately following to implement those changes through ordinance for consistency.

The Thurston County Comprehensive Plan describes the long-term vision for Thurston County, looking ahead to set direction for the county's growth over the next 20 years. The Comprehensive Plan includes joint plans with the cities, subarea plans, and chapters on land use, natural resources, housing, transportation, capital facilities, utilities, economic development, the natural environment, and historic resources, and governs development throughout unincorporated Thurston County. The 2025 periodic review of the Comprehensive Plan is known as Thurston 2045.

2025 amendments to the Thurston County Comprehensive Plan included in this resolution and ordinance are:

- **Thurston 2045** – the periodic update to the Comprehensive Plan, including updated narrative, goals and policies, maps, and growth forecasts, as well as changes to meet new state law requirements. This package includes several corresponding zoning and code changes adopted by ordinance. (Docket Item CPA-17)

- **Black Lake Quarry Land Use & Rezone Amendment** – a site-specific land use and zoning amendment for the Black Lake Quarry area. (Docket Item CPA-24)

- **Appendix G, Capital Improvement Program –** updated and adopted bi-annually for consistency with the County budget. (Docket Item CPA-4)

These docketed amendments include changes to the Comprehensive Plan elements and maps (including the Future Land Use Map), applicable subarea and joint plans, and associated zoning changes to amend the "Official Zoning Map for Thurston County, Washington" and the "Official Zoning Map for Thurston County, Washington North County Urban Growth Areas"

The 2025 Comprehensive Plan amendments align with and continue to advance the 2019/2020 Thurston County Strategic Plan initiatives 1, 2, 6, 7, 8, and 13.

This AIS is complete and ready for the Clerk of the Board to include in the Board Agenda: ☑
Date Submitted: 11/24/2025

THURSTON COUNTY
WASHINGTON
SINCE 1852

COMMUNITY PLANNING &
ECONOMIC DEVELOPMENT
3000 Pacific Ave SE, Olympia, WA 98501
TTY/TDD call 711 or 1-800-833-6388
Website: thurstonplanning.org

Creating Solutions for Our Future
Ashley Arai, Director

Thurston 2045 Access Links

DEC. 16, 2025 - BOCC DRAFT ADOPTING RESOLUTION & ORDINANCE

Below are draft adopting resolution and ordinances for Board's consideration on Dec. 16, 2025:

- Draft Adopting Resolution (large file, 100 MB)

- Draft Adopting Ordinance (large file, 25 MB)

Visit www.thurston2045.org to access the files above.

Thurston Board of County Commissioners
Carolina Mejia, District 1 | Rachel Grant, District 2 | Tye Menser, District 3 | Wayne Fournier, District 4 | Emily Clouse, District 5

ORDINANCE NO. _____

AN ORDINANCE IMPLEMENTING CHANGES TO THE THURSTON COUNTY COMPREHENSIVE PLAN; AMENDING TITLES 18 AND 20 TCC; ADDING A NEW CHAPTER 20.30E TO ESTABLISH A MILITARY INFLUENCE OVERLAY DISTRACT, ADDING NEW CHAPTERS 20.55A AND 20.55B FOR ELECTRIC VEHICLE INFRASTRUCTURE AND SOLAR ENERGY STORAGE SYSTEMS; AND FULFILLING THE REQUIREMENTS OF THE WASHINGTON STATE GROWTH MANAGEMENT ACT BY AMENDING THE OFFICIAL ZONING MAP FOR THURSTON COUNTY, SECTION 20.06.010 TCC, AND THE OFFICIAL ZONING MAP FOR THURSTON COUNTY, WASHINGTON NORTH URBAN GROWTH AREAS AND TO PROVIDE FOR OTHER MATTERS PROPERLY RELATED THERETO.

WHEREAS, Thurston County is required to plan under Chapter 36.70A RCW, the Growth Management Act (GMA), which contains fifteen goals that are intended to guide the development and adoption of comprehensive plans, which relate to urban growth, rural development, reduced sprawl, transportation, housing, economic development, property rights, permits, natural resource industries, open space and recreation, environment, citizen participation and coordination, public facilities and services, historic preservation, and shoreline management act goals and policies; and

WHEREAS, the GMA requires the comprehensive plan to demonstrate and uphold the concepts of internal consistency, conformity, and concurrency; and

WHEREAS, the GMA also requires a process of early and continuous citizen participation for amending comprehensive plans; and

WHEREAS, other Comprehensive Plan amendments are being pursued by Thurston County to address its current GMA update requirement; and

WHEREAS, the Board of County Commissioners (Board) has made findings of fact relating to the Thurston County Comprehensive Plan Amendments referenced in this resolution supporting said amendments which are set forth below for adoption.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THURSTON COUNTY, AS FOLLOWS:

SECTION 1. FINDINGS. For the purposes of effective land use planning, the Board of County Commissioners of Thurston County adopts the following legislative findings of fact for adopted amendments:

A. GENERAL FINDINGS

1. Thurston County is required to plan under Chapter 36.70A RCW, the Growth Management Act (GMA), and has performed professional review, public notice, and comment with respect to these amendments.

2. The Thurston County Comprehensive Plan, as amended, collectively includes joint plans with the cities of Bucoda, Lacey, Olympia, Rainier, Tenino, Tumwater, and Yelm, as well as the

Nisqually, Rochester, and Grand Mound subarea plans. Plans contain chapters on land use, natural resource lands, housing, transportation, capital facilities, utilities, economic development, the natural environment, archaeological and historic resources, and climate change and resiliency that govern development throughout unincorporated Thurston County and comply with GMA requirements for comprehensive plans.

3. The development regulations in the Thurston County Zoning Ordinance (Title 20 TCC) apply to the unincorporated rural county as well as the unincorporated Urban Growth Areas (UGA) of Rainier, Yelm, Tenino, and Grand Mound. The locations and boundaries of the zoning districts established in the Thurston County Zoning Ordinance are shown on the Official Zoning Map, Thurston County, Washington (Chapter 20.06 TCC).

4. The GMA requires counties to adopt county-wide planning policies to guide the adoption of comprehensive plans and associated development regulations. The principal purpose of these policies is to ensure that the comprehensive plans and development regulations of counties and the cities within them are coordinated with each other.

5. The amendments to the TCC, the Thurston County Zoning Ordinance, adopted by this ordinance were prepared, considered, and adopted in compliance with county-wide planning policies.

6. The development regulation amendments adopted by this ordinance are consistent with and are intended to implement Comprehensive Plan amendments that were included on the 2024-2025 Official Comprehensive Plan Docket as required by Chapter 2.05 Thurston County Code (TCC), Growth Management Public Participation.

7. The County uses several methods to ensure early and continuous public participation and open discussion in the review of proposed amendments including but not limited to direct mailing, email lists, public town halls, internet information pages, and posted public notices.

8. The amendments to the Thurston County Code adopted by this ordinance were the subject of a series of public hearings before the Thurston County Planning Commission and the Thurston County Board of County Commissioners (Board) and separate work sessions by each body as required by the GMA and the Thurston County Code.

9. In formulating its recommendations, the Planning Commission considered public comments received through public hearings and the public process.

10. In formulating its decision, the Board considered comments received through public hearings and the public process.

11. This ordinance will amend the Thurston County Code, including the Thurston County Zoning Ordinance, the Official Zoning Map for Thurston County, WA, and the Official Zoning Map Thurston County, Washington North County Urban Growth Area.

12. The amendments contained in this ordinance will implement the corresponding Resolution.

13. In formulating the development regulations adopted by this ordinance, the Board has considered the goals contained in the GMA. The Board has weighed the goals as they apply to the subject matter of this ordinance.

14. The findings below and the record generated in the public hearing and review process and at the adoption of this ordinance show that the amendments are consistent with GMA goals.

15. The Board believes adopting the amendments are necessary for the preservation of the public health, safety, and general welfare of Thurston County residents.

16. The same findings of fact that support the comprehensive plan amendments contained in the corresponding Resolution are also relevant to the specific amendments to the official zoning map contained in this ordinance and are incorporated herein by this reference.

B. FINDINGS

TEN-YEAR PERIODIC UPDATE

IMPLEMENTING CODE UPDATES IN TITLES 18 AND 20

1. The GMA requires Thurston County to follow a schedule of review and update its Comprehensive Plan and development regulations known as the "periodic update" on a ten-year cycle, pursuant to RCW 36.70A.130(5). Associated development regulations were reviewed pursuant to the ten-year update schedule.

2. This periodic update, termed "Thurston 2045", revises associated development regulations to ensure internal consistency and compliance with the Comprehensive Plan and GMA. Amendments as contained in this ordinance implement changes of the Comprehensive Plan adopted under corresponding resolution.

3. Under the schedule established in RCW 36.70A.130(5), the deadline established for the County to comply with the next update required by RCW 36.70A.130(1) is December 31, 2025.

4. The County reviewed and evaluated the Thurston County Comprehensive Plan and development regulations for the protection of critical areas in 2023 using the Department of Commerce Critical Areas Checklist 2022 and in 2024 using the Department of Commerce Critical Areas Checklist 2024 and determined no revisions are required at this time. This is presumed valid to satisfy this portion of the requirements of the ten-year update.

5. The County intends to pursue elective updates to the Critical Areas Ordinance in 2026 as a separately docketed project.

6. The Board approved a Scope of Work for the Thurston County Comprehensive Plan Periodic Update on May 2, 2023 under Resolution 16269.

7. Associated changes to the Thurston County Code as part of the periodic comprehensive plan update address military compatibility; forward climate mitigation efforts by providing clear land use standards for renewable energy projects; increase housing options in the rural area through streamlined mobile home permitting, detached accessory dwelling units, and incentives for cluster developments; provide for emergency and transitional housing opportunities; and address a projected low-income housing deficit in the Grand Mound Urban Growth Area by increasing minimum and maximum housing densities and housing types within Residential 3-6/1 and 4-16/1.

8. A new chapter to add regulations for coordination with the neighboring military installation on proposed amendments and permits is added as Chapter 20.30E, and includes a new overlay to the Official Zoning map of Thurston County, Washington as adopted by this ordinance. The overlay does not change the underlying zoning.

9. Thurston 2045 outreach occurred at more than sixty-seven events, including some topic specific presentations to external community groups. Events and groups presented to included but were not limited to Nisqually Pride and Health Fair, Rochester-Grand Mound Chamber of Commerce, Local Good Governance Coalition, Juneteenth Celebration, Back to School Bash, LatinX, Cielo, Alliance for a Healthy South Sound, Olympia Master Builders, Storm and Surface Water Advisory Board, Historic Commission, and South Thurston Economic Development Initiative.

10. Thurston County hosted listening sessions in 2023 on July 18 and August 5 and several in-person and online open house events in 2024 on June 13 and 14, September 18, and December 4 and in 2025 on February 15, April 23 and 26, and June 21.

11. The Thurston County Planning Commission reviewed topics of the periodic update at 39 work sessions between November 2022 and September 2025.

12. The Thurston County Planning Commission held two public hearings on Thurston 2045 on April 23 from 6-9 PM and April 26, 2025 from 10 AM to 2 PM.

13. At 10 work sessions following the public hearings, the Thurston County Planning Commission reviewed and made recommendations on the Thurston 2045 drafts.

14. The Thurston County Planning Commission made a series of recommendations on August 27, 2025 to recommend that industrial uses be limited to those that support natural resource operations, that changes be pursued to achieve 5% rural growth over the next planning period with implementation beginning in the next 2-6 years, that housing densities be increased within residential areas of Grand Mound to meet housing deficits, that rural detached accessory dwelling units ("ADUs") be allowed within 100 feet of the primary structure on a parcel, and that conservation subdivisions with a density bonus provision be allowed.

15. The Board reviewed Thurston 2045 prior to holding a public hearing over a series of 7 work sessions that focused on element updates of the Comprehensive Plan and 1 work session focused on public comment received.

16. The Board held a public hearing on November 4, 2025. Following the public hearing, the Board held 1 work session to provide preliminary direction on major policy decisions.

17. The Board concurs with the Planning Commission's recommendation. The Board further recognizes that attaining an approximate five percent share of countywide growth in the rural area during the next planning period depends on actions by external partners—including the cities, regional service providers, and other agencies and therefore should not be construed as a standard of strict compliance. Accordingly, the Comprehensive Plan shall express this as an aspirational objective to strive toward approximately five percent rural growth, while preserving flexibility to adjust strategies and tools if partner actions or market conditions prevent achievement of that level.

18. A SEPA Determination of Significance was issued on July 18, 2024 (Project No. 2024102629). A draft SEIS was issued on February 13, 2025. A Final SEIS was issued on December 5, 2025.

19. Pursuant to RCW 36.70A.106, a notice of intent to adopt (ID 2025-S-8490) was sent to the Washington State Department of Commerce on August 11, 2025.

20. Associated development regulations reflect the Planning Commission's recommendation and the Board's clarification and amend Title 18 and Title 20 to implement policy changes of the Comprehensive Plan.

21. The Board finds that changes to the associated development regulations will increase types of housing availability, respond to projected housing deficits for the low income 0-80% income bracket in Grand Mound, provide for transitional and emergency housing, improve compatibility with the neighboring military installation Joint Base Lewis-McChord, and forward climate mitigation efforts.

22. The Board finds the amendments are consistent with other sections of the Thurston County Code.

23. The Board finds the amendments are consistent with the Thurston County Comprehensive Plan.

C. FINDINGS

MINOR LAND USE AND ZONING CORRECTIONS

1. Thurston County GeoData annually conducts a review of the land use and zoning layer to identify and address misalignments from the parcel boundaries that warrant correction.

2. Misalignments between land use, zoning, and parcel boundaries may occur when the parcel fabric is updated.

3. Corrections of split land use and zoning designations were made on parcels to conform land use designation and zoning boundaries with current parcel boundaries and to provide uniform land use and zoning across the property.

4. All corrections of split zoning designations as contained in this ordinance are displayed in the Official Zoning Map, Thurston County, Washington and the Official Zoning Map Thurston County, Washington North County Urban Growth Areas.

5. All corrections contained in this ordinance are implemented on map L-1 Future Land Use, and the future land use maps of Urban Growth Areas, as applicable, through the corrections adopted under corresponding Resolution.

D. FINDINGS

FORT EATON PARK ZONING MAP AMENDMENT

1. Thurston County GeoData annually conducts a review of the land use and zoning layer to identify and address misalignments from the parcel boundaries that warrant correction.

2. In 2022, Thurston County Development Services and Thurston County GeoData identified the area zoned as Public Parks at parcels 21706130101, 21706130102, 21706130103, 21706130104, 21706130105, 21706130106, 21706130107, 21706130108, 21706130109, 21706130111, and 77000600200 (collectively, east parcels) as an error that should be corrected to McAllister Geologically Sensitive Area and an error at parcel 09610023015 (west parcel) that should be corrected to Public Park.

3. The east parcels were previously identified as a "public park" prior to 2015 through a parks layer and was designated and zoned as such when the public parks zoning district was first

created. In 2015, the eastern portion of the park was removed from the parks layer, but the eastern portion of the property was not re-designated back to residential.

4. The western portion of the park was never appropriately designated or zoned as a public park.

5. The land use and zoning designation of the eastern parcels are corrected to match their existing uses – residential within the McAllister Geologically Sensitive Area.

6. This correction is reflected on the Official Zoning Map, Thurston County Washington.

7. All corrections contained in this Ordinance are implemented in the Official Zoning Map, Thurston County Washington, adopted under the corresponding Resolution.

E. FINDINGS

GRAND MOUND ZONING MAP AMENDMENT

1. Regional analysis conducted through the TRPC Thurston County 2020-2045 Housing Need Allocations by Income (December 2024) shows capacity and needs. TRPC forecasts 54,356 net new homes countywide (2020–2045). The rural county is assigned 7,531 homes by 2045 and does not show any deficit by income bracket. Grand Mound is assigned 310 units through 2045 and shows a deficit of units in the 0-80% income bracket of approximately 222 units.

2. Thurston County is obligated under the Growth Management Act to plan for and accommodate housing affordable to all income levels—including emergency housing, emergency shelters, and permanent supportive housing—identify sufficient land capacity at appropriate densities (primarily within UGAs), specify programs and actions to achieve housing availability, and review and remove policies that cause racially disparate impacts, displacement, or exclusion, consistent with RCW 36.70A.070(2).

3. Changes made within the Comprehensive Plan adopted by corresponding Resolution and within associated development regulations under Section B of this Ordinance provide for housing within Grand Mound in the 0-80% income bracket, including Accessory Dwelling Units and Low-Rise Multifamily, as well as other types of multi-family housing. They also increase densities.

4. This ordinance updates the titles of the zoning districts consistent with other amendments adopted by this ordinance and corresponding resolution. Residential 3–6 units per acre is updated to Residential 5–12 units per acre, and Residential 4–16 units per acre is updated to Residential 8–24 units per acre. The Arterial Commercial district does not have a name change, but consistent with code changes in Section B of this Ordinance now allows residential up to 24 units per acre with higher minimums to support compact, sewer-served urban form.

F. FINDINGS

BLACK LAKE QUARRY ZONING MAP AMENDMENT

1. The Black Lake Quarry Land Use Amendment and Associated Rezone updates the Official Zoning Map Thurston County, Washington. It also updates the Thurston County Future Land Use Map in corresponding Resolution.

2. The Thurston County Official Zoning Map Thurston County, Washington is amended to change the land use designation of approximately 270 acres (Parcels 12718310000,

1371344000, 13724110000, 13724140000) at 4741 88th Ave SW from Rural One Dwelling per 20 Acres (R 1/20) to Rural Resource Industrial (RRI).

3. Public outreach for the amendment was conducted and included a community open house held in April 2025, a webpage that included staff contact information and engagement options, a postcard sent to property owners of parcels within 500 feet of the subject parcels, notices and updates via webmail, a social media post, a project fact sheet, and general solicitation of written comments.

4. The Thurston County Planning Commission reviewed the proposed amendment over four work sessions in 2025 on June 4, June 18, July 2, and September 3. A public hearing with the Planning Commission was held on August 6, 2025. The Planning Commission voted 6-3 to recommend denial of the requested amendment on September 3, 2025.

5. Pursuant to RCW 36.70A.106, a notice of intent to adopt (2025-S-10987) was sent to the Washington State Department of Commerce on October 10, 2025.

6. A SEPA Mitigated Determination of Non-significance was issued on September 18, 2025 for the Black Lake Quarry property (SEPA Folder No. 25-112064) under SEPA (RCW 43.21C) for the changes therein. The SEPA comment period ended October 2, 2024 with thirty-two public comments received. The SEPA appeal period ended on October 9, 2025 with no appeals of the determination received.

7. The Board held a briefing on the proposed land use amendment and rezone on October 15, 2025 and a follow up briefing on October 21, 2025

8. On October 21, 2025 the Board scheduled a public hearing for November 12, 2025.

9. The Board considered public testimony and recommendations by the Planning Commission in light of GMA, including its goals, the Thurston County Comprehensive Plan, and other related plans.

10. The Board has determined that the proposed land use and rezone amendment provides land use and zoning for rural resource industries that support natural resources and the rural economy, without increasing or requiring urban services, and is consistent with rural character.

11. The Board has determined that the amendments contained in this resolution are consistent with the Thurston County Comprehensive Plan and Thurston County Code (TCC).

SECTION 2. THURSTON COUNTY ZONING ORDINANCE AMENDMENTS. In accordance with the provisions of this ordinance, the Thurston County Zoning Ordinance (Title 18 and 20) is hereby amended as shown in Attachment A to this Ordinance.

SECTION 3. MINOR ZONING CORRECTIONS. In accordance with the provisions of this ordinance, the Official Zoning Map, Thurston County Washington and the Official Zoning Map for Thurston County, Washington North County Urban Growth Areas is hereby amended as shown in Attachment B to include reflected minor zoning corrections.

SECTION 4. FORT EATON ZONING CORRECTION. In accordance with the provisions of this ordinance, the Official Zoning Map, Thurston County Washington is hereby amended as shown in Attachment C.

SECTION 5. GRAND MOUND ZONING DISTRICT RENAMING. In accordance with the provisions of this ordinance, the Official Zoning Map, Thurston County Washington is hereby amended as shown in Attachment D, and renames Residential 3-6/1 to Residential 5-12/1 and Residential 4-16/1 to Residential 8-24/1.

SECTION 6. BLACK LAKE QUARRY ZONING AMENDMENT. In accordance with the provisions of this ordinance, the Official Zoning Map, Thurston County Washington is hereby amended as shown in Attachment E.

SECTION 7. MILITARY INFLUENCE AREA OVERLAY ZONING OVERLAY. In accordance with the provisions of this ordinance, the Official Zoning Map of Thurston County, Washington is hereby amended to show a new Military Influence Area Overlay as shown in Attachment F.

SECTION 8. SEVERABILITY. If any section, subsection, sentence, clause, phrase or other portion of this resolution or its application to any person is, for any reason, declared invalid, illegal or unconstitutional in whole or in part by any court or agency of competent jurisdiction, said decision shall not affect the validity of the remaining portions hereof.

SECTION 9. CORRECTIONS. Upon approval of the Prosecuting Attorney's Office, the Clerk of the Board is authorized to make any necessary corrections to any map, mapped boundary, section, subsection, sentence, clause, phrase or other portion of this resolution for scriveners or clerical errors, references, ordinance numbering, section/subsection numbers, and any reference thereto.

SECTION 10. EFFECTIVE DATE. This ordinance shall take effect immediately upon adoption.

ADOPTED: December 16, 2025

ATTEST:

_____
Clerk of the Board

APPROVED AS TO FORM:

JON TUNHEIM
PROSECUTING ATTORNEY

_____
Travis Burns,
Deputy Prosecuting Attorney

BOARD OF COUNTY COMMISSIONERS
Thurston County, Washington

_____
Chair

_____
Vice-Chair

_____
Commissioner

_____
Commissioner

_____
Commissioner

ATTACHMENT A

THURSTON 2045 CODE PACKAGE

Deleted Text:	~~Strikethrough~~	Proposed Changes:	Underlined
Staff Comments:	*Italics*	Unaffected Omitted Text	…

The amendments contained within this packet are part of the 2024-2025 Official Comprehensive Plan Docket Item, Thurston 2045. Changes included are requirements under state law, or to implement new policies and meet goals in the periodic comprehensive plan update, Thurston 2045.

I. Thurston County Code, Title 18 (Platting and Subdivisions), shall be amended to read as follows:

Chapter 18.47 – Open Space Standards

…

18.47.020 - Applicability.

This chapter applies to every subdivision of contiguous land or binding site plan regulated by this title where any one of the following conditions is met:

A. The land to be divided equals ten acres or more and is located wholly or in part in the following county zoning classifications: RL 2/1, ~~R 3-6/1, R 4-16/1~~ R 5-12/1, R 8-24/1;

…

II. Thurston County Code, Title 20 (ZONING), Chapter 20.03 – STRUCTURE, INTERPRETATIONS, AND DEFINITIONS, shall be amended to read as follows:

Chapter 20.03 – STRUCTURE, INTERPRETATIONS, AND DEFINITIONS

…

20.03.040 Definitions.

…

3.3. "Agritourism Overlay District (AOD)" means an overlay zoning district covering an area defined by the official Thurston County Zoning Map, which incorporates the standards of the underlying zoning district. The main goal of the AOD is to support local agriculture and provide alternatives to the conversion of farm land through sustainable rural economic development and empowering farmers to attempt new, entrepreneurial endeavors which augment, support and highlight local agriculture.

3.35 "Airport obstruction or interference" under Chapter 20.30E is any structure, object, or use of land the Joint Base Lewis-McChord (JBLM) Coordinating Official determines impedes operations at Joint Base Lewis-McChord, in any manner described in Section 20.30E.090.

3.4. "Animal production, boarding, and slaughtering" means commercial raising or boarding of animals or production of animal products, such as eggs or dairy products produced on-site, but excluding the slaughtering and processing of animals unless conducted in a mobile slaughter unit which is operated in accordance with local, state and federal regulations. Examples include grazing, ranching, dairy farming, commercial stables, and breeding programs.

…

3.6 "Alteration" means change to, addition to, or modification of an existing use or physical structure that is beyond routine repair and maintenance but does not amount to total replacement. An alteration includes activity that requires a building permit.

3.65 "Alternative energy storage solution" is a system that stores energy generated from renewable sources such as solar, wind, or hydro power.

3.67 "ANSI" is the American National Standards Institute.

3.7 Antenna, WCF. “WCF antenna” means any exterior apparatus designed for telephonic, radio, data or internet communication through the sending and/or receiving of electromagnetic waves.

…

31. “Correctional facility” means (a) a state or local government-operated facility which provides for physical restriction of residents; (b) A facility to which persons are sentenced for a specific period of time by the court.

31.2 “Cottage Housing” means residential units on a lot with a common open space that either: (a) Is owned in common; or (b) has units owned as condominium units with property owned in common and a minimum of 20 percent of the lot size as open space.

31.5 “Country inn” means a restaurant and/or temporary overnight accommodations to be located in a R 1/20, R 1/10, RR-1/5, RRR 1/5, RL 1/2, RL 2/1, or RL 1/1 zone or agritourism overlay districts and which may include a lounge not to exceed twenty-five percent of restaurant area and facilities for banquets, meeting space, weddings, and similar parties and activities.

…

35.3 “Development footprint” is the total land area of a project site covered by buildings, streets, parking areas, and other typically impervious surfaces constructed as part of the project.

35.4 “Direct Current Fast Chargers” (DCFCs)” are 480-volt direct current charging stations that can supply at minimum 50 kilowatts of power. Direct Current Fast Chargers are sometimes referred to as “Rapid Charging Stations”, “Level 3 charging stations” or “DC Quick Chargers”.

35.5 “Directional sign” means a sign without advertising that directs people to a location. Such signs may include a logo or other business or site identification.

…

37.1 Dwelling, Accessory Dwelling Unit (ADU). "Accessory dwelling unit" means a small, separate living unit built on the same lot as a single-family home. ADUs have all basic facilities (kitchen, sleeping area, and bathroom).

a. Dwelling, Attached Accessory Dwelling Unit (ADU). "Attached accessory dwelling unit" means an accessory dwelling unit that has one or more vertical and/or horizontal walls in common with, or attached to, the primary dwelling unit.

b. Dwelling, Accessory Dwelling Unit (ADU) Conversion. "Accessory dwelling unit conversion" means the conversion within the footprint of an existing accessory structure ~~within the footprint of a primary dwelling unit, or conversion within the footprint of a detached accessory structure~~ that has been in existence and legally permitted for at least one year.

c. Dwelling, Detached Accessory Dwelling Unit (ADU). "Detached accessory dwelling unit" means an accessory dwelling unit that is new construction and is a free standing and not attached or physically connected to the primary dwelling unit.

37.5 Dwelling, Manufactured Home. "Manufactured home dwelling" means a ~~single-family~~ residential ~~unit~~building factory-built after June 15, 1976, in accordance with the U.S. Department of Housing and Urban Development (HUD) Manufactured Home Construction and Safety Standards Act, which is a national, preemptive building code. Manufactured homes do not meet the requirements of the code. For the purpose of this chapter, a manufactured home shall be deemed to be a ~~single-family~~ dwelling structure that contains one to a maximum of four dwelling units, unless otherwise specified. (See also "Mobile or manufactured home park.")

38. Dwelling, Mobile Home. "Mobile home dwelling" means a single-family residential unit factory-built prior to June 15, 1976, to standards other than the U.S. Department of Housing and Urban Development (HUD) code and acceptable under applicable state codes in effect at the time of construction or introduction of the home into the state. Mobile homes do not meet the requirements of the code. For the purpose of this chapter, a mobile home shall be deemed to be a single-family dwelling unless otherwise specified. (See also "Mobile or manufactured home park.")

39. Dwelling, Modular Home. "Modular home dwelling" means a single-family residential unit factory-built and transported to the building site, in whole or in units, and meeting the requirements of the code. For the purpose of this chapter, a modular home shall be deemed to be a single-family dwelling and shall not be deemed a mobile or manufactured home.

40. Dwelling, Multiple Family. "Multiple family dwelling" or "multifamily" means a residential building containing two or more separate dwelling units located on a single lot or parcel of ground. For the purpose of this title, a multiple family dwelling shall not be construed to mean a single-family attached dwelling as defined in this section.

41. Dwelling, Single-Family. "Single-family dwelling" means a residential building containing only one dwelling unit entirely surrounded by open space or yards on the same lot. "Single-family dwellings" include stick-built, manufactured, mobile and modular homes. Note that manufactured, mobile or modular homes must comply with additional or unique standards as specified in this chapter. Unless otherwise specified, "single-family dwelling" refers to single-family detached.

42. Dwelling, Single-Family Attached. "Single-family attached dwelling" means a group of two or more single-family dwelling units which are joined to one another by a common party wall, a common floor-ceiling and/or connecting permanent structures such as

breezeways, carports, garages or screening fences or walls, whether or not such a group is located on a single parcel of ground or on adjoining individual lots. Each unit shall have its own outside entrance(s). For the purpose of this title, dwellings such as a semidetached, garden court dwelling, patio house and town house shall be deemed a single-family attached dwelling.

42.2. Dwelling, Duplex. “Duplex” or “Two-family dwelling” means a residential building with two dwelling units. “Duplexes” include stick-built and manufactured homes.

42.4. Dwelling, Triplex. “Triplex” means a residential building with three dwelling units. “Triplexes” include stick-built and manufactured homes.

42.6. Dwelling, Fourplex. “Fourplex” means a residential building with four dwelling units. “Fourplexes” include stick-built and manufactured homes.

42.8 Dwelling, Congregate Housing. “Congregate housing” or “Residential suites” means a residential multifamily building with sleeping units that are independently rented, are lockable, and provide living and sleeping space, with shared kitchen facilities used by residents (RCW 36.70A.535).

42.9 Dwelling, Garden Apartment. “Garden apartment” means attached or semi-attached multifamily residential buildings that serve one to four units per floor and typically include surface parking.

43. "Dwelling unit" means one or more rooms in a residential building or residential portion of a building which are arranged, designed, used or intended for use as a complete, independent living facility for one family, and which includes permanent provision for living, sleeping, eating, cooking and sanitation.

44. "Easement" means a grant by a property owner of the use of his land by another party for a specific purpose.44.5"Ecotourism" means environmentally responsible travel to fragile, pristine, and usually protected areas that strive to be low impact and often small scale as opposed to mass tourism. The purpose is to educate the traveler; provide funds for ecological conservation; directly benefit the economic development and political empowerment of local communities; and foster respect for nature, different cultures and human rights.

44.6. "Effective impervious surface" as defined in the Thurston County Drainage Design and Erosion Control Manual (DDECM).

44.7 “Electric vehicle” means any vehicle that operates, either partially or exclusively, on electrical energy from the grid, or an off-board source, that is stored on-board for motive purpose. "Electric vehicle" includes: (1) a battery electric vehicle; (2) a plug-in hybrid electric vehicle; (3) a neighborhood electric vehicle; and (4) a medium-speed electric vehicle.

44.8 “Electric vehicle charging station” means a public or private parking space located together with a battery charging station which permits the transfer of electric energy (by conductive or inductive means) to a battery or other storage device in an electric vehicle. An electric vehicle charging station is permitted as an accessory use to any principal use.

44.9 “Electric vehicle infrastructure” means structures, machinery, and equipment necessary and integral to support an electric vehicle, including battery charging stations, rapid charging stations, and battery exchange stations.

45. “Electric vehicle parking space” means any marked parking space that identifies the use to be exclusively for an electric vehicle. Types of EV parking spaces can include:

a. EV-Capable - A space with a listed raceway capable of accommodating a minimum of 40-ampere dedicated 208/240-volt branch circuit.

b. EV-Ready – A space with a minimum of 40-ampere dedicated 208/240-volt branch circuit that terminates at a receptacle outlet.

c. EV-Installed – A space with a minimum of 40-ampere dedicated 208/240-volt branch circuit that terminates at a charging station.

45.1. “Energy systems” means those systems which serve to produce energy from nondepletable energy sources. These sources of energy (excluding minerals) are derived from:

a. Incoming solar radiation, including, but not limited to, natural daylighting and photosynthetic processes (see Solar Energy System 20.03.040(127.7);

b. Energy sources resulting from wind, waves and tides, lake or pond thermal differences; and

c. Energy derived from the internal heat of the earth, including nocturnal thermal exchanges.

Neither natural gas, oil, coal, liquefied petroleum gas, nor any utility-supplied electricity shall be considered a nondepletable energy source.

~~45.~~45.2 Energy Transmitting and Generation. See "Major energy transmission and generating facilities."

45.5 "Essential public facilities" means public facilities and privately-owned or operated facilities serving a public purpose that are typically difficult to site. They include but are not limited to:

a. State education facilities; state or regional transportation facilities; prisons, jails and other correctional facilities; solid waste handling facilities; airports; and inpatient facilities such as group homes, mental health facilities and substance abuse facilities; sewage treatment facilities; and communication towers and antennas.

b. Facilities identified by the State Office of Financial Management as essential public facilities, consistent with RCW 36.70A.200; and

c. Facilities identified as essential public facilities in Chapter 20.54 TCC.

…

46.3 "Farm housing" means residential structures which are required for farm operators, employees, or family members of the operator or owner who are employed on the farm. These structures may be mobile homes, bunkhouses, congregate housing, or single-family dwellings. One of the adults living in the home must make over fifty percent of his or her gross income from the farming operation or be a caretaker of the farm.

…

68.1 "Host agency" means a property owner such as the county, a church, or other organization that provides property for a homeless encampment. A host agency may join in an application with a sponsoring agency, or also be a sponsoring agency if it is assuming responsibility for providing basic services and support to temporary emergency homeless encampment residents, such as hot meals, coordination of other needed donations and services.

68.15 "Imaginary Surfaces" are invisible surface areas associated with McChord Field and Gray Army Airfield, which includes all of the land within the primary surface and all of the airspace within the approach/departure clearance (glide angle and horizontal), transitional, inner and outer horizontal, clear zone, and conical surfaces as they apply to JBLM.

68.2 "Impervious surface" as defined in the Thurston County Drainage Design and Erosion Control Manual (DDECM).

68.3 "Ineffective Impervious Surfaces" as defined in the Thurston County Drainage Design and Erosion Control Manual (DDECM.

68.4 "Installation Operational Noise Management Plan (IONMP)" is a plan for Joint Base Lewis-McChord that classifies into zones the noise impact on the community and identifies types of development considered incompatible with JBLM operations and training. As of this definition's original adoption date, the most recent IONMP Study was titled "Joint Base Lewis-McChord Master Plan Installation Operational Noise Management Plan," and is not dated.

68.5 "Jail" means a public facility for the incarceration of people under warrant, awaiting trial on felony or misdemeanor charges, convicted but not yet sentenced, or serving a sentence of one year or less. This definition does not include facilities for programs providing alternatives to imprisonment such as prerelease, work release, or probation.

68.7 "Joint Base Lewis-McChord (JBLM) Coordinating Official" is the JBLM Air Traffic and Airspace Officer, Aviation Division, who acts as a liaison with Thurston County for the

purposes of coordination, including notice required by RCW 36.70A.530. The JBLM Coordinating Official reviews and, as appropriate, provides comments related to development and vegetation proposed within the Military Influence Area Overlay.

68.8 “Joint Base Lewis-McChord (JBLM) Lighting Study Report” is a report prepared for the South Sound Military & Communities Partnership that assesses the nature of outdoor lighting within the boundary of JBLM and in the region surrounding JBLM and makes recommendations for improving regional lighting practices. The final report is dated May 15, 2019.

69. "Junk" means old iron, steel, brass, copper, tin, lead or other base metals; old cordage, ropes, rags, fibers or fabrics; old rubber; old bottles or other glass; bones; waste paper, plastic and other waste or discarded material which might be prepared to be used again in some form; any or all of the foregoing; and motor vehicles, no longer used as such, to be used for scrap metal or stripping of parts; but "junk" shall not include materials or objects accumulated by a person as by-products, waste or scraps from the operation of his own business or materials or objects held and used by a manufacturer as an integral part of his own manufacturing processes.

…

84.4 "Microbrewery" means a small scale brewery, including craft breweries and nanobreweries limited to twenty thousand square feet in size.

84.3 “Military Influence Area Overlay (MIAO)”: This is the overlay area that is designated on the Official Zoning Map for Thurston County, Washington. Properties within unincorporated Thurston County that fall within this overlay are subject to the some or all of requirements of 20.30E. The MIAO is composed of two different areas:

a. Military Coordination and Notice Area: Areas of unincorporated Thurston County within which coordination between Thurston County and Joint Base Lewis-McChord will occur pursuant to the terms of this Chapter. The boundary of the Military Coordination & Notice Area is described in Section 20.30E.

b. Military Influence Areas: Land areas that experience documented aircraft safety/accident potential, aircraft noise, weapons noise, or are located beneath imaginary surfaces associated with McChord Field or Gray Army Airfield.

84.5 "Mineral extraction" means the removal of minerals, including, but not limited to, sand, gravel, shale, rock, coal, soil, peat or clay, from an excavation in the earth. This shall not include the following:

a. Excavation and grading at building construction sites where such construction is authorized by a valid building permit; or

b. Excavation and grading in public rights-of-way for the purpose of on-site road construction, or in private rights-of-way for the same purpose if authorized by the public works department; or

c. Excavation and grading for the purpose of developing ponds or manure lagoons for agricultural purposes where the total time of excavation and grading does not exceed forty-five consecutive calendar days; or

d. Excavation and grading in connection with and at the site of any creek, river or flood-control or storm drainage channel for the purpose of enlarging hydraulic capacity or changing the location or constructing a new channel or storm drain where such work has been approved by the public works department; or

e. Excavation and grading where the excavated material will be used on the same property or on property contiguous to and under the same ownership as the excavation.

…

106.5 "Prison" means a public facility for the incarceration of people convicted of felony crimes serving a court imposed sentence. This includes minimum security facilities which house inmates with less than three years remaining to serve who meet stringent public safety placement criteria established by the Department of Corrections, medium security facilities which have strict security standards including a fenced and patrolled perimeter, and high security facilities which offer the greatest level of security to minimize the potential for escape.

106.7 “Proposed Development” is the construction, renovation, or modification of any structure; establishment or change of land use; the planting of any vegetation; or any other activity requiring a Thurston County permit or approval.

107. "Public facilities" means buildings or uses of land whether owned or leased, operated by a public agency for such purposes as providing places for public assembly and recreation, operating services of benefit to the public, or for the administration of public affairs.

…

110.5 "Radiated signal propagation coverage plot" means a computer-generated plot depicting the signal strength emanating from, and the predicted coverage of, antennas or repeaters sited on a specific structure. The antenna's height above ground, power input and output, frequency output, type and gain, and the topography of the site and its surroundings are all taken into account to create these simulations.

110.7 “Rated Nameplate Capacity” is the maximum rated output of an electric power production of the photovoltaic system in watts of Direct Current (DC).

111. Recreation, Active. "Active recreation" means leisure activities, usually performed with others, often requiring equipment and taking place at prescribed places, sites or fields.

The term "active recreation" includes, but is not limited to, swimming, tennis and other court games, baseball and other field sports, and playground activities.

…

127.5 “Smokehouse, commercial” means a wholesale facility that flavors, browns, cooks, or preserves cured food products by exposing them to smoke from burning or smoldering material, usually wood).

127.6 “Solar access” is the access of a solar energy system to direct sunlight.

127.7 “Solar canopy” is an active solar energy system that is raised above the ground on poles or other mounting structures placed on land that do not include buildings. Solar canopies are considered ground mounted solar energy systems. Examples of solar canopies include solar covers in parking lots, courtyards, or parks that act as pavilions or shade-providing structures.

127.8 “Solar collector” is a device, structure or a part of a device or structure for which the primary purpose is to transform solar radiant energy into thermal, mechanical, chemical or electrical energy.

127.9 “Solar energy” is radiant energy received from the sun that can be collected in the form of heat or light by a solar collector.

128. “Solar energy system” means a device, array of devices, or structural design feature, the purpose of which is to provide for generation or storage of electricity from sunlight, or the collection, storage, and distribution of solar energy for space heating or cooling, daylight for interior lighting, or water heating. Types of Solar Energy Systems can include one or more of the following:

a. Grid-connected solar energy system (also known as grid-intertie solar energy system): A solar photovoltaic system that is connected to an electric circuit served by an electric utility company.

b. Roof-mounted solar energy system: A solar photovoltaic system mounted on a rack that is ballasted on, or is attached to, the roof of a building or structure. Roof-mount systems are accessory to the primary use.

c. Ground-mounted solar energy system (Accessory Use): A solar photovoltaic system mounted on a rack or pole that is ballasted on, or is attached to, the ground and the system is accessory to the primary use.

d. Ground-mounted solar energy system (Primary Use): A solar photovoltaic system mounted on a rack or pole that is ballasted on, or is attached to, the ground and is the primary land use for the parcel(s) on which it is located.

e. Community-scale solar energy system: A solar photovoltaic system that qualifies for the Community Solar Expansion Program.

f. "Photovoltaic (PV) System" is a type of solar energy system that converts solar energy directly into electricity where the primary components are solar panels, mounting devices, inverters, and wiring.

i. Large-scale solar PV energy system: An Active Solar Energy System that occupies more than 40,000 square feet of surface area (equivalent to a rated nameplate capacity of at least 250 KW DC or greater).

ii. Medium-scale solar PV energy system: An active Solar Energy System that occupies more than 2,800 square feet but less 40,000 square feet of surface area (equivalent to a rated nameplate capacity between 15 – 250 KW DC).

iii. Small-scale solar PV energy system: An active Solar Energy System that occupies 2,800 square feet or less square feet of surface area (equivalent to a rated nameplate capacity of approximately 15 KW DC or less).

iv. Residential PV system: Solar panels installed either on the roof or adjacent ground of a home to generate electricity supporting the homes uses.

v. Commercial PV system: Solar panels installed either on a commercial building or adjacent ground to support commercial uses or utility providers.

g. "Solar Thermal System" is an active Solar Energy System that uses collectors to convert the sun's rays into useful forms of energy for water heating, space heating, or space cooling.

128.3 "Special incinerator ash" means ash residues resulting from the operation of incinerator or energy recovery facilities managing municipal solid waste, including solid waste from residential, commercial, and industrial establishments, if the ash residues:

a. Would otherwise be regulated as hazardous wastes under Chapter 70.105 RCW; and

b. Are not regulated as a hazardous waste under the Federal Resource Conservation and Recovery Act (RCRA), 42. U.S.C. Section 6910 et. seq.

…

138. Subdivision, Conventional. "Conventional subdivision" means the subdivision of a lot in accordance with the lot size requirements and bulk regulations specified for same in the district regulations. (See Appendix Figure 1.)

138.1. Supportive Housing, Emergency. “Supportive housing, emergency” or “Indoor emergency housing” means temporary indoor accommodations to address basic health, food, clothing and personal hygiene needs.

138.2. Supportive Housing, Permanent. “Permanent supportive housing” means subsidized leased housing, utilizing admissions practices with lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing and is paired with on-site or off-site voluntary services.

138.3. Supportive Housing, Shelter. “Supportive housing, shelter” or “Emergency shelter” means a facility providing temporary shelter, that can include day only access and warming centers that do not provide overnight accommodations.

138.4. Supportive Housing, Transitional. “Supportive housing, transitional” or “Transitional housing” means a facility that provides housing and supportive service to facilitate movement of individuals and families experiencing homelessness into permanent housing.

138.5 "Temporary sign" means a sign which is not permanently mounted and is displayed for no more than five months in any twelve-month period. Temporary noncommercial signs may be displayed as specified in Section 20.40.040.138.6"Temporary use" means a use established for a specified period of time, with the intent to discontinue the use at the end of the designated time period. Refer to Section 20.54.070(41.5).

138.6 “Thurston County Coordinating Official” is the coordinating official with respect to Chapter 20.30E. This position is held by the CPED Director or the Director’s designee.

138.7 "Transfer of development rights receiving area" means the area designated by Thurston County jurisdictions within which development rights transferred from a transfer of development rights sending area can be used.

…

145.3 A "water year" is defined as the twelve-month period from October 1st through September 30th of the following year. The water year is designated by the calendar year

in which it ends. Thus, the water year ending September 30, 2019 is called the "2019" water year.

145.4 “Weapons Noise Zones” are areas that may be affected by noise associated with large weapons training at JBLM. The Weapons Noise Zones are depicted in the JBLM Installation Operational Noise Management Plan.

145.5 "Wholesale sales" means the sale of goods, merchandise and commodities in gross, primarily for purposes of resale.

…

III. Thurston County Code, Title 20 (ZONING), Chapter 20.07 – LOT, YARD, USE, AND STRUCTURE REGULATIONS, shall be amended to read as follows:

Chapter 20.07 LOT, YARD, USE, AND STRUCTURE REGULATIONS

…

20.07.090 - Hard and Impervious Surface Limits.

…

2. General standards. In addition to the hard surface coverage limits specified in this title, the following standards shall apply

    a. Credits apply to lots in the following zones: LTA, LTF, RR 1/5, RRR 1/5, R 1/10, R 1/20, UR 1/5, RL 1/2, RL 1/1, RL 2/1, ~~R 3-6/1, R 4-16~~R 5-12/1, R 8-24/1, MGSA.

IV. Thurston County Code, Title 20 (ZONING), Chapter 20.08A – LONG-TERM AGRICULTURE DISTRICT (LTA), shall be amended to read as follows:

Chapter 20.08A LONG-TERM AGRICULTURE DISTRICT (LTA)

…

20.08A.060 Additional Regulations.

Refer to the following chapters for provisions which may qualify or supplement the regulations presented above:

1. Chapter 20.08G, Agritourism Overlay District;
2. Chapter 20.30A, Planned Rural Residential Development;
3. Chapter 20.30E, Military Influence Area Overlay;
4~~3.~~ Chapter 20.34, Accessory Uses and Structures;
5~~4.~~ Chapter 20.40, Signs and Lighting;
6~~5.~~ Chapter 20.44, Parking and Loading;
7~~6.~~ Chapter 20.45, Landscaping and Screening;
8~~7.~~ Chapter 20.54, Special Use.

V. Thurston County Code, Title 20 (ZONING), Chapter 20.08C - NISQUALLY AGRICULTURE DISTRICT (NA), shall be amended to read as follows:

Chapter 20.08C NISQUALLY AGRICULTURE DISTRICT (NA)

…

20.08C.060 Additional Regulations.

Refer to the following chapters for provisions which may qualify or supplement the regulations presented above:

1. Chapter 20.30A, Planned Rural Residential Development;

2. Chapter 20.30E, Military Influence Area Overlay;

3~~2.~~ Chapter 20.32, Open Space;

4~~3.~~ Chapter 20.34, Accessory Uses and Structures;

5~~4.~~ Chapter 20.40, Signs and Lighting;

6~~5.~~ Chapter 20.44, Parking and Loading;

7~~6.~~ Chapter 20.45, Landscaping and Screening.

VI. Thurston County Code, Title 20 (ZONING), Chapter 20.08D LONG-TERM FORESTRY DISTRICT (LTF), shall be amended to read as follows:

Chapter 20.08D LONG-TERM FORESTRY DISTRICT (LTF)

…

20.08D.050 Additional Regulations.

Refer to the following chapters for provisions which may qualify or supplement the regulations presented above:

1. Chapter 20.30E, Military Influence Area Overlay;

2~~1.~~ Chapter 20.34, Accessory Uses and Structures;

3~~2.~~ Chapter 20.40, Signs and Lighting;

4~~3.~~ Chapter 20.44, Parking and Loading;

5~~4.~~ Chapter 20.45, Landscaping and Screening.

VII. Thurston County Code, Title 20 (ZONING), Chapter 20.08E PUBLIC PARKS, TRAILS AND PRESERVES DISTRICT (PP), shall be amended to read as follows:

Chapter 20.08E PUBLIC PARKS, TRAILS AND PRESERVES DISTRICT (PP)

…

20.08E.050 Additional Regulations.

Refer to the following chapters for provisions which may qualify or supplement the regulations presented above:

1. Chapter 20.30E, Military Influence Area Overlay;

2~~1.~~ Chapter 20.34, Accessory Uses;

3~~2.~~ Chapter 20.40, Signs and Lighting;

4~~3.~~ Chapter 20.45, Landscaping and Screening.

VIII. Thurston County Code, Title 20 (ZONING), Chapter 20.08F MILITARY RESERVATION DISTRICT (MR), shall be amended to read as follows:

Chapter 20.08F MILITARY RESERVATION DISTRICT (MR)

…

20.08F.050 Additional Regulations.

Refer to the following chapters for provisions which may qualify or supplement the regulations presented above:

1. Chapter 20.30E, Military Influence Area Overlay;

2~~1.~~ Chapter 20.34, Accessory Uses and Structures;

3~~2.~~ Chapter 20.40, Signs and Lighting;

4~~3.~~ Chapter 20.44, Parking and Loading;

5~~4.~~ Chapter 20.45, Landscaping and Screening.

IX. Thurston County Code, Title 20 (ZONING), Chapter 20.09 RURAL RESIDENTIAL—ONE DWELLING UNIT PER FIVE ACRES (RR 1/5), shall be amended to read as follows:

Chapter 20.09 RURAL RESIDENTIAL—ONE DWELLING UNIT PER FIVE ACRES (RR 1/5)

…

20.09.020 Primary uses.

Subject to the provisions of this title, the following uses are permitted in this district;

1. Agriculture, including forest practices;

2. Single-family and two-family residential (within urban growth management areas, limited to four residential dwelling units per lot; otherwise, limited to one primary residential structure per lot);

3. Permanent supportive housing and transitional housing (subject to the permitted density of this district);

4. Mobile/manufactured home parks (subject to the permitted density of this district).

…

~~20.09.030 Family member unit.~~

~~1. In addition to the maximum number of dwelling units permitted on a lot, one temporary mobile/manufactured home or modular home may be located upon a lot for the purposes of housing a person or persons who are family members to a person residing in a structure existing on the lot when application for family unit approval is requested. A person is a family member when related by blood, marriage or adoption.~~

~~2. Persons wishing to establish a family member unit shall furnish proof of family member status and shall receive written approval to establish such unit from the department before locating or constructing the unit.~~

~~3. Dwelling units which are located or constructed pursuant to this section shall be removed when the family member no longer occupies the family member unit.~~

~~4. Dwelling units which are pursuant to this section shall be removed prior to sale of the property, unless the purchaser provides a letter to the county stating the family member unit will be occupied by a family member.~~

~~5. A family member unit must have an approved sewage disposal system, adequate water source, and all other applicable permits.~~

…

20.09.070 Additional Regulations.

Refer to the following chapters for provisions which may qualify or supplement the regulations presented above:

1. Chapter 20.30E, Military Influence Area Overlay;

2~~1.~~ Chapter 20.32, Open Space;

3~~2.~~ Chapter 20.34, Accessory Uses and Structures;

4~~3.~~ Chapter 20.40, Signs and Lighting;

5~~4.~~ Chapter 20.44, Parking and Loading;

6~~5.~~ Chapter 20.45, Landscaping and Screening.

X. Thurston County Code, Title 20 (ZONING), Chapter 20.09A RURAL RESIDENTIAL/RESOURCE—ONE DWELLING UNIT PER FIVE ACRES (RRR 1/5), shall be amended to read as follows:

Chapter 20.09A RURAL RESIDENTIAL/RESOURCE—ONE DWELLING UNIT PER FIVE ACRES (RRR 1/5)

…

20.09A.020 Primary uses.

Subject to the provisions of this title, the following uses are permitted in this district:

1. Agriculture, including forest practices;

2. Single-family and two-family residences, as defined in Section 20.07.020, (limited to one primary residential structure per lot);

3. Home occupations per standards in Section 20.54.070(16);

4. Permanent supportive housing and transitional housing (subject to the permitted density of this district);

5. Mobile/manufactured home parks (subject to the permitted density of this district);

6~~4~~. Farm housing accessory to a farm residence on property meeting the definition of a farm in RCW 84.34.020 to accommodate agricultural workers and their families employed on the premises, as provided:

…

~~**20.09A.030 Family member unit.**~~

~~1. In addition to the maximum number of dwelling units, excluding farm housing units, permitted on a lot, one temporary mobile/manufactured home or modular home may be located upon a lot for the purpose of housing a person or persons who are family members to a person residing in an existing structure on the lot when application for family unit approval is requested. A person is a family member when related by blood, marriage or adoption.~~

~~2. Persons wishing to establish a family member unit shall furnish proof of family member status and shall receive written approval to establish such unit from the department before locating or constructing the unit.~~

~~3. Dwelling units placed on a lot pursuant to this section shall be removed when the family member no longer occupies the family member unit.~~

~~4. Dwelling units which are located pursuant to this section shall be removed prior to sale of the property, unless the purchaser provides a letter to the county stating the family member unit will be occupied by a family member.~~

~~5. A family member unit must have an approved sewage disposal system, adequate water source, and all other applicable permits.~~

…

20.09A.060 Additional Regulations.

Refer to the following chapters for provisions which may qualify or supplement the regulations presented above:

1. Chapter 20.07, Lot, Yard, Use And Structure Regulations;

2. Chapter 20.30A, Planned Rural Residential Development;

3. Chapter 20.30E, Military Influence Area Overlay;

4~~3.~~ Chapter 20.34, Accessory Uses and Structures;

5~~4.~~ Chapter 20.40, Signs and Lighting;

6~~5.~~ Chapter 20.44, Parking and Loading;

7~~6.~~ Chapter 20.45, Landscaping and Screening.

8~~7.~~ Articles III and IV of the Thurston County Sanitary Code;

9~~8.~~ Chapter 15.05, Thurston County Drainage Design and Erosion Control Manual;

10~~9.~~ Chapter 17.15, Thurston County Agricultural Activities Critical Areas Ordinance;

11~~10.~~Chapter 20.23, McAllister Geologically Sensitive Area District; and

12~~11.~~Title 24, Thurston County Critical Areas Ordinance.

XI. Thurston County Code, Title 20 (ZONING), Chapter 20.09B RURAL—ONE DWELLING UNIT PER TWENTY ACRES (R 1/20), shall be amended to read as follows:

Chapter 20.09B RURAL—ONE DWELLING UNIT PER TWENTY ACRES (R 1/20)

…

20.09B.020 Primary uses.

Subject to the provisions of this title, the following uses are permitted in this district:

1. Single-family dwellings (limited to one primary residential structure per lot);
2. Agriculture;
3. Forest practices and forest management activities; ~~and~~
4. Outdoor recreation; ~~.~~ and
5. Permanent supportive housing and transitional housing (subject to the permitted density of this district).

…

20.09B.035 Additional housing units.

1. Farm Housing. Upon written approval by the department of an affidavit submitted on a form available at the department and recorded with the county auditor, farm housing accessory to the farm residence on property meeting the definition of a farm in RCW 84.34.020 to accommodate agricultural workers and their families employed on the premises, as provided:

…

~~2. Family Member Units. Upon written approval by the department of an affidavit submitted on a form available at the department and recorded with the county auditor, one temporary mobile/manufactured home or modular home, in addition to the maximum number of dwelling units authorized by TCC 20.09B.040 and excluding farm housing units, may be located upon a lot for the purpose of housing a person or persons who are family members to a person residing in an existing structure on the lot. A person is a family member when related by blood, civil union, marriage or adoption. Approval is subject to the following conditions:~~

~~a. Persons wishing to establish a family member unit shall furnish proof of family member status;~~

~~b. Dwelling units placed on a lot pursuant to this section shall be removed when the family member no longer occupies the family member unit;~~

~~c. Dwelling units which are located pursuant to this section shall be removed prior to sale of the property, unless the purchaser provides an affidavit to the County stating that the family member unit will be occupied by a family member, consistent with this section; and~~

~~d. A family member unit must have a sewage disposal system, adequate water source, and all other applicable permits approved by the county.~~

…

20.09B.060 Additional Regulations.

Refer to the following chapters for provisions which may qualify or supplement the regulations presented above:

1. Chapter 20.07, Lot, Yard, Use And Structure Regulations;

2. Chapter 20.30A, Planned Rural Residential Development;

3. Chapter 20.30E, Military Influence Area Overlay;

4~~3.~~ Chapter 20.34, Accessory Uses and Structures;

5~~4.~~ Chapter 20.40, Signs and Lighting;

6~~5.~~ Chapter 20.44, Parking and Loading;

7~~6.~~ Chapter 20.45, Landscaping and Screening.

8~~7.~~ Articles III and IV of the Thurston County Sanitary Code;

9~~8.~~ Chapter 15.05, Thurston County Drainage Design and Erosion Control Manual;

10~~9.~~ Chapter 17.15, Thurston County Agricultural Activities Critical Areas Ordinance;

11~~10.~~Title 24, Thurston County Critical Areas Ordinance.

XII. Thurston County Code, Title 20 (ZONING), Chapter 20.09C RURAL—ONE DWELLING UNIT PER TEN ACRES (R 1/10), shall be amended to read as follows:

Chapter 20.09C RURAL—ONE DWELLING UNIT PER TEN ACRES (R 1/10)

…

20.09C.020 Primary uses.

Subject to the provisions of this title, the following uses are permitted in this district:

1. Single-family dwellings (limited to one primary residential structure per lot);
2. Agriculture;
3. Forest practices and forest management activities; ~~and~~
4. Outdoor recreation~~.~~; and
5. Permanent supportive housing and transitional housing (subject to the permitted density of this district).

…

20.09C.035 Additional housing units.

1. Farm Housing. Upon written approval by the department of an affidavit submitted on a form available at the department and recorded with the county auditor, farm housing accessory to the farm residence on property meeting the definition of a farm in RCW 84.34.020 to accommodate agricultural workers and their families employed on the premises, as provided:

…

~~2. Family Member Units. Upon written approval by the department of an affidavit submitted on a form available at the department and recorded with the county auditor, one temporary mobile/manufactured home or modular home, in addition to the maximum number of dwelling units authorized by TCC 20.09C.040 and excluding farm housing units, may be located upon a lot for the purpose of housing a person or persons who are family members to a person residing in an existing structure on the lot. A person is a family member when related by blood, civil union, marriage or adoption. Approval is subject to the following conditions:~~

~~a. Persons wishing to establish a family member unit shall furnish proof of family member status;~~

~~b. Dwelling units placed on a lot pursuant to this section shall be removed when the family member no longer occupies the family member unit;~~

~~c. Dwelling units which are located pursuant to this section shall be removed prior to sale of the property, unless the purchaser provides an affidavit to the county stating that the family member unit will be occupied by a family member, consistent with this section; and~~

~~d. A family member unit must have a sewage disposal system, adequate water source, and all other applicable permits approved by the county.~~

…

20.09C.060 Additional Regulations.

Refer to the following chapters for provisions which may qualify or supplement the regulations presented above:

1. Chapter 20.07, Lot, Yard, Use And Structure Regulations;

2. Chapter 20.30A, Planned Rural Residential Development;

3. Chapter 20.30E, Military Influence Area Overlay;

4~~3.~~ Chapter 20.34, Accessory Uses and Structures;

5~~4.~~ Chapter 20.40, Signs and Lighting;

6~~5.~~ Chapter 20.44, Parking and Loading;

7~~6.~~ Chapter 20.45, Landscaping and Screening.

8~~7.~~ Articles III and IV of the Thurston County Sanitary Code;

9~~8.~~ Chapter 15.05, Thurston County Drainage Design and Erosion Control Manual;

10~~9.~~ Chapter 17.15, Thurston County Agricultural Activities Critical Areas Ordinance;

11~~10.~~Title 24, Thurston County Critical Areas Ordinance.

XIII. Thurston County Code, Title 20 (ZONING), Chapter 20.09D URBAN RESERVE—ONE DWELLING UNIT PER FIVE ACRES (UR 1/5), shall be amended to read as follows:

Chapter 20.09D URBAN RESERVE—ONE DWELLING UNIT PER FIVE ACRES (UR 1/5)

…

20.09D.020 Primary uses.

Subject to the provisions of this title, the following uses are permitted in this district:

1. Single-family dwellings (limited to one primary residential structure per lot);
2. Agriculture;
3. Forest practices and forest management activities; ~~and~~
4. Outdoor recreation; and
5. Permanent supportive housing and transitional housing (subject to the permitted density of this district).~~.~~

…

20.09D.035 Additional housing units.

~~Additional housing units are allowed in this district as follows:~~

~~1. Family Member Units. Upon written approval by the department of an affidavit submitted on a form available at the department and recorded with the county auditor, one temporary mobile/manufactured home or modular home, in addition to the maximum number of dwelling units authorized by Section 20.09D.040 and excluding farm housing units, may be located upon a lot for the purpose of housing a person or persons who are family members to a person residing in an existing structure on the lot. A person is a family member when related by blood, civil union, marriage or adoption. Approval subject to the following conditions:~~

~~a. Persons wishing to establish a family member unit shall furnish proof of family member status;~~

~~b. Dwelling units placed on a lot pursuant to this section shall be removed when the family member no longer occupies the family member unit;~~

~~c. Dwelling units which are located pursuant to this section shall be removed prior to sale of the property, unless the purchaser provides an affidavit to the county stating that the family member unit will be occupied by a family member, consistent with this section; and~~

~~d. A family member unit must have a sewage disposal system, adequate water source, and all other applicable permits approved by the county.~~

…

20.09D.060 Additional Regulations.

Refer to the following chapters for provisions which may qualify or supplement the regulations presented above:

1. Chapter 20.07, Lot, Yard, Use And Structure Regulations;

2. Chapter 20.30A, Planned Rural Residential Development;

3. Chapter 20.30E, Military Influence Area Overlay;

4~~3.~~ Chapter 20.34, Accessory Uses and Structures;

5~~4.~~ Chapter 20.40, Signs and Lighting;

6~~5.~~ Chapter 20.44, Parking and Loading;

7~~6.~~ Chapter 20.45, Landscaping and Screening.

8~~7.~~ Articles III and IV of the Thurston County Sanitary Code;

9~~8.~~ Chapter 15.05, Thurston County Drainage Design and Erosion Control Manual;

10~~9.~~ Chapter 17.15, Thurston County Agricultural Activities Critical Areas Ordinance;

11~~10.~~Title 24, Thurston County Critical Areas Ordinance.

XIV. Thurston County Code, Title 20 (ZONING), Chapter 20.10A RESIDENTIAL LAMIRD—ONE DWELLING UNIT PER TWO ACRES (RL 1/2), shall be amended to read as follows:

Chapter 20.10A RESIDENTIAL LAMIRD—ONE DWELLING UNIT PER TWO ACRES (RL 1/2)

…

20.10A.020 Primary uses.

Subject to the provisions of this title, the following uses are permitted up to a maximum density of one dwelling unit per two acres:

1. Single-family and two-family residential (limited to one residential structure per lot);
2. Agriculture, including forest practices; ~~and~~
3. Home occupations per Section 20.54.070(16);
4. Permanent supportive housing and transitional housing (subject to the permitted density of this district); and~~.~~
5. Mobile/manufactured home parks (subject to the permitted density of this district).

…

~~**20.10A.030 Family member unit.**~~

~~1. In addition to the maximum number of dwelling units permitted on a lot, one temporary mobile/manufactured home or modular home may be located upon a lot for the purposes of housing a person or persons who are family members to a person residing in a structure existing on the lot when application for family unit approval is requested. A person is a family member when related by blood, marriage or adoption.~~

~~2. Persons wishing to establish a family member unit shall furnish proof of family member status and shall receive written approval to establish such unit from the department before locating or constructing the unit.~~

~~3. Dwelling units which are located or constructed pursuant to this section shall be removed when the family member no longer occupies the family member unit.~~

~~4. Dwelling units which are located pursuant to this section shall be removed prior to sale of the property, unless the purchaser provides a letter to the county stating the family member unit will be occupied by a family member.~~

~~5. A family member unit must have an approved sewage disposal system, an adequate water source, and is subject to all other applicable permit requirements.~~

20.10A.030 Accessory uses.

Accessory dwelling unit, in accordance with the provisions of Chapter 20.34.

…

20.10A.070 Additional Regulations.

Refer to the following chapters for provisions which may qualify or supplement the regulations presented above:

1. Chapter 20.30E, Military Influence Area Overlay;

2~~1.~~ Chapter 20.32, Open Space;

3~~2.~~ Chapter 20.34, Accessory Uses and Structures;

4~~3.~~ Chapter 20.40, Signs and Lighting;

5~~4.~~ Chapter 20.44, Parking and Loading;

6~~5.~~ Chapter 20.45, Landscaping and Screening.

XV. Thurston County Code, Title 20 (ZONING), Chapter 20.11A RESIDENTIAL LAMIRD—ONE DWELLING UNIT PER ACRE (RL 1/1), shall be amended to read as follows:

Chapter 20.11A RESIDENTIAL LAMIRD—ONE DWELLING UNIT PER ACRE (RL 1/1)

…

20.11A.020 Primary uses.

Subject to the provisions of this title, the following uses are permitted up to a maximum density of one dwelling unit per acre:

1. Single-family and duplex~~two-family residential~~ (limited to one residential structure per lot);
2. Agriculture, including forest practices; ~~and~~
3. Home occupations per standards in Section 20.54.070(16);
4. Permanent supportive housing and transitional housing (subject to the permitted density of this district);~~.~~
5. Mobile/manufactured home parks (subject to the permitted density of this district).

…

~~20.11A.030 Family member unit.~~

~~1. In addition to the maximum number of dwelling units permitted on a lot, one temporary mobile/manufactured home or modular home may be located upon a lot for the purposes of housing a person or persons who are family members to a person residing in a structure existing on the lot when application for family unit approval is requested. A person is a family member when related by blood, marriage or adoption.~~

~~2. Persons wishing to establish a family member unit shall furnish proof of family member status and shall receive written approval to establish such unit from the department before locating or constructing the unit.~~

~~3. Dwelling units which are located or constructed pursuant to this section shall be removed when the family member no longer occupies the family member unit.~~

~~4. Dwelling units which are located pursuant to this section shall be removed prior to sale of the property, unless the purchaser provides a letter to the county stating the family member unit will be occupied by a family member.~~

~~5. A family member unit must have an approved sewage disposal system, an adequate water source, and is subject to all other applicable permit requirements.~~

20.11A.030 Accessory uses.

Accessory dwelling unit, in accordance with the provisions of Chapter 20.34.

20.11A.04035 Density.

1. The maximum density for residential uses in this district is one dwelling unit per acre; and

2. The maximum number of dwelling units allowed on a site shall be calculated by subtracting all submerged lands as defined in the Shoreline Master Program for the Thurston Region from the area of the parcel and, then applying the allowed zoning density in Section 20.11A.035(1).

20.11A.0540 Design standards.

The following standards are established as the minimum necessary to insure that the purpose of this rural residential, one dwelling unit per acre district is achieved and maintained as new lots are created and new buildings are constructed:

…

20.11A.070 Additional Regulations.

Refer to the following chapters for provisions which may qualify or supplement the regulations presented above:

1. Chapter 20.30E, Military Influence Area Overlay;

21. Chapter 20.32, Open Space;

32. Chapter 20.34, Accessory Uses and Structures;

43. Chapter 20.40, Signs and Lighting;

54. Chapter 20.44, Parking and Loading;

65. Chapter 20.45, Landscaping and Screening.

XVI. Thurston County Code, Title 20 (ZONING), Chapter 20.13A RESIDENTIAL LAMIRD—TWO DWELLING UNITS PER ACRE (RL 2/1), shall be amended to read as follows:

Chapter 20.13A RESIDENTIAL LAMIRD—TWO DWELLING UNITS PER ACRE (RL 2/1)

…

20.13A.020 Primary uses.

Subject to the provisions of this title, the following uses are permitted up to a maximum density of two dwelling units per acre:

1. Single-family and two-family residential (limited to one primary residential structure per lot);

2. Agriculture, including forest practices; ~~and~~

3. Home occupations per standards in Section 20.54.070(16);

4. Permanent supportive housing and transitional housing (subject to the permitted density of this district); and~~.~~

5. Mobile/manufactured home parks (subject to the permitted density of this district).

…

20.13A.030 Accessory uses.

Accessory dwelling unit, in accordance with the provisions of Chapter 20.34.

20.13A.04~~3~~0 Design standards.

The following standards are established as the minimum necessary to e~~i~~nsure that the purpose of this rural residential, two dwelling units per acre district is achieved and maintained as new lots are created and new buildings are constructed:

1. Minimum lot size:

   ~~a. Conventional subdivision lot (excluding public rights-of-way)—twelve thousand five hundred square feet for single-family, twenty-five thousand square feet for two-family structures;~~

   a. Conventional subdivision lot (excluding public rights-of-way)—thirteen~~twelve~~ thousand ~~five hundred~~ square feet for single-family, twenty-six~~five~~ thousand square feet for two-family structures; Exceptions for small-home sized

subdivisions: 9,375 square feet for single family provided the dwelling unit is limited to 1,600 square feet (excluding attached garage space), 12,500 square feet for duplex provided individual dwelling units are limited to 1,200 square feet (excluding attached garage space);

b. Cluster subdivision lot—seven thousand two hundred square feet for single-family, fifteen thousand square feet for duplexes; and

c. Nonresidential use—twenty thousand square feet.

2. Minimum lot width:

a. Individual lot or conventional subdivision lot:

i. Interior lot—seventy-five feet; and

ii. Corner lot—one hundred feet;

b. Cluster subdivision lot:

i. Interior lot—fifty feet;

ii. Corner lot—seventy-five feet;

iii. Cul-de-sac—thirty-five feet; and

iv. Flag lot—twenty feet;

c. Nonresidential uses:

i. Interior lot—seventy-five feet; and

ii. Corner lot—one hundred feet;

3. Minimum district size for purpose of zoning map amendments—five acres.

4. Maximum building height—thirty-five feet.

5. Minimum yard requirements: See Section 20.07.030;

6. Maximum Coverage by Hard Surfaces. Maximum hard surface coverage for new development in this district is as follows (also see Chapter 20.07): Sixty percent or twenty thousand square feet, whichever is less.

7. Dedication of Open Space. Land which is to be divided must conform to the open space dedication requirements of Chapter 18.47 of the Subdivision Ordinance.

20.13A.0<u>50</u>~~35~~ Density.

1. The maximum density for residential uses in this district is two dwelling units per acre; and

2. The maximum number of dwelling units allowed on a site shall be calculated by subtracting all submerged lands as defined in the Shoreline Master Program for the Thurston Region from the area of the parcel and, then applying the allowed zoning density in Section 20.13A.035(1).

…

20.13A.070 Additional Regulations.

Refer to the following chapters for provisions which may qualify or supplement the regulations presented above:

1. Chapter 20.30E, Military Influence Area Overlay;

2~~1.~~ Chapter 20.32, Open Space;

3~~2.~~ Chapter 20.34, Accessory Uses and Structures;

4~~3.~~ Chapter 20.40, Signs and Lighting;

5~~4.~~ Chapter 20.44, Parking and Loading;

6~~5.~~ Chapter 20.45, Landscaping and Screening.

XVII. Thurston County Code, Title 20 (ZONING), Chapter 20.15 RESIDENTIAL—THREE TO SIX DWELLING UNITS PER ACRE (R 3—6/1), shall be renamed and amended to read as follows:

Chapter 20.15 RESIDENTIAL—FIVE~~THREE~~ TO TWELVE~~SIX~~ DWELLING UNITS PER ACRE (R 5~~3~~—12~~6~~/1)

20.15.010 Purpose.

The intent of this district is to ~~preserve and~~ establish peaceful low-rise~~density~~ neighborhoods in which ~~owner-occupied~~ single-family structures, duplexes, and accessory dwelling units are the dominant form of dwelling units. This district is intended to provide a minimum density of five~~three~~ units per acre and maximum of twelve~~six~~ units per acre to promote the efficient use of land within the Grand Mound urban growth area. This district will allow infilling with a variety of housing types and at a relatively low urban ~~density to maintain the existing character of the Grand Mound community~~.

20.15.020 Primary uses.

Subject to the provisions of this title, the following uses are permitted in the residential, five~~three~~ to twelve~~six~~ units per acre district as primary uses:

1. Agriculture, including forest practices;
2. Single-family, duplex, and triplex ~~and two-family residential (limited to four residential dwelling units per lot)~~;
3. Home occupations per standards in Section 20.54.070(16);
4. Single-family and multifamily residential exceeding that permitted in subsection (2) above (through planned residential development only)~~.~~;
5. Permanent supportive housing and transitional housing (subjected to the permitted density of this district);
6. Mobile/manufactured home parks (subjected to the permitted density of this district).

20.15.030 Accessory uses.

Accessory dwelling unit, in accordance with the provisions of Chapter 20.34.

20.15.040 Special uses.

See Chapter 20.54 for special uses permitted in this district.

20.15.050 Density.

1. Minimum: five~~three~~ dwelling units per acre;

2. Maximum: twelve~~six~~ dwelling units per acre~~, except that any density greater than five dwelling units per acre shall be obtained only by purchase of transfer of development rights in accordance with Section 20.62.055~~; and

3. The maximum number of dwelling units allowed on a site shall be calculated by subtracting all submerged lands as defined in the Shoreline Master Program for the Thurston Region from the area of the parcel and, then applying the allowed zoning density in Section 20.15.035(1).

20.15.060 Design standards.

The following standards are established as the minimum necessary to ensure that the purpose of this district is achieved and maintained as new lots are created and new buildings are constructed:

1. Minimum lot size:

    a. Five thousand square feet for single-family on public sewer;

    Seven thousand square feet for duplexes on public sewer;

    Thirteen~~welve~~ thousand ~~five hundred~~ square feet for single-family with on-site septic system;

    Twenty-six~~Fourteen~~ thousand ~~four hundred~~ square feet for duplexes with on-site septic system;

    b. Cluster subdivision lot—~~four~~ three thousand square feet;

    c. Nonresidential use—twenty thousand square feet;

2. Minimum lot width:

    a. Individual lot or conventional subdivision lot:

        i. Interior lot—fifty feet;

        ii. Corner lot—fifty feet;

        iii. Reserved;

        iv. Cul-de-sac—thirty-five feet;

v. Flag lot—twenty feet;

b. Cluster subdivision lot:

i. Interior lot—twenty feet;

ii. Corner lot—thirty feet;

c. Nonresidential uses:

i. Interior lot—fifty feet;

ii. Corner lot—fifty feet;

3. Minimum district size for purpose of zoning map amendments—three~~five~~ acres;

4. Maximum building height—thirty-five feet;

5. Minimum yard requirements:

a. Residential structures: See Section 20.07.030;

6. Maximum Coverage by Hard Surfaces. Maximum hard surface coverage for new development in this district is as follows (also see Chapter 20.07): Sixty percent or twenty-thousand square feet, whichever is less.

7. Dedication of Open Space. Land which is to be divided must conform to the open space dedication requirements of Chapter 18.47 of the Subdivision Ordinance.

8. Grand Mound Design Standards~~Guidelines~~: See Chapter 20.36.

XVIII. Thurston County Code, Title 20 (ZONING), Chapter 20.21A RESIDENTIAL—FOUR TO SIXTEEN DWELLING UNITS PER ACRE (R 4—16/1), shall be renamed and amended to read as follows:

Chapter 20.21A RESIDENTIAL—EIGHT~~FOUR~~ TO TWENTY-FOUR~~SIXTEEN~~ DWELLING UNITS PER ACRE (R 8~~4~~—24~~16~~/1)

20.21A.010 Purpose.

The intent of this district is to permit ~~single-family~~ townhomes, and multifamily residential development, such as duplexes, triplexes, fourplexes, and garden apartments, up to twenty-four~~sixteen~~ dwelling units per acre in areas characterized by: (1) a lack of severe and/or moderate physical limitations; (2) proximity to urban core or incorporated areas; (3) availability of urban services (i.e., water, sewer, roads, shopping, schools, etc.); (4) a likelihood of future annexation; (5) superior transportation access; and (6) designated areas within the Grand Mound urban growth area to ensure more compact development.

20.21A.020 Primary uses.

Subject to the provisions of this title, the following uses are permitted in the residential, four to sixteen units per acre district as primary uses:

1. ~~Single-family~~Townhouses, and multifamily;
2. Home occupations per standards in Section 20.54.070(16)~~.~~;
3. Permanent supportive housing and transitional housing (subject to the permitted density of this district).

20.21A.030 Accessory uses.

Accessory dwelling unit, in accordance with the provisions of Chapter 20.34.

20.21A.040 Special uses.

See Chapter 20.54 for special uses permitted in this district.

20.21A.050 Density.

1. Minimum: eight~~four~~ dwelling units per acre within the Grand Mound urban growth area;
2. Maximum: twenty-four~~sixteen~~ dwelling units per acre within the Grand Mound urban growth area~~, except that any density greater than fifteen dwelling units per acre shall be~~

~~obtained only by purchase of transfer of development rights in accordance with Section 20.62.055; and~~

3. Electric vehicle (EV) bonus: thirty-two dwelling units per acre within the Grand Mound urban growth area when multifamily developments of three or more units provide EV charging stations for twenty-five percent (25%) of total parking spaces in accordance with Table 20.55-01 TCC. Additional units developed through the EV bonus are not required to provide minimum parking consistent with requirements in 20.44 TCC;

4~~3~~. The maximum number of dwelling units allowed on a site shall be calculated by subtracting all submerged lands as defined in the Shoreline Master Program for the Thurston Region from the area of the parcel and, then applying the allowed zoning density in Section 20.21A.035(1).

20.21A.060 Design standards.

The following standards are established as the minimum necessary to ensure that the purpose of this residential eight~~four~~ to twenty-four~~sixteen~~ units per acre district is achieved and maintained as new lots are created and new buildings are constructed:

1. Minimum lot size:

   a. Conventional subdivision lot—ten~~five~~ thousand square ~~feet single-family and duplex~~;

   ~~b. Cluster subdivision lot—no requirement;~~

   b~~c~~. Nonresidential use—twelve thousand five hundred square feet;

2. Minimum lot width:

   a. Individual lot or conventional subdivision lot:

      i. Interior lot—forty feet;

      ii. Corner lot—forty feet;

      iii. Reserved;

      iv. Cul-de-sac—thirty-five feet;

      v. Flag lot—twenty feet;

   ~~b. Cluster subdivision lot:~~

      ~~i. Interior lot—twenty feet;~~

      ~~ii. Corner lot—thirty feet;~~

   ~~c~~b. Nonresidential uses:

i. Interior lot—fifty feet;

ii. Corner lot—fifty feet

3. Minimum district size for purpose of zoning map amendments—one~~four~~ acre~~s~~;

4. Maximum building height—forty~~thirty~~ five feet;

5. Minimum yard requirements: See Section 20.07.030;

6. Maximum Coverage by Hard Surfaces: Seventy-five percent (also see Chapter 20.07).

7. Dedication of Open Space. Land which is to be divided must conform to the open space dedication requirements of Chapter 18.47 of the Subdivision Ordinance.

8. Grand Mound Design Standards~~Guidelines~~: See Chapter 20.36.

XIX. Thurston County Code, Title 20 (ZONING), Chapter 20.22 NEIGHBORHOOD CONVENIENCE DISTRICT (NC), shall be amended to read as follows:

Chapter 20.22 NEIGHBORHOOD CONVENIENCE DISTRICT (NC)

…

20.22.060 Additional Regulations.

Refer to the following chapters for provisions which may qualify or supplement the regulations presented above:

1. Chapter 20.30E, Military Influence Area Overlay;

2~~1.~~ Chapter 20.32, Open Space;

3~~2.~~ Chapter 20.34, Accessory Uses and Structures;

4~~3.~~ Chapter 20.37, Site Plan review;

5~~4.~~ Chapter 20.40, Signs and Lighting;

6~~5.~~ Chapter 20.44, Parking and Loading;

7~~6.~~ Chapter 20.45, Landscaping and Screening.

XX. Thurston County Code, Title 20 (ZONING), Chapter 20.23 MCALLISTER GEOLOGICALLY SENSITIVE AREA DISTRICT (MGSA), shall be amended to read as follows:

Chapter 20.23 MCALLISTER GEOLOGICALLY SENSITIVE AREA DISTRICT (MGSA)

…

20.23.040 Additional Regulations.

Refer to the following chapters for provisions which may qualify or supplement the regulations presented above:

1. Chapter 20.30E, Military Influence Area Overlay;

2~~1.~~ Chapter 20.32, Open Space;

3~~2.~~ Chapter 20.34, Accessory Uses and Structures;

4~~3.~~ Chapter 20.40, Signs and Lighting;

5~~4.~~ Chapter 20.44, Parking and Loading;

6~~5.~~ Chapter 20.45, Landscaping and Screening.

XXI. Thurston County Code, Title 20 (ZONING), Chapter 20.24 RURAL COMMERCIAL CENTER DISTRICT (RCC), shall be amended to read as follows:

Chapter 20.24 RURAL COMMERCIAL CENTER DISTRICT (RCC)

…

20.24.070 Additional Regulations.

Refer to the following chapters for provisions which may qualify or supplement the regulations presented above:

1. Chapter 20.30E, Military Influence Area Overlay;

2~~1.~~ Chapter 20.34, Accessory Uses and Structures;

3~~2.~~ Chapter 20.40, Signs and Lighting;

4~~3.~~ Chapter 20.44, Parking and Loading;

5~~4.~~ Chapter 20.45, Landscaping and Screening.

XXII. Thurston County Code, Title 20 (ZONING), Chapter 20.24 RURAL COMMERCIAL CENTER DISTRICT (RCC), shall be amended to read as follows:

Chapter 20.25 ARTERIAL COMMERCIAL DISTRICT (AC)

20.25.010 Purpose.

The purpose of this district is to provide for multi-family development, mixed use, and commercial uses which are oriented toward vehicular traffic. It provides a legitimate classification for existing strip development to encourage the improvement of these facilities and to allow in-filling with commercial and high density residential uses which are compatible with the surrounding area.

20.25.020 Primary uses.

Subject to the provisions of this title, uses permitted in the arterial commercial district include but are not limited to the following:

1. Barber/beauty shops, bookstores, newsstands, shoe repair;
2. Grocery, drug, hardware, dry goods stores, bakery, retail, fresh fruit and vegetable outdoor stands;
3. Appliance stores (including repair), furniture and carpet stores, bicycle sale/repair;
4. Art stores, music stores and supplies, dress and tailor shops, hobby shops;
5. Dairy products store;
6. Greenhouse and plant nurseries;
7. Repair shops for household appliances;
8. Business/professional offices, printing;
9. Multifamily residences (subject to standards of R 8~~4~~—24~~16~~/1) and residence in conjunction with a listed use~~, except that within the Grand Mound urban growth area the minimum density shall be six units per acre~~;
10. Restaurants;
11. Service stations;
12. Ice storage and dispensing;
13. Car wash;
14. Cold storage lockers;
15. Self-service laundry and dry cleaning;

16. Delicatessen;
17. Feed, seed and garden supplies;
18. Glass sales and installation;
19. Automotive and mechanical sales and service;
20. Boat sales;
21. Wholesale sales;
22. Storage facilities;
23. Auction yards;
24. Mobile/modular home sales;
25. Community centers limited to four thousand five hundred square feet on parcels up to five acres with a minimum lot size of two acres. Maximum building size shall be six thousand square feet on parcels of five acres or larger. Maximum of one community center is allowed per lot. No community center may be located closer than one thousand feet from another community center;
26. Churches;
27. Health clubs;
28. Public facilities (not including schools);
29. Veterinary clinics and hospitals;
30. Motels and motor hotels;
31. Libraries, museums, art galleries and similar institutions;
32. Commercial trade schools;~~.~~
33. Emergency shelters, emergency housing, permanent supportive housing, and transitional housing (subject to the permitted density of this district or the permitted occupancy adopted by the building code for similar uses).

20.25.025 Special uses.

See Chapter 20.54 for special uses permitted in this district.

20.25.030 Basic density.

1. Residential development is not a required component of the Arterial Commercial District. When housing is included in a development, the density shall comply with the density provisions of R 8~~4~~—24~~16~~/1.

2. Electric vehicle (EV) bonus: up to thirty-two dwelling units per acre are permitted within multifamily developments within the Grand Mound Urban Growth Area when EV charging stations are provided for twenty-five percent (25%) of total parking spaces. Additional units developed through the EV bonus are not required to provide minimum parking consistent with requirements in 20.44 TCC.

20.25.040 Design standards.

The following standards are established as the minimum necessary to ensure that the purpose of this arterial commercial district is achieved and maintained and shall apply to nonresidential uses and residential uses within the Grand Mound urban growth area~~only~~:

1. Minimum lot size—ten~~twelve~~ thousand ~~five hundred~~ square feet;
2. Minimum lot width—one hundred feet; and one hundred twenty-five feet on corner lot;
3. Minimum district size for purpose of zoning map amendment—one acre;
4. Maximum building height—forty-five feet;
5. Minimum yard requirements:
    a. Commercial uses:
        i. Front yard—twenty-five feet from right-of-way easement or property line and thirty-five feet from right-of-way easement or property line on arterials, except ten feet from right-of-way of a flanking street.
        ii. Side yard—ten feet,
        iii. Rear yard—ten feet,
    b. All other structures: See Section 20.07.030 (required minimum yards);
6. Maximum Coverage by Hard Surfaces: eighty-five percent (also see Chapter 20.07).
7. Open space—ten percent of the gross area shall be open space;
8. Grand Mound Design ~~Guidelines~~Standards: See Chapter 20.36.

…

20.25.070 Additional Regulations.

Refer to the following chapters for provisions which may qualify or supplement the regulations presented above:

1. Chapter 20.30E, Military Influence Area Overlay;

2~~1.~~ Chapter 20.32, Open Space;

3~~2.~~ Chapter 20.34, Accessory Uses and Structures;

4~~3.~~ Chapter 20.36, Grand Mound Design Guidelines

5~~4.~~ Chapter 20.37, Site Plan Review;

6~~5.~~ Chapter 20.40, Signs and Lighting;

7~~6.~~ Chapter 20.44, Parking and Loading;

8~~7.~~ Chapter 20.45, Landscaping and Screening.

XXIII. Thurston County Code, Title 20 (ZONING), Chapter 20.26 HIGHWAY COMMERCIAL DISTRICT (HC), shall be amended to read as follows:

Chapter 20.26 HIGHWAY COMMERCIAL DISTRICT (HC)

20.26.010 Purpose.

The purpose of the highway commercial district is to provide for the location of the facilities and services needed by the traveling public or uses related to recreational travel. Facilities and services should be located where they can be reached conveniently and safely. This district provides for appropriate protections to assure that highway businesses have minimum adverse eaffects on surrounding, more restrictive districts. The highway commercial district is to be established only upon land adjoining major highway and freeway interchanges.

20.26.020 Primary uses.

Subject to the provisions of this title, the permitted uses in the highway commercial district include but are not limited to:

1. Private and public parking lots, parking garages and accessory servicing;
2. Restaurants;
3. Service stations including repair;
4. Hotels and motor hotels;
5. Convenience stores for the traveling public;
6. Fruit and vegetable stands;
7. Travel trailer parks;
8. Churches;
9. Public facilities (except schools);
10. Recreational vehicles or boat repair and sales, but not including storage. Recreational vehicles and boats that are for sale or undergoing repair may be kept on site;
11. Commercial trade schools;.
12. Emergency shelters, emergency housing, and transitional housing (subject to the permitted density of this district or the permitted occupancy adopted by the building code for similar uses).

…

20.26.070 Additional Regulations.

Refer to the following chapters for provisions which may qualify or supplement the regulations presented above:

1. Chapter 20.30E, Military Influence Area Overlay;

2~~1.~~ Chapter 20.32, Open Space;

3~~2.~~ Chapter 20.34, Accessory Uses and Structures;

4~~3.~~ Chapter 20.37, Site Plan Review;

5~~4.~~ Chapter 20.40, Signs and Lighting;

6~~5.~~ Chapter 20.44, Parking and Loading;

7~~6.~~ Chapter 20.45, Landscaping and Screening.

XXIV. Thurston County Code, Title 20 (ZONING), Chapter 20.27 PLANNED INDUSTRIAL PARK DISTRICT (PI)*, shall be amended to read as follows:

Chapter 20.27 PLANNED INDUSTRIAL PARK DISTRICT (PI)*

…

20.27.090 Additional Regulations.

Refer to the following chapters for provisions which may qualify or supplement the regulations presented above:

1. Chapter 20.30E, Military Influence Area Overlay;

2~~1.~~ Chapter 20.36, Grand Mound Design Guidelines;

3~~2.~~ Chapter 20.37, Site Plan Review;

4~~3.~~ Chapter 20.40, Signs and Lighting;

5~~4.~~ Chapter 20.44, Parking and Loading;

6~~5.~~ Chapter 20.45, Landscaping and Screening.

XXV. Thurston County Code, Title 20 (ZONING), Chapter 20.28 LIGHT INDUSTRIAL DISTRICT (LI)*, shall be amended to read as follows:

Chapter 20.28 LIGHT INDUSTRIAL DISTRICT (LI)*

…

20.28.090 Additional Regulations.

Refer to the following chapters for provisions which may qualify or supplement the regulations presented above:

1. Chapter 20.30E, Military Influence Area Overlay;

2~~1.~~ Chapter 20.34, Accessory Uses and Structures;

3~~2.~~ Chapter 20.36, Grand Mound Design Guidelines;

4~~3.~~ Chapter 20.37, Site Plan Review;

5~~4.~~ Chapter 20.40, Signs and Lighting;

6~~5.~~ Chapter 20.44, Parking and Loading~~;~~.

XXVI. Thurston County Code, Title 20 (ZONING), Chapter 20.29 RURAL RESOURCE INDUSTRIAL DISTRICT (RRI), shall be amended to read as follows:

Chapter 20.29 RURAL RESOURCE INDUSTRIAL DISTRICT (RRI)

…

20.29.020 - Permitted uses.

Subject to the provisions of this title, the following uses are permitted in the rural resource industrial district:

1. The following service and retail uses which primarily serve uses within the rural resource industrial district:
    a. Commercial service uses such as restaurants, cafes, bars, taverns and service stations;
    b. Automobile, truck and heavy equipment service, repair, storage and sales.
2. The following uses related to agriculture:
    a. Feed stores;
    b. Farm management services;
    c. Fertilizer sales, storage and manufacturing;
    d. Irrigation systems sales, repair and storage;
    e. Veterinary clinics and hospitals;
    f. Wholesale distribution of animal feeds, fertilizers, pesticides and seed.
3. The following uses related to forestry:
    a. Mills for producing wood products;
    b. Manufacturing wood containers and products;
    c. Prefabricated wood buildings and components.
4. The following uses related to minerals:
    a. Stone, marble and granite monument works;
    b. Manufacture of brick, tile or terra cotta;
    c. Manufacture of clay products;
    d. Manufacture of concrete and asphalt products.

5. The following uses related to aquaculture:

a. Fish processing;

b. Hatcheries.

6. ~~For sites that meet all of the locational and performance criteria in subsection (5)(a) below, the uses listed in subsection (5)(b) below are also permitted~~The following uses only when related to supporting agriculture, forestry, and mineral extraction:

~~a. Locational and performance criteria:~~

~~i. Located within one-half mile of an Interstate 5 interchange;~~

~~ii. Vehicular access is from a county arterial or collector road or state highway;~~

~~iii. Proposed use will not require urban services or facilities; and~~

~~iv. Rail access is available to the site.~~

~~b. Permitted industrial uses:~~

~~i~~a. Assembly and fabrication of sheet metal products;

~~ii. Assembly, manufacturing, compounding or treatment of articles or merchandise from previously prepared materials such as but not limited to, electronic components, precision instruments, cable or transmission lines or boat building;~~

~~iii~~b. Storage buildings, warehouses, processing, wholesaling and distribution facilities;

~~iv~~c. Storage for building materials, contractors' equipment, ~~house moving~~, delivery vehicles and used equipment in operable condition.

~~6~~7. Other:

a. Dwelling unit for caretaker or watchman working on the property;

b. Administrative, educational and other related activities and facilities in conjunction with a permitted use;

c. Public facilities and utilities, except sanitary landfills which shall be a special use;

d. Research service establishments for resource uses:

i. Research and development laboratories,

ii. Commercial testing laboratories;

e. Unclassified uses (see Section 20.07.060);

f. Railroad rights-of-way.

…

20.29.090 Additional Regulations.

Refer to the following chapters for provisions which may qualify or supplement the regulations presented above:

1. Chapter 20.30E, Military Influence Area Overlay;

2~~1.~~ Chapter 20.34, Accessory Uses and Structures;

3~~2.~~ Chapter 20.40, Signs and Lighting;

4~~3.~~ Chapter 20.44, Parking and Loading;

5~~4.~~ Chapter 20.45, Landscaping and Screening.

XXVII. Thurston County Code, Title 20 (ZONING), Chapter 20.30 PLANNED RESIDENTIAL DEVELOPMENT (PRD), shall be amended to read as follows:

Chapter 20.30 PLANNED RESIDENTIAL DEVELOPMENT (PRD)

…

20.30.020 - Where permitted.

Planned residential development may be permitted in the following zoning districts consistent with the development standards in Section 20.30.050:

1. Chapter 20.09 (rural residential—1/5);
2. Chapter 20.15 (residential—~~3—6/15~~-12/1, only in the Grand Mound Urban Growth Area);
3. Chapter 20.21 A (residential—~~4—16/18~~-24/1, only in the Grand Mound Urban Growth Area);
4. Chapter 20.23 (McAllister geologically sensitive area).

…

XXVIII. Thurston County Code, Title 20 (ZONING), Chapter 20.30A PLANNED RURAL RESIDENTIAL DEVELOPMENT (PRRD), shall be amended to read as follows:

Chapter 20.30A PLANNED RURAL RESIDENTIAL DEVELOPMENT (PRRD)

…

20.30A.031 - Minimum and maximum project acreage for PRRD.

1. The minimum project size is twenty acres.

2. The maximum project size is one hundred acres for projects in RRR 1/5. For projects in R 1/10, R 1/20, LTF, NA, and LTA the maximum project size is 400 acres. The project size may be increased at the Director's discretion for projects that accommodate affordable housing or water conservation measures.

3. The total number of dwelling units permitted is subject to the density of the underlying zoning district.

4. PRDs which are contiguous are deemed a single project if (a) they are under common ownership, (b) the applicant(s) for PRD or other development approval are the same or a related person or entity; or (c) the PRDs are being developed as a unified project. For purposes of this section, persons or entities are related if one owns any ownership interest in the other or exercises any legal control or influence in the decisions of the other.

…

20.30A.060 Density Bonus within Rural Residential Resource – 1/5 District~~Reserved~~.

~~Editor's note(s)—Ord. No. 14524, § 10, adopted June 7, 2011, repealed § 20.30A.060, which pertained to density bonus within rural residential/resource—1/5 district and derived from Ord. 11539 § 2, 1997: Ord. 11398 § 3 (part), 1997: Ord. 10398 § 14 (part), 1993.~~

Two options are available to obtain density bonuses within the Rural Residential/Resource – 1/5 District. Density bonuses may be received when one of the two options below are met, and there are retired development rights in equal amount of the bonus available within the same HCP Service Area as the PRRD. Density bonuses can be received through either conservation subdivisions set forth in subsection (1) below or small-home cluster subdivisions set forth in subsection (2) below.

1. Conservation subdivision.

   a. Conservation subdivisions established within the Rural Residential Resource – 1/5 District, in accordance with this chapter may receive a density bonus of thirty-five percent for the resource use parcel required pursuant to at least seventy percent of resource use or open space conserved.

b. This minimum bonus shall be increased to a maximum of sixty percent at the rate of one additional percent of allowable density for each additional one percent of resource use or open space area in excess of the minimum requirement (see chart below).

Resource Use/Open Space Parcel (percent of gross acreage of site)	Density Bonus Within Rural Residential/Resource -1/5 District
70%	35%
75%	40%
80%	45%
85%	50%
90%	55%
95%	60%

c. The density bonus in terms of percentage shall be converted to the total number of allowable dwelling units as shown in the examples below. A dwelling unit is allowed for each whole number of units shown in the examples.

i. EXAMPLE: 25 Acre Property:

(A). 25 (acres) ÷5 (1 unit/5 acre base density) = 5 x 1.35 (35% bonus) = 6.75, resulting in 6 dwelling units

(B). 25 (acres) ÷5 (1 unit/5 acre base density) = 5 x 1.60 (60% bonus) = 8, resulting in 8 dwelling units

ii. EXAMPLE: 40 Acre Property:

(A). 40 (acres) ÷5 (1 unit/5 acre base density) = 8 x 1.35 (35% bonus) = 10.8, resulting in 10 dwelling units

(B). 40 (acres) ÷5 (1 unit/5 acre base density) = 8 x 1.60 (60% bonus) = 12.8, resulting in 12 dwelling units

d. No density bonus shall be granted where a special use is permitted or proposed to be located on a resource use parcel or any portion thereof.

2. Small home-size cluster subdivision.

a. Small home-size cluster subdivision established within the Rural Residential Resource – 1/5 District, in accordance with this chapter may receive a density bonus of thirty-five percent for the resource use parcel required under

20.30A.040, combined with homes (dwelling units) on the lot being capped at or no larger than 1,700 square feet.

b. This minimum bonus shall be increased to a maximum of sixty percent based on the capped home (dwelling unit) set forth in the table below. The applicable capped home size shall be noted on the final plat.

Capped home size (excludes attached garages)	Density Bonus Within Rural Residential/Resource -1/5 District
1,700sf	35%
1,600sf	40%
1,500sf	45%
1,400sf	50%
1,300sf	55%
1,200sf	60%

…

XXIX. Thurston County Code, Title 20 (ZONING) shall be amended to add a new chapter, Chapter 20.30E – MILITARY INFLUENCE AREA OVERLAY (MIAO) DISTRICT, that reads as follows:

Chapter 20.30E –MILITARY INFLUENCE AREA OVERLAY (MIAO) DISTRICT

20.30E.010 Purpose.

1. Assist Joint Base Lewis-McChord (JBLM) in the preservation of the operational capability of base operations, while promoting the public health, safety, and general welfare.

2. Promote compatibility between military operations at JBLM and the use and development of private property within Military Influence Areas by ensuring that Thurston County and JBLM officials coordinate on land use activities within unincorporated Thurston County impacting or impacted by military operations and training activities.

3. Provide reasonable protection against incompatible land uses in the vicinity of JBLM.

4. These purposes are achieved by the adoption of reasonable regulations within the overlay district, to the extent that the added restrictions are limited to the following:

    a. The height of man-made structures and objects of natural growth;

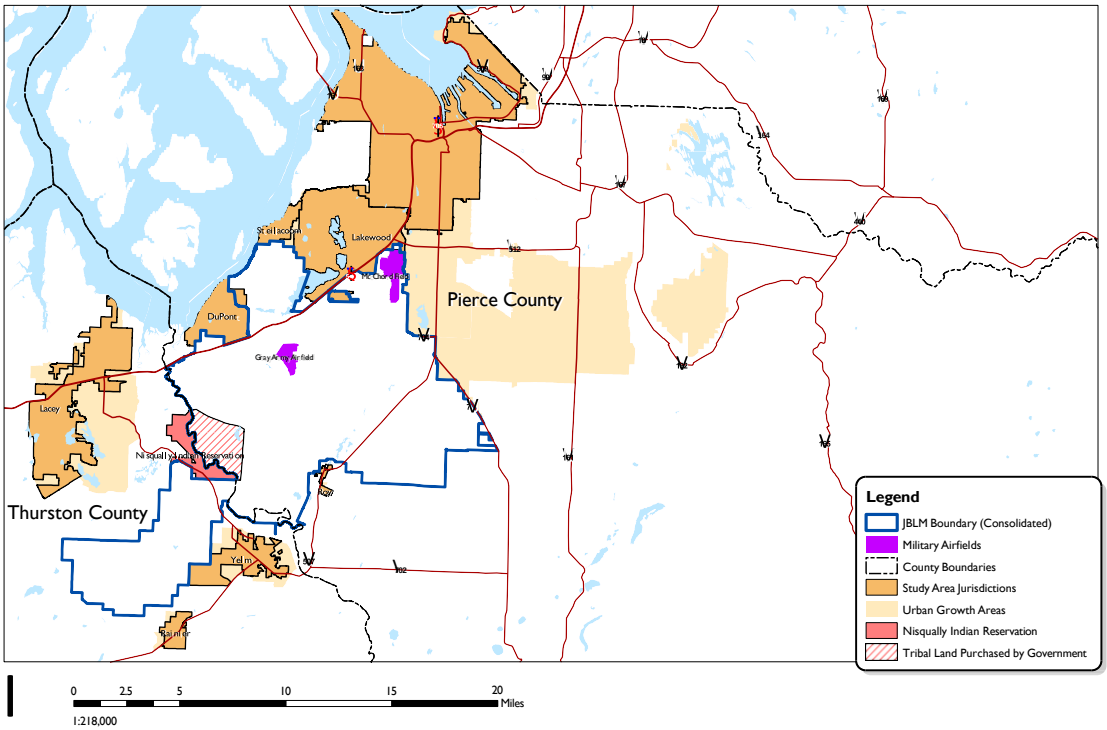
    b. Incompatible uses of land; and,

    c. Incompatible development activities.

5 These regulations are in accordance with the objectives of the JBLM Joint Land Use Study, the 2019 JBLM Lighting Study Report, and the laws of the State of Washington.

6. Figure 1 provides a location map of JBLM.

Figure 1. JBLM Location Map.



20.30E.020 Applicability.

1. Nothing herein shall require a change or alteration to land uses or structures existing on the effective date of this chapter.

2. This chapter shall apply to a new land use established within unincorporated Thurston County after the effective date of this ordinance, [December 16, 2025], or the reestablishment of a land use after its discontinuance, except that:

    a. Section 20.30E.070 (Imaginary Surfaces Compatible Use Standards) applies only to new buildings or structures of at least 4,000 square feet.

3. This chapter shall apply only to that portion of a parcel located within the Military Influence Area Overlay.

4. Parcels located in a Military Influence Area Overlay are subject to the requirements of this ordinance and are subject to the underlying zoning regulations, as well as all other applicable regulations of Thurston County.

5. In addition to the standards set forth in this chapter, all uses and structures must comply with all other applicable local, State, and Federal regulations, including Title 14, Part 77 CFR [Code of Federal Regulations].

20.30E.030 Administration.

1. The Community Planning and Economic Development Department is responsible for implementing the provisions of this Chapter. The Department and JBLM will designate and maintain the following positions:

    a. Thurston County Coordinating Official.

    b. JBLM Coordinating Official.

20.30E.040 Military Coordination and Notice.

1. The area within which Thurston County will coordinate with the JBLM Coordinating Official prior to approval of zoning code and comprehensive plan amendments is described in Subsection 20.30E.040(3) and is referred to as the *Military Influence Area Overlay (MIAO)*.

2. The *Military Influence Area Overlay* is designated on the Official Zoning Map for Thurston County, Washington.

3. Boundary of the *Military Influence Area Overlay*.

    a. The boundary of the *Military Influence Area Overlay* is a contour representing the outermost extent of the Military Notification and Coordination boundary, all the Imaginary Surfaces for Gray Army Airfield and McChord Field and those lands designated as "military-critical" and "military-important" in the JBLM Lighting Study Report. The *Military Influence Area Overlay* includes all or portions of other applicable Military Influence Areas located in Thurston County.

    b. "Military-critical" areas include the following:

        i. Military Training Routes associated with VR331 and IR 460/461;

        ii. Special use airspace designated Rainier Military Operations Area and R-6703;

        iii. Helicopter routes to the Shaw-Martin Drop Zone; and

        iv. The Gray Army Airfield and McChord Field Clear Zone Imaginary Surfaces, where they extend off-base.

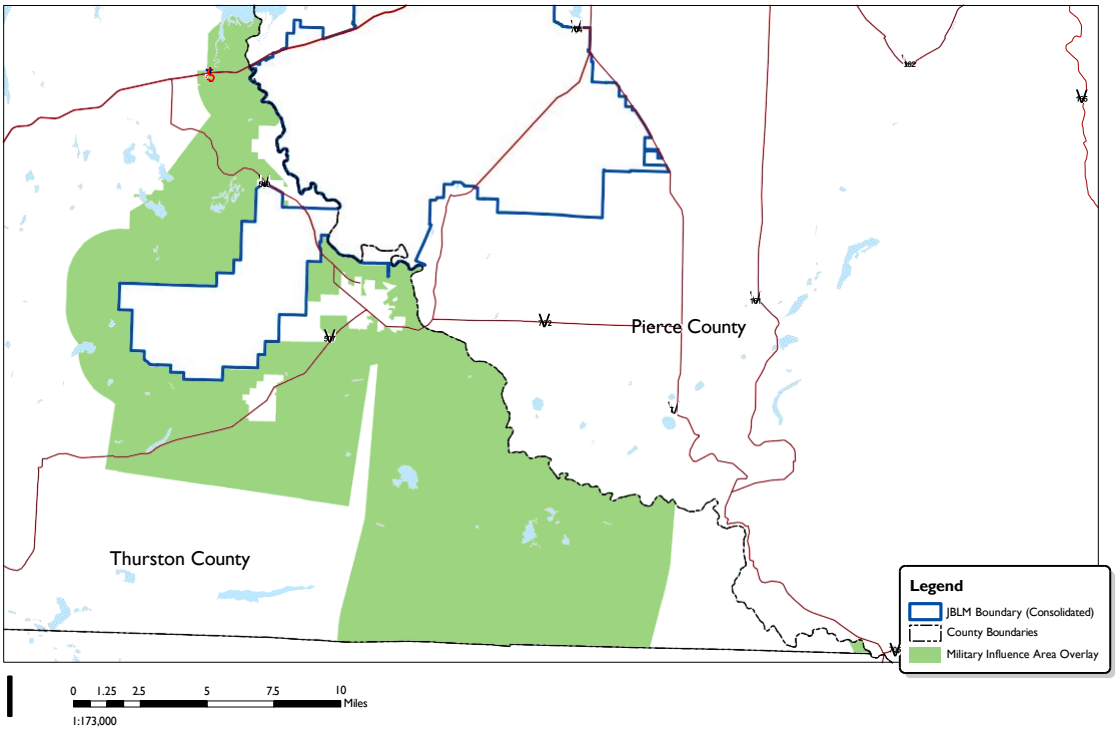
    c. "Military-important" areas include the following:

        i. All lands within 2 miles of JBLM base boundaries; and

        ii. The Gray Army Airfield and McChord Field Approach/Departure (glide slope) Imaginary Surfaces, where they extend off-base and/or beyond the 2-mile contour.

    d. The *Military Influence Area Overlay* is depicted on the map in Figure 2.

Figure 2. Thurston County Military Influence Area Overlay



4. Coordination Between Thurston County and JBLM.

a. The requirements of this section are intended to be consistent with RCW 36.70A.530, which prohibits development that is incompatible with military installation missions, and to provide for land use coordination generally between Thurston County and JBLM.

b. The Thurston County Coordinating Official will notify the JBLM Coordinating Official via electronic mail of all proposed zoning code and comprehensive plan amendments, as set out in Paragraph (e) below, for lands located in the *Military Influence Area Overlay*.

c. Thurston County Coordinating Official responsibilities include:

i. The Thurston County Coordinating Official will provide notice to the JBLM Coordinating Official at least thirty (30) days prior to any hearing, action, or final decision by Thurston County to consider the proposal, unless a waiver has been granted by the Thurston County board of commissioners to reduce the noticing requirements.

ii. The notice will include the type of permit or application, specific property location and/or parcel number if applicable, a general description of the proposed action, and a request of the JBLM base commander for written

recommendations and supporting facts relating to the proposed zoning code or comprehensive plan amendment.

iii. The notice will also include the date on which Thurston County will hold a hearing and anticipated timeframe for a final action on the proposed zoning code or comprehensive plan amendment.

iv. The notice will provide sixty (60) days for a response from the base commander via the JBLM Coordinating Official.

d. JBLM Coordinating Official Responsibilities include:

i. The JBLM Coordinating Official will confirm via email receipt of the notice.

ii. Coordination with the JBLM base commander, as provided by RCW 36.70A.530, to determine whether the proposed zoning code or comprehensive plan amendment, if approved, will create an adverse effect on JBLM operations.

iii. Notifying the Thurston County Coordinating Official within sixty (60) days of receipt of notice if the base commander has determined the proposed zoning code or comprehensive plan amendment will have adverse effects on JBLM operations.

iv. Failure of the JBLM Coordinating Official to provide a written response to the Thurston County Coordinating Official within sixty (60) days of the JBLM Coordinating Official's receipt of the Thurston County Coordinating Official's initial notification, shall be deemed an indication that the proposed zoning code or comprehensive plan amendment does not create an Airport Obstruction or Interference with JBLM operations or otherwise have adverse effects on JBLM operations.

e. Zoning code and comprehensive plan amendments include the following:

i. A proposed amendment to the comprehensive plan;

ii. A proposed change in zoning map classification; and

iii. A proposed change to the development regulations or graphics in the zoning code.

f. The Thurston County Coordinating Official will meet on a regular basis with the JBLM Coordinating Official in order to remain abreast of any changes in mission or training operations that could have off-post impacts on Thurston County, its residents, or businesses. In the event that a change in mission or training operations necessitates amendments to this Chapter, the Department will prepare an amended ordinance for consideration by the County Commissioners.

20.30E.050 Light Emissions.

1. No non-residential development shall be approved within the Military Influence Area Overlay that produces light emissions that would interfere with pilot vision and training at Joint Base Lewis-McChord. Light emissions will be reviewed with the corresponding land use or building permit. This is achieved through the following limitations on exterior lighting:

    a. Used in conjunction with street, parking, signs, or use of land and structures shall be arranged and operated in such manner that it is not misleading or dangerous to aircraft operating from JBLM;

    b. Except for lighting provided in association with residential development, exterior lighting must be fully shielded so that all light emitted by the fixture projects below the horizontal direction and contain shielding permanently affixed to the fixture.

20.30E.060 Permit Notices to Property Owners.

1. The final building permit, zoning permit, site plan, or plat of any subdivision, short subdivision or large lot subdivision, which is on or within the Military Influence Area Overlay shown in Figure 2, shall contain a notice in accordance with Paragraph (2), below.

2. The approval documentation associated with the types of applications identified in Paragraph (1) shall include a notification statement that states:

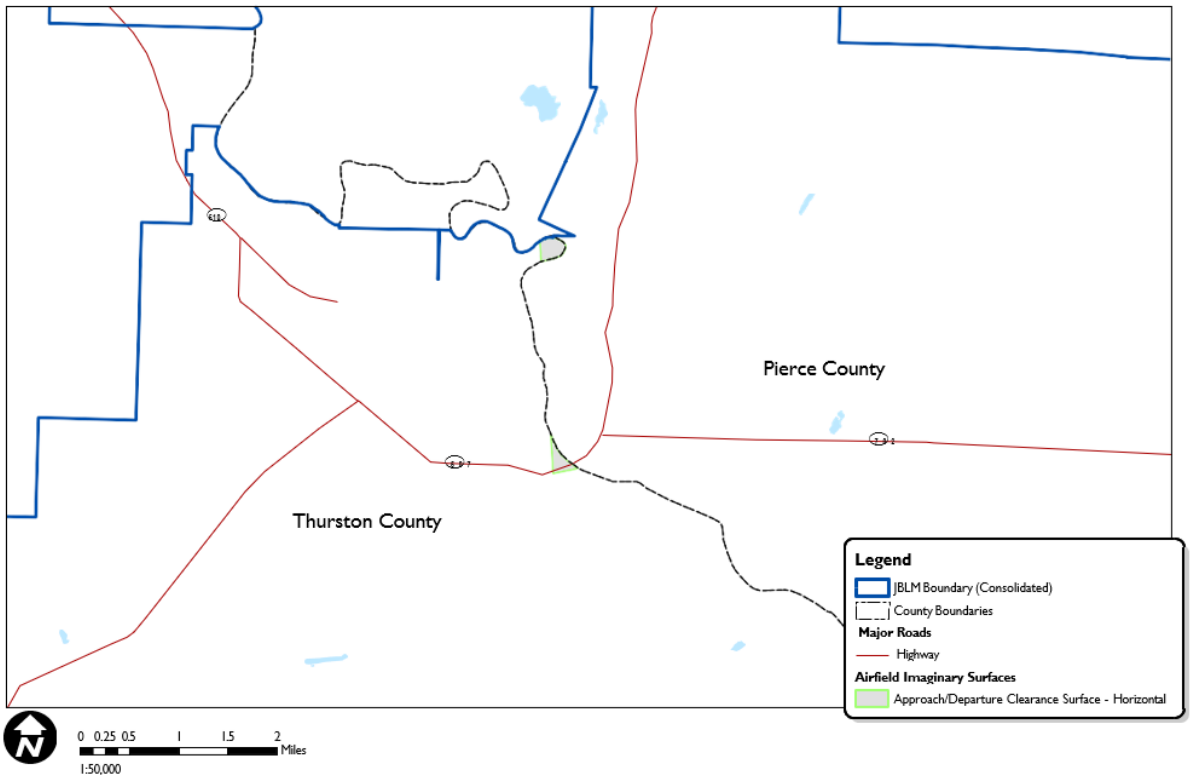
    a. The property and its subsequent occupants could experience military training impacts, including impacts related to noise, vibration, odors, flight safety hazards, and other impacts related to operations associated with JBLM. The property may be subject to additional development regulations or limitations due to the property's proximity to the installation. Information related to such regulations or limitations is available in the Thurston County Community Planning and Economic Development.

20.30E.070 Imaginary Surfaces Compatible Use Standards.

1. Certain properties within Thurston County are located within the JBLM Imaginary Surfaces as indicated in Figure 3.

    a. Section 20.30E.070 (Imaginary Surfaces Compatible Use Standards) applies only to new buildings or structures of at least 4,000 square feet square feet.

Figure 3. JBLM Imaginary Surfaces located over unincorporated Thurston County



2. Applications for proposed development within the Imaginary Surfaces shall be transmitted to the JBLM Coordinating Official with a request for a determination of whether the proposed development constitutes a prohibited use according to Paragraph (3), below. If the JBLM Coordinating Official does not provide a determination or request additional review time within ten (10) business days of receipt of the application, the Proposed Development is considered to comply with the Imaginary Surfaces criteria in (3).

3. The following uses and structures are prohibited within the Imaginary Surfaces, upon a timely determination by the JBLM Coordinating Official that one or more of the following conditions is met:

    a. The Proposed Development protrudes above the planes or surfaces as contained in Title 14, Part 77 CFR [Code of Federal Regulations].

    b. The Proposed Development includes one or more of the following uses or the use interferes with pilot vision, communication, radar, or otherwise interferes with the safe and effective operation of JBLM aircraft:

        i. sanitary landfills,

        ii. feeding stations,

        iii. sand and gravel dredging operations,

iv. storm water retention ponds,

v. renewable energy facilities, including solar PV energy systems,

vi. created wetlands, or

vii. the growing of vegetation determined to be a wildlife attractant;

c. Structures are proposed within ten (10) feet of approach/departure or transitional surfaces;

d. Proposed development produces steam, dust, smoke, light emissions, glare, or other visual impairments, has explosive characteristics, or otherwise interferes with pilot vision or the operation of JBLM aircraft; and

e. Proposed development produces electrical emissions that interfere with navigation equipment or radio communication between aircraft, JBLM, or other air traffic control facility.

4. After due consideration of a determination provided by the JBLM Coordinating Official, the County will deny any proposed development JBLM determines does not comply with the criteria in subparagraph (3), except in the event the County determines that to deny the application would create a legal liability for the County.

5. Further, no condition shall be maintained that attracts wildlife into a Department of Defense Airport Imaginary Surface, pursuant to 14 C.F.R. 77.21, and that the JBLM Coordinating Official determines may create a hazard to military operations.

20.30E.080 No Delegation of Local Authority.

1. Nothing herein is intended to, and should not be interpreted to, authorize or require approval by Joint Base Lewis-McChord.

20.30E.090 Severability.

1. If any section, subsection, or clause of this ordinance shall be deemed unconstitutional or otherwise invalid, the validity of the remaining sections, subsections, and clauses, shall not be affected thereby.

XXX. Thurston County Code, Title 20 (ZONING), Chapter 20.31 MOBILE HOME PARK STANDARDS AND REGULATIONS, shall be amended to read as follows:

Chapter 20.31 MOBILE HOME PARK STANDARDS AND REGULATIONS

…

20.31.020 Mobile/manufactured home parks—Establishment.

Where permitted, mobile/manufactured home parks shall meet the following minimum requirements:

1. T~~When t~~wo to four mobile/manufactured homes on a lot are permitted~~to be located on a lot, the applicant shall submit an application for an administrative special use permit pursuant to the procedures of Chapters 20.54 and 20.60~~.

…

20.31.030 Mobile/manufactured home parks—Performance regulations.

In granting special use permits for mobile/manufactured home parks, the following regulations shall apply, except as specifically modified by the approval authority~~hearing examiner~~:

…

6. Open Space. All mobile/manufactured home parks shall allocate a minimum of ten percent of the site area for open space when:

    a. The land to be developed equals ten acres or more and is located wholly or in part in the following county zoning classifications: RL 2/1, R ~~3-6~~5-12/1 and R ~~4-16~~8-24/1;

…

XXXI. Thurston County Code, Title 20 (ZONING), Chapter 20.32 OPEN SPACE, shall be amended to read as follows:

Chapter 20.32 OPEN SPACE

…

20.32.030 - Dedication criteria.

…

3. Recreation.

    a. This subsection applies to development located wholly or in part in the following county zoning classifications: RL 2/1, ~~R 3-6/1, R 4-16/1~~ R 5-12/1, R 8-24/1.

XXXII. Thurston County Code, Title 20 (ZONING), Chapter 20.33 WIRELESS COMMUNICATION FACILITIES AND ANTENNA SUPPORT STRUCTURES, shall be amended to read as follows:

Chapter 20.33 WIRELESS COMMUNICATION FACILITIES AND ANTENNA SUPPORT STRUCTURES

…

20.33.080 Location and design standards for freestanding WCFs and remote freestanding WCFs/antenna support structures.

2. Siting.

   a. Freestanding WCFs and other antenna support structures regulated by this chapter shall not be permitted in residential districts unless the applicant demonstrates that: a site is not available or technically feasible in a nonresidential district; and the restriction on siting antenna support structures in residential districts would have the effect of prohibiting the provision of personal wireless communication service. Residential districts include, but are not limited to, the following:

      Rural-One Dwelling Unit per Twenty Acres (R 1/20), Rural-One Dwelling Unit per Ten Acres (R 1/10), Urban Reserve-One Dwelling Unit per Five Acres (UR 1/5), Rural Residential-One Dwelling Unit per Five Acres (RR 1/5), Rural Residential/Resource-One Dwelling Unit per Five Acres (RRR 1/5), Residential LAMIRD-One Dwelling Unit per Two Acres (RL 1/2), Residential LAMIRD-One Dwelling Unit per Acre (RL 1/1), Residential LAMIRD-Two Dwelling Units per Acre (RL 2/1), Residential-~~Three to Six~~Five to Twelve Dwelling Units per Acre (~~R3—6/1~~R 5-12/1), Residential-~~Four to Sixteen~~Eight to Twenty-Four Dwelling Units Per Acre (~~R4—16/1~~R 8-24/1), and McAllister Geologically Sensitive Area District (Title 20);

…

XXXIII. Thurston County Code, Title 20 (ZONING), Chapter 20.34 ACCESSORY USES AND STRUCTURES, shall be amended to read as follows:

Chapter 20.34 ACCESSORY USES AND STRUCTURES

20.34.010 Authorization.

Accessory uses are permitted in any zoning district, accept as prohibited or limited in this chapter.

20.34.020 Rural accessory dwelling unit (ADU).

The purpose of the rural accessory dwelling unit regulations is to increase options for rural housing to allow for more affordable and diverse housing choices. Accessory dwelling units (ADU) ~~are~~ permitted under the provisions of this title apply in all Title 20 zoning districts that allow for residential uses, except R 5—12/1, R 8—24/1, and AC zoning districts or residential zoning districts within the UGAs of Yelm, Rainier, or Tenino (see 20.34.030 for urban ADU provisions).~~subject to the following requirements:~~

1. Within the rural unincorporated County, one ADU shall be permitted per residential parcel in conjunction with any detached single-family dwelling structure. An ADU shall not be placed on parcels with ~~family member units or~~ any other accessory residential structures.

2. Density.

    a. An attached ADU, as defined under this title, does not count as a dwelling unit for the purpose of calculating density. No additional land area is required for such ADUs beyond the minimum parcel size that is required for the associated single-family dwelling structure under the applicable zoning district.

    b. An ADU conversion, as defined under this title, does not count as a dwelling unit for the purpose of calculating density. No additional land area is required for such ADUs beyond the minimum parcel size that is required for the associated single-family dwelling structure under the applicable zoning district.

    c. A detached ADU, as defined under this title, does not count~~s~~ as a dwelling unit for the purpose of calculating density. No additional land area is required for such ADUs beyond the minimum parcel size that is required for the associated single-family dwelling structure under the applicable zoning district~~A detached ADU will need to meet the minimum parcel area for an additional residential unit under the applicable zoning district~~. Detached accessory dwelling units (DADUs) may only be permitted consistent with historical rural density patterns, as calculated by the Department.

3. Accessory dwelling units shall conform to the design standards in the subject zoning district.

4. Size Limitations.

    a. Attached: The floor area of an ADU may not exceed fifty percent of the gross floor area of the principle residential structure.

    b. Conversion: There is no limit on size for the conversion of existing internal or detached space to an ADU, so long as the conversion remains within the footprint of the structure.

    c. Detached: The floor area of a new detached accessory dwelling unit may not exceed the maximum of one thousand ~~five hundred~~ square feet ~~or forty percent of the principle structure, whichever is less~~.

        i. Exception: If one transferable development right is purchased from the Long-Term Agriculture District under Chapter 20.62, the detached accessory dwelling unit is permitted a maximum floor area of one thousand two hundred square feet.

5. Specific Standards.

    a. Attached: The addition shall visually match in type, size, trim, and materials of the existing principle structure.

    b. Conversion: Displaced parking must be replaced and additional parking must be provided subject to Chapter 20.44.030, Off-street parking, required spaces. Modifications or expansions of the converted structure shall be subject to the design standards in the subject zoning district.

    c. Detached: Detached ADU's must be built within 100 feet of the primary dwelling unit to limit the development footprint of such units. The Director may approve an increase to this distance requirement if there are limiting factors on the property that prevent it from being within 100 ft of the primary dwelling unit, such as the location of well, septic, or drain field, or critical areas. Increases to the distance shall be subject to a Type I review process. (Section 20.60 TCC)

6. Water and Sanitation.

    a. Accessory dwelling units must have water and sanitation. For any ADU connecting to a Group A or Group B water system, a certificate of water availability (COWA) is required and shall also comply with Section 14.48.100(B)10—12. This provision applies to all ADUs, including those that may not require a building permit (e.g., internal conversions).

7. Building Types.

    a. Accessory dwelling unit shall be any residential building type permitted in Title 14, Buildings and Construction.

8. Access.

a. Accessory dwelling units ~~may~~ shall share ~~or have a secondary~~ a driveway to the public right-of-way. The maximum coverage for hard surfaces applies.

~~9. Accessory dwelling units in the Grand Mound Urban Growth Area are subject to the requirements of TCC Section 20.34.030(6).~~

10. All accessory dwelling units shall conform with Title 14 and all other applicable codes and ordinances.

20.34.040 Urban accessory dwelling unit (ADU).

The purpose of the urban accessory dwelling unit regulations is to increase options for urban housing to allow for more affordable and diverse housing choices. Accessory dwelling units (ADU) permitted under the provisions of this title apply to R 5—12/1, R 8—24/1, and AC districts (Grand Mound UGA), or any residential zoning districts within the Urban Growth Areas of Rainier, Tenino, and Yelm.

1. Two ADUs shall be permitted per residential parcel in conjunction with any permitted principle residential structure. Any combination of attached or detached ADUs is permitted.

2. Density.

   a. An ADU, as defined under this title, does not count as a dwelling unit for the purpose of calculating density. No additional land area is required for such ADUs beyond the minimum parcel size that is required for the associated permitted principle residential structure under the applicable zoning district.

3. Accessory dwelling units shall conform to the design standards in the subject zoning district.

4. Size Limitations.

   a. The floor area of an ADU may not exceed the maximum of one thousand square feet.

5. Water and Sanitation.

   a. Accessory dwelling units must have water and sanitation. For any ADU connecting to a Group A or Group B water system, a certificate of water availability (COWA) is required and shall also comply with Section 14.48.100(B)10—12. This provision applies to all ADUs, including those that may not require a building permit (e.g., internal conversions).

6. Building Types.

   a. Accessory dwelling unit shall be any residential building type permitted in Title 14, Buildings and Construction.

7. Access.

   a. Accessory dwelling units may share or have a secondary driveway to the public right-of-way. The maximum coverage for hard surfaces applies.

8. All accessory dwelling units shall conform with Title 14 and all other applicable codes and ordinances.

20.34.0530 Limitations on accessory uses.

1. Location of accessory uses. Accessory uses shall be on the same lot of record as the principal use or building, unless a provision of this title allows otherwise.

2. Antenna structures and satellite dishes shall not be located within twenty feet of any property line. This requirement does not apply to satellite dishes eighteen inches or less in diameter.

3. Buildings shall not be located in required front or side yards.

4. Corner lot structures and planting shall comply with Section 20.07.070 (Use limitations on corner lots).

5. Barbed wire fences are prohibited in the RL 2/1, R 53-126/1, and R 84-2416/1 districts, except as accessory uses to agricultural operations of one acre or more. On industrial and commercial uses, the strands shall be restricted to the uppermost portion of the fence and shall not extend lower than a height of six feet from the nearest ground level.

6. Each accessory dwelling unit will require one parking space, which is in addition to any off-street spaces required for the primary dwelling unit. ~~Within the residential three—six units per acre and residential four—sixteen units per acre districts located within the Grand Mound urban growth area, accessory dwelling units are permitted as follows:~~

   ~~a. There shall be no more than one accessory dwelling unit per lot in conjunction with a single-family structure.~~

   ~~b. An accessory dwelling unit may be attached to, created within, or detached from a new or existing primary single-family dwelling unit.~~

   ~~c. The accessory dwelling unit will require one parking space, which is in addition to any off-street spaces required for the primary single-family dwelling unit.~~

   ~~d. The primary entrance to an accessory dwelling unit shall not be visible from the yard on the same side of the lot on which the primary entrance to the primary single-family dwelling unit is located.~~

   ~~e. To ensure that the accessory dwelling unit is clearly secondary to the primary dwelling unit, the floor area for the accessory dwelling unit shall in no case exceed eight hundred square feet, nor be less than three hundred square feet, and the accessory dwelling unit shall contain no more than two bedrooms.~~

~~f. No more than one family, as defined in Chapter 20.03, shall be allowed to occupy an accessory dwelling unit.~~

~~g. An accessory dwelling unit, together with the primary single-family dwelling unit with which it is associated, shall conform to all other provisions of this chapter.~~

~~h. All accessory dwelling units shall conform to the Uniform Building Code and all other applicable codes and ordinances.~~

…

9. Storage.

a. General Provision. Outside storage shall be maintained in an orderly manner and shall create no fire, safety, health or sanitary hazard.

b. Residential Districts. Outside storage incidental to permitted uses is allowed in all residential districts listed in this title subject to the following:

i. Required front yard shall not be used for storage (except firewood).

ii. Junk vehicles.

(A) A maximum of two junk vehicles or parts vehicles may be stored on a lot, or contiguous lots in a single ownership, in the RL 2/1, R 5~~3~~-12~~6~~/1, and R 8~~4~~-24~~16~~/1 districts and on lots of one-half acre (21,780 square feet) or less in the R 1/20, R 1/10, UR 1/5, RR 1/5, RRR 1/5, RL 1/2, RL 1/1, LTF, LTA and MGSA districts.

…

XXXIV. Thurston County Code, Title 20 (ZONING), Chapter 20.36 - GRAND MOUND DESIGN GUIDELINES, shall be renamed and amended to read as follows:

Chapter 20.36 - GRAND MOUND DESIGN STANDARDS~~GUIDELINES~~

20.36.010 Purpose.

1. The intent of these standards~~guidelines~~ is:

    a. To encourage the development of visually attractive commercial, industrial and multifamily residential developments that will give Grand Mound its own cohesive identity and distinguish it from other interchange areas along the I-5 corridor;

    b. To promote high quality developments that will protect and enhance property values; and

    c. To mitigate the impacts of urban development through enhanced design.

20.36.020 Applicability.

1. These standards~~guidelines~~ apply to properties within the Grand Mound Urban Growth Area as defined in the Grand Mound Subarea Plan, within the following zoning districts:

    a. Arterial Commercial;

    b. Planned Industrial;

    c. Light Industrial;

    d. Residential 5~~3~~/-12~~6~~ Units/Acre; and

    e. Residential 8~~4~~-24~~16~~ Units/Acre.

2. These standards~~guidelines~~ apply to the following development:

    a. New residential developments with five or more dwelling units, with the exception of detached single-family residences.

    b. New construction of buildings, structures (including signs) or parking lots; and

    c. Additions, expansions or remodeling of existing buildings and structures within any twelve-month period when:

        i. The cost of additions or expansions and associated remodels exceeds fifty percent of the assessed value of the real property improvements; and

        ii. The existing layout of the building foundation does not preclude compliance with these standards~~guidelines~~; provided, that all ~~guidelines~~standards that can be met shall be met in full or in part.

d. When a nonconforming sign is structurally altered, it ceases to be a legal nonconforming sign and must conform with these ~~guidelines~~standards. "Structural alteration" means any action that changes the height, size or shape of the sign or any action that affects the base or supports of the sign; provided however, that the repair or restoration of any nonconforming sign to its original condition where such sign is damaged by fire, explosion, wind, act of nature or other accidental cause shall not be considered a "structural alteration" if the cost of such repair or restoration does not exceed fifty percent of its replacement cost.

3. For purposes of these ~~guidelines~~standards, all development occurring pursuant to a master plan or binding site plan shall be deemed a single "development."

20.36.030 How to use these ~~guidelines~~standards.

1. These ~~guidelines~~standards function as standards and supplement the development regulations of the underlying zoning districts (Chapters 20.15, 20.21A, 20.25, 20.27 and 20.28), the sign, parking and landscaping regulations (Chapters 20.40, 20.44 and 20.45) and other applicable chapters of the Thurston County Zoning Ordinance (Title 20). Where these ~~guidelines~~standards conflict with the requirements of Title 20, these ~~guidelines~~standards shall apply.

2. Together with Title 20 and other applicable county codes, these ~~guidelines~~standards serve to implement the adopted Grand Mound Subarea Plan.

3. These ~~guidelines~~standards do not supersede Thurston County Road Standards, Drainage Design and Erosion Control Manual, or Thurston County Development Standards for Water and Sewer Systems.

4. Provisions that use “shall”, “must”, and “is/are required” signal required standards whereas provisions that use “should” and “is/are recommended” signal voluntary guidelines.

…

20.36.050 Sign ~~guidelines~~standards.

1. General Provisions. Sign ~~guidelines~~standards as listed under Section 20.36.040 TCC are additional to sign regulations within Chapter 20.40 TCC.

…

2. Permitted Signs.

…

c. Residential Uses within Residential ~~3-6~~5-12 and Residential ~~4-16~~8-24 Units/Acre Districts.

…

3. Abatement of Nonconforming Signs.

a. When any nonconforming sign is structurally altered, damaged or deteriorated to a point where the repairs cost more than fifty percent of the sign value, or abandoned for six months or more, such sign shall be brought into conformance with these ~~guidelines~~standards.

20.36.060 Parking lot ~~guidelines~~standards.

1. General Provisions.

a. The landscape ~~guidelines~~standards in Section IV shall also be incorporated into the parking lot design.

…

20.36.070 Landscape ~~guidelines~~standards.

…

3. Landscaping along District Boundaries.

…

c. Multiple Family Residential Uses Adjacent to Residential ~~3-6~~5-12 Units/Acre and ~~4-16~~8-24 Units/Acre Districts.

i. A minimum ten-foot landscape buffer strip, or a minimum six-foot high solid wall/fence contained within a five-foot landscape buffer strip shall be required.

ii. The landscape buffer strip shall contain any combination of permitted vegetation including trees, live groundcovers/shrubs, as well as earthen berms, and solid walls/fences which will provide a year round sight-obscuring screen within three years of planting.

…

20.36.080 General site design ~~guidelines~~standards.

1. Design.

a. ~~When practical, b~~Buildings shall be oriented to a local street~~"Main Street"~~ with each building entry fronting the street including a covered or recessed entry with minimum dimensions of three feet by three feet~~clearly articulated entries and with covered entry ways~~. For corner sites, the entry shall face a local street or the street corner.

i. Exception: Buildings arranged around a common outdoor space (i.e. plazas, courtyards, greens) or abutting a pedestrian, bicycle, or multi-use trail, shall be oriented~~arranged~~ to the common open space or trail area~~facilitate plazas, courtyards, greens and other pedestrian use areas~~.

~~b. New development shall incorporate existing natural or cultural features of the project site where practical and reflect Grand Mound's rural character when feasible. Collaboration with the Chehalis Tribe is encouraged.~~

~~c. Site design should reflect, rather than alter natural topography when safe to do so, and should be clustered to preserve open space, prevent urban sprawl, and avoid encroaching on natural view corridors.~~

b. For ground level commercial uses, at least 33 percent of the ground level façade shall be comprised of doors and windows. For residential buildings or residential portions of mixed-use buildings, at least 15 percent of the area of the street-facing façade elevation shall include windows or doors. Garage doors are excluded from the above window and door calculations. For corner sites, this standard only applies to the street that the property takes its address from.

i. Commercial facades shall have pedestrian level windows that are no more than thirty-six inches from the ground.

c~~d~~. In order to prevent long stretches of monotonous façade, buildings longer than 60 feet wide shall include at least one of the façade articulation options every fifty feet along the façade abutting a public street or parking lot. Façade articulation options include:

i. Balconies a minimum of four feet in depth and four feet in width and accessible from an interior room.~~be divided along the façade abutting a public street or parking lot at regular intervals. This can be achieved through design, color, material, or other technique~~.

ii. An offset or modulation of the façade of a minimum of two feet in depth.

iii. Use of a different cladding material.

iv. Use of a different color.

v. Wall mural(s), that through a cited report or memo, are directly related to cultural or natural history of the region and cover at least ten percent of the façade.

A. Wall murals on commercial or mixed-use buildings may also be directly related to the commercial use itself

B. Collaboration with the Chehalis Tribe is encouraged.

vi. Other design feature that effectively breaks up the monotony of the façade.

de. Garages, parking lots, and carports shallould not be located in the front area of the building when feasible. For sites with multiple buildings, no more than 60 percent of the site's frontage shall be occupied by parking or vehicular access areas.

f. When designing a multi-unit commercial or residential building, design must vary somewhat between units or clusters of units to create a feeling of character and diffuse the large-scale design.

g. In multi-unit buildings, each unit shall have a clearly defined primary entrance, with connecting pedestrian access.

2. Exteriors.

a. Collaboration with the Chehalis Tribe is encouragedBuilding facades facing Old Highway 99 or US Route 12 shall not have monolithic walls. They shall have a variety of materials, windows, and articulated roof lines.

b. Wall murals on commercial buildings must be directly related to the cultural or natural history of the region, or to the commercial use itself.

bc. Finishing materials suggested for building exteriors include brick, rock, and stone. Vinyl or steel siding is discouraged unless for the use of an industrial building.

cd. Metal buildings are subject to the standards within the district and to the following:

i. The metal building façades shall incorporate concrete or masonry block wainscoting or walls.

ii. The main entry shall incorporate non-metal materials and be articulated.

iii. Acceptable exterior metal walls and roof panels shall be anodized aluminum, weathering steel, and galvanized steel.

iv. Galvanized and coated steel shall have factory applied baked paint finish, resistant to chalking, fading and failure. Exterior finishes shall not cause glare.

v. Metal panels shall have sufficient gauge and quality to ensure a rigid surface.

vi. Structural members and fastening devises shall be on the interior.

3. Pedestrian Access.

a. All buildings shall include clear and direct pedestrian access. Sites with multiple buildings shall include clear and direct pedestrian access to all other onsite buildings. This includes paved sidewalks and clearly marked cross-walks where vehicular routes separate buildings.~~Where practical, buildings should be oriented to the street, with the inclusion of pedestrian-oriented features such as wide sidewalks, energy-efficient lighting, trash receptacles, bike racks, street trees, and clearly visible business names and address numbers.~~

b. Energy efficient lighting, trash receptacles, bike racks, street trees, and clearly visible business names and address numbers shall be integrated into the site's design~~Site access shall be designed with pedestrian and cyclist access as a priority~~.

~~c. Commercial facades shall have pedestrian level windows that are no more than thirty-six inches from the ground and cover at least fifty percent of the wall area.~~

c~~d~~. When adjacent to a sidewalk or pedestrian-gathering area, commercial buildings shall provide a canopy or weather protection no less than five feet in depth.

4. Lighting.

a. Lighting with illumination levels that meet safety standards shall be installed when the parcels are developed.

b. Lighting fixtures shall be consistent streetscape elements throughout the Grand Mound area and appropriate for each land use area and roadway classification.

c. Lighting shall be directed onto the project site and away from adjacent properties and appropriately shielded, and will be dark sky compliant.

d. Building fronts can be illuminated at night from ground mounted fixtures provided that no glare is directed onto the streets or adjacent parcels.

~~e. Lighting shall not be used as a design element to attract attention.~~

~~f. Owners are responsible for maintaining adequate exterior lighting.~~

e~~g~~. Lighting within frontage areas should refer to Thurston County Road Standards ~~guidelines~~standards.

f~~h~~. Internal parking lot lighting shall be on separate service than frontage.

5. Maintenance.

a. Property owners shall be responsible for maintaining their property in a fashion that reflects the standard of a high quality development. Developed lots with areas for future expansion shall be maintained in a neat and orderly fashion, including the elimination of all weeds noxious or otherwise.

b. No trash, debris or rubble of any kind shall be allowed to accumulate on any lot or property.

c. Frontage planter strips and landscaping to be maintained as prescribed in TCC [Section] 13.56.310, Vegetation and Landscaping Management.

XXXV. Thurston County Code, Title 20 (ZONING), Chapter 20.37 SITE PLAN REVIEW, shall be amended to read as follows:

Chapter 20.37 SITE PLAN REVIEW

…

20.37.015 - Applicability.

Site plan review and approval shall be required prior to the issuance of a building permit when provided under this section.

1. This chapter applies to the following types of development unless a special use permit is otherwise required;
    a. Commercial development;
    b. Industrial development;
    c. Multifamily, condominium and townhouse developments with more than four dwelling units;
    d. Additions or expansions and associated remodels to development defined under subsections (1)(a) through (c) above when within any twelve month period the cost of the additions or expansions and associated remodels exceeds fifty percent of the assessed value of the existing real property improvements.
2. This chapter applies within the following zoning districts:
    a. Residential — ~~3—6~~5-12 dwelling units per acre (Chapter 20.15);
    b. Residential — ~~4—16~~8-24 dwelling units per acre (Chapter 20.21A);

…

XXXVI. Thurston County Code, Title 20 (ZONING), Chapter 20.38 COTTAGE HOUSING, shall be amended to read as follows:

Chapter 20.38 COTTAGE HOUSING

…

20.38.020 – Where Permitted.

Cottage housing development shall be permitted in the following land use districts, consistent with the development standards in this chapter:

A. Residential: ~~Three – six~~ five to twelve units per one acre.

B. Residential: ~~Four – sixteen~~ eight to twenty-four units per one acre.

20.38.030 Development Standards.

…

G. Open Space. Cottage developments shall provide "common open space" and "private open space." Together, these two types of open spaces within cottage developments must make up a minimum of 20 percent of the lot size. These two types of open space shall count towards the ten percent open space required of land divisions in Title 18. All open space areas shall be landscaped.

…

XXXVII. Thurston County Code, Title 20 (ZONING), Chapter 20.44 PARKING AND LOADING*, shall be amended to read as follows:

Chapter 20.44 PARKING AND LOADING*

…

20.44.020 Parking standards.

When off-street parking is required pursuant to TCC [Section] 20.44.030, then the following provisions and standards shall apply:

…

8. Grand Mound Design ~~Guidelines~~Standards: See Chapter 20.36.

20.44.030 Off-street parking—Required spaces.

The number of required off-street parking spaces shall be determined in accordance with the table below. Project applicants may request an administrative modification to increase or decrease the number of parking spaces otherwise required by this chapter. No modification is required to increase or decrease the number of required spaces by up to ten percent. Modifications greater than forty percent may only be granted by the hearing examiner and only pursuant to the criteria of TCC Chapter 14.32.

1. The following table shall be used to determine minimum required parking spaces:

		Minimum Required Spaces	**Unit of Measurement (Square feet = gross floor area)**
a.	Residential.		
i.	Single-family	1~~2~~	Dwelling unit
ii.	Duplex, Triplex, Fourplex, Townhome~~Two-family~~	1~~2~~	Dwelling unit
iii.	Multifamily (5+ units)~~: 3 bedrooms+~~	0~~2~~	Dwelling unit
~~**iv.**~~	~~Multifamily: 1—2 bedrooms~~	~~1-½~~	~~Dwelling unit~~
iv.	Efficiency	1	Dwelling unit
v~~i~~.	Senior housing	1	2 dwelling units, plus 1 guest space for every 10 units

vi.	Congregate housing	0.25	Sleeping unit
b.	Public and semipublic.		
…			

…

5. Administrative modifications.

   a. Reducing minimum requirements. A modification to reduce the number of required parking spaces within the range of ten percent to forty percent shall be considered by the approval authority when:

      i. The applicant is able to demonstrate to the satisfaction of the approval authority that fewer spaces are needed based on a parking demand study prepared by the applicant or consultant; or

      ii. When on-street parking is available and approved; or

      iii. For multi-family housing, public and semipublic facilities (including schools and hospitals), offices, retail, or commercial uses where alternative transportation options such as transit are located within a one-quarter-mile walk to the development, or will be within six months; or

      iv. For joint facilities when operating hours do overlap, up to fifty percent reduction.

   b. Increasing maximum requirements. Up to 2 spaces per dwelling unit are allowed without administrative modifications. For administrative modifications of greater than ten percent more than 2 spaces per unit, the approval authority may allow more than the maximum number of parking spaces when:

      i. Parking is contained in an aboveground or underground structure, and does not increase total impervious surfaces on the lot; or

      ii. The applicant is able to demonstrate to the satisfaction of the approval authority that more spaces are needed based on a parking demand study prepared by the applicant or consultant; and

      iii. Parking spaces above the minimum are constructed of pervious paving surfaces, in accordance with the Drainage Manual, if feasible.

20.44.050 Design requirements for off-street parking.

Whenever off-street parking is required, the parking area and space shall be designed, constructed and maintained in accordance with the following minimum provisions and standards:

…

7. All parking spaces shall be eight~~nine~~ feet in width and eighteen feet in length. At the developer's option, a maximum thirty-five percent may be marked "compact only" with a dimension of seven and one-half feet by fifteen feet. At the developer's option, ten percent may be marked "oversize" with a dimension of nine feet in width by twenty feet in length.

8. Parallel parking spaces shall be twenty feet in length and eight feet in width, with maneuvering space of three feet for every two vehicles. Driveways and other spaces not occupied by parking may be used to obtain the required maneuvering space.

XXXVIII. Thurston County Code, Title 20 (ZONING), Chapter 20.54 – SPECIAL USE, shall be amended to read as follows:

Chapter 20.54 – SPECIAL USE

...

20.54.015 Approval authority.

1. Administrative Approval. Applications for the following types of special uses shall be reviewed and approved, modified or denied by the department:

    a. Home occupations;

    b. Expansions of nonconforming, nonresidential uses by no more than five percent;

    c. Mobile or manufactured home parks (five or more ~~two to four~~ mobile/manufactured homes per lot);

    d. Temporary uses listed in Section 20.54.070(41.5)(b) in zoning districts shown on Table 1;

    e. Attached or co-located WCFs within urban growth areas;

    f. Remote freestanding WCF/antenna support structures that would not extend more than thirty feet above all adjacent trees within one hundred feet of the proposed WCF/antenna support structure location and would be located more than one mile from a residential district and co-located WCFs that do not require an increase in the height of the antenna support structure.

    g. Family day care provider; and

    h. Community club.

2. Hearing Examiner Approval. The approval authority for all other special use permits, including proposed expansions (greater than five percent) to or conversions of nonconforming, nonresidential uses, is the hearing examiner. (See Chapter 20.60.)

...

Table 1

Special Uses—Distribution in County Zoning Districts

Uses listed below are prohibited unless specifically identified as allowable through special use review, or unless listed as a permitted or primary use within an individual zoning district chapter.

Use		R 1/20	R 1/10	RRR 1/5	RR 1/5	UR 1/5	RL 1/2	RL 1/1	RL 2/1	R ~~3~~ 65-12/1	R ~~4~~ 168-24/1	LI	RRI	PI	NC	RCC	AC	HC	SL	MGSA	LTA	NA	LTF	PP	MR	AOD	MEI
…																											
21.	Mineral extraction	X	X	X	X		X	X				X	X	X		X					X	X	X		X		
~~21.3~~	~~Mobile or manufactured home parks (two—four mobile/manufactured homes per lot)~~			~~A~~	~~A~~		~~A~~	~~A~~	~~A~~	~~A~~	~~A~~						~~A~~										
21.6	Mobile or manufactured home parks (five or more mobile/manufactured homes)			~~X~~ A	~~X~~ A		~~X~~ A	~~X~~ A	~~X~~ A	~~X~~ A	~~X~~ A						~~X~~ A										
22.	Neighborhood convenience commercial																										
…																											
40.5	Smokehouse, commercial	X	X	X	X	X						X	X	X	X	X	X	X									
40.8	Solar PV energy system, (non-residential/commercial, ground mounted, medium)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
40.9	Solar PV energy system, (non-residential/commercial, ground mounted, large)	X	X	X	X							X	X	X	X	X	X	X		X	X	X	X				
41	Solid waste disposal facilities*	X	X	X	X		X	X	X			X	X														
…																											

…

40.9 Solar PV Energy Systems (Ground Mounted, Non-Residential)

a. A site plan must be provided with the requirements as listed in 20.55B.

b. Solar PV panels shall be designed with anti-reflective glass.

c. Solar PV energy systems may be co-located with agriculture.

d. Native perennial vegetation and habitat-friendly ground cover are required under at least 50% of any medium- or large-scale ground-mounted solar PV energy system.

e. Small- and medium-scale non-residential/commercial ground-mounted solar energy systems must comply with the other requirements listed in 20.55B.

41.5 Temporary Uses.

…

XXXIX. Thurston County Code, Title 20 (ZONING) shall be amended to add a new chapter, Chapter 20.55A – ELECTRIC VEHICLE INFRASTRUCTURE, that reads as follows:

Chapter 20.55A – ELECTRIC VEHICLE INFRASTRUCTURE

20.55A.010 Intent.

1. To provide adequate and convenient electric vehicle charging stations to serve the needs of the traveling public;

2. To provide opportunities for County residents to have safe and efficient personal electric charging stations located at their place of residence;

3. To provide the opportunity for commercial and industrial projects to supply electrical vehicle charging station services to their customers and employees;

4. To create standard criteria to encourage and promote safe, efficient and cost effective electric vehicle charging opportunities in a full range of zones and settings for convenience of service to those that use electric vehicles.

20.55A.015 General provisions.

1. Use of Specially Designated Charging Stalls. Electric vehicle charging stations should be reserved for parking and charging electric vehicles only.

2. Electric Vehicles Allowed Where. Electric vehicles may be parked in any space designated for public parking, subject to the restrictions that would apply to any other vehicle that would park in that space.

20.55A.030 Permitted where.

1. Allowed Where. "Electric vehicle charging stations" shall be considered an allowed use in association with a primary permitted use in every zoning designation.

2. Compatibility. For land use compatibility purposes, the charging activity should be proportionate to the associated permitted use; "Electric vehicle charging station(s)" shall be permitted in a single-family garage designed to serve the occupants of the home or a multi-family parking lot designed to serve the occupants, with a level 1 or 2 charging level. Whereas, charging station(s) installed in a parking lot at a commercial destination, or located in a vehicle service station in close proximity to Interstate 5, is expected to have intensive use and will be permitted to have multiple “direct current fast chargers (DCFCs)” to serve expected demand.

3. Battery Exchange Stations. "Battery exchange stations" are permitted in any commercial, industrial or mixed use zone (that is, LI, RRI, PID, NC, RCC, AC, HC, MEI), provided all other requirements for the building or space the use occupies can be satisfied, such as design review, fire code and building code requirements. This use is specifically prohibited in zones where residential use is the primary use, exclusively long-term forestry (LTF) or long-term agriculture (LTA) lands, or within critical areas.

20.55A.035 Process for review.

1. New Residential or Commercial Construction. If associated with new residential construction, installation of a charging station shall be processed in association with the underlying permit(s).

2. Retrofitting Single- or Multi-Family Residential. If retrofitting a single-family home for a charging station, an electrical permit shall be required through Washington State Labor and Industries (L&I).

3. Retrofitting a Commercial Site. If retrofitting an existing commercial site for a changing station(s), this activity shall be permitted through the County administrative Site Plan Review (SPR) process.

4. Battery Exchange. If the facility includes a battery exchange station, or is associated with a new commercial activity requiring SPR approval, the application shall be reviewed and approved through SPR.

20.55A.040 Design criteria.

1. Design Criteria for Commercial and Multifamily Development or Common/Community Owned Areas of a Residential Development. The following criteria shall be applied to electric charging facilities.

    a. Number Required. The minimum number of EVSE-Installed, EV-Ready, and EV-Capable spaces required for certain types of developments are outlined under WAC 51-50-0429. When electric vehicle stalls are reserved for electric vehicles, care should be taken to ensure enough spots are available for all of a site's parking needs.

Table 20.55-01[1]

Occupancy	Number of EV Charging Stations	Number of EV-Ready Parking Spaces	Number of EV-Capable Parking Spaces

Group A, B, E, F, H, I, M, and S occupancies	10% of total spaces	10% of total spaces	10% of total spaces
Group R occupancies			
Buildings that do not contain more than two dwelling units	Not required	One for each dwelling unit	Not required
Dwelling units with private garages	Not required	One for each dwelling unit	Not required
All other Group R occupancies	10% of total parking spaces	25% of total parking spaces	10% of total parking spaces

b. Generally. Location and provision of electric vehicle parking will vary based on the design and use of the primary parking lot, keeping in mind flexibility will be needed in various parking lot layouts.

c. Signage to Identify. Each charging station space should be posted with signage indicating the space is only for electric vehicle charging purposes. Days and hours of operations should be included if time limits or tow away provisions are to be enforced by the owner.

d. Signage to find. Installation of way finding signs at the parking lot entrance shall be installed at appropriate decision points to effectively guide motorists to the charging station space(s).

e. Maintenance. Charging station equipment should be maintained in all respects, including the functioning of the charging equipment.

f. Accessibility. Where Charging Station equipment is provided within an adjacent pedestrian circulation area, such as a sidewalk or accessible route to the building entrance, charging equipment should be located so as to not interfere with accessibility requirements of WAC 51-50-005.

g. Lighting. Where Charging Station equipment is installed, adequate site lighting should also be provided unless charging is for daytime purposes only.

h. Notification of station specifics. Information on the charging station shall identify voltage and amperage levels, fees, and all safety information.

i. Avoid conflict with handicap spots. Stalls should generally not be located adjacent to handicap spots unless designed for handicap use.

j. Design for compatibility. Design should be appropriate to the location and use. Facilities should be able to be readily identified by electric cars users, but blended into the surrounding landscape/architecture for compatibility with the character and use of the site.

k. Size. Where provided, spaces should be standard size parking stalls, but designed in a way that will discourage non-electric car vehicles from using them.

2. Electric vehicle charging station design standards for single-family residential sites. Installation of vehicle charging stations shall meet manufacturing requirements and applicable sections of the international building code.

XXXX. Thurston County Code, Title 20 (ZONING) shall be amended to add a new chapter, Chapter 20.55B – SOLAR ENERGY SYSTEMS, that reads as follows:

Chapter 20.55B – SOLAR PHOTOVOLTAIC (PV) ENERGY SYSTEMS

20.55B.010 Intent.

1. To encourage the efficient and effective development and use of solar energy systems (specifically, photovoltaic (PV) systems) while protecting the public health, safety, and welfare of the community.

2. To implement the objectives of the Thurston County Comprehensive Plan by:

    a. Encouraging the use of local renewable energy;

    b. Promoting sustainable building design and practices; and

    c. Encouraging economic development while preserving the community's historic resources and character.

3. To implement strategies in the Thurston Climate Mitigation Plan to reduce countywide greenhouse gas emissions in the building sector.

4. To decrease the community's reliance on fossil fuel power sources and work towards achievement of county and state greenhouse gas reduction targets:

    a. 45% reduction by 2030

    b. 70% reduction by 2040

    c. Net-zero emissions by 2050 (95% reduction)

5. To enhance the reliability and resiliency of the local power grid and make more efficient use of the local electric distribution infrastructure.

6. To promote consumer choice and allow residents and businesses to use local, renewable energy while displacing fossil fuel generation.

7. To improve air quality and protect public health.

20.55B.020 Applicability.

1. This chapter applies explicitly to solar photovoltaic (PV) installations proposed to be constructed after the effective date of this ordinance. This section also pertains to modifications that materially alter the type, configuration, or size of these installations or related equipment. This section does not apply to minor modification or routine maintenance of a solar energy system.

20.55B.030 Permitted where.

1. Roof-mounted solar PV energy systems.

   Roof-mounted solar PV energy systems of any size are permitted as an allowed use in all zoning districts.

   a. Residential rooftop solar PV energy systems do not require a permit. However, they are subject to electrical permits through Washington State Labor and Industries (L&I).

   b. Non-residential/Commercial rooftop solar PV energy systems do require a building permit.

      i. If the solar PV energy system is proposed on a new commercial structure at the time of the building permit application, no additional fee will apply.

      ii. If the solar PV energy system is proposed on an existing structure, a fire code construction operation permit is needed for the new installation. Permit fees are based on the valuation of the project.

      iii. Electrical inspections are required and must be completed through Washington State Labor and Industries (L&I).

2. Ground-mounted solar PV energy systems.

   a. Residential ground-mounted solar PV energy systems are permitted as an allowed use in all residential zoning districts and require a residential building permit to verify structural adequacy and compliance with land use requirements. Permit fees are based on the valuation of the project

   b. Non-residential/Commercial ground-mounted solar PV energy systems:

      i. Small-scale ground-mounted solar PV energy systems:

         (A). Are less than 2,800 square feet or less of surface area (equivalent to a rated nameplate capacity of approximately 15 KW DC or less).

         (B). Are permitted as either a primary or accessory use in all zoning districts, subject to receipt of a non-residential building permit.

      ii. Medium-scale ground-mounted solar PV energy systems:

         (A). Are greater than 2,800 square feet but less than 40,000 square feet of surface area (equivalent to a rated nameplate capacity of between 15-250 KW DC).

         (B). Are permitted in all zoning districts as either a primary or accessory use and are subject to an Administrative Special Use Permit (see 20.54.040 TCC).

iii. Large-scale ground mounted solar PV energy systems:

(A). Are greater than 40,000 square feet of surface area (equivalent to a rated nameplate capacity of at least 250 KW DC or more).

(B). Are permitted subject to receipt of a Special Use Permit.

(C). Are permitted in select zoning districts. See 20.54.040 TCC.

5. The construction and operation of all solar energy systems shall be consistent with all applicable local, state and federal requirements, including but not limited to all applicable safety, construction, electric and communications requirements. All solar energy systems shall be constructed and installed in accordance with the State Building Code.

6. No grid-connected solar energy system shall be installed until the owner or operator has provided evidence of notification to and an interconnection agreement from the utility company of the customer's intent to install an interconnected customer-owned generator. Off-grid solar energy systems are exempt from this requirement.

20.55B.040 Design and Dimensional Standards.

1. Roof-mounted solar PV energy systems are:

a. Exempt from the height restrictions applied in the underlying zoning district.

b. Shall be excluded from any calculation of maximum roof coverage allowed for appurtenances.

c. Shall be located in such a manner as to allow emergency access to the roof, allow for smoke ventilation, and provide emergency egress from the roof.

d. On a pitched/sloped roof, solar energy systems shall be installed parallel to the roof surface and may not extend beyond the edge of the roof peak.

2. Ground-mounted solar PV energy systems are:

a. Subject to the same height restrictions as accessory or primary structures in each district, depending on whether the systems are permitted as a primary or accessory uses.

b. Small- and medium-scale non-residential/commercial ground-mounted solar PV energy systems accessory to a primary use shall comply with the setbacks for accessory structures in the underlying zoning district.

c. All ground-mounted solar PV energy systems in residential districts shall be installed either in the side yard or rear yard to the extent practicable.

d. Ground-mounted solar PV energy systems that are accessory in nature shall not be included in any lot-coverage calculations. Where ground-mounted solar energy systems are the primary use, they will count towards lot-coverage calculations.

e. Ground-mounted solar energy systems will not be included in any impervious surface calculations, provided that the underlying ground remains pervious.

f. Ground-mounted solar energy systems access roads shall be designed to meet Thurston County emergency vehicle access standards to the systems main electrical collection and control stations. Emergency access roads standards are not required for the appurtenant structures (panels, racking, wiring, connection boxes, etc.) of the system. Additional points of access may be required if there are occupied buildings, or a solar energy system is co-located with a battery energy storage system.

3. Medium-scale ground mounted solar PV energy systems that are primary uses must comply with all setback requirements for primary uses in the relevant zoning district.

a. Clearing of natural vegetation shall be limited to what is necessary for the construction, operation and maintenance of ground-mounted solar energy systems.

b. Lighting of medium-scale ground mounted solar energy systems shall be consistent with local, state and federal law.

c. Lighting of other parts of the system, such as accessory structures to the medium-scale solar energy system, shall be limited to that required for safety and operational purposes, and shall be reasonably shielded from abutting properties. Where feasible, lighting of the solar energy system shall be directed downward and shall incorporate full cut-off fixtures to reduce light pollution.

4. Large-scale ground-mounted solar PV energy facilities must meet the following design and dimensional standards:

a. The parcel must contain a minimum of 3 contiguous acres of upland areas.

b. Front side and rear setbacks shall be as follows:

i. Front Yard: The front yard shall have a depth of at least fifty (50 feet);

ii. Side Yard: Each side yard shall have a depth of at least fifty (50 feet);

iii. Rear Yard: The rear yard depth shall be at least thirty (30) feet.

iv. Setbacks are measured to panels and electrical equipment. Fence line may occur within setback areas.

c. Clearing of natural vegetation shall be limited to what is necessary for the construction, operation and maintenance of ground-mounted solar energy systems.

d. Lighting of large-scale ground mounted solar energy systems shall be consistent with local, state and federal law. Lighting of other parts of the system, such as appurtenant structures, shall be limited to that required for safety and operational purposes, and shall be reasonably shielded from abutting properties. Where

feasible, lighting of the solar energy system shall be directed downward and shall incorporate full cut-off fixtures to reduce light pollution.

e. Signage on large-scale ground-mounted solar energy systems shall comply with the sign provisions of the Zoning Bylaw and shall identify the owner, manufacturer, and operator and provide a 24-hour emergency contact phone number. A solar PV energy system shall not be used to display any advertising.

5. For medium- and large-scale ground-mounted solar energy systems, reasonable efforts shall be made to place all utility connections from the solar PV energy system underground depending on appropriate soil conditions, shape and topography of the site, and any requirements of the utility provider. Electrical transformers, metering, and protection equipment for utility interconnections may be above ground if required by the utility provider.

6. For medium-and large-scale ground mounted solar energy systems, screening is required. Solar energy systems shall have views minimized from adjacent properties to the extent reasonably practicable using architectural features, earth berms, landscaping, or other screening methods that will harmonize with the character of the property and surrounding area. At a minimum, fencing is required surrounding the structures with a 10-foot minimum separation distance, and landscaping that provides vegetative screening is required outside the fencing.

20.55B.050 Standards for Site Plan Review and Special Permits.

1. For medium and large-scale ground mounted solar PV energy systems, a Special Use Permit is required (see 20.54.040 TCC). The Approval Authority shall include as part of its review and proceedings all of the provisions and requirements of the Site Plan review standards applicable to medium and large-scale ground-mounted solar energy systems set forth in this bylaw.

3. For solar PV energy systems which require a special use permit, the Approval Authority may approve, approve with modifications, disapprove or grant leave to withdraw. Approval may be subject to any conditions, modifications and/or restrictions that the Approval Authority deems necessary. Leave to withdraw or disapproval by the Approval Authority must be supported by written findings. The Approval Authority may waive strict compliance with the requirements of this Section, when in its judgement such action is in the public interest and consistent with the overall intent and purpose of this Section.

4. The applicant shall provide a site plan showing:

a. Property lines and physical features, including roads for the project site;

b. Proposed changes to the landscape of the site, grading, vegetation clearing and planting, exterior lighting, screening vegetation and/or structures;

c. Blueprints or drawings of the solar energy system signed by a professional engineer licensed to practice in the state of Washington showing the proposed

layout of the system, any potential shading from nearby structures, the distance between the system components, including the solar collector and all property lines and existing on-site buildings and structures, and the tallest finished height of the system;

d. One or three line electrical diagram details of the photovoltaic system, associated components, and electric interconnection methods, with all disconnects and overcurrent devices compliant with current electrical codes;

e. Documentation of the major system components to be used, including the panels, mounting systems, and inverter;

f. Name, address, and contact information for the proposed system installer;

g. Name, address, phone number and signature of the applicant, as well as any co-applicants, and property owners;

h. The name and contact information and signature of any agents representing the applicant; and

i. Zoning district designation for the parcel(s) of land comprising the project site.

5. The applicant shall submit documentation of actual or prospective access to and control of the project site sufficient to allow for the construction and operation of the proposed solar energy system.

6. The applicant shall submit a plan for the operation and maintenance of the ground-mounted solar energy system, which shall include measures for maintaining safe access to the installation, stormwater controls, as well as general procedures for the operational maintenance of the solar energy system.

20.55B.060 Monitoring and Maintenance.

The owner or operator of a medium - or large-scale ground-mounted solar energy system shall maintain the facility in good condition. Maintenance shall include, but not be limited to, painting, structural repairs, and preserving the integrity of security measures. The owner or operator shall be responsible for the cost of maintaining the solar energy system and any road(s) providing access to the system, unless accepted as a public way. For medium and large-scale ground mounted solar energy systems, the owner or operator shall provide a copy of the operation and maintenance plan, electrical schematic, and site plan to the County Fire Marshall. Upon request, the owner and operator shall cooperate with local emergency services in development of an emergency response plan. All means of shutting down the solar energy system shall be clearly marked. The owner and/or operator shall identify a responsible person for public inquiries throughout the life of the solar energy system.

20.55B.070 Abandonment or Decommissioning.

1. Removal Requirements. Any medium- or large-scale ground-mounted solar energy systems which has reached the end of its useful life or has been abandoned shall be removed. The owner or operator shall physically remove the system no more than one hundred fifty (150) days after the date of discontinued operations. The owner or operator shall notify the Community Planning and Economic Development Department by certified mail of the proposed date of discontinued operations and plans for removal. Decommissioning shall consist of: physical removal of all structures, equipment, security barriers and electrical lines from the site; disposal of all solid and hazardous waste in accordance with local, state and federal waste disposal regulations; stabilization or re-vegetation of the site as necessary to minimize erosion and disruption to vegetation.

2. Abandonment. Absent notice to the Community Planning and Economic Development Department from the owner or operator of a proposed date of decommissioning or written notice of extenuating circumstances, a medium- or large-scale ground-mounted solar energy system shall be considered abandoned after it has failed to operate for more than one year without the written consent of the Department. Upon receipt of notice of extenuating circumstances, the Department will determine whether the circumstances are sufficient to rebut the presumption of abandonment. If the owner or operator of the solar energy system fails to remove the installation in accordance with the requirements of this Section within 150 days of abandonment or the proposed date of decommissioning the County retains the right, after the receipt of an appropriate court order, to enter and remove any abandoned, hazardous or decommissioned solar energy system. To the extent permitted by law, the County's cost for the removal will be charged to the property owner in accordance with the provisions of Title 26 as a lien on the property.

XXXXII. Thurston County Code, Title 20 (ZONING), Chapter 20.60 – ADMINISTRATIVE PROCEDURES, shall be amended to read as follows:

Chapter 20.60 – ADMINISTRATIVE PROCEDURES

…

Table 2

Permit Review Matrix

Thurston County Zoning Ordinance

Permit/Review	Staff/ Director	Hearing Examiner (open hearing)	Planning Commission (open hearing)	Board of County Commissioners (closed hearing)	Review Process Timeline			
					Type I	Type II	Type III	Type IV
Administrative variance	D	A		A	✓			
Variance	R	D*		A			✓	
~~Family member units~~	~~D~~	~~A~~		~~A~~	~~✓~~			
Unclassified uses	D	A		A	✓			
…								

…

XXXXIII. Thurston County Code, Title 20 (ZONING), Chapter 20.62 – TRANSFER OF DEVELOPMENT RIGHTS*, shall be amended to read as follows:

Chapter 20.62 – TRANSFER OF DEVELOPMENT RIGHTS*

…

20.62.070 Additional Regulations.

Refer to the following chapters for provisions which may qualify or supplement the regulations presented above.

1. Chapter 20.08A, Long-Term Agriculture District (TDR sending area);
2. Chapter 20.15, Residential ~~Three to Six~~Five to Twelve Dwelling Units Per Acre (TDR receiving area);
3. Chapter 20.21A, Residential ~~Four to Sixteen~~Eight to Twenty-Four Dwelling Units Per Acre (TDR receiving area).

THURSTON 2045
ADOPTING ORDINANCE

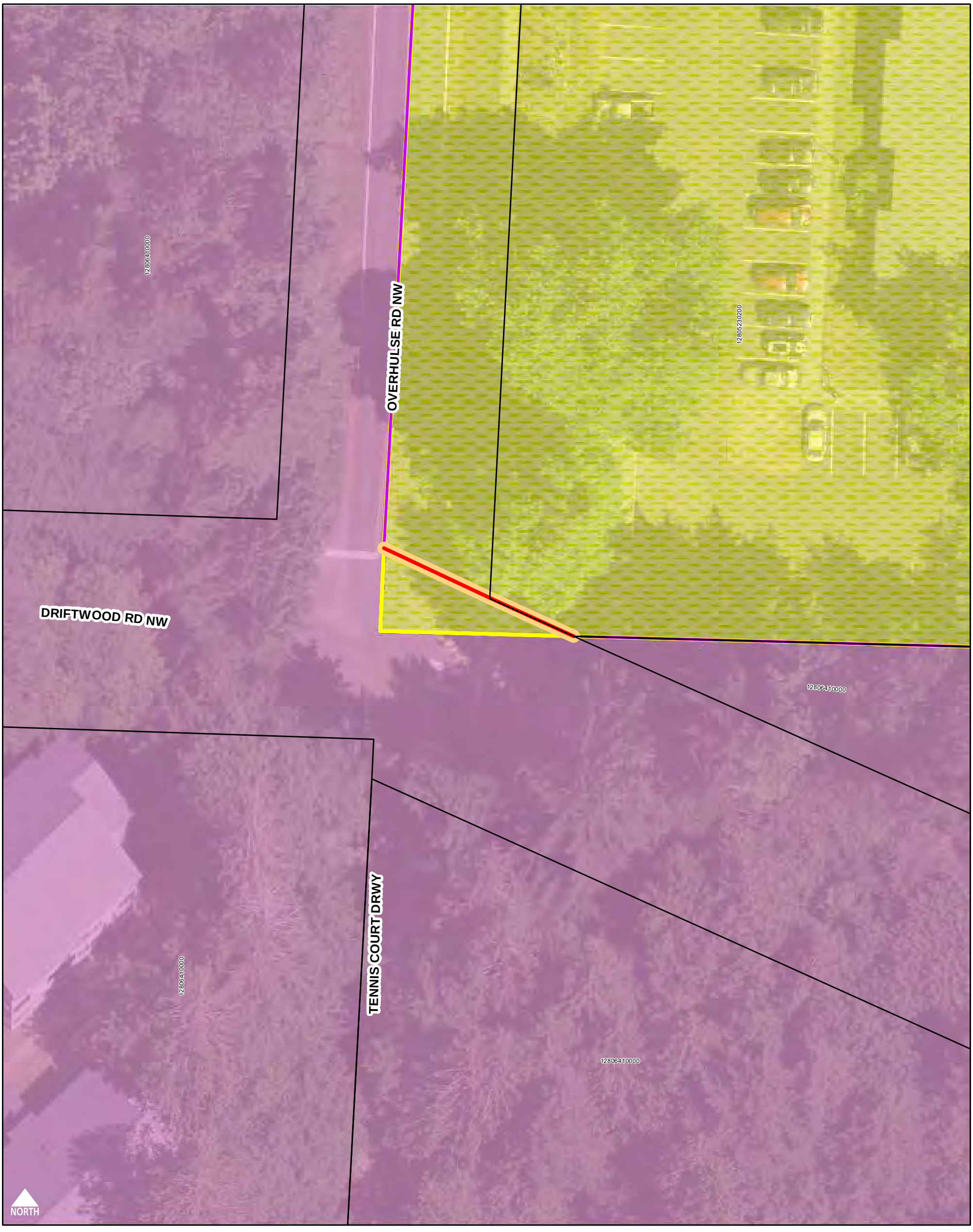
ATTACHMENT B

December 16, 2025

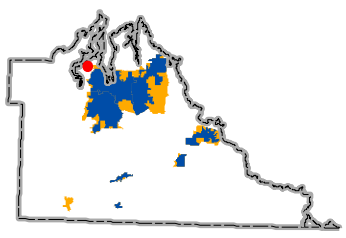
Thurston County Zoning Alignment Review

Issue: Zoning not aligned w UGA. UGA in ROW and follows Parcels.
Error in Feet: 21
Recommended Action: Move Zone to Match UGA and Parcels.

Error ID: Oly01



Map Location



Review Areas

Error

Zoning Designation

MEI
RLI 2-4

Base Data

Urban Growth Area Boundary
Zoning Boundary

0 20 Feet

Created by SLS and LTR on 6/10/2024

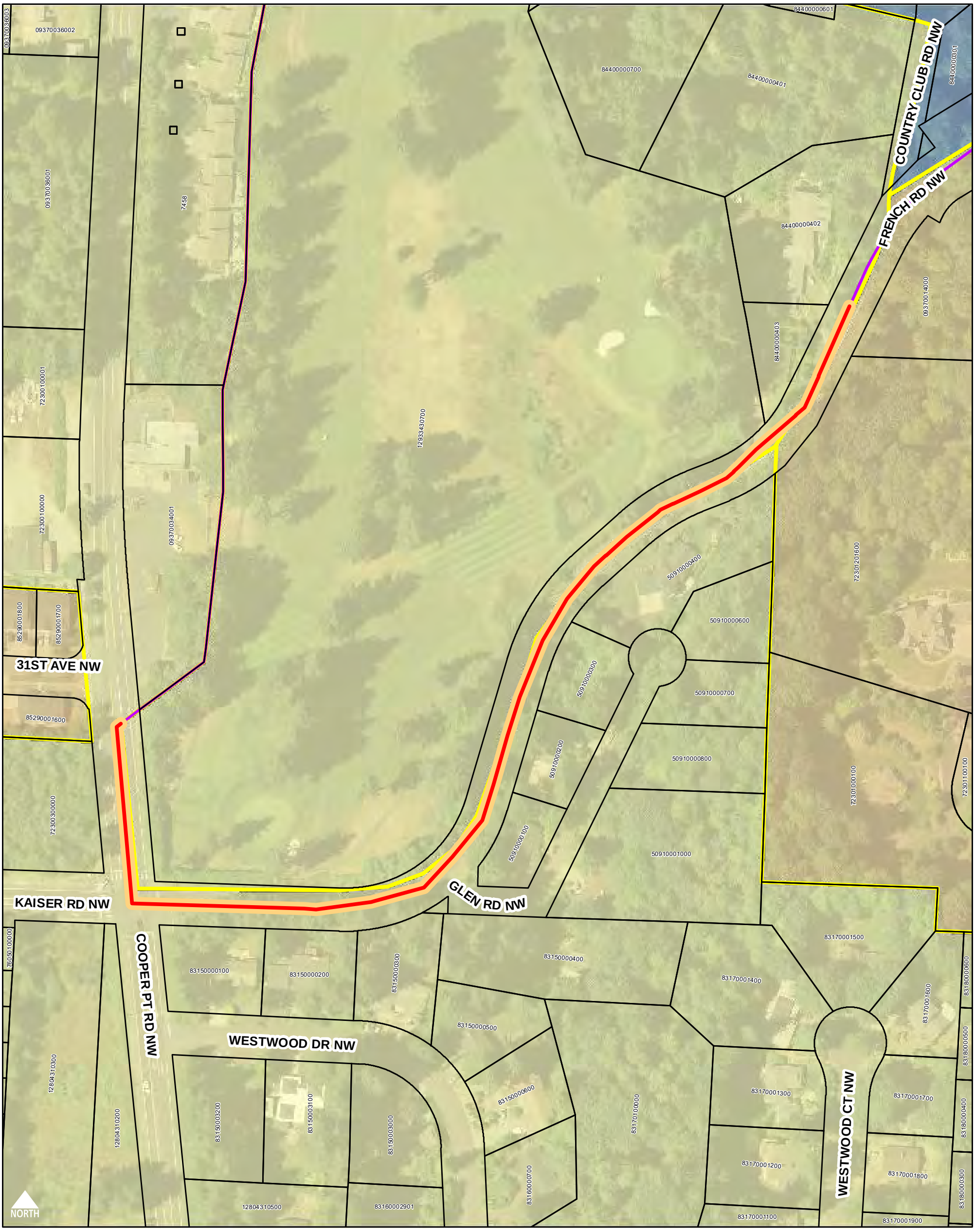
The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

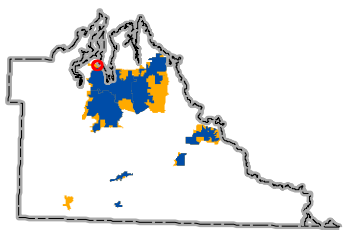
Thurston County Zoning Alignment Review

Issue: Zone not aligned w UGA. UGA in ROW.
Error in Feet: 25
Recommended Action: Move Zone to Match UGA

Error ID: Oly02



Map Location



Review Areas

Error

Zoning Designation

R 1/5
RL1/1
R-4
RRR1/5

Base Data

Urban Growth Area Boundary
Zoning Boundary

0 100 Feet

Created by SLS and LTR
on 6/10/2024

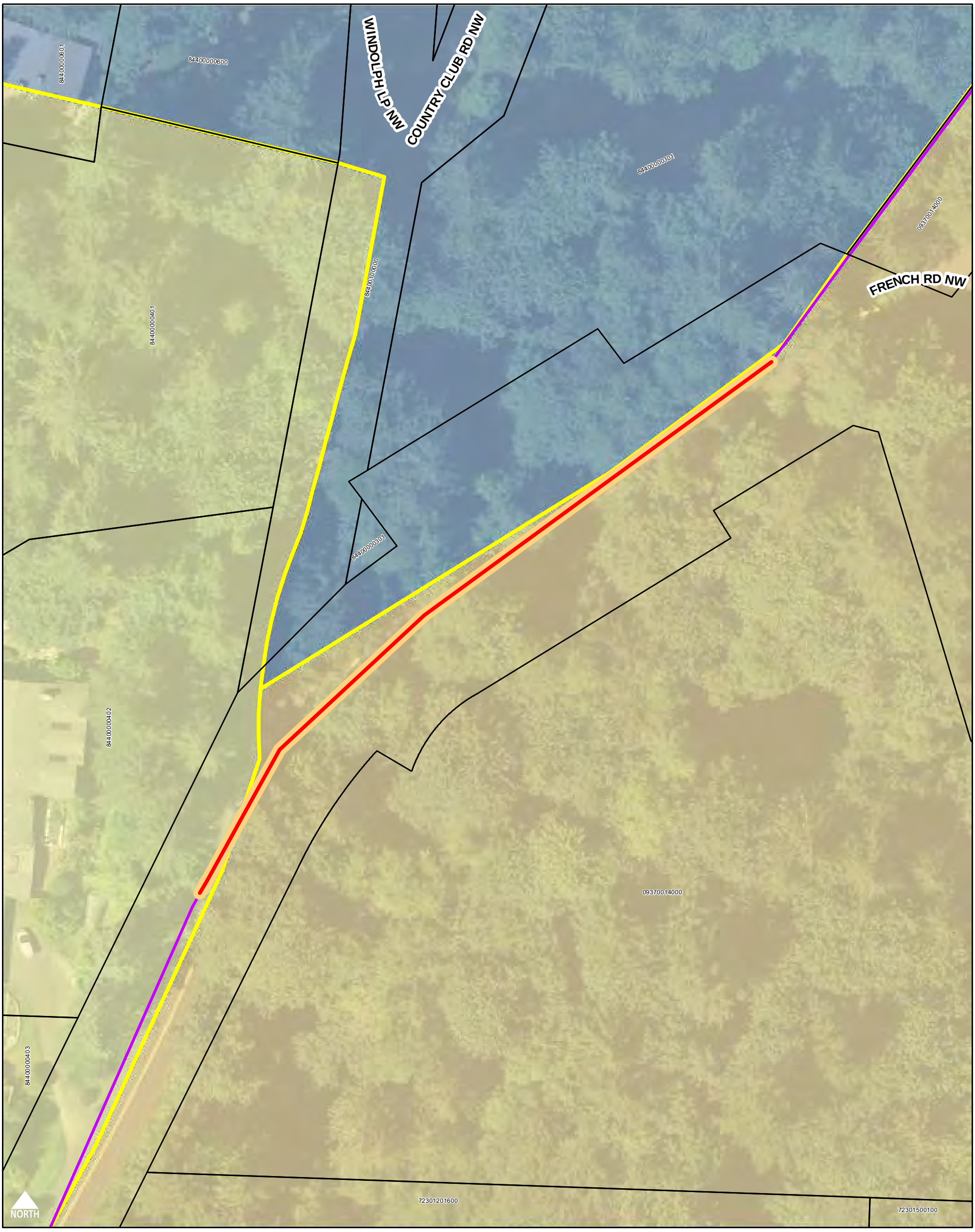
The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

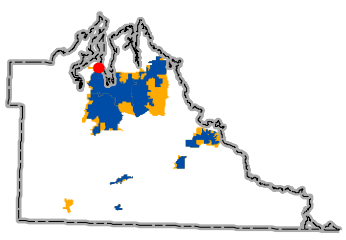
Thurston County Zoning Alignment Review

Issue: Zone not aligned w UGA. UGA in ROW.
Error in Feet: 24
Recommended Action: Move Zone to Match UGA

Error ID: Oly03



Map Location



Review Areas

Error

Zoning Designation

R 1/5
RRR1/5
RL1/1

Base Data

Urban Growth Area Boundary
Zoning Boundary

0 30 Feet

Created by SLS and LTR
on 6/10/2024

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

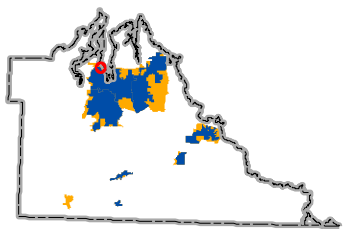
ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Thurston County Zoning Alignment Review

Issue: City and Zone cuts into Parcels
Error in Feet: 100
Recommended Action: Move City & Zone to ROW. Unknown annexation, may not be able to adjust.

Error ID: Oly04

Map Location



Review Areas

Error

Zoning Designation

R 1/5
R-4-8

Base Data

Urban Growth Area Boundary
Zoning Boundary
Cities

0 75 Feet

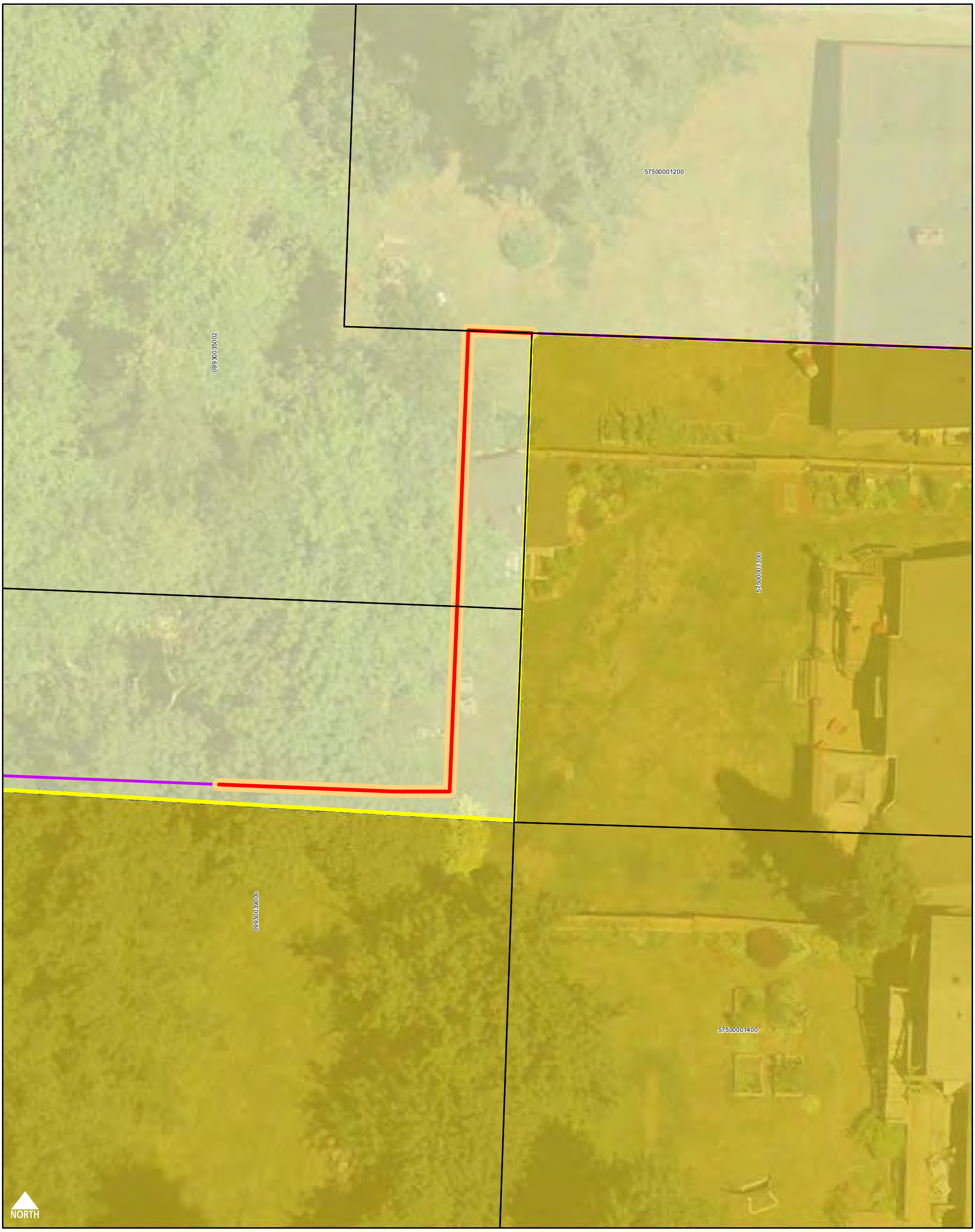
Created by SLS and LTR
on 6/10/2024

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

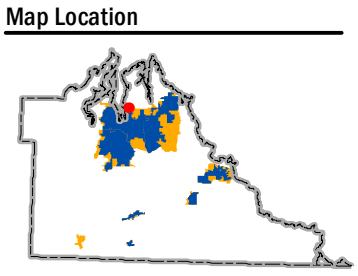
ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Thurston County Zoning Alignment Review

Issue: Zone not aligned with UGA. Zoning follows Parcels.
Error in Feet: 10.5
Recommended Action: Move R 4-8 zoning on south side to match UGA boundary line. No change to zoning running north/south that matches parcel.



Map Location



Review Areas

Error

Zoning Designation

R-4-8
RRR1/5

Base Data

Urban Growth Area Boundary
Zoning Boundary

0 10 Feet

Created by SLS and LTR on 6/10/2024

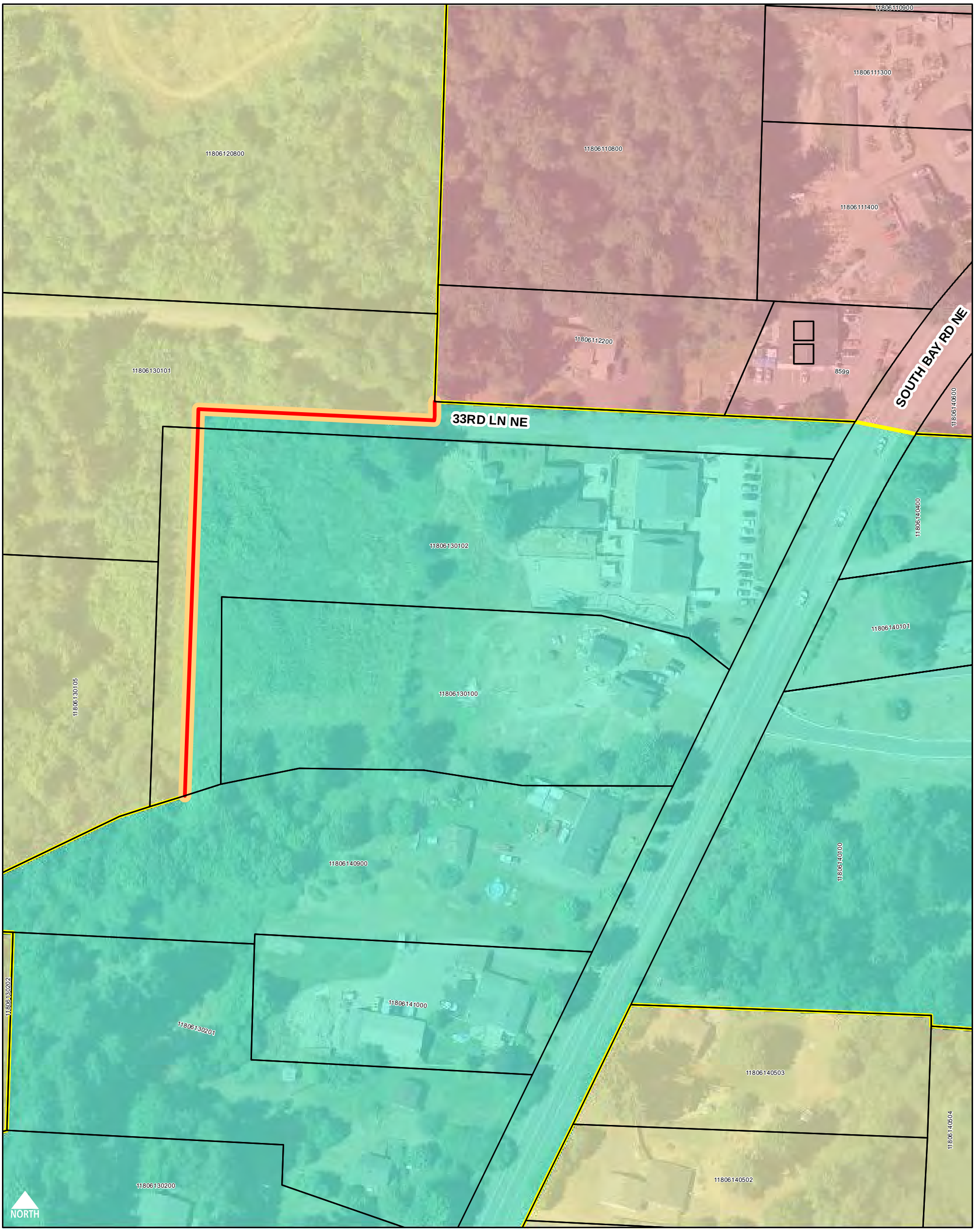
The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

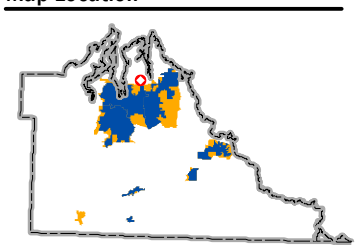
Thurston County Zoning Alignment Review

Issue: Zone not aligned to parcels
Error in Feet: 36
Recommended Action: Move Zone to Match Parcels. Consider following E and N boundaries of parcel 11806130102 to South Bay Rd ROW.

Error ID: Oly08



Map Location



Review Areas

Error

Zoning Designation

RCC
RRR1/5
RL1/2

Base Data

Urban Growth Area Boundary
Zoning Boundary

0 75 Feet

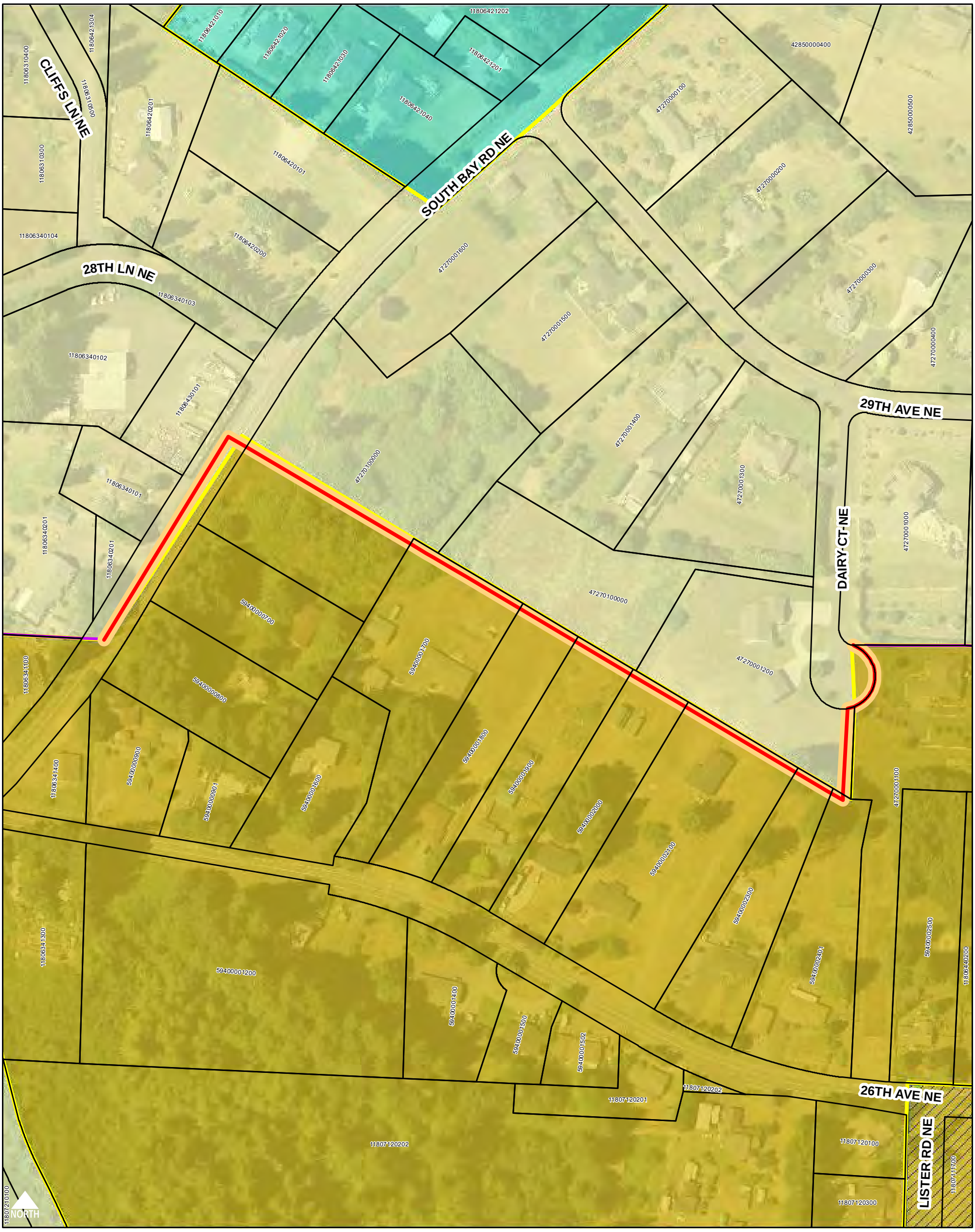
Created by SLS and LTR on 6/10/2024

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

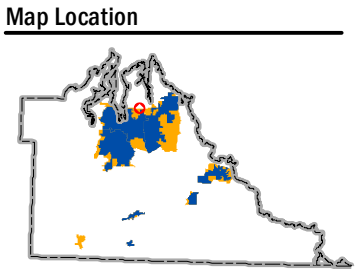
ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Thurston County Zoning Alignment Review

Issue: Zone not aligned with UGA. Zoning follows Parcels.
Error in Feet: 16
Recommended Action: On West: Move R 4-8 to match UGA boundary. On North UGA boundary running east-west and East UGA boundary running north-south: No change. Zoning matches parcels. In Culdesac: move zone to match UGA boundary/parcel boundary



Map Location



Review Areas

Error

Zoning Designation

R-4
R-4-8
RL1/2
RRR1/5

Base Data

Urban Growth Area Boundary
Zoning Boundary
Cities

0 100 Feet

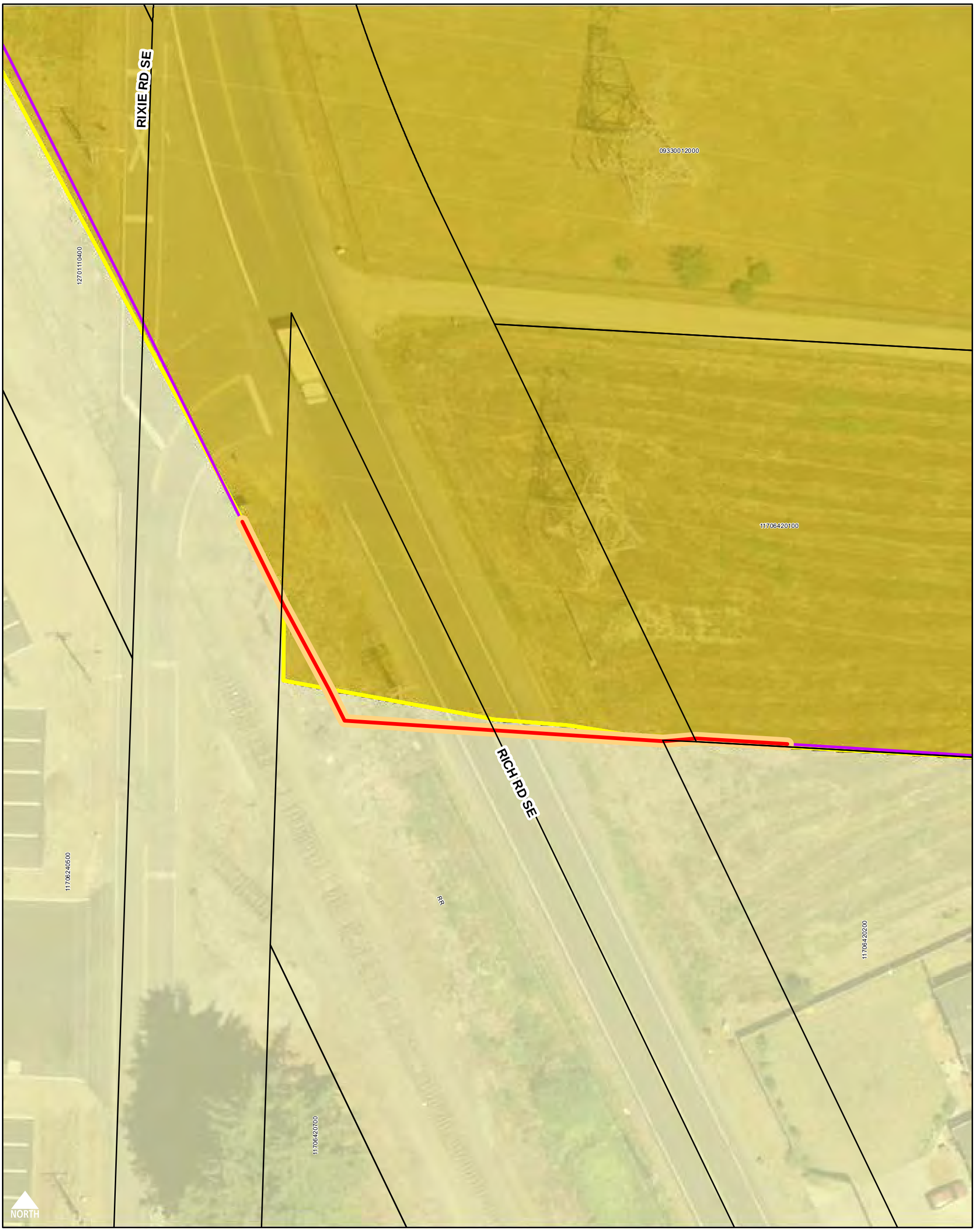
Created by SLS and LTR on 6/10/2024

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

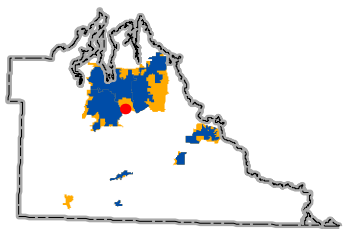
ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Thurston County Zoning Alignment Review

Issue: Zone not aligned w UGA. UGA in ROW and RR
Error in Feet: 12
Recommended Action: Move Zone to Match UGA



Map Location



Review Areas

Error

Zoning Designation

R-4-8
RRR1/5

Base Data

Urban Growth Area Boundary
Zoning Boundary

0 25 Feet

Created by SLS and LTR on 6/10/2024

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

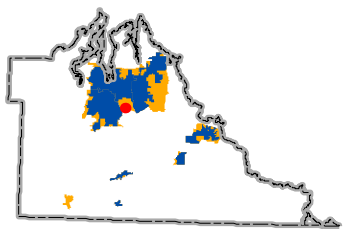
ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Thurston County Zoning Alignment Review

Issue: Zone doesn't follow Parcels.
Error in Feet: 52
Recommended Action: Move Zone to Match Parcels

Error ID: Oly14

Map Location



Review Areas

Error

Zoning Designation

LI-C R-4-8

Base Data

Urban Growth Area Boundary

Zoning Boundary

0 25 Feet

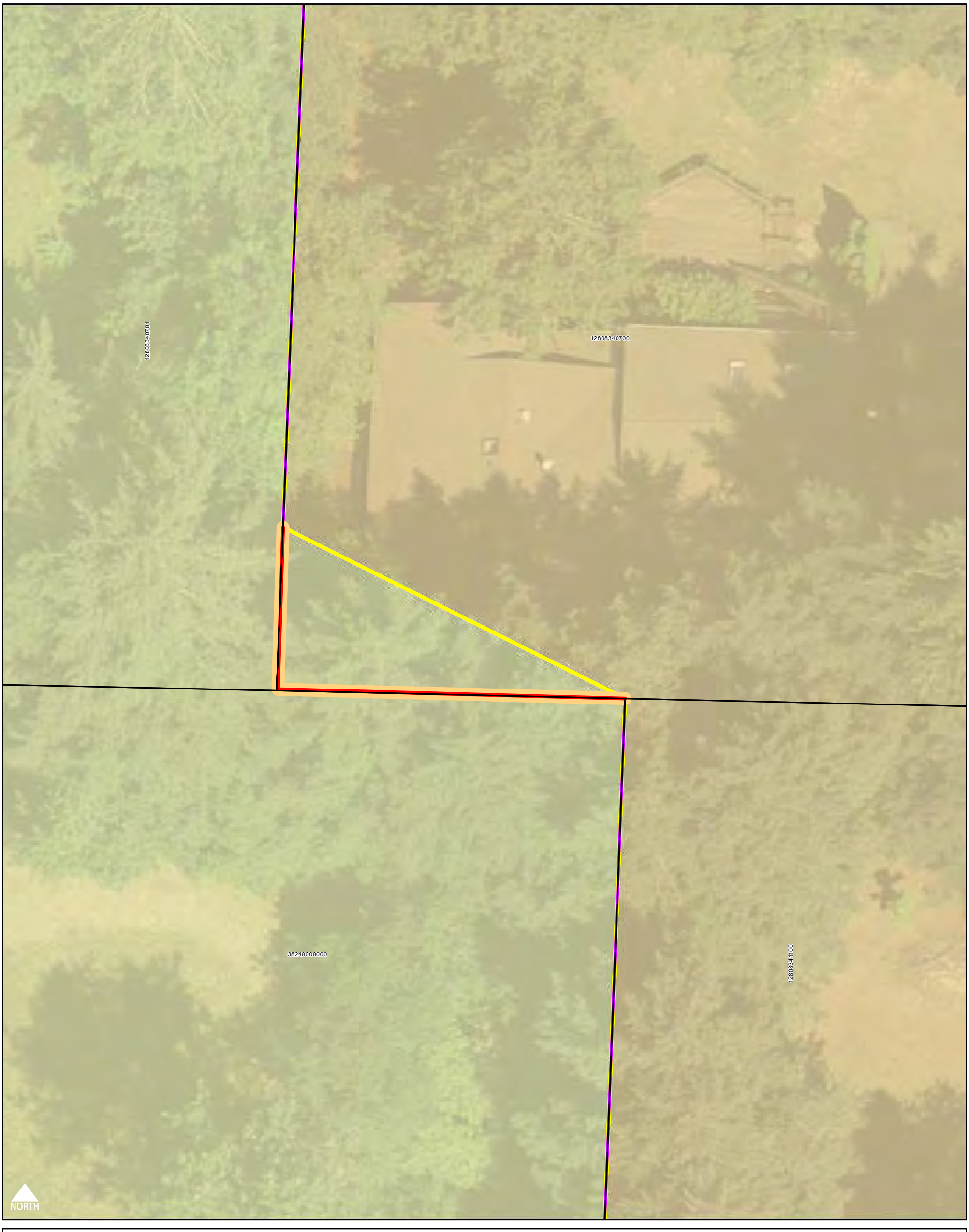
Created by SLS and LTR on 6/10/2024

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

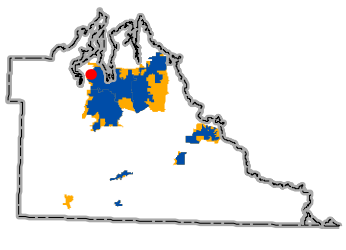
ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Thurston County Zoning Alignment Review

Issue: Zoning not aligned w UGA. UGA follows Parcels.
Error in Feet: 22
Recommended Action: Move Zone to Match UGA and Parcels.



Map Location



Review Areas

Error

Zoning Designation

R 1/5
RRR1/5

Base Data

Urban Growth Area Boundary
Zoning Boundary

0 10 Feet

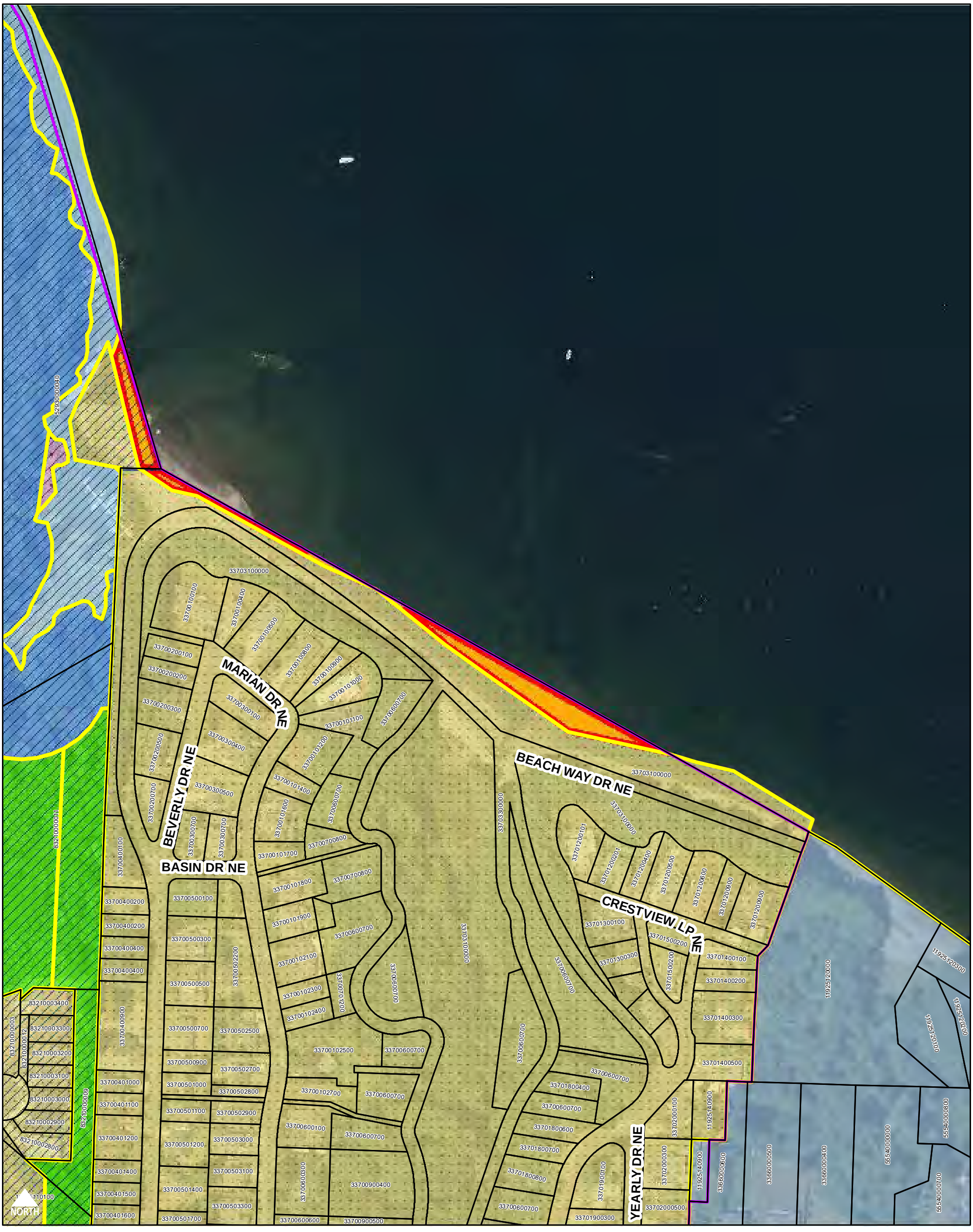
Created by SLS and LTR
on 6/10/2024

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

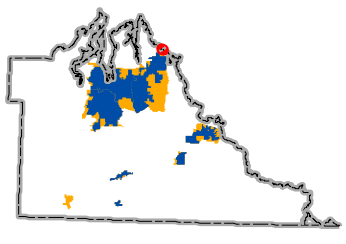
ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Thurston County Zoning Alignment Review

Issue: Zoning not aligned w UGA. UGA follows Parcels. Marine shoreline.
Error in Feet: 67
Recommended Action: Move Zone to Match UGA



Map Location



Review Areas

Error

Zoning Designation

- AQUATC
- LD, LOW DENSITY
- NATURL
- OS-I
- RL1/1
- URBCON

Base Data

- Urban Growth Area Boundary
- Zoning Boundary
- Cities

0 100 Feet

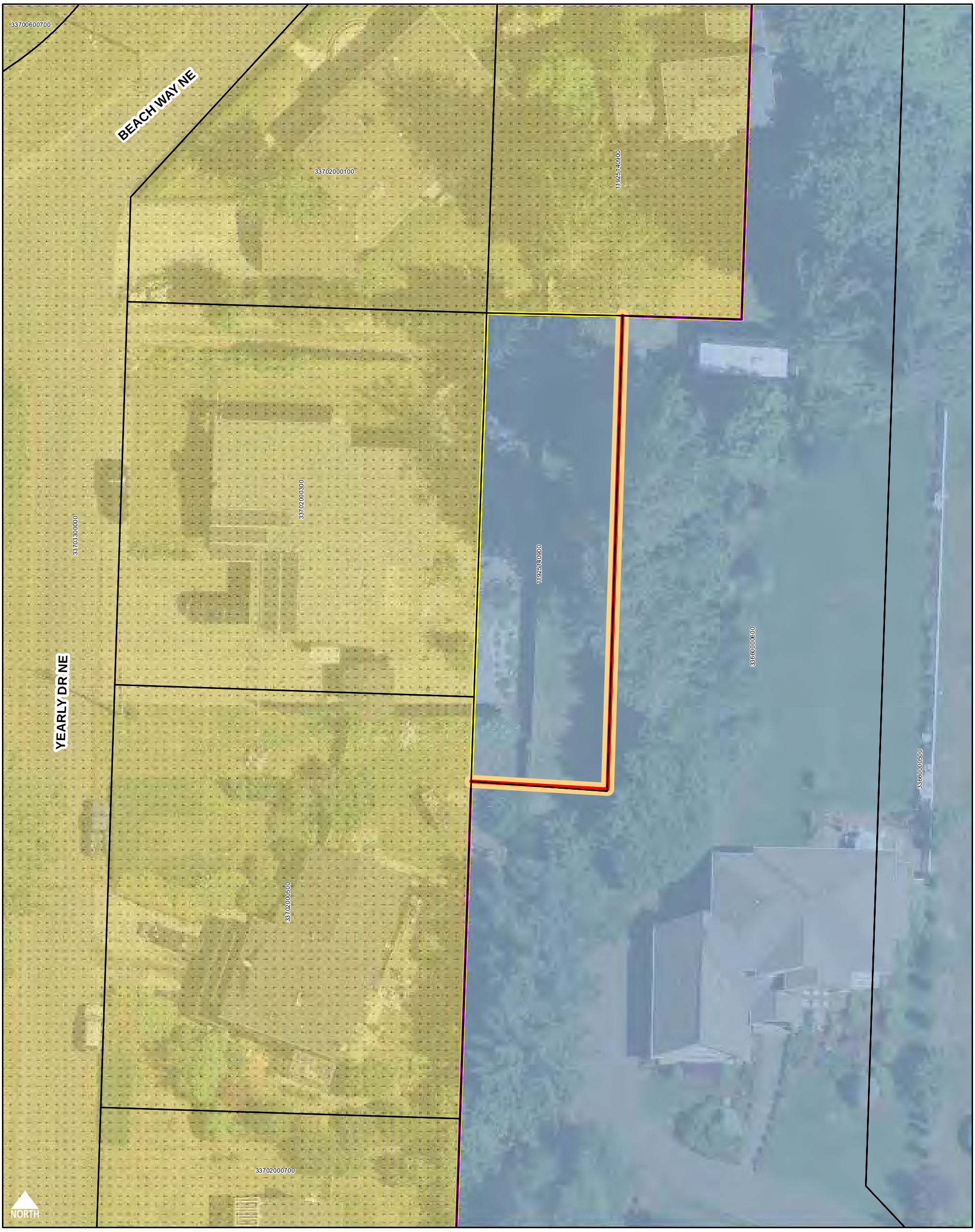
Created by SLS and LTR on 6/10/2024

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

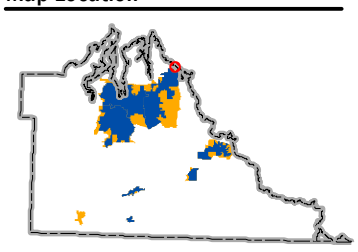
ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Thurston County Zoning Alignment Review

Issue: No Zoning break at UGA boundary.
Error in Feet: 40
Recommended Action: Move LD zone to match UGA boundary, applying to parcel 11925140900. No RL 1/1 in UGA.



Map Location



Review Areas

Error

Zoning Designation

LD, LOW DENSITY
RL1/1

Base Data

Urban Growth Area Boundary
Zoning Boundary

0 20 Feet

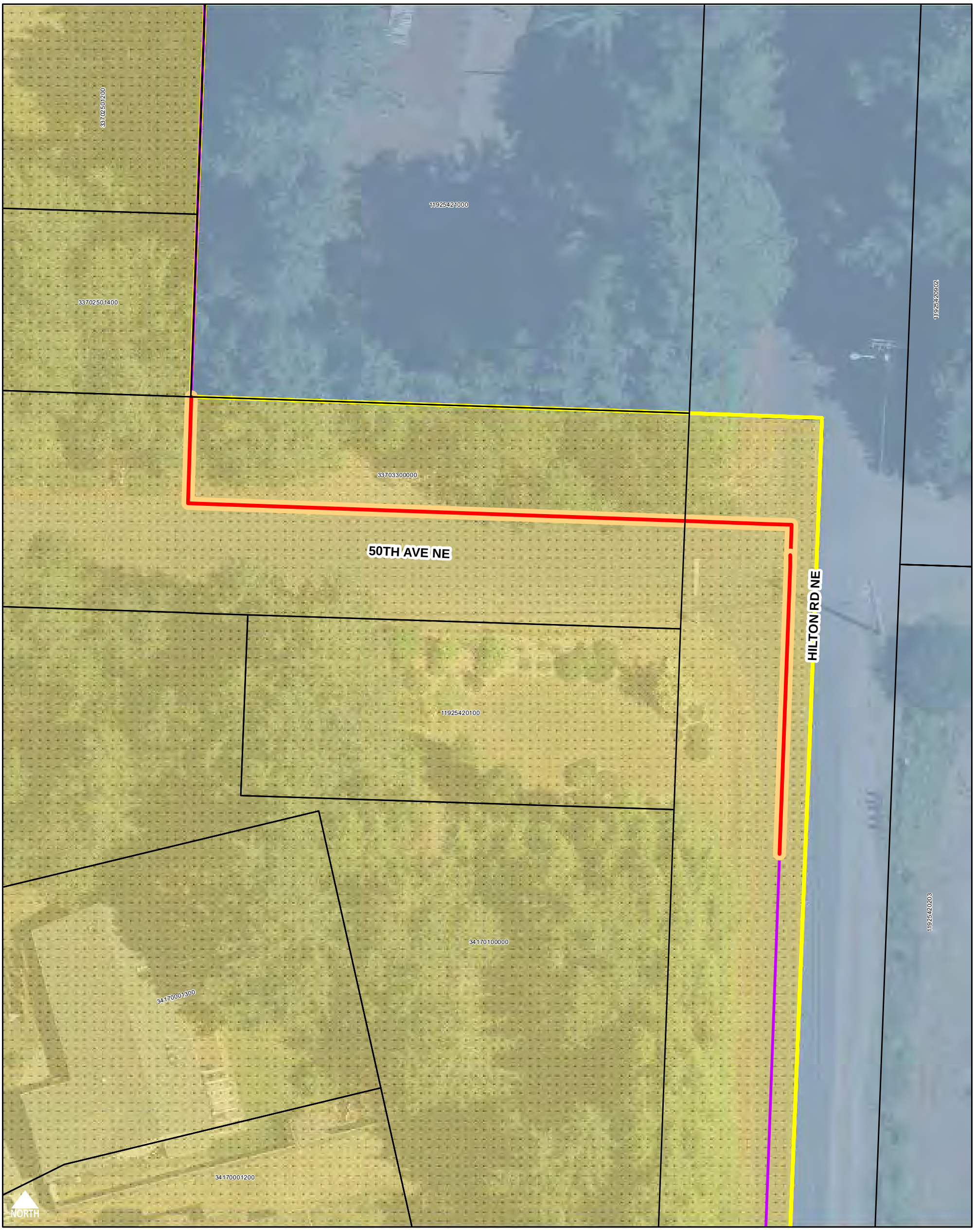
Created by SLS and LTR on 6/10/2024

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

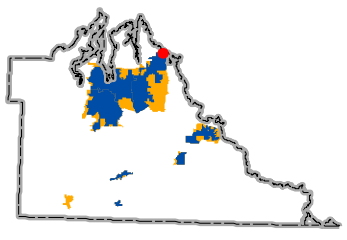
ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Thurston County Zoning Alignment Review

Issue: Zone not aligned w UGA. UGA in ROW.
Error in Feet: 29
Recommended Action: Move Zone to Match UGA



Map Location



Review Areas

Error

Zoning Designation

LD, LOW DENSITY
RL1/1

Base Data

Urban Growth Area Boundary
Zoning Boundary

0 20 Feet

Created by SLS and LTR
on 6/10/2024

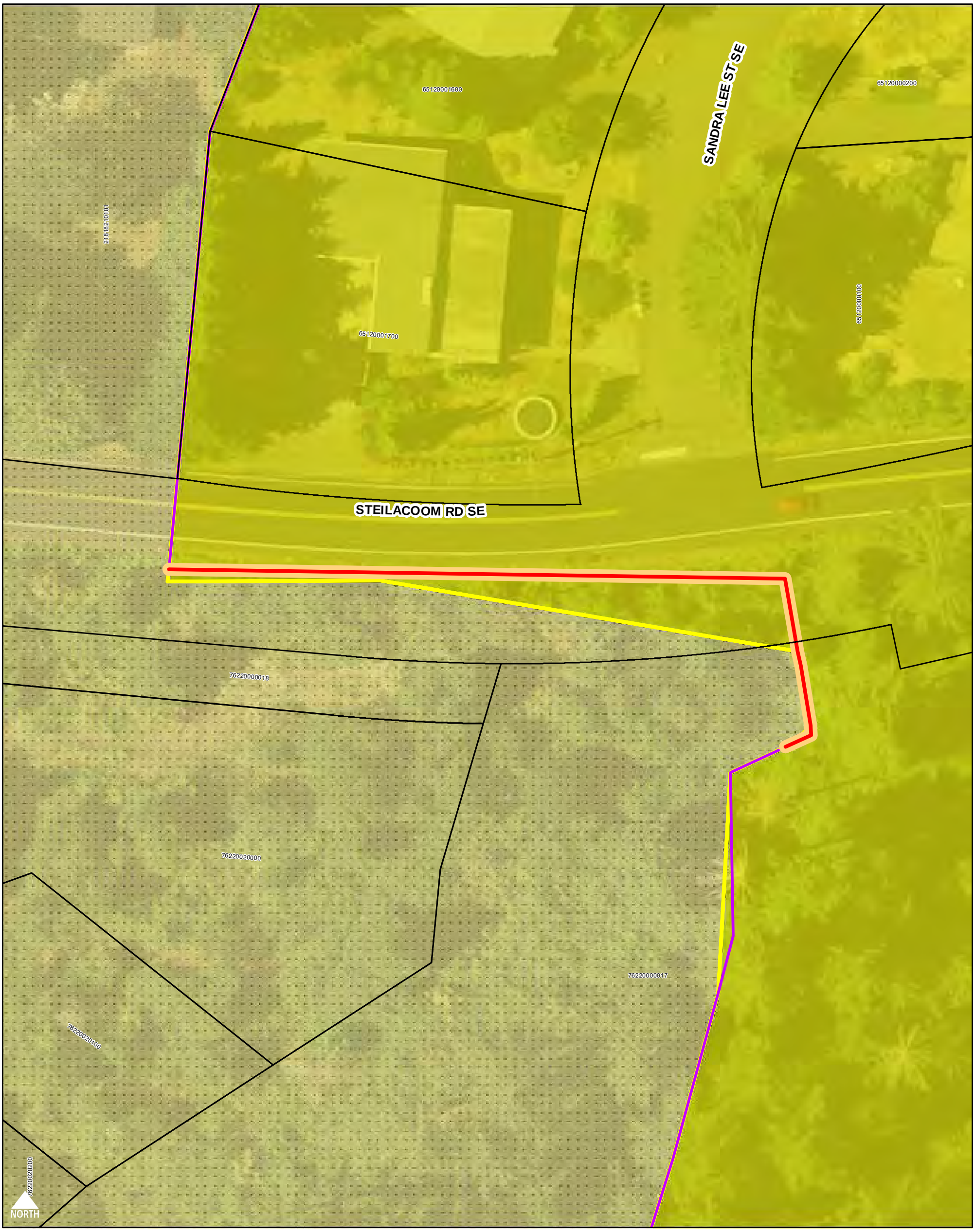
The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

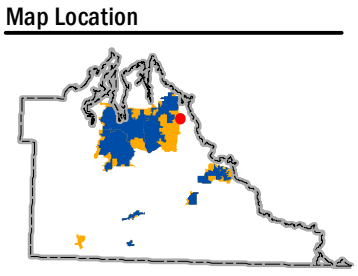
Thurston County Zoning Alignment Review

Issue: Zoning not aligned w UGA. UGA in ROW
Error in Feet: 21
Recommended Action: Move Zone to Match UGA

Error ID: Lac21



Map Location



Review Areas

Error

Zoning Designation

LD, LOW DENSITY
RR1/5

Base Data

Urban Growth Area Boundary
Zoning Boundary

0 25 Feet

Created by SLS and LTR on 6/10/2024

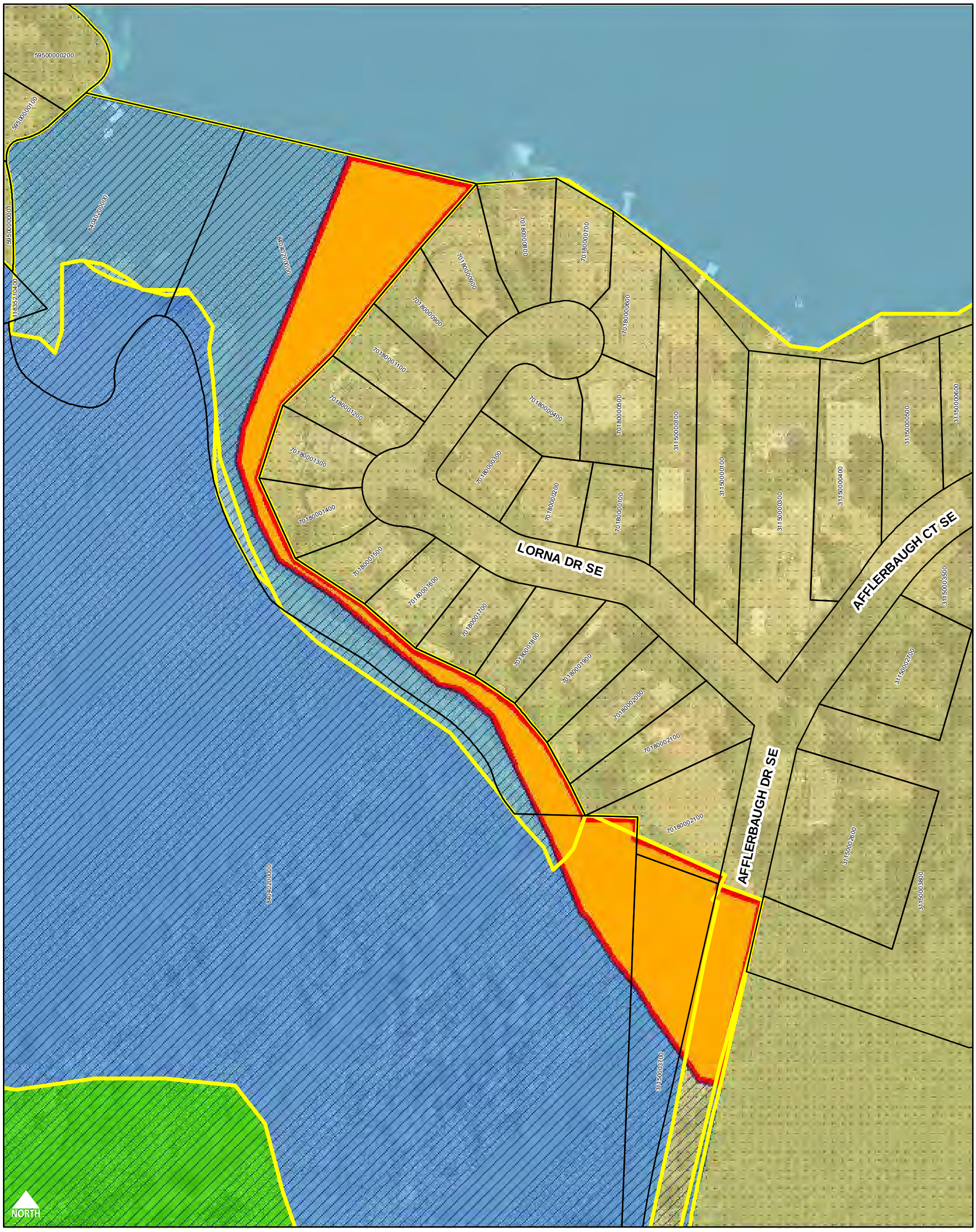
2025 CPAs Ordinance 12-16-2025
p. 128 of 184

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

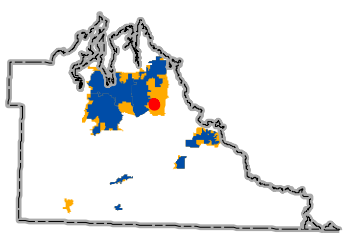
ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Thurston County Zoning Alignment Review

Issue: Zone not aligned with City. City follows parcels. Zoning mostly in ROW. Error in Feet: 200
Recommended Action: Clean up County city layer to match what Lacey city layer is reviewing annexation. If no change to city layer move Zone to Match City.



Map Location



Review Areas

Error

Zoning Designation

- AQUATC
- LAKE
- LD, LOW DENSITY
- NATURL
- OS-I
- SHORES

Base Data

- Urban Growth Area Boundary
- Zoning Boundary
- Cities

0 90 Feet

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

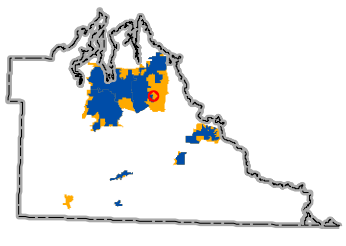
ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Created by SLS and LTR
on 6/10/2024

Thurston County Zoning Alignment Review

Issue: Zoning not aligned with Parcels. Lake shoreline.
Error in Feet: 26
Recommended Action: Move Zone to Match Parcels. Parcels appear to follow shoreline more accurately than Zoning boundary.

Map Location



Review Areas

Error

Zoning Designation

- LAKE
- OS-I
- LD, LOW DENSITY
- SHORES

Base Data

- Urban Growth Area Boundary
- Zoning Boundary
- Cities

0 75 Feet

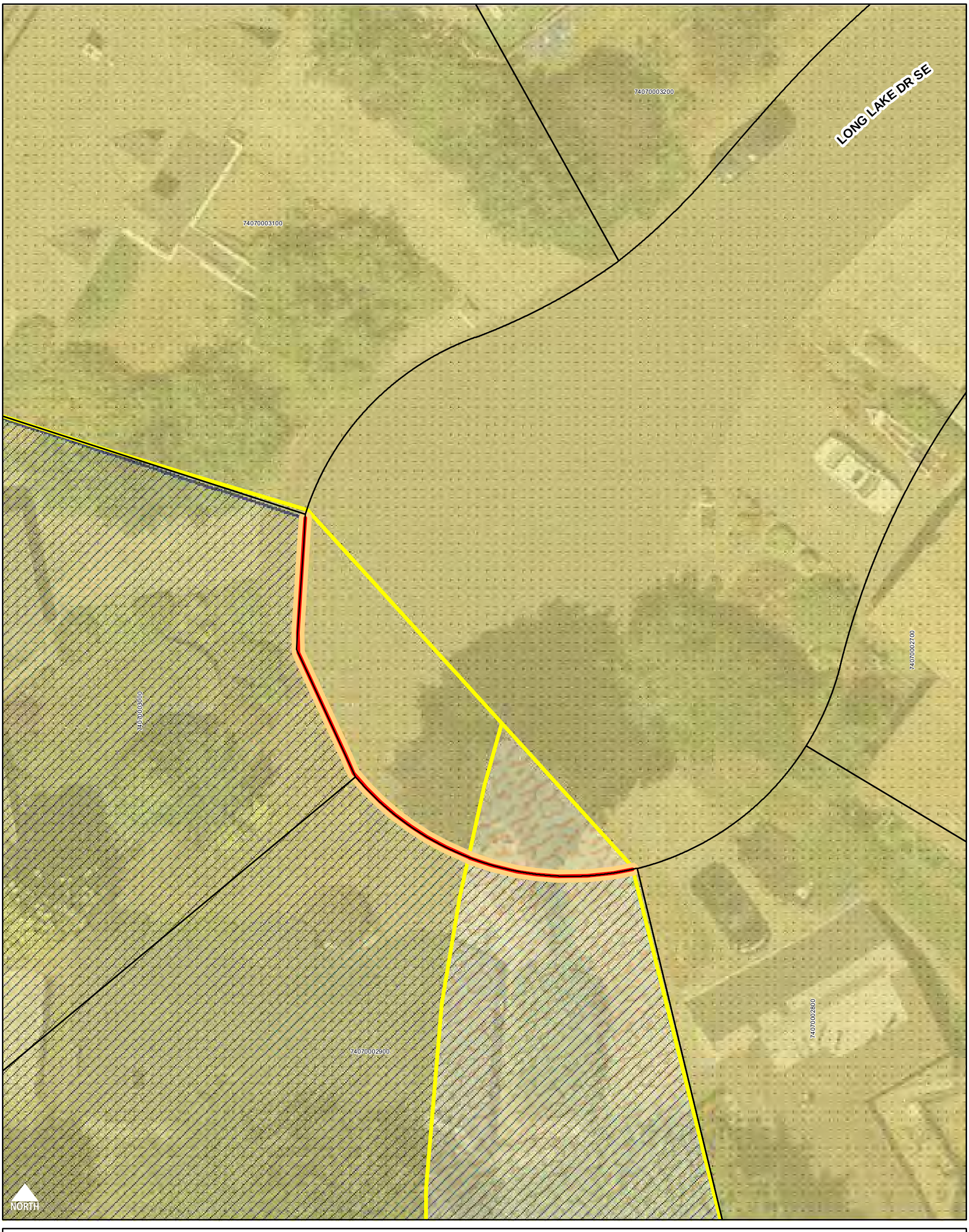
Created by SLS and LTR
on 6/10/2024

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

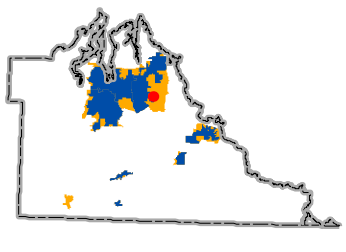
ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Thurston County Zoning Alignment Review

Issue: Zone not aligned to City. City follows parcels.
Error in Feet: 24
Recommended Action: Move Zone to Match City & Parcels



Map Location



Review Areas

Error

Zoning Designation

LD, LOW DENSITY
SHORES

Base Data

Urban Growth Area Boundary
Zoning Boundary
Cities

0 10 Feet

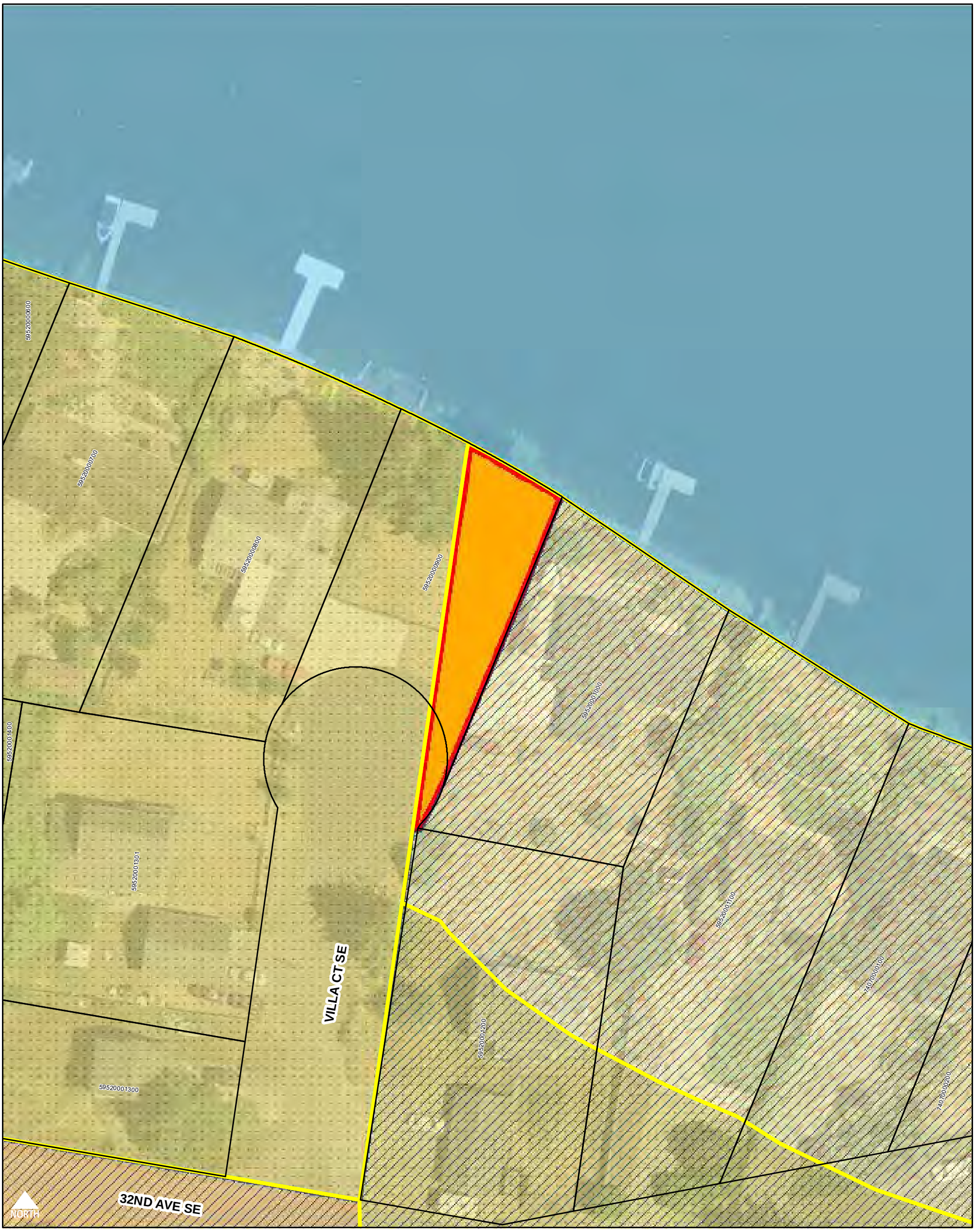
The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

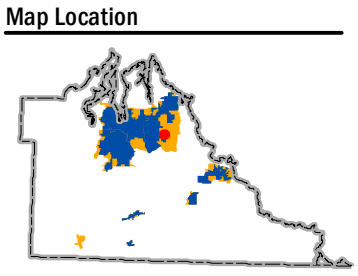
Created by SLS and LTR
on 6/10/2024

Thurston County Zoning Alignment Review

Issue: Zone not aligned with City. City follows parcels. Error in Feet: 50
Recommended Action: Move Zone to Match City and parcel boundaries



Map Location



Review Areas

Error

Zoning Designation

LAKE
LD, LOW DENSITY
MD
SHORES

Base Data

Urban Growth Area Boundary
Zoning Boundary
Cities

0 30 Feet

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

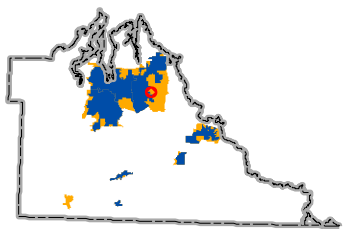
Created by SLS and LTR
on 6/10/2024

Thurston County Zoning Alignment Review

Issue: Zone doesn't follow Parcels.
Error in Feet: 28
Recommended Action: Move Zone to Match Parcel where parcel line is landward of shoreline.

Error ID: Lac17

Map Location



Review Areas

Error

Zoning Designation

- AQUATC
- LAKE
- LD, LOW DENSITY
- MD
- OS-I
- SHORES

Base Data

- Urban Growth Area Boundary
- Zoning Boundary
- Cities

0 100 Feet

Created by SLS and LTR on 6/10/2024

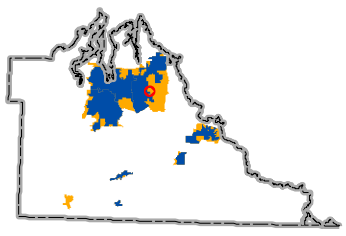
The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Thurston County Zoning Alignment Review

Issue: Zone doesn't follow Parcels. Lake shoreline.
Error in Feet: 23
Recommended Action: Move Zone to Match Parcel. Land extends beyond mapped parcel into Aquatic zone.

Map Location



Review Areas

Error

Zoning Designation

LAKE
LD, LOW DENSITY

Base Data

Urban Growth Area Boundary
Zoning Boundary

0 60 Feet

Created by SLS and LTR on 6/10/2024

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

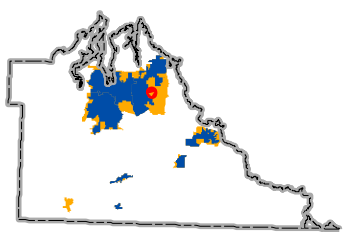
ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Thurston County Zoning Alignment Review

Issue: Zone doesn't follow Parcels.
Error in Feet: 40
Recommended Action: Move Zone to Match Parcel

Error ID: Lac19

Map Location



Review Areas

Error

Zoning Designation

LAKE
LD, LOW DENSITY
LI & LI2
MD

Base Data

Urban Growth Area Boundary
Zoning Boundary

0 90 Feet

Created by SLS and LTR on 6/10/2024

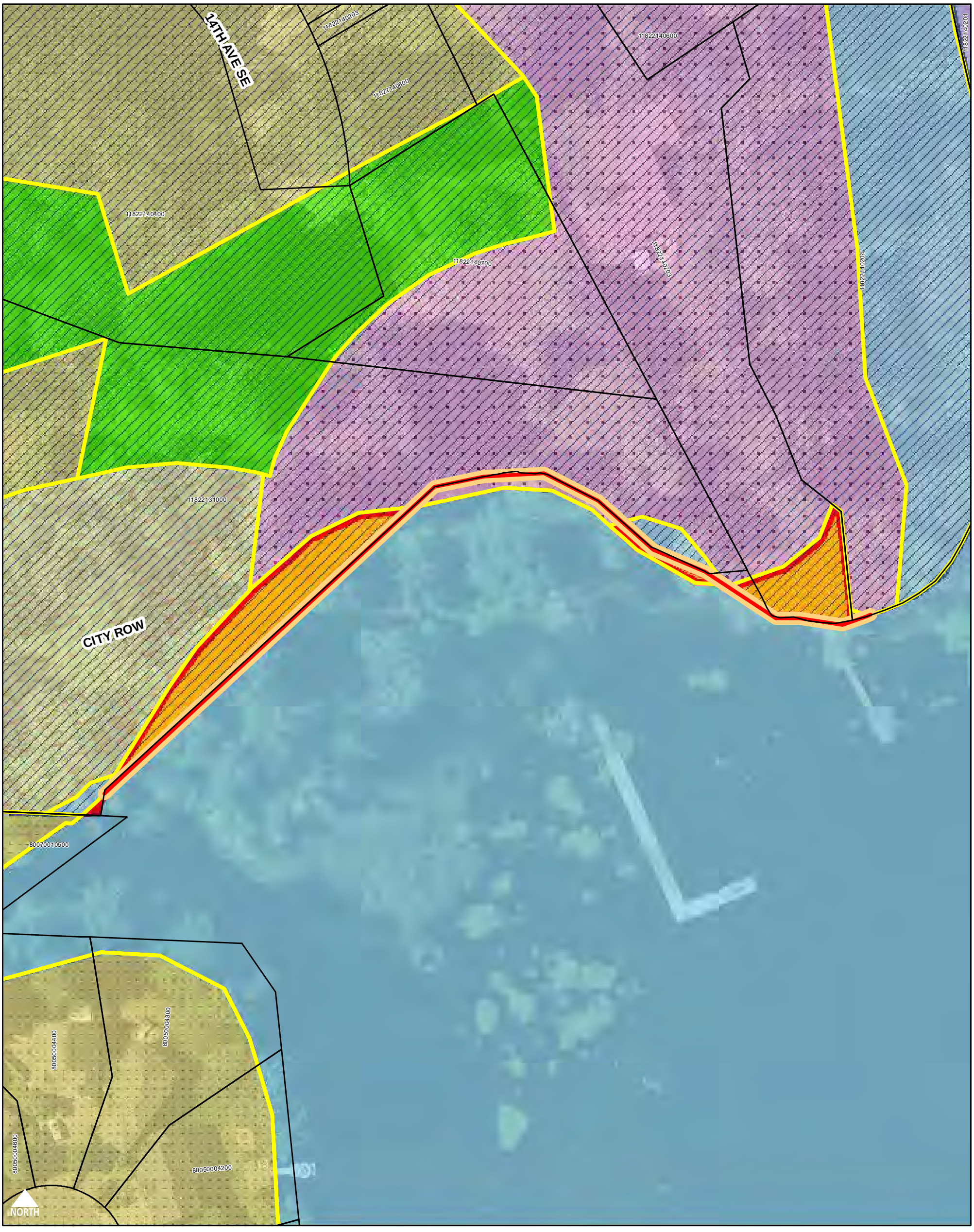
The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

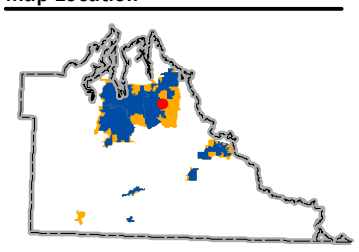
Thurston County Zoning Alignment Review

Issue: Zone not aligned to City
Error in Feet: 30
Recommended Action: Move Zone to Match City & Parcel. Remaining becomes "lake".

Error ID: Lac9



Map Location



Created by SLS and LTR
on 6/10/2024

Review Areas

Error

Error

Zoning Designation

- AQUATC
- LAKE
- LD, LOW DENSITY
- LI & LI2
- OS-I
- SHORES
- URBCON

Base Data

- Urban Growth Area Boundary
- Zoning Boundary
- Cities

0 50 Feet

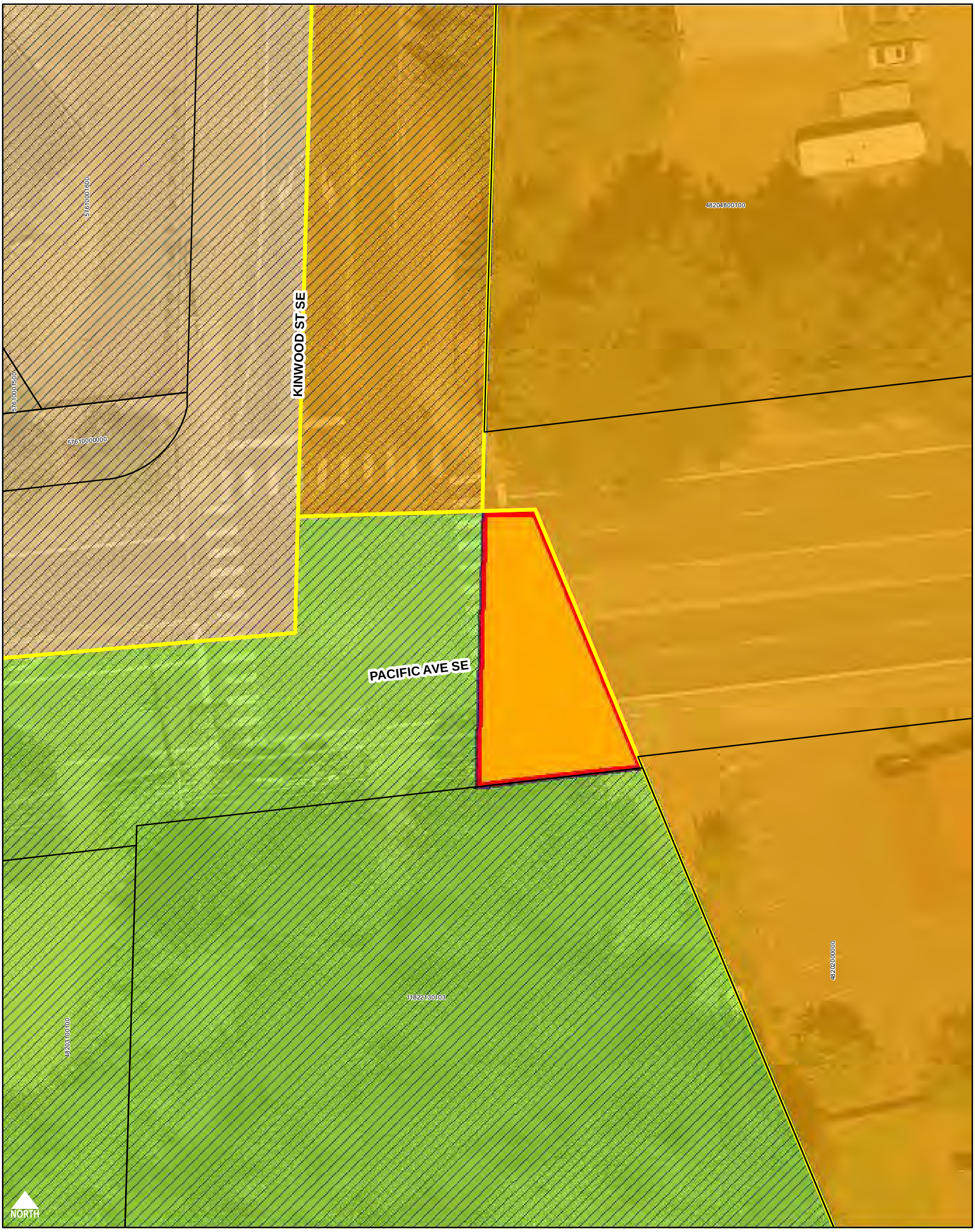
The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

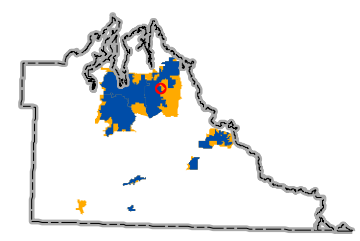
Thurston County Zoning Alignment Review

Issue: Zone not aligned with City. City follows parcels. Zoning in ROW.
Error in Feet: 44
Recommended Action: Move Zone to Match City

Error ID: Lac26



Map Location



Review Areas

Error Area

Zoning Designation

MD
OSI-P
MMDC

Base Data

Urban Growth Area Boundary
Zoning Boundary
Cities

0 20 Feet

Created by SLS and LTR on 6/10/2024

2025 CPAs Ordinance 12-16-2025
p. 137 of 184

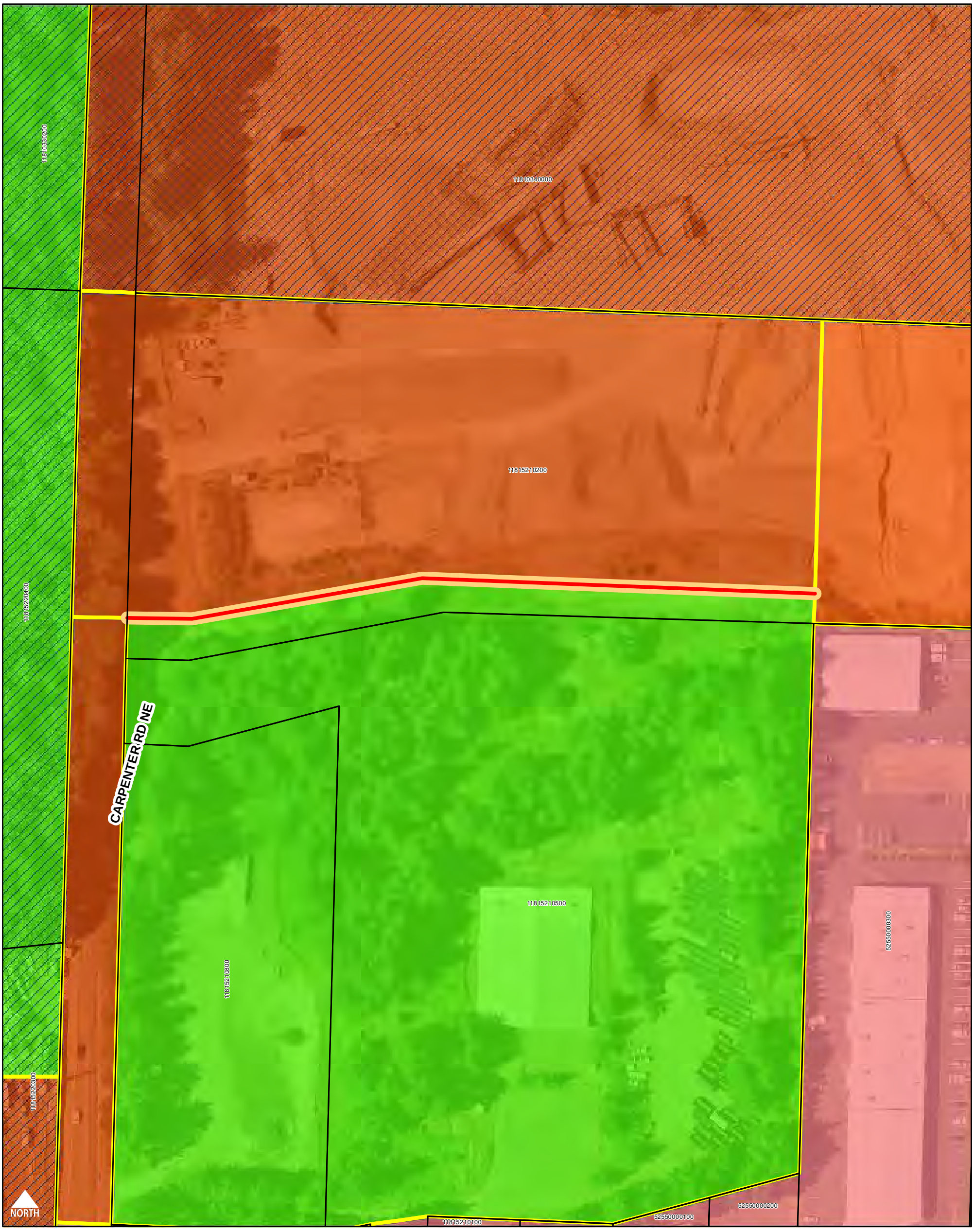
The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

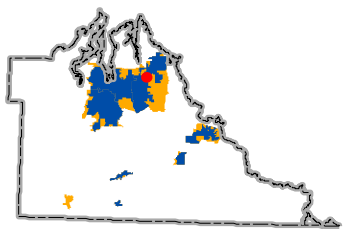
Thurston County Zoning Alignment Review

Issue: Zone doesn't follow Parcels.
Error in Feet: 41
Recommended Action: Move Zone to Match Parcel

Error ID: Lac15



Map Location



Review Areas

Error Line

Zoning Designation

CBD 6
HD
MHDC
OS-I

Base Data

Urban Growth Area Boundary
Zoning Boundary
Cities

0 80 Feet

Created by SLS and LTR on 6/10/2024

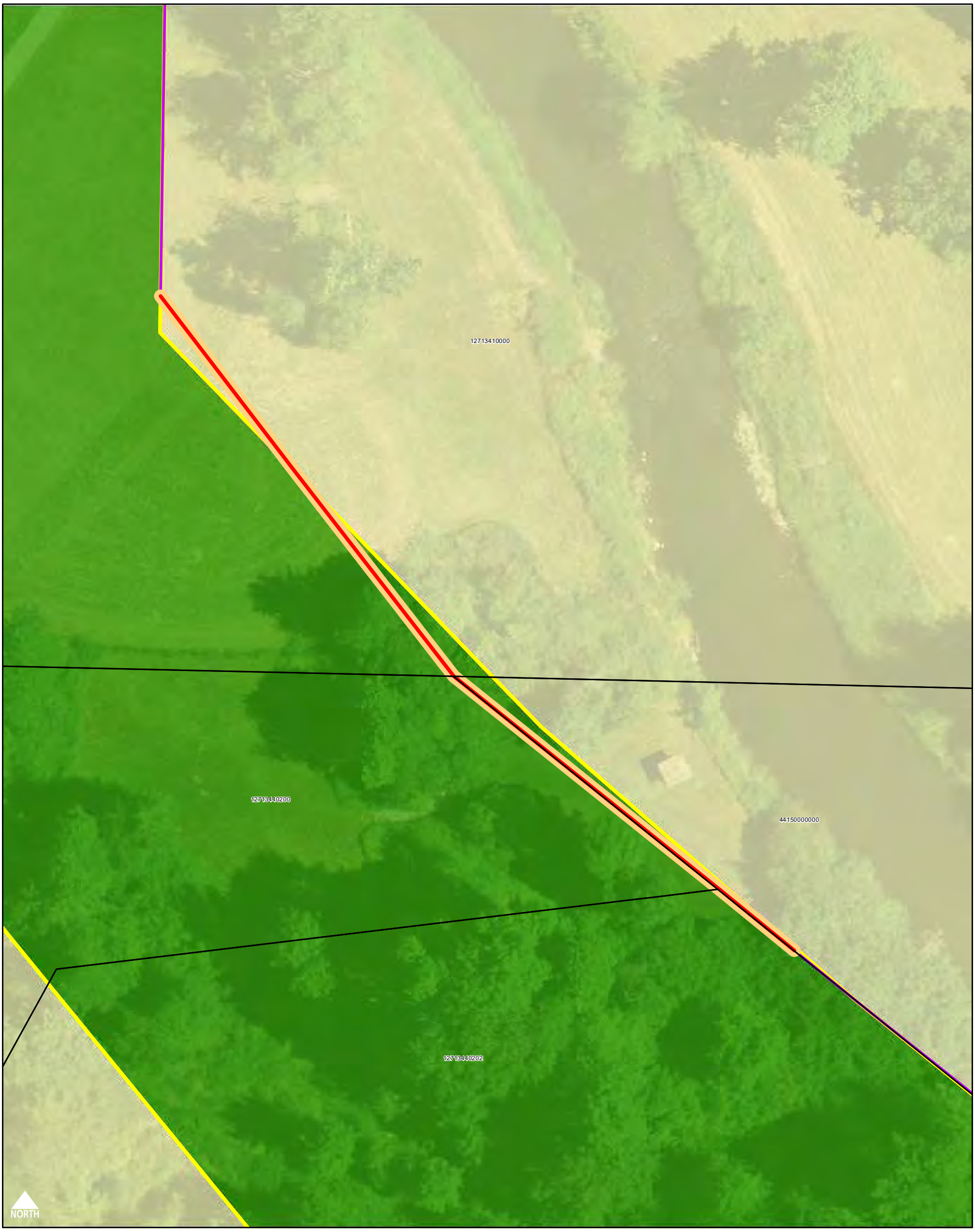
The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

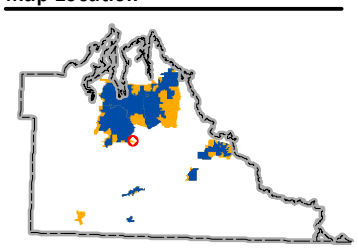
Thurston County Zoning Alignment Review

Issue: Zoning not aligned with UGA
Error in Feet: 11
Recommended Action: Move Zone to Match UGA

Error ID: Tum12



Map Location



Review Areas

Error

Zoning Designation

OS & OS2
SFL & SFL2
RRR1/5

Base Data

Urban Growth Area Boundary
Zoning Boundary

0 30 Feet

Created by SLS and LTR on 6/10/2024

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

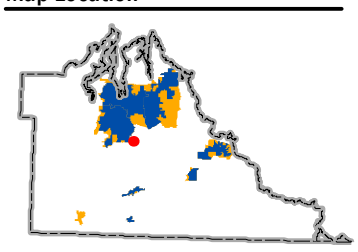
ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Thurston County Zoning Alignment Review

Issue: Zone not aligned w UGA
Error in Feet: 19
Recommended Action: Move Zone to Match UGA

Error ID: Tum15

Map Location



Review Areas

Error

Zoning Designation

OS & OS2
SFL & SFL2
RRR1/5

Base Data

Urban Growth Area Boundary
Zoning Boundary

0 10 Feet

Created by SLS and LTR on 6/10/2024

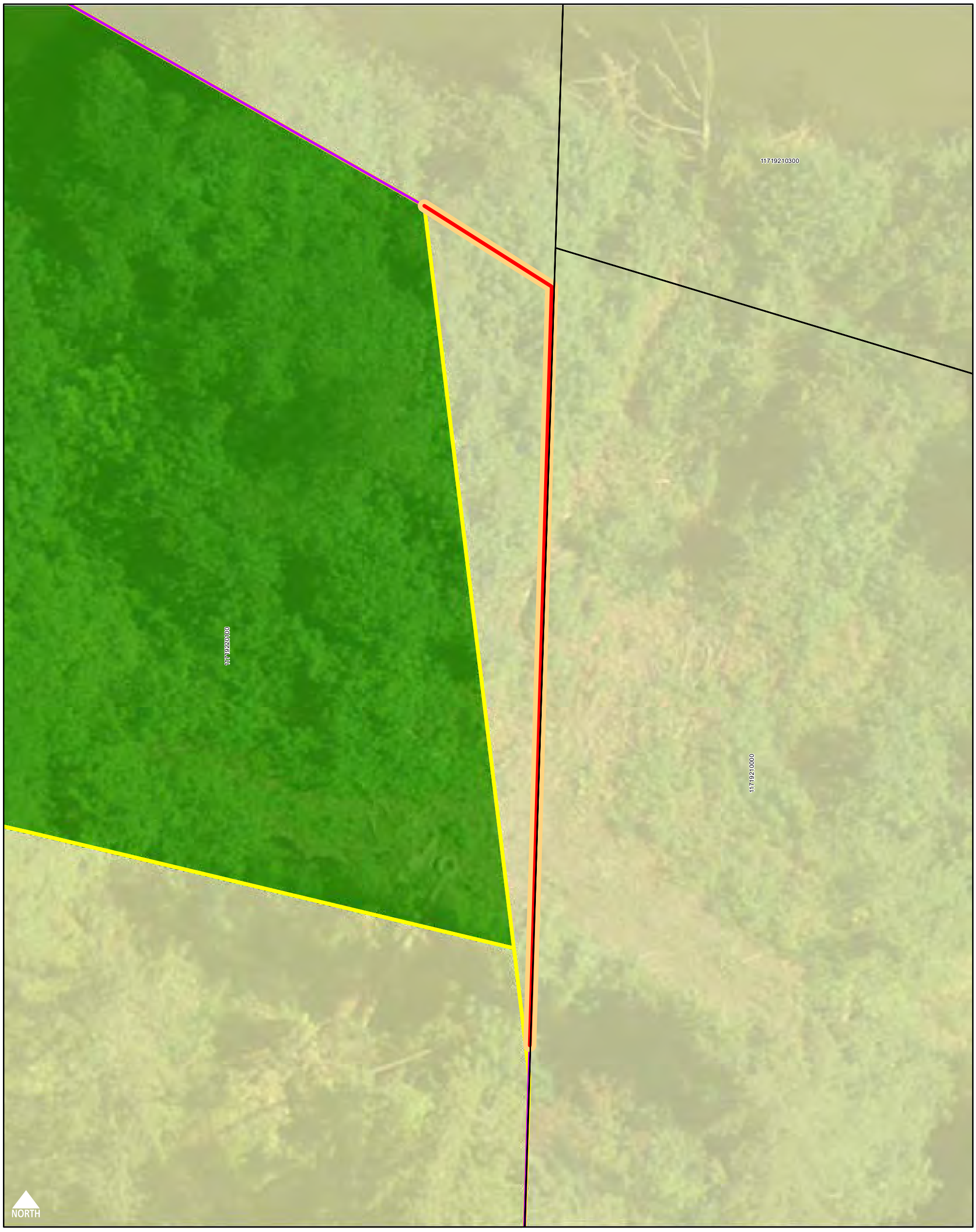
The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

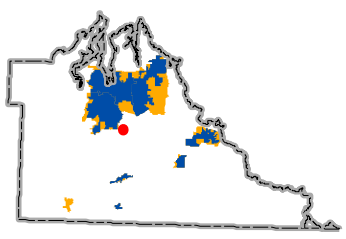
Thurston County Zoning Alignment Review

Issue: Zoning not aligned with UGA. UGA follows Parcels.
Error in Feet: 16
Recommended Action: Move Zone to Match UGA

Error ID: Tum14



Map Location



Review Areas

Error

Zoning Designation

OS & OS2
SFL & SFL2
RRR1/5

Base Data

Urban Growth Area Boundary
Zoning Boundary

0 9.5 Feet

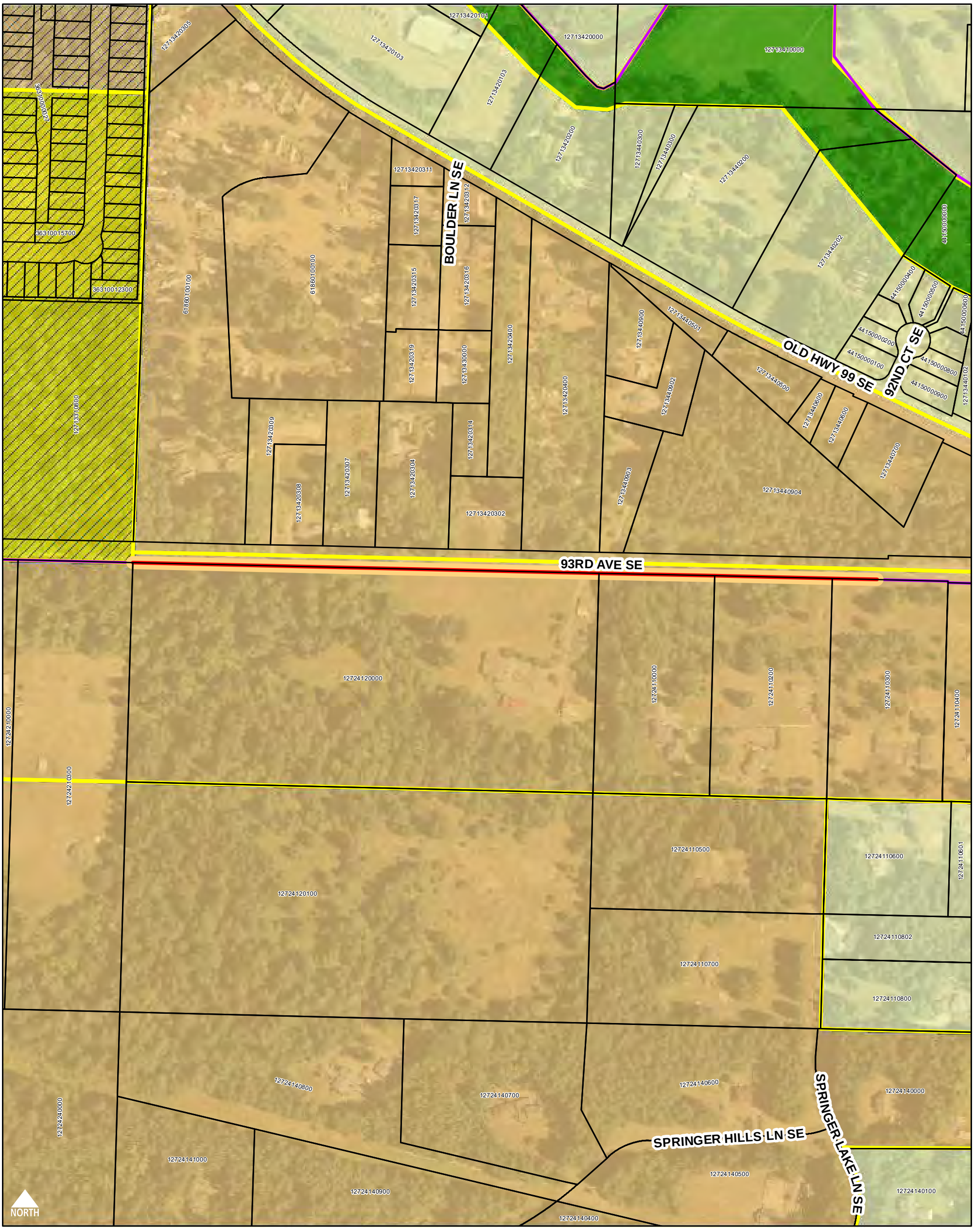
Created by SLS and LTR
on 6/10/2024

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

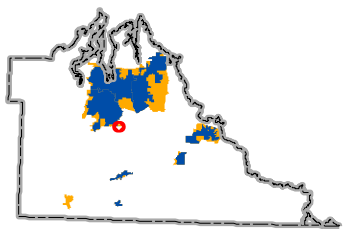
ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Thurston County Zoning Alignment Review

Issue: Zone not aligned w UGA, Error on ROW
Error in Feet: 30
Recommended Action: Move Zone to Match UGA



Map Location



Review Areas

- Error

Zoning Designation

- MFM & MFM2
- OS & OS2
- R 1/10
- RRR1/5
- SFL & SFL2
- SFM, SFM1 & SFM2

Base Data

- Urban Growth Area Boundary
- Zoning Boundary
- Cities

0 200 Feet

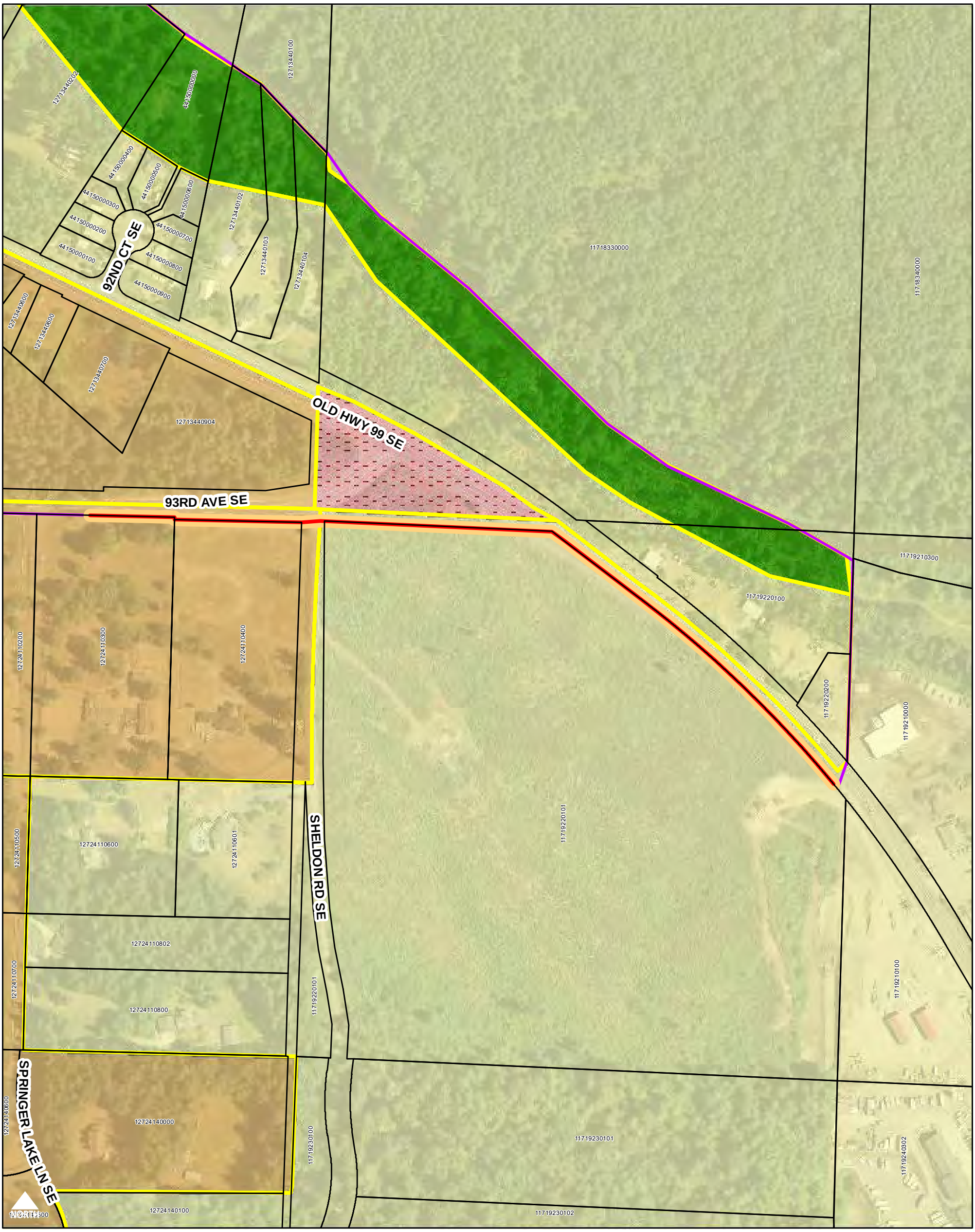
Created by SLS and LTR
on 6/10/2024

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

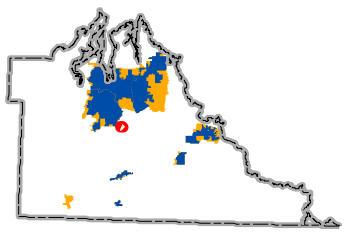
ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Thurston County Zoning Alignment Review

Issue: Zone not aligned w UGA, Error on ROW
Error in Feet: 28
Recommended Action: Move Zone to Match UGA



Map Location



Review Areas

Error

Zoning Designation

- MFM & MFM2
- NC & NC2
- OS & OS2
- R 1/10
- RRR1/5
- SFL & SFL2

Base Data

- Urban Growth Area Boundary
- Zoning Boundary

0 100 Feet

Created by SLS and LTR on 6/10/2024

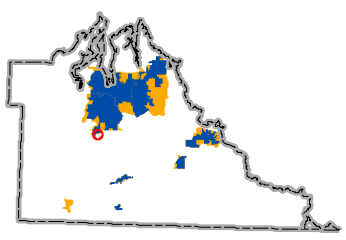
The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Thurston County Zoning Alignment Review

Issue: Zone not aligned w UGA. UGA follows parcels.
Error in Feet: 33
Recommended Action: Move Zone to Match UGA

Map Location



Review Areas

Error

Zoning Designation

LI & LI2
R 1/10

Base Data

Urban Growth Area Boundary
Zoning Boundary

0 30 Feet

Created by SLS and LTR on 6/10/2024

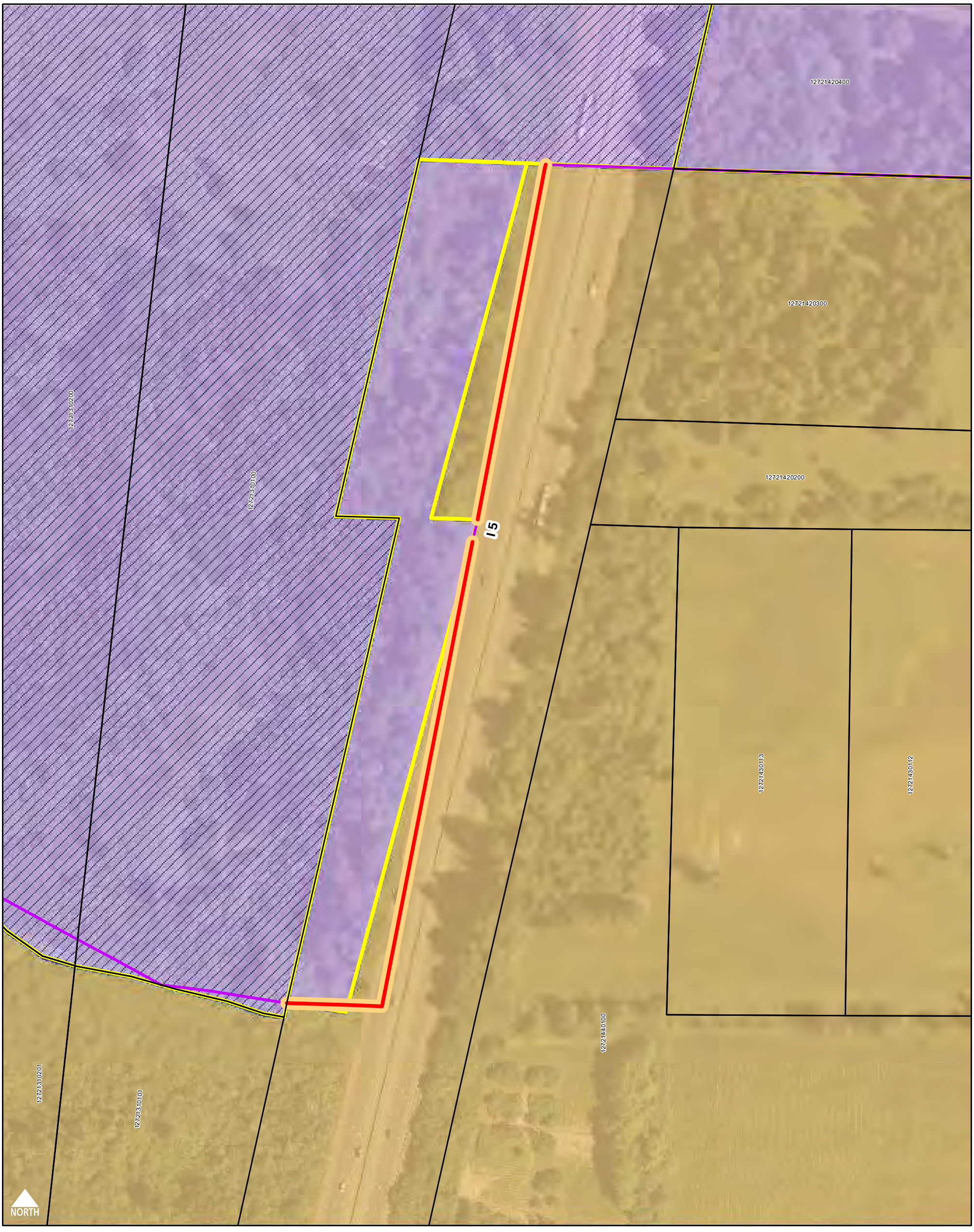
The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

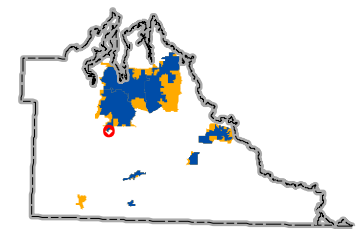
Thurston County Zoning Alignment Review

Issue: Zone not aligned w UGA
Error in Feet: 66
Recommended Action: Move Zone to Match UGA

Error ID: Tum7b



Map Location



Review Areas

Error

Zoning Designation

LI & LI2
R 1/10

Base Data

Urban Growth Area Boundary
Zoning Boundary
Cities

0 100 Feet

Created by SLS and LTR on 6/10/2024

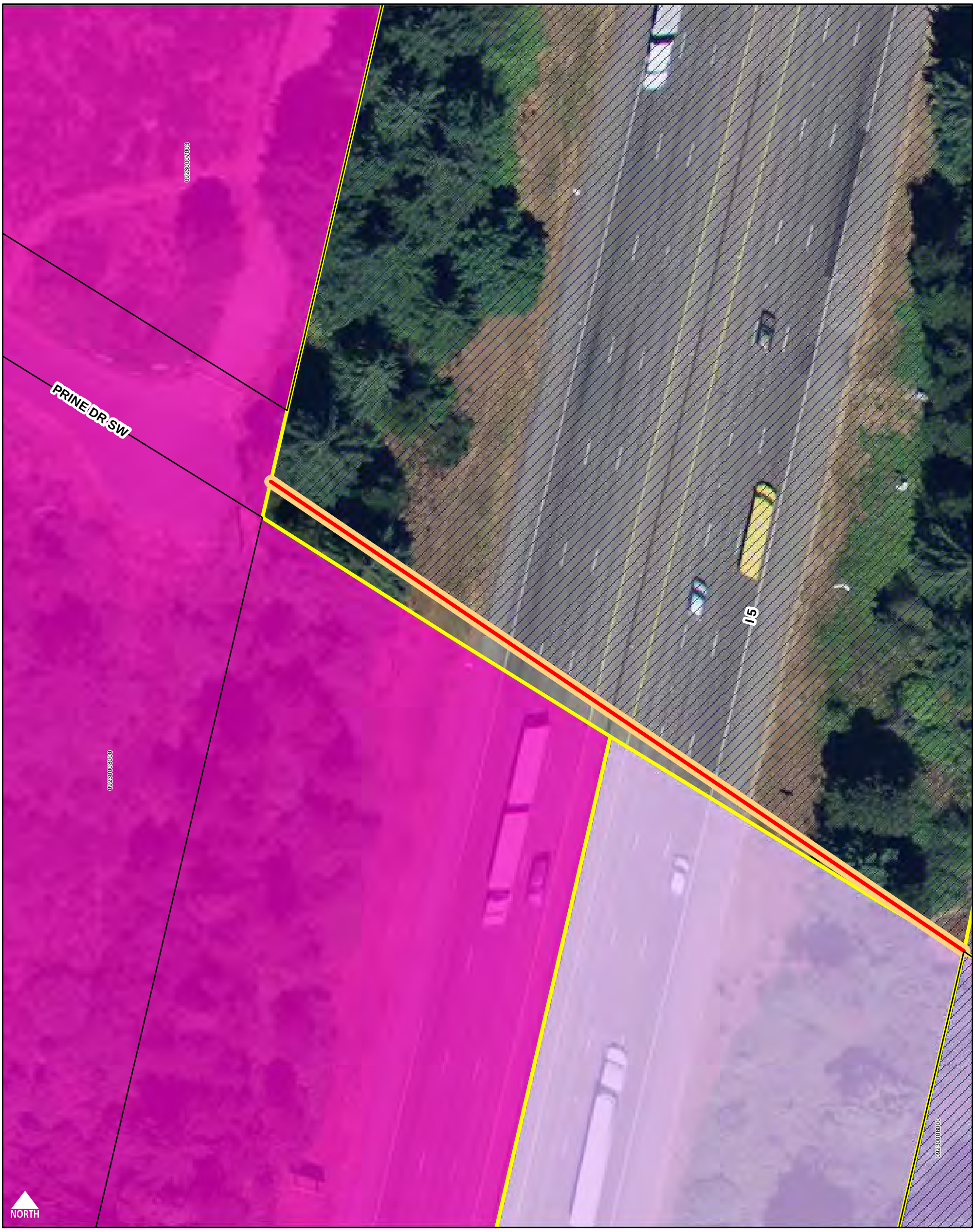
The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

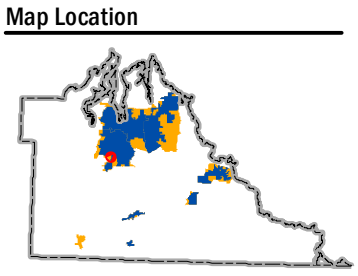
Thurston County Zoning Alignment Review

Issue: Gap between edge of City and Zoning. In I5 ROW
Error in Feet: 13
Recommended Action: Move Zone to Match City.

Error ID: Tum13



Map Location



Review Areas

Error

Zoning Designation

ARI & ARI2
LI & LI2
GC & GC6

Base Data

Urban Growth Area Boundary
Zoning Boundary
Cities

0 30 Feet

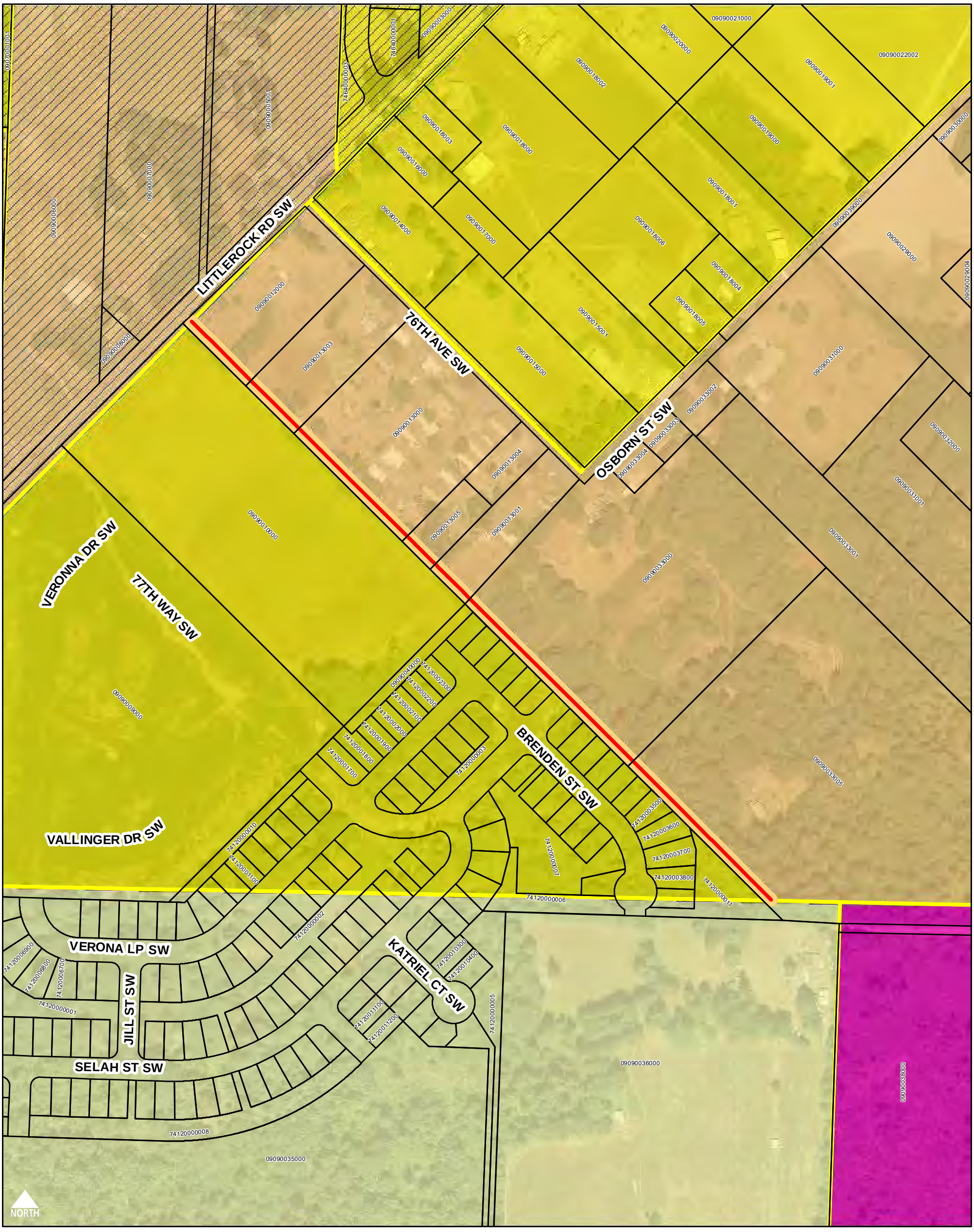
Created by SLS and LTR on 6/10/2024

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

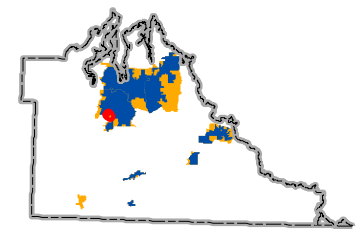
ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Thurston County Zoning Alignment Review

Issue: Zone not aligned to Parcels.
Error in Feet: 18
Recommended Action: Move Zone to Match Parcels



Map Location



Review Areas

Error

Zoning Designation

- GC & GC6
- SFL & SFL2
- MFM & MFM2
- SFM, SFM1 & SFM2
- MU & MU5

Base Data

- Urban Growth Area Boundary
- Zoning Boundary
- Cities

0 100 Feet

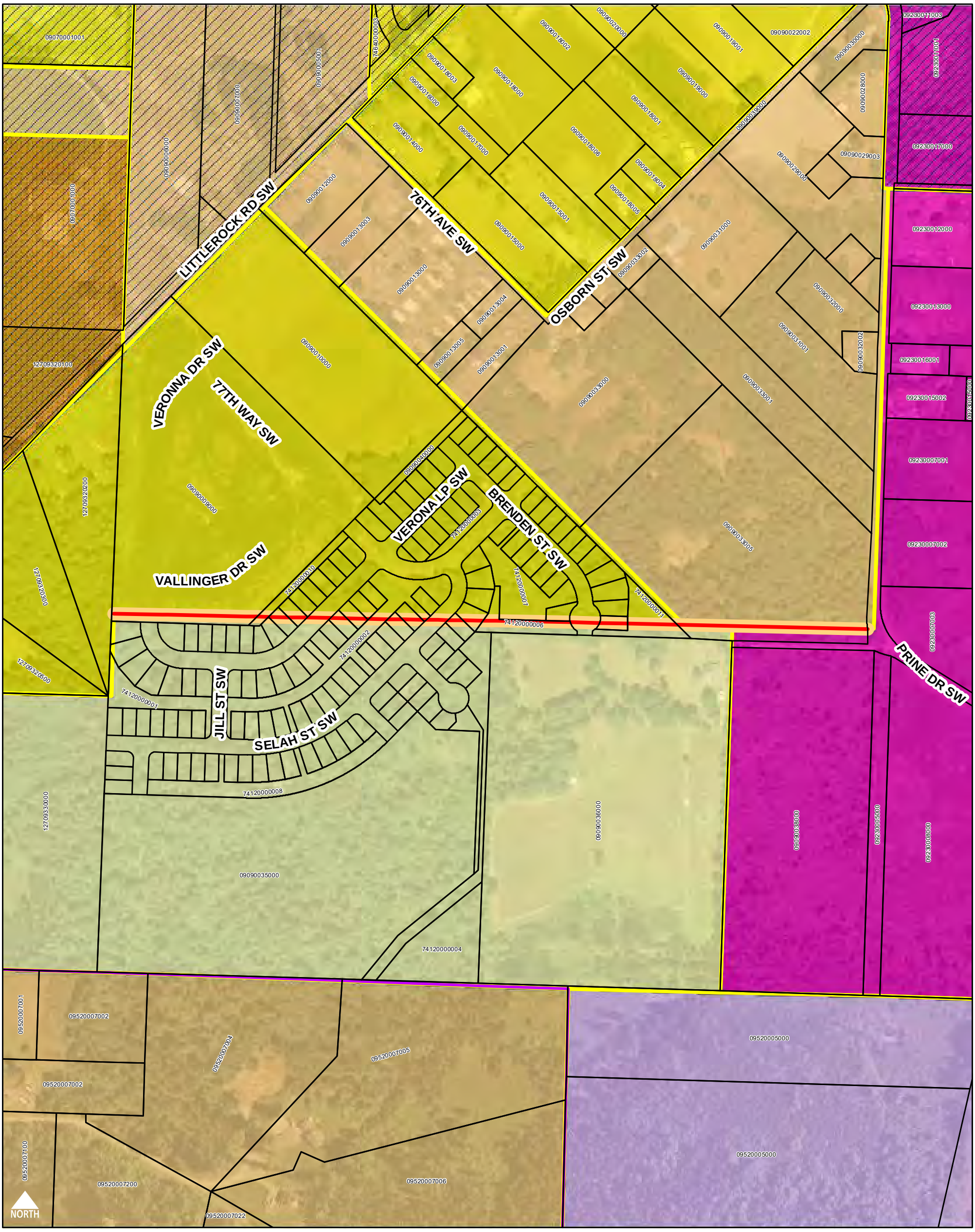
Created by SLS and LTR
on 6/10/2024

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

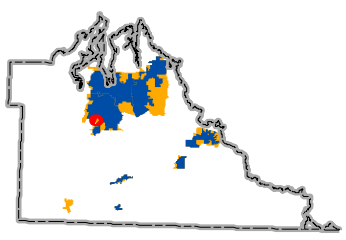
ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Thurston County Zoning Alignment Review

Issue: Zone not aligned to Parcels.
Error in Feet: 54
Recommended Action: Move Zone to Match Parcels where appropriate. Some parcels may still have split zoning.



Map Location



Review Areas

Error

Zoning Designation

- GC & GC6
- LI & LI2
- MFM & MFM2
- MU & MU5
- R 1/10
- SFL & SFL2
- SFM, SFM1 & SFM2

Base Data

- Urban Growth Area Boundary
- Zoning Boundary
- Cities

0 200 Feet

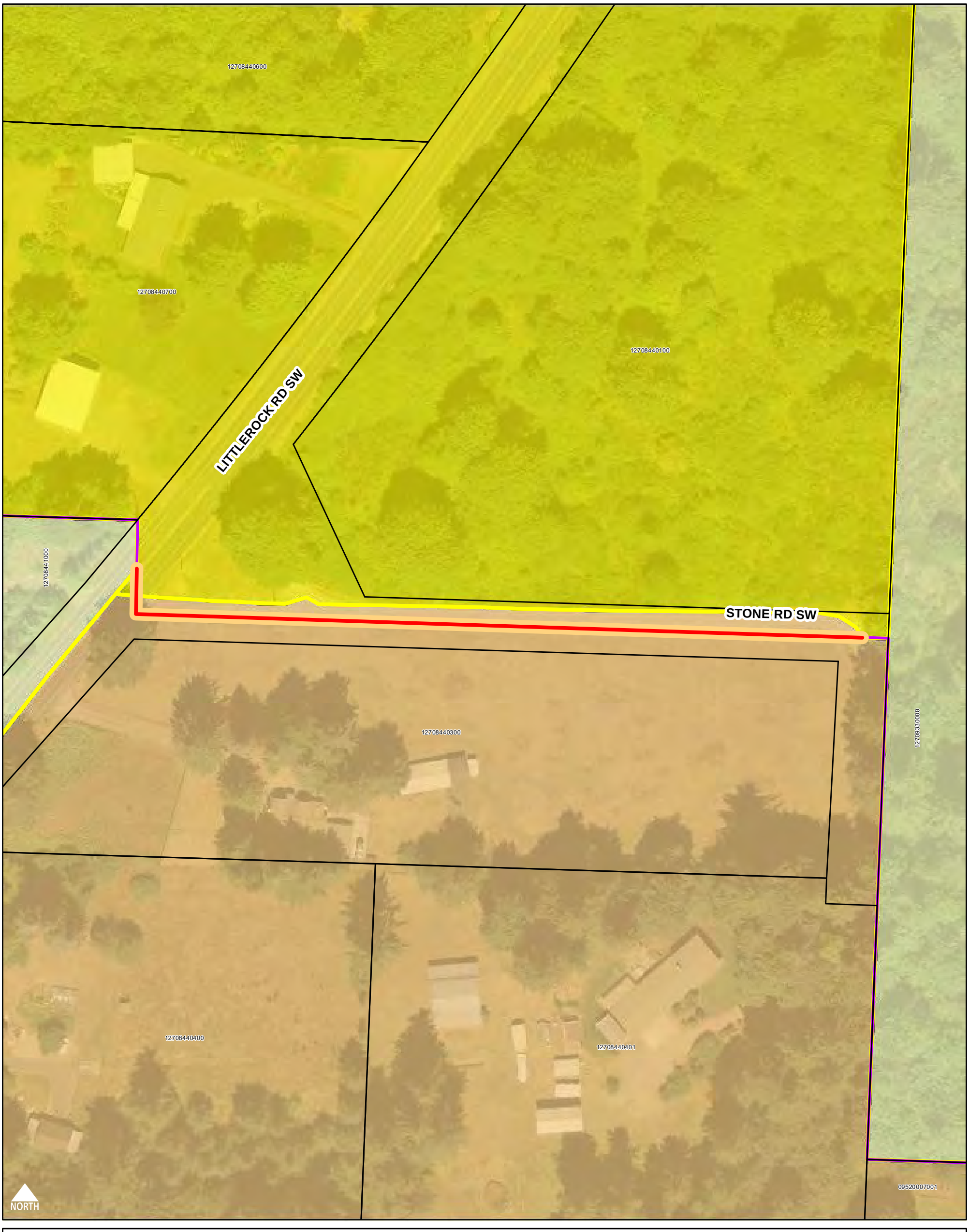
Created by SLS and LTR on 6/10/2024

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

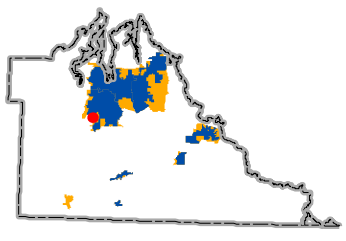
ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Thurston County Zoning Alignment Review

Issue: Zone not aligned w UGA. UGA in ROW.
Error in Feet: 16
Recommended Action: Move Zone to Match UGA



Map Location



Review Areas

Error

Zoning Designation

- R 1/10
- RRR1/5
- SFL & SFL2
- SFM, SFM1 & SFM2

Base Data

- Urban Growth Area Boundary
- Zoning Boundary

0 60 Feet

Created by SLS and LTR on 6/10/2024

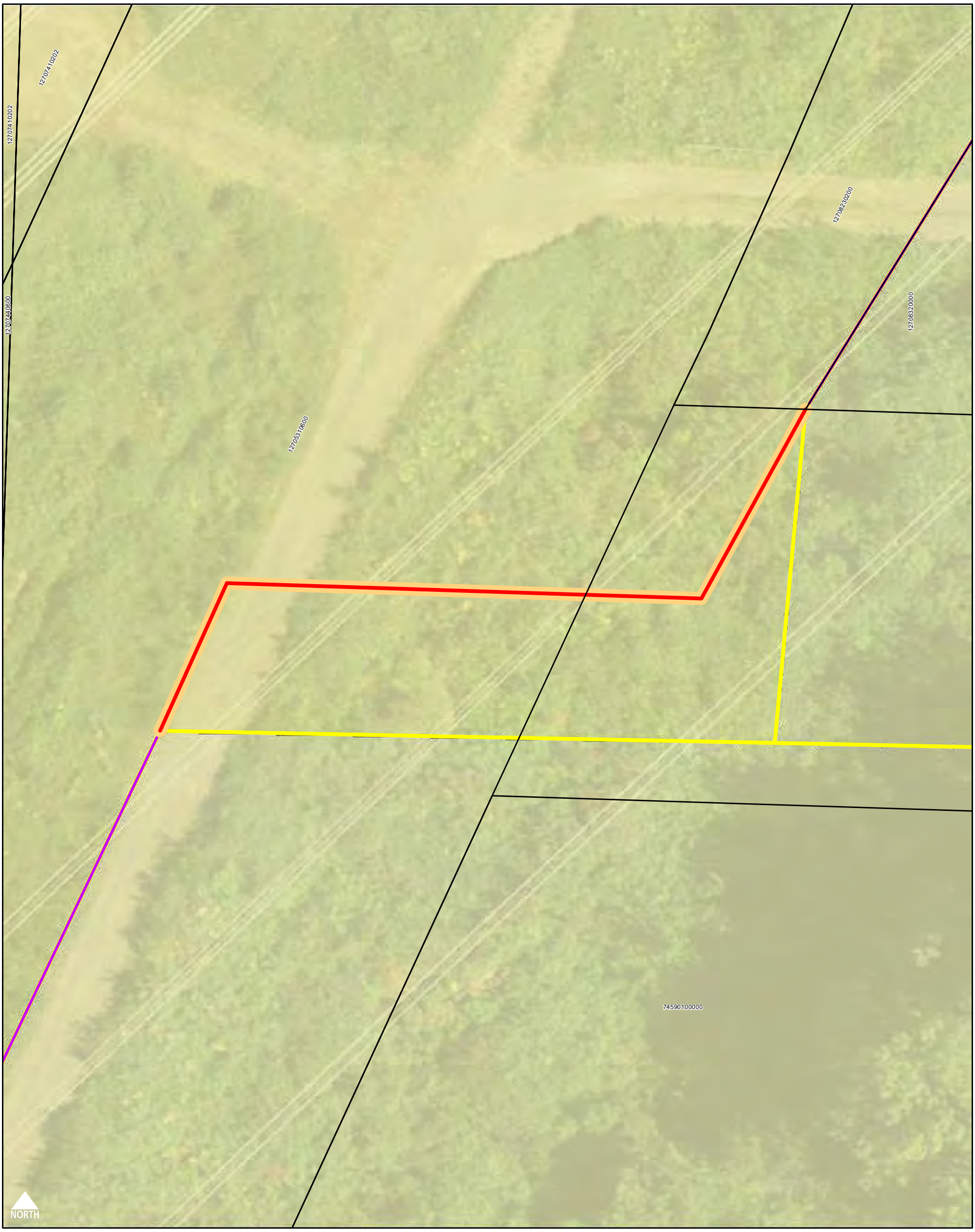
The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

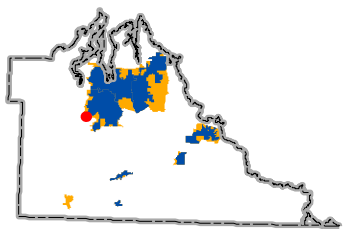
Thurston County Zoning Alignment Review

Issue: Zone not aligned w UGA
Error in Feet: 21
Recommended Action: Move Zone to Match UGA

Error ID: Tum4



Map Location



Review Areas

Error

Zoning Designation

RRR1/5
SFL & SFL2

Base Data

Urban Growth Area Boundary
Zoning Boundary

0 10 Feet

Created by SLS and LTR
on 6/10/2024

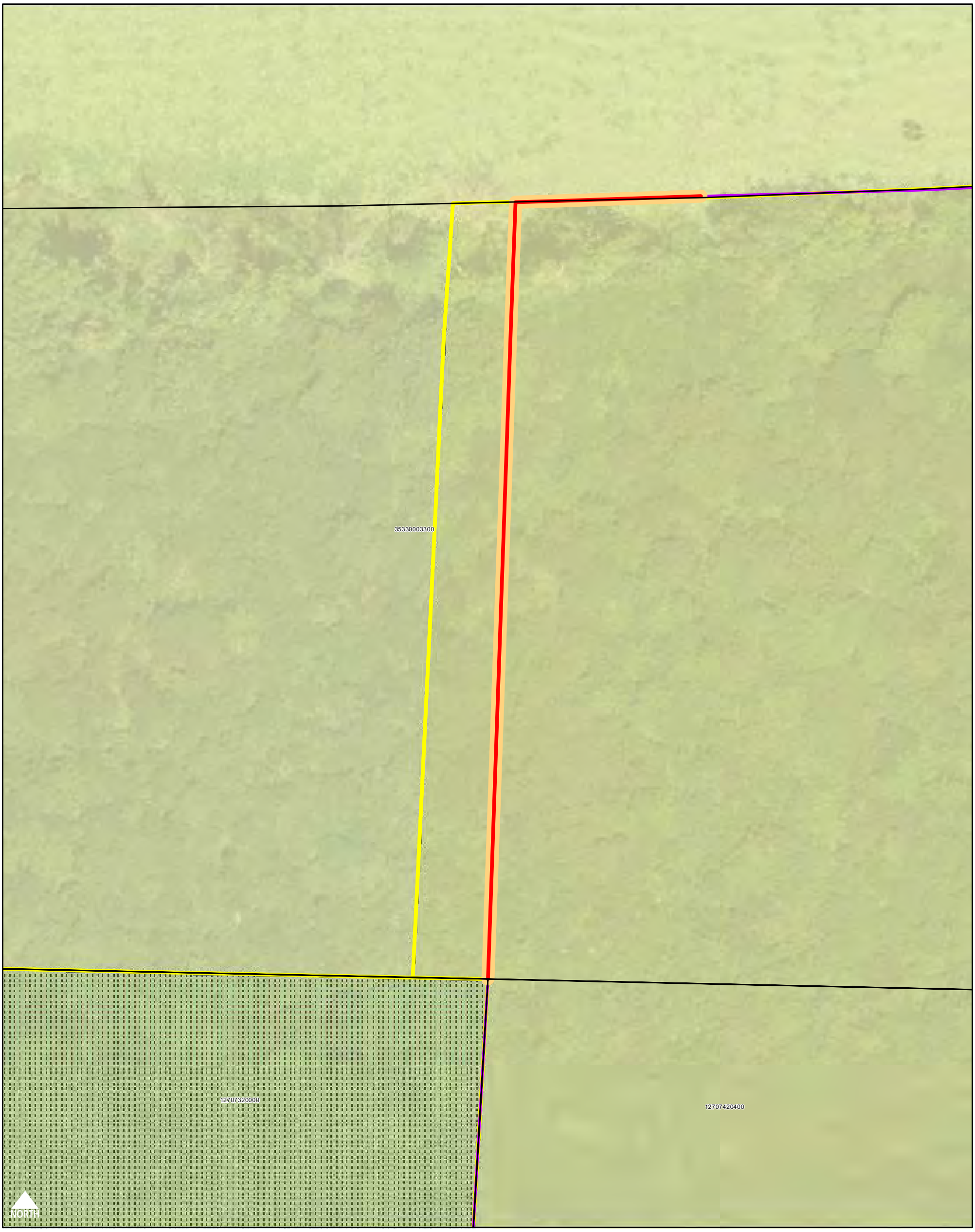
The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

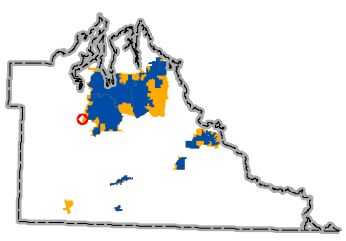
Thurston County Zoning Alignment Review

Issue: Zone not aligned w UGA
Error in Feet: 23
Recommended Action: Move Zone to Match UGA

Error ID: Tum3



Map Location



Review Areas

Error

Zoning Designation

R 1/20
SFL & SFL2
RRR1/5

Base Data

Urban Growth Area Boundary
Zoning Boundary

0 25 Feet

Created by SLS and LTR on 6/10/2024

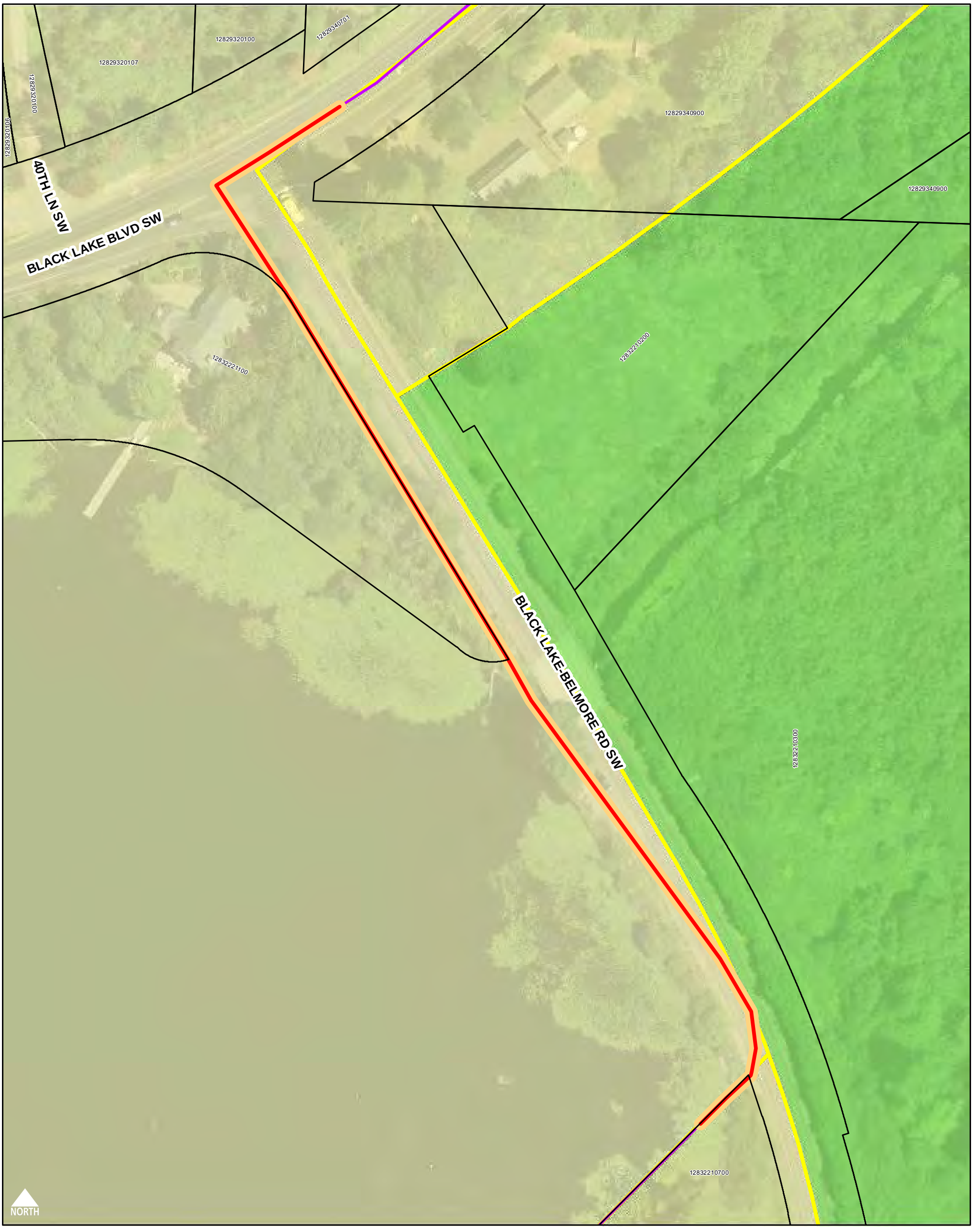
The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

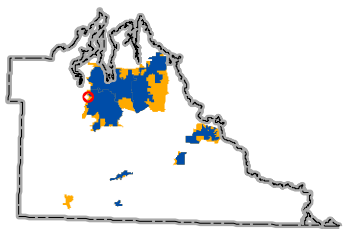
Thurston County Zoning Alignment Review

Issue: Zone not aligned w UGA. UGA in ROW.
Error in Feet: 30
Recommended Action: Move Zone to Match UGA

Error ID: Tum2



Map Location



Review Areas

Error

Zoning Designation

GB
SFL & SFL2
RRR1/5

Base Data

Urban Growth Area Boundary
Zoning Boundary

0 50 Feet

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

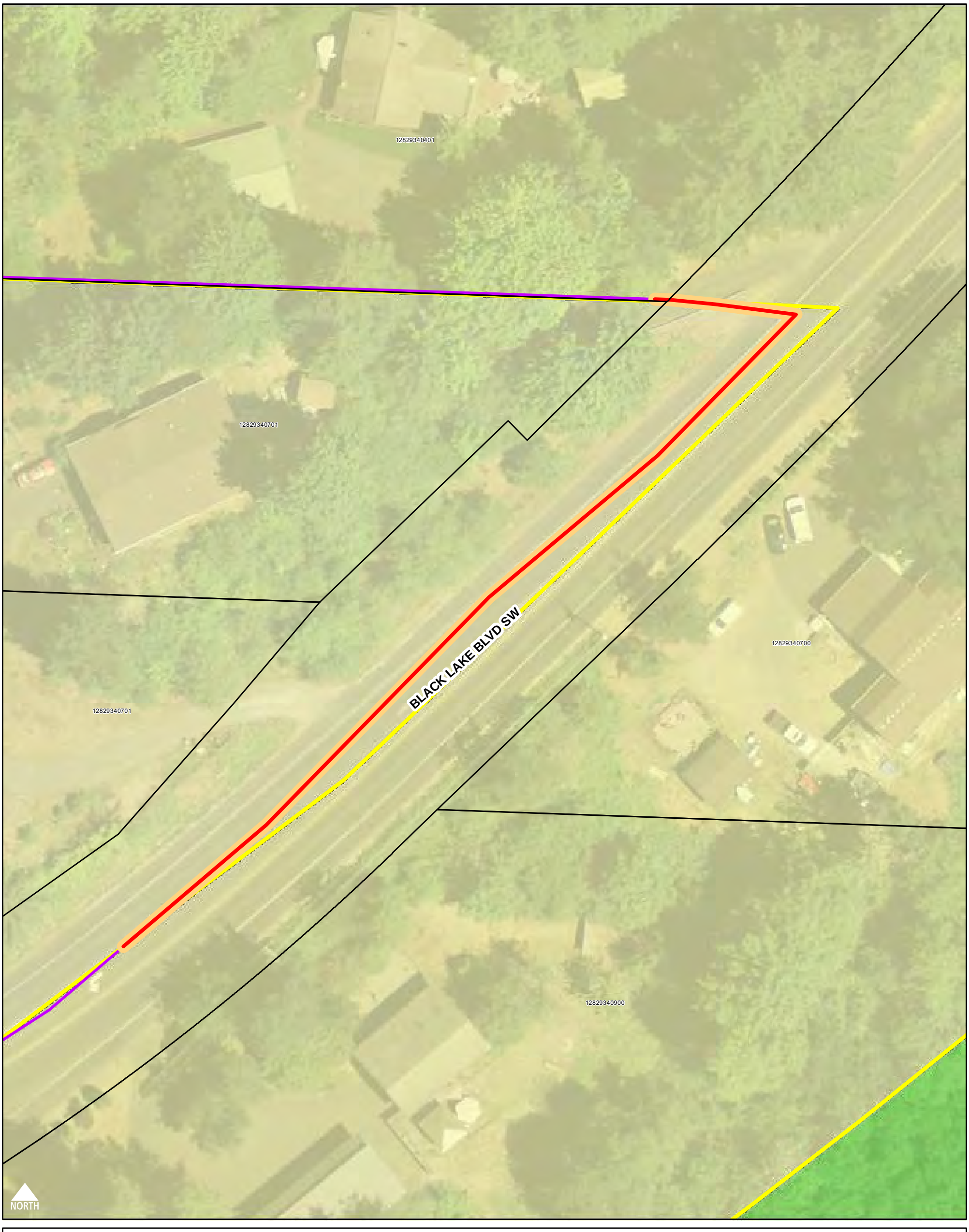
ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Created by SLS and LTR
on 6/10/2024

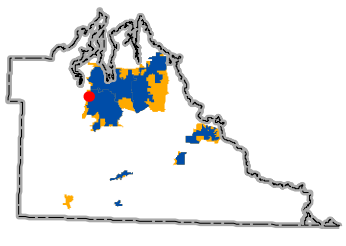
Thurston County Zoning Alignment Review

Issue: Zone not aligned w UGA. UGA in ROW.
Error in Feet: 11.6
Recommended Action: Move Zone to Match UGA

Error ID: Tum1



Map Location



Review Areas

Error

Zoning Designation

GB
SFL & SFL2
RRR1/5

Base Data

Urban Growth Area Boundary
Zoning Boundary

0 25 Feet

Created by SLS and LTR on 6/10/2024

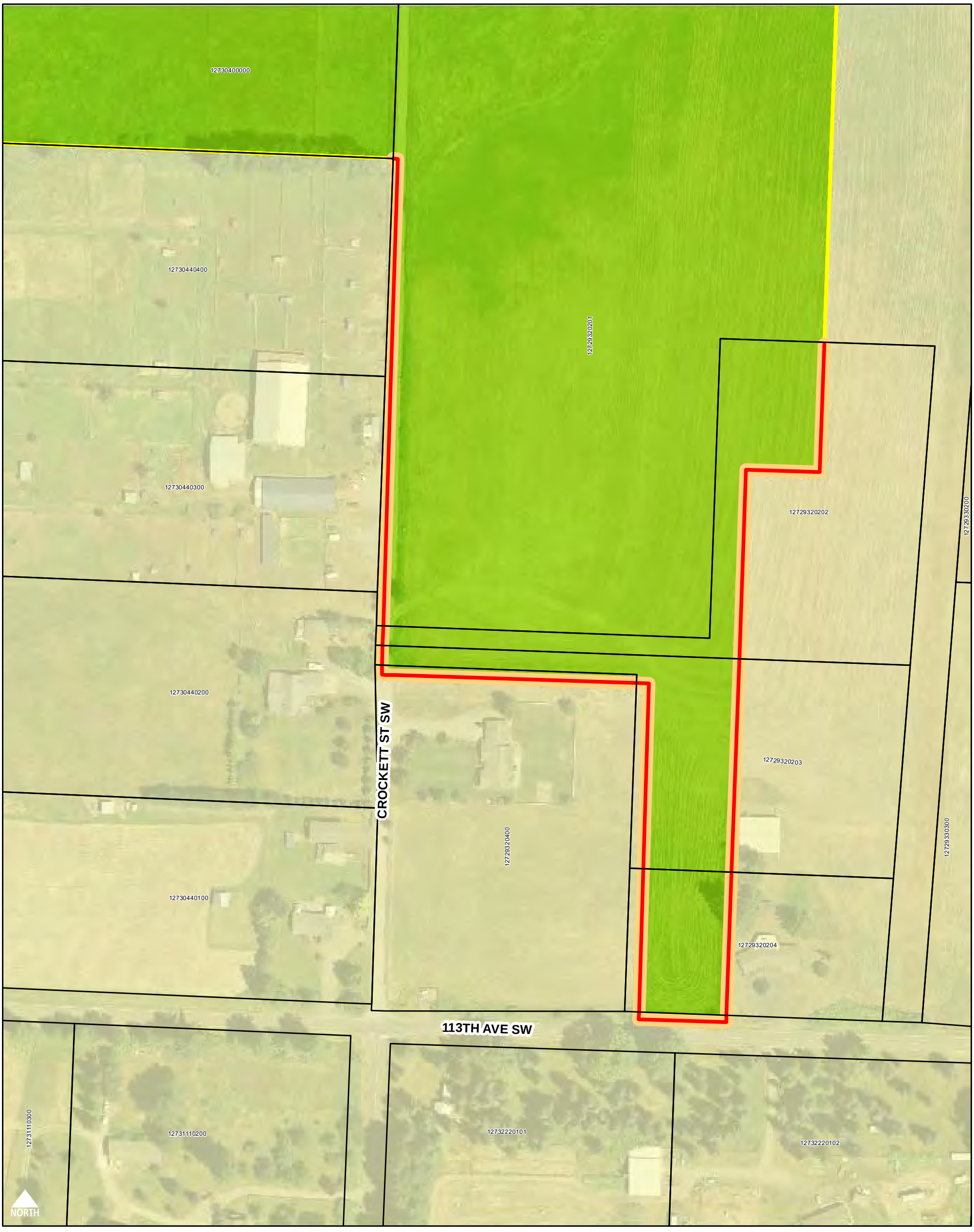
The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

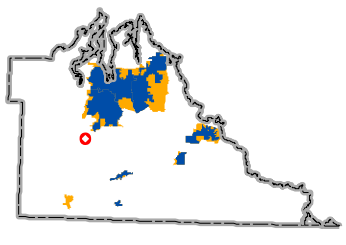
Thurston County Zoning Alignment Review

Issue: Zone doesn't follow Parcels. May be partially intentional.
Error in Feet: 20
Recommended Action: Move Zone to Match Parcels where appropriate.

Error ID: Oly17



Map Location



Review Areas

Error

Zoning Designation

LTA
RRR1/5

Base Data

Urban Growth Area Boundary
Zoning Boundary

0 100 Feet

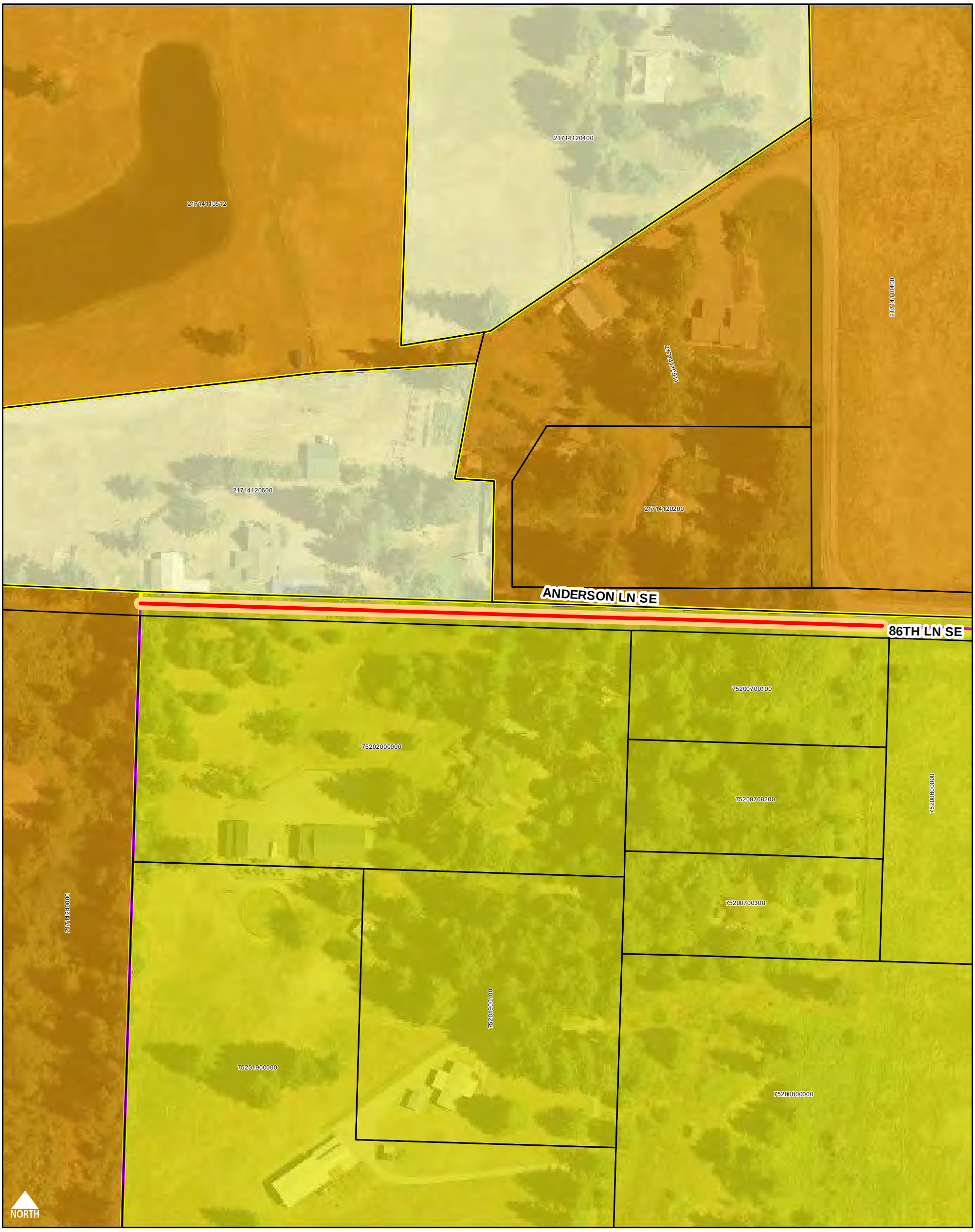
Created by SLS and LTR on 6/10/2024

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

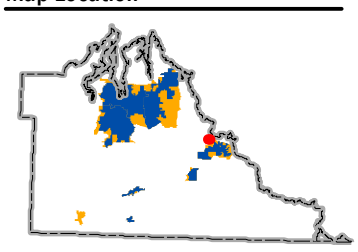
ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Thurston County Zoning Alignment Review

Issue: Zone not aligned w UGA. UGA in ROW. Zoning follows parcels.
Error in Feet: 15
Recommended Action: Move Zone to Match UGA



Map Location



Review Areas

Error

Zoning Designation

RR1/5
UR 1/5
RRR1/5

Base Data

Urban Growth Area Boundary
Zoning Boundary

0 90 Feet

Created by SLS and LTR on 6/10/2024

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

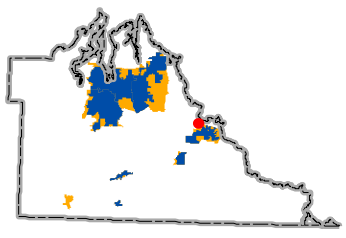
ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Thurston County Zoning Alignment Review

Issue: Zone not aligned w UGA. UGA in ROW. Zoning follows parcels.
Error in Feet: 15
Recommended Action: Move Zone to Match UGA

Error ID: Yelm5b

Map Location



Review Areas

Error

Zoning Designation

RR1/5
UR 1/5
RRR1/5

Base Data

Urban Growth Area Boundary
Zoning Boundary

0 80 Feet

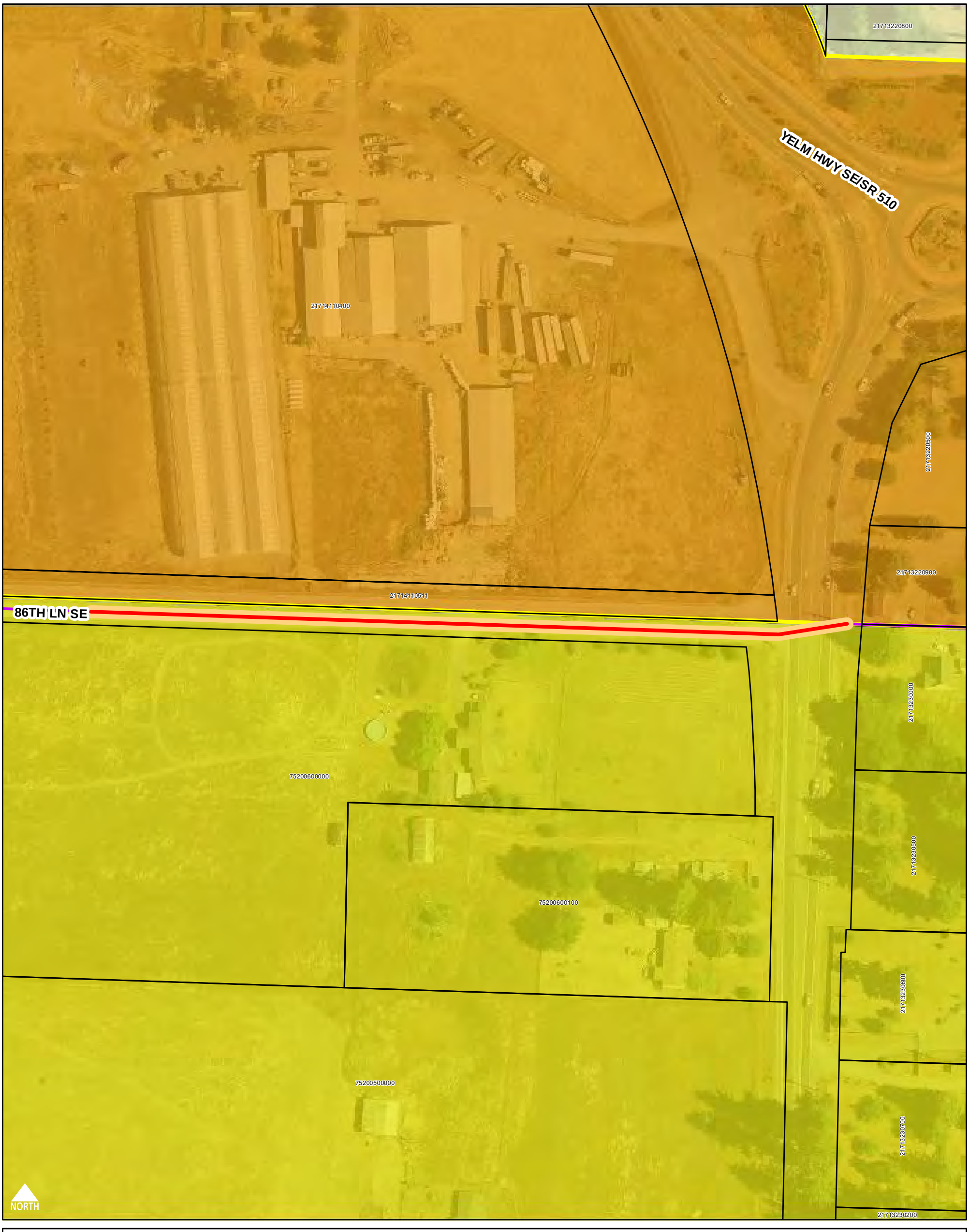
Created by SLS and LTR on 6/10/2024

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

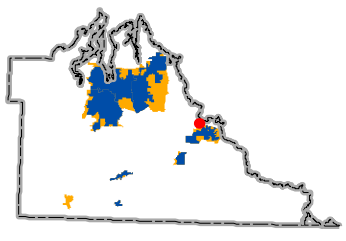
ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Thurston County Zoning Alignment Review

Issue: Zone not aligned w UGA. UGA in ROW. Zoning follows parcels.
Error in Feet: 14
Recommended Action: Move Zone to Match UGA



Map Location



Review Areas

Error

Zoning Designation

RR1/5
UR 1/5
RRR1/5

Base Data

Urban Growth Area Boundary
Zoning Boundary

0 80 Feet

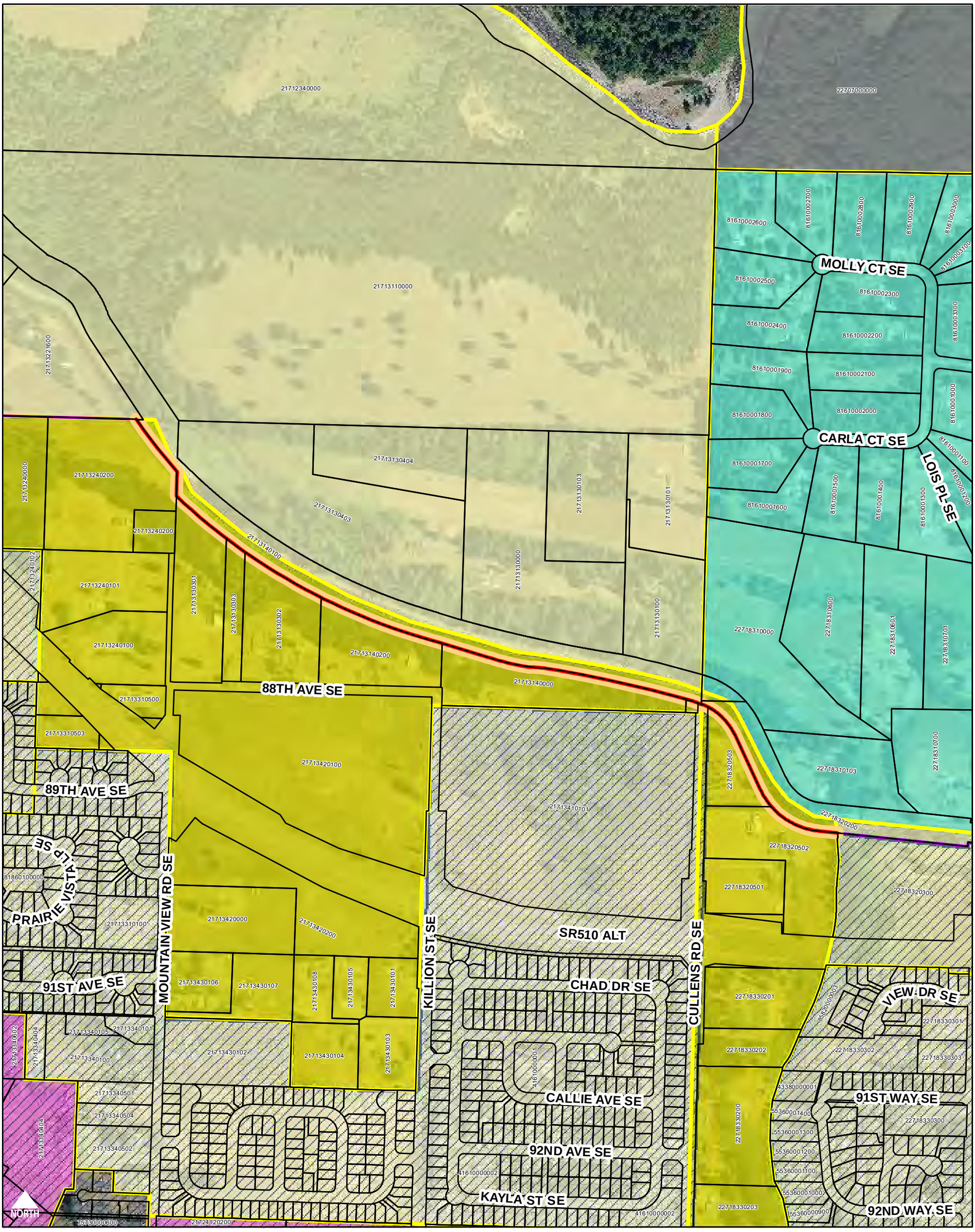
Created by SLS and LTR on 6/10/2024

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

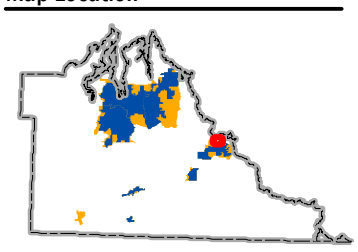
ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Thurston County Zoning Alignment Review

Issue: Zone not aligned w UGA. UGA follows parcels. Zoning in ROW.
Error in Feet: 75
Recommended Action: Move Zone to Match UGA



Map Location



Created by SLS and LTR on 6/10/2024

2025 CPAs Ordinance 12-16-2025
p. 158 of 184

Review Areas

Error

Zoning Designation

- C-1
- RL1/2
- MR
- RR1/5
- R-4
- RRR1/5
- R-6

Base Data

- Urban Growth Area Boundary
- Zoning Boundary
- Cities

0 200 Feet

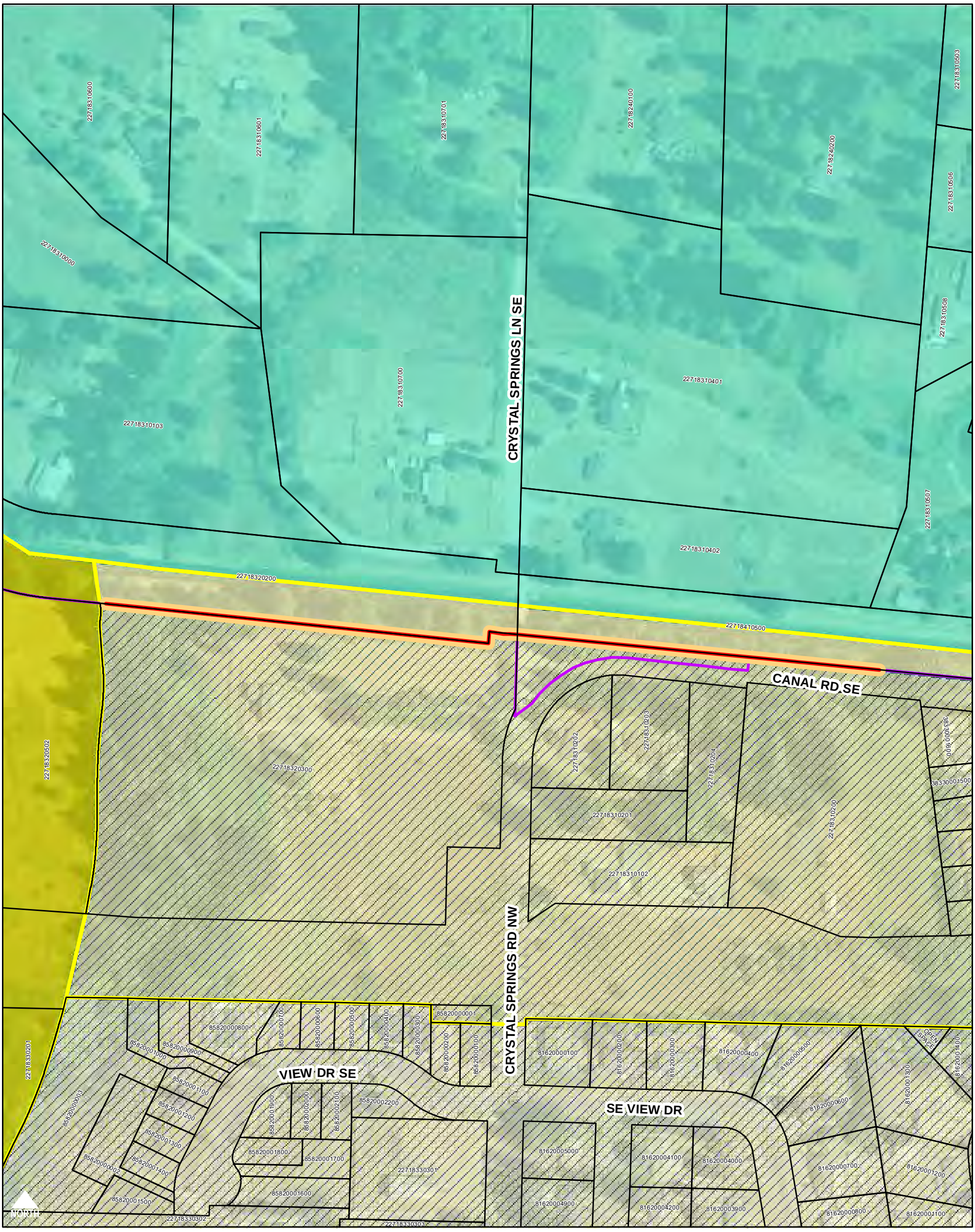
The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

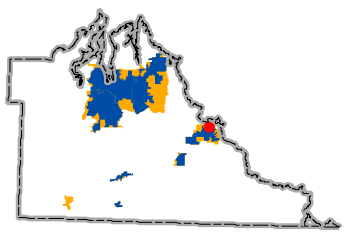
Thurston County Zoning Alignment Review

Issue: Zone not aligned w UGA. UGA follows parcels. Zoning in ROW.
Error in Feet: 67
Recommended Action: Move Zone to Match UGA

Error ID: Yelm7b



Map Location



Review Areas

Error

Zoning Designation

R-4 RL1/2
R-6 RR1/5

Base Data

Urban Growth Area Boundary
Zoning Boundary
Cities

0 100 Feet

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

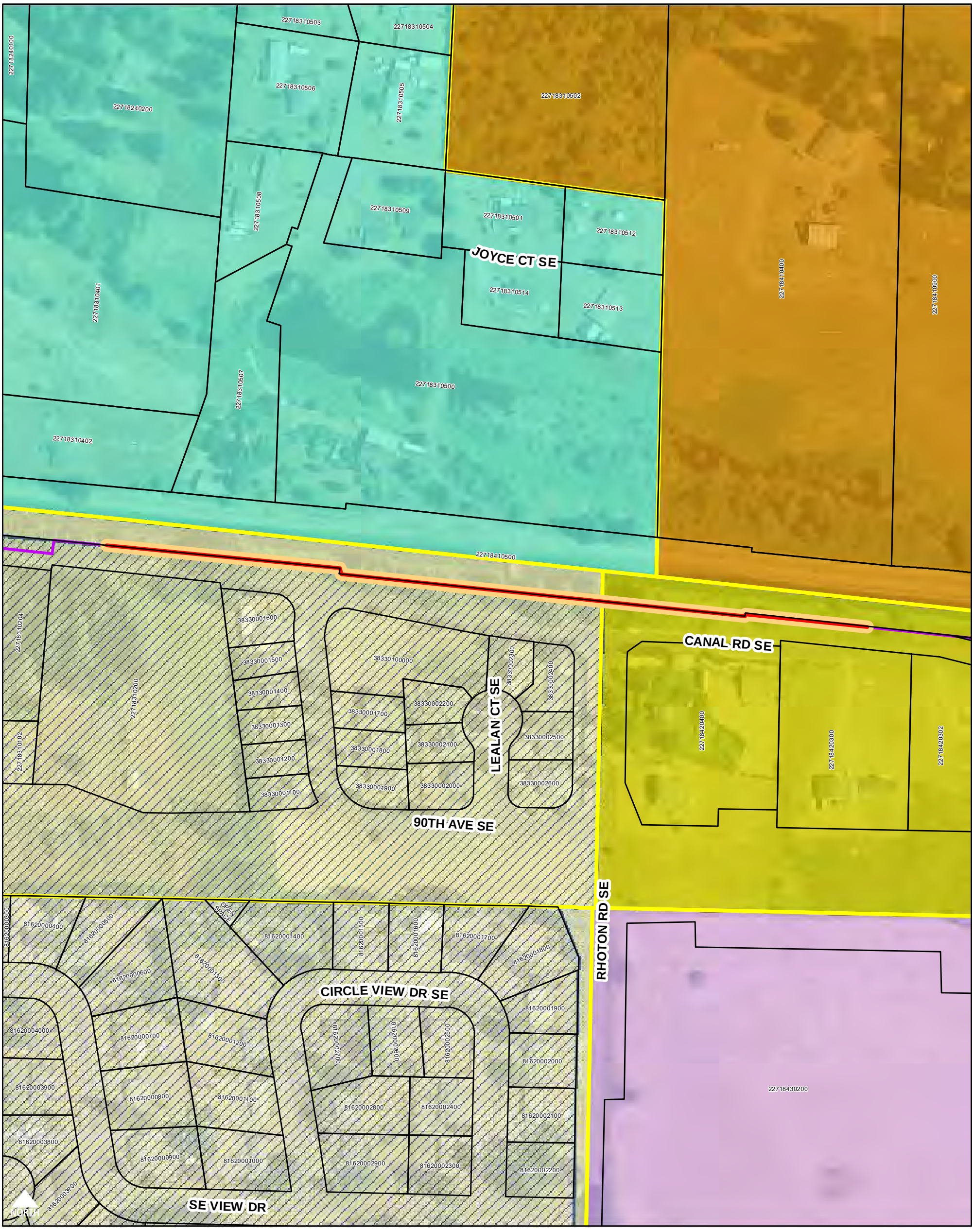
ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Created by SLS and LTR on 6/10/2024

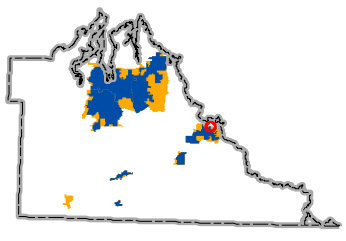
Thurston County Zoning Alignment Review

Issue: Zone not aligned w UGA. UGA follows parcels. Zoning in ROW.
Error in Feet: 53
Recommended Action: Move Zone to Match UGA

Error ID: Yelm 7c



Map Location



Review Areas

Error

Zoning Designation

- LI & LI2
- R-4
- R-6
- RL1/2
- RR1/5
- UR 1/5

Base Data

- Urban Growth Area Boundary
- Zoning Boundary
- Cities

0 100 Feet

Created by SLS and LTR on 6/10/2024

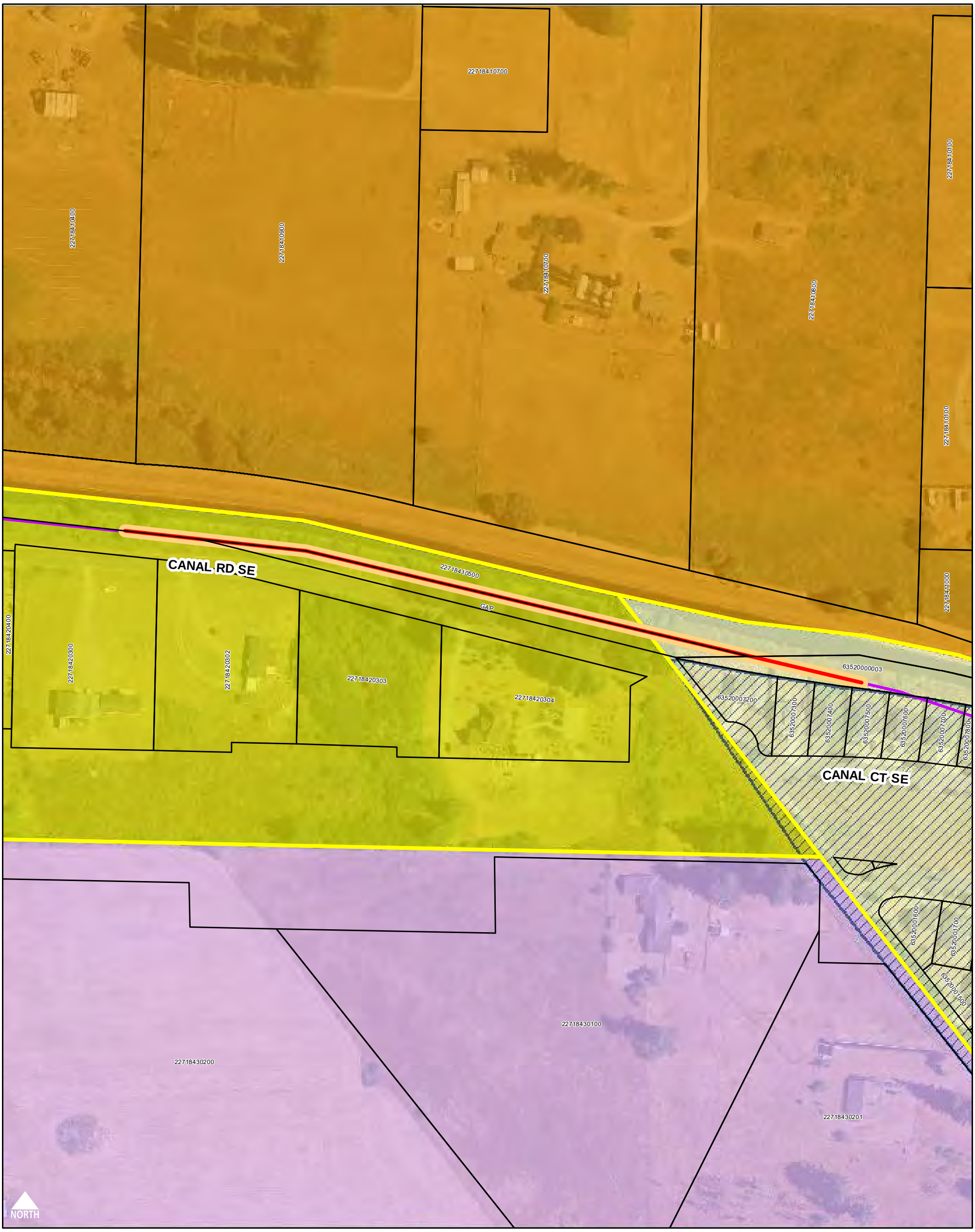
The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

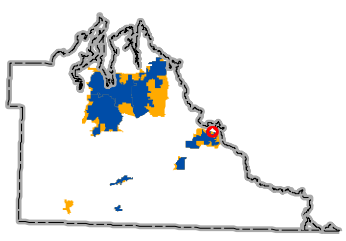
Thurston County Zoning Alignment Review

Issue: Zone not aligned w UGA. UGA follows parcels. Zoning in ROW.
Error in Feet: 46
Recommended Action: Move Zone to Match UGA

Error ID: Yelm7d



Map Location



Review Areas

Error

Zoning Designation

- LI & LI2
- R-4
- RR1/5
- UR 1/5

Base Data

- Urban Growth Area Boundary
- Zoning Boundary
- Cities

0 100 Feet

Created by SLS and LTR on 6/10/2024

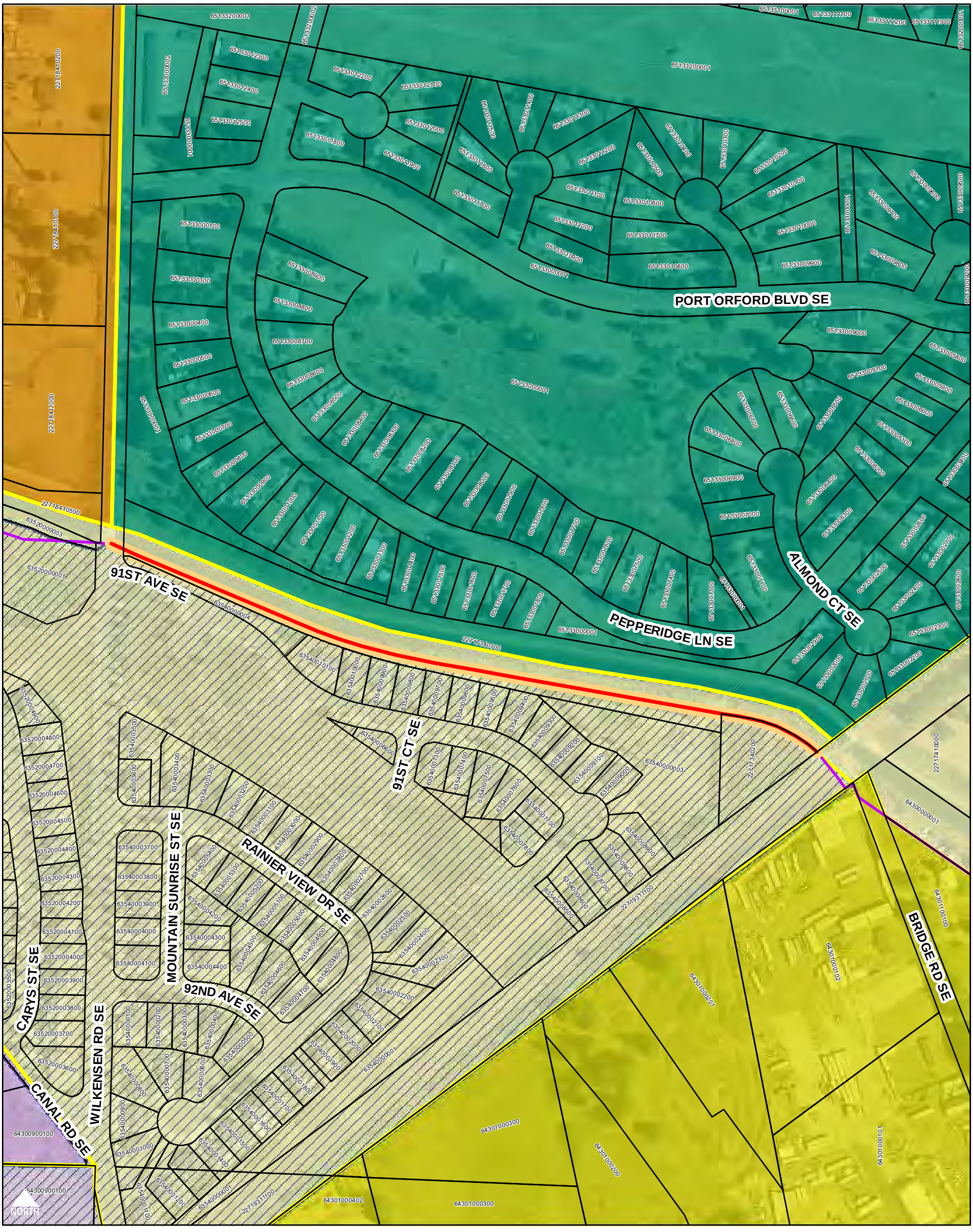
2025 CPAs Ordinance 12-16-2025
p. 161 of 184

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

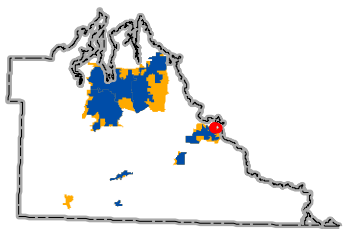
ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Thurston County Zoning Alignment Review

Issue: Zone not aligned w UGA. UGA follows parcels. Zoning in ROW.
Error in Feet: 49
Recommended Action: Move Zone to Match UGA



Map Location



Created by SLS and LTR
on 6/10/2024

Review Areas

Error

Zoning Designation

- I
- LI & LI2
- R-4
- RL2/1
- RR1/5
- RRR1/5
- UR 1/5

Base Data

- Urban Growth Area Boundary
- Zoning Boundary
- Cities

0 100 Feet

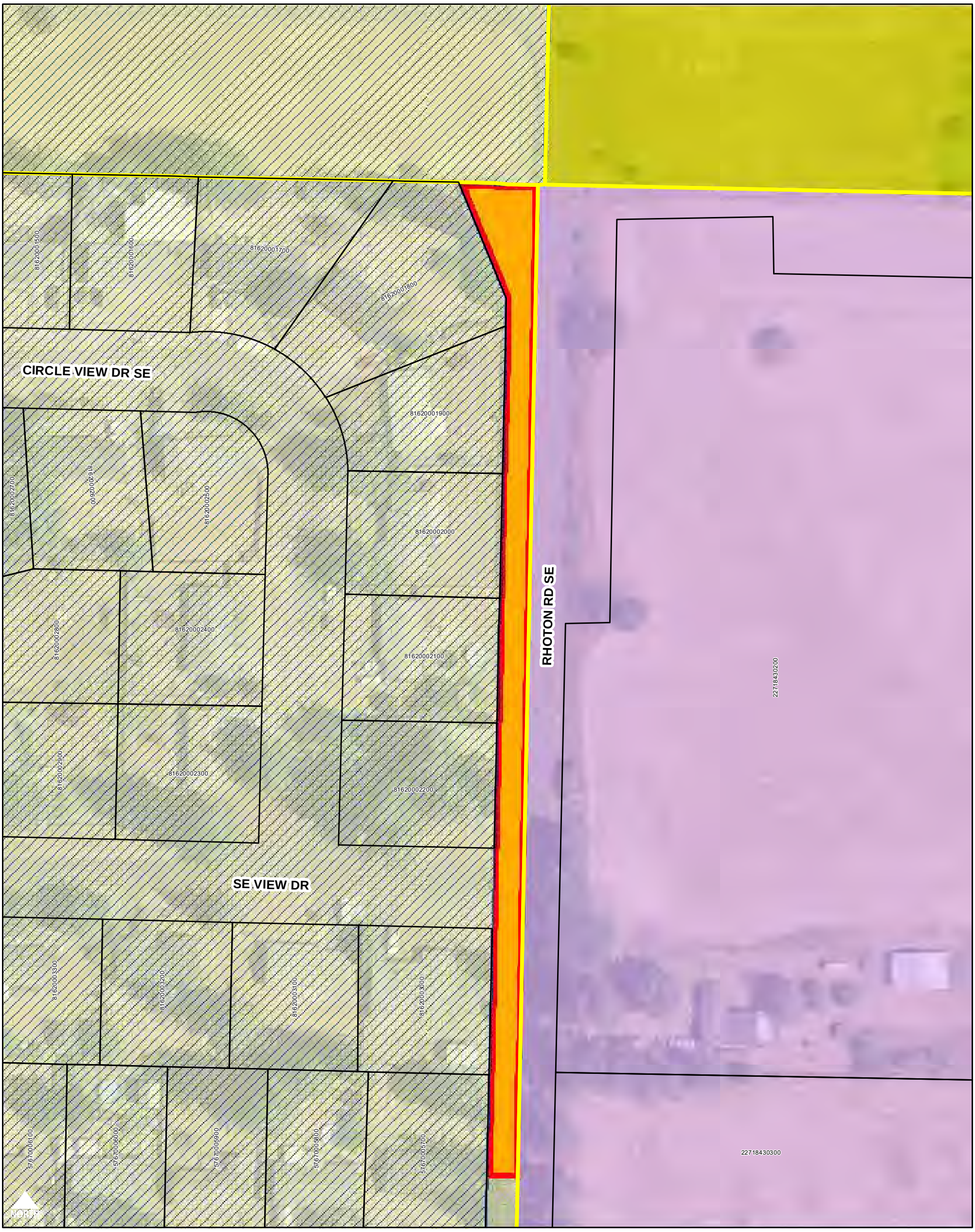
The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

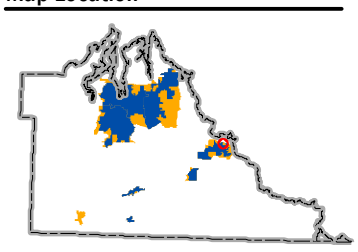
Thurston County Zoning Alignment Review

Issue: Zone not aligned with City. City follows parcels. Zoning in ROW.
Error in Feet: 60
Recommended Action: Move Zone to Match City

Error ID: Yelm9a



Map Location



Review Areas

Error

Zoning Designation

LI & LI2
R-6
R-4
RR1/5

Base Data

Urban Growth Area Boundary
Zoning Boundary
Cities

0 50 Feet

Created by SLS and LTR on 6/10/2024

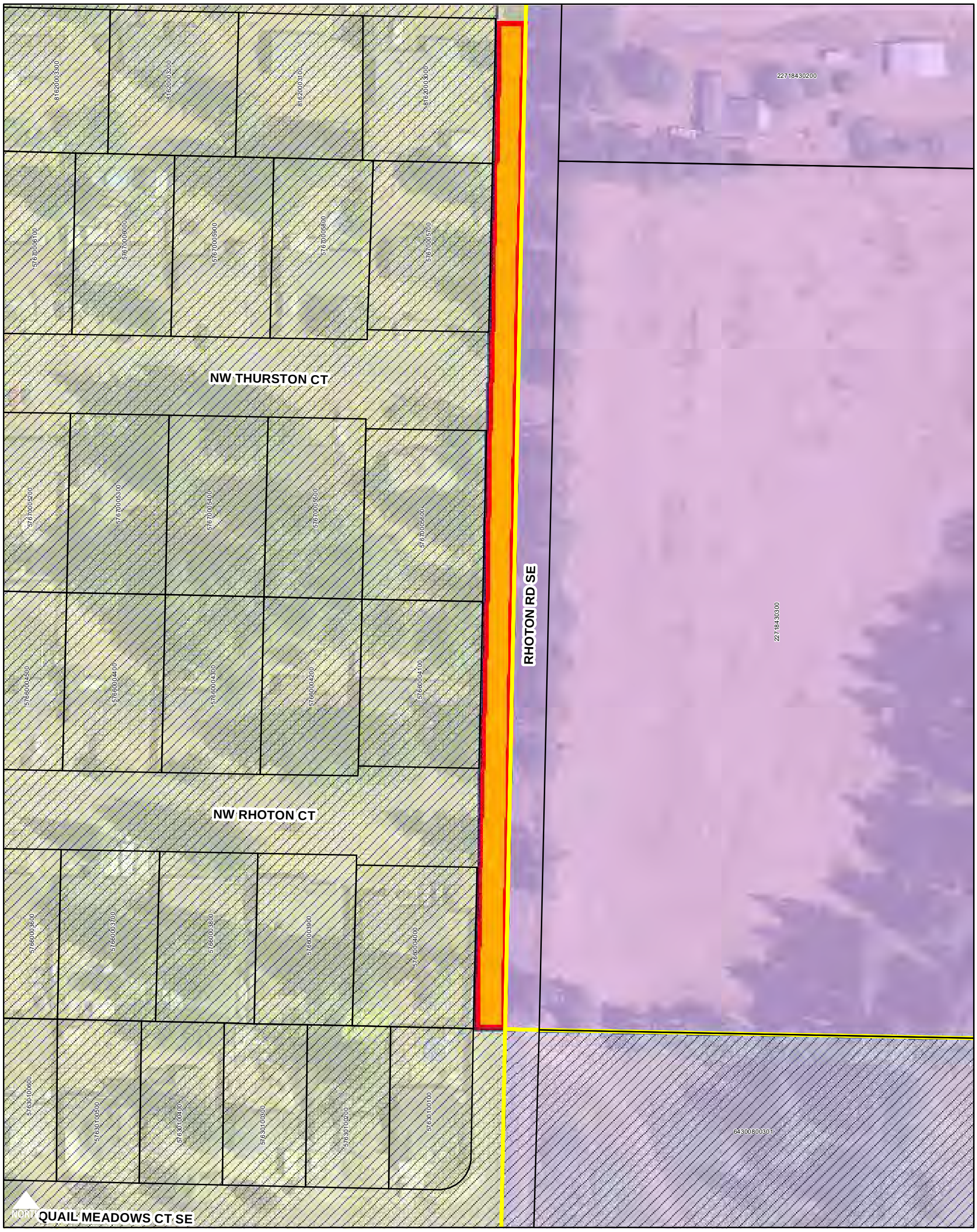
The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

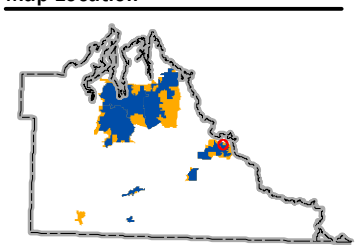
Thurston County Zoning Alignment Review

Issue: Zone not aligned with City. City follows parcels. Zoning in ROW.
Error in Feet: 24
Recommended Action: Move Zone to Match City

Error ID: Yelm9b



Map Location



Review Areas

Error

Zoning Designation

I
R-6
LI & LI2

Base Data

Urban Growth Area Boundary
Zoning Boundary
Cities

0 50 Feet

Created by SLS and LTR on 6/10/2024

2025 CPAs Ordinance 12-16-2025
p. 164 of 184

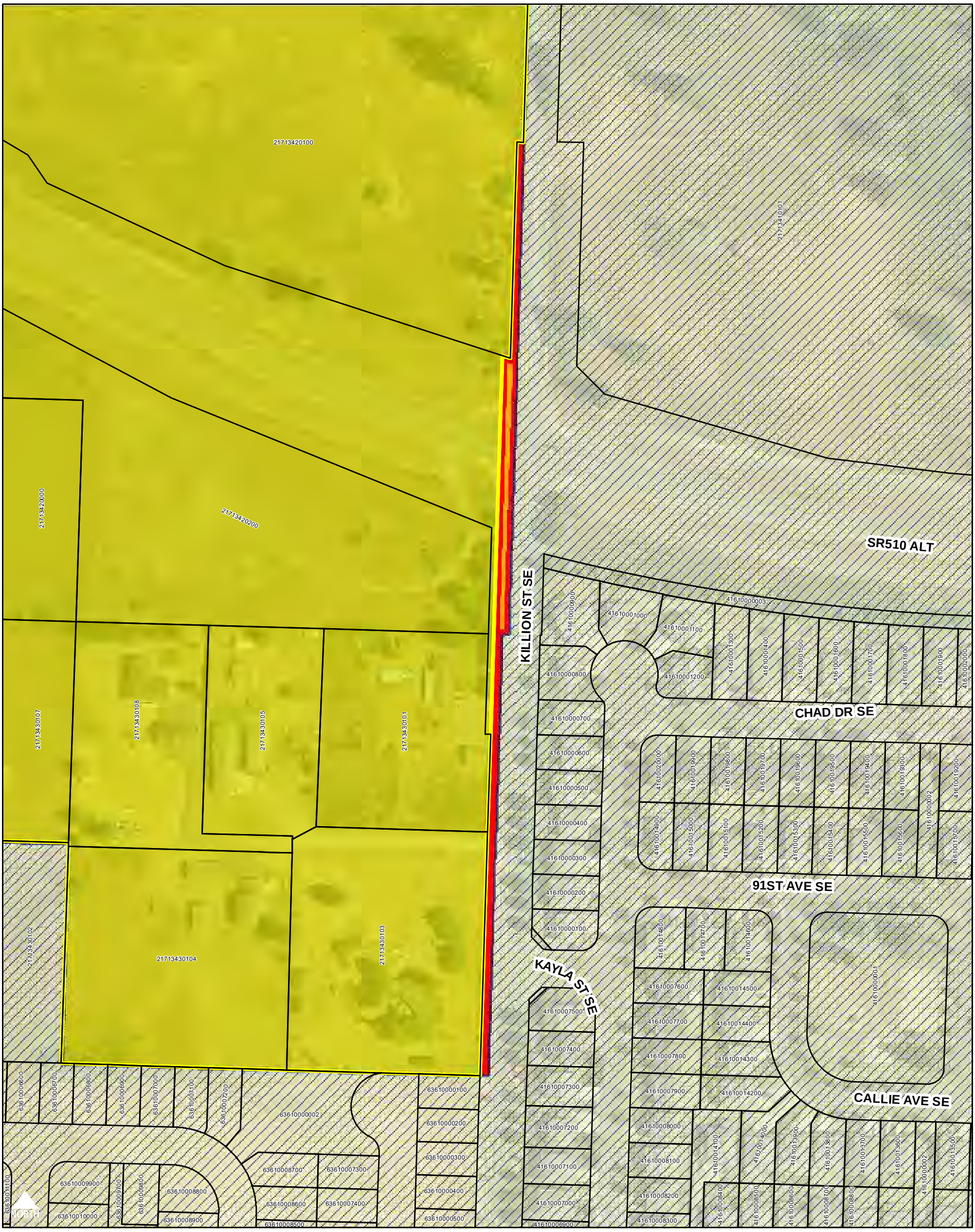
The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

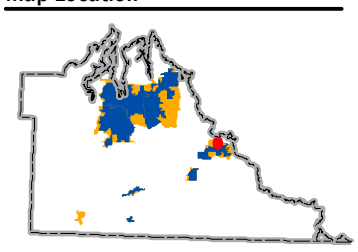
Thurston County Zoning Alignment Review

Issue: Zone not aligned with City. City follows parcels. Zoning in ROW.
Error in Feet: 22
Recommended Action: Move Zone to Match City

Error ID: Yelm10



Map Location



Review Areas

Error

Zoning Designation

R-6 RR1/5

Base Data

Urban Growth Area Boundary
Zoning Boundary
Cities

0 100 Feet

Created by SLS and LTR on 6/10/2024

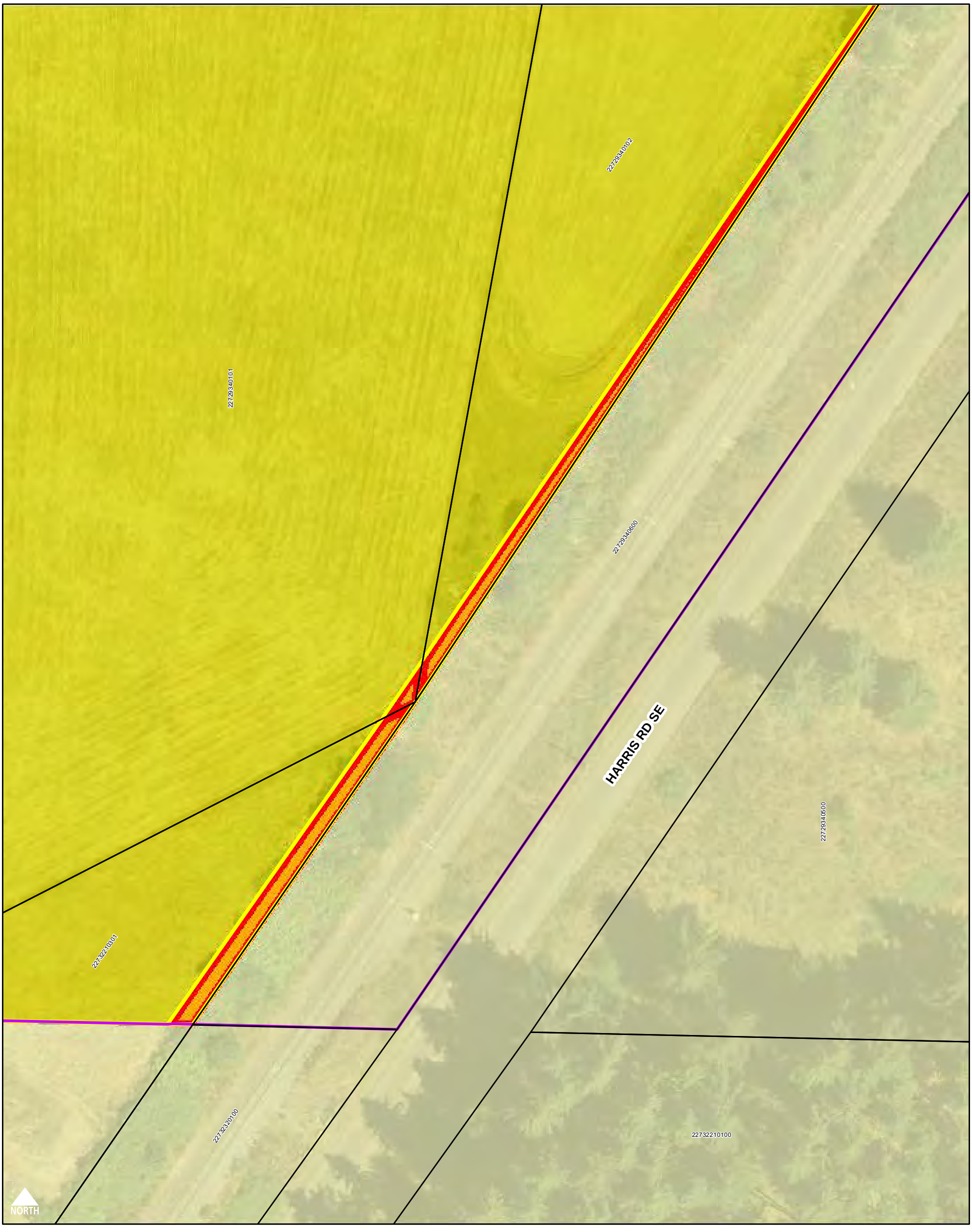
The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

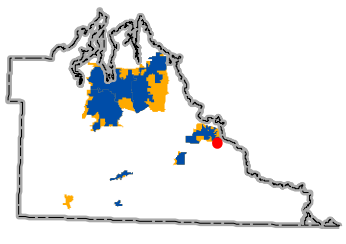
Thurston County Zoning Alignment Review

Issue: Gap between Zones
Error in Feet: 13
Recommended Action: Move zone to parcel boundary.

Error ID: Yelm3



Map Location



Review Areas

Error

Zoning Designation

RR1/5
RRR1/5

Base Data

Urban Growth Area Boundary
Zoning Boundary

0 40 Feet

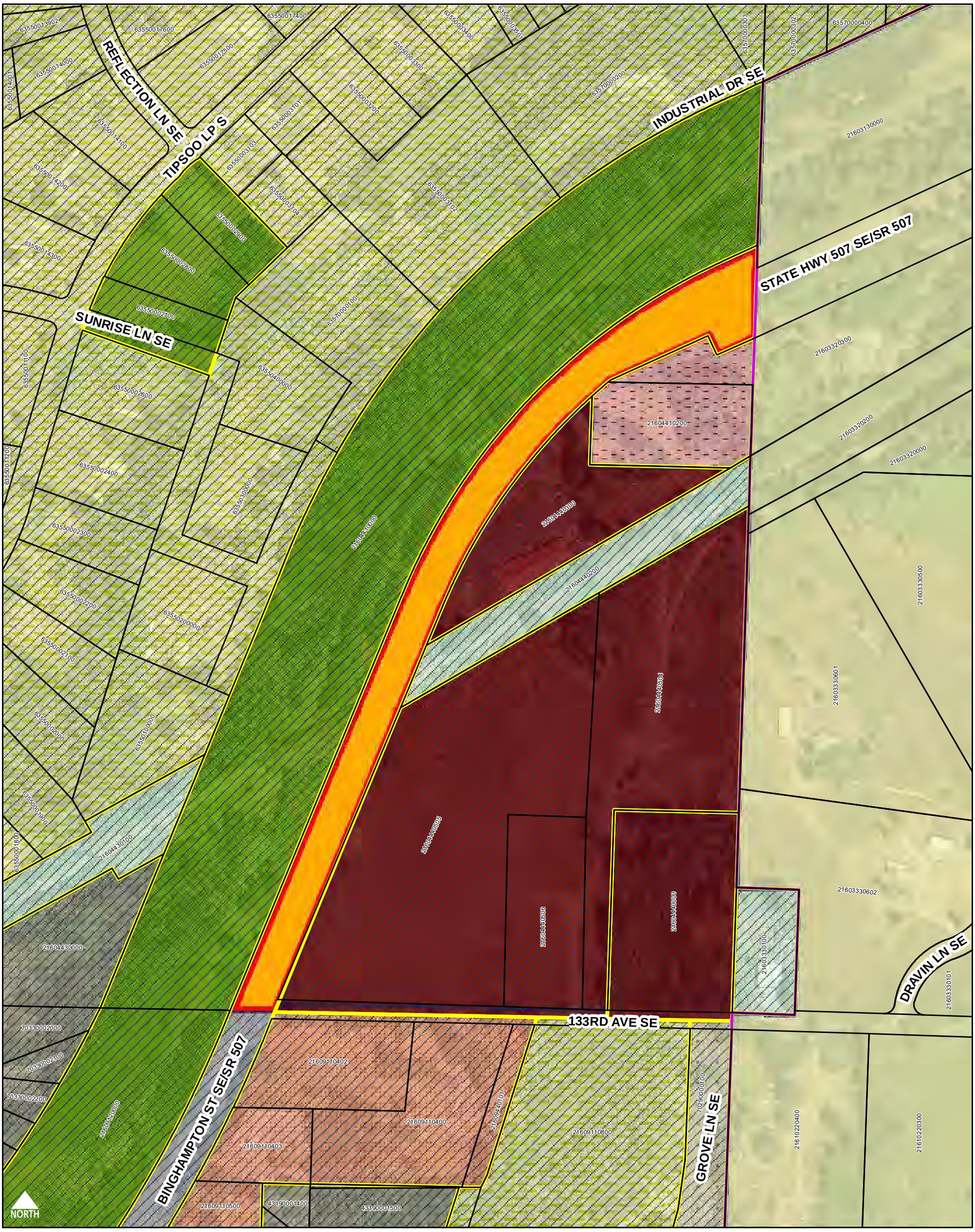
Created by SLS and LTR on 6/10/2024

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

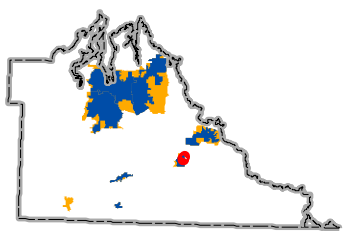
ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Thurston County Zoning Alignment Review

Issue: Zone has wrong jurisdiction assigned
Error in Feet: 222
Recommended Action: Create zone area for ROW area in UGA



Map Location



Review Areas

- Error

Zoning Designation

- HC
- NC & NC2
- PF
- R6/8
- REN - 0.25
- REN - 1.00
- ROW
- RRR1/5
- SC
- T/OS/P

Base Data

- Urban Growth Area Boundary
- Zoning Boundary
- Cities

0 100 Feet

Created by SLS and LTR on 6/10/2024

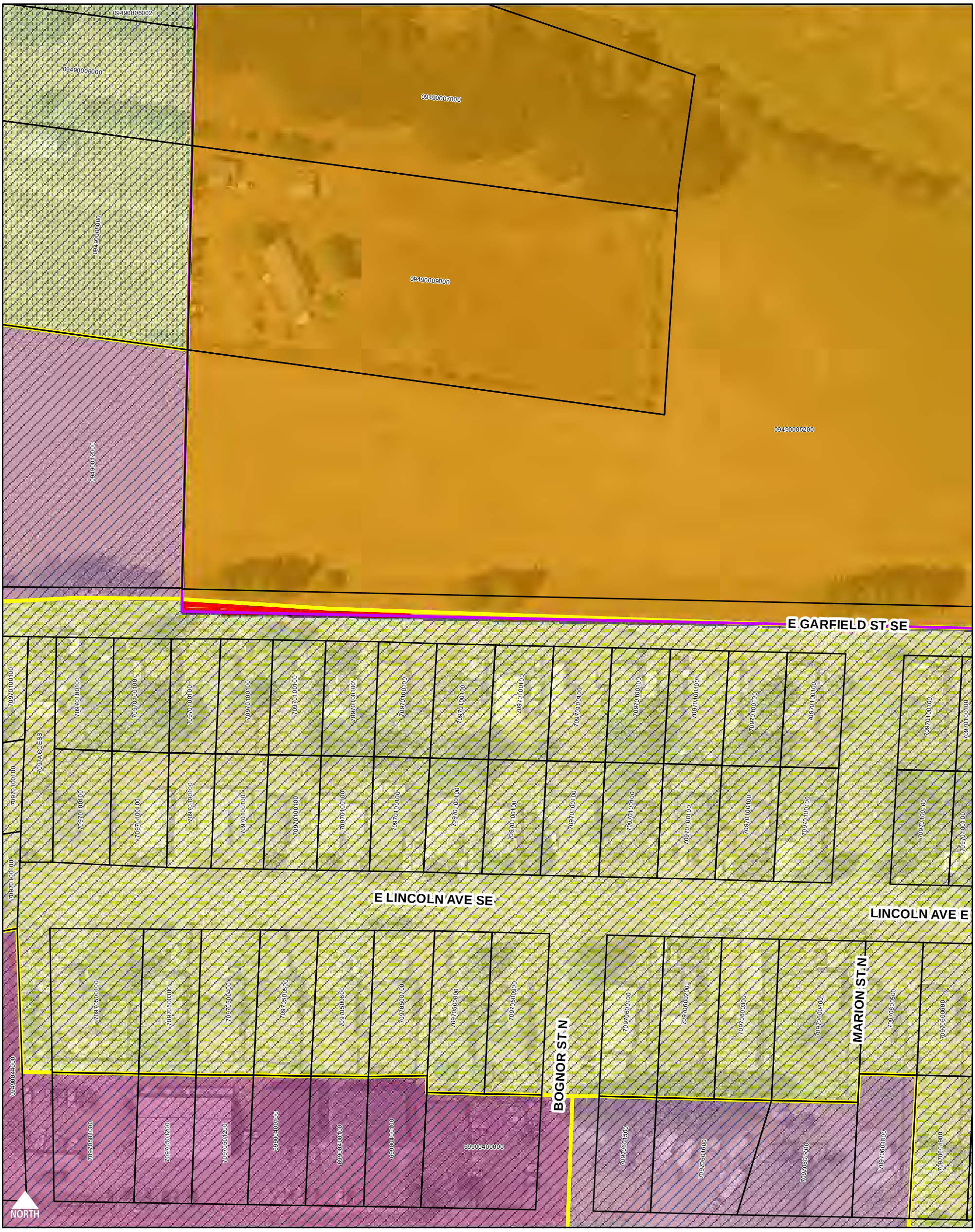
The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

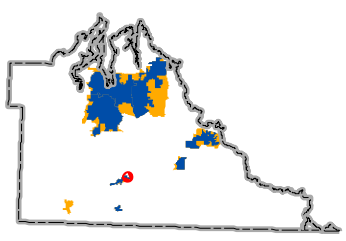
Thurston County Zoning Alignment Review

Issue: Zone not aligned with City. City and Zoning in ROW.
Error in Feet: 12
Recommended Action: Move Zone to Match City

Error ID: Ten8



Map Location



Review Areas

Error

Zoning Designation

C-2
C-3
SF
SF-ES
UR 1/5

Base Data

Urban Growth Area Boundary
Zoning Boundary
Cities

0 80 Feet

Created by SLS and LTR on 6/10/2024

2025 CPAs Ordinance 12-16-2025
p. 168 of 184

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

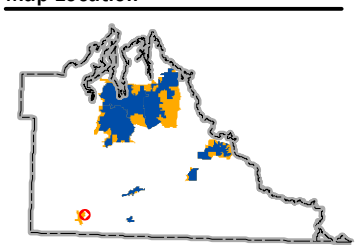
ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Thurston County Zoning Alignment Review

Issue: Zone not aligned w UGA across ROW. Splits 1 parcel tip.
Error in Feet: 27
Recommended Action: Move Zone to Match UGA

Error ID: GrM1

Map Location



Review Areas

Error

Zoning Designation

AC
RRR1/5

Base Data

Urban Growth Area Boundary
Zoning Boundary

0 20 Feet

Created by SLS and LTR on 6/10/2024

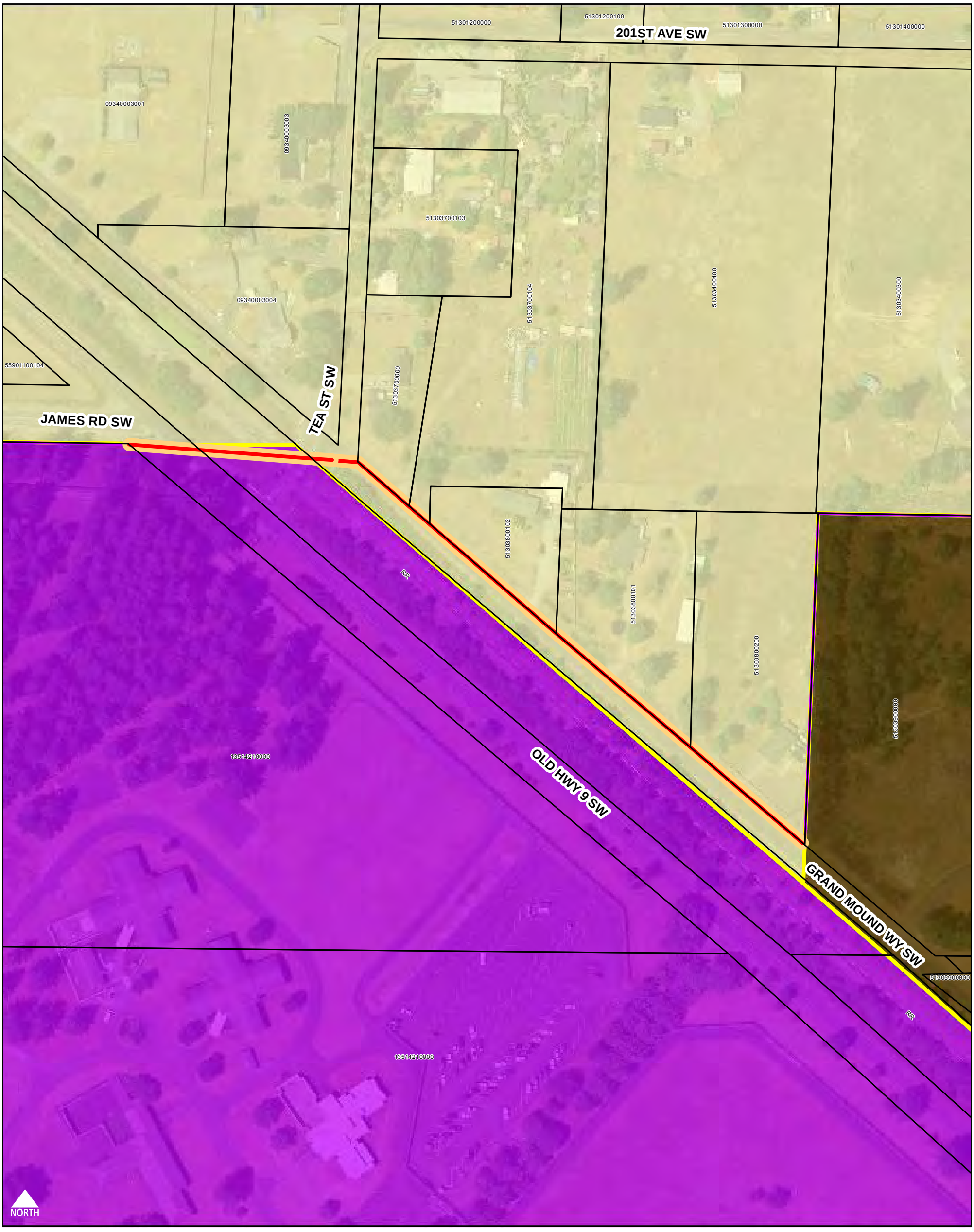
2025 CPAs Ordinance 12-16-2025
p. 169 of 184

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

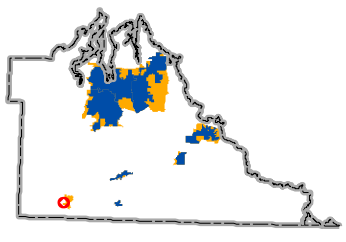
ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Thurston County Zoning Alignment Review

Issue: Zoning not aligned w UGA. UGA follows Parcels.
Error in Feet: 45
Recommended Action: Extend Zoning over ROW to Match UGA. Adjust North end of Zoning to align with UGA over the RR parcel.



Map Location



Review Areas

Error

Zoning Designation

PID
RRR1/5
R3-6/1

Base Data

Urban Growth Area Boundary
Zoning Boundary

0 100 Feet

Created by SLS and LTR on 6/10/2024

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

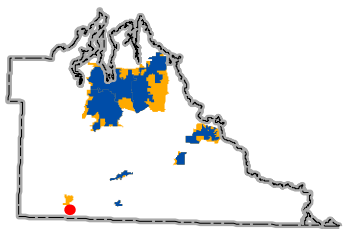
ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Thurston County Zoning Alignment Review

Issue: Zoning not aligned w UGA. UGA mapped at center of ROW.
Error in Feet: 40
Recommended Action: Move Zone to Match UGA

Error ID: GrM3

Map Location



Review Areas

Error

Zoning Designation

AC
RRR1/5

Base Data

Urban Growth Area Boundary
Zoning Boundary

0 30 Feet

Created by SLS and LTR on 6/10/2024

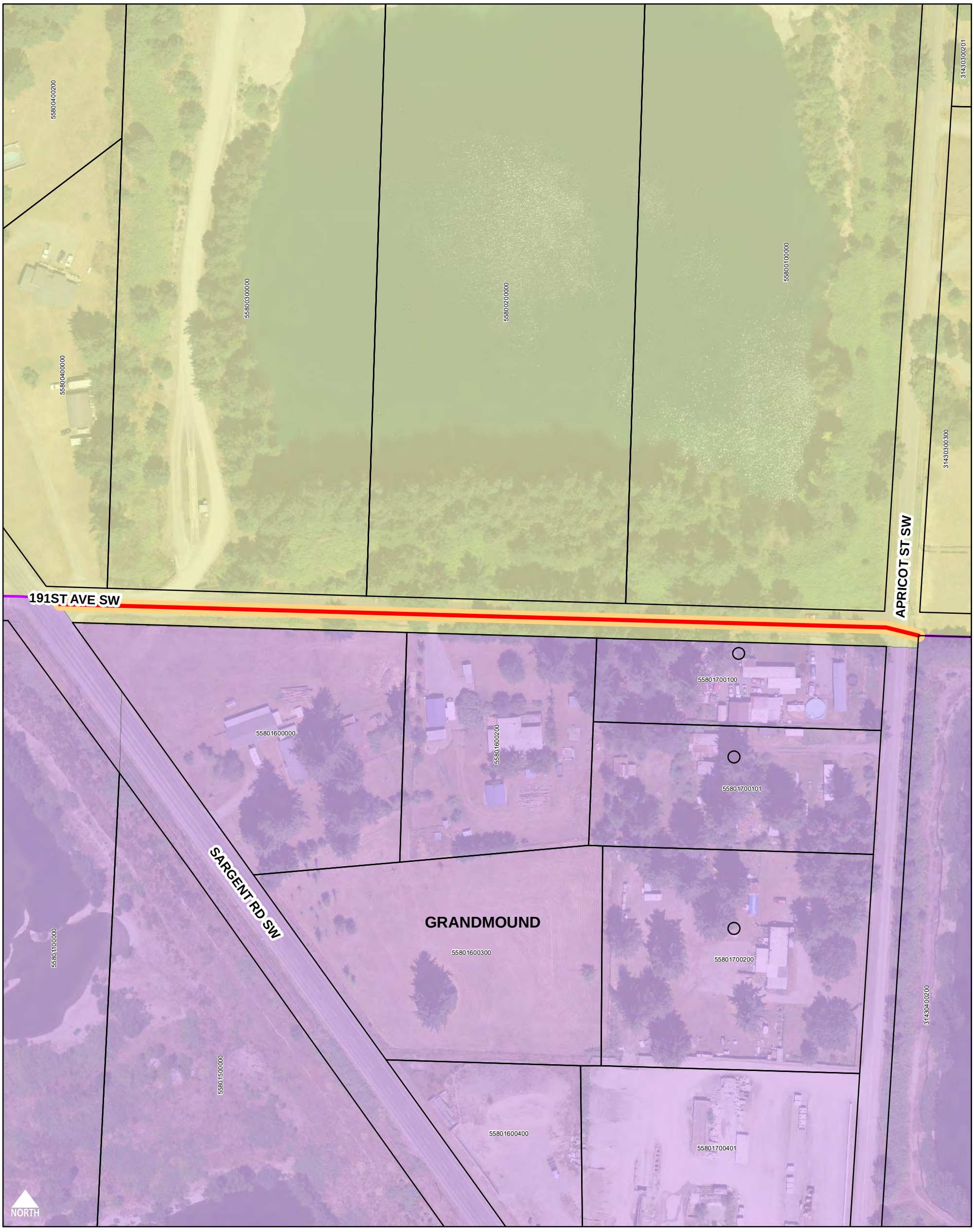
The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

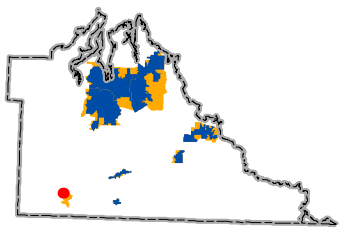
Thurston County Zoning Alignment Review

Issue: Zoning not aligned w UGA. UGA mapped at center of ROW.
Error in Feet: 23
Recommended Action: Move Zone to Match UGA

Error ID: GrM5



Map Location



Review Areas

Error Line

Base Data

Urban Growth Area Boundary

0 90 Feet

Zoning Designation

LI & LI2 RRR1/5

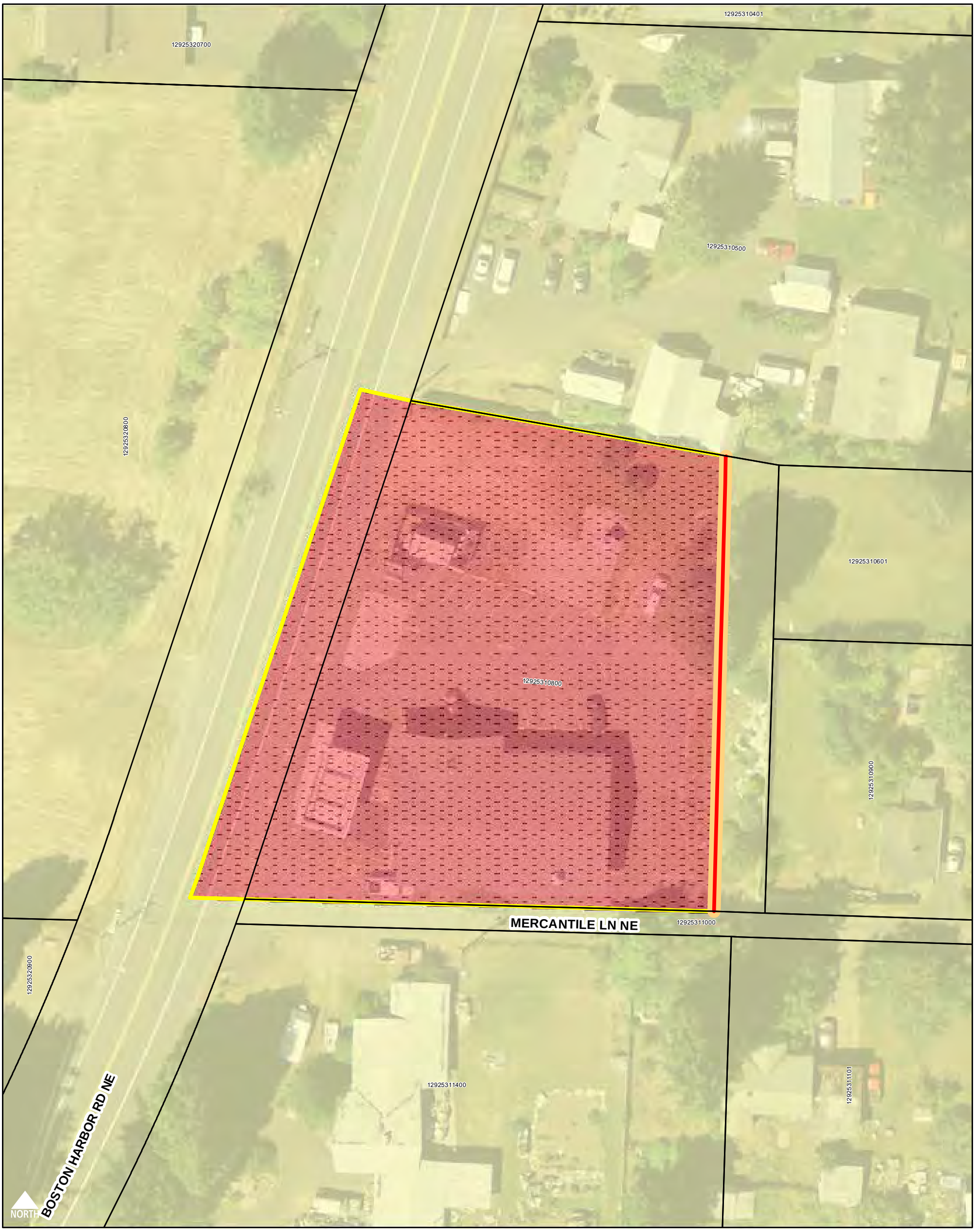
Created by SLS and LTR on 4/2/2025

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

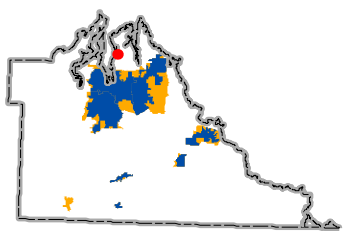
ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Thurston County Zoning Alignment Review

Issue: Zone not aligned to Parcel
Error in Feet: 19
Recommended Action: Move Zone to Match Parcel



Map Location



Review Areas

Error

Zoning Designation

NC
RRR1/5

Base Data

Urban Growth Area Boundary
Zoning Boundary

0 30 Feet

Created by SLS and LTR on 6/10/2024

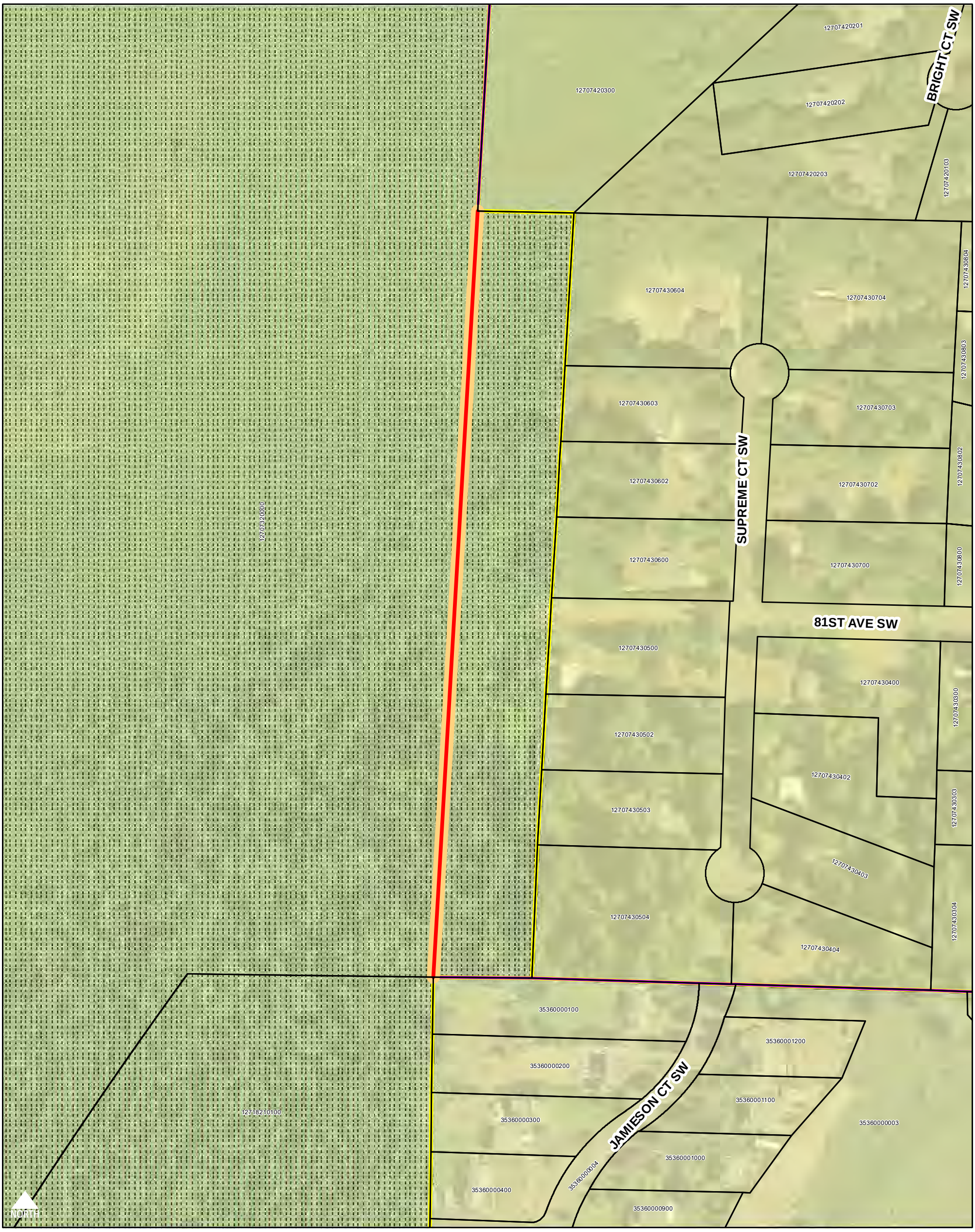
2025 CPAs Ordinance 12-16-2025
p. 173 of 184

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

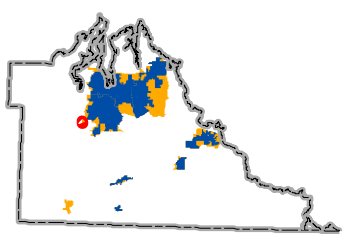
ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Thurston County Zoning Alignment Review

Issue: Part of Zone extends Beyond UGA
Error in Feet: 165
Recommended Action: Cut Zoning Area to assign parcel 12707320000 to Tumwater UGA. Zoning codes remain as mapped.



Map Location



Review Areas

Error

Zoning Designation

R 1/20
SFL & SFL2
RRR1/5

Base Data

Urban Growth Area Boundary
Zoning Boundary

0 100 Feet

Created by SLS and LTR on 6/10/2024

2025 CPAs Ordinance 12-16-2025
p. 174 of 184

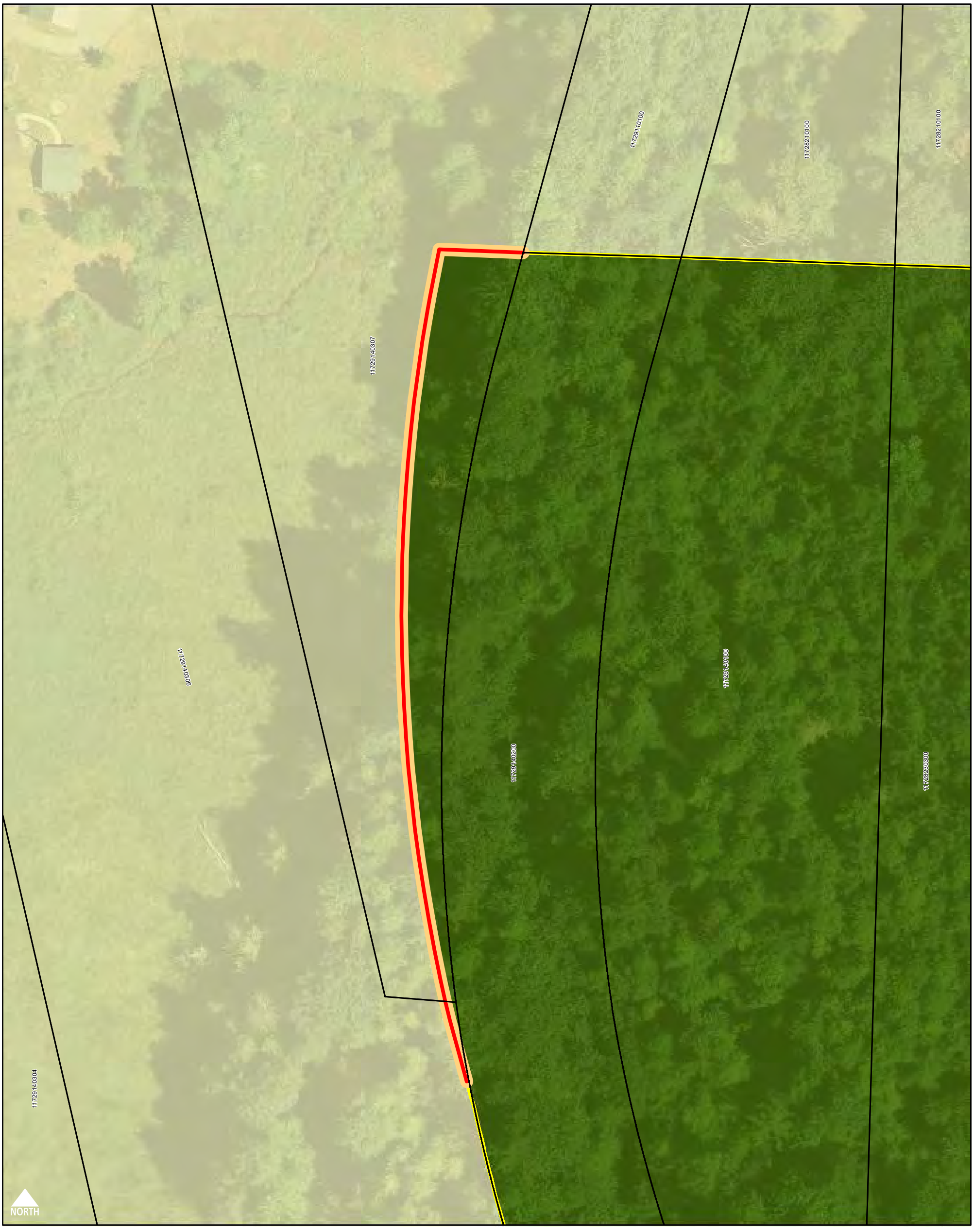
The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

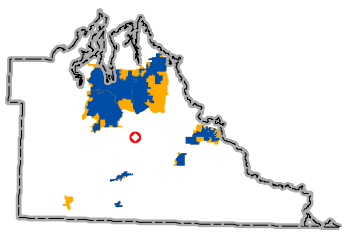
Thurston County Zoning Alignment Review

Issue: Zone cuts through Parcels
Error in Feet: 53
Recommended Action: Move Zone to Match Parcels

Error ID: Thur8



Map Location



Review Areas

Error

Zoning Designation

PP
RRR1/5

Base Data

Urban Growth Area Boundary
Zoning Boundary

0 50 Feet

Created by SLS and LTR
on 6/10/2024

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

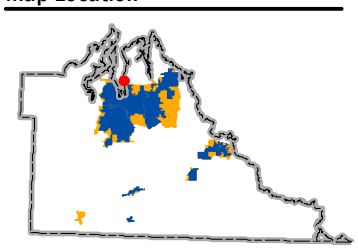
ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Thurston County Zoning Alignment Review

Issue: City Beyond UGA
Error in Feet: 40
Recommended Action: Align City and Zoning w UGA

Error ID: Oly06

Map Location



Review Areas

Error Area

Zoning Designation

R-4-8
RRR1/5

Base Data

Urban Growth Area Boundary
Zoning Boundary
Cities

0 40 Feet

Created by SLS and LTR
on 6/10/2024

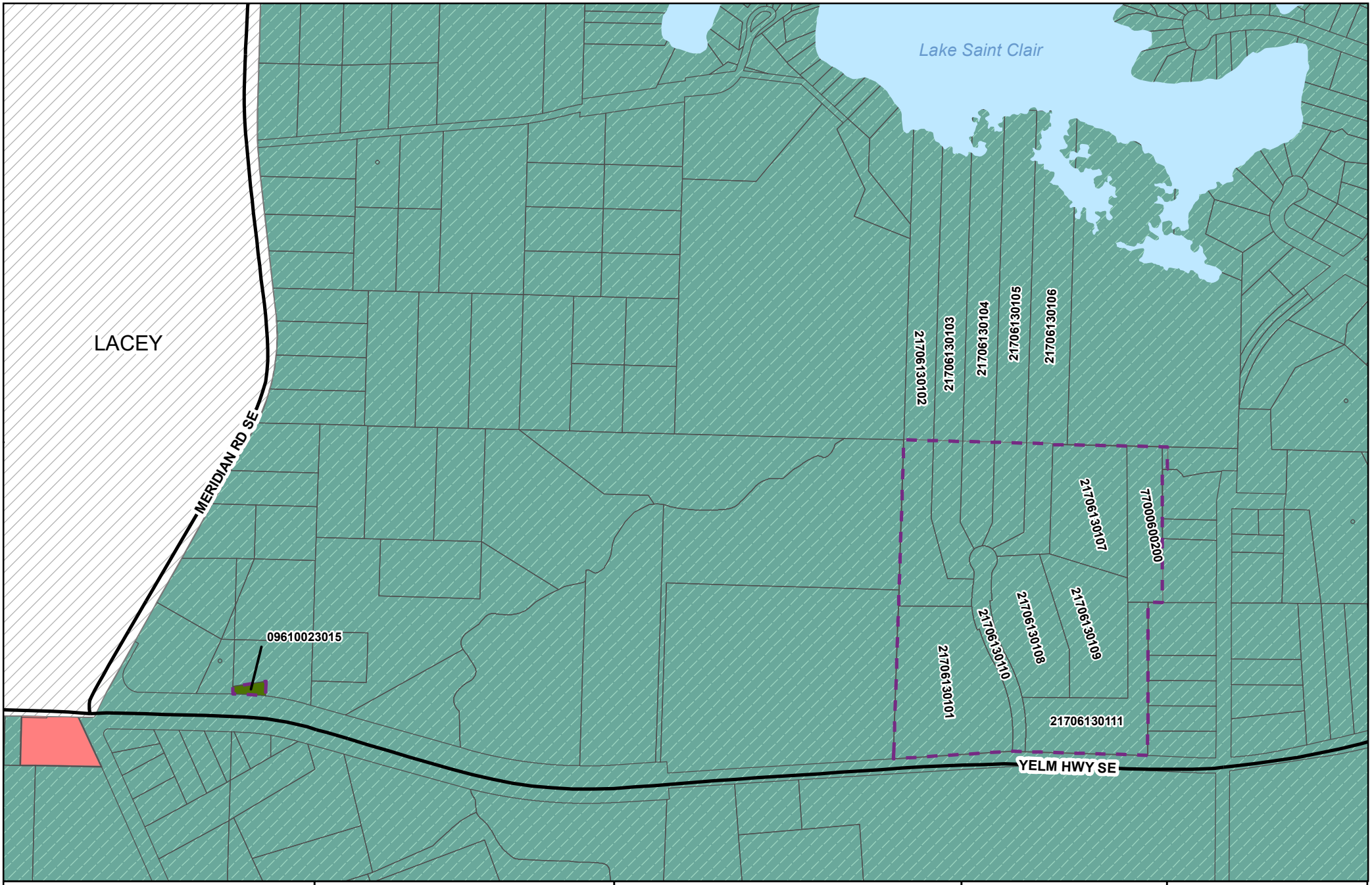
The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

THURSTON 2045
ADOPTING ORDINANCE

ATTACHMENT C

December 16, 2025



Public Parks Correction

Zoning

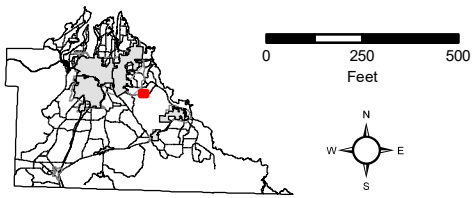
- McAllister Geologically Sensitive (MGSA)
- Public Parks, Trails & Preserves (PP)
- Neighborhood Convenience (NC)

Other

- Urban Growth Area (UGA)

2025 CPAs Ordinance 12-16-2025
p. 178 of 184

Parcel 09610023015 corrected to PP. Parcels 21706130101, 21706130102, 21706130103, 21706130104, 21706130105, 21706130106, 21706130107, 21706130108, 21706130109, 21706130111, and 77000600200 corrected to MGSA.



THURSTON COUNTY
WASHINGTON
SINCE 1852

Thurston County makes every effort to ensure that this map is a true and accurate representation of the work of County Government. However, the county and all related personnel make no warranty, express or implied, regarding the accuracy, completeness or convenience of any information disclosed on this map. Nor does the County accept liability for any damage or injury caused by the use of this map.

To the fullest extent permissible pursuant to applicable law, Thurston County disclaims all warranties, express or implied, including, but not limited to implied warranties of merchantability, data fitness for a particular purpose, and non-infringements of proprietary rights.

Under no circumstances, including, but not limited to negligence, shall Thurston County be liable for any direct, indirect, incidental, special or consequential damages that result from the use of, or the inability to use, Thurston County materials.

THURSTON 2045
ADOPTING ORDINANCE

ATTACHMENT D

December 16, 2025

Ordinance Attachment D 12-16-2025

SARG T RD SW

HWY 12/US 12

JAMES RD SW

OLD HWY 9 SW

I-5

OLD HWY 99 SW

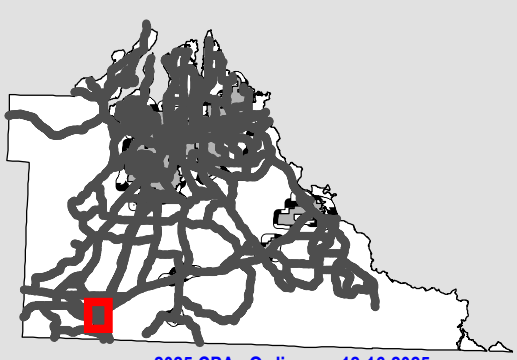
Land Use and Zoning District Changes

Residential 3-6/1 becomes
Residential 5-12/1

Land Use and Zoning District Changes

Residential 4-16/1 becomes
Residential 8-24/1

NORTH



2025 CPAs Ordinance 12-16-2025
p. 180 of 184

Grand Mound Future Land Use

Urban Growth Area (UGA)

Zoning

- *RL 1/1* — Residential LAMIRD - 1 Unit Per 1 Acre
- *RRR 1/5* — Rural Residential/Resource - 1 Unit Per 5 Acres
- *R 5-12/1* — Residential - 5-12 Units Per 1 Acre
- *R 8-24/1* — Residential - 8-24 Units Per 1 Acre
- *LTA* — Long-Term Agriculture
- *AC* — Arterial Commercial
- *PI* — Planned Industrial Park
- *LI* — Light Industrial

0 0.25 0.5

Miles

THURSTON COUNTY
WASHINGTON
SINCE 1852

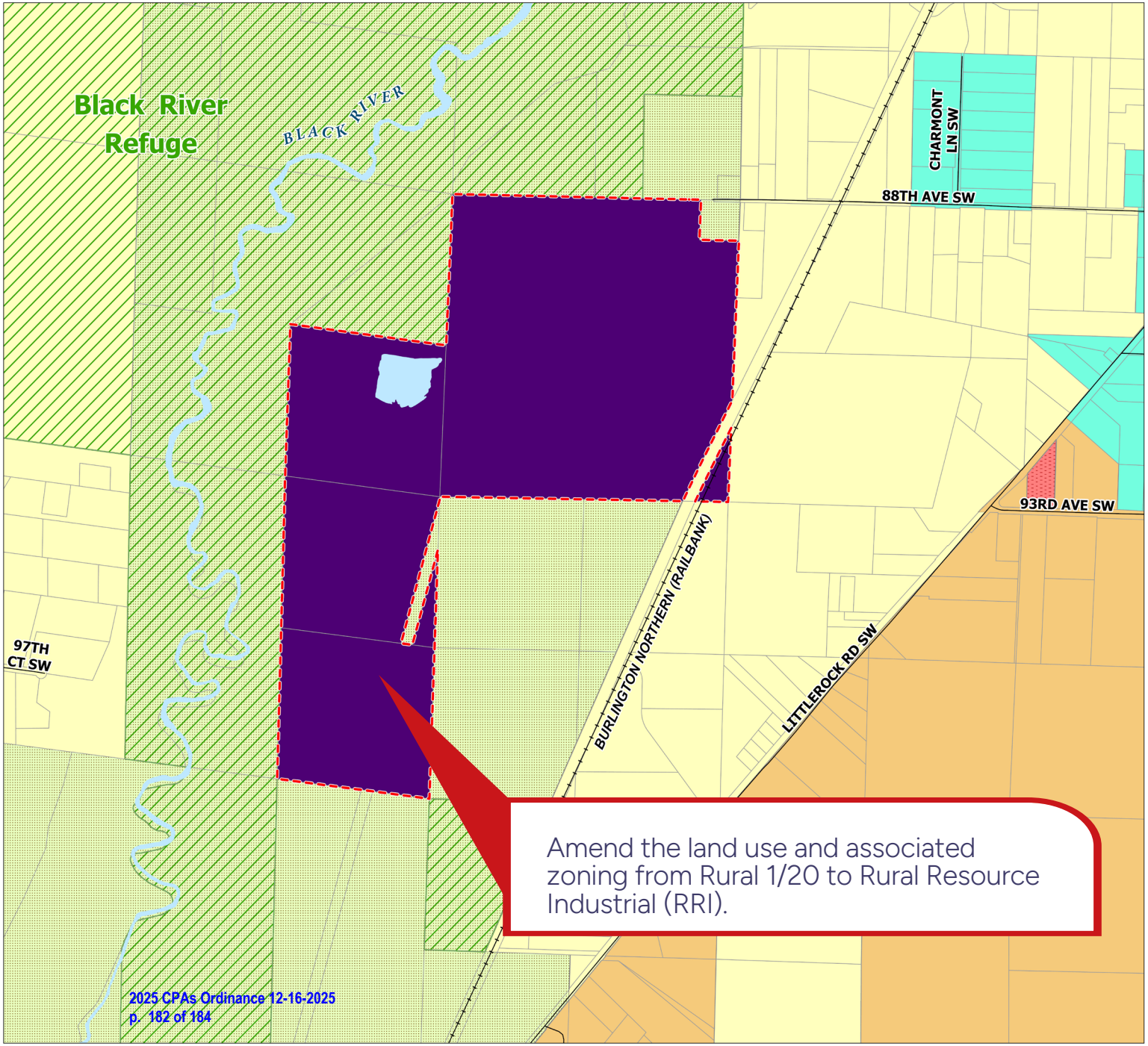
The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

THURSTON 2045
ADOPTING ORDINANCE

ATTACHMENT E

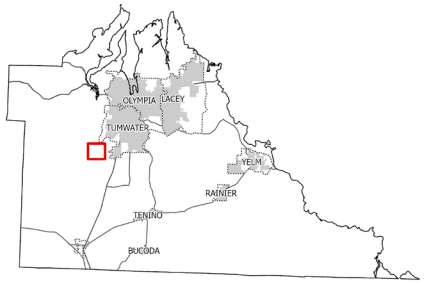
December 16, 2025



Black Lake Quarry (Littlerock) Rezone Proposal

Applicant: Black Lake Quarry LLC
Amendment: From Rural 1/20 to Rural Resource Industrial
Project Info: +/-270 acres

- Study Area
- RRI - Rural Resource Industrial (Proposed Change from R 1/20)
- NC - Neighborhood Convenience Commercial
- R 1/10 - Rural 1/10
- R 1/20 - Rural 1/20
- RL1/2 - Residential LAMIRD 1/2
- RRR1/5 - Rural Residential Resource 1/5
- Parks



THURSTON COUNTY

NORTH

0 0.13 0.25
Miles

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Authorized for 3rd Party reproduction for personal use only.

Created on 4/1/2025 10:40 AM by WE.

S:\Projects\Comp_Plan\2025\BLQ_Littlerock_Rezone\BLQ_Littlerock_Rezone.aprx

THURSTON 2045
ADOPTING ORDINANCE

ATTACHMENT F

December 16, 2025

DISCLAIMER: Thurston County makes every effort to ensure that this map is a true and accurate representation of the work of County Government. However, the county and all related personnel make no warranty, express or implied, regarding the accuracy, completeness or convenience of any information disclosed on this map. Nor does the County accept liability for any damage or injury caused by the use of this map.

To the fullest extent permissible pursuant to applicable law, Thurston County disclaims all warranties, express or implied, including, but not limited to implied warranties of merchantability, data fitness for a particular purpose, and non-infringements of proprietary rights.

Under no circumstances, including, but not limited to negligence, shall Thurston County be liable for any direct, indirect, incidental, special or consequential damages that result from the use of, or the inability to use, Thurston County materials.

Military Influence Area Overlay District

- Military Influence Area Overlay*
- Military Coordination and Notice Area**
- Imaginary Surfaces**
- Joint Base Lewis-McChord
- City Limits
- Urban Growth Areas

*This area is a proposed overlay to the Official Zoning Map for Thurston County, Washington
**Military Influence Area Overlay Report, May 2019, SSMCP

OLYMPIA
LACEY
TUMWATER
TENINO
RAINIER
YELM
Joint Base Lewis-McChord
Grand Mound
BUCODA

0 ½ 1 2 3 4 Miles

THURSTON COUNTY
WASHINGTON
SINCE 1852

Document Path: S:\Projects\Comp_Plan\2025_Update\MXDs\SmallerFile_11x17\MilitaryInfluenceAreaOverlayDistrict_11x17.mxd

Date: 11/21/2025 by WE

RESOLUTION NO. _____

A RESOLUTION AMENDING THE THURSTON COUNTY COMPREHENSIVE PLAN FULFILLING THE REQUIREMENTS OF THE WASHINGTON STATE GROWTH MANAGEMENT ACT, AND TO PROVIDE FOR OTHER MATTERS PROPERLY RELATED THERETO.

WHEREAS, Thurston County is required to plan under Chapter 36.70A RCW, the Growth Management Act (GMA), which contains fifteen goals that are intended to guide the development and adoption of comprehensive plans, which relate to urban growth, rural development, reduced sprawl, transportation, housing, economic development, property rights, permits, natural resource industries, open space and recreation, environment, citizen participation and coordination, public facilities and services, historic preservation, and shoreline management act goals and policies; and

WHEREAS, Thurston County first adopted a Comprehensive Land Use Plan in 1975 and completed its last periodic update in 2019 with Resolution No. 15836; and

WHEREAS, the GMA requires the comprehensive plan to demonstrate and uphold the concepts of internal consistency, conformity, and concurrency; and

WHEREAS, the GMA also requires a process of early and continuous citizen participation for amending comprehensive plans; and

WHEREAS, other Comprehensive Plan amendments are being pursued by Thurston County to address its current GMA update requirement; and

WHEREAS, the Board of County Commissioners (Board) has made findings of fact relating to the Thurston County Comprehensive Plan Amendments referenced in this resolution supporting said amendments which are set forth below for adoption.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THURSTON COUNTY, AS FOLLOWS:

SECTION 1. FINDINGS. For the purposes of effective land use planning, the Board of County Commissioners of Thurston adopts the following legislative findings of fact for adopted amendments:

A. GENERAL FINDINGS

1. Thurston County is required to plan under Chapter 36.70A RCW, the Growth Management Act (GMA), and has performed professional review, public notice, and comment with respect to these amendments.

2. The GMA requires counties to adopt county-wide planning policies to guide the adoption of comprehensive plans. The principal purpose of these policies is to ensure that the comprehensive plans of counties and the cities within them are coordinated and consistent with each other. The amendments to the Thurston County Comprehensive Plan adopted by this resolution were prepared, considered, and adopted in compliance with the county-wide planning policies.

3. The Thurston County Comprehensive Plan, as amended, collectively includes joint plans with the cities of Bucoda, Lacey, Olympia, Rainier, Tenino, Tumwater, and Yelm, as well as the

Nisqually, Rochester, and Grand Mound subarea plans. Plans contain chapters on land use, natural resource lands, housing, transportation, capital facilities, utilities, economic development, the natural environment, archaeological and historic resources, and climate change and resiliency that govern development throughout unincorporated Thurston County and comply with GMA requirements for comprehensive plans.

4. The amendments as part of the periodic update to the Thurston County Comprehensive Plan adopted by this resolution were included on the 2024-2025 Official Comprehensive Plan Docket as items "CPA-4, Capital Improvement Program", "CPA-17, Thurston 2045" and "CPA-24, Black Lake Quarry", as required by Chapter 2.05 Thurston County Code (TCC), Growth Management Public Participation.

5. The County uses several methods to ensure early and continuous public participation and open discussion in the review of proposed amendments including but not limited to direct mailing, email lists, public town halls, internet information pages, and posted public notices.

6. The amendments to the Thurston County Comprehensive Plan adopted by this resolution were the subject of a series of public hearings before the Thurston County Planning Commission and the Thurston County Board of County Commissioners (Board) and separate work sessions by each body as required by the GMA and the Thurston County Code.

7. In formulating its recommendations on the amendments contained herein, the Planning Commission considered public comments received through public hearings and the public process.

8. In formulating its final decision on the amendments contained herein, the Board considered public comments received through public hearings and the public process.

9. This resolution will amend the Thurston County Comprehensive Plan and related plans.

10. The Board believes adopting the amendments is necessary for the preservation of the public health, safety, and general welfare of Thurston County residents.

B. FINDINGS

GROWTH MANAGEMENT ACT GOALS

1. Chapter 36.70A RCW provides 15 goals "to guide the development and adoption of comprehensive plans and development regulations" under the GMA. The goals are not listed in order of priority.

2. In formulating the Comprehensive Plan amendments adopted by this resolution, the Board has considered the goals contained in RCW 36.70A.020. The Board has weighed the goals as they apply to the subject matter of this resolution.

3. The findings below and the record generated in the public hearing process and at the adoption of this resolution show that this measure is consistent with the GMA goals.

C. FINDINGS

TEN-YEAR PERIODIC UPDATE

I. General

1. The GMA requires Thurston County to follow a schedule of review and update its Comprehensive Plan and development regulations known as the "periodic update" on a ten-year cycle, pursuant to RCW 36.70A.130(5). Amendments to the Thurston County Comprehensive Plan and associated development regulations were reviewed pursuant to the ten-year update schedule.

2. This periodic update, termed "Thurston 2045", revises the plan to ensure internal consistency and compliance with GMA.

3. Under the schedule established in RCW 36.70A.130(5), the deadline established for the County to comply with the next update required by RCW 36.70A.130(1) is December 31, 2025.

4. The County reviewed and evaluated the Thurston County Comprehensive Plan and development regulations for the protection of critical areas in 2023 using the Department of Commerce Critical Areas Checklist 2022 and in 2024 using the Department of Commerce Critical Areas Checklist 2024, and determined no revisions are required at this time. This is presumed valid to satisfy this portion of the requirements of the ten-year update.

5. The County intends to pursue elective updates to the Critical Areas Ordinance in 2026 as a separately docketed project.

6. The Board approved a Scope of Work for the Thurston County Comprehensive Plan Periodic Update on May 2, 2023 under Resolution 16269.

7. The mandatory elements under RCW 36.70A.070 include land use, housing, capital facilities, utilities, rural, transportation, economic development, park and recreation, and climate change and resiliency. These elements of the Thurston County Comprehensive Plan have been reviewed and with the amendments contained herein are complete, internally consistent, and coordinated with each other.

8. Health and economic development chapters, recently updated in 2020, were not included in the adopted scope of work under Resolution 16269 but have had reference and formatting changes as contained herein.

9. Updates to the Joint Plans for the Urban Growth Areas of Olympia, Lacey, and Tumwater for consistency with city housing updates will continue, following the cities' adoptions of changes to their comprehensive plans.

10. Thurston 2045 outreach occurred at more than sixty-seven events, including some topic specific presentations to external community groups. Events and groups presented to included but were not limited to Nisqually Pride and Health Fair, Rochester-Grand Mound Chamber of Commerce, Local Good Governance Coalition, Juneteenth Celebration, Back to School Bash, LatinX, Cielo, Alliance for a Healthy South Sound, Olympia Master Builders, Storm and Surface Water Advisory Board, Historic Commission, and South Thurston Economic Development Initiative.

11. Thurston County hosted listening sessions on July 18 and August 5, 2023 and several in-person and online open house events in 2024 on June 13 and 14, September 18, and December 4 and in 2025 on February 15, April 23 and 26, and June 21.

12. The Thurston County Planning Commission reviewed topics of the periodic update at 39 work sessions between November 2022 and September 2025.

13. The Thurston County Planning Commission held two public hearings on Thurston 2045 on April 23 from 6-9 PM and April 26, 2025 from 10 AM to 2 PM.

14. At 10 work sessions following the public hearings, the Thurston County Planning Commission reviewed and made recommendations on the Thurston 2045 drafts.

15. The Thurston County Planning Commission made a series of recommendations on August 27, 2025 to recommend that industrial uses be limited to those that support natural resource operations, that changes be pursued to achieve 5% rural growth over the next planning period with implementation beginning in the next 2-6 years, that housing densities be increased within residential areas of Grand Mound to meet housing deficits, that rural detached accessory dwelling units ("ADUs") be allowed within 100 feet of the primary structure on a parcel, and that conservation subdivisions with a density bonus provision be allowed.

16. The Planning Commission also recommended that the health chapter be updated before the next ten-year update window.

17. The Board reviewed Thurston 2045 prior to holding a public hearing over a series of 7 work sessions that focused on element updates of the Comprehensive Plan and 1 work session focused on public comment received.

18. The Board held a public hearing on November 4, 2025. Following the public hearing, the Board held 1 work session to provide preliminary direction on major policy decisions.

19. The Board concurs with the Planning Commission's recommendation. The Board further recognizes that attaining an approximate five percent share of countywide growth in the rural area during the next planning period depends on actions by external partners—including the cities, regional service providers, and other agencies and therefore should not be construed as a standard of strict compliance. Accordingly, the Comprehensive Plan expresses this as an aspirational objective to strive toward, while preserving flexibility to adjust strategies and tools if partner actions or market conditions prevent achievement of that level.

20. A SEPA Determination of Significance was issued on July 18, 2024 (Project No. 2024102629). A draft SEIS was issued on February 13, 2025. A Final SEIS was issued on December 5, 2025.

21. Pursuant to RCW 36.70A.106, a notice of intent to adopt (ID 2025-S-8490) was sent to the Washington State Department of Commerce on August 11, 2025.

22. New formatting, including, but not limited to, font style, headers, footers, table nomenclature, map nomenclature, page numbering, and citations are reflected in the chapter changes contained in this resolution.

23. Table nomenclature contained in this resolution has been revised for consistency throughout the plan.

24. Chapter numbers have changed for topics, resulting in the reordering of elements so that now chapter 2 is Climate, 3 is Land Use, 4 is Environment, 5 is Natural Resource Lands, 6 is Health, 7 is Housing, 8 is Transportation, 9 is Capital Facilities, 10 is Utilities, 11 is Cultural Resources, 12 is Economic Development, 13 is Plan Amendments, and 14 is Glossary.

25. Appendix numbers have also changed resulting in Appendix A as the technical appendix, B as the implementation plan, C as a description of related plans and studies, D as a list of plan amendments, E as the maps appendix, and F as reserved.

26. The changes to background information, goals, policies, and objectives contained in this resolution have been reviewed for consistency with existing plans, state law, and court rulings.

27. The changes to the Thurston County Comprehensive Plan adopted by this resolution consider growth and plan over a 20-year planning horizon, projecting out to 2045.

II. Updates in Response to the Growth Management Hearings Board Compliance Order on Futurewise V. Thurston County, No. 20-1-0001

28. Thurston County adopted amendments to the comprehensive plan as part of the last periodic update on November 12, 2019 under Resolution 15836 and Ordinance 15837.

29. A petition for review of Resolution 15836 and Ordinance 15837 was filed to the Growth Management Hearings Board (GMHB) on January 15, 2020 by Futurewise, as case number 20-2-0001.

30. On December 17, 2024, the County adopted amendments under Resolution 16492 and Ordinance 16493 in response to Futurewise v. Thurston County, No. 20-2-0001.

31. On February 14, 2025, Futurewise filed a petition for review with the Washington State GMHB challenging the County's adoption of Resolution No. 16492 and Ordinance No. 16493, both adopted on December 17, 2024, as part of the County's periodic update to the Comprehensive Plan. This petition was assigned Case No. 25-2-0001.

32. On March 13, 2025, pursuant to RCW 36.70A.290(5), the GMHB issued an order consolidating Case Nos. 20-2-0001 and 25-2-0001 into a single proceeding under GMHB Case No. 20-2-0001c. Both cases addressed the Natural Resources Element of the Comprehensive Plan and the County's criteria for designating Agricultural Resource Lands.

33. On August 13, 2025, the GMHB issued its Final Decision and Order in Case No. 20-2-0001c. The Board found that, except for one issue, Thurston County's 2024 Comprehensive Plan amendments complied with the GMA. The GMHB determined that the County failed to meaningfully consider farmlands of statewide importance (FSI) as required by WAC 365-190-050(3)(c)(i) and RCW 36.70A.050(3).

34. The GMHB issued a Compliance Order remanding the matter to Thurston County for further legislative action to bring its agricultural resource land designation criteria into full compliance with the GMA. The GMHB directed the County to complete corrective action by February 9, 2026, and submit a Statement of Actions Taken to Comply to the GMHB by February 23, 2026, pursuant to WAC 242-03-590.

35. The GMHB directed Thurston County to consider, but not necessarily designate, FSI under WAC 365-190-050(3)(c)(i). The rule requires only consideration of FSI as one nonexclusive criterion for determining lands with long-term commercial significance. County discretion remains under RCW 36.70A.170(1)(a) to weigh local soil productivity, land capability, and economic viability when establishing agricultural designations.

36. In consideration of soils for designation in the long-term agriculture criteria, the Thurston County Planning Commission considered FSI on July 5, 2023. Specifically, the Planning

Commission reviewed USDA definition for FSI and that these soils don't meet prime criteria, but can still produce high yields when and if managed well. An overview of land capability classification and erosion potential of FSI was provided. The Planning Commission unanimously agreed these soils should be reviewed as part of the periodic update as they are generally less capable than the prime soils under consideration.

37. On September 3, 2025, the Planning Commission reviewed past findings for soils in Thurston County and FSI, and approaches to addressing FSI soils moving forward and re-affirmed previous direction.

38. The Planning Commission made a finding in their recommendation letter that, "7. Review of Farmlands of Statewide Importance until the time of the periodic comprehensive plan update will allow a thorough review and the county to consider other innovative options to protect agriculture beyond the Long-Term Agriculture designation and zoning".

39. Soils designated under Resolution 16492 have demonstrated productivity, low erosion risk, and generally high land capability classification status. However, not all potential "prime" soils were designated under resolution 16492, with soils that were excluded being those needing significant inputs such as draining of existing wetlands or irrigation in order to maintain productivity.

40. Thurston County contains, based on an August 2025 soils analysis using the USDA NRCS Web Soil Survey, 53 mapped FSI soils totaling to approximately 169,000 acres.

41. Most FSI (78.3%) soils as of the August 2025 USDA NRCS Web Soils Survey are classified as Land Capability Classification of 4-7, meaning they have severe limitations for cultivation or are generally unsuited to sustain production without major intervention. Exclusion of these soils aligns with the original planning commission recommendation, dated August 2, 2023, to exclude soils 5 and below and soils requiring inputs with a land capability classification of 4.

42. The acre-weighted NCCPI average is 0.37, compared to 0.79 for designated prime farmland, demonstrating substantially lower inherent crop productivity.

43. Of FSI soils, only 9 meet the Planning Commission recommendation of a land capability classification of 3 or better, within minimal limitations.

44. Of those 9 soils, 8 are subclassed as "e" (erosion-prone) and thus fail slope stability and operability thresholds applied to current designations.

45. Only one soil (Yelm–Steilacoom–Everett complex, 0–30% slopes) is subclass "w" (wet), presenting drainage limitations inconsistent with efficient, large-scale agricultural use.

46. The high erosion susceptibility, limited machine operability, and shallow rooting depth of predominant FSI soils (e.g., Alderwood gravelly sandy loam, Kapowsin silt loam) significantly increase the cost and management intensity required for viable commercial production. These constraints make such lands more suitable for forest or mixed rural uses than for intensive agriculture. Their designation as agricultural lands of long-term commercial significance would not align with the Growth Management Act's intent to focus resource land protections on areas with genuine long-term commercial potential.

47. To ensure ongoing agricultural viability outside of the designated LTA areas, the 2025 Comprehensive Plan update introduces Policy NR-1.A.6, directing study of a new agricultural

zone for smaller parcels and FSI lands not included in long-term agriculture designations; and Implementation Plan (IP-H-17), proposing density reductions, clustering, and conservation mechanisms to protect agricultural soils and rural character, which may include FSI soils.

48. The County cannot pursue innovative zoning techniques until the final LTA designation is rectified.

49. Amendments contained herein to Chapter 5 – Natural Resources, Appendix A – Technical Appendix, and Appendix B – Implementation Plan of the Comprehensive Plan respond to the Board's Compliance Order by addressing the treatment of Farmlands of Statewide Importance (FSI) within the Natural Resources and Land Use Elements.

50. Based on comparative soil capability, productivity indices, and landform characteristics, the Board of County Commissioners finds that Farmlands of Statewide Importance in Thurston County do not exhibit long-term commercial significance.

51. The findings herein are intended to achieve full compliance with the Growth Management Act and satisfy the requirements established by the Growth Management Hearings Board in Case No. 20-2-0001c to "consider" FSI while providing a more appropriate regulatory mechanism than full LTA designation.

III. Administrative Chapters

52. The Title Page, Table of Contents, Chapter 1-Introduction, Chapter 13-Plan Amendments, Chapter 14-Glossary, and Appendices A through F include administrative and technical information as part of the Thurston County Comprehensive Plan.

53. Editing and organizational changes are made to delete outdated text and references, and to update and clarify language.

54. The Glossary (Chapter 14) has been updated to include new terms and abbreviations used in the Plan.

55. The Thurston County History Appendix (Appendix A) is repealed. Technical information related to natural resources, housing, and transportation are added to a new appendix titled Technical Appendix (Appendix A) which replaces the former.

56. A new Implementation Plan is developed as Appendix B. This appendix places greater weight on linking policies to actionable steps but does not constitute authorization or a time-sensitive requirement for every individual action identified within this plan. New actions that require comprehensive plan amendments, other long range plan amendments, development code amendments, or changes to existing county programs may require docketing, public review, and legislative action.

IV. Chapter 2 – Climate

57. House Bill 1181 (2023) amended the Growth Management Act to require counties and cities to incorporate climate change and resiliency considerations into comprehensive plans during periodic updates, ensuring that both greenhouse gas mitigation and climate adaptation are addressed in long-range planning.

58. The state Growth Management Act requires Thurston County to adopt a climate and resiliency element as part of its Comprehensive Plan, consistent with RCW 36.70A.070(9).

59. Thurston County prepared a new Climate Chapter (Chapter 2) of the Thurston County Comprehensive Plan in accordance with these new statutory requirements, drawing on the 2018 Thurston Climate Adaptation Plan and the 2020 Thurston Climate Mitigation Plan.

60. The Chapter establishes a dual framework of mitigation (reducing greenhouse-gas emissions) and resilience/adaptation (preparing for and recovering from climate impacts), consistent with RCW 36.70A.070(9).

61. The chapter identifies key vulnerabilities to public health, infrastructure, ecosystems, and resource-based industries, including flood hazards, wildfire smoke exposure, heat illness, transportation and utility disruption, and habitat stress, thereby establishing a factual record for climate adaptation policy. The Thurston County Climate Change Vulnerability Assessment (November 2024) was developed as a technical supporting document to the Comprehensive Plan.

62. The County completed updated greenhouse-gas inventories for both communitywide emissions and County operations. In 2022, communitywide emissions were estimated at 4.2 million metric tons CO_2e, with on-road transportation, building energy use, and land-use change comprising the largest sources.

63. The chapter establishes quantified emission-reduction targets of 45 percent below 2015 levels by 2030, 70 percent below 2015 levels by 2040, and 95 percent (net zero) by 2050 for communitywide emissions, aligning with state-level goals.

64. The chapter coordinates with and references the County-wide Planning Policies, the Thurston Regional Planning Council's Climate Mitigation Plan, and relevant local hazard-mitigation and natural-resource plans to ensure consistency across policy instruments.

65. The chapter provides equity-based findings, recognizing that climate impacts disproportionately affect older adults, children, low-income households, rural residents, and those with health vulnerabilities, and calls for equitable adaptation strategies.

66. The chapter serves as an integrating framework linking the Land Use, Transportation, Capital Facilities, Housing, Natural Resource Lands, and Environment, Recreation, and Open Space Elements, ensuring that climate considerations are embedded throughout the Comprehensive Plan.

67. Public outreach conducted between 2023 and 2025 included public meetings, Planning Commission hearings, and web-based comment opportunities. Several climate-specific outreach opportunities were held in June 2024 and Spring 2025.

68. The record demonstrates substantial public support for inclusion of clear goals, measurable emission targets, and adaptation strategies, while also identifying the need for continued monitoring and coordination with regional and Tribal partners.

69. The chapter acknowledges limitations and uncertainties inherent in long-range climate projections and commits the County to periodic review, data updates, and adaptive management.

70. The Board finds that the Climate Chapter establishes a scientifically grounded, regionally coordinated, and equitable policy framework consistent with RCW 36.70A.070 and the Department of Commerce's 2023 minimum guidelines.

71. The Board further finds that adoption of this chapter will strengthen the County's ability to protect public health and safety, safeguard natural systems, and promote sustainable economic and infrastructure development.

V. Chapter 3 – Land Use

72. The state Growth Management Act requires Thurston County to adopt a land use element as part of its Comprehensive Plan, consistent with RCW 36.70A.070(1).

73. The state Growth Management Act requires Thurston County to adopt a rural use element as part of its Comprehensive Plan, consistent with RCW 36.70A.070(5).

74. The Land Use Chapter functions as both the Land Use and Rural Elements under the Growth Management Act (GMA) and describes future land use patterns in unincorporated Thurston County, including the identification of Urban Growth Areas (UGAs). UGAs are covered by separate city/county joint plans.

75. The land use and rural elements had their last major update with adoption of Resolution 15836 in 2019.

76. The land use element contains information on the general distribution, location, and use of land for agriculture, timber, production, housing, commerce, industry, recreation, open spaces, aviation airports, public utilities, public facilities, and other land uses.

77. The land use element contains updates to population densities, building intensities, and estimates of future population growth.

78. The population forecast and land supply is updated consistent with Thurston Regional Planning Council's "Countywide Population Forecast" (2018), "Countywide Employment and Commute Forecast" (2018) and "Buildable Land Report for Thurston County" (2021).

79. The Thurston Regional Planning Council's "Buildable Lands Report" found that the urban areas (cities plus unincorporated urban growth areas) within the county contain sufficient land supply to accommodate projected urban growth through 2040.

80. Based on past trends and regional policy direction, approximately 86% growth is expected within incorporated cities and designated UGAs, and 14% growth is expected in the rural county. Thurston County is committed to working toward reduced rural growth over the planning period through strategies that reduce rural capacity and redirect growth to urban areas.

81. The land use element contains updated information on the protection of quality and quantity of groundwater used for public water supplies, including new information regarding the streamflow restoration watershed planning process identified in RCW 90.94.

82. The rural element was reviewed and includes lands that are not designated for urban growth, agriculture, forest, or mineral resources.

83. The rural element applies Growth Management Act goals and local circumstances, permits rural development, forestry, and agriculture in rural elements, includes measures that apply

to rural development and protect the rural character of the area, and allows for limited areas of more intensive rural development.

84. The 2025 update includes new background information and policy language is included in the Land Use Chapter that encourages conservation of water, prioritizes wildlife and habitat corridor protection, and discourages siting of incompatible uses adjacent to military bases.

85. The 2025 update revises the rural resource industrial designation to limit industrial uses to those that support natural resource industries.

VI. Chapter 4 – Environment, Recreation, and Open Space

86. The state Growth Management Act requires Thurston County to adopt a park and recreation element as part of its Comprehensive Plan, consistent with RCW 36.70A.070(8).

87. The Environment, Recreation, and Open Space ("Environment Chapter")(Chapter 4) is updated for consistency with existing plans, policies, and state law. It fulfills Growth Management Act objectives to protect the environment, preserve open space, and reduce natural-hazard risks while aligning with County-Wide Planning Policies. It sets goals, objectives, and policies for the natural environment, wildlife and habitat, parks and trails, tree canopy, and for water quantity and quality.

88. The Environment Chapter had its last major update with adoption of Resolution 15836 in 2019.

89. The Plan identifies and connects open-space corridors in the rural area between Urban Growth Areas (UGAs) for recreation, wildlife habitat, trails, and linkage of critical areas.

90. Updates to the Environment Chapter advance 2025 priorities to retain and enhance green and open spaces and habitat, expand and maintain recreation access, protect water availability and air and water quality, and monitor rural tree canopy to inform forest-conservation goals.

91. Climate-risk adaptation is integrated across hazards—such as flooding, wildfire, and severe storms—with an emphasis on equitable protection for vulnerable and overburdened communities in disaster planning and investment. This chapter works in tandem with the new climate chapter to address climate impacts on natural hazards.

92. Water availability is addressed through watershed planning consistent with state law. The Plan aligns land-use expectations and permit-exempt domestic water use with streamflow restoration goals to avoid impairment of instream flows and aquatic resources.

93. The Plan promotes nature-based solutions—such as living shorelines and other natural-infrastructure approaches—to reduce erosion, enhance habitat, and strengthen resilience.

94. Forest-resource policies establish a monitoring program, identify land-use-specific canopy cover, and begin to identify targets. Rural forest policy recognizes forests' stormwater and carbon-sequestration benefits and encourages direct adaptive management of County-owned forested lands.

95. The Environment Chapter coordinates with the Land Use Chapter on groundwater protection, open-space and green-corridor strategies, and hazard mitigation, ensuring a consistent, science-based environmental framework for the 2045 planning horizon.

VII. Chapter 5 – Natural Resource Lands

96. The state Growth Management Act requires Thurston County to adopt a land use element and a rural element as part of its Comprehensive Plan, consistent with RCW 36.70A.070(1) and RCW 36.70A.070(5), that appropriately designates lands for agriculture, forestry, and mining and reduces their conflict with other rural lands.

97. The Natural Resources Chapter (Chapter 5) contained in this resolution is updated for consistency with existing plans, policies, and state law. The Natural Resources Chapter implements Growth Management Act requirements to designate and conserve agricultural, forest, and mineral resource lands; sets goals and policies for agriculture, aquaculture, forestry, and minerals; and recognizes Tribal treaty and federally reserved rights and co-management roles.

98. The natural resources chapter had its last major update with adoption of Resolution 15836 in 2019 and again (agricultural lands only) with Resolution 16492 in December 2024.

99. Resolution 16492 resulted in the expansion of the Grand Mound UGA and as such, the de-designation of one site (Black Lake Quarry, consisting of 4 parcels 55801100000, 13511220300, 55802300000, 558021000003) from mineral lands because the site no longer met the County's mineral lands designation criteria. The information within the natural resources chapter and the Official Mineral Lands Designation Map (N-2) is updated as part of the 2025 update to reflect previously adopted changes under Resolution 16492.

100. The 2025 update addresses critical issues by preparing for climate impacts (e.g., drought, wildfire); reducing conversion and encroachment on resource lands by directing growth to urban areas and applying innovative rural strategies; improving agricultural viability through needed infrastructure and market access; and protecting Tribal and federally reserved access to resources.

101. The 2025 update emphasizes support of conservation and incentive-based implementation tools include Open Space tax classifications, TDR/PDR, conservation easements and fee simple acquisitions (Conservation Futures), the Voluntary Stewardship Program, and Habitat Conservation Plan working-lands easements.

102. The 2025 update revises narrative and policies of the aquaculture section to better align with recent updates to the Thurston County Shoreline Master Program.

VIII. Chapter 6 – Health

103. The Health & Human Services Chapter ("Health Chapter") (Chapter 6) had its last major update in 2020 with adoption of Resolution 15953 in 2020.

104. The Health Chapter was reformatted for clarity and readability, with tables and figures renumbered and internal cross-references updated; no substantive policy changes were made.

IX. Chapter 7 – Housing

105. The state Growth Management Act requires Thurston County to adopt a housing element as part of its Comprehensive Plan, consistent with RCW 36.70A.070(2).

106. The Housing Chapter (Chapter 7) contained in this resolution is updated for consistency with existing plans, policies, and state law. The Housing Chapter implements Growth Management Act requirements by planning for and accommodating housing affordable to all income levels, providing an inventory of needs (including emergency housing/shelters and

permanent supportive housing), demonstrating sufficient land capacity and moderate-density options in the Grand Mound UGA, documenting programs/actions (including the role of Accessory Dwelling Units) to achieve housing availability, and identifying and undoing policies that cause racially disparate impacts, displacement, or exclusion.

107. The housing element was last updated with adoption of Resolution 15836 in 2019.

108. The 2025 update grounds the chapter in current local conditions such as rising cost burden, homelessness/unstable housing, and aligns with County-wide Planning Policies and other plan elements while retaining the chapter's purpose to ensure enough land and enabling regulations for housing at all income levels.

109. Regional analysis conducted through the TRPC Thurston County 2020-2045 Housing Need Allocations by Income (December 2024) shows capacity and needs. TRPC forecasts 54,356 net new homes countywide (2020–2045). The rural county is assigned 7,531 homes by 2045 and does not show any deficit by income bracket. Grand Mound is assigned 310 units through 2045 and shows a deficit of units in the 0-80% income bracket of approximately 222 units.

110. Changes made within the Plan and within associated development regulations adopted by corresponding ordinance provide for housing within Grand Mound in the 0-80% income bracket, including Accessory Dwelling Units and Low-Rise Multifamily, as well as other types of multi-family housing.

111. The 2025 update contains goals that prioritize growth to Grand Mound and to other Urban Growth Areas and cities, with a goal of reducing rural growth over the next 20-year planning period.

112. The Plan advances near-term provisions to improve affordability and production and includes changes adopted by corresponding ordinance that will allow and encourage low-rise multifamily and middle housing in Grand Mound, increase density, and provide incentives for additional density. Other updates are made to UGAs of Tenino, Rainier, Yelm, and Grand Mound to provide for ADU reforms consistent with SB 5235 and HB 1337 and include allowing up to two ADUs per single-family lot. The UGA Joint Plans and UGA land use codes for Olympia, Lacey, and Tumwater will be updated following city completion of their individual Comprehensive Plans.

113. The 2025 update includes policies continue to encourage affordable housing for all economic segments, a variety of housing types and densities (including manufactured housing and ADUs), preservation of existing stock, and equitable outcomes. Policies also encourage protection of health and livability across neighborhoods while addressing racially disparate impacts and displacement risk.

114. The 2025 update encourages a variety of housing within the rural area and provides for detached Accessory Dwelling Units on a limited basis. The update also streamlines permitting for mobile home parks and encourages conservation subdivisions (cluster development) through limited density bonuses for small home sizes or increased resource parcel size. Density bonuses do no increase rural density because they are tied to the regional Habitat Conservation Plan (HCP) service areas and are only available in the amount of already existing retired development rights through the HCP.

X. Chapter 8 – Transportation

115. The state Growth Management Act requires Thurston County to adopt a transportation element as part of its Comprehensive Plan, consistent with RCW 36.70A.070(6).

116. The Transportation Chapter (Chapter 8) contained in this resolution is updated for consistency with existing plans, policies, and state law. The Transportation Chapter is consistent with the land use element, Regional Transportation Plan, the County's six-year Capital Facilities Plan and Transportation Improvement Program, and other plans.

117. The transportation element was last updated with adoption of Resolution 15836 in 2019.

118. The Transportation Chapter (Chapter 8) includes an inventory of air, water, and ground facilities and services, projected facility needs, regionally coordinated level of service (LOS) standards, actions to meet LOS, state and system demand projections, funding analysis, policies to address intergovernmental coordination, Transportation Demand Management (TDM) strategies. an active-transportation component, an ADA transition plan, and a nexus to the climate-resiliency element that reduces greenhouse-gas emissions.

119. The transportation element includes revised level of service standards and projections through 2045 for arterials, transit routes, and highways reflected in the amendments as contained in this resolution.

120. The transportation element includes revised text and policy language that includes actions and requirements for bringing into compliance locally owned transportation facilities or services below an established level of service standard.

121. The transportation element includes new Multi-Modal Level of Service standards, a pedestrian and bicycle component with level-of-traffic-stress information, information on existing and future networks, and reduction of Vehicle Miles Traveled.

122. The transportation element integrates data and policies from the 2045 Regional Transportation Plan.

123. The Chapter was submitted to the Thurston Regional Planning Council for certification on September 9, 2025 and confirmed consistent with the 2045 Regional Transportation Plan on December 4, 2025.

XI. Chapter 9 – Capital Facilities

124. The state Growth Management Act requires Thurston County to adopt a capital facilities element as part of its Comprehensive Plan, consistent with RCW 36.70A.070(3).

125. The capital facilities element was last updated with adoption of Resolution 15836 in 2019.

126. The capital facilities element adopted by this resolution is updated for consistency with existing plans, policies, and state law. It is consistent with the land use element, transportation element, utilities element, Regional Transportation Plan, the County's six-year Capital Improvement Program and Transportation Improvement Program, and other plans.

127. The Chapter shows a reasonable plan for those capital facilities, which will be needed to accommodate the future levels of population projected for Thurston County. It is consistent with the growth phasing, densities, and distribution of growth anticipated in the land use element of the Comprehensive Plan.

128. The capital facilities element contains levels of service planning assumptions of county facilities, which reflect community goals, and which will provide a reasonable level of service to the expected population.

129. The Chapter strengthens regional coordination, recognizes that multiple independent public entities provide key facilities, and requires concurrency for transportation and adequacy mechanisms for other facilities, with reassessment procedures when levels of service cannot be maintained.

130. Level of service planning assumptions for parks and trails; roads; and sewer systems, water systems, solid waste, and stormwater exist in their respective chapters and have been updated.

131. The capital facilities element estimates the amount of funding needed for planned facilities and identifies sources of funding for which there is reasonable assurance of availability.

132. The Chapter establishes a 20-year generalized project program totaling approximately $836.2 million across all categories and identifies financing tools implemented via the County's six-year Capital Improvement Program (Appendix G) and coordinated with the Transportation Improvement Program.

XII. Chapter 10 – Utilities

133. The state Growth Management Act requires Thurston County to adopt a utilities element as part of its Comprehensive Plan, consistent with RCW 36.70A.070(4).

134. The utilities element was last updated with adoption of Resolution 15836 in 2019.

135. The Utilities Chapter adopted by this resolution is updated for consistency with existing plans, policies, and state law. It is consistent with the land use element, transportation element, capital facilities element, and other plans.

136. The Utilities Chapter fulfills Growth Management Act requirements for a utilities element and identifies the general and proposed locations and capacities of existing and future utilities (including electrical, telecommunication, and natural gas lines). It aligns with state implementation guidance for coordinated trenching, joint use of corridors, timely utility notification, and permit coordination.

137. This 2025 update replaces the 2019 version and adds an outline of regulatory roles, inventories private utilities, and integrated climate and resilience priorities, factoring climate impacts into full-life-cycle utility design and costs, supporting renewable energy deployment consistent with state policy, maintaining aging infrastructure, expanding rural connectivity, and safeguarding essential resources amid growth in energy-intensive industries.

XIII. Chapter 11 – Cultural Resources

138. The Archaeological and Historic Resources Chapter ("Historic Element") (Chapter 11) was last updated with adoption of Resolution 15836 in 2019.

139. The historic element provides a framework for identification, documentation, protection, and rehabilitation of archaeological and historic resources.

140. The historic element includes policies and practices for preservation of archaeological and historic resources.

141. The historic element is consistent with other elements of the Comprehensive Plan, county wide planning policies, and related plans.

XIV. Chapter 12 – Economic Development

142. The Economic Development Chapter (Chapter 12) had its last major update with adoption of Resolution 15836 in 2019.

143. The Economic Development Chapter was reformatted for clarity and readability, with tables and figures renumbered and internal cross-references updated; no substantive policy changes were made.

D. FINDINGS

APPENDIX G, 2026-2031 CAPITAL IMPROVEMENT PROGRAM

I. General

1. The state Growth Management Act (GMA), Chapter 36.70A RCW, requires the counties within its scope to adopt comprehensive plans which are guided by the Act's goals and which meet the Act's requirements.

2. The GMA requires counties to adopt county-wide planning policies to guide the adoption of comprehensive plans. The principal purpose of these policies is to ensure that the comprehensive plans of counties and the cities within them are coordinated and consistent with each other. The amendments to the comprehensive plan adopted by this resolution were prepared, considered, and adopted in compliance with the county-wide planning policies**.**

3. The amendments to the Appendix G of the Comprehensive Plan adopted by this resolution were the subject of a public hearing before the Thurston County Planning Commission on August 6, 2025, and a public hearing before the Thurston County Board of County Commissioners on November 4, 2025.

4. This resolution repeals and replaces the existing Appendix G, Capital Improvement Program, of the Comprehensive Plan for Thurston County.

5. The measures adopted by this resolution comply with the GMA and other governing law and are reasonably related to the public health, safety and welfare.

6. A SEPA Determination of Non-significance for the amendments adopted by this resolution was issued August 14, 2025 (SEPA No. 2025103291) and amends the 1994 Environmental Impact Statement (EIS) for the Thurston County Comprehensive Plan.

7. Pursuant to RCW 36.70A.106, a notice of intent to adopt (ID 2025-S-9738) was sent to the Washington State Department of Commerce on August 11, 2025.

II. Capital Facilities

8. The state Growth Management Act requires Thurston County to adopt a capital facilities element as part of its Comprehensive Plan which contains a six-year capital improvements program, consistent with RCW 36.70A.070.

9. After public hearings by the Thurston County Planning Commission and Board of Commissioners, Resolution No. 10617 was enacted on April 18, 1994, adopting the Thurston

County Capital Facilities Plan in compliance with the GMA. This plan applied in unincorporated Thurston County, including urban growth areas. It included goals and policies, facility inventory and needs assessment for capital facilities as well as the six-year financing plan for the capital improvements proposed to be carried out by Thurston County in these areas.

10. Since the original adoption in 1994, a separate appendix to the Comprehensive Plan was created for the six-year financing plan portion of the capital facilities element. Appendix G, also known as the Capital Improvement Program, is updated on an annual basis with capital project financing information and project descriptions for the subsequent six-year period.

11. Appendix G is being repealed and replaced by this resolution to update the capital improvement program for the years 2026-2031.

12. The capital improvement program adopted by this resolution is a reasonable plan for those capital facilities that will be needed to accommodate the future levels of population projected for Thurston County. It is consistent with the growth phasing, densities, and distribution of growth anticipated in the land use element of the Comprehensive Plan.

13. This capital improvement program estimates the amount of money needed for the planned facilities and identifies sources of funding for which there is reasonable assurance of availability. Actual financial and budgetary decisions by the county may deviate to some degree from the estimates presented in the capital improvement program.

E. FINDINGS

TEN YEAR-PERIODIC UPDATE

COMPREHENSIVE PLAN MAPS

1. Maps within the Thurston County Comprehensive Plan were updated with Resolution 15836 in 2019 or Resolution 16492 in December 2024. The Future Land Use Map (L-1) was updated through annual amendments, most recently in 2024.

2. New data and information exist for jurisdictional boundaries and subareas, land use, military and airport impact areas, historic resources, water and sewer, public purpose lands, open space, transportation facilities and forecasting, transit routes, bicycle and multi-use facilities, and more.

3. Data for jurisdictional boundaries, critical areas and habitat, shoreline, water, sewer and more is made available to the public online the Thurston County Geodata website.

4. Maps are updated for consistency purposes to show recent annual amendments, changing jurisdictional boundaries, newly available data, and minor zoning corrections reflected in sections F and G of this resolution. Transportation maps are updated in full. There are no other substantive changes outside of those listed above.

5. A new map "Open and Green Space Corridors" (Map E-4) is created.

6. Formatting changes for consistent data display have been made to all maps as contained in this resolution.

F. FINDINGS

TEN YEAR-PERIODIC UDPATE

MINOR LAND USE AND ZONING CORRECTIONS

1. Thurston County GeoData annually conducts a review of the land use and zoning layer to identify and address misalignments from the parcel boundaries that warrant correction.

2. Misalignments between land use, zoning, and parcel boundaries may occur when the parcel fabric is updated.

3. Corrections of split land use and zoning designations were made on parcels to conform land use designation and zoning boundaries with current parcel boundaries and to provide uniform land use and zoning across the property.

4. All corrections of split land use designations as contained in this resolution are corrected and displayed on map L-1 Future Land Use, and on the future land use maps of Urban Growth Areas, as applicable..

5. All corrections contained in this resolution are implemented in the Official Zoning Map, Thurston County Washington, adopted under the corresponding Ordinance.

G. FINDINGS

TEN YEAR-PERIODIC UDPATE

FORT EATON PARK LAND USE AND ZONING CORRECTION

1. Thurston County GeoData annually conducts a review of the land use and zoning layer to identify and address misalignments from the parcel boundaries that warrant correction.

2. In 2022, Thurston County Development Services and Thurston County GeoData identified the area zoned as Public Parks at parcels 21706130101, 21706130102, 21706130103, 21706130104, 21706130105, 21706130106, 21706130107, 21706130108, 21706130109, 21706130111, and 77000600200 (collectively, east parcels) as an error that should be corrected to McAllister Geologically Sensitive Area and an error at parcel 09610023015 (west parcel) that should be corrected to Public Park.

3. The east parcels were previously identified as a "public park" prior to 2015 through a parks layer and was designated and zoned as such when the public parks zoning district was first created. In 2015, the eastern portion of the park was removed from the parks layer, but the eastern portion of the property was not re-designated back to residential.

4. The western portion of the park was never appropriately designated or zoned as a public park.

5. The land use and zoning designation of the eastern parcels are corrected to match their existing uses – residential within the McAllister Geologically Sensitive Area.

6. This correction is reflected on map L-1 Future Land Use contained in this resolution.

7. All corrections contained in this resolution are implemented in the Official Zoning Map, Thurston County Washington, adopted under the corresponding Ordinance.

H. FINDINGS

GRAND MOUND SUBAREA PLAN – LAND USE AND HOUSING CONSISTENCY UPDATE

1. Regional analysis conducted through the TRPC Thurston County 2020-2045 Housing Need Allocations by Income (December 2024) shows capacity and needs. TRPC forecasts 54,356 net new homes countywide (2020–2045). The rural county is assigned 7,531 homes by 2045 and does not show any deficit by income bracket. Grand Mound is assigned 310 units through 2045 and shows a deficit of units in the 0-80% income bracket of approximately 222 units.

2. Thurston County is obligated under the Growth Management Act to plan for and accommodate housing affordable to all income levels—including emergency housing, emergency shelters, and permanent supportive housing—identify sufficient land capacity at appropriate densities (primarily within UGAs), specify programs and actions to achieve housing availability, and review and remove policies that cause racially disparate impacts, displacement, or exclusion, consistent with RCW 36.70A.070(2).

3. Changes made within the Comprehensive Plan and within associated development regulations adopted by corresponding ordinance provide for housing within Grand Mound in the 0-80% income bracket, including Accessory Dwelling Units and Low-Rise Multifamily, as well as other types of multi-family housing.

4. This resolution updates land use and zoning districts within the Grand Mound Subarea Plan to increase housing capacity and affordability. Residential 3–6 units per acre is updated to Residential 5–12 units per acre, and Residential 4–16 units per acre is updated to Residential 8–24 units per acre. The Arterial Commercial designation now allows residential up to 24 units per acre with higher minimums to support compact, sewer-served urban form.

5. The UGA boundary and acreage are clarified to reflect recently adopted annual amendments since the last update to the Grand Mound Subarea Plan.

I. FINDINGS

BLACK LAKE QUARRY LAND USE AND ZONING AMENDMENT

1. The Black Lake Quarry Land Use Amendment and Associated Rezone updates the Thurston County Future Land Use Map. It also updates the Official Zoning Map Thurston County, Washington in corresponding Ordinance.

2. The Thurston County Future Land Use Map is amended to change the land use designation of approximately 270 acres (Parcels 12718310000, 1371344000, 13724110000, 13724140000) at 4741 88th Ave SW from Rural One Dwelling per 20 Acres (R 1/20) to Rural Resource Industrial (RRI).

3. Public outreach for the amendment was conducted, and included a community open house held in April 2025, a webpage that included staff contact information and engagement options, a postcard sent to property owners of parcels within 500 feet of the subject parcels, notices and updates via webmail, a social media post, and a project fact sheet, and general solicitation of written comments.

4. The Thurston County Planning Commission reviewed the proposed amendment over four work sessions on June 4, June 18, July 2, and September 3, 2025. A public hearing with the Planning Commission was held on August 6, 2025. The Planning Commission voted 6-3 to recommend denial of the requested amendment on September 3, 2025.

5. Pursuant to RCW 36.70A.106, a notice of intent to adopt (2025-S-10987) was sent to the Washington State Department of Commerce on October 10, 2025.

6. A SEPA Mitigated Determination of Non-significance was issued on September 18, 2025 for the Black Lake Quarry property (SEPA Folder No. 25-112064) under SEPA (RCW 43.21C) for the changes therein. The SEPA comment period ended October 2, 2024 with thirty-two public comments received. The SEPA appeal period ended on October 9, 2025 with no appeals of the determination received.

7. The Board held a briefing on the proposed land use amendment and rezone on October 15, 2025.

8. On October 21, 2025 the Board scheduled a public hearing for November 12, 2025.

9. The Board considered public testimony and recommendations by the Planning Commission in light of GMA, including its goals, the Thurston County Comprehensive Plan, and other related plans.

10. The Board has determined that the proposed land use and rezone amendment provides land use and zoning for rural resource industries that support natural resources and the rural economy, without increasing or requiring urban services, and is consistent with rural character.

11. The Board has determined that the amendments contained in this resolution are consistent with the Thurston County Comprehensive Plan and Thurston County Code (TCC).

SECTION 2. COMPREHENSIVE PLAN AMENDMENTS. In accordance with the provisions of this resolution, the Title Page, Table of Contents, Chapters 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 13, 14, and Appendices A, B, C, D, E, and F of the Thurston County Comprehensive Plan are hereby repealed and replaced as shown in Attachment A to this resolution.

SECTION 3. APPENDIX G, CAPITAL IMPROVEMENT PROGRAM. In accordance with the provisions of this resolution, the existing Appendix G, 2025-2030 Capital Improvement Program of the Thurston County Comprehensive Plan is hereby repealed and replaced with the 2026-2031 Capital Improvement Program, as shown in Attachment B to this Resolution.

SECTION 4. COMPREHENSIVE PLAN MAPS. In accordance with the provisions of this resolution, The Thurston County Comprehensive Plan Maps are repealed and replaced, with the addition of one new Map (E-4), as shown in Attachment C to this resolution.

SECTION 5. MINOR LAND USE CORRECTIONS. In accordance with the provisions of this resolution, the Future Land Use Map (Map L-1) of the Thurston County Comprehensive Plan includes reflected minor land use corrections and is hereby amended as shown in Attachment D.

SECTION 6. FORT EATON LAND USE CORRECTION. In accordance with the provisions of this resolution, the Future Land Use Map (Map L-1) of the Thurston County Comprehensive Plan is hereby amended as shown in Attachment E.

SECTION 7. GRAND MOUND SUBAREA PLAN. In accordance with the provisions of this resolution, the Grand Mound Subarea Plan is amended as shown in Attachment F.

SECTION 8. BLACK LAKE QUARRY LAND USE AMENDMENT. In accordance with the provisions of this resolution, the Future Land Use Map (Map L-1) of the Thurston County Comprehensive Plan is hereby amended as shown in Attachment G.

SECTION 9. SEVERABILITY. If any section, subsection, sentence, clause, phrase or other portion of this resolution or its application to any person is, for any reason, declared invalid, illegal or unconstitutional in whole or in part by any court or agency of competent jurisdiction, said decision shall not affect the validity of the remaining portions hereof.

SECTION 10. CORRECTIONS. Upon approval of the Prosecuting Attorney's Office, the Clerk of the Board is authorized to make any necessary corrections to any map, mapped boundary, section, subsection, sentence, clause, phrase or other portion of this resolution for scriveners or clerical errors, references, ordinance numbering, section/subsection numbers, and any reference thereto.

SECTION 11. EFFECTIVE DATE. This resolution shall take effect immediately upon adoption.

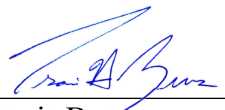
ADOPTED: December 16, 2025

ATTEST:

_____
Clerk of the Board

APPROVED AS TO FORM:

JON TUNHEIM
PROSECUTING ATTORNEY



Travis Burns
Deputy Prosecuting Attorney

BOARD OF COUNTY COMMISSIONERS
Thurston County, Washington

_____
Chair

_____
Vice-Chair

_____
Commissioner

_____
Commissioner

_____
Commissioner

THURSTON 2045

ADOPTING RESOLUTION

ATTACHMENT A

December 16, 2025

For the love of where we live.

THURSTON 2045

Thurston County

COMPREHENSIVE PLAN 2045

THURSTON COUNTY
WASHINGTON
SINCE 1852

16 December 2025

Adopted Comprehensive Plan

Updates prepared by Thurston County Community Planning

Thurston County Board of Commissioners

Carolina Mejia
District 1

Rachel Grant
District 2

Tye Menser
District 3

Wayne Fournier
District 4

Emily Clouse
District 5

Leonard Hernandez
County Manager

Thurston County Comprehensive Plan 2045

First adoption: April 1995
Most recent update: December 2025

Carolina Mejia | District 1
Rachel Grant | District 2
Tye Menser | District 3
Wayne Fournier | District 4
Emily Clouse | District 5
Leonard Hernandez | County Manager

2025 Thurston County Planning Commission

Joel Hansen | Chair
Daniel Bumbarger | Vice Chair
Barry Halverson
Bill Fishburn
Colin Bartlett
Eric Casino
Kevin Pestinger
Sandra Kaiser
Scott Nelson
Evon Miller

2025 Thurston CPED | Community Planning Staff

Ashley Arai	CPED Director
Derek Day	Community Planning Manager
Bryan Benjamin	Natural Resources Program Manager
Andrew Boughan	Community Development Manager
Andrew Deffobis	Senior Planner
Maya Teeple	Senior Planner
Miriam Villacian	Senior Planner
Phillip Adams	Associate Planner
Ana Rodriguez	Associate Planner
Amelia Schwartz	Associate Planner
Claire Swearingen	Associate Planner
Marisa Whisman	Associate Planner
Mark Biever	Water Resources Supervisor
Kevin Hansen	Hydrogeologist
Larry Schaffner	NPDES Coordinator
Rebecca Harvey	Climate Mitigation Program Manager
Kevin Jensen	Ag Community Program Manager
Jade Cooley	Water Resources Specialist II
Tyler Buntain	Water Resources Specialist II
Josh Eckerle	Water Resources Specialist
Whitney Emge	GIS Analyst II
Tosha Knight	Administrative Assistant II
Lara Tukarski	Outreach and Education Specialist II
Cynthia Taylor	Outreach and Education Specialist II
Kelsey Crane	Outreach and Education Specialist II

THURSTON COUNTY COMPREHENSIVE PLAN

TABLE OF CONTENTS: CHAPTERS

CHAPTER ONE – INTRODUCTION

1. VISION FOR THURSTON COUNTY 1-1

2. ENGAGEMENT 1-3

   A. Community Surveys 1-4

3. AUTHORITY FOR PLANNING 1-8

4. HOW THURSTON COUNTY USES THE PLAN COUNTY 1-9

   A. The Comprehensive Plan, Joint Plans, and Other Specialized Plans 1-9
   B. The Role of the Comprehensive Plan 1-10
   C. Time Horizon 1-10

5. HOW THE PUBLIC USES THE PLAN 1-11

6. HISTORY OF AMENDMENTS TO THE PLAN 1-11

7. SETTING 1-12

   A. Geography & Climate 1-12
   B. Population & Demographics 1-13
   C. Income & Economy 1-17

CHAPTER TWO – CLIMATE

1. INTRODUCTION 2-1

2. PLANNING CONTEXT FOR CLIMATE 2-3

   A. County-wide Planning Policies 2-4
   B. Regional Planning Efforts 2-4

3. RESILIENCE IN THURSTON COUNTY 2-5

   A. Hazards 2-5

2025 CPAs Resolution 12-16-2025
p. 26 of 773

B. Human Well-Being and Public Services 2-7
C. Ecosystem and Water Resources 2-10
D. Infrastructure 2-14
E. Transportation 2-15
F. Community Design, Land Use, and Economic Development 2-17
G. Natural Resource Lands and Economies 2-19

4. GREENHOUSE GAS EMISSIONS IN THURSTON COUNTY 2-22

A. Communitywide Emissions Summary 2-22
B. County Operations Emissions Summary 2-23
C. Greenhouse Gas Emission Reduction Targets 2-24

5. GOALS AND POLICIES 2-26

CHAPTER THREE – LAND USE

1. INTRODUCTION 3-1

2. PLANNING CONTEXT FOR LAND USE AND RURAL LANDS 3-2

3. URBAN GROWTH AREAS AND SUBAREAS 3-2

A. History and Purpose of Thurston County's Urban Growth Areas 3-2
B. Growth Management Act Requirements for Urban Growth Areas 3-3
C. Market Factor 3-4
D. Water Availability 3-4
E. Subarea Planning 3-5

4. POPULATION AND GROWTH TRENDS 3-5

A. Population Allocation and Forecast 3-5
B. Density and Building Intensity 3-8

5. LAND USE DESIGNATIONS 3-9

A. General Land Use Guidelines 3-9
B. Rural Area Designations 3-12

6. LANDS FOR PUBLIC PURPOSES 3-35

A. Essential Public Facilities 3-36
B. Olympia Airport Area 3-38
C. Joint Base Lewis-McChord 3-40

7. LAND USE DECISION-MAKING 3-42

8. GOALS, OBJECTIVES AND POLICIES 3-43

2025 CPAs Resolution 12-16-2025
p. 27 of 773

CHAPTER FOUR – ENVIRONMENT, RECREATION, AND OPEN SPACE

1. INTRODUCTION 4-1

2. PLANNING CONTEXT FOR ENVIRONMENT, OPEN SPACE, AND RECREATION 4-2

   A. A. County-wide Planning Policies 4-2

3. ENVIRONMENT 4-3

   A. Critical Areas 4-3
   B. Habitat and Species 4-4
   C. Water Resources 4-4
   D. Water Quality 4-5
   E. Impaired Waters 4-7
   F. Water Quantity 4-8
   G. Air Quality 4-10
   H. Healthy Forests and Tree Canopy 4-10

4. NATURAL HAZARDS 4-11

   A. Flood Hazards 4-11
   B. Other Natural Hazards 4-12

5. PARKS, TRAILS, AND OPEN SPACE 4-13

   A. Tools for Conservation and Open Space 4-14
   B. County Parks, Trails and Open Spaces 4-15
   C. Parks and Trails Vision 4-16
   D. Intergovernmental Coordination 4-16
   E. Thurston County Parkland Classification 4-17
   F. Open and Green Space Corridors 4-18
   G. Level of Service 4-19

6. GOALS, OBJECTIVES AND POLICIES 4-20

CHAPTER FIVE – NATURAL RESOURCE LANDS

1. INTRODUCTION 5-1

2. PLANNING CONTEXT FOR NATURAL RESOURCE INDUSTRIES 5-2

3. AGRICULTURE RESOURCES 5-3

   A. Community Vision 5-3
   B. Background 5-3
   C. Farming Diversity and Markets 5-4
   D. Agricultural Lands of Long-Term Commercial Significance 5-5

4. AQUACULTURE RESOURCES 5-9

A. Community Vision 5-9
B. Background 5-11

5. FOREST RESOURCES 5-15

A. Community Vision 5-15
B. Background 5-15
C. Designating Forest Lands of Long-Term Commercial Significance 5-15

6. MINERAL RESOURCES 5-18

A. Community Vision 5-18
B. Background 5-19
C. Designating Mineral Resources of Long-Term Commercial Significance 5-19

7. RESOURCE LANDS AND COMPETING LAND USES 5-23

A. Balancing Conflicts 5-23
B. Conservation Tools for Resource Lands 5-24

8. GOALS, OBJECTIVES AND POLICIES 5-27

CHAPTER SIX – HEALTH AND HUMAN SERVICES

1. INTRODUCTION 6-1

2. PLANNING CONTEXT FOR HEALTH AND HUMAN SERVICES 6-3

A. County-wide Planning Policies 6-3
B. Regulatory Authority 6-3

3. BACKGROUND AND CONTEXT 6-4

A. Determinants of Health 6-4
B. Current Understanding of Interactions between Built Environment and Health 6-6
C. Public Health Priorities in Thurston County 6-7

4. THURSTON COUNTY COMMUNITY HEALTH INDICATORS 6-11

A. Health Data for Decision Making 6-11

5. GOALS, OBJECTIVES AND POLICIES 6-21

CHAPTER SEVEN – HOUSING

1. INTRODUCTION 7-1

2025 CPAs Resolution 12-16-2025
p. 29 of 773

2. PLANNING CONTEXT FOR HOUSING 7-3

A. County-wide Planning Policies 7-3
B. Regional Planning Efforts 7-3
C. Joint Plans 7-3

3. HOUSEHOLD CHARACTERISTICS 7-4

A. Household Sizes and Types 7-4
B. Household Tenure 7-4
C. Household Incomes 7-5
D. Household Cost-Burden 7-8

4. HOUSING SUPPLY AND AFFORDABILITY 7-9

A. Housing Inventory 7-9
B. Housing Affordability 7-11
C. Housing Production Trends 7-13

5. EMERGENCY AND SUPPORTIVE HOUSING NEEDS 7-14

A. Homeless Population and Trends 7-14

6. RACIALLY DISPARATE IMPACTS, EXCLUSION, AND DISPLACEMENT RISK 7-15

A. Communities of Interest 7-16
B. Racially Disparate Impacts 7-16
C. Exclusion 7-18
D. Displacement Risk 7-18

7. PROJECTED HOUSING NEED 7-19

A. Land Capacity to Meet Projected Housing Needs 7-20

8. ADEQUATE PROVISIONS 7-23

A. Gaps in Local Funding 7-23
B. Barriers to Production 7-23
C. Programs and Actions to Achieve Housing Availability 7-24
D. Consideration for Housing in Relation to Employment 7-25
E. Consideration for the Role of ADUs 7-28

9. GOALS, OBJECTIVES, AND POLICIES 7-28

CHAPTER EIGHT – TRANSPORTATION

1. INTRODUCTION 8-1

2. PLANNING CONTEXT FOR TRANSPORTATION 8-3

A. Comprehensive Plan Overview....8-4
B. Regional Transportation Plan....8-4
C. Transportation Improvement Program....8-4

3. HIGHWAYS AND ROADS....8-4

A. Design and Locational Standards....8-5
B. Transportation System Capacity & Level of Service....8-6
C. Existing County Roadway System....8-13
D. Roadway Classifications....8-14
E. Future Roadways....8-17
F. Access Management....8-18
G. Safety (Target Zero)....8-18
H. Roadway Maintenance and Preservation Needs....8-19
I. Roadway Improvements....8-20
J. State Facilities....8-20

4. TRANSIT SERVICE....8-23

A. Transit Services....8-23
B. The Future of Transit Services in Thurston County....8-24

5. CYCLES AND PEDESTRIANS....8-26

A. Bikeway Classification....8-27
B. Pedestrian Facility Classification....8-29
C. Current Network....8-30
D. Future Network....8-31

6. RAIL AND AIR TRANSPORTATION SYSTEM....8-32

A. Rail Transportation....8-32
B. Air Transportation....8-32

7. GOALS, OBJECTIVES AND POLICIES....8-33

CHAPTER NINE – CAPITAL FACILITIES

1. INTRODUCTION....9-1

2. PLANNING CONTEXT FOR CAPITAL FACILITIES....9-3

A. Countywide Planning Policies....9-3
B. Joint Jurisdictional and Department Planning....9-3

3. CAPITAL FACILITIES SUMMARY....9-5

A. Regional Parks, Trails, Open Spaces and Preserves....9-5
B. Solid Waste....9-6

C. Stormwater Facilities 9-7
D. Water and Sewer Systems 9-9
E. Transportation 9-12
F. General County Government Facilities and Services 9-13

4. FINANCING THE COUNTY CAPITAL FACILITIES 9-15

A. Impact Fees 9-16
B. Real Estate Excise Tax 9-16
C. Sales Tax 9-16
D. Conservation Futures Property Tax Levy 9-16
E. Motor Vehicle Fuel Tax (Gas Tax) 9-17
F. Utility Rates 9-17
G. Utility Local Improvement District (ULID) 9-17
H. Central Services Building Reserve 9-17
I. Public Safety Tax 9-17
J. Funding Projects 9-17

5. LEVEL OF SERVICE STANDARDS 9-19

6. GOALS, OBJECTIVES AND POLICIES 9-22

CHAPTER TEN – UTILITIES

1. INTRODUCTION 10-1

2. PLANNING CONTEXT FOR CAPITAL FACILITIES 10-2

A. Countywide Planning Policies 10-2
B. Regulatory Authorities 10-2
C. Level of Service (LOS) Standards 10-3

3. PRIVATE UTILITIES 10-4

A. Water 10-4
B. Electricity 10-4
C. Natural Gas 10-6
D. Standard Telephone 10-6
E. Cellular Telephone 10-7
F. Cable 10-7
G. Internet 10-8

4. COUNTY-OWNED/OPERATED UTILITIES 10-8

A. Solid Waste 10-8
B. Stormwater Utility 10-9
C. Water and Sewer 10-11

5. GOALS, OBJECTIVES AND POLICIES 10-13

2025 CPAs Resolution 12-16-2025
p. 32 of 773

CHAPTER ELEVEN – CULTURAL HISTORIC RESOURCES

1. INTRODUCTION 11-1

A. Archaeological and Historic Preservation 11-2

2. PLANNING CONTEXT FOR ARCHAEOLOGICAL AND HISTORIC RESOURCES 11-4

A. County-wide Planning Policies 11-4
B. Identification of Cultural Resources 11-4
C. Historic Preservation Programs 11-6
D. Protection of Cultural Resources 11-9

3. GOALS, OBJECTIVES AND POLICIES 11-10

CHAPTER TWELVE – ECONOMIC DEVELOPMENT

1. INTRODUCTION 12-1

2. PLANNING CONTEXT FOR ECONOMIC DEVELOPMENT 12-1

A. Countywide Planning Policies 12-2
B. Supporting Planning Entities 12-2

3. THURSTON COUNTY ECONOMY 12-4

A. Workforce Sectors & Employment 12-4
B. Tax Revenue 12-6
C. Economic Conditions and Performance 12-8
D. Farming & Agriculture 12-10
E. Tourism and the Rural Economy 12-13
F. Other Natural Resources 12-14

4. FUTURE ECONOMIC OPPORTUNITIES 12-16

A. Employment Projections 12-16
B. Employment and Income Trends 12-17
C. Economic Development Opportunities 12-20

5. GOALS, OBJECTIVES AND POLICIES 12-26

CHAPTER THIRTEEN – PLAN AMENDMENTS

1. GENERAL PROVISIONS 13-1

A. Compliance with State Law 13-1
B. Timing 13-1

2. TYPES OF COMPREHENSIVE PLAN AMENDMENTS 13-2

3. APPEALS 13-2

A. Growth Management Hearings Board Review 13-2
B. Judicial Review 13-2

CHAPTER FOURTEEN – GLOSSARY

1. DEFINITIONS 14-1

2. ACRONYMS 14-21

CHAPTER FIFTEEN – APPENDICES

APPENDIX A. Technical Appendix
APPENDIX B. Implementation Plan
APPENDIX C. Descriptions of Related Plans, Studies and Regulations
APPENDIX D. List of Plan Amendments
APPENDIX E. Maps
APPENDIX F. Reserved
APPENDIX G. Capital Improvement Program

TABLE OF CONTENTS: TABLES, EXHIBITS, AND MAPS

TABLES

Climate:
Table 2-1. Relative Sea Level Rise Projections, in Feet, for Thurston County 2-7
Table 2-2. Washington Department of Commerce Climate Chapter Requirements 2-26
Table 2-3. Climate Chapter Policy Structure by Key Sector and Climate Nexus 2-27

Land Use:
Table 3-1. Population Allocation and Forecast by Thurston County Jurisdiction, 2020-2045 3-5
Table 3-2. Locational Criteria & General Guidelines for Land Use Designations 3-8
Table 3-3. Percentage of Land Allocated for Rural Uses 3-13

Environment, Recreation, and Open Space:
Table 4-1. Land Cover in Thurston County 4-8
Table 4-2. Level of Service Standards for Parks 4-11

Natural Resource Lands:
Table 5-1. Acreages of Long-Term Agriculture Designation within Thurston County 5-7
Table 5-2. Washington State Private Forest Land Grades 5-16
Table 5-3. Acreage of Forestland in Thurston County 5-18
Table 5-4. Acreage of Mineral Resource Lands in Thurston County 5-20
Table 5-5. Acres of Land Enrolled in Conservation Programs 5-24
Table 5-6. Acres of Land Enrolled in Open Space Tax Programs 5-25

Health and Human Services:
Table 6-1. Chronic Health Conditions Requiring Medical and/or Behavioral Health Care, Thurston County 6-12
Table 6-2. Environmental Public Health Concerns among Youth and Adults, Thurston County and Washington State 6-19
Table 6-3. Nutrition Patterns among Youth and Adults, Thurston County and Washington State 6-19
Table 6-4. Physical Activity among Youth and Adults, Thurston County and Washington State 6-20
Table 6-5. Tobacco use among Youth and Adults, Thurston County and Washington State 6-21
Table 6-6. Secondhand Smoke Exposure among Youth, Thurston County and Washington State 6-21

Housing:
Table 7-1. Household Income Categories Associated with AMI Percentages 7-6
Table 7-2. Household Income by Jurisdiction 7-8
Table 7-3. Housing United by Jurisdiction and Type, 2023 7-9
Table 7-4. Occupied and Total Housing Units by Jurisdiction, 2023 7-11
Table 7-5. Housing Supply by Affordability Level, 2020 7-12
Table 7-6. Summary of Housing Unit Permits by Housing Type, 2013-2023 7-13

2025 CPAs Resolution 12-16-2025
p. 35 of 773

Table 7-7. Proposed Allocations of Projected County-wide Housing Needs in Grand Mound and Rural Areas, 2020-2045 7-14
Table 7-8. Housing Types and Potential Income Levels Served in Thurston County 7-20

Transportation:
Table 8-1. Vehicle Level of Service 8-6
Table 8-2. Future Modeled V/C Ratios for State Facilities 8-20
Table 8-3. Intersection LOS of State Facilities (2050) 8-22

Capital Facilities:
Table 9-1. Types of Capital Facilities 9-1
Table 9-1. Interjurisdictional Shared Needs for Public Purpose Lands 9-4
Table 9-2. Proposed Water & Sewer Projects 9-10
Table 9-3. Twenty-Year Generalized Project Projections 2025-2045 9-17
Table 9-4. Level of Service Standards and Comparison to Previous CFP 9-20

Utilities:
Table 10-1. Utility Providers and Who It Serves 10-3
Table 10-2. Level of Service Standards for Solid Waste 10-9
Table 10-3. Level of Service Standard for Stormwater 10-10
Table 10-4. Level of Service Standard for Water and Sewer 10-12

Cultural Resources:
Table 11-1. Identified Historic Site Resources in Thurston County, April 2004 11-7
Table 11-2. Thurston County Historic Register Summary 11-12

Economic Development:
Table 12-1. Average Annual Wages and Employment by Industry 12-7
Table 12-2. Acres of Farmland and Count of Farms sorted by Farm Size 12-11
Table 12-3. Sales and County of Farms Sorted by Farm Sales 12-12
Table 12-4. Low and High Dollar Per-Acre Estimates for Agriculture and Forest Lands 12-16

Plan Amendments
Table 13-1. General Steps for Annual Comprehensive Plan Amendments 13-3

FIGURES

Introduction:
Figure 1-1. Planning Hierarchy 1-9
Figure 1-2. Thurston County Population 1890-2020 1-13
Figure 1-3. Thurston County Projected Population 2017-2045 1-14
Figure 1-4. Thurston County Population by Age Group: 2020-2045 1-15
Figure 1-5. Thurston County Population by Race and Ethnicity 1-16
Figure 1-6. Median Household Income 1989-2023 1-17
Figure 1-7. Thurston County Jurisdictions, Income and Poverty Rate: 2019-2023 1-18

Climate:
Figure 2-1. Projected Average Daily Maximum Temperature Under RCP4.5 and RCP8.5 2-6
Figure 2-2. Bivariate Map of Heat Island Effect and Older Adults, Thurston County (2023) 2-9
Figure 2-3. Access to Vehicles by Block Group, Thurston County (2022) 2-10
Figure 2-4. Change in Cooling Degree Days under RCP8.5, Thurston County 2-15

Figure 2-5. Transportation Asset Climate Impact Exposure, Thurston County 2-16
Figure 2-6. Flooding South of Rochester Due to An Atmospheric River Event on Jan. 7, 2020 2-17
Figure 2-7. Commercial Zoning Nodes, Thurston County 2-18
Figure 2-8. Land Surface Temperature, Thurston County 2-19
Figure 2-9. Community-wide GHG Emissions, Thurston County (2022) 2-23
Figure 2-10. County Operations GHG Emissions, Thurston County (2022) 2-24
Figure 2-11. Building GHG Emissions in Thurston County, by Sector and Source 2-25
Figure 2-12. Transportation GHG Emissions in Thurston County, by Sector and Source 2-25

Land Use:
Figure 3-1. Thurston County Population Growth, 2020-2045: Proportion by Jurisdiction 3-7
Figure 3-2. Olympia Airport - Airport Overlay Hazard Zone 3-40

Natural Resources:
Figure 5-1. Agricultural make up of Thurston County 5-4
Figure 5-2. Livestock Sales in Thurston County 5-10

Housing:
Figure 7-1. Households by Type and Tenure, Thurston County (2020) 7-5
Figure 7-2. Proportion of Households by Income and Tenure, Thurston County (2020) 7-6
Figure 7-3. Median Household Income by Block Group, Thurston County (2022) 7-7
Figure 7-4. Proportion of Households by Cost Burden and Tenure, Thurston County (2020) 7-8
Figure 7-5. Registered Manufactured Home Communities, Thurston County (2024) 7-10
Figure 7-6. Affordable and available units per 100 households, Thurston County (2019) 7-13
Figure 7-7. Homeless Residents per 1,000 Population, Thurston County and Washington State (2016-2022) 7-15
Figure 7-8. Median Household Income by Race and Ethnicity, Thurston County (2022) 7-16
Figure 7-9. Household Income by Race and Ethnicity, Thurston County (2020) 7-17
Figure 7-10. Thurston County Displacement Risk Index 7-18
Figure 7-11. Employment Location Patterns across Thurston County 2021 7-27
Figure 7-12. Commute to Work, Thurston County (2022) 7-28

Transportation:
Figure 8-1. Level of Traffic Stress 8-27

MAPS

Introduction:
Map I-1. Unincorporated Thurston County
Map I-2. Physiography
Map I-3. Existing Land Use

Land Use:
Map L-1. Future Land Use
Map L-3. Military and Airport Noise Impact Areas

Environment, Recreation, and Open Space:
Map E-1. Water Resource Inventory Areas (WRIAs)
Map E-2. Lands for Public Purposes
Map E-3. Open Space Tax Land

Map E-4. Open and Green Space Corridors

Natural Resource Lands:
Map N-1. Long Term Agriculture and Forestry
Map N-2. Designated Mineral Resource Lands
Map N-3. Mineral Resource Inventory (AESI, 2017)

Transportation:
Map A-1. Existing Level of Service
Map A-2. 2045 Projected Level of Service (Alternate 1)
Map T-1. Federal Functional Classification
Map T-2. Transit Routes
Map T-3. Existing and Planned Bicycle and Multiuse Trail Facilities
Map T-4. Rail, Port, and Airport Facilities
Map T-5. 2023 Freight and Goods Transportation System
Map T-6. Pedestrian Level of Traffic Stress
Map T-7. Bicycle Level of Traffic Stress
Map T-8. Traffic Crash Density
Map T-9. Killed or Seriously Injured Traffic Crash Density

Utilities:
Map U-1. Water, Sewer and Solid Waste

Cultural Resources:
Map H-1. Historic Sites

PLAN ELEMENTS

CHAPTER 1 | INTRODUCTION
Thurston County's growth management policies and regulations are consistent and work in coordination with the Growth Management Act, County-wide Planning Policies, Joint Plans, and other technical plans.

CHAPTER 2 | CLIMATE
This chapter describes how climate change is expected to impact Thurston County and contains policies for how the county will become more resilient to climate change and reduce greenhouse gases.

CHAPTER 3 | LAND USE
Thurston County's rural lands are crucial for sustaining the quality of life for county residents. This chapter focuses on balancing uses of the land, protecting rural areas from urban development, promoting sustainable economic development, and supporting rural communities into the future.

CHAPTER 4 | ENVIRONMENT, RECREATION & OPEN SPACE
This chapter contains Thurston County's approach to environmental protection, conservation, restoration and sustainability, as well as the county's plan to maintain and expand its open space system, which includes multiple regional parks.

CHAPTER 5 | NATURAL RESOURCE LANDS
Thurston County's natural resource lands, including agriculture, forestry, aquaculture, and mineral lands, are important economic drivers in the county and provide aesthetic and environmental benefits. This chapter focuses on protecting resource lands from encroaching development.

CHAPTER 6 | HEALTH & HUMAN SERVICES
This chapter describes health in the county, contributing physical and environmental factors to health, and services designed to increase county-wide health. It also sets policies to address the changing conditions of Thurston County.

CHAPTER 7 | HOUSING
The availability of adequate and affordable housing has become one of the most pressing issues facing Thurston County today. This chapter contains policies regarding housing supply and services for all residents.

CHAPTER 8 | TRANSPORTATION
The availability of safe, accessible, and efficient transportation options has significant implications for the quality of life of all county residents. This chapter addresses how Thurston County plans to accommodate future transportation needs.

CHAPTER 9 | CAPITAL FACILITIES
County infrastructure must plan for and grow to accommodate projected populations. This chapter addresses how Thurston County plans capital facilities to accommodate future growth.

CHAPTER 10 | UTILITIES
The provision of services, facilities, and utilities should be concentrated in areas of density and at levels that can support existing and future demand. This chapter identifies rural utilities in the county and addresses how such crucial infrastructure should be developed.

CHAPTER 11 | CULTURAL RESOURCES
The county's cultural resources are unique and limited resources that warrant protection. This chapter contains policies to protect these resources from degradation.

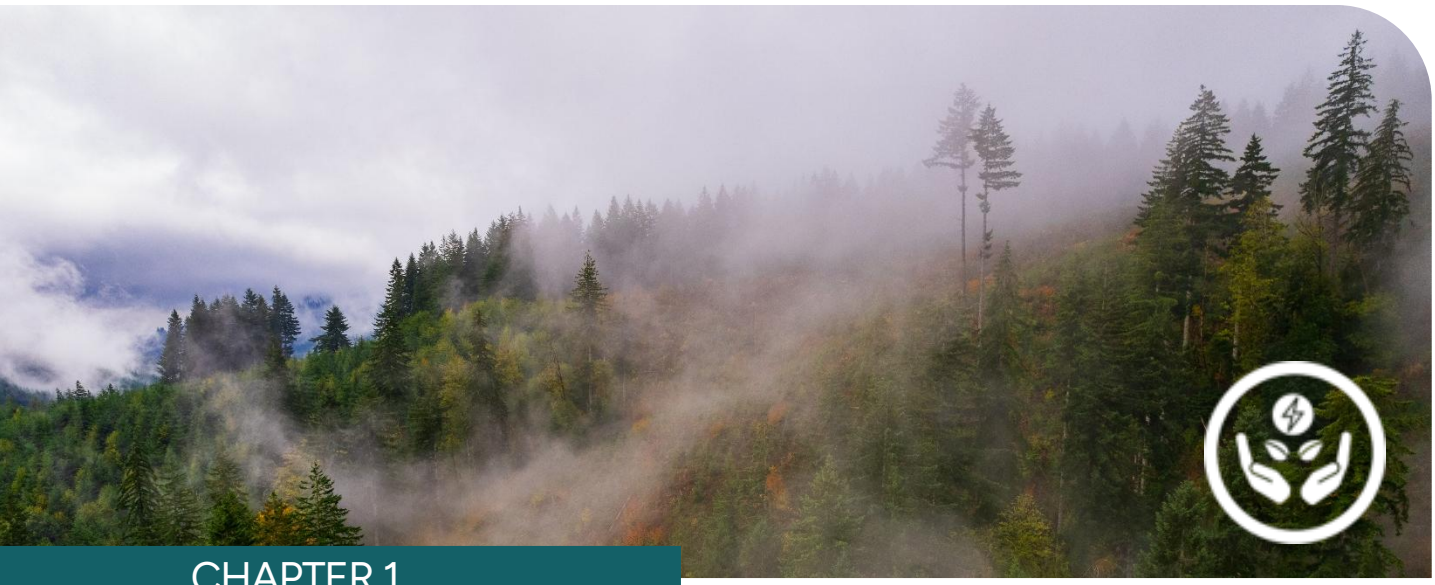
CHAPTER 12 | ECONOMIC DEVELOPMENT
In its commitment to fostering a prosperous, diverse, and sustainable economy, the county recognizes that it must support actions and programs to promote the success of businesses and the workforce.

CHAPTER 13 & 14 | PLAN AMENDMENTS & GLOSSARY
These chapters describe the amendment process and important definitions across the plan, respectively.

APPENDICES
Integral to the vision and goals of the Comprehensive Plan are lists of referenced documents, detailed inventories, forecasts, financial plans, and an implementation plan.

REGULATIONS
The Thurston County Comprehensive Plan is implemented through adopted regulations, including the Thurston County Zoning Code and other code titles. All development must meet the requirements of the code.

2025 CPAs Resolution 12-16-2025
p. 39 of 773



CHAPTER 1

INTRODUCTION

1

VISION FOR THURSTON COUNTY

People choose to live and work in Thurston County for many reasons. The county offers a vibrant mix of environments, communities, and lifestyles, with urban, rural, and small-town options not far from one another. The area boasts a clean environment, parks, and recreational activities. Residents can easily access shops, services, education, and cultural events. Many job opportunities exist. By living, working, and playing here, county residents can have a healthy, safe, and fulfilling life for themselves and their families. Overall, people love living in Thurston County.

Thurston County expects high population growth to continue over the next twenty years. This growth presents a challenge for the county's future. To maintain and improve its quality of life, the county aims to balance the benefits of growth with its drawbacks. The vision for Thurston County outlines its future and response to growth and change. The Thurston County Strategic Plan[1] depicts the community's desired future, built around six key themes. These key themes are integrated into the Comprehensive Plan.

1. **Thriving Individuals, Families, and Communities.** Thurston County aims to improve health for all. The county will tackle the social factors that cause health inequities, including:

1. 2019/2020 Thurston County Strategic Plan.

2025 CPAs Resolution 12-16-2025
p. 40 of 773

- Access to affordable, adequate, and safe housing for all.
- Emergency and disaster preparation. We will provide resources to make our county's businesses, residents, and government resilient. We will ensure that a responsive, effective emergency medical system is in service.
- The natural environment will support healthy people and communities. The county will work to provide clean, safe drinking water and air.
- Access to nature and outdoor recreation.

Photo Credit: Experience Olympia

2. **A Prosperous Economy that Benefits All.** Thurston County's economy is diverse, with state and local government, trade, agriculture, tourism, and natural resources all playing a role. Our economic goals are:
   - Living wage, equal opportunity jobs.
   - Poverty reduction.
   - Supporting economic development and providing infrastructure for businesses and residents is a key part of our long-term plan. We currently invest in partners that drive economic growth, and in the future, we plan to take a more active role in shaping the region's economy.
3. **A Healthy Natural and Built Environment.** Residents want to balance growth with preserving the county's natural beauty. We envision a thriving, safe, natural environment alongside a healthy and prosperous economy. We can achieve sustainable development by:
   - Planning strategically and investing wisely.
   - Building resilience to climate change, we support regional efforts to maintain a stable climate.
4. **Responsive Law, Justice, and Public Safety.** We aim to ensure everyone in Thurston County-residents, business owners, and visitors alike-feels safe everywhere. We will focus on:
   - Public safety, reforming the criminal justice system, and providing alternative ways to resolve disputes.
   - Reducing the number of people entering the justice system and addressing the unfair differences in who is affected.

2025 CPAs Resolution 12-16-2025
p. 41 of 773

- Reducing the number of people who reoffend after leaving the system.

5. **Effective County Governance.** We will provide:
   - Fair, secure, and transparent elections to fill elected offices.
   - Diverse ways for the community to engage and be heard.
   - Trusted property assessment and tax collection services.
   - Skillful management of county resources. Thurston County's financial health is a top priority. We will identify methods to provide sustainable funding for our core services that benefit all residents, businesses, and visitors.

Photo Credit: Experience Olympia

6. **Thurston County Organization.** Thurston County residents deserve excellent service. The Thurston County organization seeks to deliver the resources necessary to carry out government roles and responsibilities. We work independently and in collaboration with regional partners. Our goals include:
   - Establishing strong communication and secure IT systems across the county.
   - Maintaining clean, efficient, and safe facilities for employees and customers.
   - Developing and retaining a dedicated, qualified workforce.

As Thurston County grows, its community is becoming more diverse. This growth is changing the county's racial demographics, population age, and average household size and income.

Thurston County promotes equal access to opportunities for everyone, regardless of gender identity, sexual orientation, age, race, income, or address. We work to improve economic opportunities and provide for a healthy environment by reducing health disparities, ensuring equal access to housing and economic opportunities, and providing a healthy environment. Our vision is a diverse community where everyone living, working, and playing in the county experiences a culture of equity, inclusivity, and belonging. We want Thurston County to be a place where everyone can thrive. The County promotes equity, inclusion, and diversity throughout its government, and believes that embracing equity benefits the entire community.

ENGAGEMENT

The Growth Management Act (GMA) requires the county to involve the public from the start when updating its Comprehensive Plan. The county has sought input from the community on

the plan. These efforts are outlined in the Public Participation Plan. The key ways the county engages with the public include:

- Reaching out through emails, social media, flyers, and word of mouth.
- Connecting with the community at events hosted by other organizations.
- Holding outreach events or participating in stakeholder groups in remote areas to gather feedback.
- Providing translators or translated flyers when possible.
- Collaborating with lived-experience committees to gain insights, with a focus on Black, Indigenous, and People of Color (BIPOC) and other underrepresented groups.
- Open public meetings and review with the Planning Commission and Board of County Commissioners (BoCC).

A. Community Surveys

Thurston County sought community input as part of the 2025 Comprehensive Plan Update. A 2022 survey identified the top priorities for the next twenty years. A 2023 survey asked for a vision for the county.

Photo Credit: Experience Olympia

2022 Community Priorities Survey

A survey held in the fall and winter of 2022 asked community members about their top priorities and concerns for the next 20 years. The survey was in four languages: English, Spanish, Vietnamese, and Korean. We shared it via direct emails, news releases, and outreach to BIPOC and multicultural groups. We also posted on social media in several languages and displayed flyers in over 40 locations across Thurston County. Over 950 people took the survey, with most individuals residing in zip codes that overlapped the Olympia, Lacey, and Tumwater areas. The following topics rose to the top of respondents' picks:

- Protect sensitive areas: wildlife habitats, flood zones, landslide areas, and water sources. (57% of respondents)

2025 CPAs Resolution 12-16-2025
p. 43 of 773

- Prepare for climate change and take action to reduce impacts (47% of respondents)
- Protect agriculture (36% of respondents)
- Increase the availability of affordable housing (33% of respondents)

Other important topics of the community include:

- Diversifying and increasing job and business opportunities
- Preparing for natural hazards
- Addressing traffic congestion
- Improving access to health care
- Protecting cultural and historical resources
- Improving equity and fairness in the community

2023 Community Visioning Survey

A survey from May to December 2023 asked community members open-ended questions. The goal was to find their visions for the next 20 years. The survey was in English, Spanish, Vietnamese, and Korean. It was widely shared via direct emails, news releases, and outreach to BIPOC and multicultural groups. We also posted on social media in several languages and advertised during 24 presentations requested by stakeholders. Over 500 people took the survey, with most individuals residing in zip codes overlapping the Olympia, Lacey, and Tumwater areas.

When asked what comes to mind when thinking about Thurston County, the following themes were the most common:

- The environment
- Clean water
- Beauty
- Community
- Unhoused population
- Growth challenges
- State Capitol
- Crime
- Rural preservation

When asked what individuals currently enjoy about Thurston County, the following themes were the most common:

- Parks and outdoor activities
- Environment/natural beauty
- Community events/cultural activities
- Rural living
- Agriculture/farmers markets

2025 CPAs Resolution 12-16-2025
p. 44 of 773

When asked what is currently missing from Thurston County, the following themes were the most common:

- Recreation and activities for all ages.
- Affordable housing.
- Public/alternative transportation.
- Less crime/safety.
- Natural resource protection.
- Response to the unhoused population.
- Healthcare access.

When asked what the biggest challenges they face now are, the following themes were the most common:

- Affordable housing.
- Climate change.
- Environment.
- Clean water.
- Cost of living.
- Crime.
- Growth challenges.
- Taxes.
- Traffic.
- Preservation of agriculture and open spaces.

When asked what their ideal community looks like, the following themes were the most common:

- Protected environment/green spaces.
- Affordable housing for all.
- Public transportation.
- Less or no crime.
- Fewer unhoused individuals.
- More parks.
- More agriculture.
- Managed growth with population densities.
- More diverse and inclusive activities for all ages.
- Good access to and quality of healthcare.

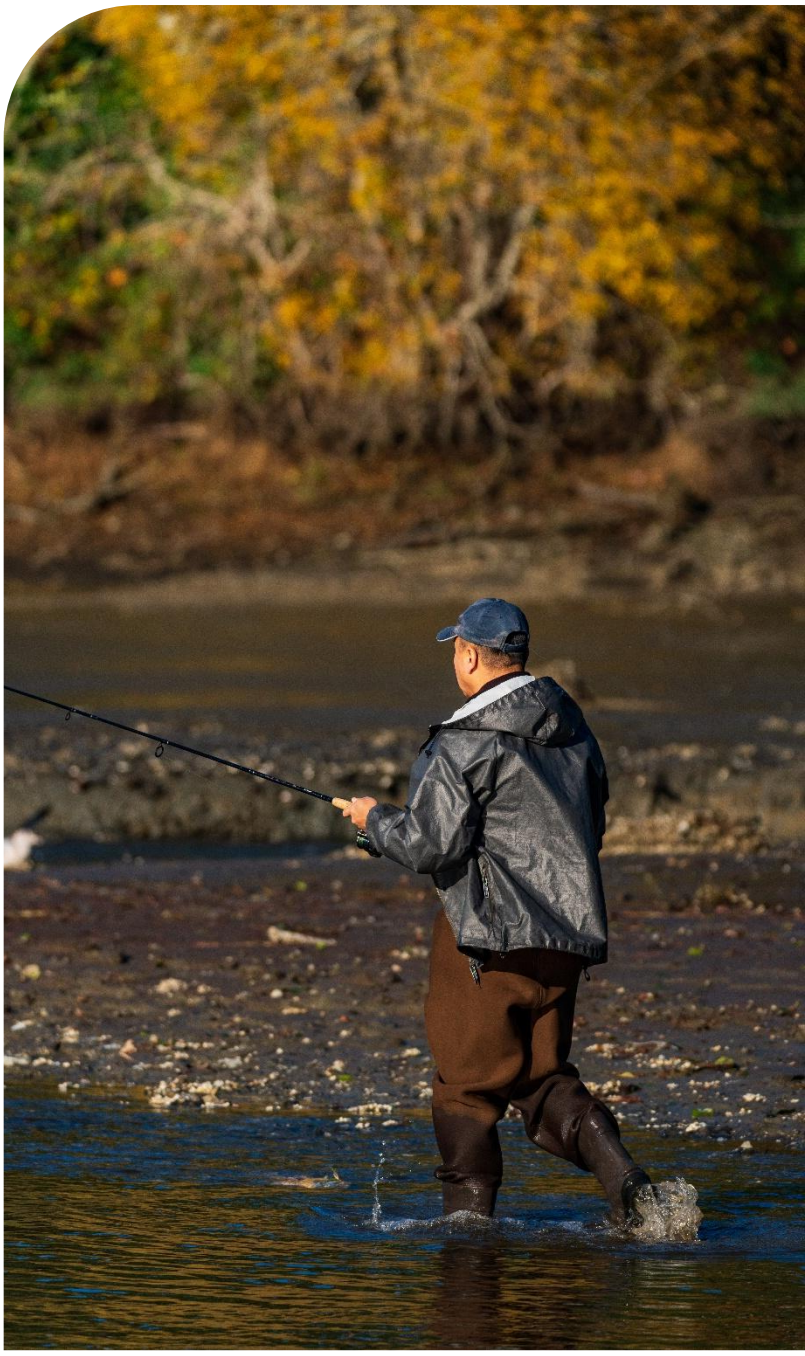


Photo Credit: Experience Olympia

2025 CPAs Resolution 12-16-2025
p. 45 of 773

3

AUTHORITY FOR PLANNING

Thurston County adopts this Comprehensive Plan under the authority of the Washington State GMA, RCW 36.70A. Other legislation, including the Planning Commission Act (RCW 35.63), provide additional authority for and the procedures to be followed in guiding and regulating the physical development of the county.

GROWTH MANAGEMENT GOALS

1. **Urban growth:** Focus new development in cities and urban areas where roads, utilities, and other services already exist or can be added efficiently.
2. **Reduce sprawl:** Avoid spreading low-density development across rural or undeveloped land unnecessarily.
3. **Transportation:** Build and improve transportation systems (roads, transit, bike, pedestrian) that cut greenhouse gas emissions and vehicle miles traveled, and that match regional priorities.
4. **Housing:** Provide a range of housing options for all income levels, preserve existing housing, and plan for future needs.
5. **Economic development:** Support economic growth across the state, create opportunities for everyone (especially disadvantaged communities), and plan growth within environmental and infrastructure limits.
6. **Property rights:** Protect landowners' rights and ensure fair treatment when property is taken or regulated by government.
7. **Permits:** Make permit processes timely, fair, and predictable for applicants.
8. **Natural resource industries:** Keep forestry, farming, and fisheries industries productive; protect working lands; and avoid nearby uses that would harm them.
9. **Open space & recreation:** Protect green spaces, wildlife habitat, parks, and recreational access to land and water.

These goals guide how cities and counties in Washington State plan for growth, development, and protection of resources.

10. **Environment:** Safeguard air and water quality and maintain Washington's natural beauty and resources.
11. **Public participation:** Get residents involved in planning, especially overburdened and vulnerable groups, and work with neighboring communities to avoid conflicts.
12. **Public services:** Make sure utilities, schools, and emergency services are in place before new development is occupied, without lowering service levels.
13. **Historic preservation:** Identify and protect places with historical or archaeological value.
14. **Climate change & resiliency:** Plan for climate change by reducing emissions, preparing for climate impacts and disasters, and advancing environmental justice and community health.
15. **Shorelines:** Follow the Shoreline Management Act to balance development and environmental protection along waterways.

2025 CPAs Resolution 12-16-2025
p. 46 of 773

4

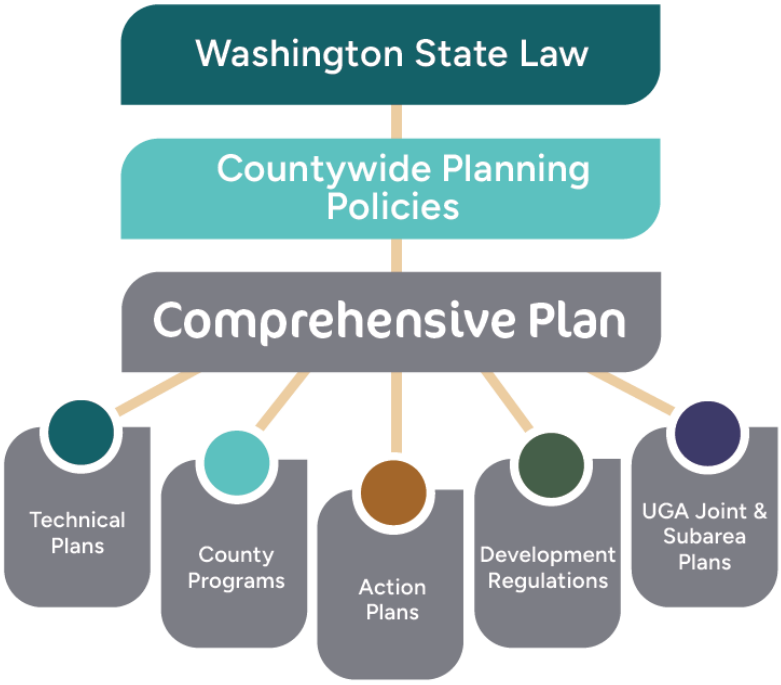
HOW THURSTON COUNTY USES THE PLAN

A. The Comprehensive Plan, Joint Plans, and Other Specialized Plans

Growth Management in Washington State is a hierarchical process (see Figure 1-1).

1. The Washington State Growth Management Act is a state law. It requires cities and counties to create plans and rules for their communities.
2. The Thurston County Board of County Commissioners adopts the Thurston County County-Wide Planning Policies, a regional framework of policies created in collaboration with the seven cities and towns of Thurston County.
3. Thurston County updates and adopts its Comprehensive Plan every 10 years. Updates to specialized plans can occur on a more regular cycle.

Figure 1-1. Planning Hierarchy



Joint Plans

Joint plans are for the unincorporated areas within the cities' urban growth boundaries. They are comprehensive plans. Although they are integral to this Comprehensive Plan, they appear in separate documents. Joint plans are discussed in Chapter 3 – Land Use.

Subarea Plans

Subarea plans are detailed plans for specific geographic areas of the county. These types of plans are discussed in Chapter 3 – Land Use.

2025 CPAs Resolution 12-16-2025
p. 47 of 773

Special Purpose (Functional) Plans

Functional plans cross subarea or urban growth boundaries. They cover specific subjects like sewers, stormwater, open space, or historic resources. Functional plans, like subarea plans, draw from the Comprehensive Plan's goals and policies and the urban-rural framework. They guide their creation and execution. These plans include the:

- Transportation Improvement Plan
- Stormwater Management Program Plan
- Stormwater Management Action Plan
- Parks, Open Space and Trails Plan.
- Flood Hazard Mitigation Plan.
- Climate Mitigation and Adaptation Plans.

Some of these plans are developed for the county. Others apply to only certain parts of the county.

B. The Role of the Comprehensive Plan

The Comprehensive Plan is a legal document that guides decisions about land use in Thurston County. It directs the county's future physical growth through several mechanisms.

- **Guidance for Development Regulations.** The county's development regulations, such as zoning ordinances, must align with the policies in the Comprehensive Plan.
- **Guidance for Capital Facilities Planning.** To accommodate population growth, the Plan helps Thurston County plan for capital facilities like schools, health facilities, and libraries. It ensures the county can maintain these facilities over time and provides guidance on locating them to support planned growth.
- **Guidance for Specific Land Use Permit Applications.** When reviewing land use permit applications, staff or the hearing examiner must consider the Comprehensive Plan and related plans. If the application matches these plans, they can approve it, including permits for specific land use and large residential developments.
- **Guidance for Related Plans.** Plans adopted by reference within this Comprehensive Plan must be consistent with its policies, which serve as the overall framework for all county land use policies.
- **Guidance for Related Inter-Local Agreements.** The county and neighboring towns and cities make agreements to achieve common goals, align policies, and share resources. These agreements are vital for implementing Comprehensive Plan policies, especially when collaboration is more efficient.
- **Guidance for Various County Programs.** Many policies within this Plan refer to County programs or projects needed to fulfill the Plan's goals, such as the Purchase of Development Rights program.

C. Time Horizon

The Comprehensive Plan serves as a long-term guide for development in the county. It plans for and accommodates the population growth projected over the next 20 years, outlining how

2025 CPAs Resolution 12-16-2025
p. 48 of 773

the county will accommodate this growth during that period. The Plan focuses mainly on the land's physical traits, determining the types and distribution of land uses. Regular review and evaluation of land use designations and policies are necessary to ensure the Comprehensive Plan, joint plans, and subarea plans stay current with changing conditions and community desires.

5 HOW THE PUBLIC USES THE PLAN

The Comprehensive Plan is a broad guide for future land use. The plan guides county decisions and helps various users, such as community groups, builders, developers, county officials, and other agencies. Its language is general to allow flexibility. In contrast, regulations like zoning and building codes are strict and uniform. The Implementation Plan Appendix (Appendix B) contains specific actions that can be used to implement policies and measure their progress in the future.

It informs the public by:

- Setting the stage for land use rules in unincorporated Thurston County.
- Outlining how development might change the county's landscape.
- Signaling what Thurston County will consider when reviewing changes in plans, zoning, or regulations.

It guides other public entities. The Comprehensive Plan should guide cities and agencies in their projects. With Thurston County's help, cities will:

- Update their plans, policies, and projects.
- Revise their annexation proposals.

6 HISTORY OF AMENDMENTS TO THE PLAN

Thurston County has had a Comprehensive Plan in place since 1975. Here's a brief history of its major updates. You can find a complete list of updates made since the 1990s in Appendix D.

- **1975:** The county adopts its first plan to manage zoning and protect the environment, prompted by growth.
- **1988**: The plan gets its first major update. It sets urban growth boundaries and encourages development in areas with existing services. It also addresses issues in agriculture, forestry, and housing.
- **1995:** The plan is updated to align with the GMA. It adds policies for planning and designates natural resource lands. A critical areas ordinance is also developed.
- **2003:** Major updates are made to environmental, recreational, and natural resource chapters.
- **2019**: The county revises goals on affordable housing and transportation. Significant changes are made to economic development and health chapters.

2025 CPAs Resolution 12-16-2025
p. 49 of 773

- **2025:** The plan is updated to plan for affordable housing at all income levels and include measures to address climate impacts. A new appendix is added to guide implementation.

The plan can be updated on a smaller basis annually. It is reviewed holistically every ten years as required by the GMA. This ensures it updates population projections, meets legal standards, and meets community needs. Chapter 13 covers the amendment process for the Comprehensive Plan.

Community involvement has been key in shaping Thurston County's development and will continue to be.

7

SETTING

A. Geography and Climate

Thurston County lies at the southern end of Puget Sound. It features diverse landscapes, from coastal lowlands in the north to Cascade foothills in the southeast (See Map I-2). The region mainly consists of prairies and rolling lowlands. Minor hills and a few peaks rise to about 2,600 feet. The county boasts over 90 miles of coastline along Puget Sound, three major river basins, and more than 100 lakes and ponds.

Thurston County covers 737 square miles, or 471,713 acres. Of this, approximately 688 square miles (440,545 acres), or 93 percent, is unincorporated land. The remaining seven percent is divided among seven cities: Olympia, Lacey, Tumwater, Bucoda, Rainier, Tenino, and Yelm (See Map I-1). Historically, timber harvest and natural resource uses dominated land use, especially in rural areas (See Map I-3). Residential development extends from urban centers along transportation routes. It reaches into the Puget Sound peninsulas and around many lakes. Major landowners include the State of Washington (including Capitol Forest), the federal government (including Joint Base Lewis-McChord and Nisqually Wildlife Refuge), and private timber companies.

The climate in Thurston County is shaped by Puget Sound and marine air masses from the Pacific Ocean. Summers are warm and generally dry, while winters are mild and wet. Rainfall varies across the county. It is highest in the northwest, near Summit

IMPACTS OF A CHANGING CLIMATE

Thurston County is experiencing and will continue to experience increasing impacts in the coming decades:

Temperature
Average temperature in the Puget lowlands has increased by 1.3˚ F since the 1890s and is expected to increase an additional 4-6˚ F by the 2050s and 5-9˚ F by the 2100s.

Precipitation
Warmer winters will lead to more rain and less snowfall in upper elevations like the Black Hills in the winter. Summer rain will decrease and rainstorms will be of greater intensity. The number of heavy rain events in the winter is expected to increase by 31% in the year 2100. Flash flooding will increase with more extreme rain events.

Sea-Level Rise
Sea levels will continue to rise nearly an inch by 2050 and up to 2 inches by 2100. It will cause low-lying areas to flood, particularly during storms and high tides, and permanently inundate the Nisqually Estuary.

See the Climate Chapter (Chapter 2) for more information on climate impacts.

2025 CPAs Resolution 12-16-2025
p. 50 of 773

Lake, where it can reach 90 inches per year. In the southeast, around Lake Lawrence, it drops to about 40 inches per year. The mean annual temperature in Olympia is 50.5 degrees Fahrenheit.

Over the past two decades, summer temperatures have steadily increased, and humidity has decreased. Precipitation patterns have shifted from October-April to November-May in the last 20 years. However, the overall amount of precipitation has not changed significantly. These changes have increased the risk of summer wildfires and reduced streamflow and groundwater levels. Such trends align with the Global Forecast System Model, which predicts climate change impacts for the Pacific Northwest.

By 2025, the effects of climate change are already visible. They will increasingly impact Thurston County over the next 20 years and beyond (see sidebar). The county faces vulnerabilities, including warmer summers and winters, rising water temperatures, increased drought, and more intense precipitation. Sea-level rise and population changes due to climate-driven migration are also concerns.

B. Population & Demographics

Chapter 3 – Land Use describes population growth trends in urban and rural areas of the county.

Thurston County's population has been steadily growing since 1852, making it one of Washington's fastest-growing counties since the 1960s (see Figure 1-2). Unincorporated areas and urban growth areas have consistently been home to around half of the county's population. These areas have more than doubled, increasing by an average of 4,500 new residents each year since 1990. Most of the county's growth is due to in-migration. Most new residents settle in cities and urban growth areas, which have seen the highest growth rates.

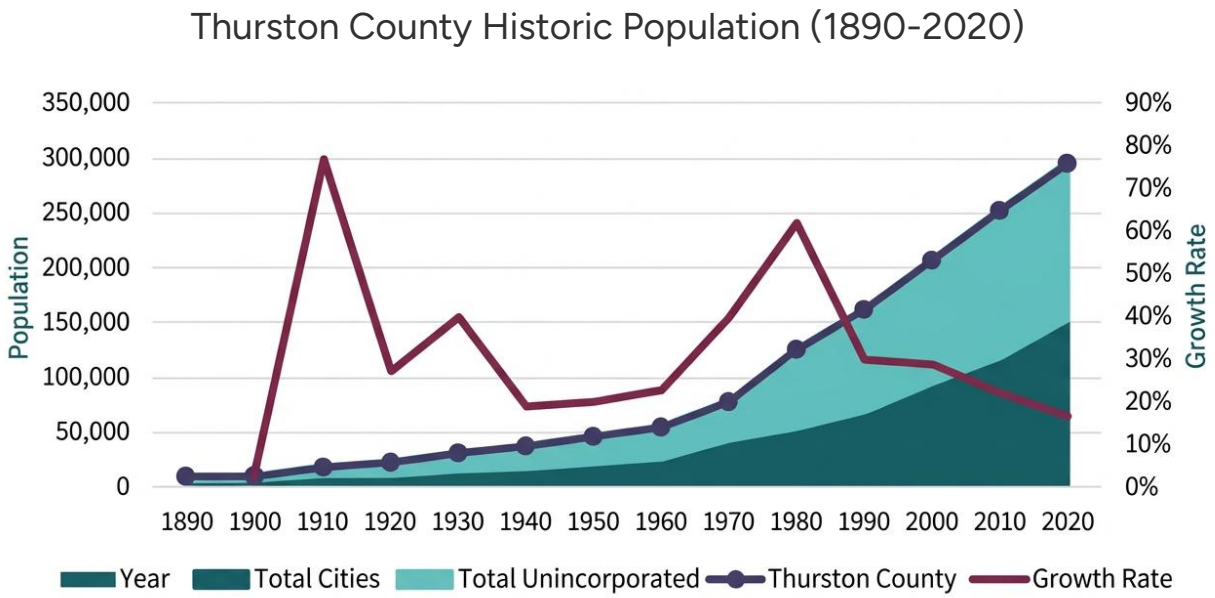


Figure 1-2. Thurston County Population: 1890-2020

Source: U.S. Census Bureau; Washington State Office of Financial Management

2025 CPAs Resolution 12-16-2025
p. 51 of 773

In 2020, Thurston County's population was approximately 294,793. Joint Base Lewis-McChord greatly impacts Thurston County. About 14% of the county's residents are veterans.

Thurston County's population is highly educated. Over 94% of residents graduate high school. More than a third go on to earn a bachelor's or higher degree.

Around 8% of the population is foreign-born. Additionally, 11% speak a language other than English at home.[2] The most common languages spoken in the County include Spanish, Vietnamese, Korean, Tagalog, German, and Hindi.

Projections (TRPC, 2019) show that by 2045, the population is expected to reach 383,500 people.[3] This is a 30 percent increase (see Figure 1-3).[4] Over half of that growth is expected in the cities. Another third is estimated for the unincorporated urban growth areas. Based on historical development patterns, it is likely that about 12 percent of population growth will take place in rural parts of the county. By working with the cities and using various strategies, the county can promote more growth in urban areas and less in rural areas.

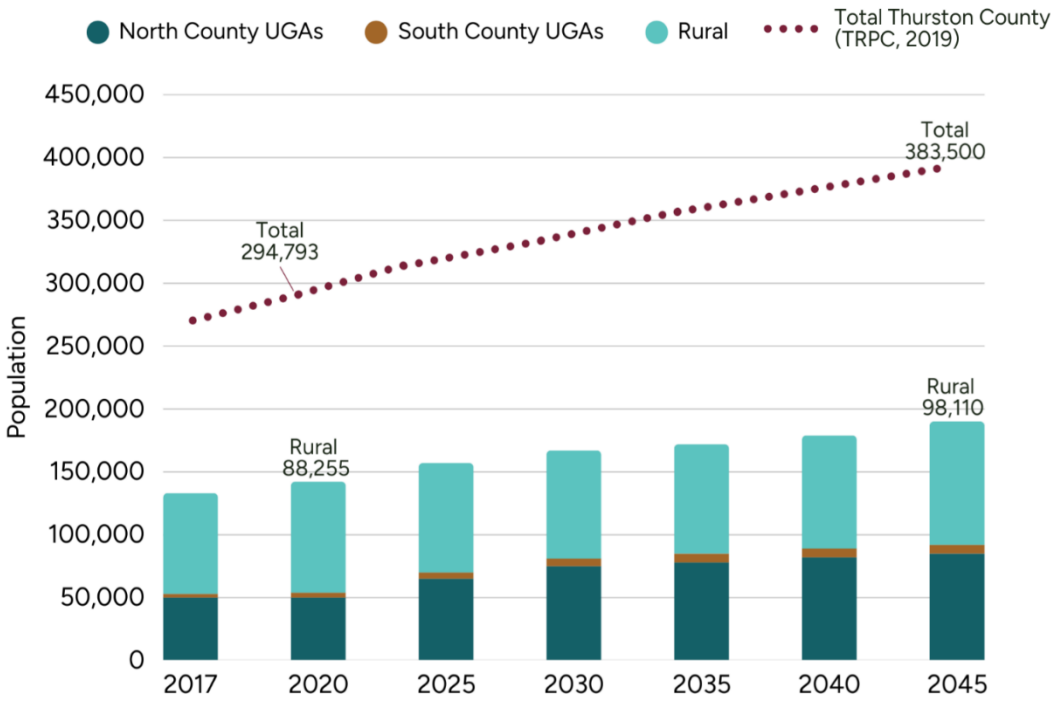


Figure 1-3. Thurston County Projected Population: 2017-2045

Source: Thurston Regional Planning Council (TRPC) Population & Employment Forecast, 2019

2. 2022 U.S. Census Bureau QuickFacts for Thurston County, Washington. Accessed November 21, 2023.

3. Note: 2022 Office of Financial Management (OFM) medium series projections show the 2045 growth slightly higher with a projection of 6,000 more people in the year 2045 (389,659).

4. Thurston Regional Planning Council, Population & Employment Forecast, 2019

2025 CPAs Resolution 12-16-2025
p. 52 of 773

Thurston County's population is older than Washington's average. In 20 years, a key trend will be managing an aging population. Figure 1-4 shows Thurston County's age distribution shift from 2020-2045 using OFM's Medium Projections, which are slightly higher in 2045 than TRPC's projections.

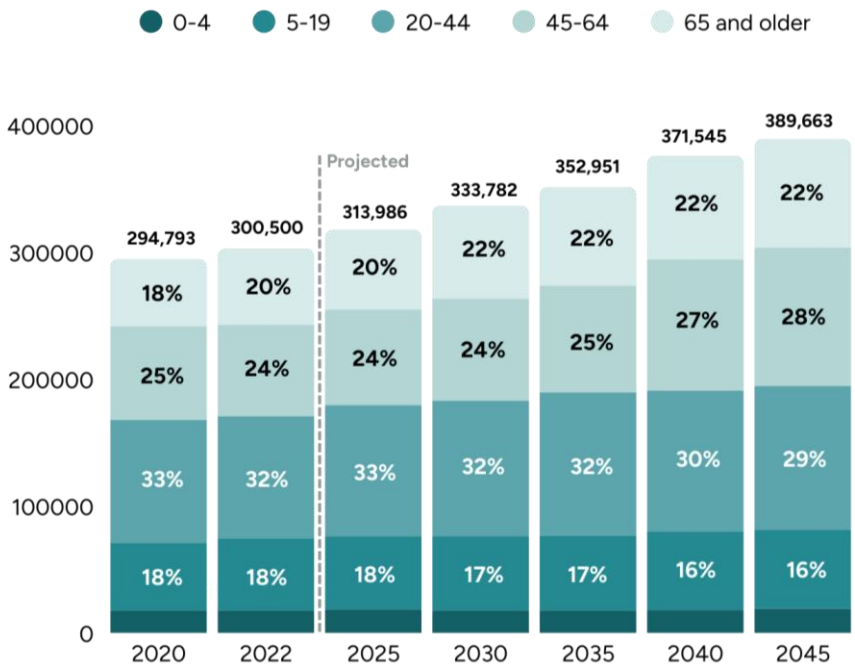


Figure 1-4. Thurston County Population Projection by Age Group: 2020-2045

Source: OFM, 2023; BERK, 2024.

The county's population is aging.

- The Baby Boom generation, born between 1946 and 1965, was in its 30s and early 40s when the GMA was passed. They are now nearing or entering retirement.
- Generation X, born between 1966 and 1980, is now in its prime working years or nearing retirement. By 2045, most will be retired.
- The Millennial generation, born between 1981 and 1996, is now in or entering its prime working years. By 2045, they will begin to retire.
- Generation Z, born from 1997 to 2012, is now in high school and college. They will enter their prime working years by 2045.
- Generation Alpha includes babies to those aged 14 and under. By 2045, they will be in college or in their early working years.

Thurston County's population growth is mainly due to the influx of working-age people, not just births exceeding deaths. This has balanced the age groups. By 2045, almost 20% of residents could be 65 or older. Meanwhile, experts expect the growth in working-age groups to slow down.

2025 CPAs Resolution 12-16-2025
p. 53 of 773

According to the 2018-2022 American Community Survey, the county's ethnic population is (Figure 1-5):

- "White alone" = 76%
- "Two or more races" = 11%
- "Hispanic or Latino" = 10%
- "Asian alone" = 6%
- "Black alone" = 3%

C. Income and Economy

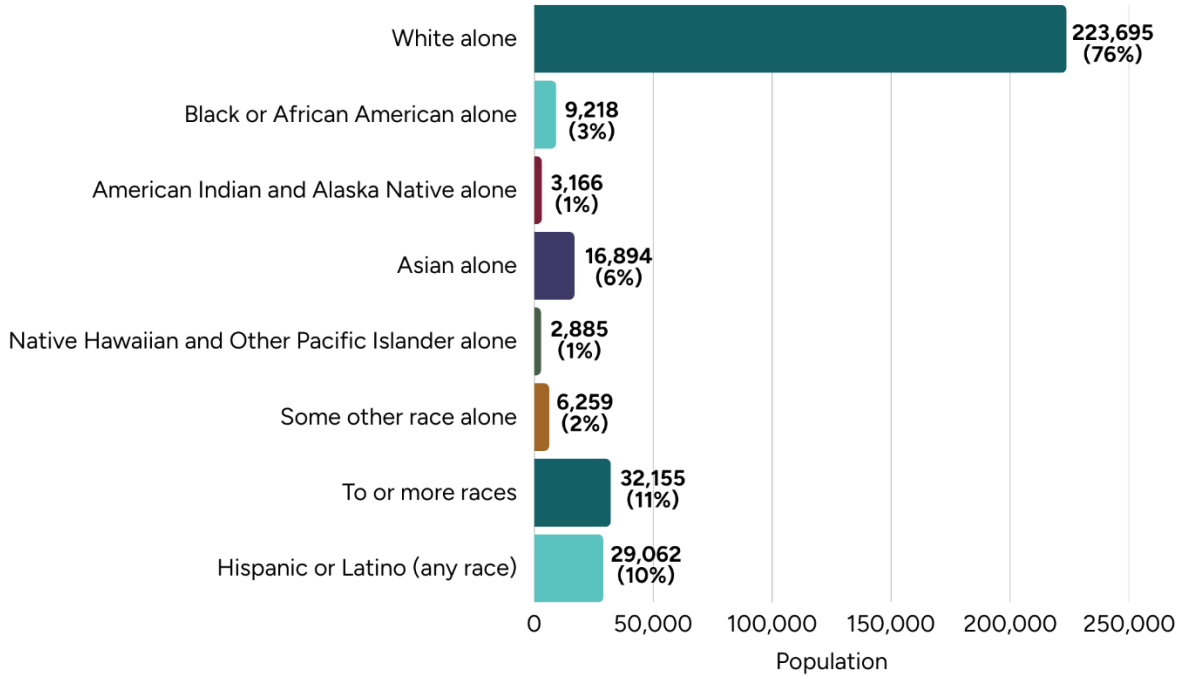


Figure 1-5. Thurston County Population by Race and Ethnicity

Sources: US Census Bureau, 2018-2022 American Community Survey 5-Year Estimates; BERK, 2024

Thurston County's median household income was $91,522 as of 2023.[5] The county's average income rose by 52% since 2010 (or 10% using 2023 inflation-adjusted dollars). However, it has remained below Washington State's average since 2015 (see Figure 1-6). Thurston County's income remaining lower than Washington State's is largely due to a surge in King County's wages sparked by the tech sector's growth.

5. Washington State Office of Financial Management; U.S. Census Bureau, American Community Survey

2025 CPAs Resolution 12-16-2025
p. 54 of 773

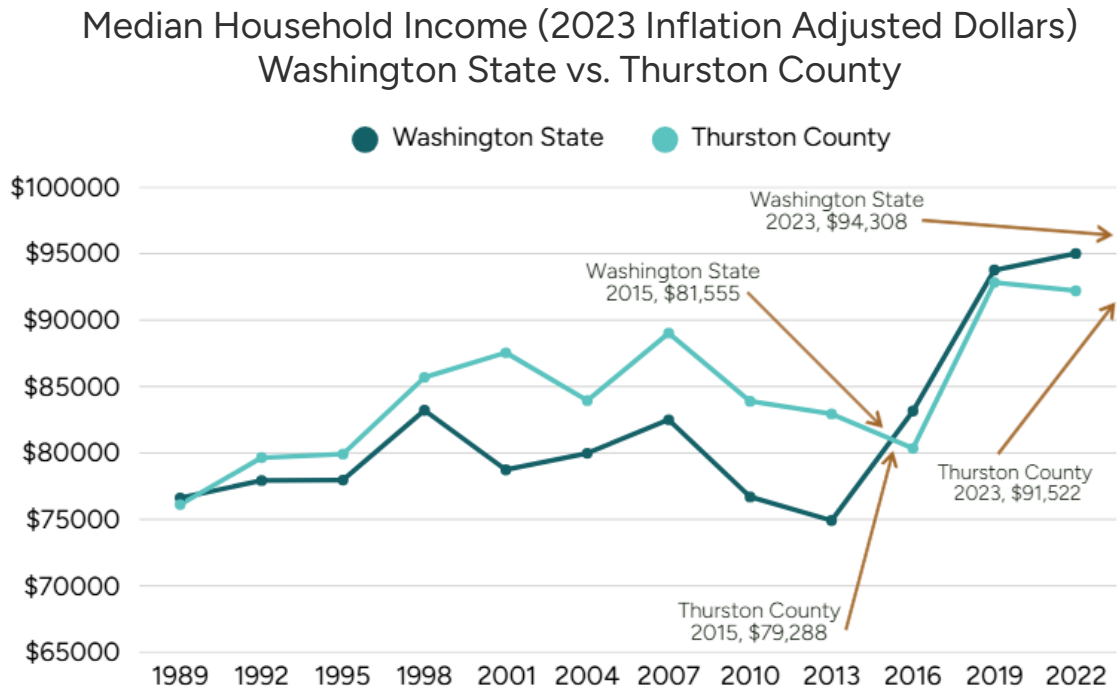


Figure 1-6. Median Household Income: 1989-2023

Source: Washington Office of Financial Management; US Census Bureau, 2024

Thurston County has the 6th highest median household income in Washington. It is above Mason and Lewis counties but below King, Snohomish, Kitsap, Pierce, and Clark counties. It offers a lower cost of living, especially in housing, compared to many northern counties along Interstate 5. This affordability has spurred migration to the county. Since 2010, the biggest influx has come from Seattle, Bellevue, and Tacoma. The lower living costs draw many.[6] Higher wages and increased job opportunities in the counties and cities to the north lead to more people living in Thurston County and commuting out-bound to employment elsewhere than inbound commuters. Due in large part to the COVID-19 pandemic, the Thurston region has seen the number of commuters drop in recent years as the 'work from home' trend has grown. Since 2014, the County's commuting workforce has dropped by more than 6,000 workers, or about five percent.[7]

Chapter 12 – Economic Development covers county economic trends.

Chapter 7 – Housing discusses housing affordability and disparities in household income.

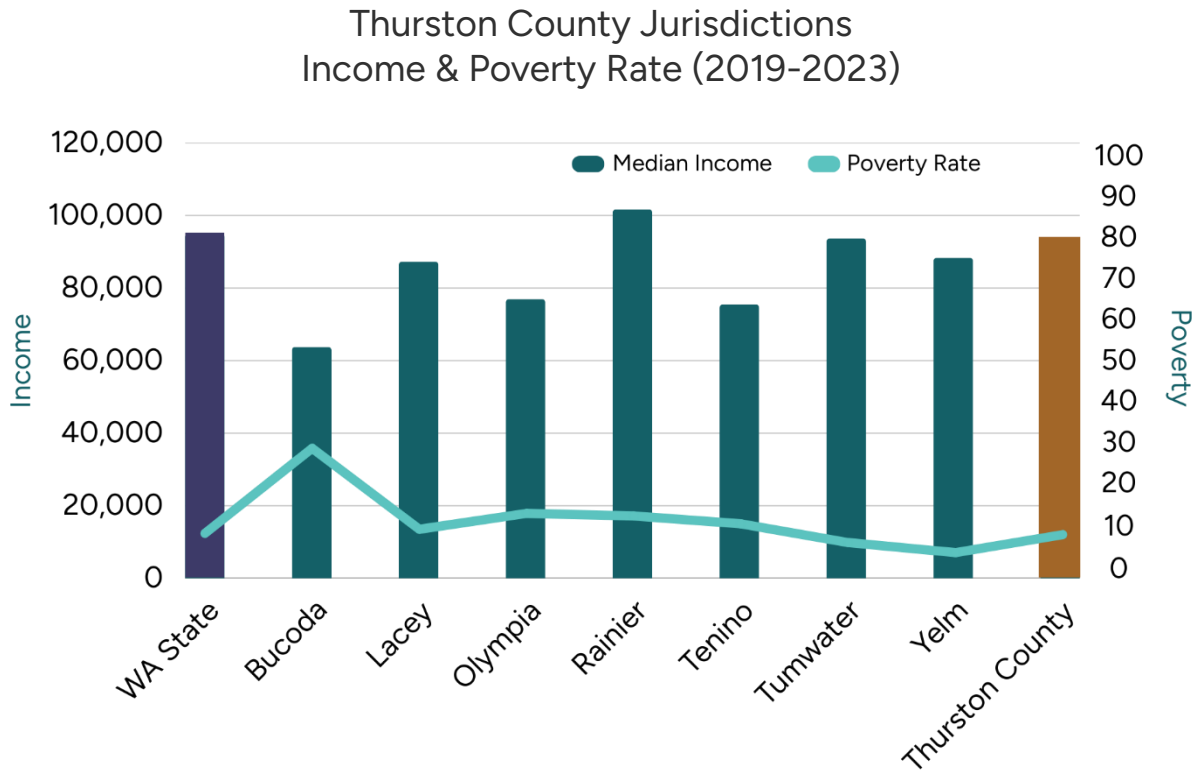
Income levels vary within Thurston County. The county's average income has risen. At the same time, the poverty rate has dropped by 2.3 percent, from 12 percent in 2016 to 9.7 percent in 2023. Low-income families are spread throughout the county. However, they are mostly found

6. Housing and Urban Development 2020 Comprehensive Housing Market Analysis

7. TRPC. March 5, 2025. Memo to Transportation Policy Board on Regional Transportation Plan's Future Conditions.

2025 CPAs Resolution 12-16-2025
p. 55 of 773

near Bucoda, Tenino, Rochester, and west Olympia. The 2019 to 2023 American Community Survey shows that Rainier residents have the highest median income at $101,644. Rural Thurston County and Tumwater residents follow closely with $93,985 and $93,635 respectively. In contrast, Bucoda has the lowest median income at $63,750 (see Figure 1-7).



	WA State	Bucoda	Lacey	Olympia	Rainier	Tenino	Tumwater	Yelm	Thurston County
Median Income	$94.9512	$63,750	$87,277	$76,930	$101,644	$75,438	$93,635	$88,279	$93,985
Poverty Rate	10%	30.40%	11.00%	14.80%	14.20%	12.30%	7.80%	5.40%	9.70%

Figure 1-7. Thurston County Jurisdictions, Income and Poverty Rate: 2017-2021

Source: US Bureau of the Census, American Community Survey

Poverty rates are also higher than average among minority groups, including American Indian and Alaska natives (25 percent), Black residents (19 percent), and Hispanic residents (16 percent). Additionally, in Thurston County, 64% of renter households are at or below 80% adjusted median income, compared to only 30% for owner-occupied homes. Around 48% of renter households are cost-burdened, meaning 30% or more of their income goes towards housing costs. Only 22% of owner households experience the same cost-burden.

People with disabilities are also considered a minority group and can face discrimination and barriers to housing, access, communication, and other basic services. A person with a disability

2025 CPAs Resolution 12-16-2025
p. 56 of 773

is defined as: "a person who has a physical or mental impairment that substantially limits one or more major life activities."[8] In Thurston County, approximately 42,476 people live with a disability. Of these individuals, U.S. Census data shows that in 2021, 43 percent were 65 years of age or older and 16 percent had incomes that were below the poverty level. In addition to concerns with access to housing, those with a disability are at greater risk during extreme climate events. The Climate (Chapter 2), addresses climate impacts and equity. Appendix A, Technical Appendix, has a more detailed breakdown of Thurston County Renter Households by Disability Status and Income Level.

Considering the combination of trends described above – including rapid population growth, an aging general population, increased income disparity, and climate change – Thurston County is likely to continue to undergo dramatic change over the next several decades. The goals and policies included in this Comprehensive Plan are intended to help the county prepare for and address these changes, and achieve the community's vision, while protecting the qualities people value about Thurston County for future generations.

Photo Credit: Experience Olympia

8. Americans with Disabilities Act https://adata.org/faq/what-definition-disability-under-ada

2025 CPAs Resolution 12-16-2025
p. 57 of 773

CHAPTER 2

CLIMATE

1

INTRODUCTION

Climate change is a major concern for the region. People and agencies around the world are working together to adapt to and reduce its effects. Thurston County is already facing challenges like severe storms, wildfires, and extreme heat. Humans, ecosystems, infrastructure, and economies will all experience climate issues. Thurston County is taking steps to plan for the future of the community, including the impacts of climate change. Adding to existing climate plans in Thurston County, the climate chapter (Chapter 2) is new to the Comprehensive Plan.

This chapter follows new Growth Management Act (GMA) requirements (Chapter 36.70A RCW). These requirements were introduced in 2023 by Washington House Bill (HB) 1181 (see textbox on next page). Cities and counties must now include climate change policies in all future updates to their comprehensive plans. This climate chapter addresses key climate issues facing the Thurston County community. It aims to reduce local emissions of climate-changing greenhouse gases. It also seeks to build community resilience to climate change impacts.

2025 CPAs Resolution 12-16-2025
p. 58 of 773

2025 Update: Critical Issues

- Average annual temperatures in Thurston County have warmed 2.4°F over the past century, with warming projected to continue in the future. Warmer temperatures threaten public health, infrastructure, natural resources, and agriculture.
- Anticipated reductions in summer precipitation and increases in winter precipitation will impact groundwater availability, surface stream flows and baseflows, and aquatic species (e.g., salmon), habitats, and water supply in the county.
- Increased flood risk from extreme precipitation events and sea level rise threatens public and private infrastructure systems and buildings—especially in low-lying areas.
- In 2022, the Thurston County community emitted an estimated 4.2 million metric tons of carbon dioxide equivalent (MTCO2e) of greenhouse gases, equivalent to 14.1 MTCO2e per capita—compared to a statewide average of 13.5 MTCO2e per capita[1], with emissions projected to rise as county population and economic growth increase.
- The top contributor to GHG emissions in Thurston County is energy consumption

GROWTH MANAGEMENT REQUIREMENTS

The Growth Management Act (GMA) sets the following goals for climate change and resiliency:

- Ensure that comprehensive plans, development regulations, and regional policies, plans, and strategies adapt to and mitigate the effects of a changing climate.
- Support reductions in greenhouse gas emissions and per capita vehicle miles traveled.
- Prepare for climate impact scenarios; foster resiliency to climate impacts and natural hazards.
- Protect and enhance environmental, economic, and human health and safety.
- Advance environmental justice.

The climate chapter:

- Results in reductions in overall greenhouse gas emissions and enhances resiliency to avoid the adverse impacts of climate change.
- Includes efforts to reduce localized greenhouse gas emissions and avoid creating or worsening localized climate impacts to vulnerable populations and overburdened communities.
- Includes a greenhouse gas sub-element that identifies actions the jurisdiction will take during the planning cycle that will result in reductions in overall greenhouse gas emissions generated by transportation and land use, result in reductions in per capita vehicle miles traveled, prioritize reductions that benefit overburdened communities.
- Includes a resiliency sub-element that equitably enhances resiliency to, and avoid or substantially reduce the adverse impacts of, climate change in human communities and ecological systems.
- Identifies, protects, and enhances natural areas and community resiliency.
- Addresses natural hazards created or aggravated by climate change.

RCW 36.70A.095

1. The statewide value is based on 2019 emissions, which is the most recent year currently available. Source: Washington Department of Ecology (December 2022). Washington State Greenhouse Gas Emissions Inventory: 1990-2019. https://apps.ecology.wa.gov/publications/documents/2202054.pdf

(electricity and natural gas) in commercial and residential buildings. On-road vehicle travel and tree canopy loss are the second and third largest contributors to the county's GHG emissions, respectively.

2

PLANNING CONTEXT FOR CLIMATE

This chapter, developed per state GMA goals, coordinates with other Comprehensive Plan chapters. Thurston County has a long history of investing in climate action and resilience planning, including collaborating on the 2018 Thurston Climate Adaptation Plan in 2018 and Thurston Climate Mitigation Plan in 2020. The climate chapter of the Comprehensive Plan builds on this work, setting county climate change goals and policies and complying with the new GMA requirements.

Resilience policies aim to:

- Advance environmental justice.
- Adapt to and mitigate the effects of climate change.
- Protect and enhance the environment, economy, and human health and safety.

GHG emissions reduction policies aim to:

- Measure, reduce, and eliminate local GHG emissions.
- Measure, reduce, and eliminate vehicle miles traveled per person.
- Both done in a way that benefits overburdened communities and maximizes co-benefits of reduced air pollution and environmental justice.

This chapter builds on past planning efforts. It strengthens existing goals and policies, where needed. It also adds new goals and policies to fill gaps. Thurston County's land conservation programs also support climate mitigation and resiliency. Chapter 4 (Environment, Recreation, and Open Space) has more details on these programs. The climate chapter aims to include a mix of policies for Thurston County. This includes climate resilience and GHG emissions reduction policies.

This chapter uses the best available science to identify Thurston County's main climate risks and GHG emission sources. It also highlights opportunities for improvement. As climate change is an issue that crosses sectors, this chapter seeks to align with and support the goals of other related Comprehensive Plan chapters.

2025 CPAs Resolution 12-16-2025
p. 60 of 773

A. County-wide Planning Policies

The Growth Management Act requires jurisdictional coordinate and develop county-wide policies to prepare for anticipated growth. The County-wide Planning Policies (CWPPs) are a regional framework for planning. They were first adopted in 1992 and amended in 2015 and 2025. They apply to the county, cities, and towns in Thurston County. CWPPs relate to all chapters of the Comprehensive Plan. Those specific to climate change include CWPPs 10.1, 10.2, 10.4, 10.5, 10.6, 10.7, 10.8, and 9.3.

B. Regional Planning Efforts

Climate issues cross jurisdictional boundaries and a regional plan is needed to tackle them. Thurston County has a long history of regional collaboration to address climate change. This includes initiatives coordinated through the Thurston Regional Planning Council (TRPC). Examples include:

The **Thurston County Climate Adaptation Plan** prioritizes actions to respond to the region's worst climate risks.

- Developed in 2018
- Partners include:
    - Thurston County.
    - TRPC.
    - Tribes.
    - Municipalities.
    - Universities.
    - Nonprofits.
    - Businesses.

The **Thurston County Climate Mitigation Plan** is a road map for regional efforts to reduce climate change.

- Developed in 2020
- Partners include:
    - Thurston County.
    - TRPC.
    - Municipalities.
    - Community Organizations.
- This plan outlines ways to cut GHG emissions in five sectors:
    - Buildings and Energy.

Photo Credit: Experience Olympia

2025 CPAs Resolution 12-16-2025
p. 61 of 773

- Transportation and Land Use.
- Water and Waste.
- Agriculture, Forests, and Prairies.
- Cross-Cutting.

Under Washington State law (RCW 77.85), 25 watershed-based groups called "lead entities" are recognized and contracted through Washington's Recreation and Conservation Office (RCO). These lead entities run salmon recovery workgroups, including all Thurston County watersheds. They coordinate the identification and prioritization of salmon habitat projects.

Under the Streamflow Restoration Act (RCW 90.94), watershed planning groups have submitted watershed plans. These plans assess projected water use from permit-exempt wells. They also identify sources of water to offset the new water use by augmenting streamflows. Plans were created for all watersheds in Thurston County.

This chapter includes goals and policies aimed at fostering and strengthening these collaborations and partnerships.

3

RESILIENCE IN THURSTON COUNTY

Thurston County is already experiencing the impacts of climate change. Flooding, droughts, wildfire, heatwaves, and other extreme events affect quality of life in Thurston County. These hazards are expected to have cascading effects on many sectors. They will worsen and stress county infrastructure and communities. The **Hazard Mitigation Plan for the Thurston Region** provides more detail on different types of hazards than what is mentioned in this section.

A. Hazards

Temperature

The 2015 Paris Agreement is a global treaty previously signed by the United States. It aims to keep the global average temperature rise to below 2°C (3.6°F) and ideally to 1.5°C above pre-industrial levels. As of 2023, the Earth's temperature has warmed at least 1.1°C (2°F), and emissions continue to rise.

From 1895 to 2024, Thurston County's average annual temperatures warmed about 1.3°C (2.4°F). The average daily maximum temperatures rose slightly between 1961 and 2013. The National Environmental Modeling and Analysis Center projects that the average daily maximum temperature in Thurston County will warm another 3.1°C - 4.9°C (5.6°F to 8.9°F) (Fig. 2-1).

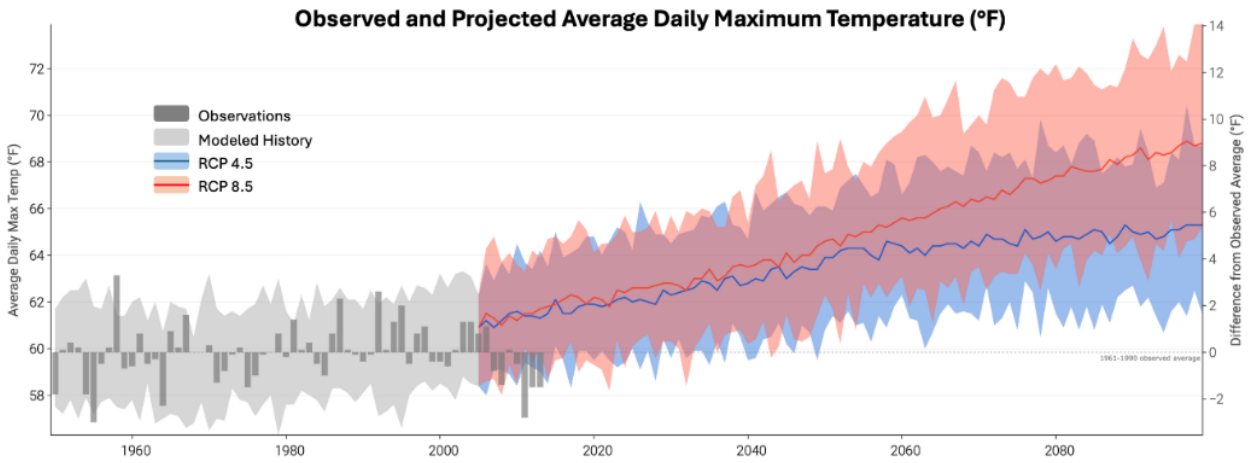


Figure 2.1 Observed and Projected Average Daily Maximum Temperature (°F)

Source: U.S. Climate Resilient Toolkit Climate Explorer, version 3.1. [2,3]

Precipitation

Annual precipitation varies from year-to-year. Summer precipitation is projected to decrease while fall and winter precipitation are projected to increase. More winter precipitation is expected to fall as rain rather than snow.[4] The shift to more rain-dominant watersheds will have impacts on aquatic species (such as salmon), habitats, and water supply for the county.[5] [6] Atmospheric rivers—long, narrow bands of water vapor in the atmosphere—are contributing to extreme precipitation events, especially in fall and winter.[7] As the atmosphere warms, atmospheric rivers are expected to intensify. This will increase extreme rainfall events in Thurston County by approximately 31% by 2100, according to a high-emissions climate scenario (RCP8.5).[8] As extreme precipitation events intensify, flash flooding risk increases.

---

2. Data from the U.S. Climate Resilient Toolkit Climate Explorer version 3.1. Accessed 10 June 2024. Climate projections and graphics produced by the National Environmental Modeling & Analysis Center (NEMAC) at the University of North Carolina Asheville.

3. RCP stands for Representative Concentration Pathway, which is a type of climate model. RCP4.5 a model based on a scenario with medium emissions; RCP8.5 is a model that assumes high emissions.

4. Rogers M. & Mauger, G. (2021), Pacific Northwest Climate Projection Tool. University of Washington Climate Impacts Group.

5. Atlas, W. I., Seitz, K. M., Jorgenson, J. W. N., Millard-Martin, B., Housty, W. G., Ramos-Espinoza, D., Burnett, N. J., Reid, M., & Moore, J. W. (2021). Thermal sensitivity and flow-mediated migratory delays drive climate risk for coastal sockeye salmon. FACETS, 6, 71-89. https://doi.org/10.1139/facets-2020-0027

6. Chang, M., Erikson, L., Araújo, K., Asinas, E. N., Chisholm Hatfield, S., Crozier, L. G., Fleishman, E., Greene, C. S., Grossman, E. E., Luce, C., Paudel, J., Rajagopalan, K., Rasmussen, E., Raymond, C., Reyes, J. J., & Shandas, V. (2023). Northwest Chapter. In A. R. Crimmins, C. W. Avery, D. R. Easterling, K. E. Kunkel, B. C. Stewart, & T. K. Maycock (Eds.), Fifth National Climate Assessment. *U.S. Global Change Research Program*, p. 5. https://doi.org/10.7930/NCA5.2023.CH27

7. Rhoades, A. M., Jones, A. D., Srivastava, A., Huang, H., O'Brien, T. A., Patricola, C. M., et al. (2020). The shifting scales of western U.S. landfalling atmospheric rivers under climate change. Geophysical Research Letters, 47, e2020GL089096. https://doi.org/10.1029/2020GL089096

8. Raymond C. & Rogers M. (2022), Climate Mapping for a Resilient Washington. Climate Impacts Group, University of Washington, Seattle and Research Data & Computing Services, University of Idaho, Moscow.

Sea Levels

Sea levels in Puget Sound rose about 0.68 feet between 1899 and 2023.[9] Sea levels are expected to continue rising in Thurston County (Table 2-1).

Table 2-1. Relative sea level rise projections, in feet, for Thurston County

Year	99% Likelihood of Exceedance	50% Likelihood of Exceedance	1% Likelihood of Exceedance
2050	0.1-0.3	0.8	1.4-1.6
2100	0.5-0.8	2.2-2.3	5.0-5.1
2150	0.9-1.4	3.7-3.9	10.2-10.4

Source: Table data from Miller et al. 2018[10]

Wildfire

Fire is a natural part of Thurston County's ecosystems. While large wildfires are rare in Thurston County, climate change is increasing wildfire risk across the county. As wildfires in the Pacific Northwest continue to intensify, Thurston County is expected to experience more wildfire smoke days.

Sector Impacts

These hazards—including extreme heat, flooding, sea level rise, and wildfire—are expected to have ripple effects on many sectors. The effects will worsen and stress county infrastructure and communities. These sector impacts are described in more detail below.

B. Human Well-Being and Public Services

Each climate-related hazard can bring its own set of adverse public health outcomes. [11] Wildfires greatly reduce air quality, both nearby and downwind, in addition to their possible deadly and destructive impacts. They cause particle pollution as well as other pollutants, such as carbon monoxide or nitrogen oxides. Wildfire smoke contains respiratory irritants that can irritate the eyes and lungs. This can cause impacts such as bronchitis, respiratory infections, and worsen asthma, COPD, and other respiratory diseases. Smoke exposure also impacts the cardiovascular system, increasing the risk of heart failure, heart attacks and

9. Local relative sea level (RSL) trend computed at 142 long-term water level stations using a minimum span of 30 years of observations at each location. *NOAA Tides & Currents* (2024). https://tidesandcurrents.noaa.gov/sltrends/sltrends.html

10. Miller, I., Morgan, H., Mauger, G., Newton, T., Weldon, R., Schmidt, D., . . . Grossman, E. (2018). Projected Sea Level Rise for Washington State – A 2018 Assessment. Seattle, WA: Climate Impacts Group, University of Washington. Retrieved from Climate Impacts Group, University of Washington: https://cig.uw.edu/projects/projected-sea-level-rise-for-washington-state-a-2018-assessment/

11. Chang, M., Erikson, L., Araújo, K., Asinas, E. N., Chisholm Hatfield, S., Crozier, L. G., Fleishman, E., Greene, C. S., Grossman, E. E., Luce, C., Paudel, J., Rajagopalan, K., Rasmussen, E., Raymond, C., Reyes, J. J., & Shandas, V. (2023). Northwest. In A. R. Crimmins, C. W. Avery, D. R. Easterling, K. E. Kunkel, B. C. Stewart, & T. K. Maycock (Eds.), *Fifth National Climate Assessment.* U.S. Global Change Research Program, pp. 26-29. https://doi.org/10.7930/NCA5.2023.CH27

2025 CPAs Resolution 12-16-2025
p. 64 of 773

strokes. For pregnant people, smoke exposure may increase the risk of low birth weight and preterm birth.

Extreme heat can lead to heat-related illness, like heat stroke or dehydration. If untreated, these can lead to critical illness, brain injury, and death. Extreme heat can also exacerbate cardiac disease. Hot weather can also increase air pollutants such as ground level ozone. This can worsen respiratory conditions such as asthma and COPD. Also, heat can increase discomfort and disrupt sleep. This stresses the body and can harm mental health. The 2021 heat dome event raised temperatures to 107°F in Thurston County. This led to more emergency medical visits and at least six deaths.

The impacts of climate change are not experienced evenly across the county. Different groups of people feel the effects more than others. Examples include:

- Residents who live in more remote areas.
- Older adults.
- Low-income households.
- Children.
- Outdoor workers.
- People with pre-existing health conditions or disabilities.

Photo Credit: Experience Olympia

These groups are typically more sensitive to the impacts of climate change (Figure 2-2). For example, during the 2021 heat dome event, almost all heat-related injuries and excess deaths were within sensitive population groups such as older adults, children, outdoor workers, and people without air conditioning.[12] More urban areas will experience heat island effects[13] than rural areas because of more impervious surfaces and less tree or vegetation coverage. Heat island effects are temperature fluctuations across natural and built environments, and are expected to increase temperatures by 10-15°F relative to the county average. Tribes and Indigenous peoples will be additionally affected across the county, as access to cultural foods, harvest areas, and ceremonial sites may be impacted.

12. Vogel, J., J. Hess, Z. Kearl, K. Naismith, K. Bumbaco, B.G. Henning, R. Cunningham, N. Bond. (2023). In the Hot Seat: Saving Lives from Extreme Heat in Washington State. Report prepared by the University of Washington's Climate Impacts Group, UW's Center for Health and the Global Environment, the Washington State Department of Health, the Office of the Washington State Climatologist, and Gonzaga University's Center for Climate, Society & the Environment.

2025 CPAs Resolution 12-16-2025
p. 65 of 773

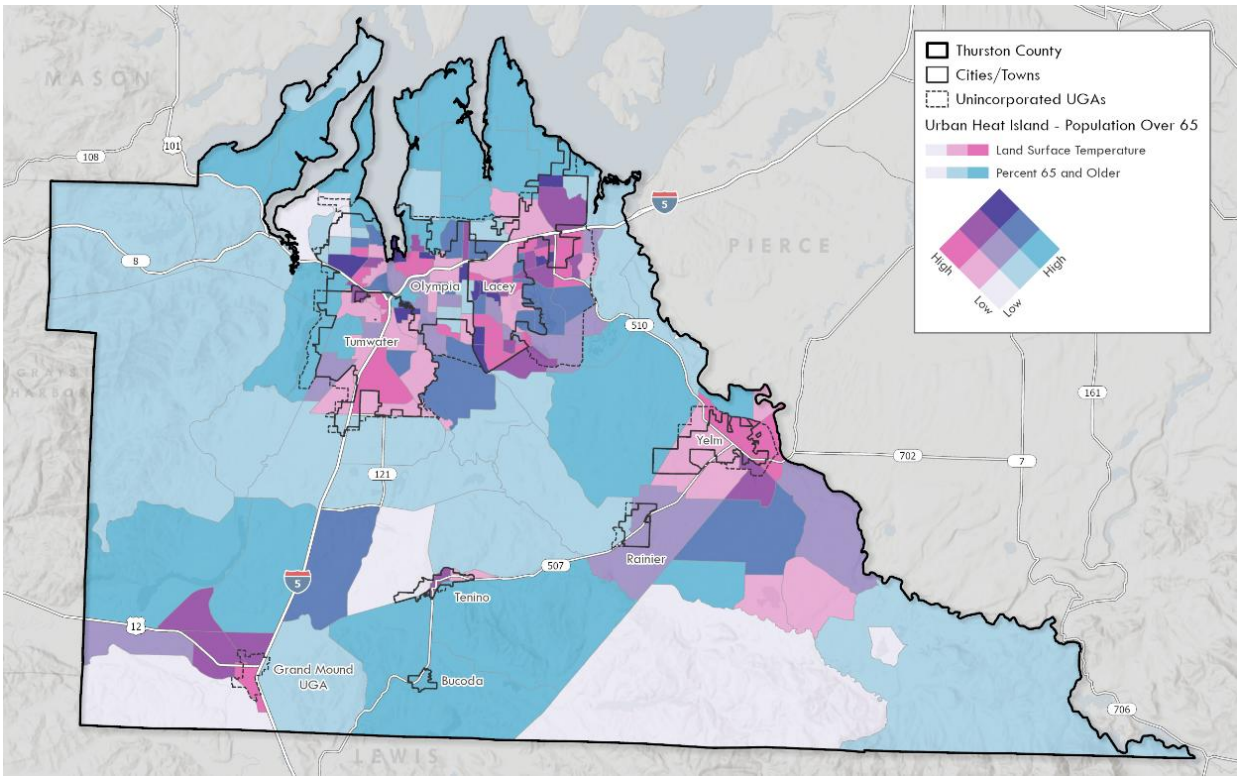


Figure 2-2. Bivariate map of heat island effect and older adults, Thurston County (2023)

Source: Spatial data from the U.S. Census Bureau American Community Survey, 5-year Estimate, 2018-2022; BERK 2024

Some public services and amenities are at risk of being damaged, disrupted or destroyed by climate change. These include:

- Medical services.
- Libraries.
- Parks and open spaces.

Climate change can lead to events like flooding, landslides, or wildfires, which can cut off road access. This is especially concerning for remote communities in south Thurston County or on Steamboat Peninsula. Residents in these areas often drive to buy food, medicine, and other necessities. Households without access to a vehicle (Figure 2-3) may rely on transit services. Disruptions to these services can hurt their ability to get essentials.

Public spaces help build community resilience. They can serve several important functions, such as:

- Acting as cooling centers during heat waves.
- Providing internet access, shelter, and meeting points during natural disasters.
- Strengthening social connections, which facilitate mutual aid networks.

Health care and social services are essential for mitigating the health impacts of climate change. This is especially true for those with chronic conditions, limited mobility, or other access and functional needs.[14] These services help ensure that everyone has support during times of crisis.

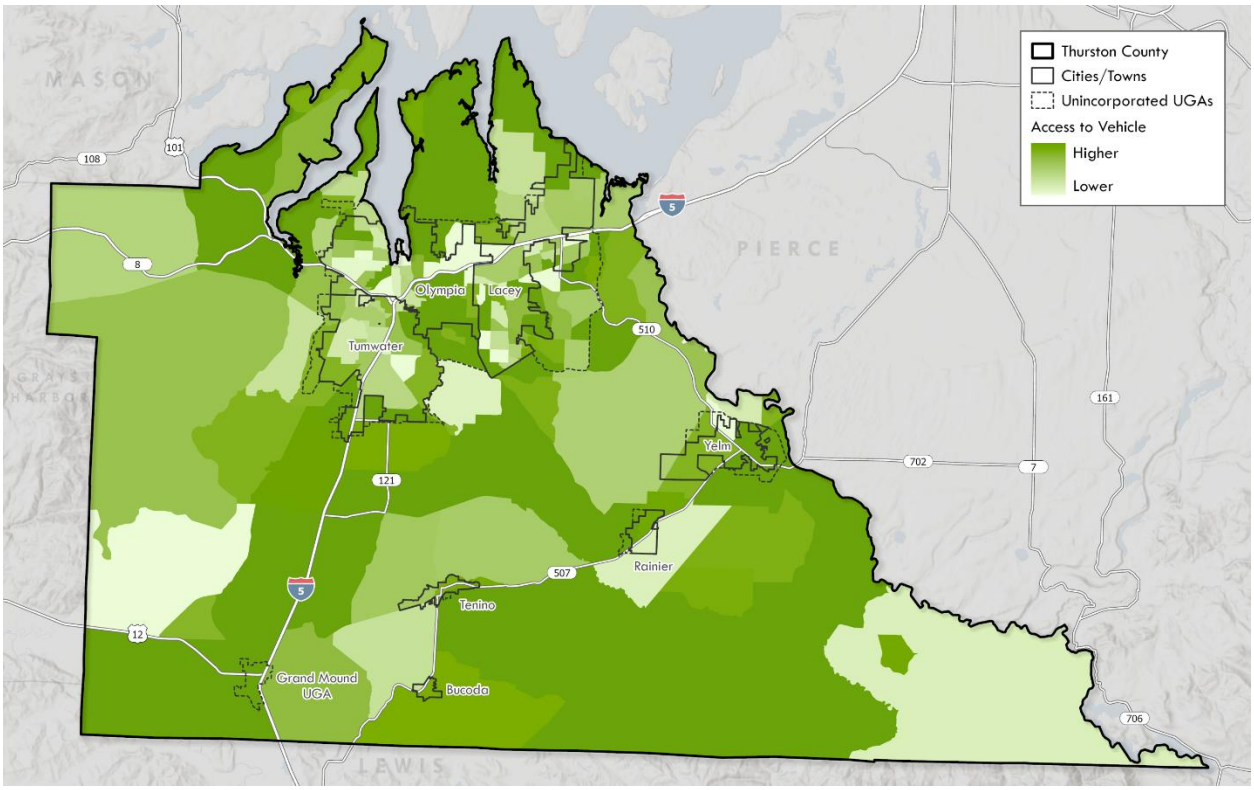


Figure 2-3. Access to Vehicles by Block Group, Thurston County (2022)

Source: U.S. Census Bureau American Community Survey, 5-year Estimates 2018-2022; BERK, 2024

C. Ecosystems and Water Resources

Ecosystems

Climate change threatens Thurston County's ecosystems and water resources. Many ecosystems will be significantly impacted, including:

- Forests.
- Prairies.
- Waterbodies.
- Wetlands and riparian areas.
- Montane and steep slope areas.

14 Individuals with "access and functional needs" refers to those with and without disabilities who may need additional assistance because of any condition (temporary or permanent) that may limit their ability to act in an emergency. https://www.fema.gov/sites/default/files/documents/fema_access-and-functional-needs-support_fact-sheet.pdf

- Shorelines.

These changes will affect ecosystems' ability to provide important ecological services. These ecosystems help us by providing clean air and water, cooling temperatures, and supporting wildlife habitat. For details on climate impacts on these ecosystems, see the **Vulnerability Assessment.**

Rising temperatures and shifting precipitation patterns are expected to alter streamflow. Key changes include higher runoff during the winter and reduced flow in the summer. These changes will increase water temperatures and worsen water quality issues such as algal blooms in lakes. This degradation will harm salmon and other species.[15] Extreme weather events will also cause flooding and erosion, especially in areas with steep slopes. Additional information on Thurston County's habitat vulnerabilities can be found in the **Vulnerability Assessment**, and wildlife corridor and habitat connectivity policies are detailed in the Environment, Recreation, and Open Space chapter (Chapter 4).

Forests will face significant challenges due to climate change. Hotter, drier summers will reduce suitable habitat for key species, like Douglas fir. It will also make plants more vulnerable to pests and diseases, like Armillaria root disease and Swiss needle cast. Forests will also face higher risks of intense wildfires due to decreased fuel moisture and increased tree deaths, affecting public safety.[16]

Oregon white oak woodlands are another critical ecosystem under threat. This habitat is now limited and declining. Oregon white oak woodlands are protected by Thurston County's Critical Areas Ordinance. In the future, these habitats may face reduced climate suitability and conifer encroachment. This will further stress a habitat that hosts more than 200 vertebrate species, including:

- Birds.
- Reptiles.
- Amphibians.
- Mammals, such as the state endangered western gray squirrel.

Many invertebrates, including various moths, butterflies, gall wasps, and spiders, are found exclusively in association with this oak species.

Prairies in Thurston County, designated as critical areas, support several endangered or threatened species, including:

- Mazama pocket gophers.

15. Chang, M., Erikson, L., Araújo, K., Asinas, E. N., Chisholm Hatfield, S., Crozier, L. G., Fleishman, E., Greene, C. S., Grossman, E. E., Luce, C., Paudel, J., Rajagopalan, K., Rasmussen, E., Raymond, C., Reyes, J. J., & Shandas, V. (2023). Northwest Chapter. In A. R. Crimmins, C. W. Avery, D. R. Easterling, K. E. Kunkel, B. C. Stewart, & T. K. Maycock (Eds.), Fifth National Climate Assessment. *U.S. Global Change Research Program,* p. 5. https://doi.org/10.7930/NCA5.2023.CH27

16. Climate Impacts Group (2020). Washington Climate Change Impacts Assessment: How will climate change affect forests in Washington. https://cig.uw.edu/wp-content/uploads/sites/2/2020/12/snoveretalsok2013sec7.pdf

- Oregon vesper sparrow.
- Streaked horned lark.
- Mardon skipper.
- Taylor's checkerspot butterfly.
- Western pond turtle.

Photo Credit: Experience Olympia

Prairie ecosystems may experience shifts in species composition and biodiversity.[17] Wetter winters could possibly expand wetland prairies. Invasive species and changes in flowering times could disrupt native species and reduce plant-pollinator interactions. This may harm some plant populations, such as camas (*Camassia quamash*), which is harvested by local Tribes.

The Washington Department of Fish and Wildlife says pollinator numbers are also at risk. For example, the endangered Taylor's checkerspot butterflies (TCBs) are sensitive to extreme temperatures and drought.[18] Montane TCB populations are affected by reduced snowpack and earlier snowmelt. These changes create new, exposed conditions for overwintering larvae, likely increasing mortality rates. Reduced snowpack also hastens harmful conifer encroachment in the butterfly's open, grassland habitat. Sea level rise will significantly affect beaches, marine bluffs, coastal wetlands, and shorelines. It will lead to:

- Erosion.
- Seawater intrusion.
- Habitat loss.
- Coastal squeeze, a term for intertidal habitat loss.

Marine bluffs along Puget Sound, especially in areas like Boston Harbor and Burfoot Park, are at risk of accelerated erosion. Rising sea levels increase wave action and destabilize these cliffs. Coastal wetlands, such as those in the Billy Frank Jr. Nisqually National Wildlife Refuge, face inundation. These wetlands are trapped between rising sea levels and human infrastructure with nowhere to migrate.[19]

This could destroy vital near-shore habitats for species including salmon, forage fish, and migratory birds. Without space for natural habitat migration, some species may decline. The

17. Dunwiddle, P.W., E.R. Alverson, R.A. Martin, & R. Gilbert. (2014). Annual Species in Native Prairies of South Puget Sound Washington. Northwest Science. 88(2): 94-105.

18. Taylor's checkerspot | Washington Department of Fish & Wildlife

19. Johannessen, J., & MacLennan, A. (2007). Beaches and bluffs of Puget Sound.

Nisqually River Delta and Mud Bay are especially vulnerable to both flooding and erosion, leading to long-term habitat degradation.

As ecosystems change from climate pressures, species in Thurston County may migrate out of the county. Some new species may migrate or expand their habitat into the county as well. Some species will become more vulnerable, population sizes will decrease, and habitat will be lost because of climate impacts. As Thurston County prepares for a changing climate, it is important to address that what is now considered a "local" species may not always be true. Species such as the Marbled Murrelet seabird may depend on migration to new habitat locations as their suitable environments decrease or shift.

Photo Credit: Experience Olympia

Water Resources

Climate changes to water quality and quantity also impact human populations. Thurston County's drinking water supply mainly comes from groundwater. Increasing demands for water come from:

- Ongoing population growth.
- Agriculture.
- Other consumptive uses.
- Associated land use practices.

These demands have led to lower streamflow and declining groundwater levels in some areas. These decreases have impacted fisheries and general stream health. Groundwater overdraft conditions have not been observed for any of the wells used for county drinking water. However, smaller wells may be at risk in future droughts.

Changes in freezing elevation and snowpack loss may harm groundwater in the county's aquifers. This will affect supply issues in the Nisqually Watershed, the only snow-driven watershed of the five Water Resource Inventory Areas (WRIAs) in the county.[20] The lower Nisqually Watershed is one of the most heavily farmed basins in Western Washington. The Nisqually River is an important source of hydropower and municipal supply. As a result, most water in the watershed is already appropriated.

As precipitation patterns change, surface flows and baseflows will be affected. This will place additional stress on groundwater to support additional uses including:

20. The other four WRIAs are the Deschutes, Kennedy-Goldsborough, and Upper and Lower Chehalis Watersheds. WRIA Plans developed under RCW 90.94 will help guide efforts to restore streamflows to levels that support salmon recovery. Federally recognized Tribes like the Nisqually with a usual and accustomed harvest area within the WRIA are invited to participate as part of the planning unit.

2025 CPAs Resolution 12-16-2025
p. 70 of 773

- Pumping for escalating needs.
- New drought purposes such as dust abatement on working lands.
- Emergency response pumping.

Seawater intrusion is also a concern for coastal areas of Puget Sound. This occurs when saltwater moves into freshwater aquifers. Thurston County Public Works is monitoring the Tamoshan Aquifer, the sole source for one of three drinking water systems operated by the county. Public Works is documenting potential seawater intrusion at a newly established well in the area. This is a concern if sea level rise shifts the hydraulic gradient, which can influence the direction of flow. If intrusion from sea level rise happens, Thurston County will require control/management and treatment to ensure drinking water safety.

Two coastal sewer systems operated by the county in the Boston Harbor and Tamoshan Service Areas are sometimes forced to exceed their permit limits. This happens during prolonged, heavy rainfall, which is expected to become a more frequent occurrence due to climate change. These older systems are not as tight and well-sealed, allowing stormwater entry through:

- Sewer lines.
- Manholes.
- Poorly sealed septic tanks.

These overflow discharges not only impact water quality, but also present a financial liability for the county.

Photo Credit: Experience Olympia

D. Infrastructure

Energy and transportation systems face future stressors, including climate risks and population growth. Hydropower supply will face supply issues as snowpack declines. Energy delivery may be disrupted by more frequent, intense extreme events. Transportation systems, especially low-lying assets (such as roads, railroads, and depots), face risks from extreme heat and flooding. Safe transportation routes and modes are vital for evacuations before and during wildfires and extreme weather.

Energy

As temperatures rise and heatwaves worsen, energy demand is expected to grow. This is especially true in summer. Cooling degree days measure the energy demand for cooling. These cooling days have already increased in Thurston County and are expected to rise

2025 CPAs Resolution 12-16-2025
p. 71 of 773

significantly through the end of the century (Figure 2-4). Surges in energy demand during heatwaves can lead to blackouts or brownouts – or temporary disruptions in power supply. This happens when energy utilities can't meet the immediate demand. The 2021 heat dome event caused a surge in cooling demand. As a result, almost 6,000 Puget Sound Energy customers lost power across the region. Additionally, climate change can affect energy delivery. For example, extreme rains and storms can down power lines or flood energy assets, such as substations. Heatwaves can cause lines to sag, reducing transmission efficiency.

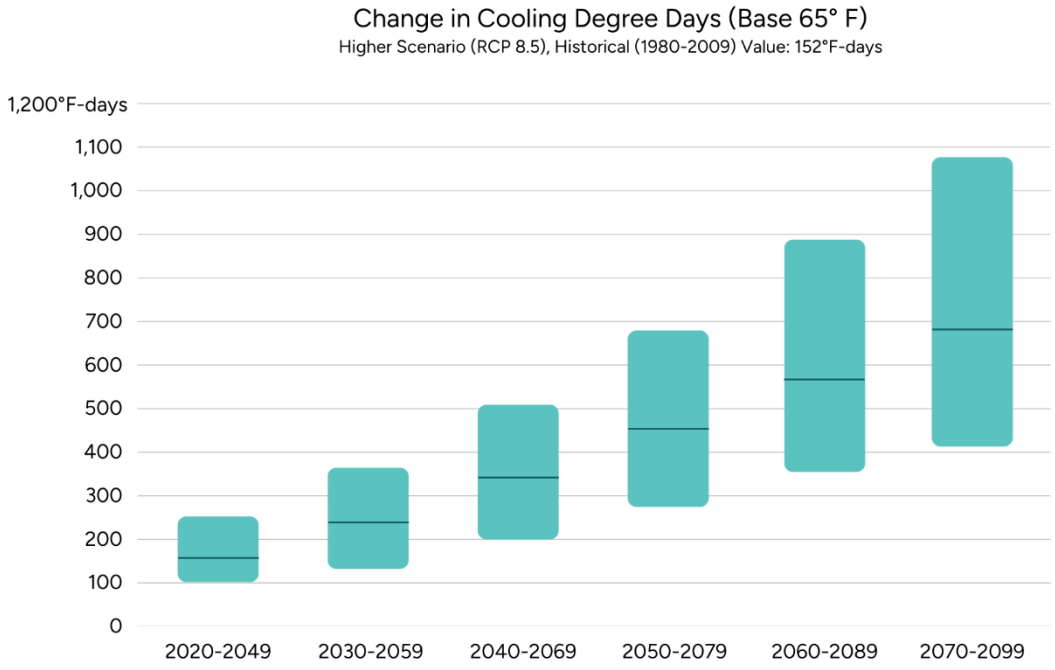


Figure 2-4. Change in Cooling Degree Days Under RCP 8.5, Thurston County
Note: Cooling degree days measure the energy increase from the need to cool indoor spaces to be a comfortable temperature

Source: Raymond and Rogers, 2022

E. Transportation

Transportation networks across Thurston County face significant risks (Figure 2-5). Extreme heat can cause pavement to rut and crack. This harms roads, bike paths, and pedestrian walkways. Heat can also cause metal parts of bridges and rail lines to expand, potentially leading to warping or damage. Repeated flooding and heavy rains can increase corrosion rates. This affects the stability and integrity of various transportation assets, such as bridges or elevated roads.

Safe transportation routes are crucial for evacuations and emergency response access. Many households in Thurston County can evacuate with a private vehicle. However, households without access to private vehicles are more likely to rely on public transit, like buses.

During wildfire and other extreme weather events, public transit systems can face challenges such as:

2025 CPAs Resolution 12-16-2025
p. 72 of 773

- Delays.
- Unavailability because of power outages.
- Increased demand.

People who rely on public transit may spend extended time outdoors during these emergencies. They are exposed to smoke while waiting for public transit, which can be especially harmful for:

- People with existing cardiac or respiratory illness.
- Older adults.
- People with other existing vulnerabilities.

Communities with lower access to transit and those who live in remote areas with limited routes (such as the Olympic National Forest area) may be especially vulnerable during wildfires or other extreme weather emergencies.

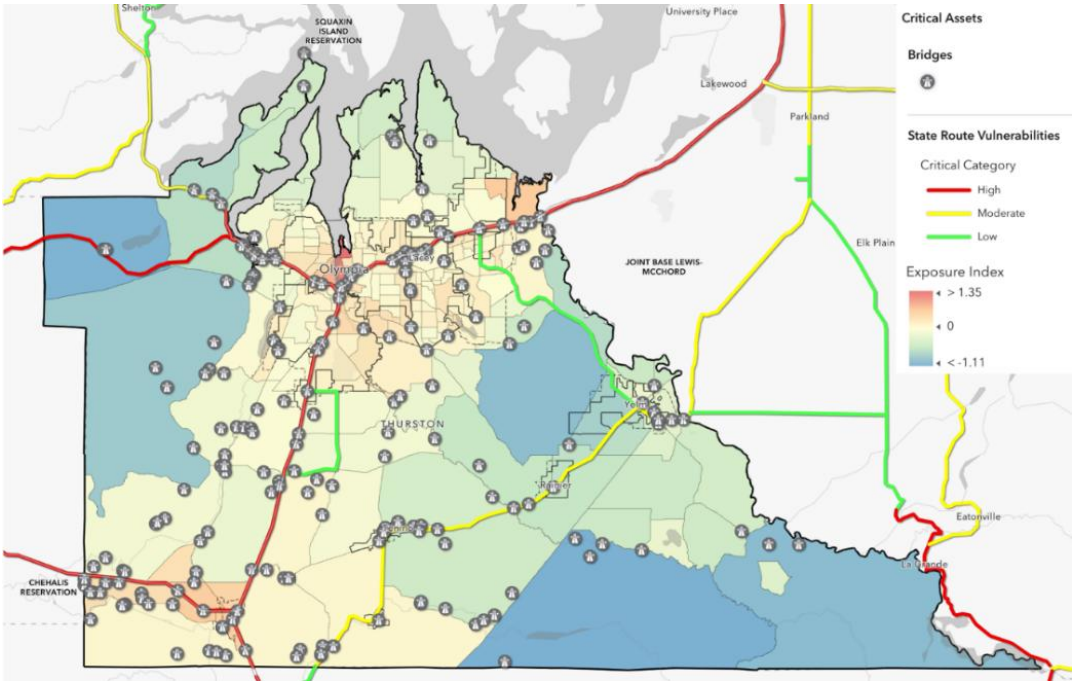


Figure 2-5. Transportation Asset Climate Impact Exposure, Thurston County

Source: WSDOT 2021[21]; BERK, 2024

Low-lying roads, especially in south Thurston County, face annual traffic closures due to flooding. For example, after an atmospheric river event in January 2022, many roads, including parts of I-5, were partially or completely closed due to flooding (Figure 2-6).

21. Washington State Department of Transportation. (2021). Climate Impacts Vulnerability Assessment. https://wsdot.wa.gov/sites/default/files/2021-10/Climate-Impact-AssessmentforFHWA-12-2011.pdf

The 2023 **Hazard Mitigation Plan for the Thurston Region** notes the vulnerability of transportation assets in the county:

- 15 transportation community lifelines located in the 50-year special flood hazard area.
- 19 in the 100-year special flood hazard area.
- 23 in the 500-year special flood hazard area.[22]

Understanding these risks is essential for improving transportation safety and resilience in Thurston County.

Figure 2-6. Flooding south of Rochester due to an atmospheric river on January 7, 2020

Source: Tony Overman, The Olympian

F. Community Design, Land Use, and Economic Development

Residential

Land use and zoning can boost economic growth and housing. But they can also worsen some types of climate-related risks. For example, increased development can lead to more encroachment into wildland-urban interface (WUI) areas. WUI areas are where structures meet or intermingle with a wildland area. WUI areas are at higher risk of climate hazards such as wildfire and flooding. Approximately 34% of unincorporated Thurston County, or 18,500 structures, are in the WUI. This makes these structures and communities more at risk of flooding and fires.

Rural residents depend on cars to access goods and services in south county's rural towns. Climate change may cause flooding and wildfires that could temporarily isolate households. Encouraging commercial services in south county UGAs or rural nodes could support community health and resilience as noted in the Thurston Climate Adaptation Plan.[23]

Commercial

22. Thurston Regional Planning Council. (2023). Hazards Mitigation Plan for the Thurston Region. https://www.trpc.org/160/Hazards-Mitigation-Plan.

23. Thurston Regional Planning Council. (2018). Thurston Climate Adaptation Plan: Climate Resilience Actions for Thurston County and South Puget Sound: TRPC, 2018.

Climate change is also expected to affect county commercial zoning and economic development. Commercial zones are usually in areas with more impervious surfaces, such as pavement, roofs, and less tree cover. This increases heat island effects (Figure 2-7, Figure 2-8). For example, commercial areas in Yelm have some of the worst heat island impacts in the county. Also, some county commercial areas are at risk of sea level rise and coastal flooding (e.g., downtown Olympia). Flooding events are becoming more frequent and intense, disrupting, or damaging businesses.

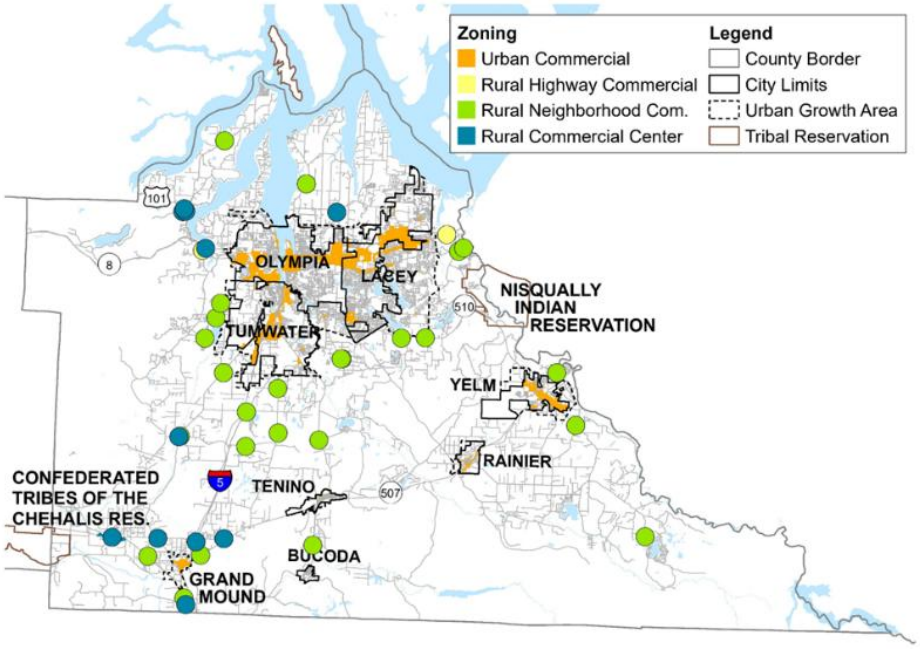


Figure 2-7. Commercial Zoning Nodes, Thurston County

Source: Thurston Regional Planning Council, 2021

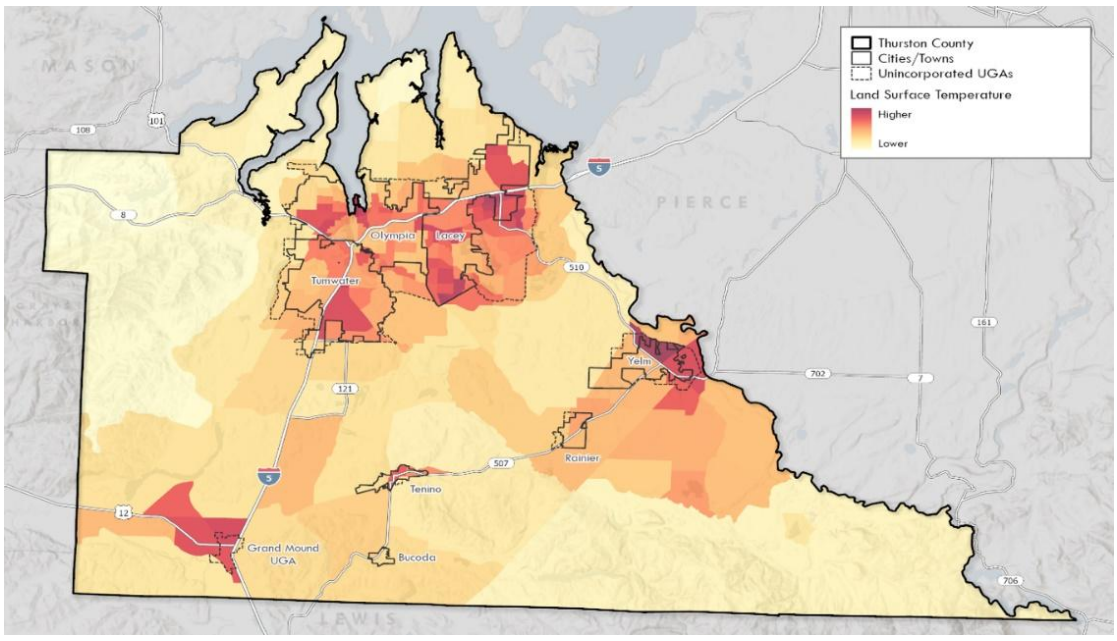


Figure 2-8. Land Surface Temperature, Thurston County

Source: LANDSAT8; BERK, 2024

2025 CPAs Resolution 12-16-2025
p. 75 of 773

G. Natural Resource Lands and Economies

Thurston County has a vibrant mix of economies that rely on natural resources. These include agriculture, shellfish, and forestry. The county's agricultural economy is primarily:

- Aquaculture (33%).
- Livestock production on pastureland (33%).
- Hay/silage production (19%).
- Other crop types.[24]

According to the 2022 Census of Agriculture, about 78% of the county's $190M in agricultural production was for livestock and poultry.

Agriculture and Food Industries

Natural resource-dependent industries will be impacted by climate change in several ways. Warmer temperatures will extend growing seasons for some crops, but climate change is expected to affect most crop's quality and quantity. This will impact agricultural revenues for farmers and ranchers.[25] Impacts can include:

- Warmer temperatures can reduce the nutritional quality of forage and pasture lands, which comprise of approximately one-third of agricultural lands in the county.[26]
- Varietal crops, such as fruits and vegetables may get sunburns that affect produce quality and market revenues.[27]
- Crop yields could be lowered by extreme weather events.
- Pollinator loss could reduce yields of fruits, vegetables, and nuts that depend on them.
- Climate change may reduce the supply of vitamin and mineral-rich foods important for healthy diets.[28]

Pasture and forage quality could impact agricultural operation costs and livestock health. Livestock are also vulnerable to heat stress, flooding, and wildfire. Recent fire and flooding

24. WSDA. (2023). Agricultural Land Use. Available: https://agr.wa.gov/departments/land-and-water/natural-resources/agricultural-land-use. Accessed: July 15, 2024.

25. Mauger, G.S., J.H. Casola, H.A. Morgan, R.L. Strauch, B. Jones, B. Curry, T.M. Busch Isaksen, L. Whitely Binder, M.B. Krosby, and A.K. Snover. (2015). *State of Knowledge: Climate Change in Puget Sound.* Report prepared for the Puget Sound Partnership and the National Oceanic and Atmospheric Administration. Climate Impacts Group, University of Washington, Seattle. doi:10.7915/CIG93777D

26. Thurston Regional Planning Council. (2018). Thurston Climate Adaptation Plan: Climate Resilience Actions for Thurston County and South Puget Sound: TRPC, 2018.

27. Chang, M., Erikson, L., Araújo, K., Asinas, E. N., Chisholm Hatfield, S., Crozier, L. G., Fleishman, E., Greene, C. S., Grossman, E. E., Luce, C., Paudel, J., Rajagopalan, K., Rasmussen, E., Raymond, C., Reyes, J. J., & Shandas, V. (2023). Northwest. In A. R. Crimmins, C. W. Avery, D. R. Easterling, K. E. Kunkel, B. C. Stewart, & T. K. Maycock (Eds.), *Fifth National Climate Assessment.* U.S. Global Change Research Program, pp. 26-29. https://doi.org/10.7930/NCA5.2023.CH27

28. Semba RD, Askari S, Gibson S, Bloem MW, Kraemer K. (2022) The Potential Impact of Climate Change on the Micronutrient-Rich Food Supply. Adv Nutr. 2022 Feb 1;13(1):80-100. doi: 10.1093/advances/nmab104. PMID: 34607354; PMCID: PMC8803495.

2025 CPAs Resolution 12-16-2025
p. 76 of 773

events have led to evacuations and emergency assistance. Thurston County partnered with non-profits and others to promote emergency response plans for animals, barns, and agricultural facilities. [29] State agencies provided funding for flood hazard reduction projects.[30]

The shellfish industry covers one-third of the county's agriculture lands. It faces risks from multiple climate stressors, such as:

- Ocean warming.
- Sea level rise.
- Acidification.
- Heat stress.
- More stormwater pollution from extreme precipitation events.

Non-climate stressors such as shoreline development also pose threats to aquaculture. Loss of access to shellfish puts members of Tribes within the county at risk of diminished physical and mental health. This is due to nutritional and cultural ties to their traditional harvest and use of shellfish.

Forestry

Forests cover over 40% of the county's area but declined by more than 41,000 acres between 1992 and 2011. However, between 2011 and 2016, forestland increased slightly, a reversal of previous losses (TRPC 2024).[30] The county is studying tree canopy at risk of conversion and opportunities for conservation and restoration. It has updated its rules on forest conversions.

Summer moisture stress, wildfire, invasive species, and insects could reduce forest growth.[31] Changes in temperature and precipitation could alter the range of Oregon white oak (Garry oak), Douglas fir and other species.

Photo Credit: Experience Olympia

29. Thurston County. (2023). 8 Steps to develop and implement an emergency response plan for your horse, barn or boarding/training facility. Available: https://s3.us-west-2.amazonaws.com/thurstoncountywa.gov.if-us-west-2/s3fs-public/2023-04/TCEO%20Letter8%20Steps%20-%20with%20logo%20FINAL%20%2812%29.pdf. Accessed: September 6, 2024.

30. TRPC. (2024). Sustainable Thurston Report Card, Land Cover. Accessed: https://www.trpc.org/680/Conserving-Rural-Lands. Accessed: September 5, 2024.

31. Raymond, C., Morgan, H., Peterson, D., Halofsky, J. (2022). A Climate Resilience Guide for Small Forest Landowners in Western Washington. A Collaboration of the University of Washington Climate Impacts Group, the U.S. Forest Service, and the Northwest Climate Hub. https://cig.uw.edu/wp-content/uploads/sites/2/2022/04/SmallForestLandowner-Guide-RedSize.pdf.

2025 CPAs Resolution 12-16-2025
p. 77 of 773

This may cause pest and disease outbreaks.[32] Oregon white oaks are tolerant to drought and periodic wildfire may help oak regeneration. However, frequent fire could damage soil and allow for invasive species.[33]

4

GREENHOUSE GAS EMISSIONS IN THURSTON COUNTY

A critical component of addressing climate change is reducing emissions of climate-changing greenhouse gases. This chapter focuses on two key sources of GHG emissions: community activities and county government operations.

Photo Credit: Experience Olympia

A. Community-wide Emissions Summary

In 2022, the Thurston County community emitted an estimated 4.2 million metric tons of carbon dioxide equivalent (MTCO2e), the equivalent of 14.1 MTCO2e per capita. As shown in Figure 2-9, key sources of GHG emissions include:

- On-road vehicles (27%), including passenger vehicles, freight, and other commercial cars and trucks.
- Electricity (24%) used to heat, cool, and power residential, commercial, and industrial buildings.
- Tree loss (20%) from land use conversion and forest management.

32. Mauger, G.S., J.H. Casola, H.A. Morgan, R.L. Strauch, B. Jones, B. Curry, T.M. Busch Isaksen, L. Whitely Binder, M.B. Krosby, and A.K. Snover. (2015). *State of Knowledge: Climate Change in Puget Sound.* Report prepared for the Puget Sound Partnership and the National Oceanic and Atmospheric Administration. Climate Impacts Group, University of Washington, Seattle. doi:10.7915/CIG93777D

33. Hudec, J.L.; Halofsky, J.E.; Peterson, D.L.; Ho, J.J., eds. (2019). Climate change vulnerability and adaptation in southwest Washington. Gen. Tech. Rep. PNW-GTR-977. Portland, OR: U.S. Department of Agriculture, Forest Service, Pacific Northwest Research Station. 249 p. https://www.fs.usda.gov/pnw/pubs/pnw_gtr977.pdf

2025 CPAs Resolution 12-16-2025
p. 78 of 773

- Natural gas (9%) used for building space/water heating, cooking, and other uses.
- Aviation (6%) from passenger air travel.
- Refrigerants (4%) used within the county, including for building and vehicle cooling.
- Agriculture (2%) emissions from livestock and soil management.
- Solid waste (3%) from generation and disposal in landfills and composting facilities.

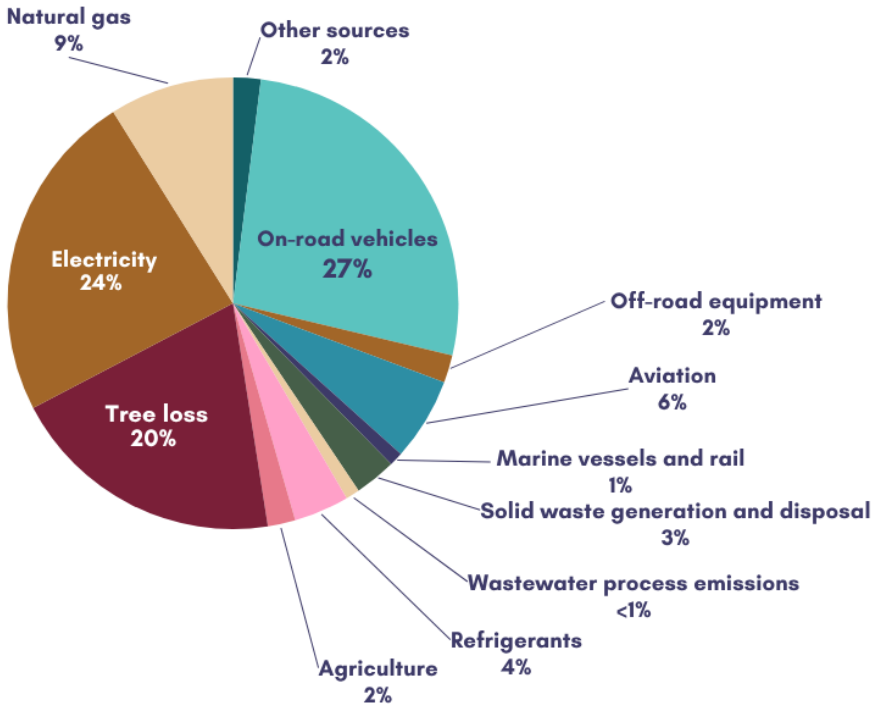


Figure 2-9. Community-wide GHG Emissions, Thurston County (2022)

Source: Thurston County 2022 Greenhouse Gas Emissions Analysis, Washington Department of Commerce, 2024. Additional updated data is accessible through Washington Department of Commerce.

B. County Operations Emissions Summary

While community-wide GHG emissions account for most county emissions, it is also important to consider the County government's own GHG emissions. The county has the most direct influence over its own GHG emissions sources. Policies to reduce these emissions sources help the county lead by example and inspire community-wide action.

In 2022, Thurston County government emitted an estimated 11,995 $MTCO_2e$. This is equivalent to 0.3% of total community-wide emissions. Figure 2-10 shows the largest sources of County government operations GHG emissions were from:

- County facility electricity consumption (32%).
- County-owned landfills (21%).
- Employee commuting (18%).
- On-road fleet vehicles (12%).

2025 CPAs Resolution 12-16-2025
p. 79 of 773

- County facility natural gas consumption (11%).

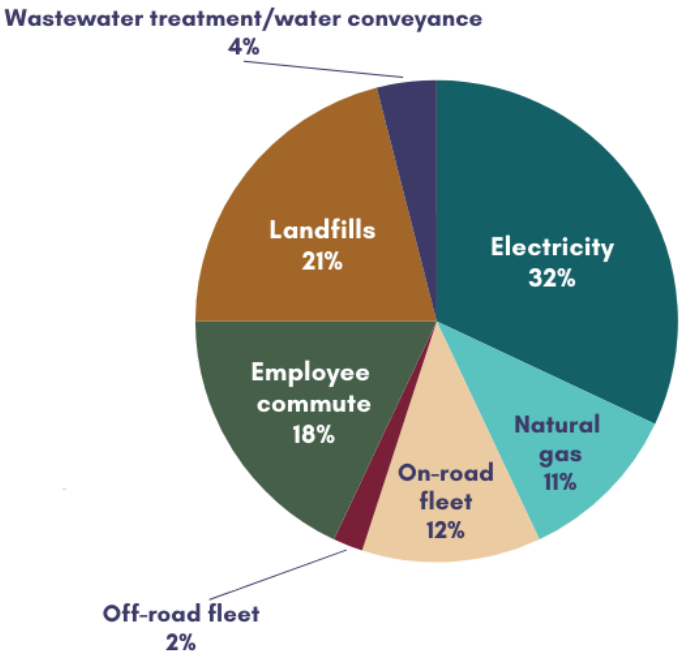


Figure 2-10. County Operations GHG Emissions, Thurston County (2022)

Source: Thurston County 2022 Greenhouse Gas Emissions Analysis, Washington Department of Commerce, 2024. Additional updated data is accessible through Washington Department of Commerce.

C. Greenhouse Gas Emission Reduction Targets

Thurston County set targets to reduce county-wide GHG emissions 45% and 85% from 2015 levels by 2030 and 2050, respectively (*Resolution #15644*). However, to be compliant with state targets and Washington Department of Commerce guidance, Thurston County has the following new community-wide GHG emission reduction targets:

- 45% reduction by 2030.
- 70% reduction by 2040.
- Net-zero emissions by 2050 (95% reduction).

The goals, objectives, and targets developed in this chapter aim to work towards achievement of these targets.

Built Environment

The built environment is a major GHG emission source in Thurston County. It accounts for more than a third of community emissions. Figure 2-12 shows that the majority of emissions within this sector come from electricity use in residential and commercial buildings, as well as residential natural gas use. While electricity is currently a major emissions source, electricity emissions have generally been declining as state policy and electric utilities transition to renewable electricity generation sources such as solar and hydropower. Past Thurston County GHG emissions inventories show that natural gas emissions have been rising over time. Policies that reduce energy use in new and existing buildings, shift to renewable energy, and improve energy efficiency in homes will reduce GHG emissions.

2025 CPAs Resolution 12-16-2025
p. 80 of 773

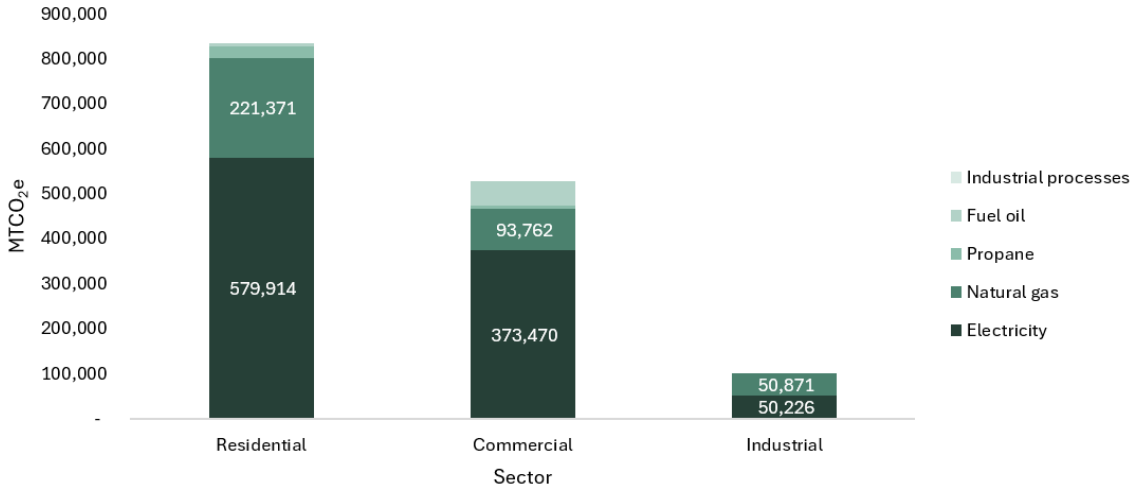


Figure 2-11. Building GHG Emissions in Thurston County, by Sector and Source

Source: Thurston County 2022 Greenhouse Gas Emissions Analysis, Washington Department of Commerce, 2024. Additional updated data is accessible through Washington Department of Commerce.

Transportation

In 2022, the transportation sector contributed over a third of Thurston County's total community-wide GHG emissions. Over half of emissions within the transportation sector come from passenger vehicle travel. This is followed by freight/commercial vehicles, air travel, and off-road equipment (Table 2-2). In 2022, there were over two billion vehicle miles traveled (VMT) within the county. This equates to 7,039 annual miles per capita. Policies that reduce transportation emissions include VMT reduction measures (e.g., transit-oriented development, expanded multimodal and transit options) and expanding use of more efficient and alternative fuel (e.g., electric) vehicles through expansion of EV infrastructure and promotion of EV adoption.

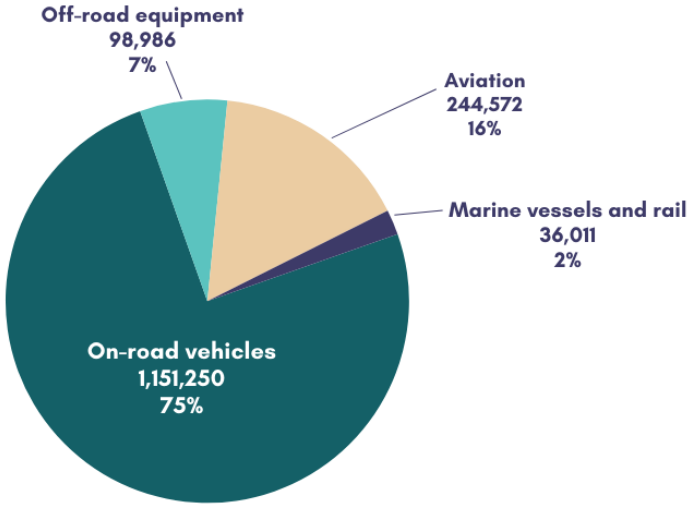


Figure 2-12. Transportation GHG Emissions in Thurston County, by Sector and Source

Source: Thurston County 2022 Greenhouse Gas Emissions Analysis, Washington Department of Commerce, 2024. Additional updated data is accessible through Washington Department of Commerce.

2025 CPAs Resolution 12-16-2025
p. 81 of 773

Land Use

Land use changes and practices accounted for almost a quarter (22%) of Thurston County community-wide GHG emissions in 2022. This includes agriculture, forest management, and tree canopy loss. The GHG inventory estimates that over 20,000 acres of land in Thurston County have experienced tree loss since 2016.[34] In some cases, tree loss will be replaced with new tree plantings. However, there is a time lag between tree loss and regrowth that result in net GHG emissions in the near-term. Emissions from agriculture are relatively small in comparison and include emissions from livestock and soil management. Policies that would reduce net GHG emissions from land use include:

- Preserving and enhancing carbon stocks through improved forest management.
- Improved agricultural practices.
- Avoiding tree loss.
- Afforestation/reforestation.

Other Emission Sources

Other sources of community-wide GHG emissions in Thurston County include refrigerant use, solid waste generation and disposal, and wastewater treatment. Compared to other Washington counties, Thurston County does not have significant industrial point sources.[35] Policies that reduce greenhouse gas emissions in the waste category include waste minimization, waste diversion, and sustainable consumption measures.

5 GOALS AND POLICIES

This section highlights goals and policies that support Washington Department of Commerce requirements (Table 2-), organized by key sectors (Table 2-). Additional programmatic or department-specific goals, objectives, and policies are listed within the relevant chapters of the Comprehensive Plan.

Table 2-2. Washington Department of Commerce Climate Chapter Requirements

Focus	Requirement
Resilience	**Requirement 1:** Address natural hazards created or aggravated by climate change, including sea level rise, landslides, flooding, drought, heat, smoke, wildfire, and other effects of changes to temperature and precipitation patterns;

34. Note that land within this boundary could include land owned and/or managed by federal, state, Tribal, and city governments.

35. As indicated by U.S. EPA reporting. Source: U.S. EPA Facility Level Information on GreenHouse gases Tool (FLIGHT), reported for data year 2022. https://ghgdata.epa.gov/ghgp

2025 CPAs Resolution 12-16-2025
p. 82 of 773

	Requirement 2: Identify, protect, and enhance natural areas to foster climate resilience, as well as areas of vital habitat for safe species migration; and
	Requirement 3: Identify, protect, and enhance community resilience to climate impacts, including social, economic, and built-environment factors, which support adaptation to climate impacts consistent with environmental justice.
GHG Emission Reduction	**Requirement 1:** Result in reductions in overall GHG emissions generated by transportation and land use within the jurisdiction but without increasing emissions elsewhere in Washington;
	Requirement 2: Result in reductions in per capita vehicle miles traveled (VMT) within the jurisdiction but without increasing greenhouse gas emissions elsewhere in Washington; and
	Requirement 3: Prioritize reductions that benefit overburdened communities to maximize the co-benefits of reduced air pollution and environmental justice.

Table 2- 3. Climate Chapter policy structure by key sector and climate nexus

Sector(s)	Climate Policy Nexus
Zoning, Buildings, and Energy Resilience and GHG emission reduction policies are incorporated in this sector.	• Create land use patterns that enhance the resilience of built environments and communities to climate impacts while promoting environmental justice outcomes. • Encourage sustainable infrastructure, resilient design standards, renewable energy generation, and decarbonization strategies.
Transportation Resilience and GHG emission reduction policies are incorporated in this sector.	• Develop transportation systems and infrastructure that can withstand climate-related hazards, with special attention to vulnerable populations. • Guide the expansion of transit access and options in addition to encouraging the adoption of electric vehicles.

Waste Management GHG emission reduction policies are incorporated in this sector.	• Reduce waste generation. • Promote sustainable consumption.
Water Resources Resilience policies are incorporated in this sector.	• Preserve water quality and quantity while addressing the challenges posed by climate change, such as drought, sea level rise, and other hazards. • Building adaptation against flooding leads to a more flood-resilient communities, decreasing the amount of damage and health concerns associated with extreme precipitation events.
Community Well-Being and Emergency Services Resilience policies are incorporated in this sector.	• Prioritize investments to protect overburdened communities from disproportionate climate-related health hazards, ensuring that resilience resources and benefits reach the most vulnerable populations. • Strengthen emergency response, recovery efforts, and hazard mitigation strategies, focusing on extreme weather events exacerbated by climate change, while enhancing public awareness, data collection, and community preparedness.
Cultural Resources and Practices Resilience policies are incorporated in this sector.	• Collaborate with Tribes and communities to protect culturally and historically significant sites and natural resources vulnerable to climate change impacts, such as flooding, erosion, and wildfires.
Environment and Ecosystems Resilience and GHG emission reduction policies are incorporated in this sector.	• Implement climate-resilient strategies to protect, preserve, and expand forests, prairies, and aquatic ecosystems, including carbon sequestration, habitat restoration, and coordination with private landowners and jurisdictions for long-term sustainability.
Agriculture and Food Systems Resilience and GHG emission reduction policies are incorporated in this sector.	• Promote climate education, regenerative practices (farming practices that enhance ecosystem functions, emphasizing soil health and carbon sequestration), and sustainable farming techniques to help agricultural producers adapt to climate impacts, while enhancing local food security and ecosystem health. • Support the adoption of carbon-sequestering agricultural practices, renewable energy solutions, and improved land management.

2025 CPAs Resolution 12-16-2025
p. 84 of 773

Economic Development Resilience policies are incorporated in this sector.

- Supports workforce needs that move towards green, resilient, and sustainable industries and economies. Focusing on creating opportunities in frontline communities.

Zoning, Buildings, and Energy

GOAL 1: Equitably Enhance Community and Infrastructure Resilience to Climate Change by Integrating Sustainable, Efficient, and Adaptive Practices into Zoning and Development Regulations.

Goal 1 | Objective A Establish land use patterns that increase the resilience of the built environment, ecosystems, and communities to climate change and further environmental justice outcomes.

POLICIES:

CL-1.A.1 Conduct environmental justice audits prior to creating new zoning designations or rezoning.

CL-1.A.2 Utilize land use tools to increase resilience to climate hazards and protect vulnerable areas.

CL-1.A.3 Maintain a stable urban growth area to reduce development pressure on rural and resource lands.

CL-1.A.4 Identify and implement strategies to increase the resilience of the shoreline environment to sea-level rise and other climate hazards, while also protecting shoreline ecological functions, allowing and adjusting water-dependent uses, and providing public access consistent with what is required for shoreline protection.

CL-1.A.5 Update and maintain a critical areas ordinance that incorporates climate change considerations.

CL-1.A.6 Incorporate climate resilience principles such as floodwater containment, climate resilient vegetation, and heat reduction strategies into county landscaping, as well as and parks, trails, and open space plans.

CL-1.A.7 Recognize climate-related opportunity costs when making decisions on infrastructure and land use. Establish a standard for approving transportation, zoning, land use and industrial, commercial, or residential developments based

on the costs and impacts these changes or projects will have on resilience to climate impacts and the greenhouse gas emissions of the region.

CL-1.A.8 Direct growth away from natural hazards created or aggravated by climate change, including sea level rise, landslides, flooding, areas likely to experience a concentration of smoke, wildfire, and other localized effects of changes to temperature and precipitation patterns, by avoiding urban growth area, density increase or upzoning, or residential designations into areas. Use both regulatory and voluntary, incentive-based approaches to steer development toward safer, more resilient areas.

Goal 1 | Objective B Ensure buildings and infrastructure are designed, built, and maintained sustainably to enhance operational efficiencies, lower greenhouse gas emissions, reduce environmental impacts, and remain resilient to extreme weather and other hazards worsened by climate change.

POLICIES:

CL-1.B.1 Identify and assess cost-effective project opportunities for increasing resilience and reducing greenhouse gas emissions. Seek cost effective approaches to implementing climate adaptation and mitigation actions.

CL-1.B.2 Establish development regulations that reduce loss of life and property by reducing the risk of wildfire, extreme heat, flooding, drought, and other climate-exacerbated hazards on buildings and infrastructure.

CL-1.B.3 Factor climate impacts and resilient design into the full life-cycle costs of roads, buildings, parks, utilities, and other assets, from their initial siting and design to their ongoing operations and maintenance. Ensure that infrastructure investments contribute to long-term climate mitigation and adaptation outcomes that best support the county's greenhouse gas reduction and resilience goals.

CL-1.B.4 Discourage development in riverine or marine flood hazard areas when feasible, and require that new or renovated buildings utilize riverine or marine flood-protection measures to accommodate projected sea-level rise over the structures' lifespan.

CL-1.B.5 Evaluate and implement strategies (e.g., elevating, reinforcing, or relocating equipment) to improve the safety and reliability of existing and planned electrical equipment that is within areas vulnerable to climate change impacts.

CL-1.B.6 Provide local funding and seek funding opportunities to provide incentives and rebates to support cooling, weatherization, energy and water efficiency, and renewable energy investments in buildings and land use.

CL-1.B.7 Prioritize increasing energy efficiency and climate resilience of existing buildings through adaptive reuse projects, refuge cooling, and weatherization. Focus on preserving and retrofitting buildings, infrastructure, and lighting to be more energy efficient and resilient during climate hazards, emphasizing accessible

and affordable weatherization in overburdened communities, particularly those at higher densities, to reduce emissions and increase resilience.

CL-1.B.8 Encourage the use of energy efficient appliances in new construction, including water heaters that control timing of demand.

Goal 1 | Objective C Reduce energy use and support decarbonization in new and existing residential, commercial, and government buildings.

POLICIES:

CL-1.C.1 Strengthen state building and energy code development and implementation specific to decarbonization and electrification. Educate and support building officials, partners, industry professionals, residents, and staff to implement energy and building codes that reduce energy use, embodied carbon of materials, and phase out fossil fuel use.

CL-1.C.2 Lead the coordination of a regional policy for assessment and disclosure of residential and commercial building energy performance ratings. Implement proactive adoption of supportive actions and programs.

CL-1.C.3 Foster equitable partnerships with organizations and educational institutions serving overburdened communities to promote and implement energy education and incentive programs that alleviate energy cost burdens for residents.

Goal 1 | Objective D Increase the production of local renewable energy.

POLICIES:

CL-1.D.1 Advocate with the Legislature, the Utilities and Transportation Commission and other regulatory bodies to support climate mitigation policy and the transition of utility energy fuel mixes to renewable sources.

CL-1.D.2 Install solar photovoltaics on all available and feasible county properties, including building rooftops and available ground areas.

CL-1.D.3 Facilitate the development of community-owned and driven renewable energy generation projects and prioritize placement in historically underserved communities.

CL-1.D.4 Advance development efforts of local microgrid solar and battery storage facilities.

CL-1.D.5 Amend local development code to require solar-ready construction for all building types, as appropriate. Explore exceptions as appropriate, including but not limited to accessory dwelling units, non-electrified buildings, and small agricultural buildings.

Transportation

GOAL 2: Reduce Greenhouse Gas Emissions and Increase Resilience to Climate Change Impacts in the Transportation Sector.

Goal 2 | Objective A Ensure that the local transportation system, including infrastructure, evacuation routes, and travel modes, can withstand and recover quickly from the impacts or hazards exacerbated by climate change, with special attention to the needs of overburdened and vulnerable populations, including isolated communities.

POLICIES:

CL-2.A.1 Continue to support the development of the Thurston Regional Planning Council Regional Transportation Plan, ensuring the integration of local climate impacts risk assessment into planning efforts.

CL-2.A.2 Conduct audits of existing transportation systems to identify and address accessibility gaps among overburdened and vulnerable populations.

CL-2.A.3 Relocate or retrofit low-lying roads, pedestrian and bicycle trails, rail systems, and bridges vulnerable to coastal or inland flooding and repetitive flooding and/or landslides.

Goal 2 | Objective B Prioritize development to increase housing diversity and supply in urban areas well served by public transportation and other services while increasing resilience to climate impacts.

POLICIES:

CL-2.B.1 Evaluate and adjust zoning to support a range of housing types and income levels. Consider strategies such as inclusionary and incentive-based zoning to promote socioeconomic integration by encouraging the development of mixed-income housing near the region's urban centers or moderate-density zones.

CL-2.B.2 Develop incentives that promote long term equity and healthy communities, such as density bonuses near public transportation hubs for development where a percentage of the units will be permanently affordable for household incomes.

CL-2.B.3 Continue to collaborate with TRPC to develop and maintain a regional inventory of cycling paths and trails.

CL-2.B.4 Expand regional multimodal travel options for rural communities to connect them with employment centers and essential services.

CL-2.B.5 Increase the adoption and infrastructure support of public and low-carbon transportation options and more sustainable modes of travel, including remote work, using policies, incentives, and education.

2025 CPAs Resolution 12-16-2025
p. 88 of 773

CL-2.B.6 Promote more efficient, affordable, and healthier transportation and community development, reducing motorized vehicle miles to achieve greenhouse gas reduction goals.

Goal 2 | Objective C Expand electric vehicle infrastructure development and support the transition to electric vehicles.

POLICIES:

CL-2.C.1 Work with regional partners to monitor availability of public electric vehicle chargers and identify locations for deployment of electric vehicle infrastructure throughout the county.

CL-2.C.2 Increase electric vehicle charging capabilities within the county.

CL-2.C.3 Partner with organizations such as the Thurston Regional Planning Council to identify efficient rural transit delivery opportunities and the replacement of the existing commercial fleet with electric vehicles and/or the electrification of heavy-duty vehicles.

CL-2.C.4 Replace county fleet vehicles with electric models as practicable based on replacement schedule, business needs, and availability of charging infrastructure.

CL-2.C.5 Partner with environmental organizations and other agencies to increase consumer awareness about electric vehicle options and incentives for use and purchase.

Waste Management

GOAL 3: Reduce Greenhouse Gas Emissions from Materials and Organic Waste.

Goal 3 | Objective A Minimize waste generation, maximize waste diversion, and promote sustainable consumption.

POLICIES:

CL-3.A.1 Update waste composition studies as needed to track progress towards waste reduction and diversion program performance, refine existing programs, and identify new program opportunities.

CL-3.A.2 Conduct outreach, prioritizing historically underserved communities, to encourage recycling and composting of materials with the highest GHG reduction impact.

CL-3.A.3 Provide composting outreach and education to businesses. Pursue funding and/or partnerships to share education on practices that decrease waste for business owners such as waste audits.

CL-3.A.4 Develop, implement, and enforce construction and demolition recycling and deconstruction ordinances.

CL-3.A.5 Prioritize the use of lower-carbon building materials in new construction and building retrofits to reduce embodied carbon.

CL-3.A.6 Support efforts to increase consumer awareness about local goods and services to reduce transportation-related impacts.

Water Resources Management

GOAL 4: Manage Water Resources and Systems that Seek to Protect and Preserve Water Quality and Quantity from Drought, Sea Level Rise, and Other Hazards Exacerbated by Climate Change.

Goal 4 | Objective A Fund and support further research on climate change impacts to water resources and promote water conservation initiatives to inform future policy and enhance water supply and resilience.

POLICIES:

CL-4.A.1 Develop and implement a comprehensive drought-response strategy that sets action levels for different drought stages.

CL-4.A.2 Determine needs to reduce impacts and risks of harmful algal blooms on surface water (e.g., lakes, reservoirs), public health, and the impacts to recreationists and water users.

CL-4.A.3 Assess and implement adaptation measures to mitigate the vulnerability of the county's aquifers, drainage systems, wastewater systems, and septic systems to saltwater intrusion, inundation from rising sea levels, and changing groundwater tables. Prioritize efforts in vulnerable communities, such as areas with low topographic relief and very low hydraulic gradients between freshwater and saltwater.

CL-4.A.4 Mitigate the impacts of increased temperatures to local waterways and waterbodies through climate-resilient riparian buffer plantings.

CL-4.A.5 Expand water quantity and quality monitoring programs to improve capacity to measure and analyze climate impacts and trends to water resources.

CL-4.A.6 Develop approaches to forecast surface and groundwater quantities at the subwatershed and watershed scale.

CL-4.A.7 Encourage sponsoring research by the county and regional partners to develop and implement resilient water resource management techniques.

2025 CPAs Resolution 12-16-2025
p. 90 of 773

CL-4.A.8 Maintain funding and implementation of streamflow restoration efforts and water rights acquisitions, while actively pursuing additional funding and support opportunities to restore waterways for salmon, wildlife, and communities.

Goal 4 | Objective B Incentivize the use of green infrastructure and nature-based solutions for water resources management. Where feasible, require use of green infrastructure and low-impact development to address increased storm intensities and stormwater runoff.

POLICIES:

CL-4.B.1 Incentivize stormwater techniques, including infiltration where feasible, that enhance climate resilience for legacy development where stormwater facilities do not exist or are substandard.

CL-4.B.2 Ensure that the County's codes support stormwater management plans, infrastructure designs, and operation and maintenance standards to account for projections in increased precipitation, storm intensities, durations, and stormwater runoff volumes as well as drought conditions.

CL-4.B.3 Manage stormwater runoff through actions to protect, acquire, sustainably manage, or restore natural and modified ecosystems to help mitigate climate change-related impacts on water quality, water supplies, and instream flows.

CL-4.B.4 Ensure that developed water is protected primarily as instream flow and be made available for other purposes based on prevailing annual conditions.

Community Well-Being and Emergency Services

GOAL 5: Protect Community Health and Well-Being from the Impacts of Climate-Exacerbated Hazards to Promote Environmentally Just Outcomes and Ensure That the Most Vulnerable Residents Do Not Bear Disproportionate Health Impacts.

Goal 5 | Objective A Identify overburdened communities facing disproportionate environmental and health hazards and prioritize these communities in focusing policy implementation and resource allocation.

POLICIES:

CL-5.A.1 Identify and address the disproportionate impacts of climate change on overburdened communities when prioritizing investments, policies, programs, and projects. Ensure benefits are accessible to and focused on underserved communities.

CL-5.A.2 Develop community-based resilience hubs, prioritizing access for at-risk populations, to support residents and coordinate the distribution of resources and services before, during, and after a hazard event.

CL-5.A.3 Ensure investments, policies, programs, and projects are equitably distributed and promote environmental justice outcomes. Use equitable collaboration and inclusive engagement strategies with overburdened communities to provide accessible and ample opportunities for their input.

Goal 5 | Objective B Enhance emergency preparedness, response, and recovery efforts to mitigate risks and impacts associated with extreme weather and other hazards worsened by climate change.

POLICIES:

CL-5.B.1 Support enhanced data collection for climate hazard events to provide a fuller understanding of the community's hazard characteristics, including identifying demographic groups/community members most vulnerable to climate impacts such as extreme heat, flooding, and wildfire.

CL-5.B.2 Continue to develop and support planning documents identified in the Hazard Mitigation Plan, including using new data to update Hazard Mitigation Plan strategies and enhance resilience efforts.

CL-5.B.3 Include messages on the impacts of climate change on health and safety in public communications and outreach efforts, as well as in information to help residents plan and practice actions to protect themselves from climate impacts.

CL-5.B.4 Increase the number of residents who receive Community Emergency Response Team (CERT) training to improve local hazard preparedness, response, and recovery efforts.

CL-5.B.5 Develop and implement a strategy to expedite management of debris, toxic materials, and other health hazards (e.g., downed tree limbs and buildings blocking roads and streams, or mobilized pollutants and hazardous waste) after a disaster incident to reduce the risks to ecosystems and human health from subsequent fire, flood, injury, and disease vectors.

CL-5.B.6 Plan and prepare for climate change impacts so as to reduce damage from droughts, flooding, tree disease, wildfires, and other hazards which have immediate and long-term health implications and are projected to increase as our region's climate changes.

CL-5.B.7 Factor climate impacts into the planning and coordination of operations and disaster response and recovery activities among first responders, including public health, law enforcement, fire, and emergency medical services personnel.

CL-5.B.8 Plan for sea level rise and its adverse impacts utilizing a framework aligned with the California Coastal Commission approach that protects the County's coastal resources, development, and advances environmental justice.

2025 CPAs Resolution 12-16-2025
p. 92 of 773

Cultural Resources and Practices

GOAL 6: Protect and Preserve Valued Cultural and Historic Resources at Risk to Climate Change Impacts.

Goal 6 | Objective A Consult and work with communities, agencies, and Tribes to identify and protect important historical or cultural sites and natural resources at risk by climate change impacts, such as coastal or inland flooding, erosion, and wildfires.

POLICIES:

CL-6.A.1 Protect, enhance, and restore ecosystems, water resources, and water quality to fulfill Tribal treaty and federally reserved rights and conserve culturally important consumptive and non-consumptive resources, including foods, wildlife, salmon, medicinal plants, and materials that could be adversely impacted by climate change.

CL-6.A.2 Expand inventories, prioritize resources for preserving and restoring such areas, and update permit review processes to reflect new information.

CL-6.A.3 Maintain government-to-government relations with Tribes for the preservation of archaeological sites and traditional cultural properties that are vulnerable to climate impacts. The county and Tribes should consider climate impacts on specific sites and collaborate on strategies to preserve such sites, including land use planning across boundaries in shared watersheds.

Environment and Ecosystems

GOAL 7: Protect, Restore, and Expand Ecosystems that are Resilient to Climate Change.

Goal 7 | Objective A Continue funding the implementation of County incentive programs while supporting and refining tools for land purchase and restoration. Identify opportunities to expand habitat protection and improve habitat quality and connectivity to foster climate resilience using conservation area expansion, designations, buffers, and open space corridors.

POLICIES:

CL-7.A.1 Ensure no net loss of ecosystem composition, structure, and functions, especially in Priority Habitats and Critical Areas, such as prairie habitat including Oregon white oaks, biodiversity and wildlife corridors, habitat for anadromous fisheries, and others. When possible, net ecological gains should be the standard to maintain ecological functions and resilient ecosystems.

CL-7.A.2 Identify and quantify the ecosystem services benefits of natural systems that support climate resiliency and include these natural capital assets in cost-benefit assessments for community and development planning.

CL-7.A.3 Coordinate County programs that affect aquatic and wildlife habitat to benefit their protection via local policies, rules, and management activities. Assess gaps or inefficient practices that could impede climate resilience within these programs.

CL-7.A.4 Establish incentives and regulations to maintain open space and/or riparian buffers to increase climate resilience, enhance carbon sequestration, and provide viable habitat corridors.

CL-7.A.5 Recognize the importance of native vegetation, wildlife, and healthy ecosystems in improving climate and environmental hazard resilience.

CL-7.A.6 Protect and restore natural ecosystems that sequester and store carbon, such as forests, wetlands, prairies, and estuaries.

CL-7.A.7 Identify, protect, and restore submerged aquatic vegetation (eelgrass, kelp, etc.) and ecosystems that provide aquatic habitat, "blue" carbon storage, or other ecosystem services.

CL-7.A.8 Identify areas where wetlands, marshes, and vegetation may be able to migrate inland due to sea level rise. Establish development siting and setback standards for development and redevelopment that allow for necessary movement of habitat and vegetation.

Goal 7 | Objective B Create and support natural resource management plans that address existing stressors to forests and prairies, considering climate change impacts and integrating adaptive management principles.

POLICIES:

CL-7.B.1 Ensure that forestry and prairie management plans include considerations for the impacts of climate change.

CL-7.B.2 Set goals for future forest canopy and prairie acreage to increase resilience and biodiversity, considering the competing and equitable distribution of health, safety, and climate resiliency benefits.

CL-7.B.3 Implement education and outreach programs to provide private landowners with resources and technical guidance for conserving their prairie and/or forestland to support climate resiliency.

CL-7.B.4 Maximize conservation and carbon sequestration through alignment of current conservation policies and programs.

CL-7.B.5 Lead a collaborative effort including Tribes, land trusts, state DNR, federal agencies, and private landowners to establish a community forest in the County

that promotes carbon sequestration efforts.

Agriculture and Food Systems

GOAL 8: Support Sustainable Local and Regional Agricultural Practices that Sequester Carbon and are Resilient to Climate Change.

Goal 8 | Objective A Improve the agricultural economy's resiliency to the impacts of extreme weather, salinity intrusion, and other natural hazards worsened by climate change.

POLICIES:

CL-8.A.1 Provide climate education to agricultural producers and increase capacity for conservation technical assistance, especially related to regenerative agricultural practices, climate-smart soil health or organic practices.

CL-8.A.2 Support the expansion of local food security and the food-related economy to address climate impacts and increase access to healthy, affordable, and climate-friendly foods.

CL-8.A.3 Promote environmentally sustainable water-storage and farming practices that help agricultural producers adapt to changing conditions and reduce production losses while balancing ecosystem needs.

CL-8.A.4 Promote the Voluntary Stewardship Program to encourage farmers to adopt sustainable practices that enhance soil health, water conservation, and biodiversity, thereby increasing resilience to climate impacts.

CL-8.A.5 Increase access to sustainable agricultural inputs, including biochar, native seeds, and local processing facilities, to improve soil fertility, enhance crop resilience, and support sustainable food systems. Promote agricultural innovation, technology adoption, and management regimes that reduce input costs, energy demand, and greenhouse gas emissions.

Goal 8 | Objective B Reduce emissions from the agriculture sector and support agricultural practices that sequester carbon.

POLICIES:

CL-8.B.1 Provide technical and financial assistance (e.g., grants, loans) to encourage improved manure and fertilizer management, along with other regenerative practices, prioritizing greenhouse gas emission reduction and outreach to historically underserved communities. Provide education on how to increase organic matter content and water retention in soils within agricultural settings.

CL-8.B.2 Seek to protect and maintain working agricultural lands.

CL-8.B.3 Facilitate the adoption of renewable energy sources and storage solutions for the agricultural sector and farms, such as solar panels and battery storage systems, to reduce emissions and provide energy back-up during climate-related disruptions.

Economic Development

GOAL 9: Support a Resilient and Sustainable Local Economy That Can Quickly Adapt to Climate Change Impacts.

Goal 9 | Objective A Improve the local economy's resiliency to climate disruptions and foster business opportunities associated with climate mitigation and adaptation.

POLICIES:

CL-9.A.1 Provide education, technical assistance, and funding opportunities to bolster local business' climate preparedness efforts and continuity of operations. Prioritize assistance to economically disadvantaged businesses, including small, women-owned, and BIPOC-owned businesses.

CL-9.A.2 Partner with organizations committed to providing good-paying jobs that contribute to protecting and enhancing the environment to develop a green jobs pipeline for communities affected most by climate disruptions - such as in low-income communities, workers in energy-intensive jobs, and outdoor workers.

CL-9.A.3 Advance sustainability and resilience in rural areas by supporting economic development initiatives consistent with Thurston's climate mitigation and adaptation goals and needs.

CL-9.A.4 Support expanded capacity for south Thurston County cities to develop a resilient local economy, such as expanding sustainability industries and supporting existing industries to cope and be resilient to climate change. Ensure equitable protection and inclusion of these communities during the growth of green jobs and expansion of green industries (e.g., onsite solar and EV infrastructure installers), including through training and outreach programs, community engagement, and support for small and local businesses.

CL-9.A.5 Support coordination and implementation of the Thurston Region Disaster Recovery Framework objectives that strengthen key systems and resource assets that are critical to the economic stability, vitality, and long-term sustainability of the community.

Goal 9 | Objective B Promote the growth of a circular economy by increasing demand for reused and recycled materials and decreasing demand for new raw materials with embodied carbon.

2025 CPAs Resolution 12-16-2025
p. 96 of 773

POLICIES:

CL-9.B.1 Encourage collaborative waste management practices, where the waste stream from one form becomes the raw materials for another.

CL-9.B.2 Support local businesses in partnering with Washington's Recycling Development Center to explore and adopt circular economic practices, such as using recycled materials and reducing waste.

CL-9.B.3 Provide funding for community reuse programs (e.g., fix-it fairs, tool libraries, repair cafés) to promote a circular economy.

Partnerships and Collaboration

GOAL 10: Lead and Strengthen Collaboration and Partnerships Among Agencies, Local Governments, Community Organizations, Businesses, and Residents to Achieve Sustainable Development, Enhance Resilience, and Address Climate Change Impacts.

Goal 10 | Objective A Expand partnerships with energy facilities, utilities, developers, businesses, and local energy providers to enhance renewable energy opportunities, improve energy efficiency, and strengthen infrastructure resilience against climate impacts.

POLICIES:

CL-10.A.1 Partner with energy facilities and providers, including generation and transmission, to accommodate renewable energy opportunities that withstand and recover quickly from the impacts of extreme weather, wildfires, and other natural hazards worsened by climate change.

CL-10.A.2 Partner with utilities to support expansion and retrofit of the region's energy distribution, monitoring, and storage infrastructure to support and enable more on-site renewable energy generation.

CL-10.A.3 Collaborate with environmental and other organizations and agencies to support sustainable purchase programs to subsidize or incentivize fuel efficient or renewable energy replacements for consumer vehicles and home upgrades to reduce energy cost burdens and advance consumer decarbonization within Thurston County. Help provide financial support for these efforts, by seeking grant funding, supporting other organizations' funding proposals, and providing match or other funding to assist these efforts.

CL-10.A.4 Partner with developers, businesses, and local energy providers to provide incentives and examples that support and increase accessibility of energy efficiency programs for both new and existing buildings.

2025 CPAs Resolution 12-16-2025
p. 97 of 773

Goal 10 | Objective B Promote collaborative initiatives and partnerships to support sustainable resource management, enhance climate resilience, and implement environmentally smart practices.

POLICIES:

CL-10.B.1 Initiate pilot projects that promote community collaboration and develop mechanisms to safeguard sustainable water supplies. This could include mechanisms such as water banks - which facilitate water rights trading and encourage the transfer of private water rights to a trust, either temporarily or permanently, irrigation modernization, and others to safeguard sufficient water supply for domestic, environmental, and agricultural needs.

CL-10.B.2 Build and sustain partnerships with community-based organizations with the capacity and relationships to organize, educate, and empower diverse coalitions of residents to implement climate resilience and greenhouse gas reduction actions. Through grants and contracts, provide needed funding to these organizations to support this work.

CL-10.B.3 Develop and share education campaigns about ways drivers can improve sustainability and efficiency of their vehicles, for example, the 'Don't Wait To Inflate' campaign from King County.

CL-10.B.4 Support local partners in climate-smart forest management and adopt a forest management plan to improve tree and watershed health, prioritize carbon sequestration, and build climate resilience. Additionally, encourage participation in Washington's small forest landowner assistance cost-share and stewardship programs.

CL-10.B.5 Collaborate with and support Tribes, agencies, and community organizations working to restore the natural functions of streams, riparian areas, wetlands, and floodplains to improve resilience and reduce flood risk.

2025 CPAs Resolution 12-16-2025
p. 98 of 773

CHAPTER 3

LAND USE

1

INTRODUCTION

This chapter of the Comprehensive Plan describes future patterns of public and private land uses in unincorporated Thurston County. It serves as both the Land Use and Rural Elements as they are defined by the Washington State Growth Management Act (GMA). It identifies the location of urban growth areas (UGAs) around incorporated cities and towns.

The Land Use Chapter includes:

- County-wide population projections.
- Population densities.
- Guidelines for making land use change decisions.
- Descriptions of each future land use designation in the rural unincorporated county.

The Land Use Chapter does not include:

- Land use designations and future land use maps for the UGAs. These designations are in the respective city/county joint plans.
- Land use designations and future land use map for the Grand Mound UGA. This is in the Grand Mound Subarea Plan.

2025 Update: Critical Issues

- Balance competing land uses. The County will need to protect natural resources and the environment while accommodating development to support the growing population.

- Provide opportunities for rural development in a way that protects rural character.
- Consider changing trends like economic growth, industries and sectors, and transportation modes.
- Encourage use of land and development that boosts resilience of the built environment, ecosystems, and communities to climate change and natural hazards.

2

PLANNING CONTEXT FOR LAND USE AND RURAL LANDS

The GMA requires counties and cities to work together to create county-wide planning policies (CWPPs) for land use and rural lands. Adopted in 1992 and updated in 2015 and 2025, these policies offer a comprehensive planning framework for the county, and its cities and towns. These policies also guide joint planning UGAs. The policies in this chapter are consistent with the County-wide Planning Policies. CWPPs relate to all elements of the Comprehensive Plan. Those specific to land use include CWPPs 2.2, 3.1, 3.2, 7.2, 7.3, 10.1, and 10.2.[1]

GROWTH MANAGEMENT REQUIREMENTS

The Washington State Growth Management Act (GMA) requires a land use element that:

- Designates the general location of land uses, including agriculture, timber production, housing, commerce, industry, recreation, open spaces, and utilities and public facilities.
- Provides for protection of the quality and quantity of ground water for public water supplies.
- Avoids creating worsening environmental health disparities and achieves environmental justice.
- Use planning approaches that promote physical activity and reduce per capita vehicle miles traveled without increasing greenhouse gas emissions elsewhere.
- Mitigate the risk of lives and property from natural hazards, including wildfire.

RCW 36.70A.020 (1)

3

URBAN GROWTH AREAS & SUBAREAS

A. History and Purpose of Thurston County's Urban Growth Areas

In 1983, Thurston County and the cities of Olympia, Lacey, and Tumwater signed the "Urban Growth Management Agreement". This was one of the first agreements of its kind in Washington State. This early agreement included an Urban Growth Management Boundary around the three cities. This boundary would limit the cities' expansion to that area. It accommodates the projected land needed for expected growth in the next 20 years.

The purposes of the county's original growth areas remain relevant today:

- **Focus** higher intensity development around the county's incorporated cities and towns and unincorporated community centers that have historically denser development. This

1. Thurston County. March 18, 2025. Thurston County County-wide Planning Policies.

2025 CPAs Resolution 12-16-2025
p. 100 of 773

Photo Credit: Experience Olympia

will concentrate development where it will minimally impact the environment, natural resources, and rural character.

- **Reduce** public costs and save energy by using services and facilities efficiently. This requires concentrating development and integrating jobs, shopping, services, and housing.
- **Phase** urban growth and infill with the provision of urban public services and facilities.

A UGA limits the extension of urban utilities, especially sewer service. UGAs should have residential density high enough to support urban public services and to provide affordable housing choices. There should be a variety of housing types, with most densities ranging from 4 to 24 homes per acre.

Map I-1 identifies the UGAs for each city or town in Thurston County. The UGAs must accommodate the urban growth projected over the next 20 years including a reasonable market factor. Policies and actions emphasize urban land uses and services aimed at reducing low density residential sprawl. Joint plans established with each city and town include planning policies for each UGA. The Thurston County Comprehensive Plan includes separate documents with joint plans.

Detailed land use designations for all UGAs are provided in the following joint plans (Map I-1 is keyed to the numbering below):

- Olympia/Thurston County Joint Plan.
- Lacey/Thurston County Joint Plan.
- Tumwater/Thurston County Joint Plan.
- Yelm/Thurston County Joint Plan.
- Rainier/Thurston County Joint Plan.
- Tenino/Thurston County Joint Plan.
- Bucoda/Thurston County Joint Plan (not recently updated as there is currently no UGA for Bucoda).

B. Growth Management Act Requirements for UGAs

The county must designate a UGA for each city or town consistent with requirements in the GMA (RCW 36.70A.110). The county will encourage urban growth within the UGA. The county can encourage growth that is not urban in unincorporated areas outside of the UGA.

- UGAs may include land outside of a city or town only if the land is characterized by urban growth or is next to land characterized by urban growth.
- UGAs must allow for 20 years of projected urban growth.
- UGAs must allow urban densities and include open spaces.
- Urban growth should first be in areas already characterized by urban growth that have existing public facilities and services to support that growth. It should be in areas already characterized by urban growth that will be served by a mix of existing and, if needed, new public facilities.
- The county must reevaluate UGAs and the densities allowed in them at least every 10 years.

C. Market Factor

Under RCW 36.70A.110(2), the GMA allows counties to add a "reasonable land market supply factor" when sizing UGAs.

> *RCW 36.70A.110(2). "An urban growth area determination may include a reasonable land market supply factor and shall permit a range of urban densities and uses. In determining this market factor, cities and counties may consider local circumstances. Cities and counties have discretion in their comprehensive plans to make many choices about accommodating growth."*

The county will require cities to prove that this "market factor" accounts for land likely to be unavailable in the next 20 years. A "market factor" is not a substitution for population projections. Those are addressed separately in Section 3.

D. Water Availability

See **Chapter 4 – Environment, Recreation, and Open Space** for more information on water availability.

Rural land uses mainly use groundwater. They also use surface water from lakes, rivers, and streams where water rights exist. Human use of surface and groundwater reduces the water supply of lakes, wetlands, rivers, and streams. This can impact available water in drier months, wildlife, habitat, and connectivity. It can also impact tribal treaty and federally reserved water resources. These water resources support the first foods of the Tribes, primarily salmon. Most of Thurston County's watersheds are closed to new appropriations and include surface bodies with streamflow protections, known as instream flow water rights (*WAC 173-511, 513, 514, and 522*).

A 2016 decision by the Washington State Supreme Court (Whatcom County v. Hirst *et al.*) establishes that local governments must ensure that potable water is legally available to serve new development that relies upon domestic groundwater, regardless of amount. Most notably, the obligation applies to domestic well uses that are exempt from water right permitting under RCW 90.44.050 (permit exempt wells). In 2018, the Legislature responded to the *Hirst* decision through the adoption of Senate Bill 6091, known as the Streamflow Restoration Act, codified as Chapter 90.94 RCW. The Streamflow Restoration Act directed the use of local watershed planning to offset impacts from permit-exempt wells through projects that result in net ecological benefit to protected surface waters (instream flows). The Act also included $300 million of State funding and generates further funding through required fees that must be

collected by localities from building and subdivision applicants. As authorized by the Act, compliance with watershed planning requirements allows Thurston County to certify water availability for new development that relies upon permit-exempt wells. Watershed plans for watersheds in Thurston County were developed to meet these requirements. These plans define projects that achieve these offsets. Approved plans are available in two of Thurston County's four water resource inventory areas (WRIAs) – the Chehalis Watershed and the Nisqually Watershed – while two remain in the rulemaking process under Department of Ecology review as watershed plans are being developed. Once these plans are approved, the county will implement projects in response to RCW 90.94 and Hirst to offset new well drilling and water use.

E. Subarea Planning

Thurston County uses subarea planning to study and plan for specific unincorporated communities. These plans are referenced in this Comprehensive Plan. Thurston County subarea plans include:

- Rochester: Updated in 2020.
- Grand Mound UGA: Updated in 2023 and 2024.
- Nisqually Valley: Under review in 2025.

4

POPULATION AND GROWTH TRENDS

A. Population Allocation and Forecast

The GMA requires the county to plan for the population projected by Washington State Office of Financial Management (OFM). The CWPPs direct the Thurston Regional Planning Council (TRPC)[2] to develop population projections for small geographic areas. They should use the population projection from OFM as a framework (see Table 3-1). These small-area projections are often referred to as "population distributions". They split up the projected growth among the county's cities, towns, and rural areas. TRPC uses a computer model to project the county's population. It analyzes employment trends and more recent population changes than OFM does.

Photo Credit: Experience Olympia

2. The Thurston Regional Planning Council is a 20-member board. It includes jurisdiction governments in Thurston County, the Confederated Tribes of the Chehalis Reservation, and the Nisqually Indian Tribe.

2025 CPAs Resolution 12-16-2025
p. 103 of 773

Table 3-1. Population Allocation and Forecast by Thurston County Jurisdiction, 2020-2045

Jurisdiction	Population			
	2020 Population (Census)	2045 Population (TRPC Projection)	Change 2020-2045	Percent Change
Rural county	88,255	99,085	10,830	12%
Grand Mound UGA	1,358	2,745	1,387	102%
Other UGAs Total	55,243	78,715	23,427	42%
Lacey UGA	37,733	52,540	14,807	
Olympia UGA	12,480	15,610	3,130	
Rainier UGA	133	160	27	
Tenino UGA	26	45	19	
Tumwater UGA	3,357	8,690	5,333	
Yelm UGA	1,514	1,670	156	
Cities	149,937	202,965	53,028	35%
Bucoda	600	800	200	
Lacey	53,526	60,900	7,374	
Olympia	55,605	72,040	16,435	
Rainier	2,369	3,165	796	
Tenino	1,870	2,790	920	
Tumwater	25,350	37,380	12,030	
Yelm	10,617	25,890	15,273	
Thurston County Total	**294,793**	**383,500**	**88,707**	**30%**

Source: Thurston Regional Planning Council population and employment forecast, 2019. The baseline population forecast was revised during the regional housing allocation process to reflect city boundaries as of sept. 1, 2023. A decrease in UGA population over the planning period is likely due to annexation. These numbers are approximately 6,000 people lower county-wide in 2045 than the 2022 OFM medium projection.

The population distributions aim to ensure that each city and town's Comprehensive Plan and any applicable Joint Plan accommodate the projected population growth. Each of the Joint Plans adopted by the county discusses these population distributions. TRPC updates its population and land supply forecasting data under the GMA-required Buildable Lands Program. Numbers in this plan are a snapshot of the population distribution. For more current data, please check with TRPC.

Figure 3-1 shows that 60% of the projected population growth from 2020 to 2045 will likely be in incorporated cities. Around 28% will be in designated UGAs. The Lacey UGA will likely get the largest proportion of population growth. It's the largest UGA with the most developable land. Approximately 12% of growth is projected in the rural county based on past development trends. The county and the cities can continue to reduce rural growth towards 5% over the next

2025 CPAs Resolution 12-16-2025
p. 104 of 773

20 years. A rural share of 5% growth between 2020 to 2045 would be an increase of 4,435 people for a 2045 total population of 92,690. The other ~6,000 people would presumably move into Urban Growth Areas or cities.

The county and cities can continue to work towards reducing rural growth through strategies that will reduce capacity in rural areas and redirect growth to urban areas. These strategies are discussed in Chapter 7 and Appendix B – Implementation Plan.

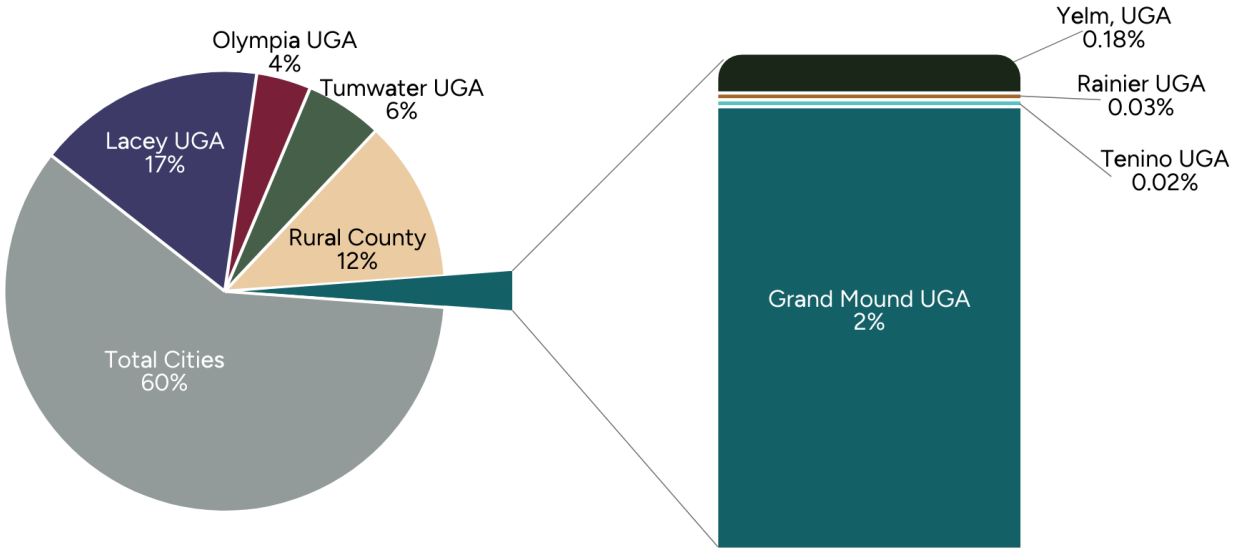


Figure 3-1. Thurston County Population Growth, 2020-2045: Proportion by Jurisdiction

RCW 36.70A.215 establishes a "Buildable Lands Program". It requires jurisdictions to track their ability to accommodate population growth. TRPC is the lead agency in Thurston County for the Buildable Lands Program. They provide data to the county for comprehensive and joint plan amendments required by RCW 36.70A.130 (1) and (3). The 2021 Buildable Lands Report found enough land in Thurston County's urban areas to accommodate projected population growth to 2040. This applies to both the whole county and within each urban jurisdiction. However, there are some deficits in housing for the 0-80% AMI income bracket within the UGAs for Tenino, Yelm, and Grand Mound. See Chapter 7 – Housing for more information.

As of the 2025 Comprehensive Plan Update, the County determines that UGAs have enough land for expected growth.

2025 CPAs Resolution 12-16-2025
p. 105 of 773

B. Density and Building Intensity

The county plans for the UGAs and cities to be the most densely built areas of the county. According to the 2021 Buildable Lands Report, the average density of approved residential development in urban areas of the county from 2015-2019 increased to 10.6 homes per acre. This is up from 8.9 units per acre in the period from 2010-2014. Density is usually higher in incorporated cities than in UGAs but varies across jurisdictions. Among UGAs, the Lacey UGA has the highest density at 9.0 units per acre. Grand Mound averaged 5.0 units per acre. The UGAs for Yelm, Tenino, and Rainier are zoned for lower densities. According to the 2021 Buildable Lands Report (TRPC, 2021):

"While achieved densities in the urban areas have increased overall, the change has varied by type of dwelling unit. Apartments (buildings with five or more units) have achieved the biggest increase in density, from about 16.7 units per acre in the 2000-2004 time period to over 25 units per acre since 2015. Trends for other types of multifamily homes have been less conclusive. This includes duplexes, triplexes, fourplexes, townhomes (attached single-family homes), and condominiums (owner-occupied multifamily units), which made up less than eight percent of new housing since 2000. Density for single-family homes increased over the 2000-2014 time period but declined slightly since then."

Photo Credit: Thurston County

The density of new development is typically 1 unit per 5 acres outside designated urban areas, or less dense than that. There are two exceptions to this:

Rural areas of the county with more intensive development: These areas are designated as limited areas of more intensive rural development (LAMIRDs). The LAMIRDs accommodate

small lot development and subdivisions. The boundaries of LAMIRDs are drawn based on development patterns that predate the 1990 Growth Management Act. In Thurston County, most LAMIRDs are located around lakes, near some marine shorelines, and at crossroads like within Rochester and Tenino.

Cluster-type developments: These developments allow for smaller, individual lots in exchange for conserving more land for open space or resource use.

Photo Credit: Adobe Stock

This plan's goals are to maintain rural character and resource uses. It also seeks to minimize and contain existing areas or uses of more intensive rural development in the rural area while directing urban growth to appropriate areas.

5

LAND USE DESIGNATIONS

This section of the Land Use Chapter describes each of the land use designations shown on the Future Land Use Map (Map L-1).

- Map N-2: Mineral lands of long-term commercial significance.
- Map E-3: Lands enrolled in the Open Space Tax Program.
- Map E-4: Open and Green Space Corridor Map.

Parks and trails owned by the county are identified in the Parks, Open Space, and Trails Plan.

The following descriptions of the land use designations and the associated policies in this chapter are important to the Comprehensive Plan. Policies in this chapter provide guidance in determining the appropriate land use designations for rural lands. Lands within UGAs around cities are developed per the city/county Joint Plan land use designations.

The Future Land Use Map (Map L-1) is a visual representation of the descriptions and policies. If there are inconsistencies between the text and the map, the text takes precedence.

A. General Land Use Guidelines

Designating land uses throughout the county is complex. It requires evaluating geographic and scientific data; legal and social factors; and community preferences. Rural land use and zoning policies balance competing interests. These include:

2025 CPAs Resolution 12-16-2025
p. 107 of 773

- Community needs.
- Environmental protection.
- Carbon sequestration and climate mitigation.
- Rural character.
- Natural resource industries.
- Economic growth.

The table below lists the general guidelines for designation decisions. It breaks them into locational criteria guidelines, and other decision-making guidelines:

Table 3-2. Locational Criteria & General Guidelines for Land Use Designations

Location Criteria	
Land Capability & Environmental Constraints	This guideline outlines how the land's features can or cannot support development based on each land use type and the uses that occur within it. It considers factors like topography, soil permeability and stability, geologic hazards, flood risk and hydrologic conditions. "Environmental constraints" means natural land features that can: (1) limit development (e.g., flood hazards, geologic instability); or (2) be harmed or destroyed by development (e.g., wetlands, Mima Mounds, eagle habitat, sensitive aquifers, public drinking water supplies or other critical areas). Technology can moderate the effects of some constraints. For example, building foundations can be built on unstable grounds. Sensitive resources such as shallow aquifers and oyster-growing waters can be protected by controlling pollutants from entering stormwater and keeping sewage drainage away from these waters. Widespread constraints or sensitive areas should signal caution in making certain land use designations. This could indicate the designation's intensity level might not be achieved due to limitations from natural features or conditions. It can also indicate these natural features could be lost or harmed.
Natural Resources	This guideline evaluates which natural resources exist on lands. This includes natural resource industries for agriculture, forestry, aquaculture, and mineral resource lands. If important natural resources are present or nearby, a designation might not be appropriate. Changes in land uses could impact nearby natural resource use.

Public Services	This guideline outlines the levels or types of public services expected with each land use designation. It also covers any special public service needs or impacts to be avoided with each land use designation.
Existing Land Uses	This guideline explains the types and levels of land uses that should or shouldn't be in or near areas being considered.
General Decision-Making Guidelines	
Community Preference Identified Through Public Process	The community's preference for certain types of land uses over others should be a key factor in land use decisions. Community preference is important, especially when weighing conflicting factors.
Impacts on Economy, Employment, Tax Base	When making land use decisions, the impact on the economy and employment should be considered. The county should keep a balance between residential and industrial, commercial, agricultural, and forestry areas. This helps to diversify the County's economy, tax base, and employment opportunities.
Easy to Identify Boundaries	Land use designation boundaries should follow easily identified features on the land. This can include utility corridors or visible changes in terrain. When areas have serious development limitations related to physical landscape such as flood hazards, geological hazards, and poor soils, but lack clear landmarks, boundaries should be set with land capability in mind.

B. Rural Area Designations

The purpose of rural areas as defined by the county in compliance with the GMA is:

- To support the rural aspects of Thurston County.
- To protect areas with environmental constraints. To preserve and buffer natural resource areas from more intense uses that could encroach or cause permanent damage. These areas include:
    - Agriculture.
    - Forestry.
    - Aquaculture.
    - Mineral resources.
    - Fish and wildlife habitats.
- To allow low intensity residential uses with low public service and facility needs.
- To protect and promote natural resource-based industries.
- To protect "rural character" as defined in RCW 36.70A.030(38) as "the patterns of land use and development established by a county in the rural element of its comprehensive plan:
    - **a.** In which open space, the natural landscape, and vegetation predominate over the built environment;
    - **b.** That foster traditional rural lifestyles, rural-based economies, and opportunities to both live and work in rural areas;
    - **c.** That provide visual landscapes that are traditionally found in rural areas and communities;
    - **d.** That are compatible with the use of the land by wildlife and for fish and wildlife habitat;
    - **e.** That reduce the inappropriate conversion of undeveloped land into sprawling, low-density development;
    - **f.** That generally do not require the extension of urban governmental services; and
    - **g.** That are consistent with the protection of natural surface water flows and ground water and surface water recharge and discharge areas."

Photo Credit: Experience Olympia

Rural areas are characterized by a balance between the natural environment and human uses with:

- Low density residential homes.
- Farms.
- Forests.
- Mining areas.
- Outdoor recreation.
- Other open space activities.

Commercial uses will be small in scale and will provide convenience services to the rural neighborhood. Industrial uses will generally be related to and dependent on natural resources such as agriculture, timber, aquaculture, or minerals. Home-based occupations and industries will be allowed throughout the rural area if they do not adversely affect the surrounding residential uses.

Rural area residential densities will commonly be one home per 5, 10, or 20 acres. The rural county has some higher density areas. Some are LAMIRDs and allow additional limited higher density development. The Official Zoning Map of Thurston County implements the densities in the Comprehensive Plan. The zoning code and other development rules are consistent with this plan. Rural area lands are designated according to the land use guidelines above. See Table 3-3, below, for the percentage of land allocated to different rural uses.

Table 3-3. Percentage of Land Allocated for Rural Uses[3]

Land Use Category	Total Acres	Percent Designated
Designated resource use (designated agriculture, forestry, and mineral lands)[4]	155,179 *(with mineral lands overlay: 296,449)*	39.7% *(75.8%)*[5]
Rural Residential (1 dwelling per 20 acres)	14,119	3.6%
Rural Residential (1 dwelling per 10 acres)	4,974	1.3%
Rural Resource & Residential (1 dwelling per 5 acres)	177,073	45.3%
Urban Reserve (1 dwelling per 5 acres)	1,716	0.4%

3. Excludes all lands within Urban Growth Areas, areas covered by water, public and railroad rights-of-way. Source: Thurston County Geo Data & Buildable Lands Work Program, Thurston Regional Planning Council.

4. Low density residential uses are permitted in some of these areas, at densities ranging from 1 unit per 20 acres to 1 unit per 80 acres. Note that agriculture, forestry, and mining activities occur throughout the county, not just on land dedicated for these purposes. See Chapter 5.

5. Accounts for mineral lands designation, which is an overlay on other land use designations.

Limited Areas of More intensive Rural Development (LAMIRDs) (densities more than 1 dwelling per 5 acres)	10,059	2.6%
Public Parks, Trails, and Preserves & Educational Institution Lands	8,354	2.1%
Military Reservation	18,371	4.7 %
Rural Commercial & Industrial use	857	0.2%
Totals	**390,760**	**100% (136.2%)**

The actual use of land may be different than the use for which it is designated. For example, there may be nonconforming residential uses in commercial or industrial areas. Agriculture is a permitted use in all rural residential areas. Some designated mineral land is not mined yet. Existing land uses are shown in Map I-3. The designation categories are described below.

Natural Resource Lands Designations

About 40%, or 76% when considering the mineral lands overlay, of rural Thurston County is designated for resource uses to maintain rural character (see Table 3-3. Percentage of Land Allocated for Rural Uses

). These areas prioritize forestry and agricultural uses, and in the case of the mineral lands overlay allow for mineral extraction. Resource lands of long-term commercial significance are discussed more in Chapter 5. Residential uses at a low-density or in support of worker housing are permitted in these areas. The purpose, characteristics, and location guidelines for each natural resource category is described below.

FORESTRY	
Purpose	• To conserve forest lands of long-term commercial significance. • To maintain and enhance resource-based industries. • To discourage residential encroachment and other incompatible development from long-term forest lands. • To promote and protect forestry and its dependent rural community through the enhancement, protection, and perpetuation of the ability of private and public landowners to grow and harvest timber.

Definition and Characteristics	This designation includes lands meeting the GMA definition for forest lands of "long-term commercial significance." These lands are characterized by existing commercial resource production, have soils and other physical characteristics that are support commercial timber production, or both. Existing designated forest lands include the Bald Hills in southern Thurston County and the Black Hills in the western part of the county. Within designated forest lands, residential densities are limited to 1 unit per 80 acres, except for smaller ownerships (less than 640 acres in size) where residences, if clustered, can achieve a density of 1 unit per 20 acres. Additionally, legal lots from 10 to 39.99 acres in size, under the same ownership since August 23, 1993, may be divided one time into a maximum of two lots.
Locational Guidelines	The criteria for locating designated forest lands are based on the physical growing conditions of the land and other land use characteristics like proximity to population areas and intensity of nearby land uses. The full set of criteria is listed in Chapter 5 - Natural Resource Lands.

AGRICULTURE	
Purpose	• To conserve agricultural lands of long-term commercial significance that are or can be used to produce crops, livestock, or other agricultural products. • To discourage residential encroachment and other incompatible development from long-term agricultural lands. • To encourage the continued viability of agriculture. • To encourage property owners to maintain property in agriculture uses. • To promote and protect agriculture and its dependent rural community through the enhancement, protection, and perpetuation of the ability of the private sector to produce food and fiber.

2025 CPAs Resolution 12-16-2025
p. 113 of 773

Definition and Characteristics	This designation includes lands meeting the GMA definition for agricultural lands of "long-term commercial significance." They are lands characterized by existing commercial agriculture production or lands that have soils and other physical characteristics and could support commercial agricultural production in the future. Existing designated agriculture areas include portions of the Nisqually, Chehalis, and Skookumchuck River Valleys, among other areas throughout the County. Designated lands in the Nisqually Valley limit density of residential development to 1 unit per 40 acres. If residences are clustered, they can achieve a density of 1 unit per 5 acres. Within all other designated agricultural lands, residential densities are limited to 1 unit per 20 acres.
Locational Guidelines	The criteria for locating designated agriculture areas are based on the Washington State Department of Commerce's guidelines for the classification and designation of resource lands, as well as existing county policies and an analysis of local conditions. The full set of criteria is listed in Chapter 5 - Natural Resource Lands.

NISQUALLY AGRICULTURE	
Purpose	• To conserve agricultural lands of long-term commercial significance used to produce crops, livestock, or other agricultural products, particularly those close to an urban growth area. • To discourage residential encroachment and other incompatible development from Nisqually agricultural lands. • To encourage the continued viability of agriculture within the Nisqually Subarea.

Definition and Characteristics	This designation includes lands meeting the GMA definition for agricultural lands of "long-term commercial significance". It specifically applies to lands within the Nisqually Subarea that were in agricultural production at the time this land use designation was developed. These lands lie between the McAllister Bluff and Nisqually Cut-Off Road, south of I-5. Many of these lands include areas that are sensitive to flooding. To retain agricultural use, many lands in this category had their development rights purchased. There are limitations on the properties where the density has been purchased. Where residential density has been purchased or transferred, no residential units may be constructed on the parcel. Otherwise, lands in the Nisqually Valley limit density of residential development to 1 unit per 40 acres. If residences are clustered, they can achieve a density of 1 unit per 5 acres.
Locational Guidelines	The criteria for locating designated agriculture areas are based on the Washington State Department of Commerce's guidelines for the classification and designation of resource lands, as well as existing county policies and an analysis of local conditions. The full set of criteria is listed in Chapter 5 - Natural Resource Lands. This category is specific to the Nisqually Planning Area where development rights were previously purchased.

Rural Resource and Low-Density Residential Designations

About 50% of rural Thurston County is designated for low-density residential uses to maintain rural character (see Table 3-3. Percentage of Land Allocated for Rural Uses

). These areas allow for rural residential uses and resource uses. Low density residential designations can include lands that have suitable soils to support forestry, farm, and mining operations, and allow for these activities. The purpose, characteristics, and location guidelines for each rural low-density residential category is described below.

RURAL – ONE DWELLING UNIT PER TWENTY ACRES	
Purpose	• Protect public health and safety by minimizing development and avoiding incompatible uses in environmentally sensitive and hazardous areas such as the Black River Corridor, the Nisqually Bluff, and parcels completely covered by critical areas. • Provide greater opportunities for protecting critical areas and creating open space corridors.
Definition and Characteristics	Primary land uses are open space, outdoor recreation, residential, agriculture, forestry and compatible mineral extraction approved through a special use process. Residences are allowed at a density of 1 unit per 20 acres. Density may be further limited due to physical constraints and natural hazards, including the presence of critical areas.
Locational Guidelines	*Land Capability and Environmental Characteristics.* This designation is appropriate for lands that are within the Black River Corridor, along the Nisqually Bluff or are severely constrained by environmentally sensitive or hazardous areas. *Natural Resources.* The area may contain forests, mineral resources, critical areas, and soils suitable for agriculture. *Public Services.* Allowed uses do not require provision of urban services or utilities. However, the area may be located along arterials, within areas containing pre-existing small-lot development, and/or relatively close to existing centers of employment or personal services. *Existing Land Uses.* Most of the land is comprised of parcels 20 acres or larger in size, although some smaller parcels may be present. Residences, agriculture, forestry, mineral extraction, open space, or undeveloped land may be present.

RURAL – ONE DWELLING UNIT PER TEN ACRES	
Purposes	• To minimize flooding and development at risk of flooding in the Salmon Creek Basin. • To avoid increasing saltwater intrusion in areas underlain by aquifers with elevated chloride levels.
Definition and Characteristics	Primary land uses are resource-oriented (e.g., agriculture, forestry, or mineral extraction approved through a special use process), open space, and residential. Additional compatible uses that support or rely upon agriculture, forestry, mineral extraction, and open space may be allowed. Residential densities are limited to 1 unit per 10 acres. Density may be further limited due to physical constraints and natural hazards, including the presence of critical areas.
Locational Guidelines	*Land Capability and Environmental Characteristics.* This designation is appropriate for lands that are environmentally constrained, such as lands that are underlain by aquifers contaminated with chloride and lands within the flood prone Salmon Creek Basin. *Natural Resources.* The area may contain forests, mineral resources, soils suitable for agriculture, and critical areas. *Public Services.* Allowed uses do not require provision of urban services or utilities. However, the area may be located along arterials, within areas containing pre-existing small-lot development, and/or relatively close to existing centers of employment or personal services. *Existing Land Uses.* The area is predominantly in parcels ten acres or larger in size, although some smaller and some larger parcels may be present. Residences, agriculture, forestry, mineral extraction, open space, or undeveloped land may be present.

2025 CPAs Resolution 12-16-2025
p. 117 of 773

URBAN RESERVE – ONE DWELLING UNIT PER FIVE ACRES	
Purpose	• To protect areas adjacent to existing urban growth areas, cities and towns from premature land division and development until such time as the areas are included in UGAs and urban utilities and services become available.
Definition and Characteristics	Primary land uses are agriculture and forestry, open space, and low density residential. Permitted uses and development options are limited, to avoid potential conversion of the area to urban use.
Locational Guidelines	*Land Capability and Environmental Characteristics.* This designation is appropriate for lands that are located adjacent to a UGA or city that appear to be capable of supporting urban development. Some critical areas or other minor physical constraints to development may be present. *Natural Resources.* The area may have moderate potential for agriculture, forestry, or mineral extraction. However, the area should not include long-term agriculture or forestry lands. *Public Services.* Allowed uses do not require provision of urban utilities and services. Public utilities and services should be feasible to extend to these areas at the time when they are included in a UGA. *Existing Land Uses.* Scattered residences, agriculture, forestry, mineral extraction, open space, or undeveloped land may be present.

2025 CPAs Resolution 12-16-2025
p. 118 of 773

RURAL RESIDENTIAL AND RESOURCE -- ONE UNIT PER FIVE ACRES	
Purpose	• To maintain the rural character of the county. • To buffer environmentally sensitive areas and resource management areas from incompatible activities. • To maintain a balance between human uses and the natural environment.
Definition and Characteristics	Primary land uses in the 1 unit per 5-acre areas are resource-oriented (farming, forestry, mineral extraction), open space, and low density residential. Residential use may be limited due to physical land capability constraints, including the presence of critical areas. Innovative techniques are used by the county to provide a variety of rural densities within this designation.
Locational Guidelines	*Land Capability and Environmental Characteristics.* This designation is appropriate for lands that may have severe soil limitations, critical areas or very limited ground water. Lands may be located within the adjacent uplands to an aquaculture management district or "natural" shoreline under the Shoreline Management Program. *Natural Resources.* The area has potential for farming, moderate potential for forestry management, or may be adjacent to long-term resource lands. *Public Services.* The area is too far from the urban area to enable cost-effective provision of public services. Uses do not require extension or provision of urban services. *Existing Land Uses.* The land is generally in parcels 5 acres or larger in size.

RURAL RESIDENTIAL -- ONE UNIT PER FIVE ACRES	
Purpose	• To maintain the rural character of the county. • To maintain rural resource industries and provide for rural residential uses. • To protect public health in areas with severe soil limitations, limited water supply, aquifer recharge areas and floodplains.
Definition and Characteristics	Primary land uses in the 1 unit per 5-acre area are low-density residential and agricultural (farming, forestry). Residential use may be limited due to physical land capability constraints, including severe soil limitations, water supply limitations, aquifer recharge and floodplains, and more. This is the largest land use category within the Nisqually Subarea. It is located along the McAllister Bluff, Nisqually Reservation, and Nisqually Valley, adjacent to agriculture. Innovative zoning techniques like clustering are allowed.
Locational Guidelines	*Land Capability and Environmental Characteristics.* This designation is appropriate for lands that may have severe soil limitations, critical areas and/or very limited ground water or are over-sensitive aquifers. *Natural Resources.* The area has moderate potential for farming or forestry management or may be adjacent to long-term resource lands. *Public Services.* The area is too far from the urban area to enable cost-effective provision of public services. Uses do not require extension or provision of urban services. *Existing Land Uses.* The land is generally in parcels 5 acres or larger in size.

MCALLISTER GEOLOGICALLY SENSITIVE AREA	
Purpose	• To maintain areas of rural living where the natural environment is in balance with human use. • To provide for residential, commercial, and agricultural uses of a type and density which will minimize the potential for contamination or significant loss in recharge capacity of a vulnerable groundwater aquifer and potable water source of importance to the community.
Definition and Characteristics	This portion of the McAllister Springs recharge area is outside the UGA boundary. These lands are characterized by natural resource-based uses, such as agriculture and forestry, residential uses at a density of 1 unit per 5 acres, and limited home-based industries and home occupations.
Locational Guidelines	This designation is limited to lands within the McAllister Springs recharge area outside of the UGA boundary.

Limited Areas of More Intensive Rural Development (LAMIRD) Designations

The GMA says that zoning districts in the rural area allowing more than 1 home per 5 acres are generally considered to promote sprawl. However, in 1997 the Washington State Legislature amended the GMA. The changes recognized existing, overly intensive, rural residential development. It provided for "limited areas of more intensive rural development", or LAMIRDs. (RCW 36.70A.070(5)(d)). These areas are based on development patterns pre-GMA (pre-1990). Areas that meet GMA requirements can be designated as a LAMIRD and keep their higher density zoning. All other areas must allow a rural density of no more than 1 home per 5 acres.

RCW 36.70A.070(5)(d)(i) defines LAMIRDs as:

> *"Rural development consisting of the infill, development, or redevelopment of existing commercial, industrial, residential, or mixed-use areas, whether characterized as shoreline development, villages, hamlets, rural activity centers, or crossroads developments."*

When designating residential LAMIRDs, the GMA requires the county to set logical outer boundaries. The boundaries are based on development that existed as of July 1, 1990. To determine the boundaries, the County used 1990 aerial photos, building permits, and water service systems in place by July 1, 1990. This "built environment" may include structures located above or below ground, such as buildings and water and sewer lines. Residential

LAMIRDs may include limited undeveloped lands within them. These areas should not allow or result in low-density sprawl.

Only 2.6% of rural Thurston County is residential LAMIRDs. These areas allow residential land use at densities over 1 unit per 5 acres (see Table 3-3). They accommodate lots developed before July 1, 1990. They also provide some limited infill potential as allowed under the GMA. These areas of more intensive rural development include:

- Unincorporated communities like Boston Harbor and Rochester.
- Crossroads communities.
- Neighborhood developments.
- Areas around rural lakes.
- Some marine shoreline areas.

The purpose, characteristics, and locational guidelines for each LAMIRD category are described below.

RESIDENTIAL LAMIRD – ONE DWELLING UNIT PER TWO ACRES	
Purpose	• To recognize residential development in the rural county that was predominately developed at a density of 1 unit per 2 acres prior to July 1, 1990. • To minimize and contain these areas of more intensive rural development to prevent new patterns of low-density sprawl.
Definition and Characteristics	These areas are characterized by residential development at a density of approximately 1 unit per 2 acres. A limited amount of undeveloped land may exist within the logical outer boundary.
Locational Guidelines	New or expanded areas of this designation should be avoided (see the following Goals and Policies section). Areas designated in this category meet the following criteria: *Natural Resources.* The area has low resource management potential, although small farms and forestry activities may be present nearby. *Public Services.* Uses do not require extension or provision of urban services. The area may be served by a community water system. *Existing Land Uses.* The area has existing residential developments at a density of approximately one dwelling unit per two acres. There may be some larger residential lots to allow for limited potential for infill development.

2025 CPAs Resolution 12-16-2025
p. 122 of 773

RESIDENTIAL LAMIRD – ONE DWELLING UNIT PER ACRE	
Purpose	• To provide for residential development in rural areas that was predominately developed at a density of 1 unit per 1 acre prior to July 1, 1990. • To minimize and contain these areas of more intensive rural development, to prevent new patterns of low-density sprawl.
Definition and Characteristics	These areas are characterized by residential development at a density of approximately 1 unit per 1 acre. A limited amount of undeveloped land may exist within the logical outer boundary.
Locational Guidelines	New or expanded areas of this designation should be avoided (see the following Goals and Policies section). Areas designated in this category meet the following criteria: *Natural Resources.* The area does not have highly productive resource management potential, although small farms and forestry activities may exist nearby. *Public Services.* Uses do not require extension or provision of urban services. The area may be served by a community water system. *Existing Land Uses.* The area has existing residential developments at a density of approximately 1 unit per 1 acre. There may be some larger residential parcels to allow for limited potential for infill development.

RESIDENTIAL LAMIRD – TWO DWELLING UNITS PER ACRE	
Purpose	• To recognize residential development related to marine and freshwater shorelines in rural areas that was predominately developed at a density of approximately 2 units per 1 acre prior to July 1, 1990. • To minimize and contain these areas of more intensive rural development to prevent new patterns of low-density sprawl.

2025 CPAs Resolution 12-16-2025
p. 123 of 773

Definition and Characteristics	These areas are characterized by residential development at a density of approximately 2 units per 1 acre. A limited amount of undeveloped land may exist within the logical outer boundary. These areas may have some existing commercial or resort-related land uses.
Locational Guidelines	New or expanded areas of this designation should be avoided (see the following Goals and Policies section.) Areas already designated in this category meet the following criteria: *Natural Resources.* Area does not have farm or forestry management potential and is not within the uplands adjacent to an aquaculture management district. *Public Services.* Uses do not require extension or provision of urban services. However, the area may be served by a community water system. *Existing Land Uses.* The area has existing residential shoreline development at a density of approximately two dwelling units per acre. There may be some larger residential parcels to allow for limited potential for infill development. Current land uses may include seasonal and year-round residences and resort/recreational activities. The area may be a marine or freshwater shoreline, including lakefront.

Public Land Designations

Publicly owned land designations, including parks, major institutions, and the Joint Base Lewis-McChord Military Base, make up about 7% of the rural area. Additional publicly owned and public purpose facilities are inventoried in Map E-2 and are discussed below.

PUBLIC PARKS, TRAILS, AND PRESERVES	
Purpose	• To identify and protect unique and outstanding examples of publicly owned fish and wildlife habitat conservation areas or unique geologic features. • To identify publicly owned (federal, state, and county) parks and trails that may be used for passive and active recreation. • To acknowledge the ongoing responsibility of the county, state and federal government to protect critical areas and other resource values and provide for public recreation on lands within this designation.
Definition and Characteristics	The public preserves designation comprises two types of lands: publicly owned conservation lands and publicly owned parks and trails. Conservation lands are owned by a federal, state or county governmental entity and are maintained as closely as possible to their natural state. The resources present on these lands are unique or rare and are at risk of loss or damage. Parks and trails may include conservation lands, but also include areas of both passive and active public recreation.
Locational Guidelines	*Land Capability/Environmental Constraints.* Lands within this designation have unique or rare resource values and are publicly owned conservation areas or provide opportunities for public recreation. *Natural Resources.* The resource values of conservation lands within this designation include important fish and wildlife habitat and unique geologic features. *Public Services.* These areas are too far from the urban area to enable cost effective provision of public services. Uses do not require extension or provision of urban services. *Existing Land Uses.* The primary use of conservation lands is resource preservation, not public recreation. Examples of such lands include wildlife refuges, and state and county natural area preserves. The primary use of parks and trails may be public recreation,

	although some sites may also include conservation areas. Uses are consistent with the Comprehensive Plan for Parks and Recreation.

MILITARY RESERVATION	
Purpose	• To recognize the Joint Base Lewis-McChord (JBLM) military base and its military mission of training and national defense.
Definition and Characteristics	This designation comprises that portion of the JBLM military base located in Thurston County. These lands are owned by the federal government for the purpose of military training and national defense. Secondary uses are timber production and open space.
Locational Guidelines	This designation should include only those lands within the boundaries of the JBLM military base.

MAJOR EDUCATIONAL INSTITUTION	
Purpose	• To recognize major colleges, universities, and educational facilities in rural areas of the county, and encourage development on existing campuses that are planned, designed and managed in a way that minimizes impact on the adjacent area.
Definition and Characteristics	This designation covers educational facilities and their supporting uses within the county. The unincorporated county currently has one major educational facility: The Evergreen State College (TESC). Additional development within this designation may occur if it meets the overall purposes above.
Locational Guidelines	This designation is intended for major educational institutions within the county.

Commercial and Industrial Land Designations

The rural area has only 0.2% commercial and industrial land. This land provides economic opportunity and services to rural area residents.

NEIGHBORHOOD CONVENIENCE COMMERCIAL	
Purpose	• To provide for the location of very small businesses that serve nearby residents with everyday convenience shopping goods and services.
Definition and Characteristics	Neighborhood convenience areas are characterized by a high degree of compatibility with surrounding residential areas. Compatibility is achieved by allowing small buildings, small overall area devoted to commercial use, and design and layout which screens residential areas from lights, storage, and parking areas. Typical neighborhood convenience uses are small groceries, gas stations and other small-scale businesses, including residences in conjunction with such businesses. Most neighborhood convenience areas will consist of only one business. However, the various types of neighborhood convenience uses serving a given area should be clustered together in small, planned centers or around existing single businesses to avoid the development of commercial strips or many small businesses strung out along arterial roads. Land use designations of neighborhood convenience in rural areas should generally not exceed 1 to 2 acres for the individual parcel size. It is preferred to cluster small areas of neighborhood commercial together into a small, planned center to prevent strip development, and in cases where parcels are clustered together, they should be contiguous and generally not exceed 5 to 6 acres total. Neighborhood convenience areas are intended to serve a local nearby population of less than 5,000. Examples of neighborhood convenience stores or centers include Gull Harbor, and Meridian Road at Yelm Highway.
Locational Guidelines	*Land Capability and Environmental Characteristics.* The area should have minimal environmental constraints and be capable of supporting commercial development. Land should be relatively level and free of critical areas.

2025 CPAs Resolution 12-16-2025
p. 127 of 773

Natural Resources. The area has minimal natural resource management potential. Development of the area will have little detrimental impact on nearby agriculture, forestry, aquaculture, mineral resources, or other natural resource uses.

Public Services. Neighborhood convenience commercial areas should be located on collector or arterial roads. New designations should be sited at intersections and at locations that are or can be freed of congestion problems resulting from topography or poor road design. Their siting should not result in significant traffic impacts on local streets serving residential areas. Utility service, including on-site, should be at a level appropriate to serve the intensity of proposed commercial activity.

Existing Land Use. For the siting of new neighborhood convenience businesses, there should be residential development in the area not served by such businesses. In rural areas, neighborhood convenience uses may be located as needed for convenience and should be more widely separated than in UGAs. New neighborhood convenience businesses to serve areas where one or more such businesses already exist should be located adjacent to the existing businesses in small centers or clusters, rather than having businesses strung out along major roads.

RURAL COMMERCIAL CENTER

Purpose	• To provide for the commercial needs of an identified rural community. • To provide for redevelopment and infilling of rural commercial areas in a unified center configuration, not as strip commercial development. • To provide for limited expansion of a commercial center to serve the growth of the surrounding rural community over time, contained within the logical outer boundary of the commercial center.

Definition and Characteristics	Rural Commercial Centers serve an identified rural community and have a range of uses to meet the everyday needs of the community. Development within these centers shall be functionally and visually compatible with the surrounding rural area and uses to protect the rural character. Typical uses in Rural Commercial Centers are small offices, retail sales, grocery stores, drug stores, video stores, garden supplies, nurseries, hardware, lumber sales, service stations, taverns, boat and auto sales, mini-storage facilities, and public facilities and services. The Rural Commercial Centers within the county vary in size, based upon the size of the rural community served. Existing Commercial Centers include Rochester, South Bay/Schinke Road, Steamboat Island Road interchange at Highway 101, among others. Expansion of a Rural Commercial Center is addressed in the goals and policies section below.
Locational Guidelines	*Land Capability and Environmental Characteristics.* The boundaries of Rural Commercial Centers should be logical (see policy below), and the area should have minimal environmental constraints and be capable of supporting commercial development. Land should be relatively level and free of critical areas. *Natural Resources.* The area has minimal natural resource management potential. Development of the area will have little detrimental impact on nearby agriculture, forestry, aquaculture, mineral resources or other natural resource uses. *Public Services.* Rural Commercial Centers should be located at major crossroads within the rural community that they serve and should take direct access from collector or arterial roads. Expansion of centers should only take place where traffic congestion will not result from topography or poor road design and where traffic will not have significant impacts on the surrounding rural area and uses. Utility services, including on-site septic systems and community water systems, should be at a level appropriate to serve the proposed uses. *Existing Land Use.* Uses within the Rural Commercial Center designation shall be compatible with rural character, which includes both functional and visual

	components. The functional component describes land put to uses that are dependent on a rural setting. For example, localized commercial uses that serve a rural population, or other rural activities are dependent upon a rural location close to their constituencies. On the other hand, a commercial business that is oriented to a larger than rural market or service area is not dependent upon a rural location. If a proposed commercial business will interfere with the surrounding rural area or uses by significant traffic, light, noise, etc., then that business is incompatible with rural character. The visual component describes the visual attributes of the traditional rural landscape. If the visual character of the rural landscape is unduly disrupted or altered by a proposed commercial use, then that use is incompatible with rural character.

HIGHWAY COMMERCIAL	
Purpose	• To provide for the location of facilities and services needed by the traveling public (food, gas, lodging). They are to be located at or in the vicinity of major highway and freeway interchanges.
Definition and Characteristics	Uses typical of highway commercial areas are motels, gas stations, restaurants, travel trailer parks, and convenience stores for the traveling public. They should be located where they can be reached conveniently and safely at major highway and freeway interchanges. Existing Highway Commercial locations in rural areas include the south side of the Mud Bay/Highway 101 interchange and Martin Way/I-5 interchange in the Nisqually Valley.

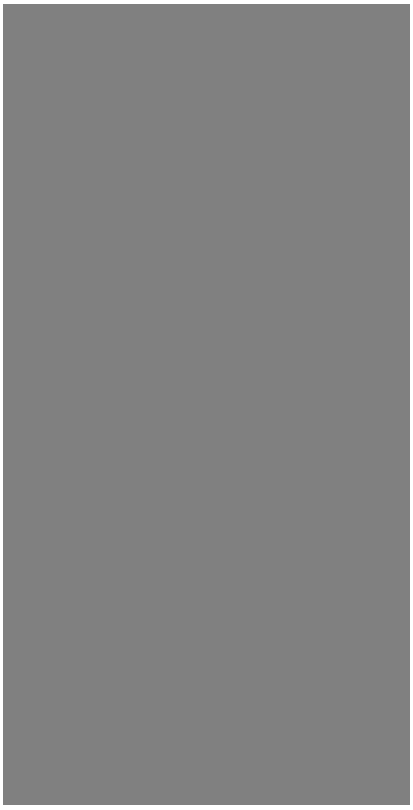
2025 CPAs Resolution 12-16-2025
p. 130 of 773

Locational Guidelines	*Land Capability and Environmental Characteristics.* The area should have minimal environmental constraints and be capable of supporting commercial development. Land should be relatively level and free of critical areas. *Natural Resources.* The area has minimal natural resource management potential. Development of the area will have little detrimental impact on nearby agriculture, forestry, aquaculture, mineral resources, or other natural resource uses. *Public Services.* The area has state highway or freeway interchange access and is or can be freed of congestion problems resulting from topography or poor road design. Siting should not result in significant traffic impacts on streets serving residential areas. Utility service is available or can be provided to the level required by proposed uses. *Existing Land Use.* In most cases, the area may already be committed to commercial use. For proposed new Highway Commercial areas, the land should be undeveloped or largely undeveloped.

RURAL RESOURCE INDUSTRIAL	
Purpose	• To provide areas for local and regional natural resource based industrial uses, located near aquaculture, agriculture, forest, and mineral resource lands. • To provide areas where industrial uses may locate that involve the processing, fabrication, wholesaling, and storage of products associated with natural resource uses. • To provide areas where industrial uses may locate that are functionally and visually compatible with the character of the rural area.
Definition and Characteristics	This industrial designation applies within the rural area of the county. A wide range of natural resource-related uses may be accommodated which are dependent upon agriculture, forest practices or mineral extraction or industries that are dependent upon a rural setting. Industrial areas and development shall be functionally

	and visually compatible with the surrounding rural area and uses to protect the rural character. (Note that additional industrial areas are in the Rochester-Grand Mound area, as well as the Yelm Urban Growth Area. These areas are described in the corresponding Subarea or Joint Plan.) Industrial uses typically unrelated to natural resource industries are generally prohibited. Industrial uses within RRI should be limited across the rural county. Sites should be close in location to the natural resource industry it is supporting. When sited in rural areas, industrial uses should be clustered as much as possible, so they don't create sprawling intensive industrial uses across the rural county.
Locational Guidelines	*Land Capability and Environmental Characteristics.* Land should be capable of supporting industrial development with minimal environmental constraints. Particularly important is the ability to support uses without significant adverse effects on surface or ground water. Land should generally be level and free of critical areas. *Natural Resources.* The area should be located so that development will not detrimentally impact agriculture, forestry, aquaculture, or other natural resource uses. The area to be designated industrial should itself have minimal potential for natural resource management/utilization. *Public Services:* • *Utilities.* Utility services should be at levels appropriate to serve the rural area and the intensity of proposed industrial activity. Industrial development will be limited to uses not requiring public sewer and where the land can support the industrial uses with on-site septic systems and water without adversely affecting surface or groundwater. • *Transportation.* Rural industrial areas should rely either on rail service or be close to a freeway interchange or state highway. Such areas shall have direct access to arterial or collector roads and shall not result in significant adverse traffic impacts on surrounding rural areas and uses. *Existing Land Use.* Uses within this designation shall be compatible with rural character, which includes both

2025 CPAs Resolution 12-16-2025
p. 132 of 773



functional and visual components. The functional component describes land put to uses that are dependent on a rural setting. For example, sawmills should be close to forest lands. An industry that has no orientation to rural or resource-based activities is not dependent upon a rural location – if sited in rural areas, industrial uses should either be close in proximity to the associated resource industry or be appropriately clustered so as not to create sprawling intensive industrial uses across the rural county. If rural lands and/or rural uses on those lands will be interfered with by the traffic, light, noise, etc. from a proposed industrial use, then that use is incompatible with rural character. The visual component describes the visual attributes of the traditional rural landscape. If the visual character of the rural landscape is unduly disrupted or altered by a proposed use, then that use is incompatible with rural character. Site design, landscaping, design, and construction of internal and access roads and building scale should reinforce the set boundaries and rural nature of the industrial area to further discourage future industrial expansion beyond the industrial boundary.

6

LANDS FOR PUBLIC PURPOSES

The GMA requires the county to identify lands for public uses (RCW 36.70A.150). These include:

- Utility corridors.
- Transportation corridors.
- Landfills
- Sewage treatment facilities.
- Stormwater management facilities.
- Recreation.
- Schools, and other public uses.

These areas are described throughout the Comprehensive Plan, and in more detail in these chapters:

- **Transportation Chapter (8)** identifies the type and quality of county roads, bike paths, railways, and other transportation corridors.
- **Capital Facilities Chapter (9)** inventories and prioritizes acquiring public land. It identifies needs for shared facilities with other jurisdictions.

2025 CPAs Resolution 12-16-2025
p. 133 of 773

- **Utilities Chapter (10)** identifies major utility providers.
- **Environment, Recreation, and Open Space Chapter (4)** includes a map (Map E-4) of important open and green spaces. It addresses stormwater and waste management.

Also, the county identifies and plans for public recreation facilities in the Parks, Open Space and Trails Plan. This plan is adopted separately from the Comprehensive Plan. See Appendix C for a list of other planning documents on public facility planning in Thurston County and links where available.

Map E-2 shows the location and distribution of major public purpose lands in the rural area. Some of these lands are designated and/or zoned for public purposes, like parks and preserves. Other public lands are identified for planning as the location of lands owned by other agencies, jurisdictions, or private companies may change over time. Joint Plans further identify public purpose lands in the UGAs.

A. Essential Public Facilities

TRPC provided the interjurisdictional forum for developing the required process for identifying and siting essential public facilities. A process, endorsed by TRPC in January 1994, is in the Special Use Chapter of the Thurston County Zoning Ordinance and below:

Designation of Essential Public Facilities:

Essential public facilities are public and privately owned facilities. They serve a public purpose but are usually hard to site. They include:

- State education facilities.
- State or regional transportation facilities.
- Prisons, jails, and other correctional facilities.
- Solid waste facilities.
- Airports.
- Inpatient facilities such as group homes, mental health facilities and substance abuse facilities.
- Sewage treatment facilities.
- Communication towers and antennas.
- Facilities identified by the State Office of Financial Management as essential public facilities, per RCW 36.70A.200.
- Facilities identified as essential public facilities in the county's zoning ordinance.

Siting Essential Public Facilities:

The zoning ordinance may allow essential public facilities as special uses. To help the county classify a project, the applicant must identify the area where it could have adverse impacts, including:

- Increased traffic.
- Public safety risks.
- Noise.

- Glare.
- Emissions.
- Environmental impacts.

Essential public facilities identified as special use in the zoning district must meet the following requirements.

1. County classification of essential public facilities as follows:
    a. ***Type One:*** Multi-county facilities. These are major facilities serving or potentially affecting more than one county. These facilities include regional transportation facilities, like airports; state correction facilities; and state educational facilities.
    b. ***Type Two:*** Local or inter-local facilities. These are facilities serving or potentially affecting residents or property in more than one jurisdiction. They could include county jails, county landfills, community colleges, sewage treatment facilities, communication towers, and inpatient facilities (e.g., substance abuse facilities, mental health facilities, and group homes). [NOTE: Facilities that would not have impacts beyond the jurisdiction in which they will be located would be Type Three facilities.]
    c. ***Type Three:*** These are facilities serving or potentially affecting only the jurisdiction in which they will be located.
2. Early notification and involvement of affected community members and jurisdictions as follows:
    a. ***Type One and Two facilities.*** The applicant must notify the affected public and jurisdictions at least 90 days before submitting a Type One or Two essential public facility application. The notice must:
        i. Describe the proposal's general type and nature.
        ii. Identify sites considered for the proposed facility.
        iii. Provide opportunities to comment on the proposal.
    b. Applications for specific projects are not complete without proof of a published notice in a newspaper of general circulation in the affected area. This notice must include the above information. It must be published at least 90 days before the application submission.
        i. TRPC may provide the project sponsor and affected jurisdiction(s) with their comments or recommendations regarding alternative project locations during this 90-day period.

            The provision aims to let affected jurisdictions and the public review and comment on alternative sites for major facilities before the project sponsor decides on a site.
        ii. The county's notification requirements for special uses apply to Type Three essential public facilities.

3. Essential public facilities must not significantly harm critical areas or resource lands. This does not apply to lineal facilities, like highways, with no feasible alternatives (adapted from County-wide Policy 5.2(a)).
4. Site major public facilities, which generate a lot of traffic, near major transportation corridors (adapted from County-wide Policy 5.2(b)).
5. Type One applicants must provide an analysis of the alternative sites for the proposed facility. This analysis must include the following:
    a. Evaluation of the sites' ability to meet basic siting criteria for the proposed facility. This includes size, physical characteristics, access, and availability of utilities and services.
    b. An explanation of the need for the proposed facility in the proposed location.
    c. The sites' relationship to the service area and the distribution of other similar public facilities within the service area or jurisdiction, whichever is larger.
    d. A general description of impacts of locating the proposed facility at alternative sites that meet the applicant's siting criteria. Impacts include environmental, traffic, and social impacts. The applicant must suggest ways to mitigate any
    e. major impacts.
    f. The applicant must describe the process used to identify and evaluate alternative sites.
6. The proposed project must follow the comprehensive plan, zoning ordinance, and other county regulations.
7. The county should try to create revenue centers within the park system when acquiring and developing parks, trails, and recreation facilities. This would generate funds for park maintenance and operations.

Photo Credit: Experience Olympia

B. Olympia Airport Area

The Olympia Regional Airport is in the Tumwater UGA. The Tumwater Joint Plan and the development regulations for the UGA guide most of its development and the use of areas next to it. Airport approach and departure areas influence lands outside the Tumwater UGA. An airport hazard overlay area, addressed in this Comprehensive Plan, guides uses for the arrival and departure areas that occur in rural Thurston County. The guidance below directs the best land uses next to the Olympia airport. It considers noise and safety concerns. This section of the Plan also aims to find uses that are safe for low-flying aircraft. The airport hazard overlay area:

2025 CPAs Resolution 12-16-2025
p. 136 of 773

- Identifies areas around the Olympia Airport where high concentrations of people should be discouraged for health and safety reasons.
- Encourages uses compatible with high noise levels.
- Enables future development of the Olympia airport and air service to Thurston County. This should be without major disruption or safety hazards.

Definitions and Characteristics

The "airport hazard overlay area" includes lands in the airport approach and airport traffic pattern areas (see Figure 3-2). These lands are directly within the influence of the Olympia Airport, in terms of its operations and long-range development plans.

The airport hazard overlay area should be characterized by land uses compatible with an airport or its activities. Such land uses outside the UGA include:

- Agriculture.
- Open space-oriented recreation.
- Low intensity residential (densities of 1 home per 2 acres or lower).
- Low intensity commercial.

High to moderate levels of noise will occur so land uses compatible with such noise impacts are encouraged in airport areas. Uses that require tall structures are incompatible with the airport area. They cause visual pollution through smoke, glare or dust which may be hazardous for low overflying aircraft.

Guidelines for Development in Airport Hazard Overlay Areas

- Land under the airport approach areas should have very low intensity uses. This includes very low residential density (not to exceed 1 home per 2 acres). This is to protect against possible accidents.
- Zoning should permit land uses that can best coexist with potential noise problems in the airport area (outside the UGA). Agriculture and open space work best in this area.
- No radio interference or obstructions should penetrate air navigation surfaces. This includes smoke emissions, steam, or glare that would cause safety hazards.
- Final plats within 2 miles of the airport hazard overlay area should notify buyers that the property may be affected by airport operations (see Figure 3-2).
- New, non-residential uses that would concentrate people should not be in the Inner and Outer Approach/Departure Zones and Inner Turning Zone (Zones 2, 3 and 4 in Figure 3-2) in the rural area. This includes:
    - Recreation facilities.
    - Schools.
    - Child and adult care facilities.
    - Hospitals.
    - Other types of gathering places.
- Structures and trees in the airport hazard overlay area should not penetrate airspace surfaces defined by Title 14 of the Code of Federal Regulations, Part 77, except as necessary and to comply with airport regulations.

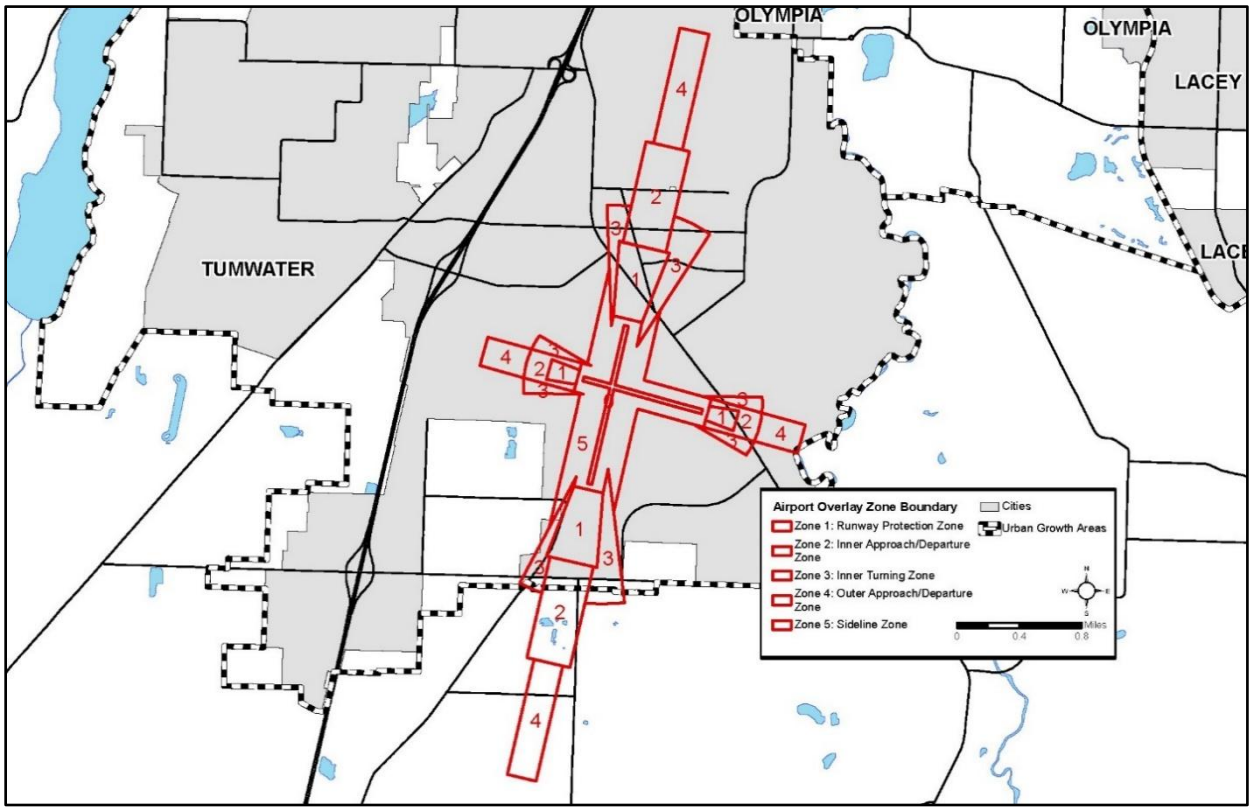


Figure 3-2. Olympia Airport – Airport Overlay Hazard Zone (Implemented through the Airport Hazard Overlay Zone in Thurston County Code, Titles 20 and 22)

C. Joint Base Lewis-McChord

Joint Base Lewis-McChord (JBLM) is the largest military installation on the west coast. It is east of Lacey and north of Yelm, straddling the Thurston and Pierce County boundary. In 2010, Department of Defense joined Fort Lewis and McChord Air Force Base to establish JBLM. The base covers over 90,000 acres, about one-fifth in Thurston County. The base significantly impacts Thurston County and surrounding communities. Of a JBLM population of 54,531, nearly 87% of the JBLM workforce lives off-base in the surrounding areas. This affects the region's economy, transportation and utility infrastructure, housing, land use development, public and emergency services, health care, childcare, and more.[6]

Most of JBLM's infrastructure, including McChord Airfield, is in Pierce County. Some areas of the base in Thurston County are used for training, including overnight training operations. A small area of Thurston County also includes imaginary surfaces near the Nisqually river. Some land near JBLM is regularly exposed to noise levels that may be incompatible with some land uses (see Map L-3).

6. Source: 2022 Growth Coordination Plan. South Sound Military Community Partnership. (2022)

2025 CPAs Resolution 12-16-2025
p. 138 of 773

Noise Zone[7]	Decibel Level (dBA)	Land Use Recommendation
I	< 65	Generally acceptable with any residential or noise sensitive uses.
II	65-75	Normally not recommended with residential or other noise-sensitive uses.
III	> 75	Not recommended for residential or noise-sensitive uses. No areas of Zone III in Thurston County.

Light pollution from growing development can impact overnight training. Overnight training operations can be impacted by light pollution that comes with growing development. This is especially true in the Nisqually Valley, Yelm, Rainier, and areas south. Most of the land next to JBLM in Thurston County is in the unincorporated rural county. It is designated for low density residential or resource use, which is generally compatible with these operations. Open space, agriculture, and low-density uses next to military activities can provide a helpful buffer. This buffer protects surrounding areas from the nuisance and safety risks of military operations while maintaining a compatible environment for training.

Photo Credit: Wikimedia Commons

In 2022, the South Sound Military & Communities Partnership (SSMCP) released the 2022 Joint Base Lewis-McChord Growth Coordination Plan. This plan updates the 2010 Growth Coordination Plan. It is the result of a collaborative effort among local, regional, state, federal, and tribal partners. This document guides the SSMCP. It supports SSMCP's mission of addressing issues that affect military and civilian communities around JBLM and to foster outcomes that are mutually beneficial for the South Puget Sound region. The 2022 Growth Coordination Plan includes several strategies:

- Support off-base housing development.
- Support I-5 corridor improvements.
- Improve resiliency planning.
- Communicate regional economic benefits of JBLM.

7. Source: Air Installation Compatible Use Zone Study (2014) and JBLM Joint Land Use Study, Existing Conditions Report (2015)

2025 CPAs Resolution 12-16-2025
p. 139 of 773

- Facilitate connections between JBLM and childcare providers.
- Prioritize initiatives that expand behavioral health services for military and family members.
- Enhance resiliency planning and monitoring of environmental impacts.
- Continue pursuing land use compatibility measures.

Also, the Military Influence Areas Overlay (SSMCP, 2019) report recommends strategies and regulatory changes for local governments to improve compatibility with the military installation. In Thurston County there are several "military-critical" lands and "military-important" lands where there is an increased importance to ensure compatibility with base operations. Military-critical lands in Thurston County include military training routes and special use airspace. Military-important areas include all lands within 2 miles of JBLM base boundaries. The Military Influence Areas Overlay Report has three main recommendations for unincorporated Thurston County:

Photo Credit:

1. Limit land use for aircraft imaginary surfaces.
2. Coordinate comprehensive planning and permitting with JBLM.
3. Public notice and awareness.

Also important are light emissions and their impact on pilot vision and night training.

Military compatibility strategies are referenced throughout the Comprehensive Plan, and those specific to land use are referenced in Section 8.

LAND USE DECISION-MAKING

7

The process to decide major land use policies can be as important as the decisions. County government must balance competing community interests in land use decisions, related to the community's health, safety, and welfare. These can often compete. For example, economic development vs. conservation.

A local government's plans and the coordination between them can affect land use decisions. They may favor one approach in one process and another approach in other plans. This chapter aims to clarify how plans are related, and which plan provides the framework for the others.

Another key aspect of land use decision making is coordinating land use plans with permits, regulations, and other programs.

Another consideration is how to balance two goals:

- Reliance on land use plans to guide future development for a reasonable time.
- Ability to update plans as conditions change.

Plans must be reliable. This requires coordination between the county and other jurisdictions. All must work toward common goals for future development.

The last section of the goals, objectives and policies in this chapter provides direction for five aspects of decision-making:

1. How community members participate.

2025 CPAs Resolution 12-16-2025
p. 140 of 773

2. What kinds of plans the county will prepare to guide its physical development and how they are interrelated.
3. How to keep the comprehensive land use plan and its implementing documents up to date, understandable, and reliable.
4. How governments should coordinate, particularly for lands around the cities and towns where future annexations will occur.
5. How counties implement and report on progress in implementing their comprehensive plans.

8

GOALS, OBJECTIVES, AND POLICIES[8]

GOAL 1: Provide for Rural Areas That:

- Maintain a Sustainable Balance Between Human Uses and the Natural Environment to Protect Rural Character.
- Preserve and the Land and Water Environments Required by Natural Resource Based Economic Activities, Fish and Wildlife Habitats, Rural Lifestyles, Outdoor Recreation, and Other Open Space.
- Develop at Low Levels of Intensity to Avoid Creating Demands for Urban Levels of Public Services and Facilities.

Goal 1 | Objective A Rural Land Use and Activities - Ensure rural land uses and activities preserve rural resources and natural environment with low levels of demand for public services and facilities.

POLICIES:

LU-1.A.1. Rural area land uses will be low-intensity and resource-industry based like farms, forestry and mining areas, outdoor recreation and open space or park areas, scattered residences, and rural residential developments.

LU-1.A.2. Allow residential development on lands that can physically support it and at densities that will not require urban levels of service or significantly impact rural character or environmental quality. Densities will be low enough to discourage undeveloped areas from inappropriate conversion and protect the natural environment and natural resources.

LU-1.A.3. Minimize and contain residential areas of more intensive rural development to avoid additional low-density sprawl in the rural area. Those areas of higher

8. Additional Goals, Objectives, and Policies throughout this Plan further elaborate on rural land use issues. For example, resource protection is discussed in Chapters 4 and 5, housing is discussed in Chapter 7, utilities and public services are discussed in Chapters 8, 9, 10, and economic development in the rural area is discussed in Chapter 12. All the policies within this Plan are internally consistent.

2025 CPAs Resolution 12-16-2025
p. 141 of 773

density development that meet the statutory criteria established in RCW 36.70A.070(5)(d) should be designated as limited areas of more intensive rural development (LAMIRDs) as follows:

a. Existing commercial, industrial, residential, or mixed-use areas;

b. Small scale recreation and tourist use areas;

c. Intensification of development on lots containing non-residential uses.

LU-1.A.4 Establish the criteria for designating LAMIRD as follows:

a. Ensure preservation of the character of the existing neighborhood and community;

b. Follow physical boundaries such as water bodies, streets and highways, and land forms;

c. Prevent abnormally irregular boundaries;

d. Ensure that public facilities and services are provided in a manner that does not permit low-density sprawl; and

e. Shall not extend beyond the logical outer boundary of the July 1, 1990 built environment, with limited ability for additional infill.

LU-1.A.5 Allow options for development and redevelopment inside the boundary of a LAMIRD consistent with RCW 36.70A.070(5)(d), subject to confirmation from all existing providers of public facilities and public services of sufficient capacity of existing public facilities and public services to serve any new or additional demand from the new development or redevelopment.

LU-1.A.6. Develop and operate uses near designated long-term agriculture or forestry areas, designated mineral lands, and other natural resource lands in a manner that minimizes potential conflicts, encourages the conservation, and reduces unnecessary conversion of farm and forest land. When mechanisms such as clustering and buffering are used, these mechanisms should be scaled, located, and designed to maintain rural character and environmental quality.

LU-1.A.7. Accommodate agriculture and forestry on rural lands in addition to designated long-term resource lands. The development of rural areas for residential uses should not preclude the use of land for agriculture or timber production. Mineral extraction consistent with the provisions of this plan should be permitted through a special use process.

LU-1.A.8. Allow for home-based occupations and industries throughout the rural area provided they do not adversely affect the surrounding residential uses or rural character.

LU-1.A.9. Allow expansion or change use in isolated commercial and industrial businesses in the rural area, legally established on or before July 1, 1990, if they meet the following conditions:

a. The expansion or conversion does not constitute new urban development;

b. The expansion or conversion is contained on the same lot as the existing use;

c. The use is visually compatible with the surrounding rural area;

d. There is no increase or intensification of detrimental impacts to adjacent properties.

LU-1.A.10. New industrial uses in rural areas (other than small scale home-based industries) will generally be those appropriate to the lower densities and land uses of rural areas, such as:

a. Industries related to and dependent on natural resources of agriculture, aquaculture, timber, and minerals and

b. Industries that are functionally and visually compatible with the character of the rural area and dependent upon a rural setting.

LU-1.A.11. Encourage clustering of industrial uses so as not to create sprawling intensive uses across the rural county.

LU-1.A.12. Permit neighborhood convenience commercial uses throughout rural areas, located at road intersections and taking access from collector or arterial roads. Generally, other types of commercial uses should locate in the urban area, the rural towns, or in rural commercial centers.

LU-1.A.13. Rural commercial centers should be designated as limited areas of more intensive rural development (LAMIRDs) using the criteria established in RCW 36.70A.070(5)(d). Rural commercial centers should be designated only for identified rural community areas, like Rochester and Steamboat Island Road at Highway 101. These centers should serve a larger rural community than neighborhood convenience and have a greater variety of uses, while maintaining a rural character.

LU-1.A.14. Do not extend municipal sewer utilities into rural areas except to protect basic public health and safety, and the environment.

LU-1.A.15. Locate buildings and roads on sites in ways that minimize the need for cutting, grading or the removal of native plant material.

a. Clearing, grading, and development activities should respect and maintain natural features, processes, wildlife habitat, and wildlife habitat connectivity.

b. Neighboring properties, stormwater drainage facilities and surface water bodies should be protected from sedimentation and increased runoff during and after construction.

c. As much natural vegetation as possible, especially large trees, should be preserved as development occurs.

LU-1.A.16. Identify and protect archaeological and historic resources to the greatest extent possible.

LU-1.A.17. For special uses permitted in the rural area, limit their size and scale to maintain rural character. The primary purpose of special uses should be to serve the rural community of Thurston County.

LU-1.A.18. Develop and codify a consistent process that considers availability of water rights and an adequate water supply, climate change effects on water supply, and impacts on instream flows, senior water rights holders, and public water systems when reviewing future land use designations and changes, as directed through the streamflow restoration watershed planning process identified in RCW 90.94 , the Growth Management Act, and the applicable water codes.

LU-1.A.19. Maintain open space corridors between urban growth areas and areas of more intensive rural development to prevent sprawl and to preserve corridors for habitat protection and wildlife movement through a variety of mechanisms.

LU-1.A.20 Avoid expanding Urban Growth Areas or areas of more intensive rural development into mapped open space corridors, habitat cores, and habitat corridors.

LU-1.A.21. Discourage incompatible uses adjacent to general aviation public use airports. Incompatible land uses may include residential, multi-family, height hazards, uses that attract large concentrations of people, and special uses such as schools, day cares, hospitals and nursing homes, and explosive/hazardous materials.

LU-1.A.22. Consult with the Washington State Department of Transportation Aviation Division when amending policies or regulations that would affect public airports.

LU-1.A.23. Develop approaches to forecast domestic and natural resource water demands and respective impacts to ground and surface water resources through the twenty-year planning period and beyond.

LU-1.A.24. Develop approaches to evaluate water quantities and project types needed for mitigation and offsets of existing and new groundwater withdrawals for domestic and natural resource water use through the twenty-year planning period and beyond.

Goal 1 | Objective B Housing and Residential Densities in Rural Areas – Encourage Rural Housing and Residential Development that Promote a Low-Density Rural Land Use Pattern, Encourage Rural and Resource-Based Activities, and Protect the Natural environment.

POLICIES:

LU-1.B.1. Provide a variety of rural residential densities to accommodate the wide variety of rural land uses that comprise the rural character.

LU-1.B.2 Support programs which inform rural property owners of actions they can take to positively contribute to local climate adaptation efforts.

LU-1.B.3. Thurston County may not expand beyond the logical outer boundary that existed in 1990 or intensify beyond the 1990 rural residential land use designations or zoning districts that permit densities greater than 1 dwelling unit per 5 acres. Areas of more intensive rural residential development shall be minimized and contained to avoid additional low-density sprawl that is not compatible with rural character and service levels.

LU-1.B.4. Within rural areas, proposed new residential development should not negatively affect land based and marine aquacultural activities and farm and forestry activities. Aquaculture activities should not be considered a nuisance if they are operating in a reasonable manner and within applicable regulations. In addition, buffers between the residential uses and aquaculture districts should be provided by the residential development.

LU-1.B.5. Residential development adjacent to agriculture or forestry uses should be designed in a manner that minimizes potential conflicts and reduces unnecessary conversion of farm and forest land. Such mechanisms as clustering and buffering should be employed to reduce potential conflicts.

LU-1.B.6. Community water systems are required in unsewered areas where residential density exceeds one unit per acre, and for densities of one unit per two acres in areas of excessive porosity.

LU-1.B.7. Urban governmental services, as defined in the Growth Management Act, should generally not be extended outside urban growth areas, except in those limited circumstances shown to be necessary to protect basic public health and safety and the environment and when such services are financially supportable at rural densities and do not encourage urban development. This policy does not apply to rural governmental services as defined in the Growth Management Act, including domestic water supply, fire and police protection services, transportation and public transit services, and other public utilities associated with rural levels of development.

LU-1.B.8. Protect residential neighborhoods from incompatible land uses.

- **a.** Neighborhood identity should be preserved by maintaining natural boundaries and recognizing significant archaeological and historic resources.
- **b.** Vegetated buffers should be provided between arterials and residential developments, and between residential and non-residential land uses.

LU-1.B.9. Protect significant archaeological and historic resources through cluster development, overlay zoning, transfer of development rights, tax incentives, and other appropriate mechanisms.

LU-1.B.10. Rezoning of any parcel with a rural designation to a different designation should only occur when one or more of the following apply:

- **a.** Circumstances have substantially changed since the current land use designation/zoning was adopted and the definition, characteristics or locational guidelines for the current district no longer apply.
- **b.** The rezone would promote the general welfare of the affected community.
- **c.** The rezone would maintain or enhance environmental quality.
- **d.** Thurston County pursues a legislative rezone.

LU-1.B.11. If rezoning is requested for a portion of a land use designation:

- **a.** The impact of a proposed rezone on landowners remaining in the original designation should be evaluated and considered;
- **b.** The proposed rezone should only be allowed if there is projected to be minimal adverse impact on neighboring landowners and on the continued use of a rural district for natural resource-based industries or conservation purposes;
- **c.** Regular, easily definable boundaries should be maintained; and
- **d.** The rezoning should not increase the demand for urban levels of service.

LU-1.B.12. When considering new, major land use changes, consider the land use changes impact on forecasted permit-exempt wells over the planning period.

LU-1.B.13. Consider the increase to risk or the reduction and mitigation to risk of lives, property, health and safety when considering land use changes, including risk posed by flooding or wildfire.

LU-1.B.14 Incorporate equity when reviewing new land use and rezone changes, and comprehensive plan amendments and ensure historically underserved or overburdened populations are not disproportionately impacted by land use decisions. Use tools such as the Thurston County Climate Vulnerability mapping tool, Washington State Dept. of Health Environmental Health Disparities mapping tool, and other tools as they become available.

Goal 1 | Objective C Compatibility with Joint Base Lewis-McChord – Ensure future development minimizes risk to life, property, and the well-being of county residents from military training operations, and maintains compatibility with current and future missions at JBLM.

POLICIES:

LU-1.C.1. Partner with JBLM and the South Sound Military and Communities Partnership to anticipate and meet population growth and service demands related to military missions.

LU-1.C.2. Discourage siting of incompatible uses adjacent to Joint Base Lewis-McChord by limiting uses that could interfere with military training and operations, such as uses that concentrate people like high-density commercial, residential, schools and hospitals, and noise sensitive uses like residential and schools.

LU-1.C.3. Review development and infrastructure proposals located near Joint Base Lewis-McChord for potential compatibility challenges with training operations, including: noise sensitive uses in areas of known exposure to aviation and range noise; physical infrastructure that could interfere with low-level flight operations; light pollution impact to night training operations; and sources of electrical emissions that could interfere with military communications or navigation systems.

LU-1.C.4. Wherever feasible, use open space and conservation planning to buffer surrounding uses from nuisance and safety risks associated with military operations, and support the recovery of Endangered Species Act-listed species that would otherwise limit the scope of training on JBLM lands.

LU-1.C.5. Partner with JBLM to make information on the potential impacts of training operations available to residents.

LU-1.C.6. Work with JBLM to ensure ongoing, mutual communication about mission or operational changes that could affect the surrounding community, or about infrastructure or development projects that could affect training operations.

LU-1.C.7. Support efforts of the SSMCP that advocate for military-related land use compatibility policies within the Thurston County County-wide Planning Policies.

GOAL 2: Designate Urban Growth Areas that Cumulatively Provide Sufficient Area and Densities to Meet Urban Growth for the Next 20 Years.

Goal 2 | Objective A Designating Urban Growth Areas – Include in urban growth areas territory that is located outside of a city or town only if such territory is already characterized by urban growth or is adjacent to territory already characterized by urban growth.

POLICIES:

LU-2.A.1. Urban growth areas should contain areas characterized by urban growth and density.

LU-2.A.2. Urban growth areas should be served by or planned to be served by municipal utilities.

LU-2.A.3. Urban growth areas should contain vacant land near existing urban areas that is capable of supporting urban development.

LU-2.A.4. Urban growth areas should be designated so as to be compatible with the use of designated natural resource lands and critical areas.

LU-2.A.5. Urban growth areas should follow logical boundaries and consider community preferences.

LU-2.A.6. Coordinate with each city and town on the location of an urban growth area within which the city or town is located.

LU-2.A.7. Expansion of an urban growth boundary must ensure provision of transportation, municipal water and an adequate water supply for the succeeding 20 years in a manner that does not degrade the Puget Sound or waters flowing into it. North county jurisdictions[9] must ensure that the area can be served by municipal sewer, and South county jurisdictions[10] must demonstrate that the expansion area can be served by sewage disposal methods that provide for the effective treatment of waste water in a manner that does not degrade waters flowing into the Puget Sound in the succeeding 20 years.

LU-2.A.8. Expansion of an urban growth area boundary should meet one of the following three criteria:

- **a.** There is insufficient land within the existing urban growth area to permit the urban growth that is forecast to occur in the succeeding 20 years; or
- **b.** There can be shown an overriding public benefit to public health, safety and welfare by moving the urban growth boundary; or
- **c.** There are shown patterns of development that create pressure in areas that exceed the available and developable lands within the urban growth area boundary, and meets all other requirements of RCW 36.70A.

LU-2.A.9. The area that is designated for the expansion of any urban growth area must be contiguous to an existing urban growth boundary.

LU-2.A.10. Reductions in any urban growth boundary must ensure that sufficient land will remain within the reduced urban growth area to permit the urban growth that is forecast to occur in the succeeding 20 years including a reasonable market factor.

LU-2.A.11. Provide a variety of densities and housing types in urban growth areas, with planned densities of four units per acre or higher, except where limited by

9. "North county jurisdictions" refers to growth areas around Lacey, Olympia, and Tumwater

10. "South county jurisdictions" refers to growth areas around Yelm, Rainier, Tenino, Bucoda, and the Grand Mound Urban Growth Area.

2025 CPAs Resolution 12-16-2025
p. 148 of 773

physical constraints. The exact locations of housing densities are to be determined by joint plans or subarea plans.

LU-2.A.12. Ensure expansion or reduction of any urban growth area is compatible with the use of designated natural resource lands, designated archaeological and historic resources, and with critical areas.

LU-2.A.13. The designation of or change to urban growth areas must be consistent with the Thurston County County-wide Planning Policies.

LU-2.A.14. Consider mitigation methods for rural area water supplies that are purchased or transferred from the rural area for use in a city or urban growth area in order to protect the supply of adequate water to rural area residents and natural resource industries.

Goal 2 | Objective B Planning Framework for Urban Growth Areas – Adopt and maintain a joint plan for each urban growth area around a city or town. For urban growth areas around unincorporated centers, the policy framework for urban growth should be embodied either in this Comprehensive Plan or subarea plan.

POLICIES:

LU-2.B.1. The adopted joint plans will serve as the basis for county planning decisions and as the pre-annexation comprehensive plans for the cities to use when annexations are proposed within urban growth areas.

LU-2.B.2. Jointly adopt and maintain compatible level of service standards for public services and facilities among jurisdictions within urban growth areas.

LU-2.B.3. Support development consistent with joint plans.

LU-2.B.4. For those UGAs that include incorporated and unincorporated areas, growth management agreements between the county and the municipalities should establish common standards for roads and utilities. The agreements should also establish that land use patterns adopted within the joint plan will be honored for a mutually agreeable period following adoption of the plan or annexation.

LU-2.B.5. Coordinate planning and development regulations for urban growth areas with the respective cities.

Goal 2 | Objective C Accommodating Projected Growth – Concentrate medium and higher-intensity residential, commercial, and industrial development in urban growth areas in a way that ensures livability and preservation of environmental quality, open space retention, varied and affordable housing, and high-quality urban services.

POLICIES:

LU-2.C.1. Encourage infilling in areas already characterized by urban growth that have the capacity and provide public services and facilities to serve urban development.

2025 CPAs Resolution 12-16-2025
p. 149 of 773

LU-2.C.2. Through the Buildable Lands Program, the county should ensure that average residential densities in urban growth areas are sufficient to enable the county as a whole to accommodate its 20-year population projection including a reasonable market factor.

LU-2.C.3. Where urban services and utilities are not yet available, require development to be configured so urban development may eventually infill and become urban.

LU-2.C.4. Consider the use of innovative development techniques within urban growth areas, such as cluster housing and the transfer of development rights.

LU-2.C.5. Land use plans within UGAs should balance change with recognition of existing neighborhoods and support variety and choice in living and working environments.

LU-2.C.6. Include a variety of housing types of residential development in UGAs. Overall densities should be high enough to support efficient public services and provide affordable housing choices, but there should be a variety of densities based on land capability, environmental sensitivity, and constraints in providing services. In areas where urban growth and sewer extensions are scheduled to take place later, residential development should be kept at very low densities for the short-term or developed in a manner that will not preclude later infilling at higher densities.

LU-2.C.7. Mining, forestry, farming, and related natural resource industries may occur in urban growth areas, but in the long-term can expect to be replaced by more intensive urban land uses and activities.

LU-2.C.8. Industrial and commercial development of all types may occur in urban growth areas, particularly the larger and more intensive types of development which require higher levels of public services and facilities. Within the urban growth areas around the incorporated towns, the industrial and larger commercial development should take place inside the towns themselves in order to support their roles as the economic centers of their areas.

LU-2.C.9. The highest levels of public services and facilities should be provided in urban growth areas, but may be provided at lesser levels in the smaller towns' urban growth areas. Some services and facilities may only be provided after areas incorporate or are annexed to adjacent cities or towns. These urban services and facilities may include water supply; sanitary and storm sewers; police and fire protection; paved streets with curbs, sidewalks and street lights; and public transit and bicycle paths. Other services may include community and neighborhood parks, government offices, libraries, medical facilities, manned fire stations, and animal control.

LU-2.C.10. Preserve open space lands that contribute to the livability of UGAs, including those providing scenic amenity, community identity and buffers within and between urban and rural areas.

LU-2.C.11. Ensure that reductions in any urban growth boundary will include effective sewer and water and transportation service areas, and will retain the ability to

accommodate projected population growth for a 20-year period including a reasonable market factor.

LU-2.C.12. Weigh the need to accommodate projected growth in a particular area against the potential impacts of that growth on critical areas. Some areas of the county are not appropriate for urban growth due to the occurrence and/or sensitivity of critical areas or the possibility of creating a public safety hazard. Some UGA revisions limit areas to include no more than 15% critical areas RCW 36.70A.110.

Goal 2 | Objective D The county should review annexations and incorporations for consistency with this Comprehensive Plan, effective subarea plans and impacts on county land use, traffic circulation, public services and facilities and integrity and continuity of service areas and boundaries.

POLICIES:

LU-2.D.1. Annexations should be supported within designated urban growth areas of cities and towns along with outreach to residents, property owners, and other community members.

LU-2.D.2. Encourage annexations of unincorporated islands, and discourage creation of new unincorporated islands.

LU-2.D.3. Annexations may not occur outside of designated urban growth areas.

LU-2.D.4. Cities and towns may require an annexation commitment as a condition of utility service within designated urban growth areas.

LU-2.D.5. New city and town incorporations should provide adequate facilities and services for urban growth consistent with the Comprehensive Plan.

GOAL 3: Land Use Planning and Decision Making Should Ensure the Highest Degree of Public Health, Safety, and General Welfare within a Quality Living Environment without Unduly Jeopardizing the Rights of the Individual.

Goal 3 | Objective A Community Member Participation in the Planning Process – Maintain an effective and equitable system that ensures participation by individuals and groups from diverse background and experiences in planning and decision making.

POLICIES:

LU-3.A.1. The development and amendment of the Comprehensive Plan, including subarea plans and joint plans with cities shall involve community members of the affected area in the drafting of the plans.

LU-3.A.2. Collect and consider the opinions of community members in advance of decision-making on major land use issues.

LU-3.A.3. Meetings should be held in the neighborhoods affected by a given major land use issue whenever possible.

LU-3.A.4. Invite community participation in the development of new land use policies and regulations, and reflect community interests and preferences.

LU-3.A.5. Provide adequate staff support to help persons seeking development permits and participating in permit review processes.

LU-3.A.6. Process development permits in a timely and fair manner to ensure predictability.

LU-3.A.7. Facilitate open and transparent communications between the county and community groups by providing information on programs, regulations, and development projects impacting various areas of the county.

LU-3.A.8. Provide opportunities for early and continuous community engagement throughout the process of developing and amending plans and regulations.

LU-3.A.9. Maintain lists of individuals, neighborhood groups, organizations and professional groups interested in planning to send notification of proposed programs, issues and actions. Persons and groups should be advised of the listing service and given opportunity to participate.

LU-3.A.10. Include vulnerable populations and overburdened communities in the planning process and ensure coordination among different stakeholder groups to attempt to reconcile conflicts.

LU-3.A.11. Engage with Tribes during the planning process and coordinate planning efforts.

Goal 3 | Objective B Plans and Programs for the County's Physical Development – A system of coordinated plans should direct the county's physical development and provide the framework for a variety of implementing mechanisms.

POLICIES:

LU-3.B.1. The Comprehensive Plan is the guiding policy document to the county's physical development, use of land, and the preparation of the county's subarea plans, joint plans and plans for special services, functions or issues.

Notify the public when the Comprehensive Plan is being prepared, revised or amended. The Comprehensive Plan should be prepared with participation by interested individuals and groups.

LU-3.B.2. Subarea plans can be used to identify the area-specific land use and transportation plans for geographic subareas of the county. Develop subarea plans consistent with the Comprehensive Plan as needed to accommodate

unique features or needs of a discrete portion of the rural area, using the following principles:

a. Involve property owners and residents of the subarea, as well as any other interested persons and groups, in the preparation of subarea plans.

b. Base the future land use pattern and transportation system prepared for subareas on and consistent with the goals, policies, and guidelines for land use and transportation planning established in the Comprehensive Plan.

c. Work with interested community members to prepare the subarea plans. The Planning Commission will review the draft plans for consistency with the Comprehensive Plan's framework and guidelines, and for compatibility with neighboring areas.

d. Periodically review existing subareas, and develop new subarea plans as needed.

LU-3.B.3. In joint plans between the county and incorporated cities and towns, promote consistency and certainty about how the area will be planned and developed in the future. The plans should be prepared and used according to the following principles:

a. Involve community participation in Joint Plan preparation of the city or town, affected unincorporated area.

b. Adopt Joint plans as part of the comprehensive plans of the cities, towns and county.

c. Honor the future land use pattern and transportation systems identified in joint plans as development in the county and annexations to the cities/towns take place.

d. Joint plans should provide for phasing of development and the orderly extension of city or town services and annexations.

LU-3.B.4. Special function plans related to the county's physical development should be prepared for issues, services or functions provided by or subject to approval of county government. They should be developed according to the following principles:

a. Base special function plans (e.g., plans for parks, sewage, solid waste, stormwater management, etc.) on the framework for the county's physical development established in the Comprehensive Plan and joint plans. The goals, objectives, and policies set forth in the Comprehensive Plan should be followed; as should the intensity levels and location of land uses and transportation networks in subarea plans still in effect and in joint plans; and

b. Special function plans may be prepared for the county as a whole, or for parts of the county, with boundaries to be based on the scope of the issue or service.

LU-3.B.5. Continue to evaluate and periodically update subarea boundaries and plans for consistency with the Comprehensive Plan and the GMA.

LU-3.B.6. Any action that expands an Urban Growth Area, a LAMIRD, establishes a new fully contained community, or creates a master planned resort shall have an effective date 60 days after the public notice of adoption of the Comprehensive Plan or development regulation amendment, or if a petition for review to the Growth Management Hearings Board is filed, upon the Board's final order, consistent with RCW 36.70A.067.

Goal 3 | Objective C Implementation of the Comprehensive Plan – Implement the Comprehensive Plan through county programs and regulations.

POLICIES:

LU-3.C.1. Review, evaluate, and revise the Thurston County Comprehensive Plan periodically and as changing circumstances require. Such review includes an annual amendment process and the ten-year periodic review required under the GMA [RCW 36.70A.130(5)(b)].

LU-3.C.2. Provide an implementation progress report consistent with RCW 36.70A.130(9)(a) five years after the review and revision of its comprehensive plan.

LU-3.C.3. Land use decisions should conform to adopted Comprehensive and Subarea Plans still in effect.

LU-3.C.4. Promote certainty, understanding, and efficiency of the permitting process.

LU-3.C.5. Minimize the granting of variances from development regulations.

LU-3.C.6. Monitor regulations to determine whether they are accomplishing their intended purposes.

LU-3.C.7. Consider non-regulatory approaches, such as public education, in addition to regulation when exploring remedies to problems.

LU-3.C.8. New planning policies and implementing regulations should reflect the need or problems they are intended to address.

LU-3.C.9. Provide budgetary support to ensure that regulations are adequately administered and enforced, including investigation and prosecution of violations; implementation of permit conditions, zoning and other requirements; and coordination among county departments in the administration of permit conditions and other requirements.

LU-3.C.10. Policies and procedures for civil enforcement should precede implementation of criminal enforcement.

Goal 3 | Objective D Intergovernmental Cooperation – Systems to promote and ensure intergovernmental awareness and cooperation on county-wide goals should be instituted and maintained.

POLICIES:

LU-3.D.1. Cooperate with all governmental jurisdictions, including the Commander of the Joint Base Lewis-McChord military base, Indian Tribes within the county, and neighboring counties so that county-wide goals are achieved.

LU-3.D.2. Land use decisions involving county lands adjacent to other jurisdictions must take into consideration the current land use and long-range goals of the neighboring jurisdictions. The county should provide adequate notification and opportunity to comment to adjacent jurisdictions prior to final action on a Comprehensive Plan or development regulation amendment. At a minimum, the county should provide notification to state agencies as listed by Department of Commerce, and the Joint Base Lewis-McChord Base Commander, at least 60 days prior to final action on a Comprehensive Plan or development regulation amendment.

CHAPTER 4

ENVIRONMENT, RECREATION, AND OPEN SPACE

1

INTRODUCTION

Thurston County's environment and open space are important. They offer elements like recreation, clean drinking water, economic opportunities, and wildlife habitat which are essential for a high quality of life in the county. This chapter describes goals, objectives, and policies to protect the county's natural beauty, environmental health, parks, and trails. It also focuses on reducing the impacts of natural hazards while following state laws and the County-wide Planning Policies.

2025 Update: Critical Issues

- Retain and enhance green and open spaces, recreational opportunities, fish and wildlife habitat, and water.
- Provide for additional public recreation areas and open space to accommodate for growth in the county and maintain those facilities.

GROWTH MANAGEMENT REQUIREMENTS

The Growth Management Act (GMA) Act (RCW 36.70A.040) requires jurisdictions to identify open space corridors within and between urban growth areas.

This includes lands useful for:

- Recreation;
- Wildlife habitat;
- Trails; and
- Connections between critical areas.

RCW 36.70A.040

- Protect quality of life, including water availability, and water, air, and environmental quality.
- Plan, prepare, and mitigate for the impacts of climate change and natural hazards.
- Monitor tree canopy coverage and use data to develop forest conservation goals.

2

PLANNING CONTEXT FOR ENVIRONMENT, OPEN SPACE, AND RECREATION

The Growth Management Act (GMA) is designed to protect the environment, preserve open space, and improve recreation. It also requires that regulations are developed based on the best available science to protect critical environmental resources and reduce the impact of natural hazards.

Development regulations designed to protect critical areas, habitat, and species are included in the Critical Areas Ordinance (Title 24 of the Thurston County Code). For updates on animal and plant species listed under the Federal Endangered Species Act, you can check with:

- U.S. Fish and Wildlife Service.
- National Marine Fisheries Service.

Federally listed and federal candidate species listed in the Habitat Conservation Plan are covered in Title 24 and Title 17. The Shoreline Master Program (SMP) outlines policies to protect shorelines and nearby areas as required by the Washington State Shoreline Management Act (SMA).

A. County-wide Planning Policies

The GMA requires coordination between jurisdictions. It also requires the development of county-wide planning policies (CWPPs) for environmental protection. These policies were first adopted in 1992 and amended in 2015 and 2025. They provide a regional framework for comprehensive planning in Thurston County, including its cities and towns. CWPPs relate to all elements of the Comprehensive Plan. Specific policies for balancing human use with nature are found in CWPPs 10.1, 10.2, 10.3, 10.4, 10.5, 10.6, 10.7, and 10.8.

2025 CPAs Resolution 12-16-2025
p. 157 of 773

3

ENVIRONMENT

Thurston County has a rich landscape that is home to about 128 miles of marine shoreline along four peninsulas in Puget Sound. This shoreline features high bluffs, beaches, spits, points, barrier berms, and a delta at the mouth of the Nisqually River. The central portion of the county is mostly prairies with some Oregon white oak and conifer stands bordered by the Black Hills to the west and Cascade foothills to the southeast. Other notable features include vast floodplains, the Mima Mounds, vital fish and wildlife habitats, and McAllister Springs.

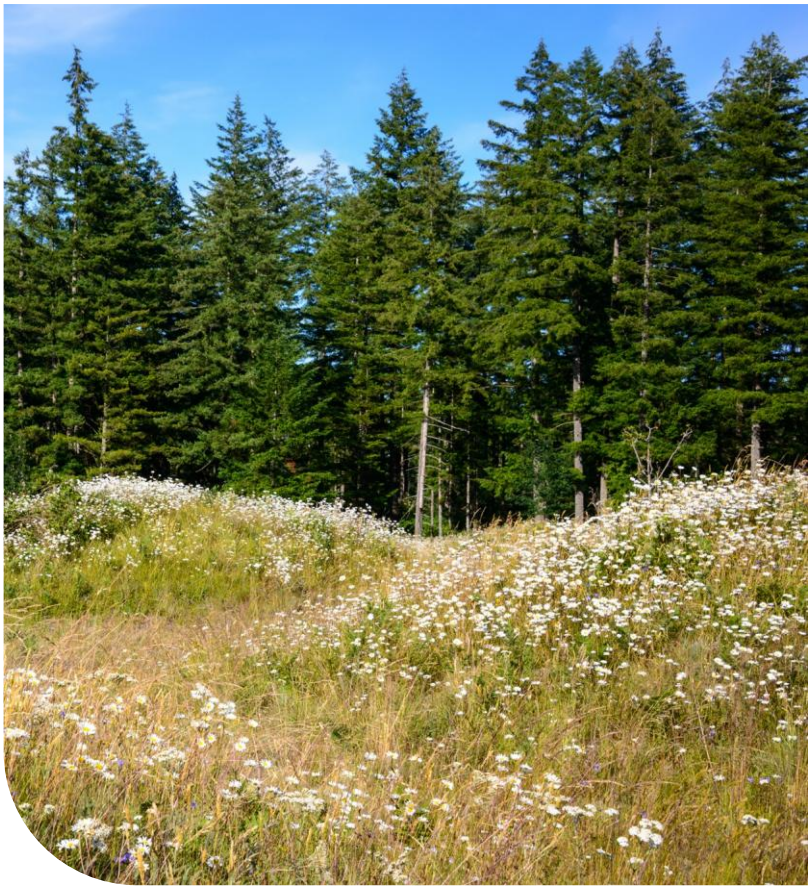


Photo Credit: Experience Olympia

A. Critical Areas

Five types of critical areas can be found in Thurston County. They are protected under the Washington State Growth Management Act and may impact the placement or scale of development on a property. Maps of critical areas are available online through the county's GeoData Center.

Many of the county's natural features play critical environmental roles but are sensitive to human impacts or can pose risks to life and property. For example, wetlands store and clean stormwater. This can reduce flooding, improve water quality, and provide wildlife habitat. These benefits are easily destroyed or damaged by development and other activities. Similarly, the county's steep slopes and unstable soils are prone to erosion, landslides, or settling from earthquakes, rain saturation, or improper building practices.

2025 CPAs Resolution 12-16-2025
p. 158 of 773

B. Habitat and Species

Thurston County is home to important habitats including cottonwood floodplains, grasslands, prairies, Oregon white oak habitat, and springs and seeps. These diverse habitats support many types of wildlife, including fish, birds, mammals, amphibians, and other wildlife, including state and federally protected species. For example, the Billy Frank Jr. Nisqually National Wildlife Refuge supports over 300 species of wildlife. More details about the greenspaces and wildlife corridors that support these habitats can be found in the Open and Green Space Corridors section of this chapter.

In January 2023, Thurston County began implementing a county-wide multi-species Habitat Conservation Plan (HCP). The county obtained an Incidental Take Permit (ITP) pursuant to 10(a)(2)(B) of the federal Endangered Species Act. This permit is proposed to cover most development permits and county capital facility projects. It has a 30-year duration and addresses impacts on species covered in the HCP.

Photo Credit: USFWS

Habitat Conservation Plans are required for incidental take permit applications. These planning documents describe the anticipated impacts of the proposed taking (i.e. actions which harm listed species); how those impacts will be minimized and mitigated; and how the HCP is to be funded.

Federally listed prairie and wetland-associated species which are covered in the HCP include:

- *Rana pretiosa* (Oregon spotted frog) - listed as Threatened in 2014.
- *Euphydryas editha taylori* (Taylor's checkerspot butterfly) - listed as Endangered in 2013.
- *Pooecetes gramineus affinis* (Oregon Vesper Sparrow) - under review for listing as of 2024.
- *Thomomys mazama pugetensis* (Olympia pocket gopher), *T. m. tumuli* (Tenino pocket gopher), and *yelmensis* (Yelm pocket gopher) - listed in 2014 as Threatened.

C. Water Resources

The county's water resources include four marine inlets and the Nisqually Reach. The inlets are Budd, Eld, Henderson, and Totten. The county is also home to 108 lakes totaling approximately 6,343 acres. Alder Lake is a 2,930-acre reservoir on the Nisqually River that covers Pierce, Thurston, and Lewis counties. It is the largest lake in the county, with nearly 1,117 acres in Thurston County's borders. Black Lake, which spans 576 acres, is the county's largest natural lake.

Thurston County spans four major drainage basins, also called watersheds (see Map E-1). The state identifies these as Water Resource Inventory Areas, or WRIAs. The largest is WRIA 22/23 which drains the southwest portion of the county. It includes the Black, Skookumchuck, and Chehalis rivers, which all flow to the Pacific Ocean. WRIA 13, home to the Deschutes River, drains the central portion of the county. This river flows through Capitol Lake before reaching Puget Sound. Along the eastern boundary, WRIA 11, which contains the Nisqually River, drains a narrow area along the county's eastern boundary en route to the Nisqually Reach of Puget Sound. The Kennedy-Goldsborough watershed (WRIA 14) is located in the southeastern portion of Thurston County. It primarily includes Woodland, Kennedy, Woodard, Green Cove, Perry, and McLane creeks, and flows directly into Puget Sound.

D. Water Quality

Most county groundwater is high quality. Nearly all of the groundwater starts as rain that falls within the county. The soil in Thurston County is mostly evenly sloped and clay rich. This allows rain to soak into local aquifers, which are layers of underground rock, sand, or gravel with empty space that can collect groundwater. Aquifers vary greatly across the county, with four major aquifers located in the northern and southeastern areas. These aquifers are stacked on top of each other, with clay-rich layers between them that help to hold the water. McAllister and Allison springs flow from these aquifers and serve as major water sources for the north county public water system. In contrast, much of southwestern Thurston County has a single shallow aquifer. This aquifer doesn't have the clay-rich layers that help to hold water, making it more at risk of contamination. Aquifers near the Black Hills, Bald Hills, Maytown uplands near Tenino, and Michigan Hill in southwestern Thurston County are not reliable sources of drinking water.

Contamination affects all the county's water supplies differently. Fuel and chemical spills have polluted small areas of some aquifers. In several areas, wells have been shut down due to pesticide or nitrate contamination. A few areas in the county have nitrate levels that are significantly above background levels. Nonpoint sources of pollution, like stormwater, failing septic systems, and poor animal management can pollute runoff and surface water. Polluted stormwater carries harmful materials like organic pollutants, pathogens, toxic materials, nutrients, sediment, and bacteria into Puget Sound and other surface waters.

See Chapter 6 – Human Health to learn more about sources of human-caused contaminants.

Photo Credit: Thurston County

2025 CPAs Resolution 12-16-2025
p. 160 of 773

Photo Credit: Adobe Stock

Water quality in Thurston County is regularly monitored at the largest lakes and many streams. This monitoring looks for different types of pollution, like organic pollutants, pathogens, nutrients, suspended solids, inorganic pollutants, heat pollution, and more. Water quality monitoring parameters often include temperature, pH, dissolved oxygen, fecal coliform, nitrates, chemicals, and other bacteria.

To determine the health of a waterbody, scientists measure factors like how clear the water is (transparency), the amount of algae (chlorophyll A), and the level of phosphorus (a nutrient that can cause algae growth). These measurements are used to calculate the Carlson Trophic State Index (TSI). These indices help measure the amount of plant and algae growth, called the degree of productivity, in these lakes. Algae blooms generally occur in warmer months when sunlight, temperature, and nutrients are just right, but can also happen any time of year. While the reasons are not well understood, these blooms sometimes produce high concentrations of harmful biotoxins that can impact public health, especially during or after a bloom. Nutrients like nitrogen and phosphorus from human activities impact water quality and the trophic state in lakes. Additionally, harmful chemicals like polychlorinated biphenyls (PCBs) and mercury have contaminated fish in the lower Puget Sound. These pollutants can come from a variety of human activities, which are further explained in the Human Health Chapter (Chapter 6).

Land development increases stormwater runoff due to increased impervious surfaces. Impervious surfaces are non-vegetated areas that prevent the movement of rain and water into the ground. These surfaces are on the rise in Thurston County as population growth and new developments, like roads, driveways, and roofs, replace native vegetation. Watersheds with large areas of impervious cover experience more runoff. This leads to erosion and pollution in streams and lakes. When impervious land cover in watersheds or basins exceeds 25 percent, water quality often degrades. In 2016, eight watersheds in Thurston County were at or above this level. From 1991 to 2021, the impervious surface cover in the county grew from 3.0 percent to 6.5 percent (TRPC, 2021 Basin Conditions Report).1 Climate change affects precipitation patterns, raising the risk of overwhelming waste and stormwater systems. Stormwater runoff

1. Thurston Regional Planning Council, Land Cover & Impervious Surfaces, 2021

2025 CPAs Resolution 12-16-2025
p. 161 of 773

from extreme rain events can scour streams, damage bridges, and block culverts with debris. See the Climate Chapter (Chapter 2) for more information about climate change.

E. Impaired Waters

The Clean Water Act (CWA) requires a list of impaired waters (waters that do not meet water quality standards due to pollution or degradation). It also requires these impaired waters to be prioritized, and a Total Maximum Daily Load (TMDL) established for each waterbody. A TMDL indicates the most amount of a pollutant that a waterbody can handle while still meeting quality standards. States must develop Water Quality Improvement Reports and Implementation Plans (WQIR/IP) as part of the TMDL process. These plans detail how to reduce pollution to meet water quality standards. The Environmental Protection Agency (EPA) has approved TMDLs for waterbodies in the following six watersheds in Thurston County.

- ***Upper Chehalis River Watershed:*** TMDLs for the Upper Chehalis River and its tributaries (WRIA 23) include ammonia-N, biochemical oxygen demand (BOD) (5-Day), dissolved oxygen, fecal coliform bacteria, and temperature. The TMDL report on the Upper Chehalis River states that fecal coliform levels in the watershed often exceed Washington State water quality standards. Strategies to address fecal coliform include:
    - Implementing and improving best management practices for nonpoint pollution sources,
    - Replacing failing on-site sewage treatment systems, and
    - Developing a plan to determine how well the TMDL measures work. The Temperature TMDL report states that most stream heat comes from sunlight. Other factors include in-stream flows, stream shape, and human activities like agriculture and development, which also degrade conditions.

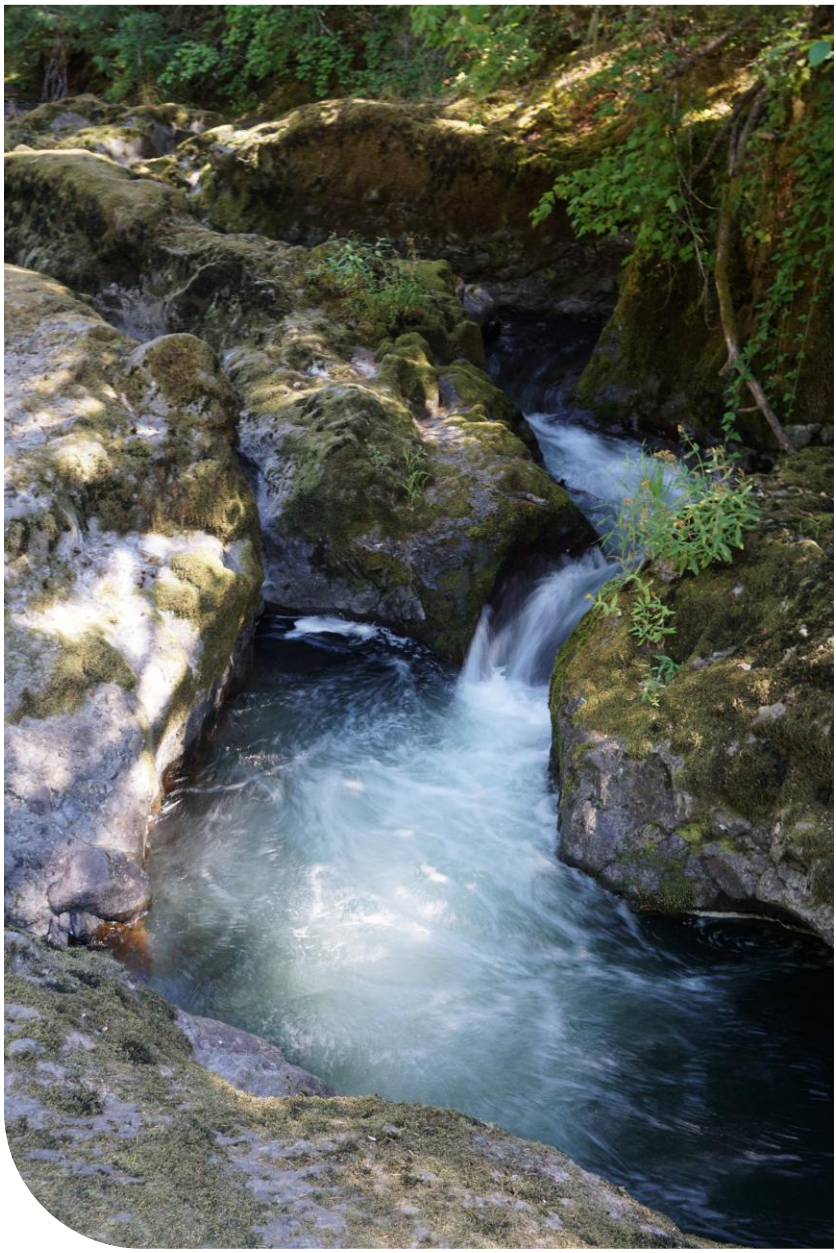


Photo Credit: Thurston County

2025 CPAs Resolution 12-16-2025
p. 162 of 773

- ***Henderson Inlet Drainage Basin:*** TMDL reports for the Henderson Inlet and its tributaries show that fecal coliform, dissolved oxygen, temperature, and pH imbalances need significant improvements. The Water Quality Implementation Plan indicates high fecal coliform bacteria levels in the watershed. Dissolved oxygen and pH contamination was linked to natural and human causes. According to the *2017 Henderson Inlet Fecal Coliform Total Maximum Daily Load Water Quality Effectiveness Monitoring Report*, pollution has declined significantly. Improvements in water quality were also seen despite population and development increase within the watershed. The study concludes that investments in stormwater infrastructure, shoreline protection, septic system programs, and other efforts are making a real impact.
- ***Nisqually River Watershed:*** The TMDL report for the Nisqually River watershed highlights the need for major improvements in some streams to meet water quality standards. This TMDL addresses bacterial and dissolved oxygen levels. The Water Quality Implementation Plan aims to reduce bacteria in water bodies that exceed state standards.
- ***Totten, Eld Inlets Tributaries:*** Key concerns for the Totten and Eld Inlet tributaries include fecal coliform bacteria, dissolved oxygen, pH, and temperature (Ecology TMDL 2006). The Water Quality Implementation Plan focuses on fecal coliform bacteria and temperature, noting that pollution comes from many small sources scattered throughout the watershed. Initial cleanup efforts here will focus on controllable, human-related sources.
- ***Deschutes Basin:*** This basin has been separated into two TMDLs; one focused on freshwater and one focused on marine water.
- ***Deschutes River Basin, Percival Creek, and Budd Inlet Tributaries:*** Portions of the Deschutes River, Percival Creek, and Budd Inlet tributaries included in this TMDL report failed to meet water quality standards. They are on the Clean Water Act Section 303(d) list for one or more of the following parameters:
    - Fecal Coliform Bacteria
    - Temperature, Dissolved Oxygen (Do)
    - Fine Sediment or pH.

  Possible causes of these problems include faulty or poorly maintained septic systems, malfunctioning sewer systems, urban and agricultural runoff, animal waste, and lack of shade. Other factors are low summer streamflow, changes in the stream, and increased sunlight or nutrients.
- ***Budd Inlet:*** This TMDL addresses the marine waters of Budd Inlet which currently do not meet water quality standards for dissolved oxygen. While Capitol Lake is the largest known source of pollutants, human activities can contribute additional carbon and nitrogen. Budd Inlet also receives discharge from the Deschutes River and several wastewater treatment plants.

F. Water Quantity

Most Thurston County residents depend on groundwater for drinking water. Between 2000-2010, over 4,000 water wells were drilled (Dept. of Ecology). Groundwater also supplies all water used by industry and agriculture, except for minor surface withdrawals. During dry seasons, groundwater sustains stream flows essential for fish, aquatic life, and wildlife.

2025 CPAs Resolution 12-16-2025
p. 163 of 773

In some areas, lowering groundwater levels in the upper aquifer can cause dry periods for small ponds and streams. The Deschutes River, Chehalis River, Yelm Creek, and Scatter Creek are all affected by groundwater withdrawals.

The state Department of Ecology sets instream flow rules. These rules define the minimum water flow needed for fish, other aquatic life, recreation, and navigation. Once established, they serve as a water right, protecting stream flow loss from future users. Most major rivers and tributaries in Thurston County are covered by these rules. As a result, some areas are "closed" to new water withdrawal rights. In other cases, new rights may only be available during certain seasons.

Photo Credit: Wikimedia Commons

- ***Chehalis Watershed (WRIAs 22/23)***: Base flows for the mainstem Chehalis River in Thurston County were established in 1988. Several major tributaries, like Cedar, Porter, and Prairie Creeks, were also included. Seasonal closures exist for the Black and Skookumchuck Rivers, as well as Waddell, Salmon, and Scatter Creeks. Some of these closures date back to the 1940s. (WAC 173-522)
- ***Deschutes Watershed (WRIA 13)***: An instream flow rule was set in 1980 for the mainstem of the Deschutes River, which is seasonally closed to new water rights from April 15 to October 15. Many smaller streams also have closures. These include McLane, Woodard, Woodland, and Percival Creeks, as well as Long, Patterson, and Hicks Lakes. (WAC 173-513)
- ***Kennedy-Goldsborough (WRIA 14)***: Minimum instream flow rules were set in 1984 for Kennedy and Perry Creek, which have seasonal closures. Schneider Creek and Summit Lake are also seasonally closed to new water rights. (WAC 173-514)
- ***Nisqually Watershed (WRIA 11)***: A minimum instream flow was set for several locations along the mainstem of the Nisqually River in 1981. McAllister Creek, Lake Saint Clair, Eaton Creek, and Yelm Creek are closed year-round to new water use. Several tributaries of the Nisqually also have seasonal closures, including Red Salmon, Toboton, and Lackamas Creeks. (WAC 173-511)

Exempt groundwater withdrawals, often for single-family homes, do not require a water right permit. However, they must still follow state water laws. These withdrawals can be regulated if they interfere with prior or senior water rights, including instream flow rules. Over 34,000 exempt wells exist in Thurston County, according to an analysis of Ecology records. While each well uses little water, they can collectively reduce water quantity in rivers and streams. As part of the 2018 Streamflow Restoration Act, the county and regional partners developed plans to

explore water needs for future rural residents as well as fish and wildlife. The plan for each WRIA addresses impacts from new permit-exempt wells. It identifies projects to keep water in-stream and preserve stream health from rural growth between 2019-2040. The county and other governments named in the plans must offset the water use impacts of new, permit-exempt wells in WRIAs 11, 13, 14, and 22/23. This responsibility is shared during the planning period. Over 14,000 new exempt wells are expected in these watersheds:

- WRIA 11: 2,987;
- WRIA 13: 2,616;
- WRIA 14: 4,294;
- WRIA 22-23: 4,555

Projected population growth in urban and rural areas may increase groundwater use to support new residents. Care must be taken to ensure these withdrawals do not threaten the survival of fish or other aquatic life.

G. Air Quality

The county's air quality is generally good, thanks to climate, geography, and having few industries that produce particulate air pollution. In the 1980s, the urban area of the county was designated a non-attainment zone for PM10. This means its air quality was below the National Ambient Air Quality standards as defined in the Clean Air Act. To address this, the Olympic Region Clean Air Agency (ORCAA) launched an aggressive campaign promoting efficient woodstoves and outdoor burning restrictions to limit emissions. Over the past 30 years, county air quality has significantly improved. Hot, dry summers often bring wildfires, however, which can worsen air quality. Climate change is expected to make this issue worse.

Thurston County has two air quality monitoring stations which measure fine particulates and ozone. The Thurston Regional Planning Council reports that the region's air quality has met national standards for the last 15 years. Both ozone and PM2.5 pollution levels are below these standards. ORCAA regularly provides information and reports on burning and air quality.

H. Healthy Forests and Tree Canopy

Forests in Thurston County hold significant value for the community. They provide benefits to community health and recreation, serve as an economic driver, and benefit the environment. They also provide open spaces, habitat connectivity, and support biodiversity. To make sure these benefits are equitably shared across all the places in our community, goals and policies need to be updated regularly to meet our changing needs.

Tree canopy is the layer of leaves, branches, and stems that provide coverage of the ground when viewed from above. Measuring tree canopy has become an important metric in making decisions about tree protections that impact our community's wellbeing. In 2023, Thurston County, in partnership with the City of Olympia and the Department of Natural Resources, hired a consultant to conduct a review of Thurston County's tree canopy. Land cover categories were identified and located on maps. The categories used in this study included tree canopy, (vegetation over 8 feet), grass/shrub (vegetation under 8 feet), bare earth (no vegetation), water, buildings, roads or railroads, and other paved surfaces.

Below are a table and map that summarize the findings of the land cover data. These findings have been used to inform policies and goals for tree conservation at the end of this chapter.

Table 4-1. Land Cover in Thurston County

Landcover Type	Acres	% Coverage
Tree Canopy	250,800	61%
Grass/Shrubs	132,200	32%
Bare Soil	5,400	1%
Water	5,900	1%
Building	3,200	1%
Road/Railroad	6,500	2%
Other Paved Surface	4,400	1%
Total County Acres:	**408,400**	

Source: Thurston County Tree Canopy Report, 2025

While land cover for tree canopy is still relatively high for Thurston County as a whole, the loss of forest lands and tree canopy will continue due to development pressures. To conserve and enhance forest resources, the county will periodically track and assess regulations.

Conservation programs are currently in place to ensure forests and tree canopy are available for our communities into the future (See Section 6.5 of this Chapter). Reviewing these programs to ensure they are effective and setting new targets as needed is valuable to ensure forests continue to flourish in perpetuity.

4

NATURAL HAZARDS

Thurston County periodically experiences earthquakes, landslides, severe storms, floods, wildland fires, and other less common natural hazards. In addition to mitigation, the county must also adapt to reduce the risks of increased natural hazards due to climate change.

A. Flood Hazards

Flooding is a major and costly natural hazard in Thurston County. About 51.25 square miles of the unincorporated county area, or roughly eight percent of the area, is within 100-year floodplains. These are regions with a 1 in 100 chance of flooding each year. From 1962 to 2023, Thurston County has received 29 federal major disaster declarations related to flooding, according to FEMA.

In 1999, Thurston County adopted the Flood Hazard Mitigation Plan, last updated in 2025. This plan aims to reduce flooding risks to people and property. The county joined the Community Rating System (CRS) in 2000, part of the National Flood Insurance Program. The CRS framework helps lower flood damage risks. In 2003, Thurston County earned a Class 5 rating, one of the highest in the nation. It now has a Class 2 rating and is one of very few jurisdictions in the country to achieve this. This rating allows residents and property owners in unincorporated county areas to receive a 40 percent discount on flood insurance. With a changing climate impacting the county, the 2025 update to the Flood Hazard Mitigation Plan helps prepare the community for more frequent hazard events.

2025 CPAs Resolution 12-16-2025
p. 166 of 773

B. Other Natural Hazards

In addition to flooding, Thurston County is at risk from other natural hazards like earthquakes, landslides, severe storms, wildfires, and volcanic events. In the past, flows of mud, rock, and trees have erupted from Mount Rainier (also known as "Tahoma"). These flows, called lahars, buried lower elevation areas along the entire Nisqually River. If future lahars breach Alder Dam on the Nisqually River, the impact could be devastating.

Photo Credit: Experience Olympia

Saturated soils can lead to slope failure, especially where groundwater is perched above a thin, shallow layer of sediment deposited by a glacier called till. As the population grows, more rainwater may infiltrate the soil. This could worsen groundwater flooding or increase the risk of landslides. Areas at high risk for landslides include marine bluffs, steep slopes, and bluffs along streams, and steep slopes in Black Hills and Bald Hills. In 2025, the Washington State Department of Natural Resources and the Washington Geological Survey developed more accurate landslide inventory data. This data will help inform future development and policy decisions in areas with unstable soils and landslide risks.

Thurston County has experienced significant earthquake damage. In 2001, a powerful magnitude 6.8 earthquake occurred near the mouth of the Nisqually River. While most of the county saw only minor impacts, some areas sustained greater damage. Structures built on poorly consolidated fill and soils subject to liquefaction were severely impaired. Liquefaction occurs when saturated or partially saturated soil loses strength and stiffness during heavy stress, like the shaking of an earthquake. When this happens, the ground acts like a liquid and can cause buildings to collapse or sustain damage.

Wildfires are becoming more common in western Washington, due largely to the impacts of a changing climate. Factors like earlier snowmelt and rising temperatures lead to drier summers. Drier summers and more fuel from dead trees and plants promotes more frequent wildfires. This also raises the risk for more human-caused wildfires.[2] Wildfires are major hazard in Thurston County, with an average of 51 wildland fires ignited each year.[3] These fires threaten safety and property, cause power outages, and disrupt other

2. Department of Ecology. "Tracking Wildfire Smoke". Retrieved Jan. 9 2024 from: https://ecology.wa.gov/air-climate/responding-to-climate-change/wildfire-risks

3. Thurston Regional Planning Council. "Hazards Mitigation Plan for the Thurston Region."

essential services. They also contribute to smoke that can be harmful to human and animal health.

The U.S. Fire Administration defines the Wildland Urban Interface (WUI) as areas where human development meets natural, undeveloped areas. These zones are critical for planning to help protect lives and property, as well as address wildfire risks and habitat conservation. Many rural residential areas in Thurston County are in intermix zones, areas where development merges with wildlands. Others are in interface zones, on the edges of urban development areas where development meets an area covered with more than 50% wildlands.

In 2003, Thurston Regional Planning Council partnered with 15 communities and special districts in the county. Together, they created one of Washington State's first multijurisdictional hazard mitigation plans. The "Hazards Mitigation Plan for the Thurston Region"[3] (updated in 2024) offers a coordinated approach to address natural hazards in the county:

- Lists mitigation goals and objectives, as well as county-wide recommendations to reduce or prevent impacts from hazards.
- Provides a statistical profile on Thurston County.
- Assesses, in detail, nine hazards that threaten Thurston County and its communities. They are: dam failure, earthquake, flood, landslide, sea level rise, severe weather, tsunami, volcanic lahar, and wildfire.
- Describes implementation, evaluation, and maintenance.

5

PARKS, TRAILS, AND OPEN SPACE

Parks, trails, open spaces, green spaces, and recreation areas provide valuable opportunities for Thurston County residents. They help build vibrant communities. Natural areas and open spaces often have undeveloped or un-developable land managed to support habitat, provide ecological benefits, and contribute to biodiversity. These spaces allow opportunities for people to:

- Connect with nature in close-to-home areas.
- Engage in heart-healthy exercises like walking, hiking, swimming, biking, and kayaking.
- Share community spaces.
- Learn about sustainability.

These areas also help conserve important environmental and historical resources. Many parks and recreation areas offer benefits and attract visitors from outside of the county. In addition to offering recreation, open spaces help conserve habitats, manage stormwater, and reduce flood hazards. Access to open space, fish, and wildlife by the Treaty Tribes of Thurston County is required by the 1854 Treaty of Medicine Creek.

2025 CPAs Resolution 12-16-2025
p. 168 of 773

A. Tools For Conservation and Open Space

Conserving land and water keeps Thurston County's environment clean. It helps maintain clean water and air, healthy forests, streamflow, and beaches within Thurston County. Open spaces can be actively used for recreation and habitat conservation. They can also help with flood control, aquifer recharge, agriculture, or forestry.

See **Chapter 5 – Natural Resource Lands** for conservation tools that support agriculture and forestry.

Several tools are available to help conserve open space. Open space enrolled or acquired using these approaches helps protect land and water from development as the county grows.

- Open Space Tax Program: In 1970, Washington State passed the Open Space Taxation Act. This law protects farmland and forestland from high property taxes to help prevent their conversion to urban and suburban land uses. As of March 2024, about 42 percent (or 167,647 acres) of county lands were enrolled in an Open Space program. Eligible properties are taxed based on their current use, not their "highest and best use." This leads to more property tax savings and reduces pressures for landowners sell or develop their land. It also helps keep land values stable so property tax assessments are less likely to increase. There are four main open space categories:
    - Open Space--Farm and Agricultural Land;
    - Designated Forest Land Tax Classification;
    - Open Space-- Open Space Farm and Agricultural Conservation Land; and
    - Open Space--Timberland.

Additional Open Space-Open Space priority resource categories cover fish and wildlife habitat, geological and shoreline features, recreational and scenic areas, urban growth areas, and historical sites.

- **Voluntary Stewardship Program (VSP):** Thurston County established the Voluntary Stewardship Program under the Growth Management Act in 2011. It gives counties the option of using local watershed-based plans and incentive-based tools to protect critical areas. Before 2011, regulation was the main tool for helping counties protect critical areas on agricultural land. Regulation of agricultural land can threaten farm viability and lead to legal disputes. The VSP offers a way to protect critical areas while keeping farms viable. In April of 2017, Thurston County's VSP work plan was approved by the Washington State Conservation Commission. It is regularly monitored and adjusted to meet changing conditions.
- **Transfer of Development Rights (TDR):** Thurston County created the Transfer of Development Rights Program (TDR) program in 1995. Its goal is to preserve farmland while allowing owners to economically benefit from their property's development potential. Landowners can sell their development rights without having to sell their entire property for development.
- **Purchase of Development Rights (PDR):** Thurston County established a Purchase of Development Rights Program (PDR) in 2011. It currently has no active funding sources. This program allows Thurston County and other qualified conservation programs to purchase development rights to help preserve farmland. Landowners receive

2025 CPAs Resolution 12-16-2025
p. 169 of 773

compensation in exchange for agreeing to conserve their land. Generally, property owners retain ownership and continue to reside on their lands under the PDR program.

- **Fee Simple Purchase:** This tool involves land acquisition by entities such as a land trust or conservation agency. Land trusts own the land in a fee simple purchase and have the greatest control over how the land is managed. To make farmland more affordable, they might offer long-term leases. Alternatively, they can sell land with a requirement for it to be maintained with sustainable agricultural practices.
- **Conservation Easements:** A conservation easement is a voluntary legal agreement between a landowner and a land trust. It may permanently limit land use to protect conservation values. Conservation easement agreements specifically define what is allowed or prohibited on the property. The landowner retains ownership and can continue occupying and using the land. They can also sell or pass it on to their heirs. The owner can earn profits by selling the easement to a land trust. Alternatively, they may receive a tax break for donating it. Land with an easement often has a lower market value, making conservation more accessible. Working lands easements within the county HCP conservation land system also provide these benefits.

Different funding opportunities support the conservation tools mentioned above. Some of these tools compete for the same funding sources. The Open Space Tax Program is an exception. The availability of funds varies with the type of conservation method used. Private and public funding sources are available at the federal, state, and local level. These sources support some of the conservation tools mentioned above, including:

- Thurston County Conservation Futures.
- Washington Wildlife and Recreation Program.
- U.S. Department of Agriculture (USDA) Natural Resource Conservation Service - Agricultural Conservation Easement.
- USDA Regional Conservation Partnership Program.
- Real Estate Excise Transfer Tax.
- Individual Impact Investors.

Photo Credit: Thurston County

B. County Parks, Trails, and Open Spaces

Under the Growth Management Act, Thurston County must include a parks and recreation element in its Comprehensive Plan. The county's Capital Improvement Program (Appendix G)

2025 CPAs Resolution 12-16-2025
p. 170 of 773

shows existing park acreages and the means for financing improvements and acquisitions. The Capital Improvement Program is updated each year with the county's budget.

The *Parks, Open Space, and Trails Plan (POST) (2020)* was adopted separately from the Comprehensive Plan. The POST plan coordinates the county's parks and trails development. It also aims to preserve natural resources and provide recreation services. The *POST Plan* identifies the needs and priorities of county residents for more parks, recreation facilities, trails, and greenways. Preservation of natural resources is also a priority. Over the next 20 years, key issues and objectives for parks, trails, recreation and open space include:

- Acquire, develop, and maintain parkland to accommodate projected growth of the county.
- Identify sustainable funding to support maintenance of existing and new parks.
- Improve coordination with health and wellness.
- Improve connectivity of major trail corridors, and improved connectivity of smaller corridors to access major trails.
- Expand non-motorized trails and open space.
- Include environmental preservation and responsible stewardship in park and trail management.

C. Parks and Trails Vision

Thurston County's parks, trails, and nature provide great opportunities for recreation and improve community quality of life. They help keep the community, environment, and economy healthy. In partnership with the community, Thurston County works to ensure that these spaces are accessible and meet the changing needs within the community. Parks give people a break from urban life, preserve the environment, and foster understanding of our natural, cultural, and historic assets. Thurston County focuses on recreation that fits the needs of the community. Preserving county-wide open space remains a priority. Connecting people to the land, water, and each other is central to our county mission.

The Thurston County community has shared that parks and recreation matter a lot to them. Their priorities include access, health and well-being, community, family, and preservation. These community responses are detailed in the county's Parks, Open Space, and Trails Plan.

D. Intergovernmental Coordination

Thurston County provides regional parks, natural resources, preserves, and recreational programming to meet the needs of county residents. The county recognizes the importance of working with other municipalities, private industry, and non-profits with similar missions to meet these needs. Park development requires coordination between governments to support park and recreational facilities. This includes considerations like acquiring new property, creating and maintaining regional park facilities, and park and facility financing. The joint plans for the cities' urban growth areas include park elements for providing parks in urban growth areas and neighborhoods.

2025 CPAs Resolution 12-16-2025
p. 171 of 773

State and federal agencies manage nearly 50,000 acres in the county. This includes state parks, natural area preserves, and natural resource conservation areas like the Woodard Bay Natural Resource Conservation Area on Henderson Inlet. Many recreational sites are also located within the state's Capitol Forest, the state and federal Billy Frank Jr. Nisqually National Wildlife Refuge, the Black River Wildlife Refuge, and other wildlife habitat mitigation and management sites. The state also owns or operates several boat ramps in the county. Also, private and non-profit groups have purchased land and easements aiming to preserve important natural areas in the county.

Photo Credit: Experience Olympia

E. Thurston County Parkland Classification

Thurston County's parks cover 2,578 acres of land across 24 properties. This includes many kinds of parks which are classified by the recreational opportunities they provide:

- **Regional Parks**, such as Burfoot Park, provide a combination of leisure recreation and active enterprise opportunities to residents and visitors. These parks also serve large geographic areas, tourists, and visitors.
- **Trails** like the Chehalis Western Trail, Yelm-Rainier-Tenino Trail, and Gate-Belmore Trail connect urban and rural areas in the county. They provide active transportation options for the community. In total, the county has 56 miles of these trails.
- **Special Use Parks**, such as the five-acre off-leash dog park off Hogum Bay Road, meet the demands for special activities or events.
- **Historic Sites**, such as Mima Pioneer Cemetery, are areas of historic significance owned by Thurston County.
- **Open Space and Undeveloped Parks** include trails, greenways, community gardens, and farmed areas. They provide visual relief from urban environments, serve as buffers between different land uses, and can provide areas of importance to wildlife and habitat connectivity.
- **Preserves and Natural Areas** like Glacial Heritage Preserve and Early Blue Violet Prairie help restore wilderness, special natural habitat, and open space.

Thurston County's regional parks are in addition to community, neighborhood, and special-use parks. These parks are owned and operated by the cities of Lacey, Olympia, Tumwater, and other jurisdictions within the county. Thurston County works with other local jurisdictions to

2025 CPAs Resolution 12-16-2025
p. 172 of 773

offer a wide variety of park and recreation opportunities. Non-county park classifications in the county include:

- **Community parks** draw people from the immediate community (generally within a 10–15-mile radius).
- **Neighborhood parks** offer recreation space to neighborhoods (generally within a one-mile radius).
- **Mini-parks** (or pocket parks) provide space for parental-supervised recreation for toddlers and young children. These typically include play lots or playgrounds.
- **Special Use Parks** like dog parks, bike parks, swimming pools, or disc golf courses help meet demands for special activities.
- **Greenspaces** like Capitol State Forest or the Billy Frank Jr. Nisqually National Wildlife Refuge are preserves and recreational sites that serve a larger ecological or natural resource purpose outside of human recreation. The Open and Green Space Corridors Map (Map E-4) shows green and open space areas within Thurston County.

F. Open and Green Space Corridors

The Thurston County Comprehensive Plan includes an Open and Green Space Corridors map (Map E-4). This map highlights areas important for wildlife movement and habitat connectivity. It identifies public lands, forests, parks, bases, and certain environmental areas in the county. This creates a visual of existing corridors and areas that are currently disconnected. Open and green spaces connecting these areas can be on private or public lands. They may have barriers like fences, roads, and railroads that affect wildlife movement. Many of these areas are undeveloped or cannot be developed. They can support habitat to provide ecological benefits and contribute to biodiversity. Thurston County also has feasible wildlife crossing sites along I-5 in Washington known as the Northern Linkage Zone, a statewide priority site for retaining habitat connectivity.

Photo Credit: Wikimedia Commons

Enhancing open and green spaces is important for wildlife movement and habitat connectivity. These areas provide recreation opportunities and other health-related community benefits. They also mitigate pollutants in water, air, and soil and sequester carbon. They also provide economic benefits like tourism and outdoor recreation. Near urban growth areas, green and open spaces can play a key role in managing urban temperatures.

The Open and Green Corridors map is for informational purposes only. It can be used with other data and tools, like the state's Priority Habitat and Species program or Washington

2025 CPAs Resolution 12-16-2025
p. 173 of 773

Wildlife Habitat Connectivity Working Group's data and tools. This helps identify areas for future conservation and support wildlife and habitat connectivity.

This map does not impose new requirements on landowners to conserve specific areas on private lands. It also does not restrict the use or management of these lands for agriculture or forestry.

Collaboration with Tribal governments, partnering jurisdictions or agencies, and environmental and wildlife community groups can enhance efforts to connect open and green spaces in the county. This will improve recreational and habitat connectivity.

G. Level of Service

Thurston County currently manages 2,578 acres of parklands across 24 properties. An inventory of existing park acreages and the means for financing improvements and new acquisitions is shown in the county's Capital Improvement Program, Appendix G.

Of the 2,578 acres of county parkland, 972 acres are developed. This includes 12 sites with 3 developed trails. The Level of Service (LOS) in Thurston County is 3.0 acres per 1,000 residents, based on the per capita LOS described in the 2020 Parks Impact Fee Study. According to 2045 population data, an LOS of 3.0 acres/1,000 residents creates a need for 1,151 acres of operational park land. Currently, the county has 972 acres of developed and operational parkland and trails. To meet this LOS requirement, an additional 179 acres is necessary. This information can be found in Table 4-2.

Based on public input, the county has identified the following priorities:

- Development and acquisition of multiple use trails.
- Water access sites.
- Picnic sites.
- Natural resource preserves.

Table 4-2. LOS Standards for Parks

Facility	Level of Service (LOS) Units	Level of Service (LOS) Standard
Parks & Trails	**LOS 1** Develop all or part of previously acquired property, or complete development projects that are underway, focusing on those that fill deficiencies in priorities defined by the public, i.e., trails, water access, athletic facilities. Main emphasis is on development of existing undeveloped park properties. **LOS 2** Acquire additional park lands to ensure that a 3.0 acre/1,000 population of developed park and recreation facilities LOS can be maintained.	**LOS** 1 Development (by 2045): An additional 179 acres will be developed to provide additional trails, water access, and athletic facilities. The county continues to look for additional revenue sources to develop existing park sites. **LOS 2** Acquisition: Acquire opportunity properties to ensure an adequate land base in the future for maintaining the 3.0 acres/1,000 population LOS. Currently, the inventory of undeveloped land is adequate to meet this LOS through 2045.

2025 CPAs Resolution 12-16-2025
p. 174 of 773

6

GOALS, OBJECTIVES, AND POLICIES

Geologic Hazard Areas

Goal 1: Minimize The Loss of Life and Property from Landslide, Earthquake, Volcanic, or Other Geological Events, And Minimize or Eliminate Land Use Impacts on Geologically Hazardous Areas.

Goal 1 | Objective A To designate, manage, and periodically update geologic hazard areas to avoid loss of life and damage to structures by guiding development away from geologic hazard areas and by regulating uses and activities that occur within or near such areas in a manner that minimizes the potential for damage or loss of life.

POLICIES:

EROS-1.A.1 Designate and provide for the protection and management of geologic hazard areas based on best available science and cumulative impact assessments of existing and planned land and resource uses within and near geologic hazard areas.

EROS-1.A.2 Restrict development and resource use within or near areas susceptible to significant damage from erosion, landslides, earthquakes or lahar flows, as necessary to protect life, property, and wildlife habitats (e.g., streams and marine waters downslope).

EROS-1.A.3 Cooperate with other jurisdictions and agencies to implement the "Hazards Mitigation Plan for the Thurston Region," (TRPC 2023), or as hereafter amended.

EROS-1.A.4 Protect the public from natural hazards, minimize the need for emergency rescues and replacement of public facilities damaged by natural forces, and avoid public subsidy of private development located in areas vulnerable to damage from natural events by minimizing the amount of development at risk.

EROS-1.A.5 Collaborate with other jurisdictions and agencies to gain a better understanding of hazards in the county and devise appropriate mitigative measures to minimize the loss of life and property.

EROS-1.A.6 Continue to update and adapt Critical Areas Ordinances to reflect changes in geologic hazard profiles based on actual risk identified through scientific studies and emerging technologies.

Groundwater and Aquifer Recharge Areas

2025 CPAs Resolution 12-16-2025
p. 175 of 773

Goal 2: Protect Groundwater Quality and Quantity.

Goal 2 | Objective A To provide for the identification and protection of sensitive aquifer recharge areas, protect groundwater quality, and prudently conserve groundwater resources.

POLICIES:

EROS-2.A.1 Designate and provide for the protection and management of groundwater and aquifer recharge areas based on best available science and cumulative impact assessments of existing and planned future land and resource uses within and near aquifer recharge areas.

EROS-2.A.2 Protect groundwater quality and prevent aquifer contamination, degradation, and depletion through the comprehensive management of groundwater in conformance with the Safe Drinking Water Act's Underground Injection Control (UIC) Regulations, the Washington State UIC Program (Chapter 173-218 WAC); the Washington State Water Pollution Control Law (Chapter 90.48 RCW); the Northern Thurston County Ground Water Management Plan; the South Thurston County Aquifer Protection Strategy; and all other applicable federal, state and local water quality regulations.

EROS-2.A.3 Determine if there are areas where low summer stream flows or elevated instream water temperature may, now or in the future, imperil anadromous or native resident fish. If such areas are identified, the county should devise and implement development restrictions and management practices as necessary to sustain fish life.

EROS-2.A.4 Prioritize water quantity projects in areas where the supply of groundwater is limited. Special consideration should be given to areas where additional groundwater withdrawals would diminish summer stream flows and elevate instream water temperatures and thereby jeopardize the survival of anadromous or native resident fish.

EROS-2.A.5 Regulate land uses within designated wellhead protection areas to prevent degradation of groundwater quality.

EROS-2.A.6 Support efforts by water utilities to acquire or provide long-term management of wellhead protection areas.

EROS-2.A.7 Encourage that coordinated, reliable water systems be used to provide water in the urban growth areas, and urge jurisdictions to develop compatible, coordinated water system design standards for their growth areas.

EROS-2.A.8 Discourage, and whenever possible prevent through regulation or public education, the construction and use of individual private wells in urban growth areas where community or public water sources are reasonably and economically available.

EROS-2.A.9 Require the use of community or public water in unsewered areas where residential density is in excess of one unit per acre. Community or public water

systems should also be required in residential developments with densities in excess of one unit per two acres and excessive soil permeability.

EROS-2.A.10 Ensure that community and public water systems and supplies are managed to meet federal, state, and local health standards.

EROS-2.A.11 Regularly monitor and protect the water quality of watersheds feeding into water bodies used for drinking water (e.g., Summit Lake). If pollution is identified, the county should identify the source(s) and take corrective action to improve water quality.

EROS-2.A.12 Encourage the safe recycling and reuse of water and treated wastewater for irrigating plants, supplementing streamflow, and other purposes in order to recharge aquifers, conserve groundwater supplies, and reduce contamination of receiving waters.

EROS-2.A.13 Encourage the use of no- and low-water use appliances and fixtures, particularly in conjunction with septic systems, to reduce the potential for groundwater contamination.

EROS-2.A.14 Educate and promote the use of integrated pest management and the reduction of pesticide and fertilizer use by residents, businesses, and governmental agencies in designated wellhead protection areas and in areas identified as a source of contamination to important wildlife habitats and shellfish beds.

EROS-2.A.15 Develop a strategy for conserving water in periods of drought that includes conservation initiatives for water users, public education and notification.

EROS-2.A.16 Implement the relevant portions of adopted Watershed Plans prepared in accordance with RCW 90.82 and 90.94.

EROS-2.A.17 Explore ways to forecast and assess the impact of permit exempt wells through the 20-year planning period and beyond, consistent with objectives and strategies developed through Watershed Planning.

EROS-2.A.18 Explore opportunities for water conservation programs or regulations, including incentive-based programs to support voluntary metering on permit exempt wells.

Surface Water

Goal 3: Protect and Improve the Water Quality and Biological Health of Lakes, Wetlands, Rivers, Streams, and Puget Sound.

Goal 3 | Objective A To manage surface water in a manner that will protect or improve the quality of water so that all beneficial uses of the waters are sustained, and aquatic and terrestrial wildlife are protected.

POLICIES:

2025 CPAs Resolution 12-16-2025
p. 177 of 773

EROS-3.A.1 Provide for the protection and management of surface water, consistent with the Clean Water Act and Washington State Water Pollution Control Law, based on best available science and cumulative impact assessments of existing and planned future land and resource uses within the watersheds.

EROS-3.A.2 Protect, restore, and enhance, in their natural condition: ponds, wetlands, rivers, lakes and streams, and their associated buffers and riparian areas. Protect streams through regulation and public education from the adverse impacts of activities occurring within their watersheds to avoid degradation of their water quality and biological health. These impacts include but are not limited to: elevation of stream water temperature and low flows in summer, and stream channel damage and sedimentation from excessive flows during winter.

EROS-3.A.3 Designate and protect riparian habitat areas to support water quality consistent with best available science. (Also see related policies under Goal 6, Important Fish, Wildlife, and Plant Habitat).

EROS-3.A.4 Prevent development and activities in streams, riparian areas, and wetlands and any associated buffers that would degrade water quality or habitat functions, except to the minimum extent necessary when there is no reasonable alternative for accommodating an essential use (e.g., an essential road or utility crossing).

EROS-3.A.5 Require, to the extent legally permissible, restoration of degraded buffers and wetlands associated with lakes, streams, rivers, and marine waters as a part of new land uses and development activity.

EROS-3.A.6 Cooperate with adjoining jurisdictions, watershed management entities, and other salmon and aquatic species restoration entities to develop complementary programs and regulations pertaining to water quantity and availability, upland wildlife habitat, and other critical areas that span jurisdictional boundaries.

EROS-3.A.7 Evaluate the performance of county regulations in maintaining surface water quality and quantity and monitor the performance of restoration and enhancement projects to provide a basis for periodic refinement of county regulations and management practices.

EROS-3.A.8 Promote the use of integrated pest management, reduction of pesticide, herbicide, and fertilizer use, and pollution prevention best management practices for animal waste to residents, businesses, and governmental agencies in areas identified as a source of contamination of surface water, particularly if it affects the harvest of shellfish.

EROS-3.A.9 Provide technical assistance and education, to the extent resources allow, to operators of small businesses and industrial uses, and residents located near surface water bodies regarding proper storage, handling and disposal of hazardous or polluting materials.

EROS-3.A.10 Collaborate with property owners and interested parties to educate and promote voluntary practices landowners can take on to help protect water quality from polluting runoff.

EROS-3.A.11 Continue to fund the fecal pollution identification and correction program, which includes investigation of freshwaters that fail to meet the state standards,

and the marine shoreline survey program, which is designed to identify and correct sources of pollution that continue to impact our marine waters and shellfish resources.

EROS-3.A.12 Monitor water quantity trends using best available science and hydrologic data to identify streamflow and aquifers at risk for depletion. Develop programs, regulations, or mitigation strategies to protect streamflows and sustainable groundwater recharge, especially in watershed planning basins, that coordinate efforts with watershed plans adopted by the county.

Goal 3 | Objective B To provide for a comprehensive, long-term approach to lake management that accommodates all appropriate uses and benefits, consistent with the maintenance or enhancement of water quality.

POLICIES:

EROS-3.B.1 Continue to work with property owners and interested parties to develop integrated aquatic management plans for lakes, consistent with best available science, the Washington State Water Pollution Control Law, and the Clean Water Act, which addresses pollution sources, such as stormwater runoff and on-site disposal system effluent, and the cumulative impacts of existing and planned future land and resource uses within the watersheds.

EROS-3.B.2 Strive to reduce the spread of Eurasian milfoil and other exotic aquatic weeds through monitoring, public information and other means.

EROS-3.B.3 Identify and pursue funding sources for the Healthy Lakes program to build on integrated aquatic vegetation management plans.

EROS-3.B.4 Promote and support community initiatives to create lake management districts under RCW 36.61 and special utility districts in accordance with RCW 85.38.

Goal 3 | Objective C Preserve and protect marine shorelines and near shore areas as valuable natural resources and habitats, consistent with state and federal law.

POLICIES:

EROS-3.C.1 Regulate uses and activities along the marine shoreline and within the waters of Puget Sound, consistent with the State Shoreline Management Act, the Washington State Water Pollution Control Law, and the Clean Water Act, based on best available science and cumulative impact assessments of existing and planned future land and resource uses in upland watersheds.

EROS-3.C.2 Identify and protect, consistent with best available science, important, sensitive marine habitats, such as juvenile salmon migration corridors, kelp and eelgrass beds, shellfish beds, and herring and smelt spawning areas.

EROS-3.C.3 Protect special shoreline features of historic, archaeological, cultural, scientific and educational value or significance through coordination and consultation

with the appropriate local, state, and federal authorities; affected Indian Tribes; and property owners.

EROS-3.C.4 Provide information to property owners regarding various protection options for their marine shoreline consistent with the State Shoreline Management Act. Encourage the use of "bioengineered" shoreline stabilization as an alternative to bulkheading or other forms of shoreline armoring where necessary to protect existing structures from erosion.

EROS-3.C.5 Encourage "living shorelines" and other natural infrastructure alternatives to protecting shorelines and preventing erosion and habitat degradation.

Frequently Flooded Areas

GOAL 4: Protect Life and Structures from Flood Hazards and Retain the Flood Storage, Transmission Capacity, and Habitat Value of Floodplains.

Goal 4 | Objective A To provide the highest degree of flood protection at the least cost.

POLICIES:

EROS-4.A.1 Provide the highest degree of flood protection at the least cost through identification and accommodation of natural flooding and channel migration processes that pose hazards to life or property. Protection and management should be based on best available science and cumulative impact assessments of existing and planned future land and resource uses within the floodplains, channel migration zones, and watersheds.

EROS-4.A.2 Prohibit development and placement of fill in floodways and floodplains, except to the minimum extent necessary to accommodate public infrastructure and utilities that cannot be accommodated elsewhere; to stabilize channels against erosion in order to protect existing agricultural lands, public roads and bridges, public infrastructure, utilities and significant private structures; and to achieve habitat enhancement. Any development in the floodways should be designed to avoid habitat degradation. Stream bank stabilization, if necessary, should be of a type that maintains or enhances habitat functions. Rip-rap and other hard armoring should only be used if there is no effective alternative, based on sound engineering principles, to protect existing structures or public facilities.

EROS-4.A.3 Provide for land uses such as forestry, open space, public recreation, existing agriculture and water-dependent uses in areas subject to river flooding to minimize risks to life and structures and help retain or enhance habitat functions. Other uses and development in the floodplain should be restricted to minimize public safety risks (e.g., through compensating design features) and loss of habitat function.

EROS-4.A.4 Minimize existing and continued degradation of long-term stream channel migration processes that allow formation of essential habitat features by evaluating existing land use patterns, prohibiting construction of new structures in channel migration zones through programmatic and regulatory approaches, and by minimizing streambank stabilization.

EROS-4.A.5 Actively participate in the multi-jurisdictional flood hazard reduction efforts within the Chehalis River Basin.

EROS-4.A.6 Identify and prioritize resources that protect vulnerable populations and overburdened communities that may suffer disproportionate losses during natural disasters such as flood hazards.

EROS-4.A.7 Maintain the county's enrollment in the Community Rating System through the National Flood Insurance Program.

Forest Resources

Goal 5: Enhance and Protect Forest Resources.

Goal 5 | Objective A Identify priority forests for preservation to support and improve ecological functions, attenuate stormwater flows, sequester carbon, and offset or mitigate potential impacts from development.

POLICIES:

EROS-5.A.1 Develop a tree canopy monitoring program and utilize the results to improve efficacy of regulations to maintain a balance between forest preservation and economic development.

EROS-5.A.2 Determine tree canopy targets for different categories of land use based on soil type and site index.

EROS-5.A.3 Establish a community outreach program to promote the benefits of forests and trees as they relate to a healthy environment, climate change, stormwater, and community livability.

EROS-5.A.4 Create an adaptive management plan for county-owned property that is forested.

EROS-5.A.5 Identify and incentivize the protection of structurally complex, mature tree stands which have at least 25% of trees over 100 years in age.

EROS-5.A.6 Protect structurally complex, mature tree stands which have at least 25% of trees over 100 years in age that are publicly owned.

EROS-5.A.7 Identify and develop strategies to incentivize protection of areas most at risk of conversion.

EROS-5.A.8 Integrate existing federal, state, and county data to develop a county-wide model that comprehends hydrologic and other multiple benefits of forestlands.

The model will develop historic baseline for forestry contributions to hydrology and forecast land use impacts from new development and water uses.

Goal 5 | Objective B Formally adopt a system for calculating ecosystem service value for forest lands considering them essential assets that are planned for, managed, and invested in to meet the needs of current and future generations.

POLICIES:

EROS-5.B.1 Cooperatively plan for, invest in, track progress, and adaptively manage forests as an asset.

EROS-5.B.2 Continuously improve mapping, inventory, and baseline information of natural assets and their condition.

EROS-5.B.3 Promote the most efficient and effective use of public financial resources for county projects and programs related to forest resources.

EROS-5.B.4 Ensure that forestlands are maintained and restored to provide hydrologic outputs to support meeting instream flows and other supply needs to the maximum extent practicable.

EROS-5.B.5 Develop funding mechanisms that support voluntary acquisition of forestlands.

EROS-5.B.6 Develop forestry management plans for county-owned forestlands that maintain commercial viability of forests, promote recreational opportunities, and maximize hydrologic outputs of forests.

EROS-5.B.7 Identify and incentivize the protection of forestlands identified by WDFW for their significance as wildlife corridors connecting important areas of core wildlife habitats.

Important Fish, Wildlife, and Plant Habitat

Goal 6: Protect, Conserve, and Enhance the Ecological Functions and Biodiversity of Important Local and Migratory Fish, Wildlife, and Plant Habitats.

Goal 6 | Objective A Identify important fish, wildlife, and plant habitats, including those that support migratory animals, and develop strategies for protecting or restoring important habitats, particularly if they are at risk of significant degradation.

POLICIES:

EROS-6.A.1 Protect and maintain fish and wildlife habitats and corridors that are important to the long-term viability of locally important species in Thurston County, which are unique or rare, or which contain locally important, state priority species

recorded in WDFW's Priority Habitats and Species list, or species listed under the federal Endangered Species Act.

EROS-6.A.2 Identify and prioritize protection of land providing essential connections between large and intact blocks of habitat, riparian habitat areas, open spaces, and significant wildlife habitats sustaining state priority, federally listed, or locally important wildlife species. Consider corridors or linkages of lesser quality based on their ability to provide ecological connectivity.

EROS-6.A.3 Encourage protection of areas containing special plants and special plant communities listed by the state Department of Natural Resources Natural Heritage Program.

EROS-6.A.4 Pursue programs and policies that protect and support species of critical importance in maintaining fish and wildlife habitat and water quality.

EROS-6.A.5 Encourage protection or rehabilitation of native landscapes, ecosystems, ecological processes, and habitats within the county to support native wildlife and vegetation species according to best available science.

EROS-6.A.6 Support the preservation of critical wildlife habitat and corridors through wildlife preserves or conservation areas separate from human recreational use.

EROS-6.A.7 Develop or maintain partnerships with local agencies and community organizations to maintain and enhance the functions of native wildlife and pollinator habitats and connectivity, consistent with best available science.

EROS-6.A.8 Encourage habitat rehabilitation and restoration as a compatible use in designated agriculture and natural resource areas.

EROS-6.A.9 Establish and protect riparian habitat areas to maintain or enhance the functions sustaining aquatic life and terrestrial wildlife, consistent with best available science.

EROS-6.A.10 Establish priorities for performing stream/subwatershed assessments to tailor and refine riparian habitat widths, consistent with best available science, to provide appropriate water quality and habitat protection while minimizing the burden on affected property owners. Priority should be given to those areas at greatest risk of degradation, for example, due to potential impacts from existing and planned development, the sensitivity of dependent species, or the sensitivity of the watershed's hydrology to development.

EROS-6.A.11 Evaluate streams/riparian areas supporting anadromous fish, sensitive native resident fish, or state priority wildlife species to determine their long-term viability to sustain such fish and wildlife at buildout of the drainage basin under current regulations, consistent with best available science.

EROS-6.A.12 Identify priorities for fish and wildlife habitat protection/acquisition and other remedial actions necessary to maintain or restore the riparian or important upland habitat or wildlife connectivity areas. Consider giving highest priority for habitat protection/acquisition to the following:

a. Streams/riparian areas with sensitive fish or wildlife species in watersheds with existing or planned levels of development that threaten fish and wildlife survival;

b. Streams/riparian areas that support significant numbers of anadromous or sensitive native resident fish in drainages with moderate levels of development which, based on best available science, have potential to be maintained or restored if prompt action is taken;

c. Streams/riparian areas largely in a natural condition that support the county's largest or most sensitive populations of Chinook, coho or chum salmon, steelhead, cutthroat trout or other native fish, particularly if they are listed as endangered or threatened species;

d. Streams/riparian areas that support sensitive populations of priority wildlife species or significantly affect shellfish beds subject to harvest restrictions or closures;

e. Streams/riparian areas adjacent to complementary land use that would not significantly obstruct success of habitat and linkages;

f. Streams/riparian habitats that are within known wildlife movement corridors as identified in the Washington Habitat Connectivity Action Plan;

g. Areas within the I-5 Northern Linkage Zone.

EROS-6.A.13 Provide for removal of existing "human-made" barriers to fish migration in streams and waterways (e.g., impassible culverts) and prohibit installation of new barriers while supporting natural functions such as beaver habitats that can support stream and wetland functions.

EROS-6.A.14 Preserve adequate water quantity and quality for wildlife and fish migration, spawning, incubation and rearing, including peak and summer flow levels, dissolved oxygen and chemical content, sediment load, and temperature.

EROS-6.A.15 Maintain and improve surface water quality, consistent with the Clean Water Act, such that pollution does not imperil public health or the survival of wildlife, fish, shellfish, or other aquatic life or prevent the harvest of shellfish. Surface waters within the drainage basins of Geologically Sensitive Areas, and areas of significant recreational or commercial shellfish harvesting should be maintained or restored to the highest quality possible.

EROS-6.A.16 Prohibit uses and activities that degrade lakes, streams and shellfish beds or result in the loss of the natural functions of wildlife habitat, waterbodies, wetlands, and groundwater aquifers.

EROS-6.A.17 Require that sewage treatment plant owners produce a report showing that they explored opportunities for the beneficial use of treated wastewater before any new point discharges are authorized.

EROS-6.A.18 Prohibit any new wastewater discharges, including those from sewage treatment plants, into waters where shellfish are harvested, if the discharges would significantly harm the shellfish or their harvest potential.

EROS-6.A.19 Prevent development and activities in streams, riparian areas, wetlands, other protected wildlife habitats and any associated buffers that would damage their functions, except to the minimum extent necessary when there is no reasonable alternative for accommodating an essential use (e.g., an essential road or utility crossing).

EROS-6.A.20 Encourage stream and wetland restoration activities consistent with best available science through partnerships between the county, conservation district, other agencies, and landowners by providing incentives.

EROS-6.A.21 Collaborate with Tribes, agencies, and community organizations to identify and reduce pollution to critical areas and wildlife corridors and habitats.

EROS-6.A.22 Develop a biodiversity conservation framework and conservation strategy to achieve the goals of maintaining and recovering native biodiversity.

EROS-6.A.23 Efforts to restore and maintain biodiversity should place priority on protecting and restoring ecological processes that create and sustain habitats and species diversity.

Natural Hazards

Goal 7: Protect Infrastructure, Property, and the Environment from Natural Hazards and Their Potential Impacts.

Goal 7 | Objective A Thurston County should identify areas of increased hazard impacts, develop mitigation strategies, and implement such strategies to reduce repetitive losses.

POLICIES:

EROS-7.A.1 Create hazard recovery plans and prioritize the restoration of vital public safety facilities and other essential community assets (e.g., hospitals and major bridges).

EROS-7.A.2 Pursue funding to implement highest priority actions identified in the adopted Hazards Mitigation Plan for the Thurston Region.

EROS-7.A.3 Develop and implement a comprehensive drought-response strategy that sets action levels for different drought stages.

2025 CPAs Resolution 12-16-2025
p. 185 of 773

EROS-7.A.4 Evaluate and secure sustained funding to restore and protect riparian vegetation along freshwater and marine shorelines.

EROS-7.A.5 Increase funding, education, and incentives for private landowners to manage lands in ways that enhance ecological and economic resilience (e.g., protecting and restoring forests, prairies, and shoreline/riparian areas).

EROS-7.A.6 Incorporate projected sea-level rise and flooding information into the designation of regulatory hazard areas.

EROS-7.A.7 Enforce required provisions for fire safety under the Wildland Urban Interface Code, as adopted into the State Building Code.

EROS-7.A.8 Implement the relevant portions of the adopted Thurston County Flood Hazard Mitigation Plan and Hazards Mitigation Plan for the Thurston Region.

Wildlife Corridors and Open and Green Spaces

Goal 8: Identify and Protect Important Greenspaces Useful for Recreation, Trails, Water Resource Protection, or Which Contain Important Wildlife Habitats.

Goal 8 | Objective A To provide for identification and acquisition of important open and green spaces within and adjacent to Thurston County, consistent with state law.

POLICIES:

EROS-8.A.1 Update the public lands and open space maps to accurately reflect current conditions of open space corridors, recreation areas, important wildlife habitats and other areas that would be useful for wildlife travel or dispersal.

EROS-8.A.2 Coordinate greenspaces planning and acquisition with important greenspaces stakeholders (e.g., Tribes, federal agencies, state departments, county departments, adjacent jurisdictions, private conservation organizations, local land trusts, resource landowners, county residents and other interested parties.)

EROS-8.A.3 Support habitat connectivity and greenspaces planning efforts organized by important greenspaces stakeholders within or adjacent to Thurston County.

EROS-8.A.4 Coordinate green and open space and habitat connectivity planning with habitat management or forestry plans to amplify intersecting ecological benefits.

EROS-8.A.5 Provide for extensions of urban trails, but prioritize important wildlife habitats, including riparian areas, over urban trails.

EROS-8.A.6 Support creation, maintenance, monitoring, and enhancement of green and open space corridors that allow fish and wildlife to safely access and move through and between habitat areas.

2025 CPAs Resolution 12-16-2025
p. 186 of 773

EROS-8.A.7 Provide for open and green spaces and healthy wildlife and habitat to support Tribal harvest of treaty and federally reserved resources.

EROS-8.A.8 Consider wildlife adaptation as population and migration patterns change when evaluating potential habitat corridors.

EROS-8.A.9 Promote the use of interpretive signage along trails and within parks that helps to educate users to the features and benefits of wildlife habitat and green space.

Goal 8 | Objective B Use a variety of protection options in order to protect the greatest number of priority open and green spaces and important wildlife corridors.

POLICIES:

EROS-8.B.1 Establish a system for identifying and prioritizing greenspaces for acquisition or other forms of protection in order to maximize public benefits.

EROS-8.B.2 Promote the planning, management, restoration, and preservation of green and open space lands that can serve as potential wildlife corridors when evaluating land use changes or acquisition of conservation lands.

EROS-8.B.3 Identify and evaluate the protection options for important greenspaces.

EROS-8.B.4 Provide for identification and preservation of important greenspaces in coordination with the acquisition and development of future county parks, trails, preserves, and water resource protection areas.

EROS-8.B.5 Encourage private property owners to protect important greenspaces, critical areas, and wildlife habitat and corridors through the clustering of development on the least sensitive portion of the property.

EROS-8.B.6 Promote integration of development projects into their surrounding environments, supporting wildlife corridors for movement and use by species. These areas should use native plants that support native wildlife.

EROS-8.B.7 Support efforts by land trusts and conservation organizations to acquire private lands serving important habitat or water quality functions, protecting critical areas, or containing important open space or wildlife corridors.

EROS-8.B.8 Support efforts to protect lands identified in the Washington Department of Natural Resources Natural Heritage Program database and the Washington Department of Fish and Wildlife Priority Habitat and Species Database, through either private initiatives or public acquisition.

EROS-8.B.9 Support efforts by other governmental agencies to acquire and develop parks, trails or preserves within or adjacent to Thurston County, consistent with adopted park plans, the public lands and open space maps (Maps E-2, E-3, and E-4), and the preservation of important wildlife habitat and corridors.

EROS-8.B.10 Examine, and act on as appropriate, opportunities to develop operating agreements and/or leases for land in proximity to urbanizing areas that are

appropriate for preservation such as open space, wildlife corridors, nature study areas or conservation areas.

EROS-8.B.11 Develop liaisons with conservation organizations and agencies interested in acquisition of lands for conservation and preservation.

EROS-8.B.12 Consider amending the open space program enrollment criteria, beyond the existing exceptions, to conserve important open spaces, wildlife habitat, or corridors.

EROS-8.B.13 Encourage the use of special incentives to preserve and protect high quality or sensitive wildlife habitats, corridors, or environmental resources that regulations do not adequately protect or to minimize the burden of affected private property owners.

EROS-8.B.14 Encourage landowners of green or open spaces to maintain or preserve the landscape to be more habitable or accessible to native vegetation, fish or wildlife populations.

County Parks, Recreation, and Open Space

Goals and policies for parks, recreation, and open space are adopted by reference from the Parks, Open Space, and Trails Plan (2020).

In addition to the policies within the Parks, Open Space, and Trails plan, the County includes the following additional policy:

EROS-9.A.1 Pursue opportunities to improve parks and trails administration and planning, including collaborating with residents and community partners to increase the variety of park facilities for underserved communities within Thurston County.

Air Quality

Goal 10: Protect and Improve the County's Air Quality and Minimize or Eliminate Odor and Noise from New Land Uses that Would Reduce the Livability of Residential Areas or Significantly Degrade Important Wildlife Habitat.

Goal 10 | OBJECTIVE A: To protect the livability of established neighborhoods and to protect sensitive wildlife habitats.

POLICIES:

EROS-10.A.1 Support federal, state, and regional clean air policies and air quality standards and regulations.

2025 CPAs Resolution 12-16-2025
p. 188 of 773

EROS-10.A.2 Continue to coordinate with local and regional government agencies to reduce air pollution by adopting land use and transportation plans that help reduce the amount of vehicle emissions.

EROS-10.A.3 Provide education and information to the public to promote reduction of air pollutants and particulate matter.

Management Approaches

Goal 11: Encourage Comprehensive, Scale-Appropriate Approaches to Environmental Resource Management and Coordination of Management Actions.

Goal 11 | OBJECTIVE A To encourage and facilitate coordination of resource management to enable efficient use of public funds, maximize environmental and public benefits through coordinated and complementary actions, and to facilitate work at the appropriate scale (e.g., subwatershed).

POLICIES:

EROS-11.A.1 Establish management approaches that reflect our dependence on natural systems and maintain a balance between human uses and the natural environment.

EROS-11.A.2 Establish a pattern and intensity of land and resource use that are consistent with the limitations imposed by natural constraints (e.g., flooding, steep slopes prone to landslides, and saturated soil conditions), sustain environmental functions (e.g., aquifer recharge, water storage and cleansing performed by wetlands), and minimize public safety risks.

EROS-11.A.3 Assess the cumulative impacts of past, current, and planned future land and resource uses on the county's natural environment and implement management and protection programs that address these impacts.

EROS-11.A.4 Provide for management at the appropriate scale (e.g., subwatershed), take into account the many factors and interests involved, and draw upon best available science.

EROS-11.A.5 Select a management approach that best addresses the degree of risks or hazards to the public, the uniqueness and sensitivity of the resource, and the long-term public benefit and the cost and financing feasibility.

EROS-11.A.6 Designate and manage Critical Areas in a manner that will sustain dependent human and wildlife use and avoid loss of life and damage to structures.

EROS-11.A.7 Identify and designate in the Critical Areas regulations geographic areas with unusual physical features or high sensitivity to human impacts that require management approaches specially designed for each area.

EROS-11.A.8 Explore and implement a Natural Capital Facilities approach to resource management by building on the existing 2012 Earth Economics Ecosystem Services evaluation by identifying methodological improvements necessary to represent the capital and services provided by the county's natural systems.

Goal 11 | Objective B To coordinate water resources planning, funding, and implementation within Thurston County to ensure high quality surface and groundwater, preserve the functions of water resources, ensure compatibility between land and water uses and minimize the costs of parallel programs.

POLICIES:

EROS-11.B.1 Manage county-wide water resources through a coordinated water resources program that integrates county groundwater, stormwater, lakes, stream and wetland programs related to water quantity and quality.

EROS-11.B.2 Consider the hydrologic continuity between ground and surface water when managing water resources.

EROS-11.B.3 Address water resource concerns by the appropriate scale, such as a catchment, subwatershed or sub-basin for surface waters and by aquifers for groundwater.

EROS-11.B.4 Support watershed planning processes conducted under RCW 90.82 and RCW 90.94 as a framework for comprehensive water resource management.

EROS-11.B.5 Involve affected stakeholders in groundwater, watershed and stormwater basin planning.

EROS-11.B.6 Support and implement the county-adopted water resource plans addressing watersheds, stormwater, sewerage, groundwater, water supply and solid waste, including the Northern Thurston County Ground Water Management Plan and the South Thurston County Aquifer Protection Strategy.

EROS-11.B.7 Protect public water supplies from contamination to avoid the cost of developing new water sources.

EROS-11.B.8 Manage water resources for multiple beneficial uses. Use for one purpose should preserve opportunities for other uses, while maintaining overall water quality. When conflicts arise, the natural system should be given priority, particularly if the use would be detrimental to anadromous fish or public safety.

EROS-11.B.9 Coordinate with other jurisdictions to develop project types and technical approaches to effectively manage water across jurisdictions. Effective management and corresponding projects should prioritize water availability at the subbasin level to the maximum extent practicable.

EROS-11.B.10 Explore approaches to managing water resources on a longer planning horizon (50-90 years) to ensure water availability for long-term population growth and the sustainability of instream flows.

CHAPTER 5

NATURAL RESOURCE LANDS

1

INTRODUCTION

This chapter of the Comprehensive Plan describes goals and policies for Thurston County's main resource lands: agriculture, aquaculture, forestry, and minerals. These lands are vital to the county's economy, community, and history. They provide products and raw materials that support jobs and generate tax revenue while offering aesthetic, recreational, and environmental benefits. Protecting and enhancing these lands is important to the county and its community.

Thurston County implements the Growth Management Act's (GMA) statewide goals (see sidebar below) while addressing its own local priorities. Under the GMA, Thurston County is required to assure the conservation of agricultural, mineral, and forestry lands. The County must also assure that the use of adjacent lands does not interfere with their continued use to produce agricultural, forestry, or mineral products. The County adapts policies and programs to reflect our community's vision for natural resources, with a focus on equity, access, and a healthy natural environment. The county also strives to honor Tribal Treaties and federally reserved rights by safeguarding and restoring resources for Treaty and federally reserved fisheries, shellfisheries, and traditional harvest areas. By protecting natural resource industries, the county supports access to healthy local foods and resources for both the community and local Tribes. This chapter is organized around the county's four main natural resource industries:

- Agriculture
- Aquaculture
- Forestry
- Mineral resources

2025 CPAs Resolution 12-16-2025
p. 191 of 773

2025 Update: Critical Issues

- Prepare for climate change impacts like droughts and wildfires that will affect natural resources.
- Accommodate the growing population and development while reducing conflict and encroachment on resource industries and lands.
- Reduce conversion of rural resource lands by accommodating rural growth in appropriate places, using innovative strategies for development, and alleviating pressure by directing growth to urban areas.
- Maintain and improve viability of agriculture by accommodating new and needed agricultural infrastructure and additional market opportunities.
- Provide for flexible land use to help rural industries remain viable.
- Protect Tribal and federally reserved access to resources.

GROWTH MANAGEMENT REQUIREMENTS

The Growth Management Act (GMA) sets the following goal for natural resource industries:

"Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands and discourage incompatible uses."

RCW 36.70A.020(8)

To support this goal, counties planning under GMA must:

- designate agricultural lands, forestlands, and mineral resource lands "not characterized by urban growth and that have long-term significance" for the commercial production of that resource.

RCW 36.70A.170

- adopt development regulations "to assure the conservation of [designated] agricultural, forest, and mineral resource lands."

RCW 36.70A.060

2

PLANNING CONTEXT FOR NATURAL RESOURCE INDUSTRIES

The Growth Management Act requires counties and cities to work together to create county-wide planning policies (CWPPs) for natural resource industries. Adopted in 1992 and updated in 2015 and 2025, these policies offer a comprehensive planning framework for the county, and its cities and towns. CWPPs relate to all elements of the Comprehensive Plan. Those specific to natural resource industries include CWPPs 2.2, 2.4, 2.5, 3.1g, 7.2, 7.5, and 10.7.[1]

1. Thurston County. March 18, 2025. Thurston County County-Wide Planning Policies.

2025 CPAs Resolution 12-16-2025
p. 192 of 773

3

AGRICULTURAL RESOURCES

A. Community Vision

The Thurston County community envisions a strong agricultural industry that can adapt to market changes. They understand:

- The importance of local food and crop production in maintaining long-term community resilience and sustainability.
- The benefits of farmland, including land conservation, nutrient cycling, wildlife habitat, flood control, recreation, and scenic open space.
- The value of partnership between the community and farmers in maintaining agricultural resources.

The community is responsible for conserving prime farmlands, supporting local markets, reducing conflicting land uses, and creating regulations that help farmers while protecting the environment. Farmers also play a role in protecting soil and water quality and promoting responsible land use.

Photo Credit: Thurston County

B. Background

Agriculture in Thurston County is vital and diverse. Despite rapid growth and the loss over half its farmland in the past 50 years, the county still has 38,000 acres of prime farmland. It could have an additional 48,000 acres with proper drainage and flood protection, and 92,000 acres with irrigation according to the United States Department of Agriculture. While prime soils are found throughout the county, including urban growth areas, not all are suitable for commercial agriculture. Soils that lack drainage or irrigation rights are exceptions.

According to data collected for the Thurston County Voluntary Stewardship Program, agricultural land within the county was estimated at 64,000 acres in 2024 compared to 61,900 acres in 2013. This represents a 3% increase over the past decade.[2] This

2. Thurston County. (July 2024). Voluntary Stewardship Program 2019-2024 5-Year Monitoring Report. *Thurston County*, p. 4. *The Voluntary Stewardship Program estimates agricultural activities by identifying parcels that contain a certain amount of Washington State Department of Agriculture Crop Data, have an Assessor's use code of '81' (Agriculture, not classified under current use law) or '83' (Agriculture classified under current use chapter), and state and/or federally owned parcels that are under contract for haying/grazing, but excludes areas outside of County jurisdiction.*

2025 CPAs Resolution 12-16-2025
p. 193 of 773

is different than the USDA Ag Census – a self-reported survey of farms with more than $1,000 in income – showing 55,943 acres of farmland in 2022, down 10% from 62,250 acres in 2017.[3]

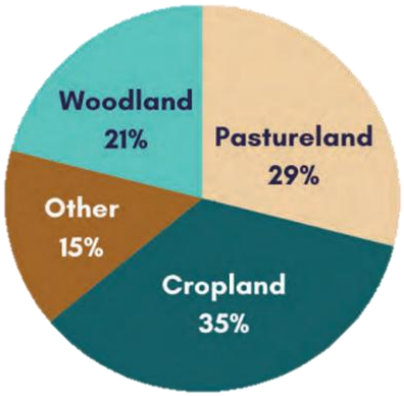
As the county's population grows, so does the need for agricultural resources. More people lead to higher demand for farm products and increased pressure on farmland. This connection between urban and rural residents' points to the need for community-wide awareness and support for farming.

C. Farming Diversity and Markets:

Thurston County hosts a variety of farms in size from under an acre to greater than a thousand acres. These range from small family farms to large commercial operations. The farms include organic, historic family, and produce-based. Some are orchards or only part-time, some are pastureland, and others focus solely on animals, crops for farmer's markets or Community Supported Agriculture (CSAs).

Figure 5-1. Agricultural makeup of Thurston County.

Source: USDA Ag Census, 2022.



Historically, Thurston County agriculture included shellfish and cultivating root crops like camas. Later dairy farming, poultry farming, and specialized crops like berries became popular. Today in Thurston County, livestock includes chickens, cows, sheep, alpacas, llamas, and emus. Crops are diverse with croplands including berries, orchards, tree farms, hops, and more. Pastureland is a common use of agricultural land in the County, and according to the 2022 USDA Agricultural Census accounts for approximately 29% of agricultural lands. The county's proximity to markets supports its egg and poultry producers and helps attracts turf growers. Specialty crops like lavender and Christmas trees have gained popularity in the county, with many providing u-pick and family activities like wagon rides and gift shops in addition to the tree farming.

Photo Credit: Experience Olympia

According to the 2022 USDA Agricultural Census, almost 72 percent of county farms reported less than $10,000 in profit per year from farm sales while 8 percent reported more than $100,000. Thurston County focuses mainly on cropland and pastureland (See Figure 5-1).

3. The USDA Ag Census calculates acreage primarily from self-reported survey responses, and supplements with data from the USDA Farm Service Agency which includes producers participating in USDA farm programs.

2025 CPAs Resolution 12-16-2025
p. 194 of 773

According to the 2022 USDA Agricultural Census, it ranks 17th out of 39 counties in Washington State for agricultural sales, 2nd in the state for poultry and eggs, and 3rd in the state for aquaculture.

Farmers in Thurston County share a sense of stewardship and love of the land, regardless of farm size or product produced. Residents who enjoy local agricultural products also want farming to thrive. While this chapter highlights the importance of using voluntary programs and existing resources to support local and regional agriculture, it also focuses on protecting farmland from being converted to other uses. By maintaining affordable farmland, healthy soils, and clean, plentiful water, the county can build a strong foundation for future generations.

D. Agricultural lands of long-term commercial significance:

The Growth Management Act (RCW36.70A.170) requires that counties identify and protect key agricultural lands while discouraging nearby residential and other incompatible development. This ensures land is available for future commercial farming. To protect lands for future farming, this designation limits the number of homes on these lands and allows only farming-related activities on prime soils. It protects farms from nuisance claims by informing neighbors about possible issues like dust, noise, and odors. It also limits the ability of nearby property owners to claim nuisances from ongoing farming activities.

In 2006, the Washington State Supreme Court clarified the definition of "agricultural land" to include land that is not characterized by urban growth and is primarily devoted to commercial production of agriculture or is capable of being used for it based on its land characteristics, as indicated by soil, growing capacity, productivity, and proximity to population areas.4

Criteria used to designate agricultural land of long-term commercial significance are based on: (1) the Washington State Supreme Court's Definition of agricultural lands found in Lewis County v. Hearings Bd., 157 Wn.2d 488 (2006); (2) the Washington State Department of Commerce (COM) guidelines for the classification and designation of resource lands; (3) existing Thurston County policies; and (4) an analysis of local conditions. These criteria include:

1. **Soil Type:**

   Agricultural lands essential for long-term commercial use are classified using a system from the United States Department of Agriculture Handbook No. 210 which is based on the growing capacity, productivity, and soil composition of the lands. The classes have been incorporated into map units of the Department's soil surveys. Thurston County uses prime farmlands as listed in the Natural Resources Conservation Service, United States Department of Agriculture Web Soil Survey (2024). A list of soils used is included in Appendix A.

   Designated lands should include predominantly (75% or more) prime farmland soils.

   - "Prime if drained" soils are included, unless they overlap with wetlands. In cases of overlap, only the overlapping area is removed from the total prime farmland area.

4. Lewis County v. Hearings Bd., 157 Wn2d 488 (2006) at page 502.

2025 CPAs Resolution 12-16-2025
p. 195 of 773

- "Prime if irrigated" soils are not included as they are not considered prime for agriculture without irrigation.

Future designations of long-term commercially significant agricultural lands should include the most recent soils list from the USDA Natural Resources Conservation Service.

2. **The Availability of Public Facilities and Services:**

   According to this Comprehensive Plan, lands within Urban Growth Areas must be served by public facilities and services within twenty years. Agricultural lands of long-term commercial significance should therefore be located outside of these boundaries.

3. **Land Capability and Tax Status:**

   Designated agricultural lands should mainly be used for commercial farming of products listed in RCW 36.70A.030(2). This includes lands that are good for farming now or in the future. Aerial photos can help identify these areas. Data on past and current use, like participation in the open space tax program participation and soil types, is also useful. However, these are just some of the factors considered.

4. **Relationship or Proximity to Urban Growth Areas:**

   Thurston County plans to develop lands within Urban Growth Areas as outlined in this Comprehensive Plan over the next twenty years. Agricultural lands of commercial interest should be located outside these areas. Also, features like roads, railroads, or rivers should separate these lands from urban residential densities to prevent conflicts over land use.

Photo Credit: Experience Olympia

5. **Predominant Parcel Size:**

   In Thurston County, land must be at least 20 acres to be eligible for agricultural designation. In addition to having the right soil types, this size supports farming that is economically viable for long-term commercial production.

6. **Land Use Settlement Patterns and Their Compatibility with Agricultural Practices:**

   Outside urban growth areas, nearby residential development should be limited to one unit per five acres. New subdivisions near designated farmland can signal development trends that might affect long term viability of agriculture. The best land uses within and

around long-term agricultural lands include forestry, mining, parks, preserves, and open spaces.

7. **Proximity of Markets:**

   Designated agricultural lands should have access to road, rail, or air transportation routes to available local or regional markets.

8. **Agricultural Diversity:**

   There should be a variety of agricultural activities in designated areas, or the area should be large enough to support them. No single designated agricultural area should be smaller than 320 acres, or 200 acres if near another designated area. This helps ensure the land can be used effectively and supports different types of farming. Boundaries should follow clear, visible landmarks on the ground when possible, to make land-use areas easy to identify.

9. **Environmental Considerations:**

   Designated agricultural lands should be located outside of Natural Shoreline Environments unless they are already in use for agriculture. The Shoreline Master Program regulations limit the conversion of such areas for agricultural uses or switch from one agricultural use to another. If wetlands overlap with "prime if drained" soils, the area of overlap with mapped wetlands is not included with the prime farmland total. These areas are no longer considered prime farmland and unlikely to be drained in the future.

While the criteria above apply to all agricultural lands in Thurston County, some are uniquely marked for long-term commercial importance and shown on Map N-1. Map N-1 also highlights two agricultural areas in the Nisqually Valley which are especially important due to their contribution to the area's scenic rural character, as mentioned in the Nisqually Subarea Plan. Lands considered significant for agriculture are also labeled as "Long-Term Agriculture" or "Nisqually Agriculture" on the future land use map (Map L-1).

Farmland in the McAllister Springs aquifer recharge area did not meet long-term designation criteria because it is close to urban areas to the north and sensitive to pesticides and fertilizers. While these factors could limit some farming operations, the area keeps low-density zoning and has rules in place to protect water quality.

Table 5-1. Acreages of Long-Term Agriculture designation within Thurston County

Land Use Designation	Acreage
Nisqually Agriculture	938 acres
Long-Term Agriculture	14,223 acres

Data Retrieved from: Thurston County Assessor's Parcel Data, March 2024

Currently, 15,161 county acres are designated agricultural lands. 938 acres are designated Nisqually Agriculture, while 14,223 acres are designated Long-Term Agriculture (Table 5-1).

Becoming Designated: Landowners can apply to have their land designated for long-term agriculture if it is important for farming or located near designated agricultural areas. They can also request to add properties to the designation by applying for a comprehensive plan amendment.

Redesignation of Agricultural Areas: While the goal of the Comprehensive Plan is to protect agricultural lands, the county sometimes experiences trends and events beyond its control. The review process takes place on a county-wide scale, relies little on site-specific conditions, and uses the best information available to identify and designate agricultural land. Although areas designated for long-term commercial use meet basic criteria, they may still face challenges that can make commercial agriculture non-viable. If the farming economy in an agriculture district changes, the county may reconsider the land's designation. Similarly, if there is evidence that land no longer meets the criteria for agricultural use, the land use designation should be reviewed. The loss of one farm should not endanger the county's best agricultural lands in the future.

Land in agricultural areas should not be re-designated piece by piece, as it takes time to carefully review natural resource lands and potential conflicts with other uses. Requests to remove agricultural land designations must wait for a full county-wide review of whole areas designated for long-term commercial use.

Key agricultural lands with long-term commercial significance were selected due to the number of active farms with significant land investments, infrastructure, productive soils, and no conflicting land uses. Changing a single property from agricultural to residential can create conflict between new residents and nearby farmers. This can make it harder for farms to survive and may lead farmers to redesignate their land.

Photo Credit: Experience Olympia

The following criteria outline the rare circumstances under which the county should reevaluate a whole area designated as agricultural land with long-term commercial significance.

- Surrounding land use changes make agricultural use difficult or impractical; or
- Market changes reduce the economic viability of agriculture use; or
- New regulations reduce the economic viability of agriculture use; or
- Scientific evidence shows the land no longer qualifies as agricultural under the designation criteria. Site-specific evidence and requests to remove the designation need a full county review.

2025 CPAs Resolution 12-16-2025
p. 198 of 773

These circumstances should create severe losses of agricultural production lasting several years, affecting a wide range of crops or products and impacting farmers in the area before a reevaluation of agricultural lands can take place. A key concern is whether farmers can secure and maintain water rights needed for changing agricultural operations. More attention to this issue is needed at the state and local level.

4

AQUACULTURE RESOURCES

A. Community Vision

Thurston County recognizes aquaculture as an important industry contributing to the county's economy, environment, and history. Properly managed and responsible aquaculture is important to the county's rural character. According to the 2022 USDA Census of Agriculture, Thurston County ranked 3rd in Washington State for market value of aquaculture products sold (and 13th nationally), with about $35 million in annual sales.[5] This accounts for nearly a fifth of the total value of livestock products sold within the county (see Figure 5-2). Aquaculture also supports local jobs and the working waterfront economy.[6]

Photo Credit: Experience Olympia

The community recognizes the aquaculture industry will continue to grow and change. The community values maintaining and improving shoreline health, while ensuring that aquaculture operations can be sustained, and that the impacts to neighbors are lessened. The community and industry aim to create a productive and future-focused partnership that balances economic opportunity and environmental stewardship.

5. USDA. (2022). Census of Agriculture: Thurston County Profile. *United States Department of Agriculture.*

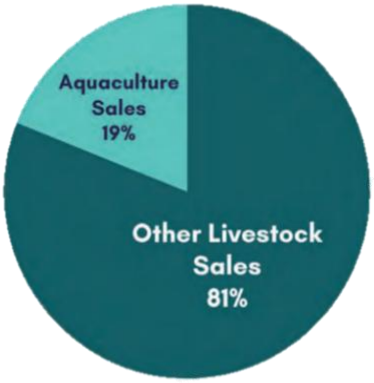
6. NOAA. Washington Shellfish Initiative. Retrieved May 15, 2025 from: https://www.fisheries.noaa.gov/west-coast/aquaculture/washington-shellfish-initiative

2025 CPAs Resolution 12-16-2025
p. 199 of 773

Photo Credit: Experience Olympia

Figure 5-2. Livestock Sales in Thurston County

Source: USDA Ag Census, 2022.



Numerous state and federal initiatives emphasize the broader public interest in sustainable aquaculture. For example, Washington's Shoreline Management Act identifies aquaculture as a preferred water-dependent use when carried out in an environmentally responsible manner (WAC 173-26-241(3)(b)(i)(A)). The Washington Shellfish Initiative – a partnership among government, tribes, industry, and nonprofits – highlights aquaculture's role in promoting clean water and family-wage jobs while keeping marine waters healthy.[13] National efforts like NOAA's National Shellfish Initiative and the National Aquaculture Act similarly encourage expansion of aquaculture, specifically bivalve shellfish, for its environmental and economic benefits.

Aquaculture practices in Thurston County are regulated by federal, state, and county agencies under an extensive framework of permits and standards. These regulations are in place to ensure operations meet water quality and habitat protection requirements. The county's policies seek to uphold community values by supporting aquaculture and safeguarding natural resources.

The aquaculture industry in Thurston County includes both marine and freshwater operations. Responsible aquaculture producers will prioritize resource stewardship and reduce environmental impacts. The aquaculture industry supports regulations that are practical, science-based, and fairly enforced. Responsible aquaculture operators are committed to environmental protection through full implementation of environmental codes of practice. Aquatic farming is also an activity of cultural importance: local Tribes have reserved treaty rights to fish and shellfish resources in Thurston County. They co-manage these resources for commercial, ceremonial, and subsistence purposes.

2025 CPAs Resolution 12-16-2025
p. 200 of 773

B. Background

Thurston County has a thriving shellfish industry along its Puget Sound shorelines where warm, nutrient rich tide flats provide ideal growing conditions. The county is home to commercial farming of oysters, clams (including geoduck), mussels, and scallops, as well as land-based fish farms and hatcheries. The county ranks 11th out of 14 counties in total shellfish farming acreage,[7] but is one of the top producers of agricultural products in the state and nation. Most aquaculture in the county occurs on leased or privately owned tidelands, with additional production at upland sites. Shellfish are also harvested recreationally in public areas and on private beaches. As the county continues to grow, upland development and pollution can affect water quality in shellfish growing areas. This poses a threat to the industry's long-term sustainability.

Marine Aquaculture: Marine aquaculture operations in the county consist primarily of shellfish farms. In early 2025, the Washington State Board of Natural Resources formally banned commercial marine net-pen aquaculture in state-managed waters.[8] The state ban follows the 2017 net pen collapse at Cypress Island in Skagit County, where more than 100,000 non-native Atlantic salmon were released into the Rosario Strait. The ban aims to protect the marine environment by preventing pollution and other harm caused by net pen operations. Marine finfish hatcheries and enhancement facilities (for native species) are still allowed, but open-water commercial finfish farming is no longer permitted as a part of Washington aquaculture. Thurston County's marine aquaculture today is focused on shellfish, which are dependent on clean water and healthy nearshore habitats.

Geoduck aquaculture involves planting and harvesting the large burrowing clam, *Panopea generosa*, on tidelands. The geoduck industry has grown significantly since 2000, surpassing Pacific oyster production in 2015.[9] Washington state is the world's leading producer of farmed geoduck clams, particularly due to the Puget Sound's favorable growing conditions.[10] Geoduck clams are a prized delicacy, particularly in Asia, where they retail for more than $125/pound. This price premium injects significant funds into the County's economy to help offset trade deficits, particularly with respect to seafood.[11] Despite a premium in overseas markets, around 30-40% of farmed geoducks stay within domestic markets, including local seafood restaurants and markets.

Oyster aquaculture is a foundational part of marine aquaculture in Thurston County and plays a vital role in the county's working waterfronts and rural economy. Pacific oysters, *Crassostrea gigas*, are the most farmed species. They are cultivated on intertidal and subtidal tidelands in areas such as Eld Inlet, Totten Inlet, and Henderson Inlet. Oyster farms enhance water quality by filtering excess nutrients, and they provide structured habitat for marine species. The

7. Department of Health. (April, 2023). Thurston County State of Classification Report.

8. https://www.dnr.wa.gov/news/board-natural-resources-ends-open-sea-net-pen-salmon-farms-washington-waters

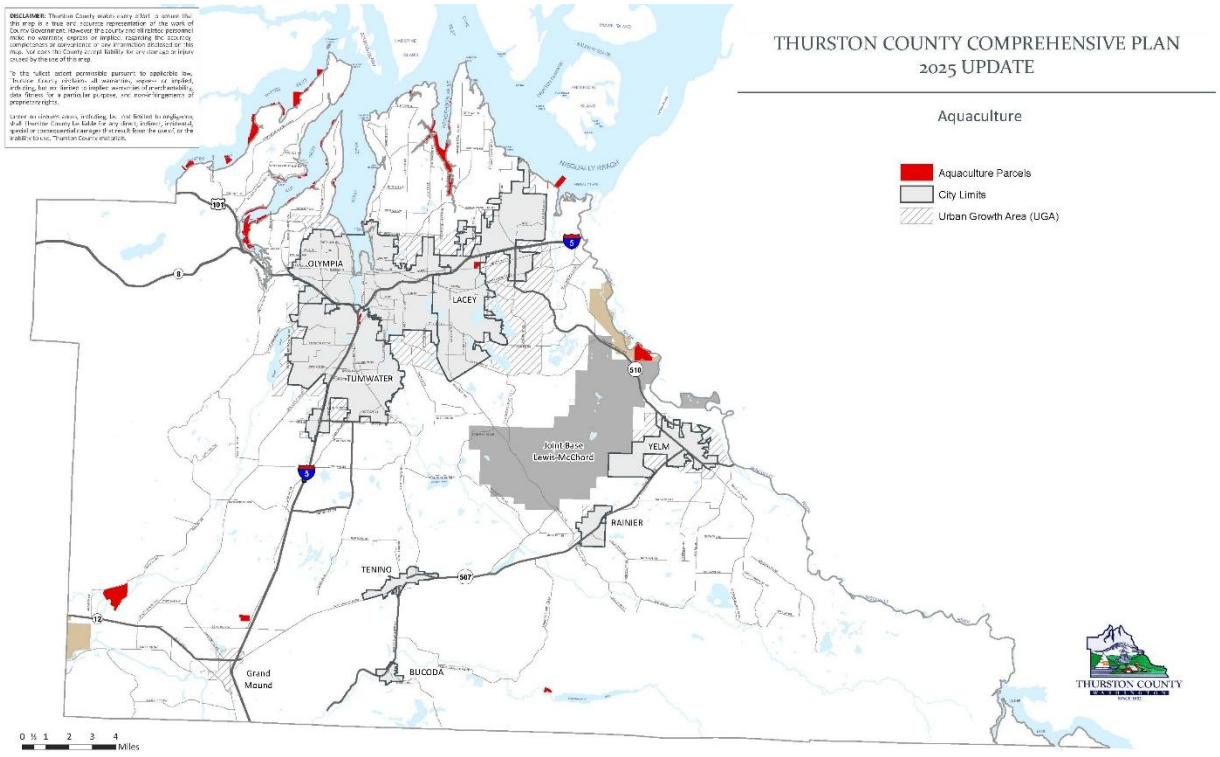
9. Washington Sea Grant. (December, 2015). Shellfish Aquaculture in Washington State. *University of Washington.*

10. Monterey Bay Aquarium Seafood Watch. (March 4, 2024). Farmed Pacific Geoduck.

11. The nation's seafood imports exceeded imports by $20.3 billion in 2023. https://www.ers.usda.gov/data-products/charts-of-note/chart-detail?chartId=108472

Thurston County Shoreline Master Program recognizes oyster aquaculture as a water-dependent use of statewide interest and encourages siting and operational practices that maintain shoreline ecological function. The Washington Shellfish Initiative (2021) has a focus specifically on restoring native Olympia oysters to their historic range.

Upland fish farms: In addition to shellfish, Thurston County is home to several land-based fish farms. This includes public facilities, Tribal hatcheries, and private operations rearing species such as salmon and trout. As of 2023, the Washington Department of Fish and Wildlife (WDFW) operated 2 salmon hatcheries in the county for Coho, Chinook, and Steelhead at Tumwater Falls and Skookumchuck. There are Tribal hatcheries including the Nisqually Fish and Chehalis Tribal Hatcheries, and other private hatcheries across the county including Nisqually Clear Creek, Reverence, and Ashley Creek hatcheries. These land-based farms need good water quality and depend on clean, abundant water from shallow aquifers. Unlike surface waters with temperatures that change seasonally, groundwater remains at a constant 50 degrees that is vital for fish growth. Protecting groundwater quality and quantity is essential for these aquaculture operations, which play a key role in offsetting the decline in natural fish populations and Tribal fisheries. The Comprehensive Plan aims to support this aspect of aquaculture while reducing water pollution and land use conflicts.



Natural Fish Populations: Thurston County is also home to several natural populations of Chinook and Steelhead, including 3 that are federally threatened. Wild salmon runs have declined due to human activities like habitat loss, pollution, dams, and overfishing. Changes to

the natural environment such as fluctuating marine conditions, more predators, and climate change have impacted these populations. Since 2022, the State of the Salmon report has classified Puget Sound Chinook and Puget Sound Steelhead as "in crisis".[12]

Protection of commercial and recreational shellfish resources: Thurston County is home to over 40 commercial shellfish operations and related industries. Most aquaculture takes place on leased, privately owned shoreline. Shellfish is also harvested recreationally in public parks and on private beaches, and by the Tribes for their resource needs. Shellfish harvesting is vital to quality of life for county residents, so protecting this commercial and cultural resource is becoming increasingly important. As the county's population grows, development will continue to affect shellfish growing areas. These pressures pose a threat to the industry and its long-term sustainability.

See **Chapter 6 – Health** for more information on water quality conditions related to aquaculture.

Shellfish do not need clean water to grow but must be harvested from clean water to be safely eaten. As filter feeders, they remove all particles from the water that can make people sick, including bacteria, chemical, biotoxins, and viruses.[13] The Washington State Department of Health (DOH) monitors water quality for shellfish harvesting. Thurston County references DOH's Annual Inventory of Commercial and Recreational Shellfish Areas to determine safe shellfish harvesting areas. While the county has fewer acres of shellfish growing areas overall, it ranked 3rd of 14 ocean and Puget Sound-bordering counties in 2023 for number of acres closed to shellfish harvesting. Areas such as Southern Henderson Inlet, Budd Inlet, and Nisqually Reach are currently closed for harvest.[14]

Protecting groundwater and surface water quality is crucial for commercial and recreational shellfish harvesting. Poor water quality can impact commercial growers and public health, and the county continues to see water quality decline in shellfish growing areas. When this happens, the county creates a shellfish protection district to improve water quality so harvest can resume. These districts are required by the state after a health department downgrade or closure. One combined shellfish protection district currently exists for both Henderson Inlet and Nisqually Reach.

Regulatory framework: Aquaculture in Thurston County operates within a comprehensive regulatory framework designed to balance industry development with environmental protection. Multiple agencies at all levels of government are involved. Producers may be required to obtain federal, state, and county permits that may include health certifications, aquatic farm permits, clean water permits, aquatic land leases, fish transfer permits, tribal harvest notifications, Endangered Species Act consultations, food processing permits, and more. Permit requirements include standards related to managing noise, light, aesthetics, plastics, public access, and water quality.

---

12. State of Salmon. (2022). Salmon Status in Washington. Retrieved from: https://stateofsalmon.wa.gov/executive-summary/salmon-status/

13. Thurston County. (February, 2001). Shellfish Facts. *Thurston County Environmental Health.*

14. Department of Health. (April, 2023). Thurston County State of Classification Report.

2025 CPAs Resolution 12-16-2025
p. 203 of 773

As part of that federal permitting process, water quality impacts are reviewed – the Washington State Department of Ecology requires a Section 401 Water Quality Certification to ensure aquaculture projects will meet state water quality standards. The Department of Health, as noted, oversees the certification of shellfish growing areas to protect public health. On state-owned aquatic lands, the Washington Department of Natural Resources (DNR) must authorize leases for aquaculture, adding another layer of review for environmental and public interest considerations. The Washington Department of Fish & Wildlife also regulates aquaculture through aquatic farm registration, disease inspection, and permitting of species imports or transfers to prevent the spread of invasive species and pathogens.

At the local level, Thurston County's Shoreline Master Program contains policies and development regulations for aquaculture in shoreline areas, consistent with state guidelines (e.g. WAC 173-26-241). These local rules address siting considerations, environmental performance standards, and permit requirements. The County's zoning and critical areas ordinances may apply to upland components of aquaculture as well. Overall, this extensive regulatory oversight reflects the high value placed on protecting water quality, habitat, and public access and enjoyment rights while allowing aquaculture to continue. The County will continue to coordinate with state and federal agencies, Tribes, industry, and the public to ensure that aquaculture projects meet all applicable standards and that any impacts are adequately mitigated.

The county aims to protect current and future aquaculture operations from incompatible development, while also protecting the environment and other uses. These operations can sometimes conflict with other activities such as public access, recreation, shoreline residential development, and protected natural areas. County policies are designed to prevent these conflicts, maintain water quality, and protect normal aquaculture practices unless they pose a threat to public health and safety. Balance is essential. Aquaculture operations can be highly visible to the public and impact environmentally sensitive areas where other activities also occur. Policies recommend minimizing negative impacts and creating guidelines to help aquaculture operations avoid conflicts, requiring responsible operation, and establishing clear guidelines so that aquaculture can coexist with neighbors and natural systems. Some aquaculture operations in Thurston County may be eligible to participate in the Voluntary Stewardship Program (see section III on Agriculture).

Tribes and shellfish: Tribes are a co-manager of shellfish resources and can harvest in usual and accustomed areas as per the treaties and federally reserved rights signed in the 1850s. These agreements give Tribes the right to take half of the shellfish harvest for their own use. The Squaxin Island and Nisqually Tribes are key managers of shellfish in their usual and accustomed harvest areas in the waters of Thurston County. Tribes harvest shellfish and finfish for commercial, ceremonial, and subsistence purposes. Commercial harvests allow Tribal members to sell shellfish they harvest. The rights and responsibilities of Tribes are crucial in planning to protect and manage shellfish resources, as well as in regulating upstream land uses.

5

FOREST RESOURCES

A. Community Vision

The Thurston County community values both public and private forests lands because they provide economic benefits, wildlife habitat, scenic resources, and recreational opportunities. They also help the environment by sequestering and storing carbon. Supporting a strong forest economy helps prevent rural areas from being developed for non-resource use. It also keeps rural jobs in both large and small forestry operations. The community wants to support forestry by keeping regulations for forest landowners simple while encouraging them to take good care of the county's forests and other natural resources.

B. Background

Forests are an important part of the economy in Thurston County and Washington State. To stay productive, forests need to be conserved and protected. State law encourages forestry and the restocking of forests (RCW 84.33.010). Managing forests responsibly offers many benefits, to include:

- Improved water and air quality.
- Carbon sequestration.
- Reduced soil erosion.
- Protection from storm and flood damage.
- Biodiversity and wildlife habitat.
- Scenic and recreational open spaces.

See **Chapter 4 – Environment, Recreation, and Open Space** for more information on tree canopy and rural non-commercial forests.

Forestry production has been a part of Thurston County's history for a long time, starting with the timber "mining" days of the late 1800s and early 1900s. Today, forests are managed sustainably to ensure long-term benefits. About 60% of Thurston County is covered in forests, and over 30% of the county is actively managed for forest harvesting by private or public operators. Some forest land is also maintained on military reservation lands within the county. The Department of Natural Resources (DNR) manages trust lands like Capitol Forest to protect forest resources while offering recreation opportunities. These activities also generate revenue for local county services, public schools, and universities. Both state-owned and private timberlands in the county provide outdoor recreation, including camping, fishing, hiking, hunting, target shooting, off-road vehicles, winter activities, rock climbing, and more.

In addition to timber, Thurston County forests provide economically valuable products like hardwoods, salal, ferns, moss for the floral industry, and mushrooms. They are sold locally and exported as part of a growing food market.

C. Designating Forest Lands of Long-Term Commercial Significance

The Growth Management Act requires that cities and counties classify and conserve forest lands of long-term commercial significance. According to the Act, "long-term commercial significance" is based on the ability of land to support ongoing commercial production. This is

2025 CPAs Resolution 12-16-2025
p. 205 of 773

determined by factors like its growing capacity, productivity, and soil composition. Considerations also include location near population centers and potential for more intense land use. The Washington State Department of Commerce recommends forest lands are classified primarily based on the private forest land grades of the Department of Revenue (WAC 458-40-530; see Table 5-2). Thurston County used this land grading system, along with physical, biological, economic, and other land use factors, to decide which areas should be designated as forest lands with long-term commercial significance.

Table 5-2. Washington State Private Forest Land Grades

Species	Site Index (Growth Potential)	Land Grade[15]
Douglas Fir	136 ft. and over	1
	118 - 135 ft.	2
	99 - 117 ft.	3
	84 - 98 ft.	4
	under 84 ft.	5
Western Hemlock	136 ft. and over	1
	116 - 136 ft.	2
	98 - 115 ft.	3
	83 - 97 ft.	4
	68 - 82 ft.	5
	under 68 ft.	6
Red Alder	117 ft. and over	6
	under 117 ft.	7

The most common tree species in Thurston County is Douglas Fir. In the County, there is no occurrence of land grade 1, and very little of land grade 4. Most of the county is evenly split between land grade 2 and land grade 3. To designate forest lands of long-term commercial significance, Thurston County first identified areas where forest land grade 2 is the most common.

Along with physical growing conditions, the state also requires the county to consider how close the land is to population areas and the potential for more intense land use, as shown by:

1. **The availability of public services and facilities could lead to the conversion of forest land.** In Thurston County, this means areas where the extension of public services and facilities is not planned for at least 20 years. Lands within the Urban Growth Area boundaries, as established within this Comprehensive Plan, are expected

15. Land Grade 1 = highest, Land Grade 7 = lowest.

2025 CPAs Resolution 12-16-2025
p. 206 of 773

to be served by public facilities and services within 20 years. Forest lands of long-term commercial significance should therefore be located outside of these boundaries.

2. **The proximity of forest land to urban, suburban, and rural areas.** Forest lands of long-term commercial significance are located outside the urban, suburban, and rural settlements areas. In addition to being outside Urban Growth Areas, long-term forest lands should be far enough from urban areas to help prevent conflict with other land uses.
3. **Parcel size.** Forest lands consisted of predominantly large parcels. For Thurston County, this means parcel sizes of predominantly 640 acres or larger.
4. **Compatibility and intensity of adjacent and nearby land use and settlement patterns with forest lands of long-term commercial significance.** This means residential development in Thurston County should be minimal within the surrounding area at a general rural density of one unit per five acres to limit land use conflicts with forestry operations such as trespassing, vandalism, shooting, and dumping. Compatible uses within and near commercial forestry include agriculture, mining, parks, preserves, and other open space, with each designated forest land area of long-term commercial significance ideally covering 5,000 acres or more.
5. **Property tax classification.** Property is assessed as open space or forest land pursuant to Chapter 84.33 or 84.34 RCW. Thurston County considered properties enrolled in the Classified or Designated Timber programs, as well as public land managed for timber production.
6. **Local economic conditions which affect the management of timber lands for long-term commercial production.** In Thurston County, economic conditions should be conducive to long-term timber management. Unfavorable economic conditions include:
    - Locations with high administrative costs due to complaints from nearby landowners:
    - Locations requiring extensive security control effort; and

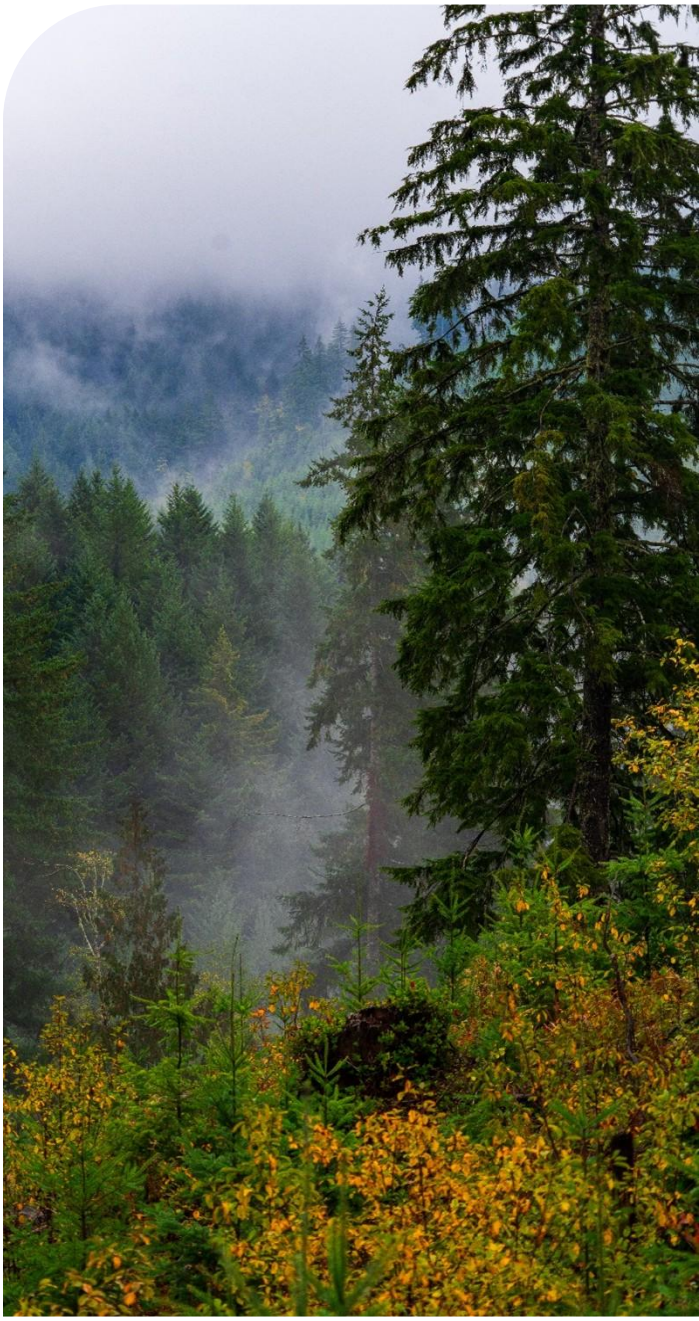


Photo Credit: Experience Olympia and Beyond

2025 CPAs Resolution 12-16-2025
p. 207 of 773

- Locations in which allowable forest practices such as burning and chemical applications will significantly interfere with other permitted land uses.

Favorable economic conditions include land grade 2 forest soils to support long-term timber production, with large parcel sizes enhancing this growth potential. Together, they create an environment ideal for managing timberlands for long-term commercial production.

7. **History of land development permits issued nearby.** For Thurston County, this means that recent residential developments can suggest the pattern or direction of growth that may be encroaching on the forest land.

The criteria above were applied throughout unincorporated areas in the county to designate forest lands of long-term commercial significance and were first adopted in 1993. These lands appear on Map N-1 and are currently identified as "Long-Term Forestry" on the Future Land Use Map, Map L-1. Future lands meeting these criteria may also be designated.

Much of Thurston County forest land is considered long-term commercially significant. Long-Term Forestry (see Table 5-3) is the largest land use designation in the county, making up about 36% of county lands. The county also has commercial and rural forestry in the Rural Residential Resource 1/5 designation. Nearly 50,000 acres or forest and timber land in the Open Space Tax Program are not designated as Long-Term Forestry.

Table 5-3. Acreage of Forestland in Thurston County

Zone	Acres of Land	Percentage of Land Base
Long-Term Forestry (LTF)	140,956 acres	36%
Open Space Forest Land (outside LTF)	48,998 acres	12%
Timberland (outside LTF)	2,223 acres	0.5%
Total	**192,117 acres**	**49%**

Data Retrieved from: Thurston County Assessor's Parcel Data, March 2024

6

MINERAL RESOURCES

A. Community Vision

Thurston County residents understand that mining is important to the local and regional economy. Mineral resources like sand and gravel are used for road maintenance and construction projects throughout the region. The community wants to strike a balance between the need for mineral resources and environmental protection. They aim to achieve this through best management practices, reclamation, and restoration. Effective stewardship of mining

GROWTH MANAGEMENT ACT

Defines "minerals" as gravel, sand, and valuable metallic substances. Other minerals may be designated as appropriate.

RCW 36.70A.030(12)

2025 CPAs Resolution 12-16-2025
p. 208 of 773

operations requires cooperation between mining operators, community members, and regulatory agencies.

B. Background

Thurston County has valuable mineral resources consisting mainly of sand, gravel, and bedrock, with some coal and metal ore deposits. Mineral resources in Thurston County are especially valuable because they are close to major population areas and used in sand and gravel construction projects.

While the county is rich in sand and gravel, it has few areas of high-quality basalts for construction. Shot rock is important for highway construction and flood control rip rap. The Tenino sandstone quarries have stone that was used for the State Capitol and other county structures. These resources are found throughout the county, with the largest concentrations in the west and south. Much of the county's mineral resources overlap with designated long-term forest lands. The county has about 6.1 billion tons of commercially significant sand and gravel. This is enough to meet long-term demand well into the future, though the amount of bedrock is unknown. There are also no known resources of valuable metals like silver or gold in the county.

Photo Credit: Experience Olympia

Thurston County's planning for mineral lands follows GMA statute and rules. They outline three primary steps:

1. **Identify** all mineral resources (mainly sand, gravel, and bedrock). *Classify* them by quantity, quality, and commercial significance.
2. **Designate** mineral resource lands with long-term commercial significance not yet characterized by urban growth. Designation must also consider relevant geologic, economic, land use, and environmental criteria in the GMA rules.
3. **Conserve** designated mineral resource lands. Use policies and development regulations to ensure extraction is feasible. Do not preclude it by development or conflicting land uses which could interfere with future extraction.

C. Designating Mineral Resources of Long-Term Commercial Significance

In Thurston County, some minerals may have long-term commercial significance. They include sand and gravel, coal, and a few rocks like columnar basalt (shot rock) and sandstone.

2025 CPAs Resolution 12-16-2025
p. 209 of 773

In the past, mineral resource lands were designated on a site-by-site basis and only included existing mining operations. The Comprehensive Plan amendment process designated lands or parts of a legal lot or parcel that met criteria.

In 2017, Thurston County hired Associated Earth Sciences, Inc. (AESI) to help meet state guidelines. AESI mapped and classified mineral resources in the county as part of a base inventory map. Data from DNR and USGS, information from the Washington Department of Transportation, and private studies were then used to develop a draft inventory and classification system. This approach helped AESI identify 189,475 acres of land with mineral resources eligible for designation.

In this chapter, mineral resource land designation and related policies are based on:

- A geologic inventory supplemented site-specific data when available.
- A hierarchical classification of resources based on resource quality and quantity.
- Designation criteria consistent with WAC 365-190-170.
- Policies to balance potential conflicts.

The mineral resource land designation represents an increase in designated mineral lands from 5,623 acres (prior to county-wide application of designation criteria) to 141,270 acres (after county-wide application). The mineral resource land designation of 141,270 acres is a decrease from the 189,475 acres of viable mineral resources (Table 5-4). The current designated mineral resource lands are shown on the Future Land Use Map (FLUM). Some areas were not included due to jurisdictional or legal, environmental, and land use compatibility issues.

Table 5-4. Acreage of Mineral Resource Lands in Thurston County

Mineral Resource Lands	Acres of Land
Previously Designated Mines (prior to county-wide designation, before 2020)	5,623 acres
Mineral Resource Lands Inventory (2017)	189,475 acres
Designated Mineral Lands (after county-wide designation, after 2020)	141,270 acres

Co-designation of Long-Term Mineral Resource Lands and Long-Term Agricultural Lands

Minerals which are the result of natural geologic forces are commonly found beneath prime farmland soils in Thurston County. Mining operations can disrupt farmland that is central to the Agricultural Lands of Long-Term Commercial Significance. Removing, storing, and spreading soil to allow mining can also reduce the productivity of prime farmland soils. This creates a natural conflict between agriculture and mining. Agriculture is sustainable, while mining depends on a fixed, non-renewable resource.

Co-designating land for mining and agricultural may work, but lands identified as agricultural lands of long-term commercial significance must be protected. These lands are designated based on criteria like having prime farmland soils on a property (see section 5.D. of this

2025 CPAs Resolution 12-16-2025
p. 210 of 773

chapter). Some areas within designated agricultural land may not be as suitable for farming, especially if they are not as high-quality as other parts of a contiguous block. Mineral extraction on the edges of these lands can be beneficial if it is done without disrupting contiguous designated land base for agricultural lands of long-term commercial significance.

Thurston County uses state guidelines to locate key mineral resource lands. These are outlined under WAC 365-190-070 provided by the Washington State Department of Commerce. With the help of these guidelines, and extra steps to protect public health, safety, and the environment, the county developed the following criteria to designate mineral resource lands of long-term commercial significance.

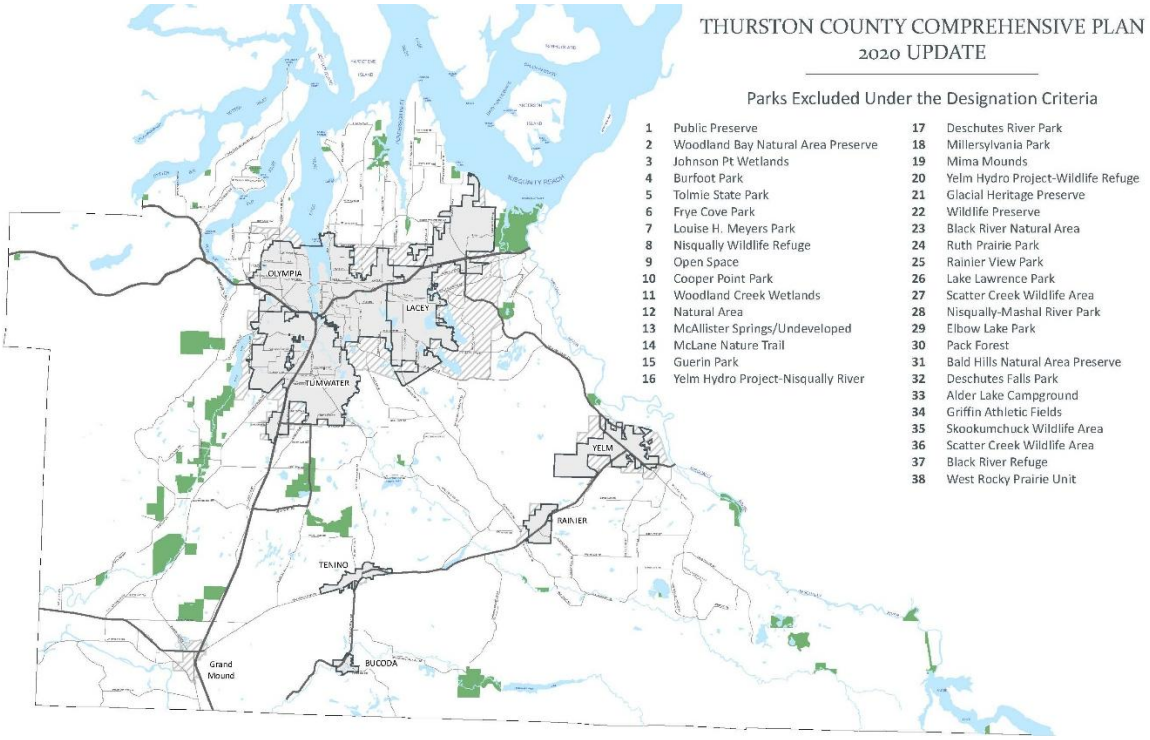
Minimum Designation Criteria

1. **Mineral Deposits.** Designated mineral resource lands should contain deposits of sand and gravel, coal, sandstone, basalt, or other igneous rock. This is based on U.S. Geological Survey maps, site-specific geologist data, or mining permits from the State Department of Natural Resources (DNR).
2. **Location.** Mineral resource lands must be at least 1,000 feet from public preserves, like parks, national wildlife refuges, state conservation areas, wildlife areas, and other government owned preserves. Hunting areas are excluded. These lands must be 1,000 feet away from urban growth and rural residential areas with densities of one dwelling per five acres or more. This distance helps prevent conflicts during mining operations.

   To qualify for a mineral resource designation, at least 60% of the area within 1,000 feet of a proposed site must be 5-acre or larger parcels. This excludes parcels owned by the applicant.
3. **Minimum Site Size.** An area proposed for the mineral resource lands designation should be at least 5 acres in size.
4. **Marketability.** Mineral resource lands must contain non-strategic minerals which are minable, recoverable, and marketable. A licensed geologist must determine this for the present or near future.
5. Mineral resource lands must not include historical or cultural preservation sites.
6. Mineral resource lands may include lands designated for long-term forestry.

Designation means mineral resources are present and that a land use compatibility study has been completed. Sites with this status can apply for permits to extract and process minerals. Designation does not guarantee that any specific site will be approved for mining. Designation should also not be used to justify a special use permit. Each mineral extraction proposal requires an additional project-level environmental review and the required permits.

Becoming Designated: To obtain a permit for mineral extraction, the land must be designated as mineral resource lands. If the land is not designated as a mineral resource land of long-term commercial significance (Map N-2), it may be eligible for designation with the appropriate information. This is done through a comprehensive plan amendment with the required geologic data. See the Goals, Objectives, and Policies section for specific requirements.



Removal from Designation: A property owner may file an application to remove a property from mineral designation. This process is completed through a comprehensive plan amendment and requires geologic information indicating resources are no longer present. De-designation is typically deferred until a periodic Comprehensive Plan Update when a county-wide assessment can be complete. The county may consider de-designation outside of a comprehensive update if a mining operation has ceased, and the site has been reclaimed. See the Goals, Objectives, and Policies section and Appendix B – Implementation Plan for specific requirements.

Beyond Designation: A key goal of the designation, permitting, and planning process is to protect mineral resources of long-term commercial significance for mining use. Policies are in place to keep incompatible uses from being located near these resources. The county also considers factors like the cost of hauling resources, which affects a miner's profit. At the same time, the policies are clear that mining should not interfere with existing residential uses or harm the environment.

Designated mineral lands may include environmentally sensitive areas. If these critical areas are present, mining may be restricted or prohibited. This is addressed during the site permit review. Mine operators must complete all reviews and permitting requirements prior to mining activity. The "Official Designated Mineral Resource Lands" map (Map N-2) shows lands that qualify as mineral resource lands. This map is an overlay on the county's Comprehensive Plan Future Land Use Map which shows underlying property land use designations. Map N-2 adds to but does not change these underlying designations.

Mineral resources designated as long-term commercially significant should be conserved for future resource extraction. To achieve this, the following steps must be taken:

2025 CPAs Resolution 12-16-2025
p. 212 of 773

1. A resource use notice must be provided to new developments within a specified distance of designated mineral lands.
2. Existing mining operations outside designated mineral lands must inform prospective property owners of the long-term resource nearby.

These steps help ensure that activities on land near designated mineral lands will not interfere with mining operations, as long as those operations follow best management practices (BMPs) for mineral extraction.

7

RESOURCE LANDS AND COMPETING LAND USES

A. Balancing Conflicts

Rural landowners are concerned about how farming, fishing, logging, and mining might affect their land. At the same time, resource industry operators share concern about the economic impact of nearby development. Such developments could lead to more complaints and hurt their businesses. Resource industry operations result in noise, smells, water impacts, erosion, traffic, and more that impacts neighboring land use. New developments near resource industries can lead to nuisance complaints which may also impact business operations.

The Comprehensive Plan protects resource industry operations from nuisance claims and expanding developments. As per RCW 7.48.305, Farming and forestry activities that follow good practices and began before nearby non-farm development are not considered a nuisance unless they pose a risk to public health and safety. Activities and practices conforming with all applicable laws and rules that do not affect health and safety are presumed to be "good practices". The County requires resource use notices for plats and permits near designated resource lands, such as agriculture, forestry, and mining. These notices inform landowners and builders about potential impacts from nearby resource industry activities like noise and smells. They also indicate that landowners' ability recover from nuisances may be limited.

The county's permit process for new forest, agriculture, and mining operations considers impacts on water, air, noise, travel, habitat, and land use. While county permits are required for many commercial resource operations, state and/or federal permits are also often needed. The county uses the Special Use Permit process to enforce conditions and best practices for mining in all zones and for managing forests in rural residential zones outside designated areas.

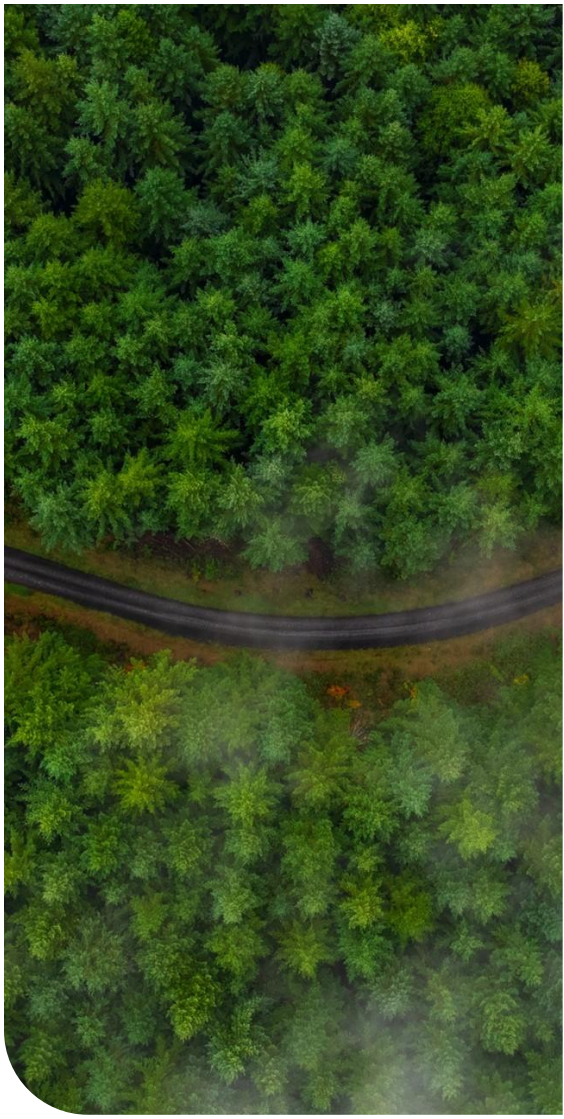


Photo Credit: Experience Olympia

2025 CPAs Resolution 12-16-2025
p. 213 of 773

Mining operations must also comply with the Mineral Extraction Code, which regulates water protection and helps reduce conflict with nearby land uses. They must manage hazardous waste, dust and smoke, roads, and noise. Many county residents are concerned about existing, non-operating, or abandoned mining sites. These sites may leave aquifers exposed to vulnerability and invite illegal waste dumping. DNR manages the reclamation process for all active and future mines. The county has several old, abandoned pits which predate mining permits and reclamation laws.

B. Conservation Tools for Resource Lands

The Comprehensive Plan aims to protect forests, agriculture, mining industries, and land for future generations. It requires that these businesses maintain their economic viability. This chapter's policies aim to boost the economy of resource industries.

Thurston County has programs to support agriculture and forestry, both inside and outside designated areas. These programs can lower taxes, boost the economy, and minimize conversion. Open Space Tax Programs are the primary tools which use tax reduction to protect forest and agricultural areas from conversion. The county uses additional conservation tools to protect lands for agricultural use in support of the economy. Such programs include the Voluntary Stewardship Program, conservation easements, fee simple purchase, Transfer of Development Rights, and Purchase of Development Rights (see Table 5-5).

Table 5-5. Acres of Land Enrolled in Conservation Programs

Program	Acres Enrolled
Open Space Tax Program	167,647
Transfer of Development Rights	220
Purchase of Development Rights	942
Fee Simple Purchase (Conservation Futures)	899
Agricultural & Conservation Easements (Conservation Futures)	1,145
Habitat Conservation Plan Acquisitions	260
Habitat Conservation Plan Working Lands Easements	7

Data Retrieved from: Thurston County Assessor's parcel data (March 2024), TRPC (2017), CPED internal data (2024)

Open Space Tax Program

In 1970, Washington State passed the Open Space Tax Act to protect open spaces, farms, and forests from high property taxes. The goal was to prevent these lands from conversion to urban or suburban land use. Farms and forests are now supported by the Open Space Tax Program.

For agriculture, the county offers a local farm tax classification that allows eligible farmers to pay taxes based on how their farmland is currently used rather than its potential "highest and best use" value for other purposes. This tax savings helps keep land values and tax assessment more affordable which reduces the pressure to convert farmland. The county also offers an

2025 CPAs Resolution 12-16-2025
p. 214 of 773

open space classification with a lower tax benefit than current use farmland. This program can include idled farmland. In 2023, the eligibility criteria for the open space classification were updated to make it more accessible for farm and agricultural conservation land. While many farmers participate in this program, some are either not enrolled or unaware of how to apply.

For forestry, the county has a designated forest land classification for commercial forestry operations. The county timberland open space program also offers a lower tax benefit.

Error! Reference source not found.6 shows land enrolled in open space tax programs. In 2024, about 9% of county land was enrolled in an Open Space program related to agriculture (includes current use agriculture and open space). Nearly 49% of county land is forested. Of that, about 12.5% was enrolled in an open space program related to forestry and located outside of designated forest lands.

Table 5-6. Acres of Land Enrolled in Open Space Tax Program

Open Space Tax Program	Acres Enrolled	Percentage of Land Base
Current Use Agriculture	31,776	8%
Open Space Open Space	4,693	1%
Designated Forest Lands (outside of designated LTF)	48,998	12%
Timberland (outside of designated LTF)	2,223	0.5%
Total Acreage Enrolled	**167,647**	**43%**

Voluntary Stewardship Program (VSP)

The Voluntary Stewardship Program, established in 2011 under the Growth Management Act (Chapter 36.70A RCW), allows counties to protect critical areas on agricultural lands using local, watershed-based plans and incentives. Before 2011, counties relied on regulations to protect these areas that often posed challenges to farm viability and led to legal battles. The VSP provides an alternative approach to protecting critical areas while keeping agricultural land viable.

The VSP does not impose more regulations on agricultural lands, but enables partnerships between the county, a technical assistance provider, and landowners to create voluntary, site-specific stewardship plans. The VSP is a broad, incentive-based strategy. It aims to protect and voluntarily enhance critical areas while sustaining and improving the long-term viability of agriculture.

Conservation Futures

Conservation Futures is a land preservation program authorized by RCW 84.34.200. It protects and maintains open spaces, timberlands, wetlands, habitat areas, cultural sites, and agricultural farmlands in Thurston County. Established in 1989, this program is

funded by a property tax levy and can be used for the following approaches to agricultural land conservation.

Purchase of Development Rights
Thurston County established a Purchase of Development Rights Program (PDR) in 2011. This program allows the county and other qualified conservation programs to preserve farmland by purchasing their development rights. When landowners agree to conserve their land, they are compensated. In the PDR program, property owners typically keep and remain on their own land. This program is available to all lands that meet the Open Space Tax Program's definition of agricultural lands (RCW 84.34.020).

Fee Simple Purchase
In this program, land can be acquired by an entity such as a land trust or conservation agency. For example, farmers may lease or purchase the land if they agree to use it for agricultural purposes. In a fee simple purchase, land trusts own the land outright and control its management. They can also offer long leases or sell land, provided buyers agree to sustainable agricultural practices on site.

Agricultural and Conservation Easements
Conservation easements are a voluntary legal agreement between a landowner and a land trust. They permanently limit property use to protect agricultural or conservation value. Agricultural conservation easements require continued agricultural use but allow landowners to stay on the land.

Transfer of Development Rights (TDR)

Thurston County's Transfer of Development Rights Program (TDR) helps agricultural landowners benefit financially from their own land without selling it for development. Property owners in the Long-term Agriculture zone (Sending Area) can sell unused development rights. These rights are then sold and transferred to another property in an urban area (Receiving Area). This approach helps preserve the county's rural character and supports its farming economy.

Habitat Conservation Plan

The Thurston County Habitat Conservation Plan (HCP) requires mitigation for permitted development impacts on federally listed habitat and candidate wildlife in prairies and wetlands. To address this, the HCP provides offsite mitigation for these impacts. This includes working lands easements for farmers with land inside the HCP covered area. Conservation grazing is one tool used on these working lands easements where grazing livestock help maintain habitats for wildlife. By developing a conservation easement for HCP covered species, farmers can earn money while continuing to farm. The properties retain value as habitat for listed and rare species while supporting agriculture and rural character in Thurston County.

Thurston County uses these programs to protect its agricultural, forest, and habitat lands. Funding also comes from federal, state, non-profit, and private sources for purchasing land and easements. So far, 260 acres have been set aside for the Habitat Conservation Plan. More purchases and working lands easements are planned for the next 30 years. Right now, only new reserves are included in the Comprehensive Plan update. However, conservation grazing will be used to manage invasive plants whenever possible.

8

GOALS, OBJECTIVES, AND POLICIES

Agricultural Resources

GOAL 1: Preserve Agricultural Land in Order to Ensure an Adequate Land Base for Long-Term Farm Use.

Goal 1 | Objective A Conserve and enhance agricultural lands for long-term farming use, including those outside of and not designated as agricultural lands of long-term commercial significance.

POLICIES:

NR-1.A.1 New residential uses adjacent to existing farms should be developed in a manner which minimizes potential conflicts and reduces unnecessary conversion of farmland. The use of "cluster" development patterns in conservation subdivisions should not result in increased density adjacent to existing farms and should ensure that resource use parcels intended for agricultural use can be reasonably farmed.

NR-1.A.2 Encourage farmland owners to retain their lands in farm production or preserve for future agricultural use by enrolling in the Open Space Tax Program.

NR-1.A.4 In order to reduce development pressure on farms in rural areas, future development should be directed toward designated growth areas where existing and planned services can more easily accommodate growth. Outside these growth areas, densities should remain low.

NR-1.A.5 Consider new incentives to encourage conservation subdivisions on rural residential lands that have active farms or could be farmed to further conserve lands for future agricultural operations that are not already protected as long-term agriculture.

NR-1.A.6 Consider a new agricultural zone that applies to agricultural lands located outside of the long-term agriculture designation that protects underlying agriculture soils and existing operations from incompatible adjacent uses and development pressures and maintains and enhances agricultural viability.

NR-1.A.7 Agricultural lands within the Nisqually Valley should be given a high priority for protection by means customized to the Valley's unique characteristics. Agricultural lands within the Nisqually Subarea should be protected from the encroachment of existing and potential residences within the valley and along the adjacent wooded hillsides.

NR-1.A.8 Continue to develop innovative strategies for the conservation of farmland and to encourage farmers to stay in and conserve land for agriculture. Support farmland preservation through land use policies and financial incentives (e.g.,

2025 CPAs Resolution 12-16-2025
p. 217 of 773

conservation easements) to maintain production capacity and increase self-sufficiency.

NR-1.A.9 Work with conservation groups and farmland owners to encourage participation in voluntary programs for the conservation of agricultural and working lands.

NR-1.A.10 Continue to support access to markets and income diversification for farmers.

NR-1.A.11 Continue to support access to lands protected under the Habitat Conservation Plan (HCP) for conservation grazing, and explore new opportunities to use HCP lands for native seed and plant cultivation.

Goal 1 | Objective B Educate the community about the value of the county's agricultural resources and encourage community support of agriculture.

POLICIES:

NR-1.B.1 Encourage schools, local organizations, and the media to provide more information on the importance of local agriculture to all community members and special problems agricultural operators can run into.

NR-1.B.2 Work with community groups to support the continued viability of agriculture and encourage community support for it.

NR-1.B.3 Encourage education of the value of prairie land for management and ecological and traditional food resources. New reserves under the county HCP conservation land system will include Tribal harvest of camas where feasible, and public outreach events related to the HCP will address the role of indigenous people as having managed prairies since time immemorial.

Goal 1 | Objective C Provide regulations that are supportive to long-term agricultural use.

POLICIES:

NR-1.C.1 Train staff to assist farmers in working through often time-consuming and complex processes and regulations at the local, state, and federal levels.

NR-1.C.2 Encourage farmer participation in the Voluntary Stewardship Program to promote the long-term viability of agricultural activities while protecting and enhancing critical areas.

NR-1.C.3 Provide the agricultural community with an advocate, or “agricultural liaison”.

NR-1.C.4 Noxious weeds pose a significant economic threat to agriculture. The county Noxious Weed Control Board should have the opportunity to recommend control options as part of their integrated pest management program in accordance with the proposed Ground Water Management Plan, the Thurston County Pest and Vegetation Management Policy, and any other applicable county policies.

NR-1.C.5 Thurston County shall not be precluded from regulating agricultural chemicals if adequate protection of the resources and public health are not being met by existing regulatory agencies.

NR-1.C.6 Within Thurston County, agricultural activities consistent with good agricultural practices and established prior to surrounding nonagricultural activities shall be given protection from nuisance claims in accordance with state law, RCW 7.48.305.

NR-1.C.7 Continue to work with flood agencies and neighboring jurisdictions to address ongoing flooding problems of the Chehalis River and other areas that adversely affect agricultural operations.

Agricultural Resources

GOAL 2: Conserve Agricultural Land of Long-Term Commercial Significance

Goal 2 | Objective A Prioritize agricultural lands of long-term commercial significance for conservation.

POLICIES:

NR-2.A.1 Conserve an underlying land base designated for agricultural land of long-term commercial significance sufficient to maintain and enhance the economic viability of the agricultural industry in the county over the long term; and to retain supporting agricultural businesses, such as processors, farm suppliers, and equipment maintenance and repair facilities.

NR-2.A.2 Designated agricultural lands will be zoned at very low densities to ensure the conservation of the resource for continued agricultural use.

NR-2.A.3 Limit non-agricultural development within designated agricultural areas to non-prime farmland soils whenever possible.

NR-2.A.4 Non-agricultural development within designated agricultural areas should be compactly developed, in order to conserve the largest area possible for continued agricultural use.

NR-2.A.5 Provide flexibility for farmers by allowing a variety of associated uses that support agriculture in agriculture zones and within the agritourism overlay district, provided they are located on non-prime farmland soils where possible.

NR-2.A.6 Discourage the establishment or expansion of local improvement districts, utility local improvement districts, or sewer, water or public utility districts into designated agricultural areas of long-term commercial significance.

2025 CPAs Resolution 12-16-2025
p. 219 of 773

NR-2.A.7 Except within urban growth areas, land uses that are adjacent to long-term commercial agriculture areas should be of compatible use, such as sawmill operations, warehousing, agribusinesses, and low density residential.

NR-2.A.8 Adequate water rights should be reserved for designated agricultural land of long-term commercial significance for both future production and to support programs conserving designated agricultural land.

NR-2.A.9 Explore reserving water rights to support protection of designated agricultural land of long-term commercial significance.

NR-2.A.10 The designation of agricultural land of long-term commercial significance will only be reevaluated for removal at the time of a periodic update consistent with WAC 365-190-040(10)(c).

After any de-designations, the amount of land designated as agricultural lands of long-term commercial significance shall be sufficient to maintain and enhance the economic viability of the agricultural industry in the county over the long term.

NR-2.A.11 A landowner may submit an application for inclusion in the Long-Term Agriculture designation outside of the update cycle by filing a comprehensive plan amendment.

NR-2.A.12 A landowner with a portion of property enrolled in Long-Term Agriculture may voluntarily enroll contiguous parcels in Long-Term Agriculture, even if they do not meet the designation criteria. Landowners not adjacent to existing Long-Term Agriculture may apply to voluntarily enroll so long as they are a minimum of 40 acres. A comprehensive plan amendment application is required.

NR-2.A.13 Limit nuisance claims by new residential developments against permitted agricultural activities.

Goal 2 | Objective B Provide programs that help farmers of agricultural land of long-term commercial significance realize the capital from the land's development potential without converting it to non-agricultural uses.

POLICIES:

NR-2.B.1 Explore updates to the Transfer of Development Rights (TDR) and Purchase of Development Rights (PDR) programs that improve the overall market demand for these programs.

NR-2.B.2 Educate and encourage farmers to utilize Transfer of Development Rights (TDR) and Purchase of Development Rights (PDR) programs as economic incentives to stay in agriculture.

NR-2.B.3 Educate and encourage farmers to work with land trusts and conservation agencies to use fee simple purchase and conservation easements as economic incentives to stay in agriculture.

2025 CPAs Resolution 12-16-2025
p. 220 of 773

NR-2.B.4 Encourage farmers to participate in the VSP to maintain and improve the long-term viability of their agricultural operations.

NR-2.B.5 Explore approaches to administering water in cooperation with farmers, including water banking, that would allow farmers to realize value of inchoate or excess water.

Goal 2 | Objective C Provide partnership opportunities with Tribes to conserve designated long-term agricultural lands through traditional active management practices.

POLICIES:

NR-2.C.1 Work with Tribes with usual and accustomed harvesting lands and waters to encourage access to traditional foods and resources.

NR-2.C.2 Protect access to harvest of traditional foods and resources by working with Tribes to consider programs that could support traditional modes of active management by defining certain end products (camas bulbs, native seeds, etc.) as agricultural products, where appropriate and mutually agreed.

NR-2.C.3 Provide for open and green spaces and healthy wildlife and habitat to support Tribal harvest of treaty-reserved resources.

Aquaculture Resources

GOAL 3: Protect and Preserve Aquaculture Growing Area and the Ecological Conditions they Depend on To Ensure an Adequate Resource Base for Long-Term Use.

Goal 3 | Objective A Provide land use and water management programs to conserve and enhance commercial marine aquaculture areas and land based aquaculture for long-term sustainable use.

POLICIES:

NR-3.A.1 Land use decisions and regulations should consider downstream effects on water quality. Impacts to shellfish growing areas classified for harvest by the Department of Health should be addressed throughout County ordinances.

NR-3.A.2 Uses of lands that are near designated marine aquaculture areas should be compatible with aquaculture. Preferred adjacent uses include forestry and low-density rural residential. Those uses should not increase stormwater runoff or otherwise degrade water quality needed for aquacultural use.

2025 CPAs Resolution 12-16-2025
p. 221 of 773

NR-3.A.3 Facilities and areas used for aquaculture (both land-based and marine) should be protected from encroachment by incompatible adjacent or nearby land uses.

NR-3.A.4 Land based and marine aquacultural activity should not be considered a nuisance when carried out in a reasonable manner and within applicable regulations. Unnecessary restrictions should not be imposed on aquacultural activities, outside of regulations necessary to preserve ecological function of shoreline areas or to protect public health, welfare, and safety.

NR-3.A.5 New residential development and other uses in aquacultural areas should be designed and managed to minimize potential conflicts with on-going aquaculture operations.

NR-3.A.6 Aquacultural activities, such as those encouraged under the Washington Shellfish Initiative, should be encouraged and conducted in a way that minimizes adverse impacts on adjacent shorelines, communities, and ecosystems – including impacts from noise, lights, visual appearance, and overall environmental quality. Aquaculture operators should avoid practices that cause unnecessary aesthetic blight or pollution in the marine environment whenever possible.

NR-3.A.7 Aquaculture operations that draw on groundwater supplies (i.e., inland hatcheries) should be managed so as not to degrade groundwater quality or substantially reduce groundwater quantity.

NR-3.A.8 Water quality in the county's marine and inland waters, and groundwater in the county should be protected from degradation. Degraded waters should be restored within the drainage basins of designated commercial marine aquaculture areas, or areas of significant recreational shellfish harvesting.

NR-3.A.9 Consider incentivizing land and water stewardship upstream of shellfish areas. For example, landowners in drainage basins that feed aquaculture growing waters could be made eligible for the Open Space Tax Program if they implement conservation measures that protect water quality.

NR-3.A.10 Support Tribal access to traditional fish and shellfish harvest areas. Coordinate with Tribal governments to ensure that county actions do not infringe on treaty protected harvesting, and to collaboratively enhance those resources.

NR-3.A.11 Encourage the location, design, and operation of aquaculture activities in a manner that supports long-term beneficial use of the shoreline while maintaining shoreline ecological functions and processes. Aquaculture proposals should minimize adverse effects and mitigate unavoidable adverse impacts to achieve no net loss of ecological function, consistent with the County's Shoreline Master Program.

NR-3.A.12 Promote sustainable aquaculture practices that minimize pollution and ecological disturbance. Aquaculture operators should, whenever feasible, use gear and techniques that prevent contaminants from entering the water.

NR-3.A.13 Aquaculture facilities should be designed and located to avoid the introduction or spread of invasive aquatic species and diseases.

NR-3.A.14 Whenever possible, aquaculture operators should employ predator control measures that do not harm or unduly harass native wildlife consistent with the requirements and standards in the Shoreline Master Program Section 19.600.115(C)(1)(r).

RELATIONSHIP TO THE SHORELINE MASTER PROGRAM:

The Shoreline Master Program is the county document which governs development on the shorelines in compliance with the State Shoreline Management Act (RCW 90.58). Within the master program there are policies and regulations relating to aquaculture. The Comprehensive Plan goals, objectives and policies are intended to complement those in the master program; both documents should be consulted in reference to developing in the shoreline area.

Forest Resources

GOAL 4: Conserve Forest Lands in Order to Maintain a Viable Forestry Industry While Protecting Environmental Values.

Goal 4 | Objective A Conserve and enhance forest lands for long-term economic use.

POLICIES:

NR-4.A.1 Residential development adjacent to forestry uses should occur in a manner which minimizes potential conflicts and reduces unnecessary conversion of forest land through use of such mechanisms as clustering, buffers, etc.

NR-4.A.2 Support and encourage the maintenance of forest lands in timber and current use property tax classifications consistent with RCW 84.33 and 84.34.

NR-4.A.3 Within Thurston County, forest practices consistent with good practices and established prior to surrounding non-forestry activities shall be given protection from nuisance claims in accordance with state law, RCW 7.48.305.

NR-4.A.4 Provide outreach and information to forestland owners about county regulatory and permitting processes.

NR-4.A.5 Seek funding opportunities to be used to purchase development rights from willing forest landowners to preserve the resource for future generations.

NR-4.A.6 Work with conservation groups, commercial family forestland owners, and others to encourage voluntary participation in a Purchase of Development Rights (PDR) Program for the conservation of managed working forest lands.

2025 CPAs Resolution 12-16-2025
p. 223 of 773

Goal 4 | Objective B Encourage forest lands to accommodate public recreation and conservation of fish and wildlife habitats, scenic vistas, and nearby property values.

POLICIES:

NR-4.B.1 Public trails, camping facilities, and other low intensity recreation uses are encouraged in forest lands.

NR-4.B.2 Support cooperative resource management as developed in the Timber, Fish and Wildlife agreement, which is an agreement among industrial timber landowners, environmental groups, state resource agencies, and Tribes for managing the state's public and private timber lands and public resources.

NR-4.B.3 Consider protection of mature forest stands in the metropolitan fringe areas of the county for their historic and aesthetic values for parks and other recreational uses and to reduce heat island effects, unless they are designated as forest lands of long-term commercial significance.

NR-4.B.4 When timber harvesting is for conversion to other uses, the county will ensure that harvesting is done in a manner compatible with current and future land uses of the surrounding area and maintenance of water quality, environmentally sensitive features, corridors for wildlife habitat connectivity, and fish habitat and conserves trees over 25 inches in diameter for carbon sequestration.

NR-4.B.5 When harvesting forest lands for conversion to other uses, only the area being converted to another use should be harvested to allow for maintenance of water quality, localized flood control, shade benefits and carbon sequestration.

NR-4.B.6 Forestry activities should not alter wetlands or stream corridors.

NR-4.B.7 Develop investment return based approaches that encourage commercial forestry operations to lengthen harvest cycles and increase stand age of commercially productive forests in a manner that benefits hydrology.

NR-4.B.8 Expand county operated conservation programs to provide incentives for voluntary implementation of best management practices including lengthening harvest cycles for the purpose of increasing water storage and hydrologic outputs of forest lands.

Forest Resources

GOAL 5: Conserve Forest Lands of Long-Term Commercial Significance in Order to Ensure an Adequate Land Base and Discourage Incompatible Uses.

Goal 5 | Objective A Conserve forest lands of long-term commercial significance and enhance for productive economic use.

2025 CPAs Resolution 12-16-2025
p. 224 of 773

POLICIES:

NR-5.A.1 The primary land use activities in forest lands of long-term commercial significance should be commercial forest management, agriculture, mineral extraction, recreation, accessory uses, and other non-forest related economic activities relying on forest lands.

NR-5.A.2 Land use activities within or adjacent to forest lands of long-term commercial significance should be sited and designed to minimize conflicts with forest management, and other activities on forest land.

NR-5.A.3 Commercial forest land considered desirable for acquisition for public recreational, scenic and park purposes will be evaluated for its impact on a viable forest industry and local government revenue and programs. Park, recreation, and open space policies, including acquisition policies, are in Chapter 9.

NR-5.A.4 Discourage the establishment or expansion of local improvement districts, utility improvement districts, or sewer, water or public utility districts in lands designated as long-term commercial significance which result in the imposition of assessments, rates, or charges on designated forest land.

NR-5.A.5 Encourage clustering of residential development in conservation subdivisions on rural lands adjacent to commercial forestry. The open space in a conservation subdivision should be adjacent to the forest lands of long-term commercial significance.

NR-5.A.6 Encourage the continuation of commercial forest management by supporting land trades that result in consolidated forest ownerships and work to conserve legacy forests.

NR-5.A.7 Encourage the continuation of commercial forest management by working with forest managers to identify and develop other incentives for continued forestry.

NR-5.A.8 Strongly discourage residential development within the Long-Term Forestry designation. However, nothing in this policy should be construed to prevent the owner of designated Long-Term Forestry from living on his/her land, provided that applicable building requirements are met.

NR-5.A.9 Subject to any state or local regulation of critical areas, the county encourages the multiple economic use of forest land for a variety of natural resource and other land use activities particularly suited for forest lands because of physical and topographical characteristics; remoteness from populated areas; availability of water supplies; the quality of the forest environment; or where the efficient provision of statewide or regional utilities, energy generating and/or transmission facilities, or public facilities require access across or use of such forest lands.

NR-5.A.10 Limit nuisance claims by new residential developments against permitted forestry activities.

Forest Resources

GOAL 6: Protect Rural Forest Lands from Pressures to Convert to Other Uses.

Goal 6 | Objective A Provide measures to protect owners of rural forest lands from development pressures.

POLICIES:

NR-6.A.1 Development regulations will accommodate and encourage clustering of residential development in conservation subdivisions on rural lands adjacent to rural forest lands. The open space in conservation subdivision should buffer rural forest land from development.

NR-6.A.2 Encourage that land use activities adjacent to forest land in rural areas be sited and designed to minimize conflicts with forest management and other permitted activities on forest land.

NR-6.A.3 Utilize a Purchase of Development Rights (PDR) Program as an incentive for property owners to conserve forest lands within the county to ensure that working forest lands continue to stay available for such uses.

NR-6.A.4 Develop and implement tools to evaluate the impacts of proposed forestland conversions to local and regional hydrology. Consider these impacts when making decisions about land use conversions.

Mineral Resources

GOAL 7: Identify, Designate, and Conserve Mineral Resource Lands of Long-Term Commercial Significance.

Goal 7 | Objective A Identify, classify, and designate mineral resource lands that are not characterized by urban growth, that contain commercially significant mineral deposits, and that satisfy applicable criteria established by the Growth Management Act (GMA) statute and rules, and Thurston County's Comprehensive Plan.

POLICIES:

NR-7.A.1 Using the best information available, identify all unincorporated lands that contain commercially valuable mineral resources, such as sand, gravel, bedrock and other mineral resources.

2025 CPAs Resolution 12-16-2025
p. 226 of 773

NR-7.A.2 Designated mineral resource lands are an overlay to the underlying land use designation of property and supplement, but do not change, the underlying land use designation of affected properties.

NR-7.A.3 Properties that are currently designated as mineral resource lands in the Comprehensive Plan and/or that are operating pursuant to a valid mining permit are considered to be mineral resource lands of long-term commercial significance.

NR-7.A.4 Designation as mineral resource land indicates that the property has been reviewed to determine the presence or absence of specific geologic, land use and environmental features at a county-wide, comprehensive planning level, and that the land is potentially appropriate for mineral extraction subject to adopted site-specific review and permitting procedures and applicable development regulations. Designation does not convey any permit, approval or authorization to mine or otherwise use, alter, or develop any designated property, and is not a substitute for site-specific review and permitting of a proposed mining operation consistent with applicable Thurston County development regulations. Designation does not create a presumption that an individual property or project should be approved for mining.

NR-7.A.5 Designation as mineral resource lands is a pre-condition for submitting an application to the county to extract mineral resources on a specific site, unless a site meets specific exceptions as listed in the county Code.

NR-7.A.6 Using the best information available, Thurston County should identify all unincorporated lands that meet the minimum designation requirement. The Designated Mineral Resource Lands map (Map N-2) should be periodically reviewed..

a. If at the time of a county-wide update there are new parks that were not previously excluded during the designation process, the county should exclude the park from the designated mineral lands map but should also consider reducing or eliminating the 1,000-foot separation distance. This is based on the understanding that future parks are siting in a known designated mineral resource use area.

b. For the purposes of the Designated Mineral Lands Map (Map N-2), a “public park and preserve” is defined as the following: a park in the Thurston County Parks Layer that is at least 5 acres or larger, and is government owned, including public preserves, national wildlife refuges, habitat and wildlife areas, natural areas, state conservation areas, and developed or undeveloped parks used for passive or active recreation. This definition does not include the following: non-government parks, parks smaller than 5 acres, trailhead parcels, county-owned boat launches, county-owned trails, the off-road vehicle park, and The Evergreen State College. This is displayed on the in-chapter map located on page 3-26.

2025 CPAs Resolution 12-16-2025
p. 227 of 773

NR-7.A.7 Designated mineral resource lands may be removed from the Comprehensive Plan map by action of the Board of County Commissioners if it is determined that mineral excavation is no longer an appropriate use because of changed conditions and/or the land no longer meets the criteria for designation. Removal from designation should be delayed until the time a county-wide analysis can be completed.

NR-7.A.8 Mineral lands and agricultural lands of long-term commercial significance may be co-designated when mining would not negatively impact the contiguous land base of designated agricultural lands, and when the co-designated land is contiguous with adjacent mineral lands.

Goal 7 | Objective B Ensure that lands adjacent to designated mineral resource lands do not interfere with mineral extraction.

POLICIES:

NR-7.B.1 Mineral extraction industries should be allowed to locate where prime mineral resources exist.

NR-7.B.2 Conserve designated mineral resource lands of long-term commercial significance for potential mineral extraction, and ensure that the use of adjacent lands does not interfere with the use of designated mineral extraction sites that are being operated in accordance with best management practices and other laws and regulations.

NR-7.B.3 Mineral extraction sites that are being operated in accordance with applicable best management practices, and all other county, state, and federal laws and regulations and existed prior to non-extraction surrounding land uses will be protected from nuisance claims from landowners who have been notified of designated mineral lands and/or the mineral extraction site.

NR-7.B.4 Discourage new residential uses from locating near prime designated mineral deposit sites until mineral extraction is completed, unless adequate buffering is provided by the residential developer.

NR-7.B.5 Protect operators and adjacent residential areas by requiring notice at the time of permitting that states the area may have mining-related activities, including mining, extraction, washing, crushing, stockpiling, blasting, transporting, and recycling of minerals.

Mineral Resources

2025 CPAs Resolution 12-16-2025
p. 228 of 773

GOAL 8: Ensure that Impacts to the Environment and Other Surrounding Land Uses from Extraction on Mineral Resource Lands of Long-Term Commercial Significance are Mitigated for and Managed through the Permitting Process.

Goal 8 | Objective A Provide regulatory mechanisms that balance and minimize conflicts between extractive industries, other land uses, and general environmental concerns.

POLICIES:

NR-8.A.1 Locate designated mineral resource lands in low-density rural areas where conflicts between extraction operations and surrounding land uses can be avoided or minimized. Designated lands should not be characterized by a predominance of environmental constraints.

NR-8.A.2 Extraction industries shall not adversely impact adjacent or nearby land uses, or public health and safety.

NR-8.A.3 Protect areas where existing residential uses at densities of greater than 1 unit per 5 acres predominate against intrusion by mineral extraction operations.

NR-8.A.4 Buffer mineral extraction sites that are adjacent to existing residential areas. Buffers could consist of berms and vegetation to minimize impacts to adjacent property owners.

NR-8.A.5 Mineral extraction activities shall not negatively affect nor endanger surface and groundwater flows and quality.

NR-8.A.6 Some critical areas may prohibit or restrict allowed mineral extraction uses. Consider critical areas, including fish and wildlife habitat, wetlands, floodplains, aquifer recharge areas, and geologic hazard areas at the permit level before approving mineral extraction, as regulated under Thurston County Code, Title 24.

NR-8.A.7 Evaluate impact on public roads at the permit level before approving new or expanding mineral extraction.

NR-8.A.8 Mineral extraction on designated agricultural lands should be avoided unless the soils can be restored to their original productive capabilities, as identified in a soil survey, as soon as possible after mining occurs.

NR-8.A.9 When feasible, accessory uses to mining (crushing, screening, or washing) should be located on mineral lands that are not on prime farmland soils. In the event that prime farmland soils cannot be avoided, the footprint should be

2025 CPAs Resolution 12-16-2025
p. 229 of 773

minimized.

Mineral Resources

GOAL 9: Ensure that Reclamation and Restoration are Designed for the Appropriate Post-Extractive Use of the Site and are Compatible with Planned Future Use of Adjacent Lands.

Goal 9 | Objective A Identify and plan for post-extractive uses of mineral resource lands at the time of permitting a mineral operation.

POLICIES:

NR-9.A.1 Identify post-extractive uses for mineral resource lands at the time of permitting.

NR-9.A.2 Restoration of mineral extraction sites should occur successively as the site is being mined. Restore the site consistent with the appropriate future land use and blend with the adjacent landscape and contours.

NR-9.A.3 Ensure that mine site excavation and reclamation are consistent with county, city, and Tribal land use plans and the state Surface Mine Reclamation Act (RCW 78.44).

NR-9.A.4 Encourage innovative reclamation plans in concert with private landowners for the final conversion of exhausted mineral resource lands into desirable uses – such as park land, open space, forest land, community lakes, housing, agricultural land, and other uses – that are compatible with the Comprehensive Plan and zoning. These uses should be compatible with adjacent land uses.

NR-9.A.5 In areas of co-designated mineral lands and agricultural lands, post-reclamation of mineral extraction sites must maintain the long-term agricultural use and should occur in a timely fashion.

2025 CPAs Resolution 12-16-2025
p. 230 of 773

CHAPTER 6

HEALTH & HUMAN SERVICES

1

INTRODUCTION

The Health and Human Services Chapter describes health in the county, contributing physical and environmental factors to health, and services designed to increase county-wide health. The Health and Human Services Chapter also sets policies to address the changing conditions of Thurston County.

The way our community develops affects our health and the environment. Opportunities to engage in healthier behaviors are constrained or supported by how areas such as cities or towns are built over time. For example, the steady increase in childhood obesity closely mirrors the patterns of school siting and design over the last fifty years – with larger school campuses in more remote locations, often in places without the infrastructure to support walking from the nearest residences served by the school. As a result, fewer and fewer students have the option of being active (walking or bicycling) for their travel to and from school.

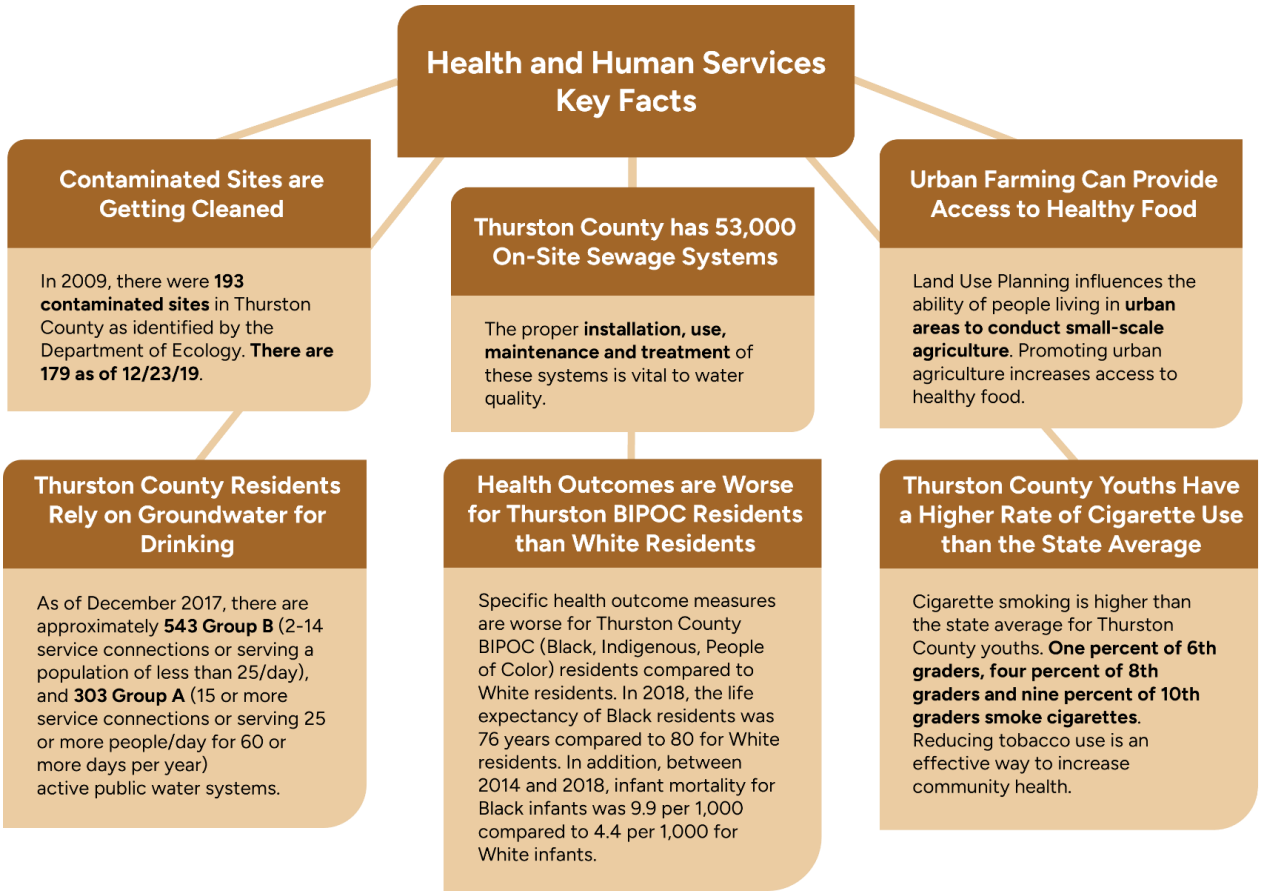
In order for community development to promote good health for our residents, the policies that guide development and manage growth should consider health implications. The purpose of this chapter is to define those implications and to plan for the environments that will meet the needs of current and future Thurston County residents while preventing disease and keeping our local population as healthy as possible.

2020 Update: Critical Issues

- Encouraging land use development that emphasizes urban density and infill to create walkable communities;
- Strengthening collaboration across the partners, agencies and programs that address housing needs, provide emergency shelters and treat homelessness;

2025 CPAs Resolution 12-16-2025
p. 231 of 773

- Expanding access to, and the quality of, local healthcare services; and
- Protecting the environment, especially from water and air pollutants.
- Commit to achieve health equity and a course of action that reduces, and ultimately eliminates, health disparities so that optimal health for all is possible and that differences in life and health outcomes cannot be predicted on the basis of race.



Thurston Thrives, 2018. Water is a valuable resource used in a wide range of community functions; industry, commerce, agriculture and most importantly drinking water. Clean water is vital to community health.

2025 CPAs Resolution 12-16-2025
p. 232 of 773

2

PLANNING CONTEXT FOR HEALTH AND HUMAN SERVICES

A. County-wide Planning Policies

The GMA requires counties and cities to work together to create county-wide planning policies (CWPPs) for coordination, economic development, and public services. Adopted in 1992 and updated in 2015 and 2025, these policies offer a comprehensive planning framework for the county, and its cities and towns. The policies in this chapter are consistent with the County-Wide Planning Policies. CWPPs relate to all elements of the Comprehensive Plan. Those specific to health include CWPPs 1.3, 1.8, 1.10, 1.11, 1.12, 3.2, 5.1, and 7.5.

GROWTH MANAGEMENT REQUIREMENTS

The Health and Human Services element is not required by the GMA. However, **Essential Public Facilities** (solid waste handling facilitates, mental health facilities, inpatient facilities, etc.) must be included in Comprehensive Plans. These Essential Public Facilities are discussed in **Chapter 3 Land Use**.

> **Public facilities and services.** Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.
>
> RCW 36.70A.020(12)

B. Regulatory Authority

The authority of the County to do the work of protecting the public's health and safety is established by the laws of Washington State.

Revised Code of Washington (RCW) 70.05.060

This RCW establishes the powers and duties of the local Board of Health. In Thurston County, the Board of County Commissioners also serve as the County Board of Health. The difference between the two boards is that the Board of Health has authority to enforce the state's public health laws and rules established by the state board of health and secretary of health throughout the entire county. This jurisdiction includes the cities within the county. In contrast, the Board of County Commissioners only has jurisdiction of the unincorporated parts of the County.

The RCW states that the Board of Health shall:

- Enforce through the local health officer or the administrative officer appointed under RCW 70.05.040, if any, the public health statutes of the state and rules promulgated by the state board of health and the secretary of health;
- Supervise the maintenance of all health and sanitary measures for the protection of the public health within its jurisdiction;
- Enact such local rules and regulations as are necessary in order to preserve, promote and improve the public health and provide for the enforcement thereof;
- Provide for the control and prevention of any dangerous, contagious or infectious disease within the jurisdiction of the local health department;
- Provide for the prevention, control and abatement of nuisances detrimental to the public health.

2025 CPAs Resolution 12-16-2025
p. 233 of 773

- The RCW goes on to note that the Board of Health also has the responsibility to make reports to the state board of health and to set fees for services authorized by law or the state board of health.

Revised Code of Washington (RCW) 70.05.070

A subsequent section, RCW 70.05.070, describes the powers and duties of the local health officer, reinforcing that this is a means for the board of health to meet its responsibilities. It also adds some specific means of accomplishing public health duties, a selection of which are included here:

- Inform the public as to the causes, nature, and prevention of disease and disability and the preservation, promotion and improvement of health within his or her jurisdiction;
- Prevent, control or abate nuisances which are detrimental to the public health;
- Collect such fees as are established by the state board of health or the local board of health for the issuance or renewal of licenses or permits or such other fees as may be authorized by law or by the rules of the state board of health;
- Inspect, as necessary, expansion or modification of existing public water systems, and the construction of new public water systems, to assure that the expansion, modification, or construction conforms to system design and plans;
- Take such measures as he or she deems necessary in order to promote the public health, to participate in the establishment of health educational or training activities, and to authorize the attendance of employees of the local health department or individuals engaged in community health programs related to or part of the programs of the local health department.

3

BACKGROUND AND CONTEXT

There are important links between health and the built, natural and community environments. These links are reflected in the comprehensive plan to address the need to protect and promote resident health and safety. They also allow Thurston County to accelerate opportunities to promote the public's health. While all parts of the Comprehensive Plan intersect with health objectives, the elements most connected with achieving health objectives include: Housing, Land Use, Natural Environment, Natural Resource Lands, and Transportation.

A. Determinants of Health

Our health is affected by a number of factors, known as determinants of health. Understanding these factors helps us to identify the opportunities to achieve disease prevention and health promotion objectives through community planning.

Addressing these determinants of health in the Comprehensive Plan is important because laws and policies are crucial to creating a county where everyone has the opportunity to attain their full health potential.

Clinical Care

A person's access to quality health services affects health outcomes. Whether a person has insurance also influences access to care. Clinical care also includes access to emergency services.

2025 CPAs Resolution 12-16-2025
p. 234 of 773

Behavioral

In addition to a person's genes, behavior greatly affects health. For example, smoking cigarettes increases the risk for lung cancer.[1] Supporting people in making choices and taking actions that reduce negative consequences of some behaviors can help to achieve optimal health outcomes.

Environmental

The physical surroundings where we live have a direct effect on health and also affect it by shaping our behavior. Heavy industrial areas can produce hazardous air pollutants. People exposed to toxic air pollutants at sufficient concentrations and durations may have an increased chance of getting cancer or experiencing other serious health effects.[2]

Social

The economic and educational conditions in which we live affect health outcomes.[3] Examples of these conditions include: income, gender, type of work, and access to quality food. These conditions are shaped by the amount of money, power and resources that people have. These conditions are influenced by policy choices.

The determinants of health are diagramed on the following page.

1. Centers for Disease Control and Prevention, What Are the Risk Factors for Lung Cancer, 2018

2. Environmental Protection Agency, Health and Environmental Effects of Hazardous Air Pollutants, 2018

3. Centers for Disease Control and Prevention, NCHHSTP Social Determinants of Health, 2018

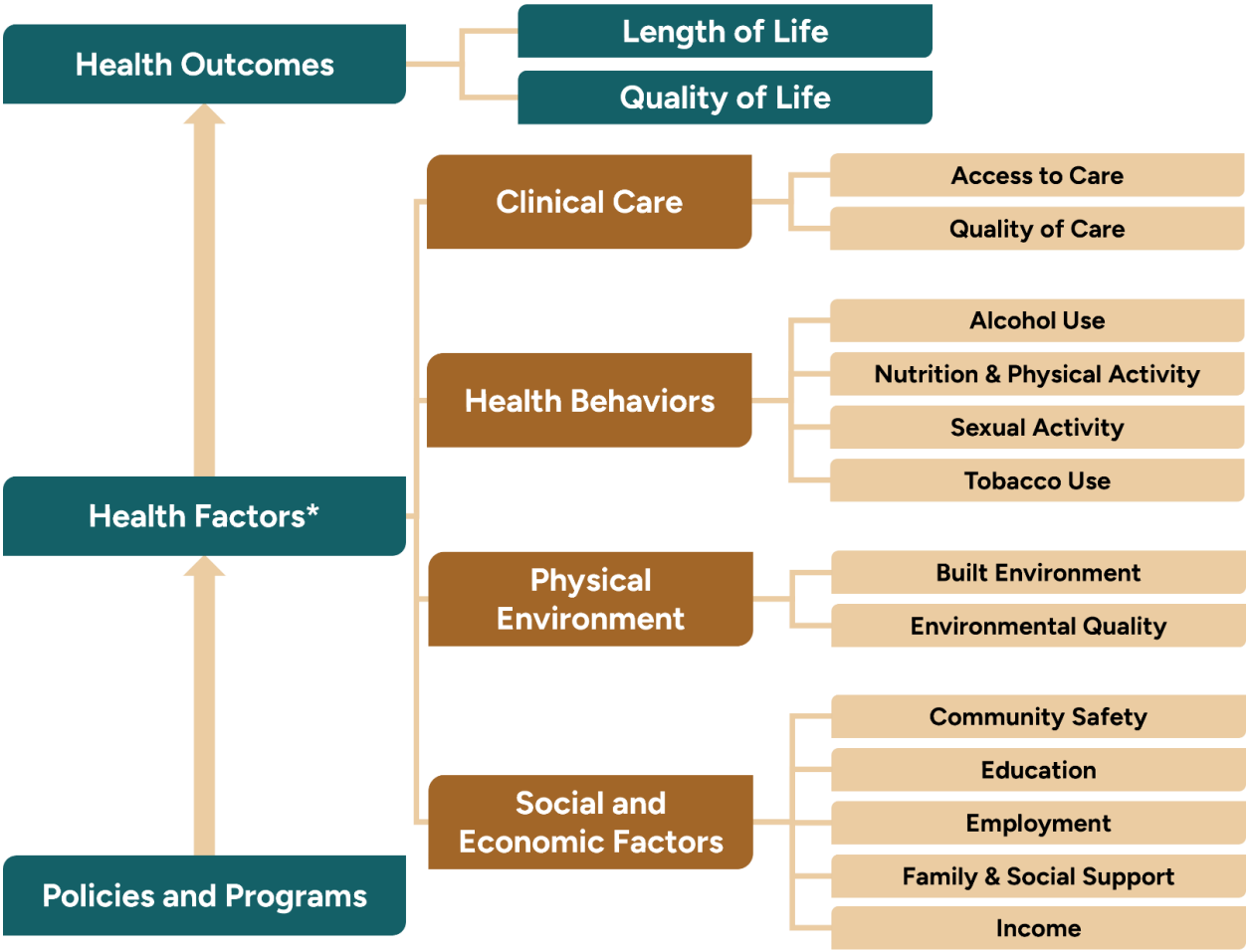


Figure 6-1. County Health Rankings Model

Source: Adapted from University of Wisconsin Population Health Institute 2012.

* Model takes as given various significant factors in the health of a community, such as the availability of antibiotics, clean drinking water and sanitary wastewater disposal, immunizations, etc. The County Health Rankings Model also does not include the full set of factors in each area. For instance, other substances besides alcohol and tobacco impact the health of the population. Further, it is particular levels or forms of the health behaviors listed here that raise or lower the risk of disease or early death.

B. Current Understanding of Interactions between Built Environment and Health

Communities at every scale realize the interaction between planning and health. The National Prevention Strategy (2011) lays out a long-range strategic plan for ensuring a healthier population across the nation. It focuses, like this chapter, on the leading causes of death and their causes. The strategy promotes healthy communities through the collaboration of different planning sectors.

Access to Healthy Food

The nutrition environment, from how close by grocery stores are to neighborhoods where many people live to the menus of restaurants and other food service establishments, constrains or enhances the choices of healthier, nutrient-rich foods available to local residents. Typically,

2025 CPAs Resolution 12-16-2025
p. 236 of 773

there are three times as many supermarkets per capita in upper and middle-income neighborhoods as in low-income neighborhoods.[4]

Access to healthy food can be improved by allowing or encouraging features like community gardens, farmers markets, etc., as well as through governmental and private-sector policies. Land Use Planning (Chapter 3 Land Use) influences the ability of people living in urban areas to conduct small-scale agriculture. Promoting urban agriculture increases access to healthy food.

Communities for Physical Activity

Physical activity fosters normal growth and development, can reduce the risk of various chronic diseases, and can make people feel better, function better, and sleep better.[5]

Creating or modifying environments to make it easier for people to walk or bike helps increase physical activity. The availability of active and walkable places such as destinations, parks, sidewalks and trails near where people live and work, increases physical activity. It takes a comprehensive planning approach to create a physically active community. Transportation, housing, safety, and environmental elements must all be in harmony. Density and mixed-use developments bring more destinations within reach of residents or people at work.

Water Quality and Land Uses

People expect and deserve safe water for drinking, recreation, hygiene and other uses. One of the best ways to protect the water quality of a community is to minimize the disruption of the natural water cycle.[6] This requires planning to consider the impact of land use decisions on the water systems. Land uses and activities such as raising animals/keeping pets or pest and weed control can have substantial impacts on water quality. Managing wastes and pathogens is vital to maintaining clean drinking water and protecting water quality.

Development and Diseases

There is also concern that development into more natural areas increases health risks from exposure to wildlife disease vectors, wildfire, severe weather events, poor air quality and less-developed sanitation facilities. Air quality can be especially vulnerable in areas near highways, which generate smog.[7]

C. Public Health Priorities in Thurston County

Thurston County Board of Health

The Thurston County Board of Health, together with the director, health officer, and staff of the Thurston County Public Health and Social Services department and partner organizations in the community, work together to define key priorities for improving the health of the public in our community.

Thurston Thrives is a collective impact organization that brings together community partners of Thurston County to improve the health of the community.

4. Urban and Environmental Policy Institute, Transportation and Food: The Importance of Access, 2002

5. Centers for Disease Control and Prevention, Physical Activity Basics, 2018

6. Centers for Disease Control and Prevention, Water Quality, 2018

7. Centers for Disease Control and Prevention, Air Quality, 2018

Thurston Thrives was founded by the Thurston County Board of Health in 2013, aiming to address the wide array of community health factors noted above. It features several overlapping areas with the Sustainable Thurston plan. The action teams of Thurston Thrives have developed and put in motion strategies to improve our community's health. They connect to key areas of the County Health Rankings Model (Figure 6-1) and aid the health department in meeting its mission: working together to achieve the highest level of health and well-being for everyone.

Public Health Priorities in Thurston County

While immediate health priorities of our region do change over time, there are some ongoing areas of focus that find expression in the shorter-term strategic plans of Thurston County and the Public Health & Social Services Department:

In its Strategic Plan for 2019-2020, Thurston County aims to improve health outcomes for all residents, improve community health, wellness and safety, and support environmental health and climate stabilization, to name its key initiatives that refer to public health. The health department has further elaborated on these in its own strategic plan:

- **Protect Human Health** For example: Prevent human health threats caused by contamination and environmental hazards
- **Promote Healthy Behaviors** For example: Support prevention and treatment related to mental health and substance use
- **Support Well-Being** For example: Prevent and reduce homelessness

Thurston County has identified three main categories of health domains that link to our community's growth and development, and thus are relevant to be included in this Comprehensive Plan:

- Access to Medical, Dental and Behavioral Health Services
- Environmental Public Health, Protecting Environment, and Reducing Pollution
- Healthy Living - Chronic Disease Prevention through Nutrition & Physical Activity Promotion and Reduced Substance Use.

In each of these domains, the health department and multiple Thurston Thrives action teams have been working on solutions. Thurston County Public Health and Social Services has reviewed and shared data (identifying disparities in health outcomes), engaged partners and sought resources to advance equity through its programs. The agency's 2020-2024 strategic plan identifies Advancing Equity as one of five strategic focus areas. One goal in this focus area is to assess and advance equity in health and well-being in the community. Annual objectives include identification of disparities, access to care, social determinants of health, and policy and system changes to reduce disparities.

Thurston Thrives has been valuable community arm of the effort to tackle social determinants of health. These determinants require multi-sector collaboration to improve factors such as access to health services, economic conditions and educational attainment. These domains of action are discussed further below.

In addition, a priority of public health in Thurston County is to address the crisis of homelessness. The Thurston Thrives Housing Action Team works on this issue, and the broader housing needs of Thurston County, alongside programs of the Public Health & Social Services Department. Policies regarding housing can be found in Chapter 7 – Housing of Thurston County's Comprehensive Plan.

2025 CPAs Resolution 12-16-2025
p. 238 of 773

Access to Health Services and Other Opportunities to Thrive

Equal resources and opportunity are necessary for our community and all residents to thrive. For example, disparities in access to health care affect everybody: the individual in need, insurance companies, public funders, the public safety net, and health care providers.

Racism results in the structuring of opportunity and access by assigning value based solely on skin color and other physical characteristics. This creates unfair health disadvantages and opportunities to some individuals and communities and unfair health advantages to other individuals and communities. Systemic racism in the access to health services prevents the community from achieving optimal health for all.

Limited access to quality health services undermines people's ability to reach their full potential and lowers their quality of life. If a community has barriers to accessing health services, its residents will suffer from:

- More disease and disability;
- Delays in receiving appropriate care;
- Inability to get preventive services;
- Preventable hospitalizations;
- More costly care; and
- Reduced life expectancy.

Clinical preventive services like screening for early evidence of disease and behavioral health conditions, when combined with communities designed to prevent chronic disease, contributes to a high-quality, effective health care system. A healthy community, moreover, is one that addresses disparities in health outcomes that often stem from inequitable conditions.

Environmental Public Health: Protecting Environment and Reducing Pollution

Environmental health is the branch of public health that is concerned with all aspects of the natural and built environment that may affect human health. Environmental health studies how environmental factors can harm human health and conducts identification, prevention and control of such effects. Environmental health professionals work to:

- Maintain a safe supply of food and drinking water;
- Discover mechanisms of diseases caused by environmental exposures;
- Treat and dispose of liquid, solid and toxic wastes;
- Reduce air, water, food, and noise pollution; and
- Control workplace hazards.

Maintaining a high standard of water quality (particularly for drinking water and surface water used for food production) is a major public health priority and responsibility. This involves sound rules and regulations to protect sources of drinking water (aquifer recharge zones and other critical areas), and shellfish harvesting areas and their associated watersheds. In addition, maintaining water quality also requires appropriate infrastructure and land use on a broader

scale so that problems are addressed, and costs kept in control. It is far more expensive to clean up contamination than to prevent it from occurring in the first place.

Water quality can be affected by individual or organizational behavior. This means that education, outreach and technical assistance about how to minimize, properly store and dispose of potential contaminants must be part of public health efforts.

An area of increasing concern to public health is the impact of climate change. Our community response to this issue, both adapting to it to lessen impacts and taking action to prevent worsening climate change, is addressed in Chapter 4 (Environment, Recreation, and Open Space).

See **Chapter 4 – Environment, Recreation, and Open Space** for more information about the environment and water quality.

See **Chapter 2 – Climate** for more information on climate impacts to public health.

Healthy Living: Chronic Disease Prevention through Nutrition and Physical Activity and Reduced Substance Use

While infectious diseases remain a key focus of public health surveillance and action, diseases that result from poor diet, lack of physical activity and the use of tobacco have become much more significant in the past century in terms of impact on population health.

Obesity and overweight are precursors to long term health conditions like type 2 diabetes. The incidence of these chronic health conditions in the population of Thurston County, like the nation, has been increasing. For example, from 2007 to 2015, the percent of people with Diabetes in Thurston County increased from 19.7 to 20.6.[8] Over the same time, the national percent of people with diabetes increased from 25.3 to 26.5.

Many chronic health conditions are preventable and preventing them depends on more people having good access to healthy food and physical activity. This means having plentiful healthy food environments like community gardens and farmers markets, and more surroundings that encourage physical activity like parks and trails. Thurston Thrives strategies on community design and food aim to improve community conditions in these areas to make healthy living easier for residents.

Community Design aims to create safe, convenient and abundant opportunities for physical activity by improving places, improving connections and aligning the regulatory framework toward achieving more walkable community environments. The Food area is part of a broader public private partnership called the South Sound Food System Network, whose shared vision is a thriving food system where everyone in our community enjoys and values food that is healthy, nourishing, local, affordable, culturally appropriate, sustainably produced and wisely managed.

Tobacco use contributes to cancers, heart disease and a host of other chronic or fatal health conditions. Every year, 184 people in Thurston County are diagnosed with lung cancer.[9] Fortunately, this rate has been decreasing by about 2.7 cases per 100,000 people, over the last five years. The County supports efforts to prevent initiation (starting to smoke or vape), particularly by children and youth, and tobacco cessation (quitting use of tobacco or vaping

8. Centers for Medicare & Medicaid Services, Chronic Conditions Prevalence State/County Level: All Beneficiaries by Age, 2007-2015, 2018

9. National Cancer Institute, State Cancer Profiles Incidence Rates Tables, 2018

products). Thurston County benefits from the Washington State Smoking in Public Places law, passed by citizen initiative in 2005 to ban smoking in "public places" with an emphasis on workplaces (which are required to be 100% smoke free). The County supports establishing other smoke-free policies as enhancements to the Smoking in Public Places law, for example with employers and in multifamily housing.

Improper medication disposal can result in adverse and toxic effects on the environment such as water pollution. When a substance is flushed down the toilet, it becomes part of wastewater and can enter into the groundwater if you are on a septic system or some community sewer systems. Safe disposal and storage also help prevent medications from getting into the hands of people for whom they were not intended.

4

THURSTON COUNTY COMMUNITY HEALTH INDICATORS

A. Health Data for Decision Making

The local health department maintains extensive data and monitors health status and other indicators regarding the health of the population residing in Thurston County. This section provides summaries of data concerning the public health priority areas introduced above. While the Thurston County Comprehensive Plan is the governing land use plan for only the unincorporated areas of the county, public health serves the entire population of Thurston County, inclusive of residents within the cities. Therefore, data discussed here is for all of Thurston County, not just unincorporated areas.

However, disparities exist in Thurston County. Rural areas of the county have a lower life expectancy when compared to urban areas of the county. Nationwide, rural mortality is higher than urban mortality.[10] Further, the difference between urban and rural mortality is increasing.

A related issue to the urban and rural divide is income, which plays a large role in household health. Rural communities across the United States have, on average, a lower income than urban households.[11] Low-income households are disproportionately impacted by health issues due to less access to healthy foods, medical services, transportation, and many other factors.

Access to Health Services

Rural residents and BIPOC residents (Black, Indigenous, People of Color) often experience barriers to health care that limit their ability to obtain the services they need.[12] In order for rural residents to have sufficient health care access, necessary and appropriate services must be available and obtainable in a timely manner. Data from the 2019 Health Equity Community Health Assessment process identified rural residents of Thurston County as being disproportionately impacted by a wide range of health-related issues and the 2020 Racial Equity Assessment process identified health disparities in birth outcomes and treatable chronic health conditions.

10. Rural Health Research Gateway, Regional Differences in Rural and Urban Mortality Trends, 2017

11. United State Census Bureau, A Comparison of Rural and Urban America: Household Income and Poverty, 2016

12. Rural Health Information Hub, Healthcare Access in Rural Communities, 2017

Data on the prevalence of chronic health conditions for Thurston County's population indicate that there is a need for care and prevention in our community relating to these conditions.

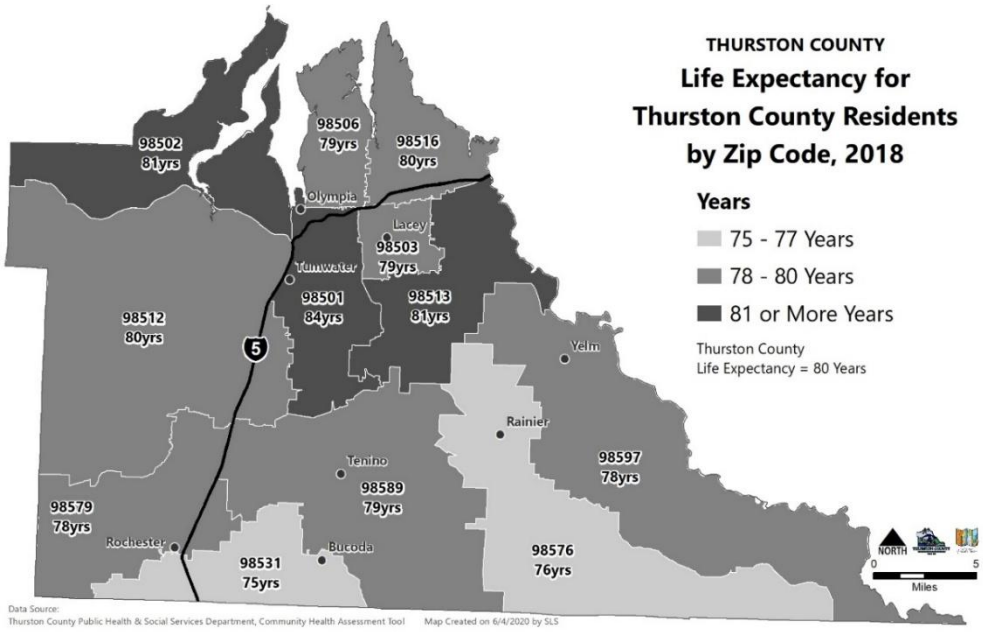


Figure 6-2. Life Expectancy, Thurston County, by Zip Code

SOURCE: Thurston County Public Health & Social Services, 2020

Table 6-1. Chronic Health Conditions Requiring Medical and/or Behavioral Health Care in Thurston County

	Thurston All	State All
High School Youth, 10th Graders		
Have Asthma	24%	21%
Are Obese	13%	14%
Have Been Depressed	40%	40%
Have Anxiety	34%	32%
Abuse Alcohol	17%	18%
Abuse Prescription Drugs	6%	7%
Abuse Prescription Pain Killers (Opioids)	4%	4%
Adults		
Have Asthma	9%	10%
Have Diabetes	9%	10%
Are Obese	29%	29%
Have Coronary Heart Disease or a Heart Attack	8%	6%
High Blood Pressure	28%	30%
High Cholesterol	31%	30%
Diagnosed with Depressive Disorder	22%	23%

Source: Thurston County Public Health and Social Services, Healthy Youth Survey, 2018, and Behavioral Risk Factor Surveillance Survey, 2017, 2018

2025 CPAs Resolution 12-16-2025
p. 242 of 773

Groundwater and Public Health

Thurston County residents rely almost exclusively on groundwater as their potable water source. Potable water is water that is safe for drinking. As of December 2017, there are approximately 543 Group B[13] (2-14 service connections or serving a population of less than 25/day) and 303 Group A[14] (15 or more service connections or serving 25 or more people/day for 60 or more days per year) active public water systems in Thurston County.

While groundwater quality is generally very good, pollution from land use activities has significantly affected water quality in some areas. Nitrate in people's food or water reduces the ability of red blood cells to carry oxygen, with more serious health effects for infants (methemoglobinemia or "blue baby syndrome"). Background nitrate concentrations in groundwater should be less than 2.0 mg/l. The maximum amount of nitrate allowed in county drinking water is 10 milligrams per liter (mg/l).

In 2018, elevated nitrate concentrations were found in groundwater samples in many areas across Thurston County[15]. Elevated nitrate levels in groundwater indicates pollution from land use activities including agricultural activities, and practices, land management activities, and sewage disposal methods including on-site sewage systems and reclaimed water infiltration. Elevated nitrate concentrations are the typically the result of nearby, up-gradient land use activities. Nitrate can also act as an indicator of other pollution sources – the presence of nitrate may suggest the presence of other pollutants.

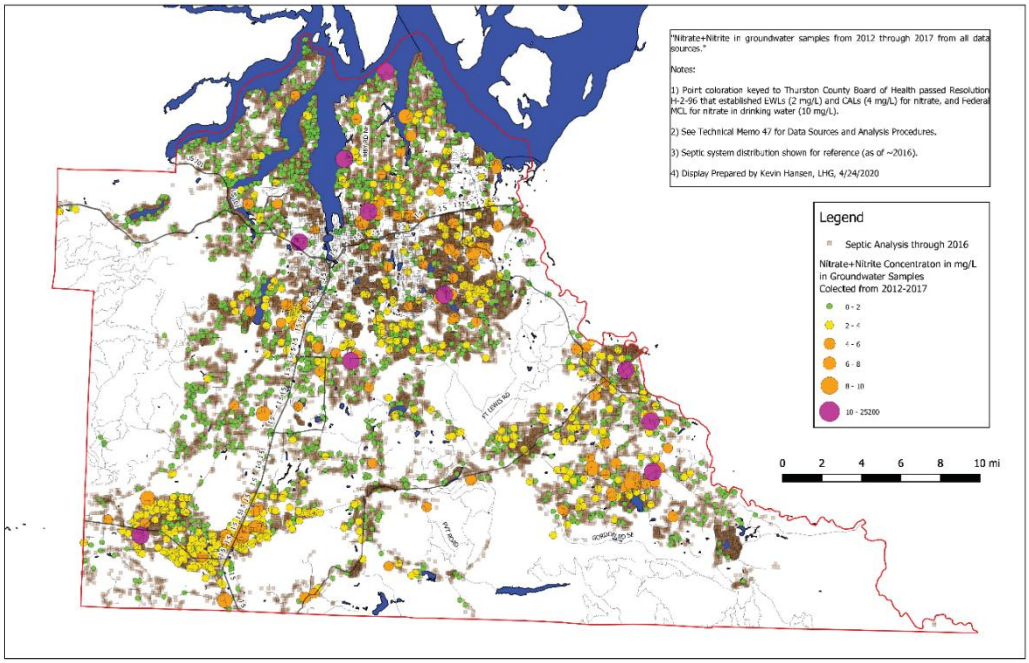


Figure 6-3. Nitrate and Nitrite Groundwater Concentrations at Locations in Thurston County, 2012-2017

Source: Thurston County Community Planning & Economic Development, April 2020

13. Washington State Department of Health, Water System Data for Download Group B General, 2017

14. Washington State Department of Health, Water System Data for Download Group A General, 2017

15. Thurston County, GeoData, 2018

2025 CPAs Resolution 12-16-2025
p. 243 of 773

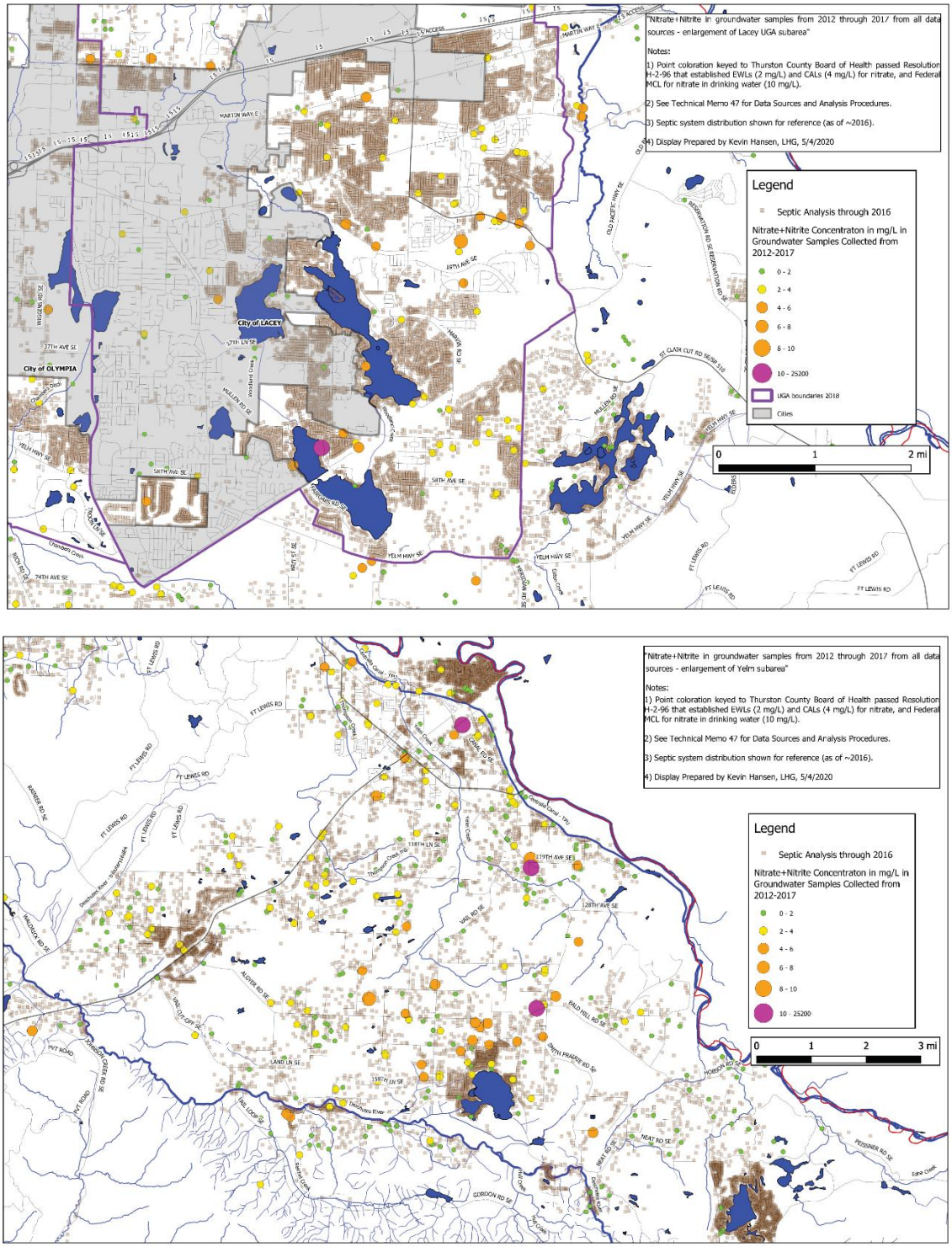


Figure 6-4. Nitrate and Nitrite Groundwater Concentrations, South Lacey UGA and Yelm Areas, 2012-2017

Source: Thurston County Community Planning & Economic Development, April 2020

The Scatter Creek Aquifer is an example of urban density and septic challenges. The Scatter Creek Aquifer is a shallow, unconfined, extremely vulnerable groundwater supply and is the sole source of drinking water for more than 18,000 area residents. The aquifer flows from Tenino westward to Grand Mound and Rochester, and then south to Lewis County. Past sewage disposal practices and land use activities have resulted in elevated levels of nitrate and fecal coliform, violations of drinking water standards, increased public health risks, and water quality degradation. Nitrate values ranged from a high of 7.8 mg/l to a low of 1.7 mg/l in the 120 samples collected Sampling conducted September 2008 through June 2009. See Figure 6-5.

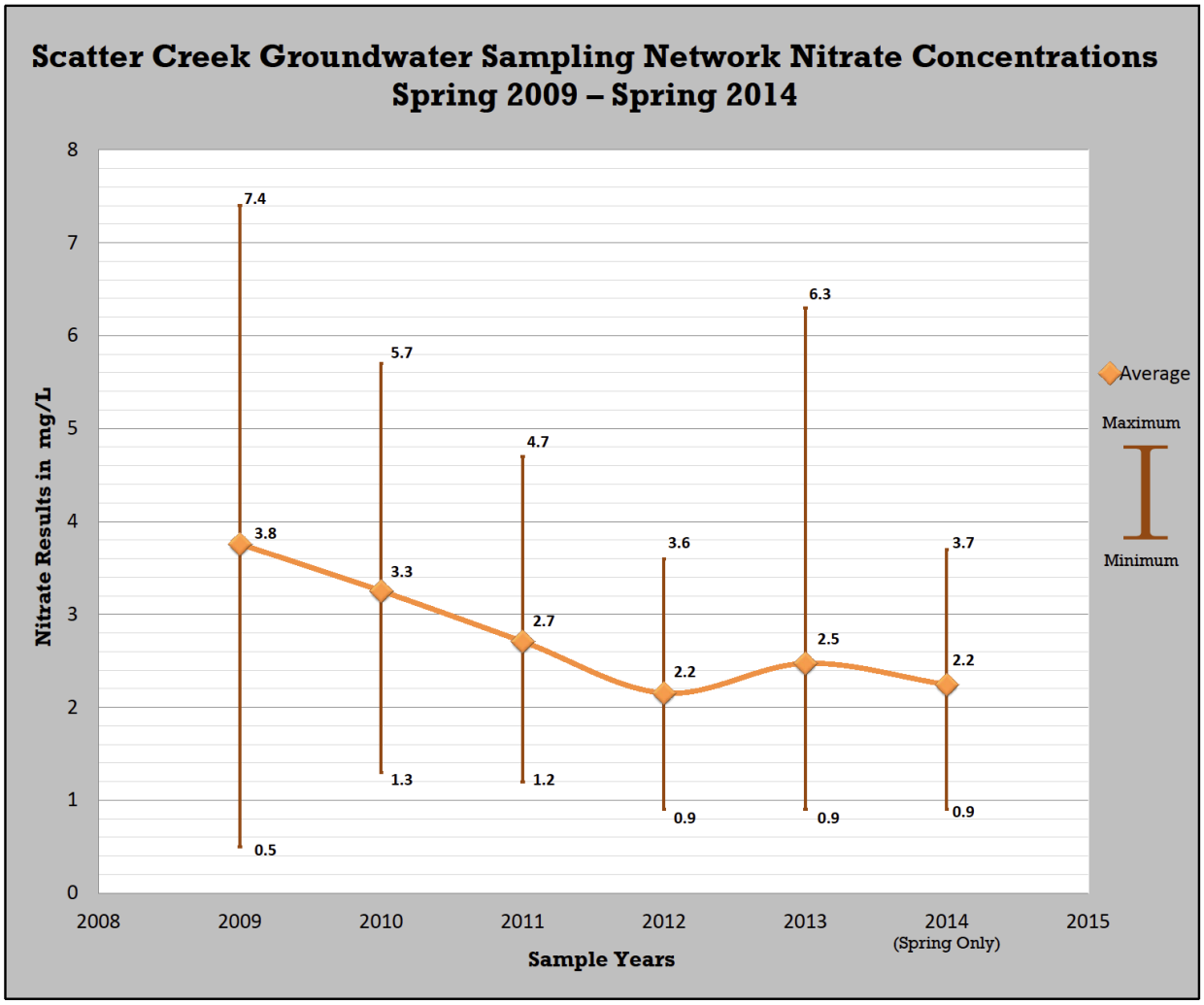


Figure 6-5. Scatter Creek Groundwater Nitrate Study

Source: Thurston County Public Health and Social Services, Scatter Creek Aquifer, 2009-2014

From 2011 – 2014 a citizen advisory committee evaluated the risks to the Scatter Creek Aquifer posed by on-site sewage systems under six different land use scenarios from a groundwater model. The citizen committee looked at the data showing decreasing nitrogen levels in the groundwater in samples taken 2009-2014, together with the model results, and recommended

2025 CPAs Resolution 12-16-2025
p. 245 of 773

zoning, land use and health regulations (such as the placement of septic systems and wells) as the best ways to minimize drinking water supply contamination.

The citizen committee concluded that while the aquifer is vulnerable to contamination from septic systems and land use activities, sampling from 2009-2014 show nitrogen levels in the aquifer have decreased over time and seem to be trending lower. They believe zoning, land use, and health regulations generally have protected the aquifer from nitrates and many other contaminants, but that regulations can be strengthened to minimize the potential for contaminating drinking water supplies through the optimal placement of new septic systems and wells.

Surface Waters: Marine

Commercial shellfish harvesting takes place along Thurston County shorelines in Totten Inlet, Eld Inlet, Henderson Inlet, Dana Passage and along the Nisqually Reach. There are approximately 12, 825-acre commercial shellfish harvesting areas in Thurston County (using 2016 as base year). Consumer health is protected by regulations overseen by the Washington State Department of Health. Overall water quality conditions for fecal coliform improved from 2008 to 2016 so that harvesting restrictions were lifted on 472 acres of commercial shellfish harvesting areas. While water quality improvements were documented in Henderson Inlet and Nisqually Reach, portions of those areas are closed to shellfish harvesting due to pollution. Parts of Eld Inlet have experienced declining water quality trends. Both Eld Inlet and Henderson Inlet have been placed on the Washington State Department of Health Water Quality Early Warning System Report and in 2018 30 acres of Henderson Inlet were downgraded due to declining water quality. In response to the downgrade the Thurston County Board of County Commissioners adopted the Henderson Inlet Closure Response Plan on June 25, 2019. This downgrade shows that continued efforts are necessary to protect and improve water quality.

Marine waters in Thurston County are subject to harmful algal blooms, which produce biotoxins and can impact public health. Elevated toxin levels can cause Diarrhetic Shellfish Poisoning, Paralytic Shellfish Poisoning, and Amnesic Shellfish Poisoning. Other contaminants, such as Polychlorinated biphenyls (PCBs), and mercury have contaminated fish. Consequently, the Department of Health has issued advisories that recommend people limit how much fish they consume that is harvested from the South Sound. Recommendations vary from no consumption of flat fish harvested in Budd Inlet to 2-3 servings per week of chum, Coho, pink and sockeye salmon caught in these waters.

These waters are impacted by nonpoint sources of pollution (see Chapter 4) and affect aquatic life and public health.

Surface Waters: Freshwater

Water quality is regularly monitored in Thurston County. Water quality indicators show that our lakes vary from having oligotrophic (Summit Lake) to eutrophic conditions (Capitol Lake and Pattison Lake). Oligotrophic lakes are associated with "good" water quality, ones in which people like to swim and recreate. The most eutrophic lakes have poor water clarity and tend to have frequent and/or prolonged algae blooms.

Algae blooms occur regularly on many Thurston County lakes. Some blue-green algae produce substances toxic to nerves (neurotoxins) and the liver (hepatotoxins), as well as toxins that affect the skin and gastrointestinal tract. Blue-green algae have produced toxin at levels of public health concern in many Thurston County lakes. In 2017 anatoxin-a, a potent neurotoxin,

was detected at concentrations of 354 ug/l in one lake. The public health level of concern is 1.0 ug/l.

On-Site Sewage Systems

There are approximately 54,172 on-site sewage (septic) systems that generate almost 12 million gallons of sewage each day in Thurston County. While properly designed, constructed and maintained on-site sewage systems (OSS) provide a safe and efficient way to treat and dispose of domestic wastewater, OSS that are failing, improperly used, situated in high density or sensitive environmental areas can generate significant levels of pollution that pose public health and environmental concerns. Failing on-site sewage systems in Thurston County have contributed to commercial shellfish area closures and significant levels of ground water pollution. In some cases, a failing OSS can result in sewage that surfaces above ground; this poses an immediate threat to people who come in contact with it. Properly functioning on-site septic systems have also been shown to contribute to elevated nitrate and fecal coliform levels in groundwater and surface waters due to higher-density developments relying on OSS for wastewater treatment and environmental conditions such as porous soils.

There are an estimated 16,744 septic systems within the city limits of Lacey, Olympia, and Tumwater and their associated urban growth areas. These release more than 3.5 million gallons of liquid sewage each day. The cumulative result of urban septic systems is significant volumes of largely untreated effluent flowing unimpeded through the area's porous soils to groundwater aquifers and, eventually, to surface waters. While septic system effluent represents about 20% of the volume of all local wastewater, it contains roughly 75% of the total nitrogen loading from wastewater. This contamination threatens water supplies and has led to the abandonment of some drinking water wells.

The Environmental Health Division is responsible for reviewing and permitting the installation and repair of OSS with design flows of 3,500 gallons per day or less. Permits are reviewed to ensure compliance with Article IV of the Thurston County Sanitary Code and WAC 246-272A. These regulations require the sewage systems to meet system site, soil and installation standards.

WAC 246-272A requires the OSS owner to take steps to ensure it is properly monitored and maintained to help keep it from failing. Thurston County augments state law by requiring renewable certificates (permits) for OSS that are large, complex or serve food service establishments. Renewable certificates for on-site sewage systems are also required in the Henderson Inlet and Nisqually Reach Marine Recovery Areas, where OSS were found to be significant pollution sources. There are 11,347 OSS in Henderson and Nisqually, and another 4,059 other OSS throughout the rest of the county, that are required to have renewable operational certificates. Eighty seven percent of these systems have current inspections and are in compliance with operational certificate standards. This compares favorably to the remaining septic systems in the county which have far fewer inspections recorded. For the OSS that do not have renewable operational certificates, approximately 35% have been inspected in the last 3 years based on a review of reports filed with the county. This does not include inspections completed by OSS owners who chose not to file with nor report to the county.

The inspection program helped identify septic system problems. From 2007-2015 there were 311 permitted repairs, and 1,486 minor repairs. Minor repairs are things like cracked pipes and broken septic tank baffles that can cause sewage to surface or cause a system to fail prematurely. The program contributed to water quality improvements that have resulted in a net gain of 366 areas of commercial shellfish harvesting area in Henderson Inlet since 2005 and the

improvements noted in the 2017 Henderson Inlet Fecal Coliform Total Maximum Daily Load Water Quality Effectiveness Monitoring Report.

Hazardous and Solid Waste

Thurston County is home to many businesses and industries that use and store hazardous materials or wastes. Since 2000, the County's hazardous waste program staff has assisted over 1,800 businesses with the management, recycling, and disposal of their hazardous materials. Industry-specific campaigns have enabled the County to provide education about best management practices that includes product substitution, treatment options, new recycling techniques, and removal of hazardous and extremely hazardous chemicals from local schools.

There are many sites contaminated by hazardous material in Thurston County. On July 2017 there were 157 sites in Thurston County identified by the Department of Ecology and included on either the Washington State Confirmed and Suspected Contaminated Sites List or the Leaking Underground Storage Tanks (LUST) List. This compares to 193 in October 2009 and 179 in December 2019.[16] The size and significance of these sites vary from ones like the former Cascade Pole that will take many years and millions of dollars to correct to leaky tanks at former service station sites and small home businesses.

In addition to contaminated sites and LUSTs, there are many other sources of hazardous waste created in everyday life. In 2008, a survey conducted by Public Health & Social Services Dept. showed that an estimated 96% of Thurston County adults used chemical products around their home such as weed killers, bug sprays and household cleaners. Of county adults that used household chemical products, 27% never or only sometimes familiarized themselves with the health effects of the product and 10% acknowledged that they do not follow directions for use.[17] While the impact of a single household may not be much, when many households conduct improper hazardous waste management the total affect can be significant.

In addition to hazardous waste, various types of solid waste must also be managed. In 2019, Thurston County Public Health and Social Services permitted six public solid waste facilities, including the Thurston County Waste and Recovery Center, HazoHouse, and three county-owned transfer stations. Nine privately-owned facilities were also permitted, including the Silver Springs Organics composting facility. Thurston County is responsible for regulating the materials that these facilities handle, including the small quantities of hazardous materials or wastes associated with small businesses and households. A more complete discussion of regulation for these materials and wastes can be found in the Thurston County Hazardous Waste Management Plan.

Air Quality

Thurston County's air quality generally meets standards for good health, though there are events that sometimes create unhealthy conditions, particularly for sensitive groups. The incidence of asthma, which has many triggers in the home and community environment, is higher than the state average both among adults and young people.

16. Washington State Department of Ecology, Site Register & Contaminated Sites Lists, Toxic Cleanup Program Web Reporting, 2018

17. TCPHSS; Perception and Practice - Environmental Factors and Lifestyle Choices Survey 2008.

Table 6-2. Environmental Public Health Concerns among Youth and Adults, Thurston County and Washington State

	Thurston All	State All
6th Graders		
Have Asthma	14%	13%
8th Graders		
Have Asthma	18%	18%
10th Graders		
Have Asthma	24%	21%
Adults		
Have Asthma	9%	10%
Have Coronary Heart Disease or a Heart Attack	8%	6%
Have Had a Stroke	3%	3%
Number of Heat Stress Deaths or Hospitalizations	7	170

Source: Thurston County Public Health and Social Services, Perception and Practice – Environmental Factors and Lifestyle Choices Survey 2008, Healthy Youth Survey, 2018, Behavioral Risk Factor Surveillance Survey, 2018, Comprehensive Hospitalization Abstract Reporting System and Death Certificates, 2016-2018

Healthy Living – Chronic Disease Prevention

Nutrition plays a vital role in the prevention of chronic disease. Early nutrition habits are especially important because the early years of a child's life influences their lifelong food choices. Once established, eating patterns can be difficult to modify. Children prefer foods that they are used to eating with their family. The food choices of adults have a significant influence on their health and a wide range of chronic conditions. Food choices are influenced by many factors.

There is a direct correlation to low-income households and access to healthy foods.[18] People working multiple minimum wage jobs may not have the time or income to eat a healthy meal, which increase the risk of health-related issues. As such, community health is affected by Economic Development (Chapter 12). This is another example of how health is tied to other planning elements.

Table 6-3. Nutrition Patterns among Youth and Adults, Thurston County and Washington State

	Thurston All	State All
6th Graders		
Eat Breakfast	78%	76%
Eat Dinner with Family	77%	75%
8th Graders		

18. Urban Institute & VCU Center on Society and Health, How Are Income and Wealth Linked to Health and Longevity, 2015

Eat Breakfast	65%	65%
Eat Dinner with Family	66%	67%
Drink Regular Pop/Soda (not diet)	76%	75%
Consume Recommended amount of Daily Fruit and Vegetables	19%	19%
10th Graders		
Eat Breakfast	57%	59%
Eat Dinner with Family	58%	56%
Drink Regular Pop/Soda (not diet)	77%	73%
Consume Recommended amount of Daily Fruit and Vegetables	16%	17%
Adults		
Consuming Fruit At least Once Daily	63%	68%
Consuming Vegetables At least Once Daily	87%	83%

Source: Thurston County Public Health and Social Services, Healthy Youth Survey, 2018, and Behavioral Risk Factor Surveillance Survey, 2017

Physical Activity

Life-long health attitudes and behaviors are typically formed during adolescence. Physical activity during adolescence has been shown by research to provide a range of immediate and long-term benefits including: promoting psychological well-being by reducing feelings of depression and anxiety; affecting weight which connects to development of certain chronic health conditions like obesity, high blood pressure and diabetes. Local decisions and investments that improve the walkability and bicycle-friendliness of Thurston County can positively contribute to the level of physical activity among county residents.

Table 6-4. Physical Activity among Youth and Adults, Thurston County and Washington State

	Thurston All	State All
6th Graders		
Walk or Bike to School	23%	34%
Engage in the Recommended Amount of Physical Activity	29%	27%
8th Graders		
Walk or Bike to School	31%	38%
Engage in the Recommended Amount of Physical Activity	32%	28%
10th Graders		
Walk or Bike to School	30%	38%
Engage in the Recommended Amount of Physical Activity	24%	22%
Adults		
Engage in the Recommended Amount of Aerobic Physical Activity	54%	58%

Source: Thurston County Public Health and Social Services, Healthy Youth Survey, 2018, and Behavioral Risk Factor Surveillance Survey, 2017

Tobacco Prevention

Tobacco is the leading preventable cause of death for Thurston County residents. Tobacco products contain nicotine, a chemical that causes addiction. Of county adults that currently smoke cigarettes, 56% are trying to quit. 7

Table 6-5. Tobacco use among Youth and Adults, Thurston County and Washington State

	Thurston All	State All
6th Graders		
Smoke Cigarettes	1%	1%
Use Vapes (E-Cigarettes)	2%	3%
8th Graders		
Smoke Cigarettes	3%	3%
Use Vapes (E-Cigarettes)	11%	10%
10th Graders		
Smoke Cigarettes	6%	5%
Use Vapes (E-Cigarettes)	21%	21%
Adults		
Smoke Cigarettes During Pregnancy	9%	7%
Smoke Cigarettes	12%	12%
Use Vapes (E-Cigarettes)	21%	20%

Source: Thurston County Public Health and Social Services, Healthy Youth Survey 2018, Birth Certificates, 2018, and Behavioral Risk Factor Surveillance Survey, 2017, 2018

Second-Hand Smoke

Secondhand smoke from tobacco products has been scientifically shown to cause premature death and disability by increasing a person's risk for a range of cancers, heart disease and respiratory problems. The proportion of local youth being exposed to secondhand smoke is a significant health concern.

Table 6-6. Secondhand Smoke Exposure among Youth, Thurston County and Washington State

	Thurston All	State All
6th Graders		
Exposed to Secondhand Cigarette Smoke	18%	18%
8th Graders		
Exposed to Secondhand Cigarette Smoke	22%	22%
10th Graders		
Exposed to Secondhand Cigarette Smoke	27%	24%

Source: Thurston County Public Health and Social Services, Healthy Youth Survey, 2018

5

GOALS, OBJECTIVES, AND POLICIES

Goal 1: Increase Access to Medical, Behavioral, and Oral Health Services.

Goal 1 | Objective A The County should increase access to appropriate medical, behavioral and oral health services.

POLICIES:

HHS-1.A.1 The County should support strategies to expand access to no cost or reduced cost primary care services and oral health services for uninsured or underinsured individuals and disproportionately impacted groups including residents who are Native or from the U.S. territories.

HHS-1.A.2 The County should partner with local service providers to improve access to behavioral health and prevention services for all, but especially for low-income and disproportionately impacted groups.

HHS-1.A.3 The County should explore opportunities to strengthen service delivery in locations serving disproportionately impacted groups, including the unhoused, BIPOC (Black, Indigenous, People of Color) and rural residents.

HHS-1.A.4 The County should support partnerships that promote access to prescribers and affordable prescription medication for chronic health conditions and behavioral health disorders.

HHS-1.A.5 The County should support partnerships that promote access to preventive and restorative dental care.

HHS-1.A.6 The County should support access to care and services that support a healthy start in life for newborns and infants, with the extra support for Black or African American and Native American women and families.

HHS-1.A.7 The County should support efforts to reduce health disparities resulting from differential access to care among all residents, especially those who are children, low-income or identify as LGBTQ and BIPOC (Black, Indigenous, People of Color).

HHS-1.A.8 The County should support partnerships that work to eliminate health disparities or avoidable differences between groups of people created by societal barriers and systematic exclusion from access to medical, behavioral and oral health services opportunities.

HHS-1.A.9 The County should support partnerships that promote racial equity and work to eliminate racism and systemic racism as a source of negative physical and behavioral health conditions.

Goal 1 | Objective B The County should strengthen collaboration with local jurisdictions, funding partners and community partners to build and sustain coordinated regional

2025 CPAs Resolution 12-16-2025
p. 252 of 773

health and human services to provide access to services, safety and clinical care to those most in need.

POLICIES:

HHS-1.B.1 The County should continually work with regional jurisdictions and organizations to identify strengths and weaknesses of existing health and human services.

HHS-1.B.2 The County should collaborate with regional jurisdictions and organizations to assure coordination in how funds are used, and continue to explore improvements to system design, contracting, data collection and analysis.

HHS-1.B.3 The County should be a regional leader in ensuring safety net or equivalent access related to all types of care and supportive services, behavioral, physical, etc., to serve the whole person and all people.

HHS-1.B.4 The County should assess and measure the health and needs of Thurston County's residents on an ongoing basis and modify strategies to respond to changing needs, outcomes, and new research.

HHS-1.B.5 The County should increase collaboration related to communicable disease control.

Goal 2: Improve and Protect Air Quality to Reduce Air Based Health Hazards.

Goal 2 | Objective A: The County should attain a high level of air quality to ensure a reduction in adverse health impacts.

POLICIES:

HHS-2.A.1 The County should continue to work to meet federal and state air quality requirements.

HHS-2.A.2 The County should encourage use of clean heating sources to decrease air pollution.

HHS-2.A.3 The County should provide information to the public on proper use of wood stoves.

HHS-2.A.4 The County should develop land use practices which improve air quality, including infill development and concentrating high density land uses which reduce vehicle trips.

HHS-2.A.5 The County should encourage development and implementation of transportation-based strategies that reduce pollutants, smog, and diesel air-toxins.

HHS-2.A.6 The County should protect and enhance tree canopy across urban and natural forests to improve air quality.

HHS-2.A.7 The County should support partnerships to reduce health disparities resulting from air quality and air-based health hazards among all residents, especially those who identify as BIPOC (Black, Indigenous, People of Color).

Goal 2 | Objective B The County should coordinate air quality improvement efforts with agencies and jurisdictions to monitor transportation demand management programs benefits, share technical information on air quality, and integrate land use and transportation policies.

POLICIES:

HHS-2.B.1 The County should coordinate with local agencies, jurisdictions and regional partners to especially high priority areas for air quality such as schools and retirement homes.

HHS-2.B.2 The County should coordinate with local agencies and jurisdictions to develop transportation control measures and similar mobile source emission reduction programs that may be warranted to attain or maintain air quality health standards.

HHS-2.B.3 The County should coordinate with agencies to provide information on air quality problems and measures to improve air quality.

Goal 3: Protect and Preserve Water Quality and Drinking Water Supplies.

Goal 3 | Objective A Water supplies should be protected with regulations and monitored for quality.

POLICIES:

HHS-3.A.1 The County should assure groundwater resources (aquifers) are protected from land use activities and development.

HHS-3.A.2 The County should assure public water supplies are properly managed and monitored wells produce safe, clean drinking water.

HHS-3.A.3 The County should evaluate regional water quality to identify public health risks.

HHS-3.A.4 The Thurston County Sanitary Code should include standards that ensure new and replacement on-site sewage systems are properly designed, constructed and maintained to reduce risks to public health and surface water resources.

HHS-3.A.5 The County should explore conditioning the approval of land use and development permits so they do not adversely affect ground and surface water quality. Proposals should be evaluated for physical, biological and chemical impacts, including pesticides, toxic materials and chemicals of emerging concern.

HHS-3.A.6 The County should work to keep current on the risks to ground and surface water resources posed by human activities and update its rules and policies to manage these risks to protect public health and the environment. Rules and policies

should be developed with special attention to Chapter 4 (Environment, Recreation, and Open Space) to ensure environmental policies are in sync.

HHS-3.A.7 The County should encourage releasing adequately treated recycled water into streams (rather than the ocean) to increase water quality, especially when water quality impacts shellfish beds.

HHS-3.A.8 The County should support partnerships to reduce health disparities resulting from poor drinking water supplies among all residents, especially those who identify as BIPOC (Black, Indigenous, People of Color).

Goal 4: ENSURE WASTES ARE properly MANAGED TO PROTECT PUBLIC HEALTH AND WATER RESOURCES.

Goal 4 | Objective A Land use activities and planning programs should be supported that promote best management practices for the safe installation, use, and clean-up for septic and sewage systems.

POLICIES:

HHS-4.A.1 The County should work to ensure on-site sewage systems in urban communities that cause significant groundwater pollution or pose significant public health risk are converted to sewer.

HHS-4.A.2 The County should ensure that septic systems are properly monitored and managed and failing systems are identified and promptly repaired.

HHS-4.A.3 The County should ensure that wastes are managed so as to protect groundwater resources.

HHS-4.A.4 The County should investigate and respond to complaints and take enforcement action as needed to assure solid and hazardous wastes are properly managed.

HHS-4.A.5 The County should permit solid waste facilities and assure they comply with permit conditions and applicable law to assure wastes are properly managed.

HHS-4.A.6 The County's procurement practices should reflect the goal of reducing the generation of hazardous materials as much as possible.

Goal 4 | Objective B Land use activities and planning programs should conduct outreach for the safe management of septic systems, sewage systems, solid wastes and hazardous.

POLICIES:

HHS-4.B.1 The County should work with businesses (small quantity generators) to improve compliance with rules for proper handling and disposal of hazardous materials.

HHS-4.B.2 The County should provide information about health and environmental hazards associated with household products. Information about safer or lower-risk products should also be provided.

HHS-4.B.3 The County should provide education about the health impacts of improperly disposing of hazardous materials such as herbicides, paints, pesticides, unused medicines, used motor oil, etc.

HHS-4.B.4 The County should support product stewardship advocacy, programs and legislation to reduce the health and environmental impacts of consumer products in their generation, consumption, storage and disposal. Part of this support should include providing information to the public about the importance of product stewardship.

HHS-4.B.5 The County should conduct outreach to bring better understanding of environmental health and ways to protect air and water quality to members of the community/Thurston County residents.

Goal 5: Improve Nutrition by Promoting Healthy and Accessible Food Options for All Local Residents.

Goal 5 | Objective A The County should increase the access to healthful foods in communities, including provision of full service grocery stores, farmers markets, and community gardens.

POLICIES:

HHS-5.A.1 The County should implement farm to institution strategies.

HHS-5.A.2 The County should ensure that land use rules allow for farmers markets.

HHS-5.A.3 The County should provide incentives for new grocery store development in areas where grocery stores are lacking.

HHS-5.A.4 The County should ensure that land use rules allow community gardens.

HHS-5.A.5 The County should facilitate the availability of locally grown, healthy food options for residents.

HHS-5.A.6 The County should continue to collaborate with local partners to promote community gardens.

HHS-5.A.7 The County should support education programs that teach youth and adults skills and behaviors to choose and prepare healthful foods.

HHS-5.A.8 The County should support programs that increase market access for rural agriculture, such as Community Supported Agriculture, farm-to-table projects, etc.

2025 CPAs Resolution 12-16-2025
p. 256 of 773

HHS-5.A.9 The County should support partnerships to reduce health disparities resulting from lack of access to healthful food options among all residents, with particular attention to those who identify as BIPOC (Black, Indigenous, People of Color).

Goal 6: Create Environments and Services for Active Living that Increase Physical Activity.

Goal 6 | Objective A The County should increase access to free or low-cost recreational opportunities for physical activity.

POLICIES:

HHS-6.A.1 The County should support creation or enhancement of access to places for physical activity combined with informational outreach activities (examples include walking paths, exercise facilities indoors, improved access to nearby facilities, wayfinding signs, and point-of-decision prompts to encourage use of stairs).

HHS-6.A.2 The County should promote policies to enhance physical activity opportunities at worksites, including healthcare and school settings.

Goal 6 | Objective B The County should support urban planning approaches - zoning and land use – that promote physical activity.

POLICIES:

HHS-6.B.1 The County should promote increasing density of land use and mix of uses in urbanized, or urbanizing, areas to create more walkable community environments.

HHS-6.B.2 The County should promote design that increases proximity of residential areas to stores, jobs, schools and recreation areas in urbanized or urbanizing areas.

HHS-6.B.3 The County should promote children's health by encouraging and supporting land uses in the environment surrounding a school and on travel routes to schools that complement and strengthen other formal programs, such as Safe Routes to School.

HHS-6.B.4 The County should promote walkable neighborhoods to support safe and accessible walking through adequate development density, diverse uses, and safe design.

Goal 6 | Objective C The County should emphasize complete streets and community design for increased physical activity and active transportation.

POLICIES:

HHS-6.C.1 The County should build, and require of new developments, connections among trails, paths, neighborhoods and schools, and sidewalks to increase access to opportunities to be physically active.

HHS-6.C.2 The County should collaborate with the Thurston region's community development, planning and transportation departments to ensure that activity-friendly and universal design principles are incorporated into local plans, development codes and design review processes.

HHS-6.C.3 The County should promote, and provide facilities to support, active commuting to schools and worksites located in Thurston County.

HHS-6.C.4 The County should consider the establishment of a non-motorized transportation citizen committee that will advise on improvements to roadways and trails that make it easier to walk, bicycle or otherwise be active in meeting transportation needs.

HHS-6.C.5 The County should address the unique challenges of promoting access to physical activity opportunities in rural areas where roadway infrastructure and land use is not generally supportive of walking or bicycling.

Goal 6 | Objective D The County should enhance the safety and perceived safety of communities to increase the likelihood that residents will use walkable or bicycle friendly places, whether for active transportation or recreation. Rules and policies should be developed with special attention to Chapter 8 (Transportation).

POLICIES

HHS-6.D.1 The County should participate in traffic safety and injury prevention efforts with attention to improving physical activity opportunities.

HHS-6.D.2 The County should support Safe Routes to School projects and other efforts to address safety problems and barriers to physical activity among vulnerable populations (such as inaccessible or hazardous street crossings, poor school siting or design).

HHS-6.D.3 The County should establish design guidelines and rules that result in improved safety and comfort for people bicycling, walking or engaging in other physical activity.

Goal 7: Improve Community Health by Reducing Substance Abuse.

Goal 7 | Objective A The County shall enforce the Washington State Smoking in Public Places law and seek to strengthen it in local implementation.

POLICIES:

2025 CPAs Resolution 12-16-2025
p. 258 of 773

HHS-7.A.1 The County should provide education to business owners regarding the Smoking in Public Places law.

HHS-7.A.2 The County should work with local law enforcement and other partners to help ensure compliance with the Smoking in Public Places law.

HHS-7.A.3 The County should collaborate with other local jurisdictions (cities and towns) to enforce and strengthen the Smoking in Public Places law.

Goal 7 | Objective B The County should support the development of smoke- and vapor-free policies for housing, workplaces, and other community locations.

POLICIES:

HHS-7.B.1 The County should encourage apartment owners and managers to adopt smoke-free and vapor-free policies, providing information and resources to assist them.

HHS-7.B.2 The County should provide information to the public about smoke-free and vapor-free housing.

HHS-7.B.3 The County should encourage policies that lead to all parks, transit facilities and services, and public housing to become smoke, tobacco- and vapor-free.

HHS-7.B.4 The County should support smoke-, tobacco- and vapor-free work sites and promote policies that ensure this shift.

Goal 7 | Objective C The County should support community-based approaches that address the health, social, economic, environmental and other negative consequences associated with substance use for all residents, especially those who identify as BIPOC (Black, Indigenous, People of Color).

POLICIES:

HHS-7.C.1 The County should support implementation of evidence-based (i.e., from scientific evidence) strategies that reduce the harm associated with substance use, misuse, abuse and dependency.

HHS-7.C.2 The County should collaborate with partners to provide fact-based drug education to residents, disproportionately impacted groups and community stakeholders.

HHS-7.C.3 The County should promote safe disposal and storage of unused or expired prescription medications to prevent misuse and abuse.

HHS-7.C.4 The County should collaborate with partners to offer evidence-based alternatives that reduce school discipline or justice involvement, when that involvement is connected to a substance use disorder.

HHS-7.C.5 The County should partner to offer services that increase protective factors (conditions that reduce or eliminate risk) and resilience (ability to recover quickly) among local youth and families as a means to prevent substance use.

2025 CPAs Resolution 12-16-2025
p. 259 of 773

CHAPTER 7

HOUSING

1

INTRODUCTION

The Housing Chapter of the Comprehensive Plan provides a framework that promotes a diverse housing supply, protects and improves neighborhood health and livability, and meets the housing needs of all economic segments of the community, now and in the future.

Thurston County is experiencing strong and sustained population growth, which contributes to high demand for housing. The supply of housing has not kept pace with his demand, resulting in rising housing costs. The worst housing shortages are with housing types for lower income households, like apartments and older rental housing. The quickly rising cost of housing ownership and market competition, can push moderate- and higher-income households into lower-cost housing. This increases the deficit of lower-cost housing compared to the level of need.

Surveys in 2022 and 2023 showed that safe and affordable housing is a community priority. Residents feel it is lacking and a top challenge for Thurston County in the coming decade. The county will ensure there is enough land and that regulations allow for enough housing affordable to all income levels.

This chapter has additional supporting information in the technical appendix (Appendix A). It provides more information to support the findings and analyses.

2025 Update: Critical Issues

- As of 2020, nearly 6,000 households in unincorporated Thurston County were spending over half of their income on housing costs.[1] These families and individuals have limited income remaining to cover other essentials like food, transportation, and education. Many experience housing insecurity and are at risk of losing their homes if housing costs continue to rise.
- In 2023, approximately 12,500 individuals experienced homelessness or unstable housing[2] county-wide.
- Rental housing costs increased steadily over the past decade and nearly doubled since 2015.[3] This has reduced the supply of lower cost housing options and likely increased the number of households experiencing housing insecurity since 2020.
- Median home sale prices continue to rise, making it difficult for a first-time homebuyer to purchase a home under $500,000.[4]
- Racial disparities in housing affect many BIPOC residents[5] who have lower homeownership rates and are more likely to be cost burdened compared to their white counterparts.

GROWTH MANAGEMENT REQUIREMENTS

The Washington State Growth Management Act (GMA) requires a housing element that plans for and accommodates housing affordable to all income levels and provides:

- An inventory of housing needs by income level as well as needs for emergency housing, emergency shelters, and permanent supportive housing.
- Analysis to show sufficient land capacity for these housing needs and accommodation of moderate density housing options within urban growth areas (UGAs).
- Adequate provisions to address projected housing needs, including documentation of programs and actions needed to achieve housing availability, considering housing locations in relation to employment, and consideration of the role of Accessory Dwelling Units (ADUs).
- Identifying policies and regulations that result in racially disparate impacts (RDI), displacement, and exclusion, and implementation of new policies and regulations to undo these impacts.

1. Source: US HUD Comprehensive Housing Affordability Strategy (CHAS), 2016–2020. This figure reflects the most recent data available but does not account for the impacts of the COVID-19 pandemic and the resulting changes in employment, housing, and economic conditions.

2. "'Homeless or Unstably Housed' refers to all clients or households experiencing any homelessness or housing instability (e.g., they are literally homeless/unsheltered, receiving housing services that indicate housing instability, residing in transitional housing, or couch surfing)." DSHS Research and Data Analysis Division (2024). *Snapshot of Homelessness in Washington State for July 2023*.

3. Source: Zillow Observed Rent Index (ZORI)

4. Source: Zillow Home Value Index (ZHVI)

5. BIPOC stands for Black, Indigenous, and People of Color. In this analysis we define it as those who identify as Hispanic, Latino/a, or as a race other than White alone.

2

PLANNING CONTEXT

This chapter follows the state GMA goals. It is coordinated with other chapters of the Comprehensive Plan. The goals are accomplished by meeting current and future housing needs, preserving and improving available affordable housing, and identifying sufficient land for housing.

Some data in this chapter are from 2020 or before the COVID-19 pandemic. These are the most recent data in many cases, but they may not fully reflect current trends.

Photo Credit: Adobe Stock

A. County-Wide Planning Policies

The GMA requires coordination between jurisdictions. It also requires county-wide policies to protect and promote affordable housing. The County-wide Planning Policies (CWPPs) are a regional framework for planning. They include the county, cities, and towns within Thurston County. They were adopted in 1992 and amended in 2015 and 2025. CWPPs relate to all elements of the Comprehensive Plan. CWPPs specific to housing include 8.1-8.7.

B. Regional Planning Efforts

The actions of each jurisdiction in the county affect one another. People move between jurisdictions, so none is independent of the others. They all share the need for housing for the growing population. Regional coordination reduces costs and builds partnerships on a county-wide issue. For example, infill development in cities and UGAs can help meet rural housing demand. This helps the county to preserve its rural character and protect critical natural areas.

Thurston County has multiple partnerships to explore regional approaches to affordable housing. Examples include:

- The Regional Consolidated Plan (2022)
- The Thurston County Homeless Crisis Response 5 Year Plan (2019-2024)
- The Thurston County Local Homelessness Housing Plan (2025-2030)
- Sustainable Thurston (2013)
- The Regional Housing Council

C. Joint Plans

Thurston County and its cities and towns develop Joint Plans for UGAs, except for the Grand Mound UGA. That area has a county-developed subarea/UGA plan. These joint plans set goals and policies for meeting housing needs within UGAs. This chapter focuses on housing needs within rural unincorporated Thurston County and the Grand Mound UGA.

3

HOUSEHOLD CHARACTERISTICS

Washington State law defines a household as an individual, family, or group of unrelated people living together in a single home. Members of a household could be related, unrelated, or living alone. As of 2022, there were an estimated 115,695 households in Thurston County.[6] This section presents a profile of these households and includes county-wide data. The data in this section does not separate unincorporated rural areas and the Grand Mound UGA from the urban incorporated areas. This information is critical to determine the types and sizes of new housing that is needed. The Racially Disparate Impacts section and technical appendix analyzes household information by race. This supports equitable growth strategies.

A. Household Sizes and Types

Thurston County's average household size fell from 3.11 people in 1960 to 2.51 in 2018.[7] The Washington State Department of Commerce projects that it will be 2.35 by 2045. In Thurston County, the most common household sizes are two- and one-person.[8] They account for 36% and 26% of all households, respectively. See the technical appendix for details on household types and sizes.

B. Household Tenure

Tenure refers to the ownership status of a home. The mix of owners and renters in an area shows the housing needs of different groups. This is important because it helps us understand housing needs and develop appropriate policies and programs.

6. Source: B25009 - Tenure by Household Size; US Census Bureau, 2018-2022 American Community Survey 5-Year Estimates

7. Thurston Regional Planning Council (2021). *Housing Needs Assessment*.

8. Source: US Census Bureau, American Community Survey 5-Year Estimates, 2018-2022

Figure 7-1 breaks down housing tenure by household type. Owner-occupied households are the largest household type, except for "Other". "Other" households include non-elderly people living alone and with unrelated roommates. Elderly and large families have the highest household ownership rates.

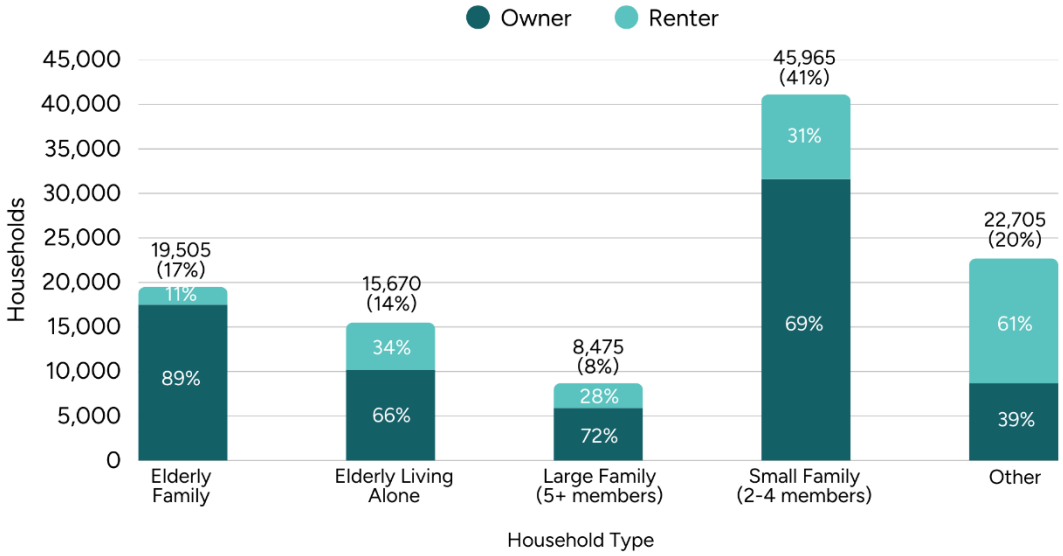


Figure 7-1. Households by Type and Tenure, Thurston County (2020)

Sources: US HUD Comprehensive Housing Affordability Strategy (CHAS), 2016–2020; BERK, 2024

C. Household Incomes

Household income refers to the total combined income of all members of a household. A household's income, cost of living, and market conditions are key in deciding what housing is affordable. This study groups all households by income level relative to the Area Median Income (AMI) to quantify different housing needs.[9] In 2024, Thurston County's AMI for a four-person household is $116,700. Most charts on households by income level in this report are from 2020, when AMI was $86,700. [10] Table 7-1 shows typical income categories for household income level groups. Income thresholds for grouping households into these categories vary by size. It takes more income to support a large family than a person living alone. For example, in 2024, a 1-person household with a $50,000 income is at about 60% AMI. A 5-person household with the same income is at about 40% AMI.

9. AMI is an estimate of the median family income for the current year. It is published by the US Department of Housing and Urban Development (HUD).

10. Source: FY 2024 and 2020 Income Limits Documentation System, HUD

2025 CPAs Resolution 12-16-2025
p. 264 of 773

Table 7-1. Household Income Categories Associated with AMI Percentages

Household Income Category	Percent of HUD-Area Median Income (AMI)
Extremely Low-Income Household	0-30% AMI
Very Low-Income Household	30-50% AMI
Low-Income Household	50-80% AMI
Moderate Income Household	80-100% AMI 100-120% AMI
Upper Income Household	>120% AMI

Sources: HUD, 2024; RCW 36.70A.030; BERK, 2024

The latest data on households by income is from 2016 and 2020. As shown in Figure 7-2, 41% of households in the county had incomes at or below 80% AMI. 64% of renter households were at or below 80% AMI. This was much higher than the 30% for owner-occupied homes.

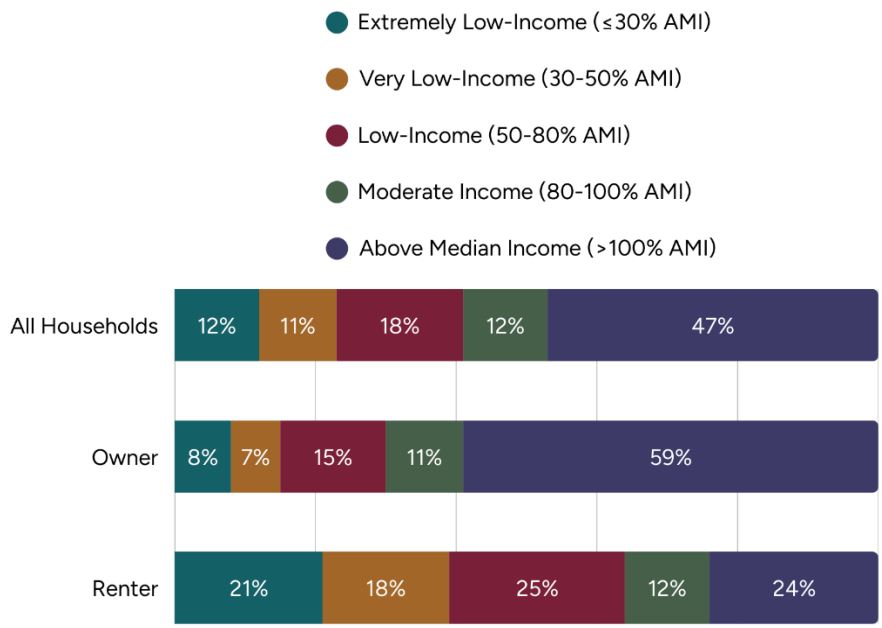


Figure 7-2. Proportion of Households by Income and Tenure, Thurston County (2020)

Sources: US HUD Comprehensive Housing Affordability Strategy (CHAS), 2016–2020; BERK, 2024

2025 CPAs Resolution 12-16-2025
p. 265 of 773

Figure 7-3 shows the median household income by block group in Thurston County. It is based on data from the U.S. Census Bureau. This number is different than AMI and varies across the county.[11] The lowest median household incomes are in Thurston County's cities and in the east and southwestern parts of the county. Two census block groups included in the lowest median income category are part of the northern Grand Mound UGA and just west of the Nisqually Indian Tribe Reservation. The Nisqually area is characterized by heavy resource use area and the county implemented a Purchase of Development Rights (PDR) in the area.

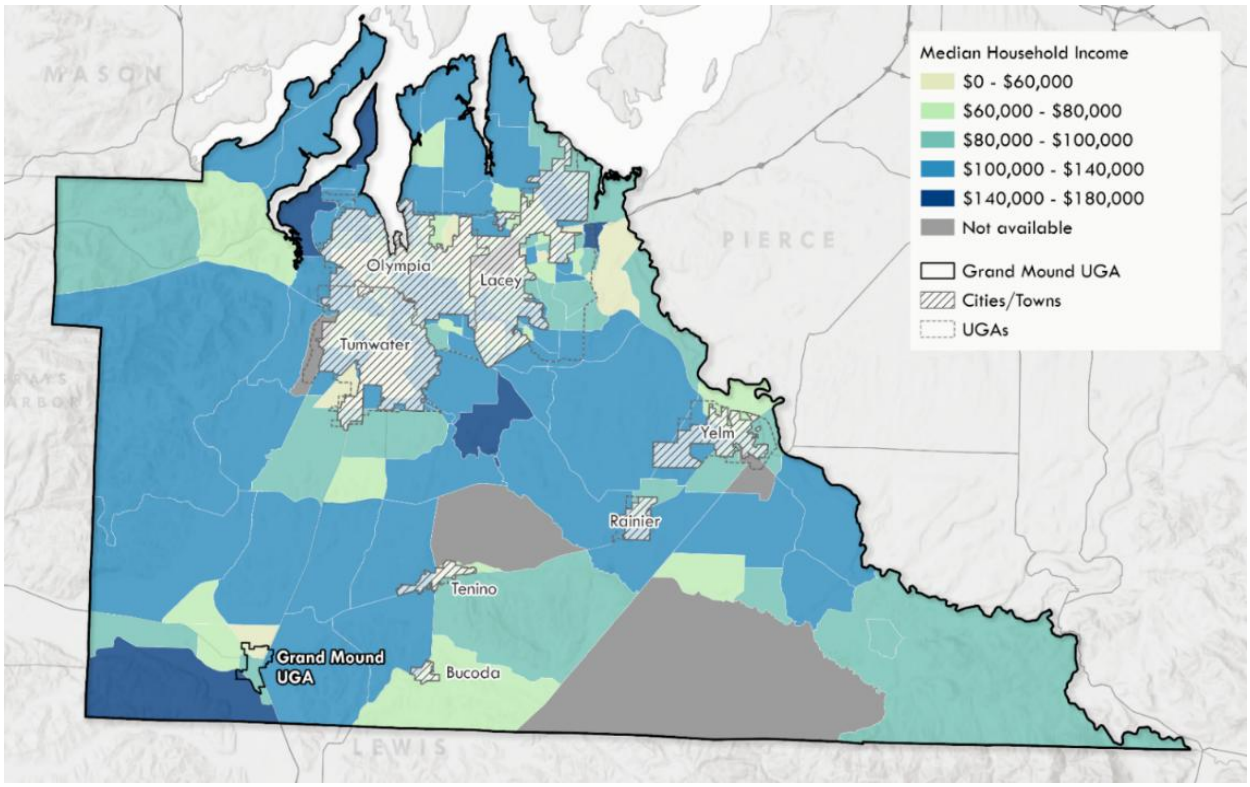


Figure 7-3. Median Household Income by Block Group, Thurston County (2022)

Sources: US Census American Community Survey, 5-Year Estimates, 2018-2022; BERK, 2024

Table 7-2 breaks down household income levels in Thurston County by jurisdiction.

11. The median income is the amount that divides the household income distribution in each block group into two equal groups, with half of the households having incomes above the median and the other half having incomes below the median. This measure does not take into consideration the household size.

Table 7-2. Household Income by Jurisdiction (2022)

Household Income (In 2022 Inflation-Adjusted Dollars)	Bucoda	Lacey	Olympia	Rainier	Tenino	Tumwater	Yelm	Thurston County
Less than $40,000	29.6%	19.8%	27.8%	16.2%	31.0%	21.9%	13.4%	19.8%
$40,000 to $99,999	54.8%	40.9%	37.7%	43.2%	44.6%	35.3%	45.9%	36.7%
$100,000 to $199,999	14.0%	33.3%	25.9%	35.7%	21.0%	33.7%	36.1%	33.5%
$200,000 or more	1.6%	6.0%	8.7%	4.8%	3.3%	9.0%	4.6%	10.0%
Total Households	**186**	**22,256**	**24,567**	**856**	**780**	**9,967**	**3,314**	**115,695**

Sources: US Census American Community Survey, 5-Year Estimates, 2018-2022; TRPC, 2024; BERK, 2024

D. Household Cost-Burden

Housing cost burden is a key indicator of housing affordability. A household is cost-burdened if it spends more than 30% of its income on housing costs. As of 2020, there were about 34,485 cost-burdened households in Thurston County. Figure 7-4 shows that 48% of renter households were cost burdened. This is much higher than the 22% of owner households.

Severely cost-burdened households spend more than 50% of their income on housing costs. These households are most likely to be housing insecure. They are at risk of displacement or homelessness if housing costs rise. County-wide, 13% of households were severely cost-burdened as of 2020. Nearly a quarter of all renter households were severely cost burdened.

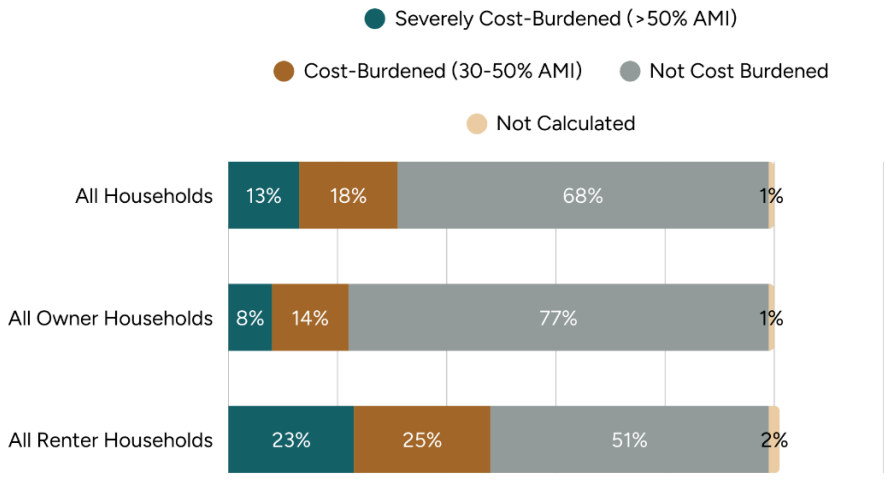


Figure 7-4. Proportion of Households by Cost Burden and Tenure, Thurston County (2020)

Sources: US HUD Comprehensive Housing Affordability Strategy (CHAS), 2016–2020; BERK, 2024

2025 CPAs Resolution 12-16-2025
p. 267 of 773

Nearly 15,000 households in Thurston County (27% of total households) were cost burdened during the same period. Of these, nearly 6,000 households (11% of total households) spent over half of their income on housing costs. See Section VI of this chapter for more information on the connection of cost burden and race.

Another way to measure cost burden is to look at housing and transportation costs combined. In most rural areas, housing and transportation cost 41-70% of income for a moderate-income household.[12] This percentage is considerably lower in many parts of Olympia, Lacey, and Tumwater. The cost in Grand Mound is 41-50% of income.

4

HOUSING SUPPLY AND AFFORDABILITY

A. Housing Inventory

Thurston County had 126,070 housing units as of 2023, a 16% increase from 2010. Table 7-3 shows all Thurston County housing units by jurisdiction and type. Almost half of all units are in unincorporated Thurston County, including rural and urban growth areas. 65% of housing units in unincorporated Thurston County are in rural areas. In UGA and rural areas, about 75% of homes are detached single-family; nearly 20% are manufactured, mobile, or special homes.[13]

Table 7-3. Housing Units by Jurisdiction and Type, 2023

	Total Housing Units	1-Unit Homes (Single Family)	2+ Unit Home (Multifamily)	Manufactured, Mobile, and Special Homes
Bucoda	249	202	2	45
Lacey	24,963	16,161	7,738	1,064
Olympia	26,466	14,439	11,212	815
Rainier	940	718	104	118
Tenino	854	618	83	153
Tumwater	11,661	6,964	3,530	1,167
Yelm	3,504	2,660	725	119
Unincorporated Thurston County	**57,433**	**43,299**	**3,283**	**10,851**
Grand Mound UGA	450			
All Other UGAs	20,830			
Rural	36,153			
Total Thurston County	**126,070**	**85,061**	**26,677**	**14,332**

Source: Washington Office of Financial Management, 2023

12. According to the Center for Neighborhood Technology's Housing+Transportation Index, moderate income household is defined as Income: $57,602; Commuters: 1.10 workers; Household Size: 2.51 people

13. According to OFM, this category includes traditional manufactured homes, mobile homes, recreational vehicles, vans, and boats that provide a separate and distinct living space for an individual or household.

2025 CPAs Resolution 12-16-2025
p. 268 of 773

Mobile and Manufactured Homes

Mobile and manufactured homes are vital to rural Thurston County's housing supply. Mobile homes include RVs, trailers on wheels, and vehicles like vans used as housing. Manufactured homes are built in a factory and put together at the building site in sections. Mobile and manufactured homes are much less expensive to produce than homes built on site. They are often more affordable than traditional detached homes. Both mobile and manufactured housing can be found in a variety of settings, such as:

- Stand-alone on a lot owned by the homeowner.
- As an accessory to a primary home on a lot.
- On a leased plot in a campground or mobile home community.

Of the nearly 11,000 mobile and manufactured homes in unincorporated Thurston County, most are on stand-alone lots.[14] These homes may be owned or rented.
Figure 7-5 shows the location of registered manufactured home communities in the county. As of 2024, over 80 mobile home communities are registered in rural Thurston County and the Grand Mound UGA. Available data indicates these communities have nearly 2,150 rental units. Data is not complete for all communities. Many of these homes may offer quality, affordable housing. They may be at a lower cost than site-built homes of similar size and location. Conditions can vary, and many residents will find few or no affordable options if they want to move. Preserving existing mobile home communities and allowing new ones will support affordable housing in the county.

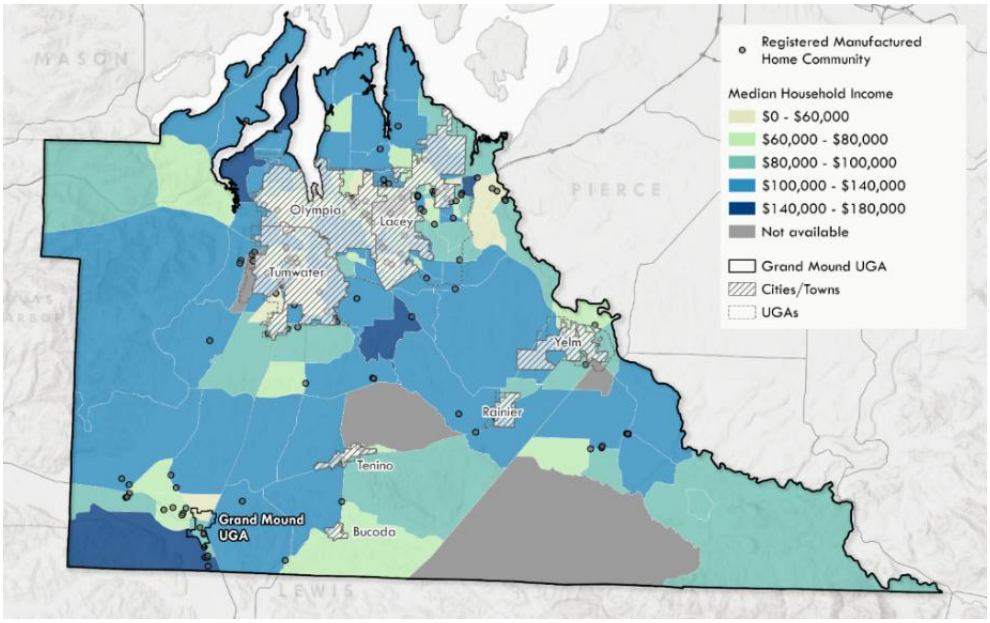


Figure 7-5. Registered Manufactured Home Communities, Thurston County (2024)

Sources: Thurston County, 2024; BERK, 2024

14. Sources: Thurston County Assessor, 2024; Thurston County Residential Permits, 2023.

2025 CPAs Resolution 12-16-2025
p. 269 of 773

Housing Occupancy and Short-Term Rentals

Table 7-4 shows the number of occupied and total housing units in Thurston County. Vacancy rate varies somewhat by jurisdiction. Housing units may be vacant for various of reasons. They may be for sale or rent, or they may be used as recreational or vacation homes. According to the Census, Thurston County had 1,054 homes for "seasonal, recreational, or occasional use". This estimate is down from 1,520 in 2016.[15] This includes part-time residences, hunting cabins, beach houses, and timeshares. Short-term rentals (STRs) listed as "entire homes" may also be included.[16]

Table 7-4. Occupied and Total Housing Units by Jurisdiction, 2023

	Occupied Housing Units	Total Housing Units	Vacancy Rate
Bucoda	220	249	11.6 %
Lacey	23,591	24,963	5.5 %
Olympia	25,125	26,466	5.1 %
Rainier	896	940	4.7 %
Tenino	822	854	3.7 %
Tumwater	11,233	11,660	3.7 %
Yelm	3,402	3,504	2.9 %
Unincorporated Thurston County	54,196	57,434	5.6 %
Total	119,485	126,070	5.2 %

Sources: Office of Financial Management (OFM), 2024; BERK, 2024

B. Housing affordability

Error! Reference source not found. shows the number of housing units by income and a ffordability in Thurston County. These estimates reflect survey data from 2016-2020. Housing costs have increased significantly since this period. It is likely that the supply of homes affordable at lower income levels has decreased.

15. Source: US Census Bureau, American Community Survey 5-Year Estimates, 2018-2022; and 2011-2016.

16. Publicly available information on STRs is limited, making a more detailed analysis infeasible.

Table 7-5. Housing Supply by Affordability Level, 2020

	Total Units	Affordability Level (Percent of AMI)							Seasonal & Migrant	Emergency Housing (beds)
		0-30%		30-50%	50-80%	80-100%	100-120%	>120 %		
		PSH	Non-PSH							
Cities and UGAs	85,514	174	2,272	7,104	31,593	22,154	9,954	11,851	414	626
Grand Mound UGA	424	0	8	52	107	76	60	116	4	0
Rural un-incorporated	35,500	6	594	5,249	6,585	4,173	5,475	12,509	909	0
Thurston County	121,438	180	2,874	12,405	38,285	26,403	15,489	24,476	1,327	626

Note: Numbers may not add to totals due to rounding.

Sources: Thurston Regional Planning Council, 2023; BERK, 2024

Ownership housing costs and trends

As of 2024, the typical home value in Thurston County was $492,065, or 113% AMI, for a 3-person household. New homes usually sell for more. Thurston County was less affordable than 64% of Washington State counties.

Rental housing costs and trends

In 2019, Thurston County had a rental housing shortage, especially for those at 30% and 50% AMI. This showed the need for new low-income rental housing. Figure 7-6 shows that for every 100 renter households at:

- 0-30% AMI, 21 units were affordable and available.
- 0-50% AMI, 51 units were affordable and available.
- 0-80% AMI, 139 units were affordable and 96 were available.

2025 CPAs Resolution 12-16-2025
p. 271 of 773

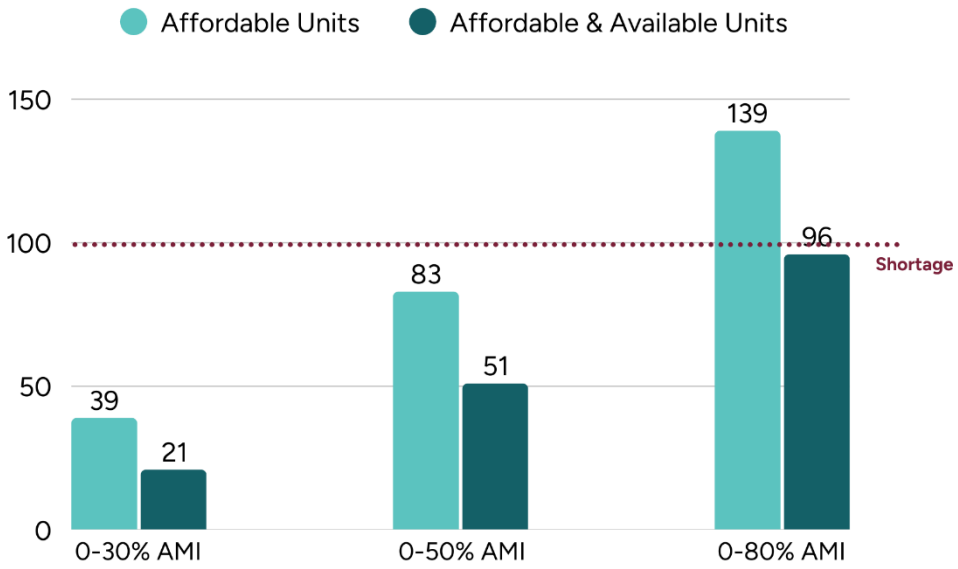


Figure 7-6. Affordable and available units per 100 households, Thurston County (2019)

Sources: US HUD Comprehensive Housing Affordability Strategy (CHAS), 2015–2019; BERK, 2024

Subsidized affordable housing

The Washington Center for Real Estate Research (WCRER) estimates that Thurston County had 3,953 subsidized affordable homes as of 2023.[17] The data does not show the affordability levels are served or how many homes are in rural areas or Grand Mound. However, data from WCRER shows that 3,460 of these units are in the cities of Olympia, Lacey, Tumwater, or Yelm. The remaining 493 are likely to be in unincorporated areas or the smaller cities of Rainier or Tenino. County service providers said there are few affordable housing providers in rural areas of the county or Grand Mound UGA.

C. Housing production trends

Table 7-6shows the breakdown of permitted units between 2013-2023 in Grand Mound UGA, rural areas, and the county as a whole. The most permitted housing types by area were:

- Rural Thurston County: Detached single family home then manufactured homes.
- Grand Mound UGA: Single-family and multifamily homes.
- Cities and UGAs: Multifamily homes.

17. Source: WCRER - Subsidized Rental Housing Profile

2025 CPAs Resolution 12-16-2025
p. 272 of 773

Table 7-6. Summary of Housing Unit Permits by Housing Type, 2013 - 2023

Jurisdiction	Additional Dwelling Unit (ADU)	Manufactured Home	Multi-Family	Single-Family	Total
Grand Mound UGA	0	10	23	66	99
Rural unincorporated	9	523	20	2,573	3,125
Thurston County	137	760	9,475	8,959	19,331

Sources: Thurston County, 2023; BERK, 2024

5

EMERGENCY AND SUPPORTIVE HOUSING NEEDS

Emergency and supportive housing are vital for those at risk of homelessness. They help people who are homeless or are close to them. These individuals may become homeless due to affordability issues. Life events, like domestic violence, racial discrimination, and mental and physical health problems also play a role. These specific types usually support those with incomes in the 0-30% AMI bracket.

Emergency housing provides temporary shelter for those without permanent homes. As of 2020, there were 626 emergency beds county-wide, all in Olympia.

Permanent supportive housing provides long-term rental assistance with voluntary supportive services. As of 2020, there were 180 permanent supportive housing beds. Six were in rural, unincorporated areas and the rest in incorporated Thurston County.

A. Homeless population and trends

In Thurston County, the homeless or unstably housed population rose about 17% from 2016-2022. There was a decrease from 2021-2022.[18] Homelessness estimates are stable but above Washington State's. They increased from 23-25 per 1,000 people in the same period (see Figure 7-7).

18. Source: Snapshot of Homelessness Reports

2025 CPAs Resolution 12-16-2025
p. 273 of 773

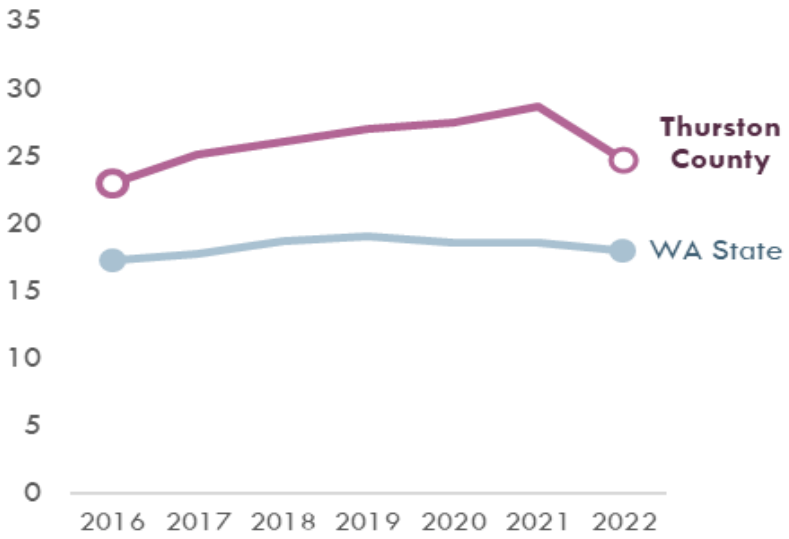


Figure 7-7. Homeless Residents per 1,000 Population, Thurston County and Washington State (2016 – 2022)

Sources: WA Department of Social and Health Services, 2023; BERK, 2023.

In 2023, about 12,500 people experienced homelessness or unstable housing in the county. 10,035 of them were homeless only.[19] For more details, see the technical appendix.

The Office of Housing & Homeless Prevention (OHHP) has heard that many people live in cars, RVs, or unpermitted structures in rural areas. There is no available estimate of how many people are living in this situation. The high rate of unpermitted housing shows a severe shortage of emergency, transitional, and permanent supportive housing in Thurston County.

6

RACIALLY DISPARATE IMPACTS, EXCLUSION, AND DISPLACEMENT RISK

Home buying and rental costs have soared over the last two decades in Washington State. This has affected every community, including Thurston County. While all households are impacted, communities of color often spend more of their income on housing. They tend to live in lower quality housing and are less likely to own their homes. These communities are often more vulnerable to housing shortages and rising costs.

GMA HB 1220 requires each city and county undo policies and practices that cause racial disparities, displacement, and housing exclusion. They must also create policies to mitigate

19. The WA Department of Social and Health Services updates historical estimates on an annual basis. Therefore, this exhibit is not directly comparable to Figure 7-7.

2025 CPAs Resolution 12-16-2025
p. 274 of 773

these impacts. The next sections show evidence of racial disparities, exclusion, and displacement risk in Thurston County.

A. Communities of interest

See Chapter 1 for demographic information.

About 75% of the population identify as White alone. This percentage has been shrinking as the population has become more diverse. Among BIPOC residents, the largest group is those who identify as Two or more races (11%) followed by Asian alone (6%). Hispanic or Latino/a residents of any race make up 10% of the population. Those who identify as American Indian and Alaskan Native alone are just 1% of the population. Many people with native ancestry identify as two or more races. Thurston County is home to two tribal communities: the Nisqually Indian Tribe and the Confederated Tribes of the Chehalis Reservation. The Squaxin Island Tribe is in Mason County and an active community in Thurston County.

B. Racially disparate impacts

Disparities in household income

In Thurston County, BIPOC households earn less than county and White alone averages.[20] Figure 7 - 8 displays the median income by race and ethnicity in Thurston County. White alone households, not Hispanic or Latino, have the highest median income. They are followed by Asian and Black or African American households. American Indian, Alaska Native, Hispanic, and Latino households have the lowest median incomes.

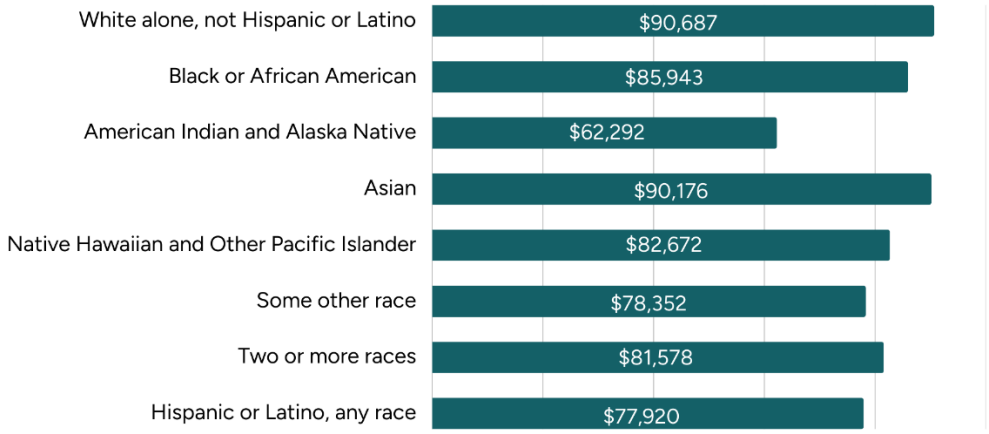


Figure 7-8. Median Household Income by Race and Ethnicity, Thurston County (2022)

Sources: US Census Bureau, 2018-2022 American Community Survey 5-Year Estimates; BERK, 2024

20. Grouping of households by race or ethnicity is based on the racial and ethnic status of the householder, or the person in whose name the home is owned or rented.

2025 CPAs Resolution 12-16-2025
p. 275 of 773

Figure 7 - 9 breaks all households by income level for several racial and ethnic groups. Only 21% of households that identify as White, not Hispanic or Latino, have incomes below 50% of AMI. In contrast, 31% of households of color have incomes below 50% AMI. These households are Hispanic, Latino, or identify as a race other than White. The highest share of households with incomes below 50% AMI is among Hispanic or Latino households, at 34%.

Racial income disparities today stem from systemic barriers and historic patterns of oppression. These findings of income disparity highlight the need for solutions. They must meet the diverse needs of different BIPOC groups in Thurston County.

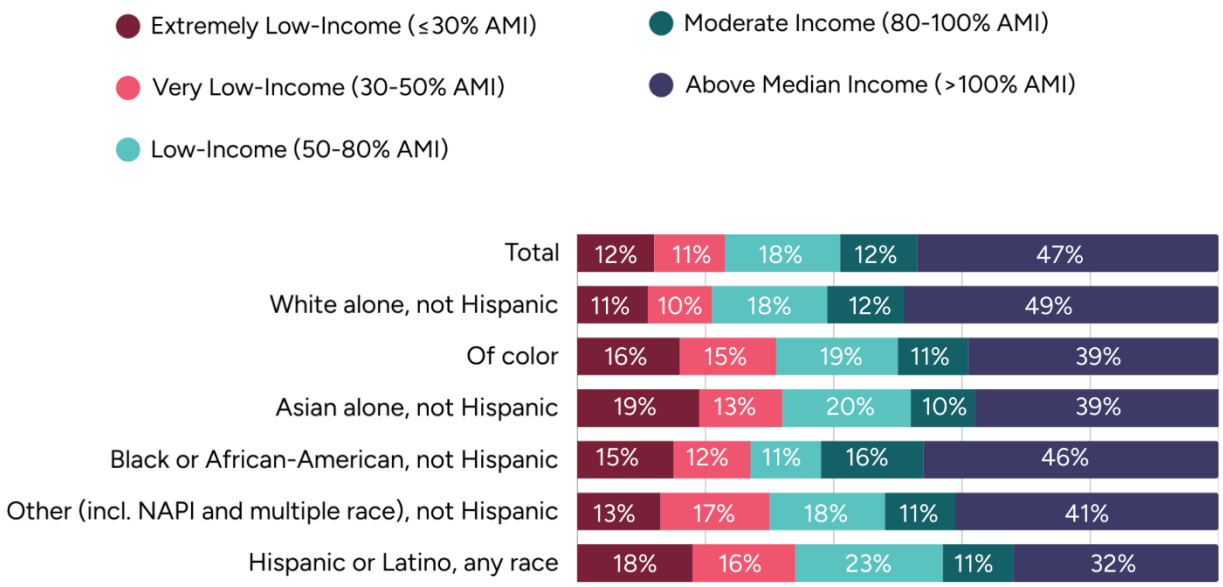


Figure 7-9. Household Income by Race and Ethnicity, Thurston County (2020)

Sources: US HUD Comprehensive Housing Affordability Strategy (CHAS), 2016–2020; BERK, 2024

Disparities in housing cost burden

Households with lower income are more likely to experience housing affordability challenges. We must analyze housing cost burdens by race and ethnicity. It can reveal systemic disparities in housing affordability. These may come from discrimination, segregation, and unequal access to economic opportunities among different racial and ethnic groups. In 2020, the percentage of moderately or severely cost burdened households were:

- Hispanic or Latino households: 40%.
- BIPOC households: 39%.
- White alone: 29%

More details are in the Technical Appendix.

Disparities in homeownership

In Thurston County, nearly 70% of White and Asian households own their homes. Homeownership is much lower for BIPOC (56%) and Hispanic or Latino (51%) households. In

2025 CPAs Resolution 12-16-2025
p. 276 of 773

Thurston County, their homeownership rate was higher than in Washington. Thurston County has smaller racial and ethnic gaps in homeownership than the state. Additional details are available in the technical appendix. More details are in the technical appendix.

C. Exclusion

Exclusion means shutting out certain populations from housing in a specified area. This can be intentional or unintentional. It leads to non-inclusive impacts. One important indicator of exclusion is racial or ethnic segregation. A study in Thurston County showed that BIPOC segregation is higher in unincorporated areas compared to incorporated ones. BIPOC residents are more concentrated in specific neighborhoods in unincorporated areas. In incorporated areas, they are more evenly distributed. In the Grand Mound UGA, Hispanic or Latino residents are a high percentage of the population. They are underrepresented in many other parts of the county. For more details, please refer to the technical appendix. For more details, please refer to the technical appendix.

D. Displacement Risk

Displacement happens when a household is forced to move from its community due to things beyond their control. The Washington State Department of Commerce defines three types of displacement:

1. Economic displacement: Residents must move because of rising rent, property tax, or other costs.
2. Cultural displacement: Residents must move because their cultural community has left.
3. Physical displacement: Residents must move because of eviction, foreclosure, natural disasters, or poor housing quality.

Photo Credit: Experience Olympia

Figure 7-10 shows a map of displacement risk in Thurston County. The Displacement Risk Index, developed by Commerce, estimates vulnerability to displacement. Displacement Risk Levels are high, medium, and low. They are based on three components:

- Social vulnerability.
- Demographic change
- Housing costs.

The index also marks areas as “possible displacement” when there’s evidence that displacement might be happening. Areas include:

- Grand Mound UGA and southwestern corner of Thurston County.
- Tenino and north of SR 507 and Old Highway 99 and south of Tumwater.
- North of Olympia, near Sunset Beach.

2025 CPAs Resolution 12-16-2025
p. 277 of 773

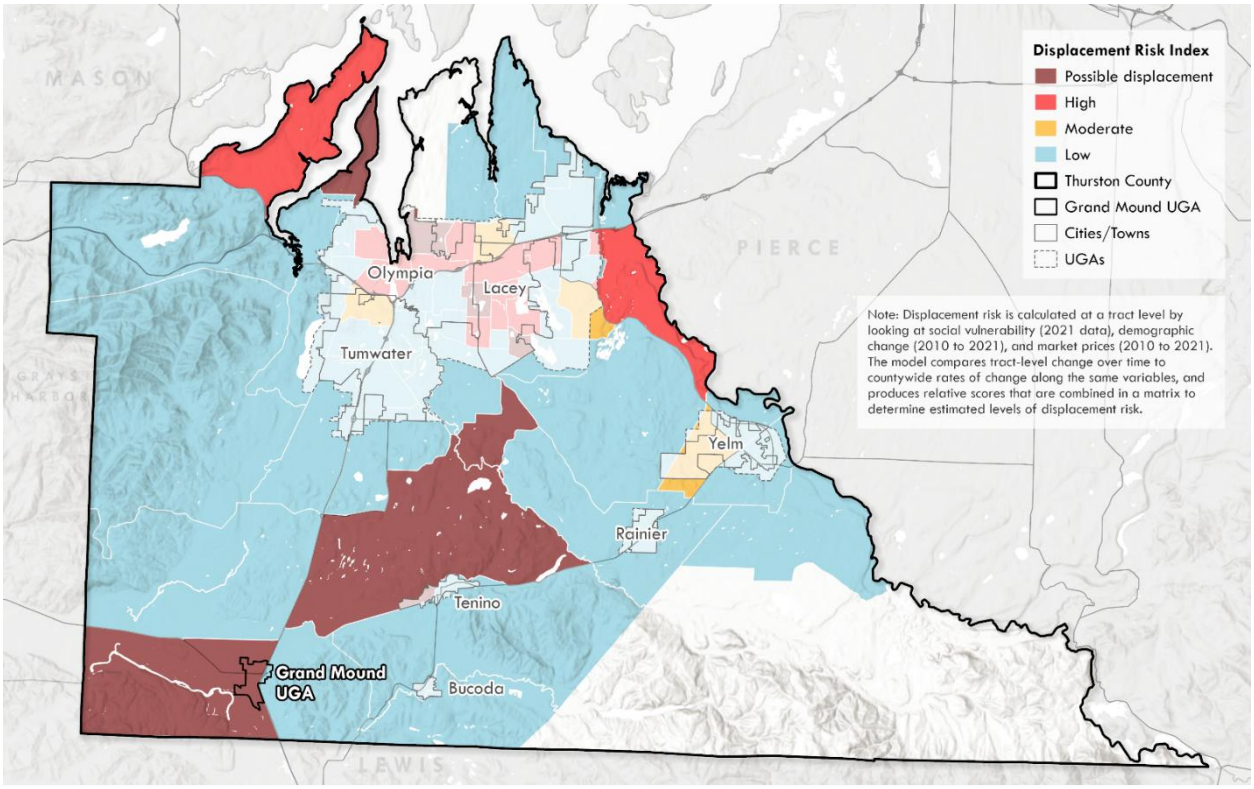


Figure 7-10. Thurston County Displacement Risk Index

Sources: Census, 2010 & 2020; US Census American Community Survey, 5-Year Estimates, 2017-2021; BERK, 2024

7

PROJECTED HOUSING NEED

TRPC forecasts that the county will need to add 54,356 net new housing units between 2020 and 2045. The proposed housing growth allocation for Grand Mound UGA and rural unincorporated is presented in Table 7-7, and reflects the Regional Housing Allocation, as recommended by TRPC.[21] The allocation includes breakdowns by affordability level, consistent with projections in Commerce's Housing for All Planning Tool (HAPT).

The TRPC Adopted Allocation distributes growth in unincorporated rural areas. It follows historic growth trends. It assumes about 14% of county-wide growth is in rural unincorporated areas. The Supplemental Environmental Impact Statement (SEIS) also considers an alternative Less Rural Growth scenario. This aims to reduce new housing in rural areas and focus growth in established UGAs, per the December 2013 Sustainable Thurston goals.[22] To succeed, the

21. TRPC (2024). Updated Recommendation on Housing Need Allocations to Support Comprehensive Plan Updates.

22. TRPC (2013). Creating Places, Preserving Spaces: A Sustainable Development Plan for the Thurston Region.

2025 CPAs Resolution 12-16-2025
p. 278 of 773

county and its jurisdictions will need to implement policies that encourage growth within UGAs and discourage it outside them. One resource to support these efforts is the Puget Sound Partnership's Smart Growth Progress Indicators Appendix.[23] It lists strategies for local jurisdictions to reduce development outside of UGAs. Specific actions from this report are in Appendix B, the Implementation Plan.

Table 7-7. Proposed Allocations of Projected County-wide Housing Needs in Grand Mound and Rural areas, 2020-2045

Income Level*	TRPC Adopted Allocation	
	Grand Mound UGA	Rural Unincorporated
Total Allocation	310	7,531
0-30% PSH	16	0
0-30% non-PSH	40	0
30-50%	23	0
50-80%	143	0
80-100%	57	0
100-120%	11	0
Remainder	19	7,531
Emergency Beds	6	0

*PSH refers to permanent supportive housing.

Source: TRPC, 2025

Under GMA, Thurston County must plan for and accommodate future housing. It must meet the housing need allocation for each income level. This includes showing how much land is available to build homes to meet these needs. It also includes identifying barriers to housing production and ways to overcome them. The following sections address these topics.

A. Land capacity to meet projected housing needs

Not all housing types are appropriate for meeting all housing needs. New housing affordability depends partly on its type. It varies with land and construction costs per unit. For instance, a new single-family home on a large lot is the most expensive type of home to produce per unit. New homes often need an income of over 150% AMI to afford. Multifamily homes, such as apartment buildings, can be produced at a much lower cost per unit. In the past ten years, about 1,800 lots were developed. Roughly 40% of that development has been on lots smaller

23. Refer to Implementation Plan item IP-H-25, or see the Appendix from the submitted comment dated Aug. 2, 2024 online at: https://weblink.co.thurston.wa.us/cped/0/edoc/18213449/2024.08.02_OT-11_PugetSoundPartnership_Smart.Growth.Progress.Indicator.Appendix.pdf

than two acres. These are mostly found in LAMIRDS or areas with denser development that pre-dates the adoption of GMA in 1990. About 20% of development activity over the past decade has occurred on lots around 5 acres in size. New LAMIRDS cannot be created, and the boundaries of existing LAMIRDs cannot be expanded. As rural growth continues and LAMIRDs become more built out and less available, the trend of parcel size for new rural growth may increase. Average rural densities will be retained.

Table 7-8 lists five housing types that can be built in rural Thurston County and/or the Grand Mound UGA. It also shows the lowest income level that can be served. This assumes the new housing is either market-rate or a subsidized affordable project. These housing types and affordability assumptions match Commerce's guidance for updating housing elements. They also match BERK's analysis of Thurston County's housing market.

Table 7-8. Housing Types and Potential Income Levels Served in Thurston County

Housing Type	Definition	New Market Rate Housing	Subsidized Affordable Housing	Assumed Affordability Level for Capacity Analysis
Low-Rise Multifamily	Walk up apartment buildings or condominiums (up to 3 floors).	>80%-120 AMI	0-80% AMI	Low-Income (0-80% AMI)
Moderate Density	Also known as "middle housing". Includes townhomes, duplexes, triplexes, quadplexes.	>80%-120 AMI & >120% AMI	Not typically feasible at scale	Moderate-Income (80-120% AMI)
Manufactured Homes	Homes that are constructed in a factory and then assembled at the building site in modular sections	>80%-120 AMI[24]	Not typically feasible at scale	Moderate-Income (80-120% AMI)
Low Density	Detached single family homes.	>120% AMI	Not typically feasible at scale	Higher Income (>120% AMI)

24. BERK collected data from Zillow on July 17, 2024, about the asking prices for all manufactured homes in Thurston County that were built after 2014. It included only homes sold with the land and excluded units in manufactured home communities or mobile home parks. We also excluded one home located on a waterfront, which added significant amenity value. Among the remaining homes, the average asking price was $311,000, with a range from $190,000 to $388,000. These prices are potentially affordable to a moderate-income household based on current mortgage rates and access to a modest downpayment.

2025 CPAs Resolution 12-16-2025
p. 280 of 773

ADUs	Accessory dwelling units associated with a detached single-family home.	>50-80% AMI & 80-120% AMI	Not typically feasible at scale	Low-Income (50-80% AMI)

Sources: Washington Department of Commerce Guidance for Updating Your Housing Element, 2023; BERK, 2024

Capacity to accommodate housing targets

The technical appendix analyzes buildable land capacity by housing type. It uses both the 2021 zoning and the proposed zoning changes based on the 2025 Comprehensive Plan. It compares this to the allocated housing targets by affordability level. The key takeaways are below.

Grand Mound UGA

The 2025 Comprehensive Plan update proposes new zoning for the Grand Mound UGA. They allow for and encourage low-rise, multifamily housing. These changes could help to meet low-income housing needs. Thurston County will change ADU regulations. They will allow two ADUs per lot and reduce barriers to building ADUs. These units have potential to serve some low-income households (50-80% AMI). These changes, together, affect buildable land capacity. There is enough capacity to meet all housing needs under both allocation scenarios. Having enough capacity to meet housing needs isn't enough. It doesn't mean affordable homes will be built for these households. This plan includes policies and actions to promote affordable housing. It aims to lower its cost.

Rural Thurston County

The TRPC Adopted Allocation does not allocate housing for households with incomes below 120% AMI in rural Thurston County. Any type of housing can meet the area's housing needs. TRPC found capacity for 18,000+ new housing units in rural Thurston County under 2021 zoning. This is by far more than the TRPC Adopted Allocation.

8

ADEQUATE PROVISIONS

Growth Management Act requires that communities ensure that their Comprehensive Plan policies and regulations are designed to achieve housing availability for all community members at all income levels. The county reviews programs and actions. They identify issues and create a plan to correct them. Issues include:

- Gaps in local funding.
- Barriers in development regulations.
- Other limitations.

Photo Credit: Adobe Stock

A. Gaps in Local Funding

The county has implemented these tools to generate revenue for affordable housing:

- Housing and related services sales tax (RCW 82.14.530).
- Affordable housing property tax levy (RCW 84.52.105).
- REET 2 (RCW 82.46.035).
- Lodging Tax (RCW 67.28.150 and RCW 67.28.160) to repay general obligation bonds or revenue bonds.
- Treatment Sales Tax (RCW 82.14.460).

More tools the county can use to reduce the cost of affordable housing production:

- Donating surplus public lands for affordable housing projects (RCW 39.33.015).
- Impact fee waivers for affordable housing projects (RCW 82.02.060).
- Application fee waivers for affordable housing projects (RCW 36.70A.540).

B. Barriers to Production

The technical appendix has a detailed analysis of housing trends in Grand Mound UGA and rural Thurston County. It compares these trends to the housing needed to meet 2045 targets. It also analyzes production trends by housing type. This checks for barriers to meeting housing needs at specific income levels. A summary of findings include:

- The average annual rate of housing production in both Grand Mound and rural Thurston County is sufficient to keep pace with their total housing need allocations.
- In Grand Mound, there has been no production of housing types suitable for low-income (0-80% AMI) housing needs. This is evidence of barriers to housing production that must be addressed through adequate provisions.

Commerce provides checklists to review barriers to new housing. Completed checklists are included in the technical appendix.

C. Programs and Actions to Achieve Housing Availability

A review found regulatory barriers and other challenges. The county will take these steps to improve housing.

Grand Mound UGA

- Update land use code and development regulations. They should allow and encourage more housing types.
- Modify zoning to increase minimum and maximum densities to support new housing types:
- Change the R 3-6/1 zone to R 5-12/1
- Change the R 4-16/1 zone to R 8-24/1
- Change the density in AC to 8-24/1 units per acre to encourage/incentivize mixed use development
- Invest in infrastructure to support higher density housing construction.
- Provide bonus density and fee waivers for projects that include income-restricted affordable housing.
- Update policies to align with HB 1337. It requires counties to allow up to two ADUs per single-family lot, in addition to the primary home, within UGAs.
- Reduce parking requirements for middle-housing types and multifamily housing types
- Allow 2-4 manufactured homes by right, where it required an admin special use. For 5+, use an administrative special use permit (removes the hearing requirement).
- Consider updating impact fee calculations to use square footage or bedroom counts.
- Update Grand Mound Design Guidelines for consistency with state law.
- Cap square footage for detached ADUs to encourage the production of smaller units.

- Added definitions for terms related to permanent supportive housing and transitional housing. They are consistent with state law.

Rural Thurston County

- Explore more protections for manufactured home parks that provide low-cost housing.
- Streamline the permitting of new manufactured home parks.
- Allow for detached ADUs in rural areas, consistent with historic development patterns.
- Limit the size of detached ADUs to promote smaller, lower-cost units.
- Use Transfer of Development Rights to increase square footage for ADUs.
- Allow conservation subdivisions that include affordable housing.
- Increase allowed density in LAMIRD zones to four units per acre.
- Expand housing types in LAMIRDs as allowed under state law.

Photo Credit: Adobe Stock

D. Consideration for Housing in Relation to Employment

In 2021, there were an estimated 119,447 jobs in Thurston County.[25] Figure 7-11 shows their distribution across the county. The top job sectors by average annual employment are:

- Government.
- Health care and social assistance.
- Retail.

A more detailed breakdown is available in Chapter 12.

Highest concentration of jobs:

- Olympia.

See **Chapter 12 – Economic Development** for economic and employment information.

25. Source: U.S. Census Bureau, Longitudinal-Employer Household Dynamics Program, 2021

- Lacey.
- Tumwater.

Other major job centers:

- South of Thurston County in Lewis County.
- Chehalis.
- Centralia.

Minor job centers:

- Yelm.
- Grand Mound.
- Tenino.
- Nisqually Indian Tribe Reservation.
- Evergreen State College.

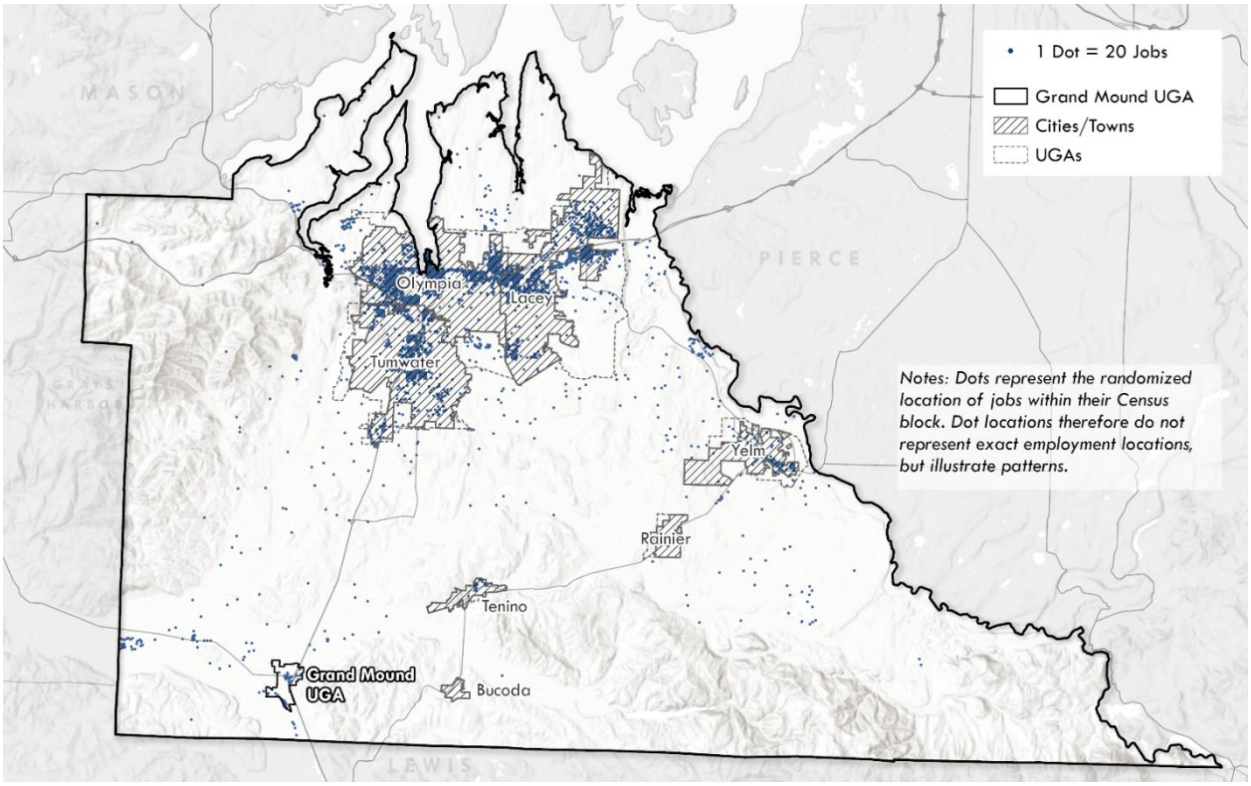
The county considers where the major job centers are. It's important to population growth and where new housing is built. TRPC's projection of housing needs suggests building most of the new housing in the three largest cities and their UGAs:

- Lacey.
- Tumwater.
- Olympia.

The county can also consider access to jobs when planning for housing in rural Thurston County and Grand Mound UGA. This includes finding regulatory and zoning changes for new housing options, particularly multifamily housing, near transit corridors.

Photo Credit: Experience Olympia

Figure 7-11. Employment location patterns across Thurston County, 2021



Sources: U.S. Census Bureau, Longitudinal-Employer Household Dynamics Program, 2021; BERK, 2024.

Figure 7-12 shows how employees in Thurston County get to work. The average travel time to work is 27 minutes[26]:

- 71% drive alone.
- 9% carpool.
- 14.5% work from home.

26. Source: S0802 - Means of Transportation to Work by Selected Characteristics; US Census Bureau, 2018-2022 American Community Survey 5-Year Estimates

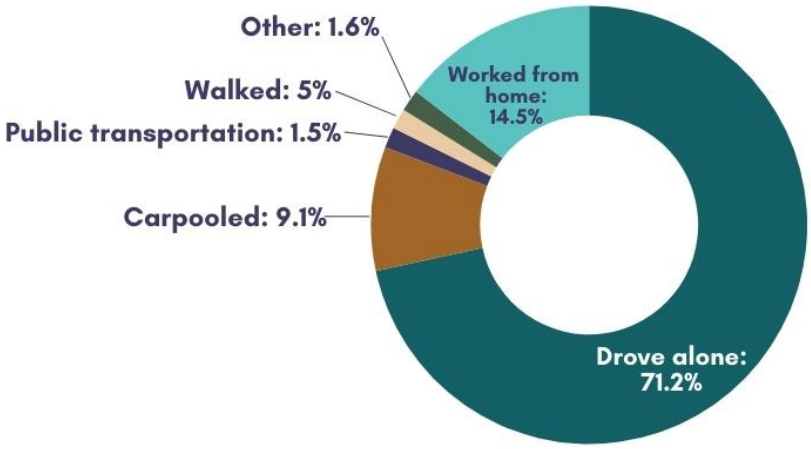


Figure 7-12. Commute to Work, Thurston County (2022)

Sources: US Census Bureau, 2018-2022 American Community Survey 5-Year Estimates; BERK, 2024

E. Consideration for the Role of ADUs

Thurston County adopted regulations allowing for rural ADUs in 2020. ADUs can diversify housing options in areas with only single-family homes. They can add smaller, lower-cost units. ADUs can be attached or detached from a primary residence on a shared lot. ADUs can be an affordable housing option for some, depending on the context. They can work for low-income (50-80% AMI), moderate-income (80-120% AMI), or higher-income households.

The new GMA requirements (SB 5235, HB 1337) promote ADUs within UGAs. They do this by removing and reducing some restrictions. In 2025, county rules will be updated to allow ADUs more in rural and urban unincorporated areas. They will remove owner-occupancy rules for rental ADUs. They will change parking and impact fees, and more. The county is also considering a size limit on new ADUs. This aims to encourage smaller, more affordable units for low- and moderate-income households. As new chances to revise ADU rules come up, we can increase flexibility in ADU production. This will diversify the housing supply in rural Thurston County and Grand Mound.

9

GOALS, OBJECTIVES, AND POLICIES

GOAL 1: Ensure Enough Housing is Available to Meet Housing Needs of the Existing and Projected Population of the County, Including Rental and Purchase Opportunities for All Income Levels.

Goal 1 | Objective A Provide adequate residential land to meet existing and projected housing needs for all income levels.

2025 CPAs Resolution 12-16-2025
p. 287 of 773

POLICIES:

H-1.A.1 Provide sufficient capacity of land for housing types of all income groups.

H-1.A.2 Allow rental housing in the rural unincorporated county that is available to county residents.

H-1.A.3 Identify sufficient land county-wide for existing and projected residential needs including, but not limited to, middle housing types, Accessory Dwelling Units, housing for moderate, low, very low, and extremely low-income households, manufactured housing, multifamily housing, group homes, emergency housing, emergency shelters, and permanent supportive housing.

H-1.A.4 Work with cities through joint-planning processes to allocate housing for low, very low, and extremely low-income households within the cities and UGAs where urban services are available.

H-1.A.5 Develop an inventory and process for disposing of publicly held land within the urban growth areas that could be used for developing affordable housing.

H-1.A.6 Promote the use of surplus public facilities within the urban growth areas (buildings, land, fixtures) for developments that provide affordable housing, including emergency housing, emergency shelters, and permanent supportive housing, special needs housing, service centers, or transitional housing.

H-1.A.7 Support the cities with infill developments consisting of residential and other developments of urban density within the urban growth areas, where transportation, public facilities and utilities already exist.

Goal 1 | Objective B Implement the adopted Affordable Housing targets to ensure adequate housing opportunities for the county's moderate, low, very low and extremely low-income households.

POLICIES:

H-1.B.1 Coordinate with the cities, towns, and the Housing Authority of Thurston County to develop and implement a regional process to monitor achieving the Affordable Housing targets throughout the county.

H-1.B.2 Work with the cities and towns and provide incentives to accommodate part of the county's Affordable Housing target within the Urban Growth Areas.

H-1.B.3 As stated in the County-wide Planning Policies, when possible, provide assistance in obtaining funding and/or technical assistance for the expansion or establishment of low cost affordable housing for all income levels.

Goal 1 | Objective C Provide incentives and reduce barriers to affordable housing for moderate, low, very low, and extremely low-income households.

POLICIES:

H-1.C.1 Reduce, where appropriate, regulatory barriers and other requirements which add unnecessary costs and thereby discourage affordable housing construction. The following are strategies for consideration:

- Review, revise, replace, or eliminate regulations that cause much higher costs without any public benefits.
- Make regulations and permit processing more streamlined, to remove uncertainty and reduce costs for both builders and lenders.

H-1.C.2 Pursue affordable housing incentives, such as those suggested in RCW 36.70A.540 including, but not limited to:

- Bonus density within urban growth areas.
- Height and bulk bonuses.
- Fee waivers or exemptions.
- Parking requirement reductions.
- Expedited permitting conditioned on provision of low- to-moderate-income housing.
- Mixed use projects.
- Lower utility hookup fees and rates.
- Tax exemptions in target areas.
- Housing levies.

H-1.C.3 Ensure that county regulations and permit processes do not lead to displacement of marginalized populations.

Goal 1 | Objective D Support home ownership opportunities for all economic segments of county residents.

POLICIES:

H-1.D.1 Consider ways to promote resources for homeownership, including but not limited to:

- Coordinating with and referring to Washington State Housing Finance Commission home ownership programs; and
- Identifying, developing, and initiating educational programs, such as forums, classes, public presentations, Thurston Community Media slideshows or videos, tying in with SPSCC or other home ownership/housing classes.

H-1.D.2 Encourage home ownership for all income levels including special housing needs through education, technical support, self-help housing efforts, and working with financial institutions.

H-1.D.3 Actively collect, analyze, and utilize data regarding ownership patterns of real property within the County to inform future policy development and ensure equitable and sustainable community growth.

H-1.D.4 **Explore a first right of refusal for tenants in manufactured/mobile home communities, accessory dwelling units, multifamily rental housing, and rent-to-rent housing when properties are sold, and coordinate with eligible organizations to facilitate acquisition.**

Goal 1 | Objective E Support regional cooperation and participation in affordable housing programs, including public and private partnerships to incentivize housing development.

POLICIES:

H-1.E.1 Continue participating in a multi-jurisdictional public/private task force to develop proposals for expanded and moderate, low, very low, and extremely low income housing funding and services, such as a regional affordable housing strategy.

H-1.E.2 Work with the private sector, nonprofits, neighborhood groups, and other affected community members to facilitate the development of attractive, quality, low and moderate-income housing, emergency shelters, emergency housing and permanent supportive housing with easy access to public transportation, commercial areas, and employment centers.

- Ensure adequate infrastructure is available to support population growth and provide access to education, work, and community life.
- Facilitate the development of high-density, well-designed, mixed-income housing.

H-1.E.3 Consider participating in a regional housing trust fund or other county-wide funding source, such as a regional housing levy. The fund may be used for several purposes including, but not limited to:

- Providing "gap" financing to promote home ownership for low-income households. ("Gap" is the difference between what the purchaser can afford and what the market can produce.)
- Establishing a revolving loan fund for property purchase or renovation.
- As a leverage for obtaining additional public funds.

H-1.E.4 Continue participation in multi-jurisdictional backing for Housing Authority of Thurston County bond sales.

GOAL 2: Promote a Diverse Range of Safe High-Quality Housing Options that Adapt to Changing Population Needs and Are Well-Located Near Jobs, Transportation, and Key Services.

Goal 2 | Objective A Encourage a variety of housing types including moderate density middle housing options in the UGAs and LAMIRDs (duplexes, triplexes, townhouses etc.) where public service is available to address the changing needs and demographics of our community.

POLICIES:

H-2.A.1 Provide a broad range of housing choices in terms of cost, size, design, and suitability for various household types, e.g., families, people of all ages and levels of mobility, couples, single persons, and persons with disabilities or special needs with adequate accessibility and safety.

H-2.A.2 Encourage a variety of diverse residential development types and housing mixtures in rural areas, including detached single-family housing, cluster housing, duplexes, manufactured homes in conjunction with commercial uses in neighborhood convenience centers.

H-2.A.3 Permit accessory dwelling units in all residential zones within rural areas and Urban Growth Areas around cities and towns to provide additional housing choices for all economic income levels, multi-generational, and smaller households.

H-2.A.4 Permit manufactured housing in the same locations and at the same density as other housing, not just in mobile home parks. Development and design standards in each residential zoning district apply equally to manufactured homes and other residences.

H-2.A.5 Permit in agricultural areas and on working farms (as defined in RCW 84.34.020) in rural residential and resource 1 unit/5 acre areas, farm housing units for farm employees and their families above the maximum number of units permitted on a lot by zoning.

H-2.A.6 Encourage rural housing affordable to low and moderate income residents located near public transit routes to provide alternative transportation opportunities.

H-2.A.7 Support diverse housing alternatives and programs for older adults and people with disabilities to remain in their homes and community as their housing needs change.

Goal 2 | Objective B Support housing development for older adults, people who have experienced homelessness, people with disabilities, and others with specific physical, social, and economic needs.

POLICIES:

H-2.B.1 Ensure adequate zoning for emergency and temporary housing for unhoused families and individuals, for transitional and permanent supportive housing for formerly unhoused families and individuals, and for Special Needs Housing that provides safe and accessible options for persons with special needs.

H-2.B.2 Allow residential care facilities (such as group homes) in residential areas through the special permit process with public review that considers the adequacy of public services, parking, and impacts on adjacent properties.

H-2.B.3 Partner with social, housing, and health service organizations which offer support programs for those with special needs, such as providing technical assistance, when possible, assisting to seek funds, coordinating between agencies and groups in providing emergency shelters, permanent supportive, and transition housing.

H-2.B.4 Support applications (for example, with letters of support) from eligible non-profits to Federal and State funding sources to build new or rehabilitate existing housing to preserve the affordability of existing housing stock to meet low income housing needs.

H-2.B.5 Support the implementation and continued revision of the Thurston County Homeless Housing Five Year Plan and associated goals and action items.

Goal 2 | Objective C Ensure that adequate provisions are in place so that special needs populations are not discriminated against in the choice of housing.

POLICIES:

H-2.C.1 Direct treatment of a residential structure occupied by persons with disabilities or by group care for children that meets the definition of "familial status" (as defined in the Washington Laws Against Discrimination, RCW 49.60.222-225) the same as a similar residential structure occupied by a family or other unrelated individuals.

H-2.C.2 Promote equitable housing opportunities for all community members regardless of race, color, religion, sex, national origin, disability, economic status, familial status, age, sexual orientation, and income, or other arbitrary factors.

H-2.C.3 Support the implementation of renter and landlord education and awareness programs through education and best practices for better housing choices.

GOAL 3: Preserve and Maintain Existing Affordable Housing, Enhance the Quality of Substandard Housing, and Provide Quality and Safe Affordable Housing in Thurston County.

Goal 3 | Objective A Support efforts to preserve, maintain, rehabilitate, and/or expand the supply of affordable housing in the county.

POLICIES:

H-3.A.1 Work with all jurisdictions to maintain an inventory of existing subsidized and low-cost non-subsidized housing and identify housing that may be lost due to redevelopment, deteriorating housing conditions, or public policies and actions.

H-3.A.2 Encourage the rehabilitation of substandard housing and maintenance of older housing through training and programs assisting in repairment and maintenance such as weatherization, energy efficiency.

H-3.A.3 Participate in efforts to retain existing subsidized housing, such as:

- Encouraging the extension of existing contracts to avoid conversion of subsidized housing to market-rate units (for example, letters of support to landlords).
- When appropriate, work with partners to develop sources of funding and strategies to enable housing groups to buy projects.

H-3.A.4 Seek opportunities to identify, protect, and rehabilitate historic properties to serve the housing needs of the county.

H-3.A.5 Maintain quality of construction and ongoing compliance with standards for habitation, and increase housing enforcement, specifically to neglected housing.

H-3.A.6 Support programs to improve energy efficiency, health conditions and public recognition of improvements in low-income rental housing.

H-3.A.7 Permit accessory dwelling units in rural residential zones to provide additional housing choices for all economic levels, multi-generational, and smaller households.

H-3.A.8 Update conservation subdivision regulations to encourage and incentivize development of affordable forms of housing in rural residential zones.

H-3.A.9 Increase density and update regulations to promote multifamily housing and shared housing (congregate and single-room occupancy housing) options in the UGAs.

GOAL 4: Prevent Discrimination, Address Displacement, and Mitigate Past Harm in the Development and Maintenance of Housing.

Goal 4 | Objective A Collaborate with community groups, organizations, non-profits, and businesses to help vulnerable groups obtain and maintain housing.

POLICIES:

H-4.A.1 Evaluate the potential for displacement on lands proposed for rezone or redevelopment for public use.

H-4.A.2 Establish home maintenance programs to support senior residents aging in place.

H-4.A.3 Support resident ownership of manufactured/mobile home parks.

H-4.A.4 Collaborate to understand the drivers of displacement through involvement of community groups, organizations, and institutions in affected areas.

H-4.A.5 Consider the drivers of displacing low-income households and marginalized populations as a result of planning, public investments, redevelopment, and market pressures. Use strategies to mitigate displacement of these communities.

H-4.A.6 **Reach out to, facilitate, and partner with Qualified Tenant Organizations to expand renter protections, reduce evictions, and promote access to affordable and habitable housing.**

GOAL 5: Support a Sustainable Development Pattern that Reduces the Share of New Growth in Rural Areas to 5% and Focuses Future Development within Urban Growth Areas.

Goal 5 | Objective A In the next 20 years, promote efforts that reduce rural growth and new housing developments in the rural area from 14% towards as little as 5%, and direct most of the developments to cities, towns, and urban growth areas.

POLICIES:

H-5.A.1 Create vibrant centers, corridors, and neighborhoods while accommodating growth.

H-5.A.2 Ensure urban areas have adequate infrastructure to support housing developments.

H-5.A.3 Ensure developments in rural areas demonstrate water and sewer availability according to public health requirements and local, state, and federal laws.

H-5.A.4 Limit transfer of water rights from agricultural lands to housing and other developments.

H-5.A.5 Preserve environmentally sensitive lands, farmlands, forest lands, prairies, and rural lands from future developments where feasible. Such lands may be identified in multiple places, such as the Habitat Conservation Plan.

H-5.A.6 Implement various measures for the preservation of land in rural areas such as transfer and purchase of development rights, rural zoning incentives, clustering of rural developments etc.

H-5.A.7 Consider other strategies to reduce development outside of urban growth areas and reduce excess rural capacity, as identified in the Smart Growth Progress Indicator Appendix by Puget Sound Partnership.

CHAPTER 8

TRANSPORTATION

1

INTRODUCTION

Thurston County's transportation system connects communities, supports businesses, and offers recreational opportunities. It's the County's greatest asset but needs substantial funding to maintain. As the county grows, road congestion increases, creating noise that impacts commuters and residents. Planning must align with land use and consider the needs of current and future users. The Transportation Chapter outlines goals and policies for road design and reducing congestion. It also focuses on bike and pedestrian facilities. Other sections address the county's rail, air, and bus networks. Our living and working habits shape how Thurston County's transportation system serves a changing population. In the coming decades, some may drive alone. Others might use buses, bikes, or other options to reach jobs, schools, or other places. The system must work for everyone, no matter how they travel, and be effective, fair, and secure.

2045 Update: Critical Issues

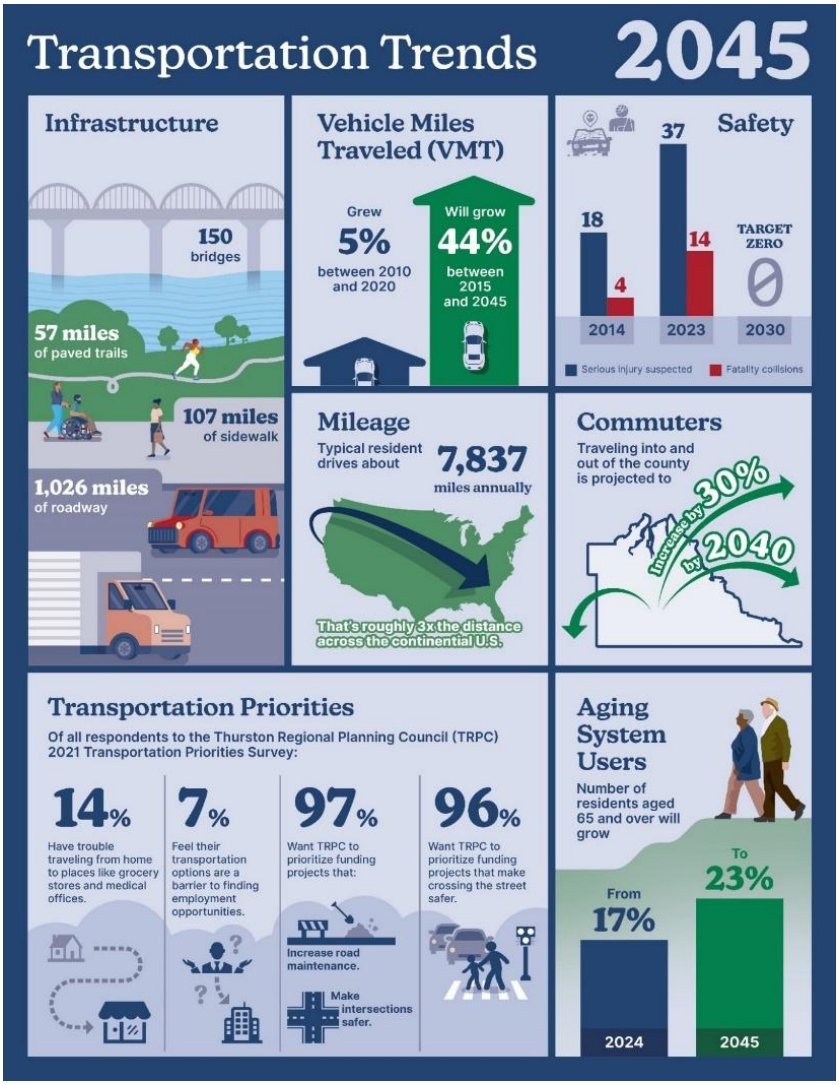
The county's population is projected to increase by nearly 30% by 2045.[1] Over the same period, commuting into and out of Thurston County is projected to rise by 40 percent.[2] From 2013 to 2023, construction costs rose almost 53 percent.[3] A $1 million project in 2013 now costs over $1.5 million. With inflation and no rise in the federal gas tax, there will be less money for

1. Thurston County Regional Planning Council - Population, Housing, and Employment Data, accessed July 2024
2. Thurston County Regional Planning Council – County-wide Employment and Commute Forecast, January 2018
3. Engineering News-Record Construction Cost Index for Seattle

2025 CPAs Resolution 12-16-2025
p. 296 of 773

transportation. The gas tax is a key grant source for Thurston County. In the next planning period, decision-makers will face critical decisions, including:

- Funding the network's maintenance and expansion to handle growing traffic.
- Maintaining acceptable service levels and a safe transportation network.
- Reducing reliance on cars and serving the needs of public transportation for people.
- Minimizing the environmental impact of transportation systems.
- Adapting to new transportation technologies, such as electric and driverless vehicles.
- Preserving and promoting passenger rail options in the Puget Sound Corridor.
- Reduce transportation-related greenhouse gas emissions and per capita vehicle miles traveled.



2

PLANNING CONTEXT FOR TRANSPORTATION

GROWTH MANAGEMENT REQUIREMENTS

The Washington State Growth Management Act (GMA) requires a transportation plan that supports efficient multimodal systems based on regional priorities and coordinates with county and city plans. The plan should include:

- A forecast of multimodal transportation for at least 10 years.
- An inventory of existing air, water, and ground transportation facilities and services.
- Identification of the transportation facilities and public services needed for Urban Growth Areas.
- Regionally coordinated levels of service (LOS) standards for state highways, locally owned arterials, and transit routes.
- Actions to bring facilities and services up to established LOS standards.
- A projection of state and system demand.
- An analysis of future funding capability.
- A description of intergovernmental coordination efforts.
- A description of existing and planned Transportation Demand Management (TDM) strategies.
- An active transportation component.
- A transition plan for transportation as required under Title II of the Americans with Disabilities Act (ADA).
- A climate change resiliency element that reduces overall greenhouse gas emissions.

The GMA requires a transportation element that encourages efficient multimodal systems that are based on regional priorities and coordinated with county and city comprehensive plans.

- Include a forecast of multimodal transportation for a minimum of 10 years.
- Inventory existing air, water, and ground transportation facilities and services.
- Identify the transportation facilities and public services needed to serve Urban Growth Areas.
- Include regionally coordinated multimodal LOS standards for state highways, locally owned arterials, and transit routes.
- Identify actions to bring facilities and services to established LOS standards.
- Include a projection of state and system demand.
- Include an analysis of future funding capability.
- Include a description of intergovernmental coordination efforts.
- Include a description of existing and planned TDM strategies.
- Include an active transportation component.
- Include a transition plan for transportation as required under Title II of the ADA.

2025 CPAs Resolution 12-16-2025
p. 298 of 773

A. Comprehensive Plan Overview

This plan reflects the County-wide Planning Policies. They stress an efficient, multimodal transport system.

This chapter's intergovernmental policies (Goal 2, Objective D) focus on:

- Coordinating regional transportation plans.
- Coordinating local transportation plans.
- Working with the Thurston Regional Planning Council.
- Updating the Regional Transportation Plan regularly.

These commitments ensure a connected and efficient transportation network for our community.

B. Regional Transportation Plan (RTP)

The Regional Transportation Plan (RTP) guides local agency decisions on transportation and land use through 2045. It supports a transportation system that offers:

- Safe travel.
- Efficient travel.
- Affordable travel choices for people and goods.

The Comprehensive Plan includes important elements for carrying out the regional plan:

- Transportation Element (Chapter 8)
- Capital Facilities Element (Chapter 9)

This chapter's goals, objectives, and policies are adapted from policy language from the Regional Transportation Plan.

C. Transportation Improvement Program

The Transportation Improvement Program (TIP) lists Thurston County's top transport project priorities for the next six years. The TIP is created to comply with RCW 36.81 and WAC 136.15 and 136.16 and is part of the Regional Transportation Plan (RTP).

HIGHWAYS AND ROADS

3

Roadways serve three basic roles in meeting our transportation needs in Thurston County:

- **Safety:** To provide for safe travel.
- **Mobility:** To provide for the movement of people and goods.
- **Access:** To provide access to land.

These three concepts—safety, mobility, and access—are key to designing and locating various classes of roadways.

Types of Roadways

2025 CPAs Resolution 12-16-2025
p. 299 of 773

- **Arterial Highways and Roads:** These are the primary providers of mobility within the county.
- Local Urban and Rural Roadways: These provide land access.
- **Collector Roadways:** These perform a collector/distribution function, connecting arterial roads and local streets.

Each of these roadways allows safe travel from one destination to another, usually by several different modes.

Complete Streets

Complete streets combine all three roles into one functional classification. They enable safe access and travel for all ages, abilities, and users including:

- Pedestrians.
- Cyclists.
- Motorists.
- Transit users.

A. Design and Locational Standards

Roadways in Thurston County should consider their surroundings. This means examining transport needs and considering land use, development, economic activities, and the environment.

In urban growth areas, roads must support higher-density development. They should balance the needs of drivers, cyclists, pedestrians, and locals. Rural roads, serving less dense but often faster traffic, are built to different standards. Urban road standards apply within urban growth area boundaries. They follow joint plans and agreements.

Roadway classifications must focus on access or mobility. A major traffic road should limit access to maintain flow efficiency. Arterial or collector roads have access only at intersections or widely spaced driveways. If maximizing access is the goal, local access roads should be designated.

The Thurston County Code has design guidelines for the Grand Mound Urban Growth Area. These include regulations for signs, parking, landscaping, site design, and access. Such guidelines aim to create a 'sense of place' for Grand Mound.

Photo Credit: Experience Olympia

B. Transportation System Capacity and Level of Service

Thurston County used the regional transportation model[4] to conduct the analysis in this chapter. This model helps identify broad issues related to transportation.

The model allows for the analysis of several important factors:

- How system efficiency changes over time: This includes comparing network usage with investments in capacity projects.
- Travel volumes: This measures how much we travel, expressed as the number of trips predicted to utilize each part of the model network, including:
  - Vehicle lanes.
  - Trails.
  - Transit routes.
- Travel modes: This looks at how we travel, such as:
  - Walking.
  - Cycling.
  - Single occupancy vehicles.
  - Shared rides.
  - School buses.
  - Transit.
- Vehicle miles traveled: This indicates how far we travel.
- Average speed: This measures how long it takes to travel.

Current and Future Conditions

Maps A-1, A-2, and A-3 show the current conditions (2021) and future conditions (2045) for the two land use alternatives.

The regional transportation model is a mathematical representation of the supply and demand for travel in the region. It reflects the choices people make when traveling. The Thurston Regional Planning Council (TRPC) maintains this model.

Table 8-1. Vehicle Level of Service

Level of Service	Description	Flow Conditions
A	Highest driver comfort; free-flowing traffic	
B	High degree of driver comfort; little delay	
C	Acceptable level of driver comfort; some delay	
D	Some driver frustration; moderate delay	
E	High level of driver frustration; high delay	

4. The regional transportation model is a mathematical representation of supply and demand for travel in the region and represents the choices that people here make to travel. The regional transportation model is maintained by the Thurston Regional Planning Council (TRPC).

Thurston County uses Level of Service[5] (LOS) to measure traffic congestion. This measure describes how well a transportation facility operates from a traveler's perspective. It considers:

- Travel times.
- Freedom to maneuver.
- Traffic interruptions.
- Comfort.
- Convenience.

There are six LOS measurements, like an academic grading system (A-F). They represent conditions from "free flowing" (A) to "gridlock" (F) (See Table 8-1).

County LOS standards were updated in 2023 to reflect the County's projected population growth and its commitment to improving:

- Safety.
- Accessibility.
- Efficient movement of people and goods.

These updates are part of the County's goals and policies.

- Updated Level of Service Standard for Rural Areas

The County has updated the LOS standard to LOS D in the rural areas. This change moves away from the LOS C standard, which many communities find unrealistic and unreasonable.

Key Changes

- Evaluate intersections based on peak-hour delay.
- A single peak hour delay threshold is better than the County's 2-hour standard. It removes confusion.
- Use average vehicle delay for side-street stop-controlled intersections.
- The usual metric from the Highway Capacity Manual for these intersections is approach delay. This metric defines intersection operations based on side-street traffic, even when few drivers turn from these roadways.
- It is not sensible to base major capital improvements on delays experienced by just a few vehicles. This could result in an unaffordable capital list for the County.
- Build safeguards to ensure the County's system is safe.
- The County cannot eliminate delays for low-volume side street approaches. It aims to address extreme cases to prevent risky behavior.
- The County has set an upper limit of 60 seconds for acceptable delay at any given approach.
- If delays exceed 60 seconds, the intersection fails, even if the total delay is below the threshold.

5. LOS is derived from a Volume-to-Capacity (V/C) ratio analysis, a numeric calculation of how much traffic a facility was designed to carry compared to how much traffic it actually carries. The closer a facility comes to carrying 100 percent of the traffic it was designed to carry, the lower the LOS measurement.

Study of Intersections in Thurston County

We conducted a study of 78 intersections located across unincorporated Thurston County. This analysis helped us understand their service level performance.

Current and Future Conditions

We examined both current conditions and future land use options. The results for all intersections are in Appendix A.

Existing Conditions

Under existing conditions, none of the intersections failed (see Map A-1).

Future Projections

Maps A-2 and A-3 show the future level of service projections.

Action Alternative Scenarios

The Action Alternative, or 'Buildable Lands Growth' Scenario, resulted in:

- 14 out of 78 study intersections failing to meet LOS standards.
- Eight failures in the '5% Rural Growth' Scenario.

Photo Credit: Experience Olympia

The Action Alternative aims to:

- Increase density in urban areas with transport services.
- Limit rural growth where services are scarce.
- Reduce carpool and ride-share options due to longer distances and limited active transport.

Multimodal Level of Service Standards

Thurston County must also adopt multimodal level of service (MMLOS) standards in addition to the vehicular LOS standards.

These standards recognize the need for adequate facilities for different transport modes. They are based on a layered network approach used during planning.

Key Focus Areas

The approach examines:

- Driving.
- Active transport.
- Transit.

It looks for their interrelations and identifies key corridors and connections that require investment to ensure network mobility. MMLOS standards are discussed in Section 5.

Urban and Rural Operating Conditions

The difference between urban and rural operating conditions is a crucial policy issue. What works on urban streets may not work on rural roads. Urban streets have slow speed limits, frequent turns, and signals. Rural roads have fewer turns, higher speeds, and no signals. Thurston County designs roads and mobility solutions with context in mind. It also considers the Level of Service. In crowded cities, people will rely on alternative transportation. This includes transit, car and vanpool programs, and bike or pedestrian paths. These options will maximize investments. In low-density urban sprawl and rural areas, alternative transport can't serve people well. This leads to a reliance on cars, raising costs and lowering quality of life. The next sections explain the Level of Service standards and exceptions for rural and urban areas.

Strategy Corridors

LOS E is the standard for the T-shaped urban corridor. This corridor connects downtown Olympia with busy areas in:

- West Olympia (Capitol Mall/Harrison Avenue).
- Tumwater (Capitol Boulevard/Trosper Road).
- Lacey (Woodland District and Hawks Prairie).

These roadways offer various services, including hospitals, shopping centers, and industrial warehouses. As a result, traffic volumes are heavy, and congestion is common.

We usually think a transportation system's capacity is the space for cars. But Thurston County looks at capacity differently. They consider it the ability to move:

- People.
- Goods.
- Services.

The street system can move more people when more trips are made by:

- Walking.
- Biking.
- Riding the bus.

On streets with unacceptable congestion levels, where widening is not an option, Thurston County will explore transportation technology and facilities to support walking, biking, or transit.

These improvements aim to enhance the efficiency of the roadway system.

Photo Credit: Experience Olympia

Many areas in the county need these improvements because some roads cannot be widened any further. These roads are known as "Strategy Corridors." They are at maximum width, face environmental constraints, or are next to fully built-out areas.

Thurston County and the region have designated main urban arterials and collectors as "Urban Strategy Corridors." These include heavily traveled roads like:

- Pacific Avenue.
- Capitol Way.
- Martin Way.

These corridors may exceed adopted service levels (See Map T-9). Approaches to managing these corridors include:

- Increased transit service.
- Improved pedestrian and cycle facilities.
- A complete and connected grid.

Thurston County also defines "Rural Strategy Corridors" (See Map A-1) where the adopted LOS C standard may be exceeded. These roads include:

- Old Highway 99.
- South Bay Road.
- Rainier Road.

These roads are mostly built out today with two travel lanes and paved shoulders. Instead of widening these roads, alternatives such as:

- Intersection improvements.
- Connections to regional trails.
- Extending or increasing transit service will be applied to help reduce congestion.

2025 CPAs Resolution 12-16-2025
p. 305 of 773

Urban Areas

LOS D is the standard for roads in city limits and urban growth areas (UGAs) that Thurston County's cities plan to incorporate. This standard also applies to roads in the Rural/Urban Transition Area. This area surrounds the urbanized census zones of Olympia, Lacey, and Tumwater UGAs (See Map A-1).

Urbanizing areas typically have:

- Higher population densities.
- More commercial services.
- Moderate delays for drivers during peak hours.

LOS D also applies to county roads within the Grand Mound Urban Growth Area. For more details, please refer to the joint plans for LOS standards for roads in each city's or town's incorporated urban growth area.

Rural Areas

LOS D is the standard for roads in rural, unincorporated Thurston County. This is outside the current census urbanized area and identified strategy corridors.

Understanding the Growth Management Act

The Growth Management Act states that development cannot occur unless there are enough transportation facilities in place. If not, a financial plan must be created to ensure the needed facilities are built within six years.

What is Concurrency?

Concurrency ensures that traffic on certain streets remains acceptable as our community grows. To achieve this, we need to add capacity to the streets.

Concurrency is measured under typical conditions, not extreme ones like holiday shopping.

Jurisdictions must adopt and enforce ordinances that:

- Do not approve development if it lowers a transport facility's service level below accepted standards.
- Follow the standards outlined in the transportation chapter of the comprehensive plan.

Concurrency requirements do not apply to statewide significant transportation facilities and services, per RCW 36.70A.070(6).

Thurston County's Approach

The County has adopted a Concurrency Ordinance (Thurston County Code, Chapter 17.10) and will monitor the impact of approving development on the capacity of transportation facilities. In 2024, the County adopted a new concurrency tracking system to better track pipeline development so that cumulative impacts of multiple developments in the same area will be considered for concurrency purposes.

Consistency

The Growth Management Act requires consistency among transportation plans. This includes city and county plans and the Regional Transportation Plan. Consistency means that no plan feature can be incompatible with any other feature.

This need acknowledges that transportation and land-use decisions impact each other. These choices affect the region's ability to offer good transportation services. They also influence efforts to lower reliance on cars.

The requirements for consistency also recognize that transportation systems cross-jurisdiction boundaries. This highlights the need for:

- Compatible road and bikeway standards
- Coordinated transit service goals
- Shared responsibility for preserving rail corridors

We can make a better transport network by ensuring these elements work together.

Vehicle Miles Traveled

We must reduce vehicle miles traveled (VMT). It's key to meeting community and state climate, health, and safety goals. Reducing VMT eases congestion and meets the mobility needs of a growing population.

Thurston County has made some progress. From 2008 to 2022, per capita VMT decreased from 9,635 miles to 7,837 miles. But the county fell short of its goal, an 18% reduction to 7,065 miles per capita.

Strategies and policies to reduce Vehicle Miles Traveled are addressed across the Plan, including in **Chapter 3 - Land Use** and **Chapter 2 - Climate**.

The Sustainable Thurston Report Card aims to reduce per capita VMT by 30% from 1990 levels by 2035. This target is 7,542 miles per capita. Further reductions are needed to help meet TRPC's 2050 targets of 5,387 miles per capita, 50% of 1990 levels.

Based on guidance from the Washington State Department of Commerce and the Washington State Department of Transportation, vehicle miles traveled targets (VMT) should focus on per capita reductions. These targets must align with long-term planning horizons. Progress must be monitored every five years, tracking both per capita VMT and the implementation of reduction strategies and policies. The targets should also align with regional plans.

The Thurston Climate Mitigation Plan sets regional goals for VMT reduction versus 2015 values as follows:

- Reduce vehicle miles traveled in passenger vehicles by five percent by 2030 and 20 percent by 2050.
- Reduce vehicle miles traveled in light-duty trucks by ten percent by 2030 and 15 percent by 2050.
- Reduce vehicle miles traveled in heavy-duty trucks by 20 percent by 2050.

Thurston County is setting the same goals as the Thurston Climate Mitigation Plan, on a per capita basis.

The Thurston Climate Mitigation Plan sets the following greenhouse gas emissions targets:

2025 CPAs Resolution 12-16-2025
p. 307 of 773

- Achieve 45% reduction of 2015 levels by 2030.
- Achieve 85% reduction of 2015 levels by 2050.

The region is currently not on track to reach greenhouse gas emissions or vehicle miles traveled reduction targets. Both have increased since 2021.

The Washington Department of Commerce has a Climate Menu of Measures. It includes transportation policies that aim to reduce per capita VMT. These policies include:

- Implementing transportation demand management (TDM) programs and strategies.
- Build a safe, attractive, and well-connected bike and pedestrian network. It should encourage active transport.
- Integrating "Complete Streets" principles into the roadway designs of residential developments.
- Facilitating the siting of complementary destinations such as commercial-employment centers, schools or education centers, and residential developments.
- Addressing active and multimodal transportation in concurrency programs, both in assessment and mitigation.
- Increasing multimodal capacity in coordination with the locations of higher-density housing and commercial centers.

By following these strategies, we can work towards a more sustainable future.

Electric Vehicles

A key aspect of reaching the County's GHG reduction targets is the electrification of the transportation system. Thurston County supports EV charging infrastructure throughout the community to support the decarbonization of the transportation sector.

TRANSPORTATION DEMAND MANAGEMENT

Transportation demand management (TDM) focuses on reducing the demand for the County's transportation facilities. TDM has evolved from a focus on commuters and reducing single occupancy vehicle demand at peak times to a focus on all travelers and trip types. The County will continue to promote and implement the following TDM strategies:

- **Active transportation.** The County plans to build and maintain safe and continuous bike and pedestrian networks.
- **Public transit.** The County coordinates with local transit agencies (such as rural Transit and Intercity Transit) to ensure safe and easy access for residents. The County also supports exploring new transit options, including alternatives to fixed-route service, new transit service providers, and long-distance routes to and from Thurston County.
- **Vanpool and other rideshare programs through Intercity Transit.** These programs allow people with similar commutes to travel together and reduce the number of single occupancy vehicles.
- **Work schedule flexibility programs.** The County supports programs that offer employees flexibility for remote work and alternative work schedules. Expanding these programs will change commuting patterns.
- Encourage remote work or off-peak travel when possible.

C. Existing County Roadway System

Thurston County has a good road network overall. However, many roads in and around urban growth areas are congested. The worst congestion occurs mainly in the incorporated cities and towns. In contrast, rural roads usually have minimal congestion. Map T-1 shows the arterial roadways in rural unincorporated Thurston County.

2025 CPAs Resolution 12-16-2025
p. 308 of 773

Infrastructure and Maintenance

Of immediate concern is the state of existing roads in Thurston County. The County's pavement management program keeps most rural roads in good shape. However, many other assets are aging and competing for limited maintenance funds. These assets include:

- Guardrails.
- Signs.
- Pavement markings.
- Sidewalks.

County roads are often old, with narrow lanes and no shoulders. They serve more residents and higher traffic volumes. Thurston County is also responsible for 150 bridges. Many are nearing the end of their design life. Many bridges also need updates to help fish and wildlife pass through. As the rural population grows, there's pressure to modernize old facilities. But this is a costly need with a significant funding shortfall.

Thurston County has seen rising traffic volumes on rural roads, especially near urban areas. In 2024, the county and the Thurston Regional Planning Council completed the Thurston County Rural Mobility Strategy. This report identified key intersections and corridors, evaluated strategies, and recommended actions to:

- Reduce congestion.
- Improve safety.

Thurston County can improve roads and make travel safer by fixing these issues.

D. Roadway Classifications

The hierarchy of roadway classes determines access and mobility. Exhibits A through D show the county's rural roadways. These images match the current county road standards.

The County aims to adopt nearby jurisdictions' street standards in urban growth areas. Refer to the County Road Standards for the Grand Mound Urban Growth Area. Elsewhere, rural standards apply due to low residential densities. They do not require urban roads.

Complete Streets are vital. They support multimodal transport and cut greenhouse gas emissions. They provide safe access for all, including:

- Pedestrians.
- Cyclists.
- Transit users.
- Drivers.

Complete Streets align with Washington State Department of Transportation's (WSDOT) Safe Systems Approach. This focus on multiple transportation modes enhances equity and accessibility. WSDOT offers resources for implementing Complete Streets.

Counties must utilize data and research to identify road segments. These analyses should incorporate Complete Streets elements. The greatest challenge lies in lower-

density communities situated along car-centric corridors. A framework for multimodal connectivity must align with county growth and MMLOS standards.

Exhibit A: Private Road

A Rural Private Road has low traffic and speed. It is usually less than a mile long. Such roadways are generally designed to accommodate emergency vehicles.

A.1: Paved Private Road

A.2: Gravel Private Road

Exhibit B: Local Road

A Local Road has low traffic volume. Speeds range from 25 to 50 mph. Such roadways generally connect communities with the arterial-collector roadway system.

B.1: Rural Local Road

100th Avenue SW

B.2: Rural Residential Local Road

Summerwood Drive SE

B.3: Suburban Local Road

Lady Fern Loop NW

Exhibit C: Collector Road

A Collector Road has medium to high traffic volume and speeds of 35-50 miles per hour. These roads connect communities to the arterial roadway system. They usually feature paved shoulders, higher truck volumes, and fewer driveways.

C.1: Major Collector

Dutterow Road SE

C.2: Minor Collector

McKenzie Road SW

Exhibit D: Arterial Road

An Arterial Road has high traffic volume and speed. These roads connect communities. They help move goods, services, and people to jobs. They usually feature paved shoulders, accommodate many trucks, and have fewer driveways.

D.1: Urban Arterial Road

Yelm Highway

D.2: Rural Arterial Road

Bald Hill Road SE

2025 CPAs Resolution 12-16-2025
p. 311 of 773

E. Future Roadways

An adequate network of roadways is essential for both existing and future development. The roadway system must serve the community to meet future needs. Future roadways should also ensure:

- Appropriate vehicle capacity.
- Safety for all users.
- Efficient use of County funds.

See the joint plans and the Capital Improvement Program (Appendix G). They list transportation improvements planned for the next six years. These improvements align with the Regional Transportation Plan.

Map T-1 shows the existing and future rural roadway system in Thurston County. The arterials and collectors are based on land use designations in the Land Use chapter. These designations predict population and job distribution. They provide a basis for planning a future road system for Thurston County.

Several projects of regional significance are underway or under consideration for implementation:

- **I-5 Corridor Study:** WSDOT looked at the I-5 corridor from Exit 111 at Marvin Road to Exit 116 at Mounts Road during summer 2024. The study recommended several improvements, including:
  - Widening to add a high-occupancy vehicle (HOV) lane in each direction.
  - A shared-use path adjacent to I-5 for nonmotorized access between Lacey and DuPont.
  - Replace and build new bridges across the Nisqually Delta. This will improve I-5's resiliency and reduce flood-related closures. The final assessment is expected to be completed in 2026.
- **Marvin Road Corridor Improvement Project:** It will improve safety and reduce congestion for all users. Phases 1 and 2 are currently under construction and expected to be completed in 2025. Improvements include:
  - A roundabout at the intersection of Marvin Road and 19th Avenue.
  - Access control between Union Mills Road and 19th Avenue.
  - A roundabout at the intersection of Marvin Road and Mullen Rd.
- **SR 510 Development**: By 2027, Yelm will build three miles of SR 510, between Cullens Road and 170th Street SE. It will include pedestrian and cycle facilities.
- **Roundabouts Construction:** WSDOT, along with the City of Yelm and Thurston County, is building roundabouts on SR 507. These will be at the Vail Rd and Bald Hills Rd intersections.
- **I-5/SR 510 Interchange**: The I-5/SR 510 (Marvin Road) interchange was rebuilt. It now has a diverging diamond design to ease congestion and reduce crashes.

These projects will support a thriving transportation network in Thurston County.

F. Access Management

The Transportation Research Board's Access Management Manual states that access management seeks to ensure safe and efficient vehicle access to land development. Proper access management is crucial for the corridor's success.

Access management provides several key benefits:

- Ensures smooth traffic flow.
- Allows access to residential areas.
- Allows access to commercial areas.
- Enhances safety and efficiency for nearby communities.

This approach is essential for both the corridor and the communities it serves.

G. Safety (Target Zero)

The ability to travel safely is the most basic need for transportation. To address this need, Washington State has adopted Target Zero. The goal is to reduce traffic deaths and serious injuries on Washington's roads to zero by 2030.

Thurston County supports this goal because every life counts. A key part of this goal is that it is data driven. It finds the key factors that cause fatal and serious crashes on Thurston County roads. Then, it uses this information to find strategies that reduce traffic deaths and serious injuries in common areas.

Key Strategies

The implementation of these strategies relies on:

- Coordination.
- Collaboration.
- Communication among traffic safety partners (e.g., Sheriff's Department, Health & Human Services, and the Prosecuting Attorney's office).

To reach Target Zero by 2030, Thurston County needs a strong, ongoing effort. This will only happen through federal, state, and local partnerships. Together, we can use innovation and research. We can also use changes in our state's traffic safety culture.

Recent Data

From 2019 to 2023, there were:

- 198 serious injuries and fatal collisions on unincorporated roads in Thurston County.

This is about a 40% increase from the previous five-year period.

Predominant Crash Types

The main crash type leading to fatalities and serious injuries on Thurston County roads is lane departures. Other contributing factors include:

- Intersection conflicts.

- Behavioral issues, such as impairment, speeding, distraction, lack of driving experience.

Additionally, conflicts between vehicles and vulnerable travelers are significant concerns. Vulnerable travelers include:

- Pedestrians.
- Cyclists.
- Motorcyclists.

There are also conflicts between cars and heavy trucks.

Crash Data Visualization

Map T-8 shows a heatmap of all crashes. Map T-9 shows a heatmap of killed or severely injured (KSI) crashes from 2019 to 2023. The locations with the highest volume of KSI crashes are:

- SR 12
- SR 510

Photo Credit: Experience Olympia

Crash density is highest in these areas. The northeast hotspot is at Martin Way E and SR 510. The southeast hotspot is near SR 12 and the Grand Mound Urban Growth Area.

H. Roadway Maintenance and Preservation Needs

Roadway maintenance fixes assets to keep them functional during their useful life. This includes repairing potholes, cleaning streets and culverts, and fixing knocked-down signs.

Preservation means fixing or replacing an asset after it can no longer be used so it can still serve its original purpose. Examples of preservation are replacing a bridge, repaving a road, or replacing a worn-out, invisible sign.

Knowing how maintenance affects the cost of preserving or replacing an asset is crucial. Proper maintenance extends an asset's life and lowers its upkeep cost when it's time to replace it. This is like how regular oil changes and good maintenance can prolong a car's life and cut transport costs. As the saying goes, "Pay me now or pay me more later."

The County checks its roads often. This helps find future maintenance needs. The goal is to assess factors like condition, maintenance history, and regulations. County road funds and motor fuel taxes fund roadway maintenance and preservation. The County Road Administration Board distributes them.

2025 CPAs Resolution 12-16-2025
p. 314 of 773

I. Roadway Improvements

Chapter 9, "Capital Facilities," covers funding for road improvements. The County prioritizes projects to make the most of its limited resources. It uses techniques to rank potential projects for the Capital Improvement Program.

In urban areas, developers are required to either build improvements or contribute funds. These contributions improve street function and safety. For example, they might add bike and pedestrian paths, create turn pockets, install bus lanes, build roundabouts, or modify traffic signals.

J. State Facilities

Segment Capacity Analysis

To assess the performance of WSDOT facilities within Thurston County—specifically I-5, US 101, US 12, SR 8, SR 121, SR 507, and SR 510—the volume-to-capacity (V/C) ratio serves as a key metric for evaluating both current and projected 2045 traffic conditions. This ratio compares the number of vehicles using a roadway to its designed capacity, with values approaching or exceeding 1.0 indicating potential congestion. Table 8-2 shows the forecast volume to capacity ratios for each Alternative studied under this EIS.

Based on the PM peak hour analysis, most locations have a V/C ratio of less than 1.0. Notable exceptions are on I-5 at the northeastern county line and on SR 510 between Lacey and Yelm. In most cases, the Action Alternative shows lower V/C ratios than the No Action Alternative, due to growth being concentrated in areas with higher density and therefore fewer and shorter trips.

Table 8-2: Future Modeled V/C Ratios for State Facilities (2050)

Location	Existing		No Action		Action	
	SB/EB	NB/WB	SB/EB	NB/WB	SB/EB	NB/WB
I-5 North of Exit 114	0.77	0.53	1.19	0.93	1.06	0.82
I-5 North of Marvin Rd	0.68	0.50	1.00	0.81	0.89	0.72
I-5 South of 93rd Ave	0.53	0.39	0.69	0.53	0.69	0.53
I-5 North of Maytown Rd Interchange	0.53	0.28	0.69	0.39	0.69	0.39
I-5 South of Maytown Rd Interchange	0.35	0.37	0.46	0.52	0.46	0.52
I-5 North of 183rd St SW	0.48	0.37	0.63	0.52	0.63	0.52
I-5 North of US 12 (Grand Mound)	0.48	0.37	0.63	0.52	0.63	0.52

2025 CPAs Resolution 12-16-2025
p. 315 of 773

I-5 South of US 12 (Grand Mound)	0.44	0.37	0.61	0.54	0.61	0.54
US 101 Steamboat Island Rd	0.27	0.35	0.35	0.45	0.35	0.45
US 101 West of SR 8	0.33	0.45	0.43	0.57	0.43	0.57
US 101 East of SR 8	0.46	0.64	0.58	0.8	0.58	0.8
US 101 East of 2nd Ave Interchange	0.39	0.55	0.49	0.68	0.49	0.69
US 101 West of Olympia City limits	0.39	0.55	0.49	0.68	0.49	0.69
SR 8 West of US 101	0.19	0.28	0.22	0.33	0.22	0.33
SR 8 West of Summit Lake Rd	0.17	0.25	0.19	0.28	0.19	0.28
SR 121 West of Kimmie St	0.56	0.39	0.61	0.43	0.61	0.43
SR 121 South of 93rd Ave	0.30	0.21	0.52	0.29	0.52	0.29
SR 121 East of I-5	0.17	0.11	0.19	0.12	0.19	0.12
US 12 West of Albany St	0.45	0.55	0.54	0.63	0.54	0.63
US 12 West of Old Highway 9	0.51	0.61	0.56	0.59	0.56	0.59
US 12 West of Elderberry St	0.50	0.51	0.55	0.51	0.55	0.51
US 12 West of I-5	0.58	0.65	0.78	0.81	0.78	0.81
SR 507 North of Yelm	0.62	0.55	0.83	0.66	0.83	0.66
SR 507 East of Yelm	0.63	0.64	0.94	0.98	0.94	0.98
SR 507 South of Yelm	0.38	0.43	0.99	0.72	0.99	0.72
SR 507 South of Rainier	0.23	0.30	0.50	0.81	0.50	0.81
SR 507 South of Tenino	0.33	0.33	0.58	0.57	0.58	0.57
SR 507 South of Bucoda	0.28	0.20	0.49	0.37	0.49	0.37

2025 CPAs Resolution 12-16-2025
p. 316 of 773

SR 510 South of Lacey	0.41	0.24	0.79	0.49	0.79	0.49
SR 510 East of Marvin Rd	0.79	0.69	**1.04**	0.88	**1.05**	0.88
SR 510 South of Pacific Ave	0.84	0.65	**1.19**	0.93	**1.18**	0.93
SR 510 South of Old Pacific Highway	0.96	0.75	**1.31**	**1.09**	**1.31**	**1.09**
SR 510 North of SR 510 Junction	**1.07**	0.81	**1.54**	**1.17**	**1.54**	**1.17**

Source: Fehr & Peers, 2025, analysis based on Thurston County Regional Planning Council Travel Demand Models. Bold and highlighted results indicate a V/C ratio of 1.0 or greater

Intersections

The analysis also included a detailed review of intersection-level performance at key state facility intersections.

According to WSDOT standards, these intersections are expected to maintain a peak–hour Level of Service (LOS) of D or better in most locations and LOS C in some locations. That threshold ensures operations are within acceptable delays and performance limits for anticipated traffic volumes. (WSDOT, 2024)

As summarized in Table 8-3, most study intersections that provide connections to State Facilities within the Unincorporated County perform with the LOS standard, but some do not. US 101 WB Ramps / 2nd Avenue SW fails under all three scenarios due to the delay associated with the Northbound movements and the side street stop control. Under the Action scenario, growth is concentrated in the urban areas, as opposed to the No Action scenario, where growth is distributed. The I-5 SB Ramps / SR 121 intersection fails under the No Action scenario only. In the Action scenario, US 101 EB Ramps / 2nd Avenue SW fails (in addition to the WB ramps) due to the growth in volume associated with the off-ramp movement.

Table 8-3: Intersection LOS for State Facilities (2050)

Intersection	Control Type	LOS Standard	Existing: LOS (Delay)	No Action: LOS (Delay)	Action: LOS (Delay)
I-5 NB Ramps / SR 121	TWSC	C	B (12)	C (16)	B (14)
I-5 SB Ramps / SR 121	TWSC	C	B (14)	**D (29)**	C (18)
I-5 NB Ramps / Tenino Grand Mound Road	Signal	D	C (21)	D (36)	C (34)

I-5 SB Ramps / Tenino Grand Mound Road	Signal	D	A (9)	B (18)	B (12)
US 101 WB Ramps / 2nd Avenue SW	TWSC	D	F (>150)	F (>150)	F (>150)
US 101 EB Ramps / 2nd Avenue SW	TWSC	D	C (17)	D (33)	E (41)

Source: Fehr & Peers, 2025, analysis based on Thurston County Counts. Bold and highlighted results indicate an intersection that exceeds the LOS standard.

4

TRANSIT SERVICE

Public transportation efficiently moves people in urban areas, says the regional transportation plan. It also encourages compact urban development. Besides improving mobility, public transportation is vital for the social safety net. It helps many in the community, especially those without cars. It gives them access to services and helps them stay independent.

A. Transit Services

Transit is an essential mode for connecting commuters with worksites, but this is only one of the major uses for transit. Many community members, including youth and seniors, use transit to travel to public services like libraries, medical facilities, and shopping areas.

Intercity Transit (IT) is the primary public transit system in Thurston County. It was established in 1980 as a municipal corporation known as the Thurston County Public Transportation Benefit Area (PTBA). The agency is overseen by a nine-member board called the Intercity Transit Authority.

IT serves an area of about 94 square miles, including the urban growth areas of:

- Olympia.
- Lacey.
- Tumwater.
- Yelm.

The agency operates 24 bus routes and offers several services, including:

- Door-to-door service for people with disabilities.
- Vanpool program.
- Specialized van services.

IT also assists local employers with Commute Trip Reduction efforts.

2025 CPAs Resolution 12-16-2025
p. 318 of 773

IT is free to all transit riders. All buses are equipped with accessibility features such as ramps, lifts, automated announcement system, and storage for mobility devices.[6] IT also offers bike racks on most buses, allowing for multimodal connectivity. Connecting IT to regional trails, rail hubs, regional bus lines, and urban pedestrian corridors will further enhance multimodal transportation. While IT operates independently from Thurston County, the County is responsible for maintaining bus route right of way, bus shelters, and other facilities near bus stops and routes. Enhanced crossings should be provided at rural and urban bus stop locations to improve pedestrian access to transit.

In addition to local services, IT connects with other transit providers, such as:

- Mason Transit.
- Grays Harbor Transit.
- Pierce Transit.
- Sound Transit (which goes to King County).

For regional and interstate travel, the following options are available:

- Greyhound buses in Olympia.
- Amtrak passenger rail in Lacey.
- Sounder commuter service in Pierce County.

Rural Transit (RT), managed by the Thurston Regional Planning Council, serves rural communities, including:

- Rochester.
- Tenino.
- Bucoda.
- Rainier.
- Yelm.
- The Confederated Tribes of the Chehalis Reservation.

RT connects to IT in the urban core and Twin Transit in Lewis County. Like IT, RT is fare free. RT buses are also accessible for people using wheelchairs and mobility devices and are equipped with bike racks.

B. The Future of Transit Services in Thurston County

A successful transportation system needs to increase transit use. It also needs to develop areas that support easy access to transit. These elements align with:

- Growth management planning.
- The State Commute Trip Reduction Law (CTR).
- The Regional Transportation Plan.

6. https://www.intercitytransit.com/bus/accessible-services

The policies in this chapter's Goal 3, Objective D, support the Regional Transportation Plan. The plan seeks to offer reliable and effective public transit options. This will help boost the number of trips taken on public transportation.

In the coming years, Thurston County will see a rise in demand for transit services. Major employers are implementing programs to meet CTR requirements. They need to guide employees to transportation alternatives.

Photo Credit: Experience Olympia

Regional Connectedness

Public transport is vital for economic growth. It also reduces environmental harm. A High-Capacity Transit study is currently underway to explore the feasibility of connecting:

- Downtown Olympia.
- Downtown Tacoma.

This connection will help integrate areas with high employment and population densities. It will improve accessibility, making it easier for people to reach jobs, education, and healthcare. This, in turn, helps reduce inequality. Additionally, efficient transit systems can:

- Decrease traffic congestion.
- Lower environmental impact.
- Promote sustainable transportation options.

Additional transit connections will continue to be explored. For example, transit options could connect suburbs to downtown areas and Grand Mound to other destinations in Thurston County. Rail connections to Tacoma and Seattle could also be explored.

Ultimately, well-connected regions thrive, benefiting both individuals and communities.

Intercity Transit considers new services in its Transit Development Plan (TDP). The TDP is a six-year, comprehensive capital improvement program for the transit system. It lists the programs and facilities that Intercity Transit is involved in or will pursue.

The 2024-2027 Transportation Improvement Program details specific improvements for the near future. The Comprehensive Plan and Regional Transportation Plan share several policies, including:

- Support Intercity Transit's plan. It focuses on trunk and primary routes serving core areas along strategic corridors.
- Support various public transit programs. They should meet changing needs.

The 2018 Short- and Long-Range Plan from Intercity Transit lays out strategies and a budget. Its goal is to create a long-term vision for public transit in Thurston County. It also aims to improve regional links to the north and with Sound Transit.

For transit Level of Service (LOS) standards, the County will work with transit providers to advocate for:

- Additional service in unincorporated areas.
- Improvement of safe access routes to transit stops.

5

CYCLES & PEDESTRIANS

This section and related elements of the Comprehensive Plan serve as a cycle and pedestrian component in compliance with RCW 36.70A.070(6)(a)(vii)(F).

Thurston County's cycle and pedestrian network consists of 57 miles of paved trails and 107 miles of sidewalks. The network serves people who bike, walk, and roll for transportation and recreation. The County is committed to expanding and improving the safety of the network while ensuring it is accessible to all users of the transportation system.

Chapter 9 and Appendix G identify projects to boost bike and pedestrian activity. They are in the Capital Facilities chapter and the CIP. These projects include:

- Road improvements.
- Parks development.
- Open space enhancements.

These plans align with the Regional Trails and Transportation Plans. They aim to boost access and promote healthy living.

MMLOS (Multimodal Level of Service) standards are most effective when using a layered network approach. This approach considers all modes of transport together. It helps understand how they interrelate and what key corridors need investment to ensure mobility.

Many jurisdictions in Washington have started to follow a multimodal LOS program. LOS for cars is based on congestion at intersections. For walking and biking, LOS is based on the availability and comfort of facilities.

The LOS definitions need to be context-specific and can differ based on location.

- Rural areas: lower demand due to lower density and longer trip distances.
- Urban areas.
- Major corridors that intersect with urban areas.

Improvements to bike and pedestrian paths will most impact major corridors. They connect key local centers. To guide investment, it is recommended that the County adopt the level of traffic stress (LTS) metric. This metric assesses pedestrian and cycle facility performance.

The proposed LTS metric is summarized in Appendix A and adapts thresholds developed by Pierce County. Based on the proposed LTS metric, Maps T-6 & T-7 show the LTS for pedestrians and cycles on major roadways within the county.

LTS is used to assess the conditions of pedestrian and cycle facilities. It helps determine the level of comfort for different users and is divided into four levels (Figure 8-1):

- Level 1: Very low stress
- Level 2: Low stress
- Level 3: Moderate stress
- Level 4: High stress

2025 CPAs Resolution 12-16-2025
p. 321 of 773

Figure 8-1. Level of Traffic Stress

Both the pedestrian and cycle Level of Traffic Stress in the County are largely at levels 4 and 3. This is due to high-speed limits on county roads away from urban centers. Near cities, the LTS improves with added sidewalk infrastructure and lower speed limits.

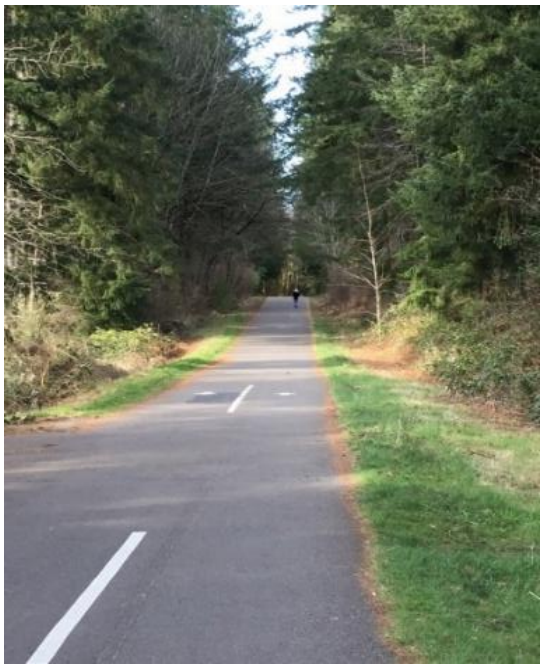
For cycle and pedestrian LOS standards, the County will work with developers to provide LTS 2 or better facilities when feasible.

A. Bikeway Classification

The WSDOT has set standards for funded bikeways. Exhibits E through H show four classes of bikeways from the Thurston Regional Planning Council. These classes align with the established standards.

Exhibit E: Multiuse Trail

A multi-use trail is a 10- to 14-foot-wide paved or compacted gravel path. It is for pedestrians and cycles, not on a roadway. These facilities are well-separated from traffic. They always have an LTS of 1 along their length.



Chehalis Western Trail

Exhibit F: Bike Lane

A bike lane is a paved or striped road lane at least 5 feet wide. It is meant for cycles and is usually found in cities. The level of traffic stress (LTS) of these lanes can change based on the speed limit and daily traffic volume. The bike lane shown has an LTS of 3 because the speed limit is 35 mph.

Yelm Highway SE

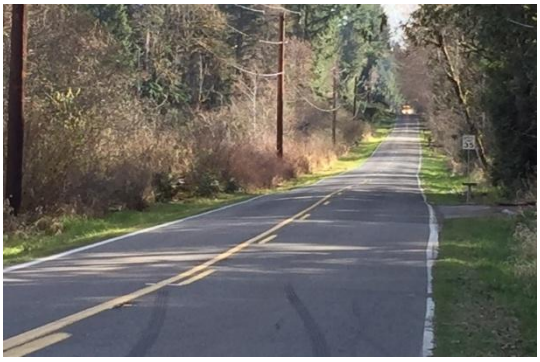
Exhibit G: Bike Route

A bike route is usually a paved shoulder, 4 to 8 feet wide. These routes are often found in rural areas. They serve pedestrians and cyclists and provide emergency pull-offs. Additionally, they fulfill other roadway design functions. Typically, these facilities have an LTS of 4. This is because speed limits in rural areas often exceed 40 mph.

Rich Road SE

Exhibit H: Shared Travel Lane

A Shared Travel Lane, often on less-busy rural roads, allows vehicles and bicycles. Yet, it can be a stressful route for cyclists because of the fast-moving traffic.



Overhulse Road NW

2025 CPAs Resolution 12-16-2025
p. 323 of 773

B. Pedestrian Facility Classification

Exhibits I through K show examples of pedestrian facilities in Thurston County.

Exhibit I: Urban Pedestrian Facilities

Urban pedestrian facilities often have:

- A 5- to 10-foot sidewalk
- A vegetated strip
- Street lighting
- Transit stops

The Level of Traffic Stress (LTS) for these facilities depends on the speed limit and daily traffic volume of the roadway.

Yelm Highway SE

Exhibit J: Rural Pedestrian Facilities

Rural pedestrian facilities generally constitute a wide shoulder along a rural road. Due to the roadway's 35 mph speed limit, the facility's LTS is likely a 4.

Cooper Point Road NW

Exhibit K: Enhanced Pedestrian Crossings

Enhanced pedestrian crossings are for higher-volume, higher-speed, multi-lane roads. They can include signage, markings, lane narrowing, medians, strobing beacons, and lighting.

Crosswalk at Marvin Rd NE

C. Current Network

Thurston County's urban core has a dense bike and pedestrian network. This includes on-street and off-street facilities, like:

- Cycling lanes.
- Sidewalks.
- Trails.

These facilities connect homes, jobs, and regional destinations, including schools and public transit.

Major shared-use trails provide important links for active transportation. Some key trails include:

- Chehalis Western Trail.
- Yelm-to-Tenino Trail.

Trails are key transportation and commuting corridors. These trails connect the urban core with South County jurisdictions. See Map T-4 for a visual. It displays bike and pedestrian paths. This includes bike lanes and both current and future shared-use trails.

Upgraded rural arterial and collector roads will have paved shoulders. They must meet current county standards. Paved shoulders offer several benefits:

- Safety.
- Cycle and pedestrian usage.
- Improved drainage.
- Emergency pull-off.
- Better support for the pavement in the driving lane.

Due to the high traffic, some roads may need paved shoulders. They have multiple uses. This applies even if they are not on a future bikeway.

D. Future Network

The Comprehensive, Regional Transportation, and Regional Trails Plans support a connected network of bike and pedestrian paths. This network aims to:

- Increase the share of trips made safely and conveniently by active transportation.
- Reduce conflicts between cyclists, pedestrians, and fast-moving automobiles.

The Comprehensive Plan aims to improve bike and pedestrian paths along and across roads. Additionally, Thurston County and its regional partners are focused on:

- Expanding off-road trails.
- Improving trails along out-of-use rail corridors.

Bicycle improvements will be integrated into roadway enhancements whenever possible. This strategy is the most cost-effective. The Regional Transportation Plan highlights the importance of:

- Multiuse trails as the backbone of the region's non-motorized system.
- Identifying urban bike lanes and rural bike routes at the local level.

Coordination between agencies is essential to ensure seamless connections at:

- Jurisdictional boundaries.
- Critical junctions with the multiuse trail network.

This chapter of the Comprehensive Plan adds policies from the Regional Transportation Plan. They aim to:

- Encourage active-transportation connections to shorten trips.
- Support neighborhood planning efforts to identify and refine pedestrian corridors that promote walking.

Community feedback from this Comprehensive Plan update included the following responses for active transportation:

- Create and maintain pedestrian spaces.
- Provide active transportation infrastructure for people with disabilities and an aging population.
- Install streetlights near sidewalks and crosswalks.
- Provide safer crossing opportunities.
- Install more sidewalks, especially near schools.
- Trail and sidewalk maintenance.
- Encourage people to walk and bike.

6

RAIL AND AIR TRANSPORTATION SYSTEM

A. Rail Transportation

Rail transportation in Thurston County serves both freight and passengers. Goods move to, from, and through the area, including downtown Olympia's Port of Olympia. Key rail lines include:

- Burlington Northern Santa Fe (shared by Amtrak and Union Pacific).
- Tacoma Rail Mountain Division.
- Puget Sound and Pacific (from Centralia through Thurston County to Grays Harbor).
- Yelm Prairie Line.
- Union Pacific.

For regional and state travel, passengers can use the Amtrak coaches available at the Yelm Highway rail station. A high-speed regional rail system serves Thurston County, connecting the Cascadia corridor from Eugene, Oregon to Vancouver, B.C. The county's railroads and freight corridors are on Map T-8.

The community called for more rail service during updates to the Thurston County and Regional Transportation Plans. They pointed out several key concerns and opportunities:

- Freight shipping in the area was declining, leading to abandoned rail lines.
- There was a need for better passenger rail facilities and major upgrades.
- Identifying and preserving critical rail corridors for regional passenger rail was essential.
- The community needed to find the right land uses to support rail services.
- Preserving and acquiring rail corridors was crucial once rail services stopped.
- They had to choose good uses for the acquired railroad corridors. Options included nature trails, bikeways, cultural activities, new roads, and future rail.
- The community saw that better rail services in Washington State required government coordination.

Significant work has been done to improve rail services in Thurston County. This plan includes policies to preserve and enhance rail services (Goal 6, Obj. B). The Regional Transportation Plan recommends:

- Updating and expanding the Regional Rail Strategy
- Keeping rail corridors intact if faced with abandonment
- Exploring options to expand passenger and freight rail services
- Addressing safety issues

This coordinated effort aims to enhance rail transportation for the entire community.

2025 CPAs Resolution 12-16-2025
p. 327 of 773

B. Air Transportation

Air transportation in Thurston County includes a small public airport and private airstrips. The public airport is owned and operated by the Port of Olympia. The Port of Olympia's Airport Master Plan says the Olympia Regional Airport can handle air traffic growth through 2030.

Thurston County should keep working with other areas and the Port of Olympia. They need to plan for the Olympia Regional Airport and its impact on nearby land and habitats. Goal 7, Objective B of this chapter has policies to keep all airfields and landing strips in Thurston County in line with nearby land uses. One policy (7B.1) focuses on teamwork. The County, Port of Olympia, and the cities of Olympia and Tumwater must align their land use plans with long-term airport development. They should also promote compatible land use in areas next to the airport.

GOALS, OBJECTIVES, AND POLICIES

7

Goal 1: Make the Transportation System Safer and More Secure for Everyone.

Goal 1 | Objective A Achieve zero traffic deaths and serious injuries on Thurston County roads by 2030.

POLICIES:

T-1.A.1 Adopt Washington state's "Target Zero" safety goal and the County's first Comprehensive Safety Action Plan.

T-1.A.2 Use education, enforcement, engineering, and evaluation to keep the transportation system safe.

T-1.A.3 Support projects that boost safety and security for public transport users and at related sites like park-and-ride lots.

T-1.A.4 Provide and support safe routes to schools programs and projects.

T-1.A.5 Create and update a data-driven county road safety plan to find priorities and solutions for the Target Zero safety goal.

T-1.A.6 Design transportation facilities with all users' safety in mind, encouraging safe behavior.

T-1.A.7 Favor roundabouts over traffic signals to keep traffic flowing and improve safety at intersections.

Goal 1 | Objective B Enhance community emergency management by providing a safe and secure transportation system.

2025 CPAs Resolution 12-16-2025
p. 328 of 773

POLICIES:

T-1.B.1 As transportation facilities are upgraded, consider retrofitting them to improve their ability to withstand a major earthquake or other natural disaster.

T-1.B.2 Build resilience into transportation improvements. This supports emergency response and reduces community disruption during disasters.

T-1.B.3 Encourage coordination between transportation system providers and emergency response providers who rely on that system.

T-1.B.4 Develop policies to respond to hazardous material spills and accidents on County transportation facilities. Support these policies to ensure safety.

T-1.B.5 Develop and maintain a rapid-reaction strategy to assess safety of transportation facilities during an emergency.

T-1.B.6 Support Interstate 5 detour strategy with regional partners.

T-1.B.7 Map transportation infrastructure vulnerable to floods and landslides. Designate alternative routes for critical corridors when natural hazards close roads.

T-1.B.8 Prioritize transportation projects that reduce greenhouse gas emissions. Focus on sustainable modes and less reliance on fossil fuels.

T-1.B.9 Consider long-term environmental impacts of transportation infrastructure. Incorporate climate adaptation measures to mitigate risks from extreme weather events.

Goal 2: Make Transportation Facilities Sustainable and Support Thriving Urban, Suburban, and Rural Communities.

Goal 2 | Objective A Align long-range transportation plans with county growth forecasts.

POLICIES:

T-2.A.1 Use urban design standards to encourage walking, cycling, transit use, and other alternatives to driving alone.

T-2.A.2 Prioritize transport projects that support growth and sustainability in the County.

T-2.A.3 Improve mobility and access in Strategy Corridors. Use smart investments, policies, and land use measures to support economic goals.

T-2.A.4 Support policies and programs that promote urban infill. Invest in transit to support higher urban densities.

T-2.A.5 Provide transport to help maintain the rural character outside urban growth areas.

Goal 2 | Objective B Ensure compatibility between transportation and land use.

POLICIES:

T-2.B.1 Continue implementation of city road design standards for urban growth areas.

T-2.B.2 Plan, design, and construct multimodal, context-sensitive, complete streets and roads.

T-2.B.3 Once fully built-out, designate arterial and collector roads as Strategy Corridors. Continue exploring alternatives to road widening. The goal is to improve mobility for people, goods, and services.

T-2.B.4 Continue and support the development of a connected grid of local streets and roads. This will increase travel options and neighborhood connectivity. It will also improve the use of the regional network.

T-2.B.5 Support and apply access management principles in urban and rural areas. They will preserve the transportation system's safety and efficiency.

T-2.B.6 Continue to implement the concurrency management ordinance to support adopted levels of service as required by state law.

T-2.B.7 Coordinate with all cities, towns, and communities. Implement appropriate, context-sensitive urban improvements.

Goal 2 | Objective C Design and fund transport projects that have a lasting, positive impact. They should reflect the goals of local residents and workers. They must also foster a sense of place and community.

POLICIES:

T-2.C.1 Use signs and other methods to raise awareness of our historic, cultural, and natural heritage.

T-2.C.2 Support vibrant city centers and activity nodes along transit corridors.

T-2.C.3 Support safe, vibrant rural communities and centers. They should foster entrepreneurship, active transport, civic pride, and a sense of place. Develop a 'Main Street' or community action plan to do this.

T-2.C.4 Support the protection of farms, forests, prairies, and open spaces in the region. Also, provide suitable transportation services.

T-2.C.5 Engage and inform the community about transport planning and investments.

Goal 2 | Objective D Coordinate among local, regional, Tribal, state, and federal governments in the planning and operation of the transportation system.

POLICIES:

T-2.D.1 Coordinate with jurisdictions on new regional connections. They should provide more direct routes and reduce vehicle miles traveled.

T-2.D.2 Work with government agencies to update and implement county-wide transportation policies. They should support existing land use plans.

T-2.D.3 Coordinate street and road projects with our local jurisdictions and transit agencies when needed.

T-2.D.4 Exchange information among local jurisdictions, tribes, states, and feds. Include transportation and economic development authorities. This will aid informed, reasoned decision-making.

T-2.D.5 Maintain government-to-government relations with tribal governments within the region to encourage coordination of land use and transportation plans.

Goal 2 | Objective E Support tourism in the region.

POLICIES:

T-2.E.1 Install and maintain signs for identified historic, cultural, and scenic routes, like the Bountiful Byway.

T-2.E.2 Consider economic vitality in the prioritization of transportation investments.

Goal 3: Install and Maintain Signs for Identified Historic, Cultural, and Scenic Routes, like the Bountiful Byway.

Goal 3 | Objective A Ensure transportation investments meet the unique travel needs of diverse groups. These include youth, elders, people with disabilities, and those with low literacy and incomes.

POLICIES:

T-3.A.1 Ensure transportation facilities comply with the Americans with Disabilities Act.

T-3.A.2 Support public transport stops and walkway approaches. They must be accessible for people with differing abilities.

T-3.A.3 Make information available to everyone. Allow people to participate, including those with physical disabilities, those who struggle with reading and writing, and those who don't speak English.

Goal 3 | Objective B Provide quality travel options for existing and future land uses. They include walking, biking, public transport, rail, motor vehicles, and freight.

POLICIES:

T-3.B.1 Support the development of projects that enable multiple travel modes. These include transit transfer centers, activity centers, employment centers, schools, and rail stations. They should provide safe, efficient connections among them.

T-3.B.2 Promote public education on the rights and duties of drivers, cyclists, and pedestrians. Teach safe, efficient ways to travel together.

Goal 3 | Objective C Enhance the transportation system's efficiency by minimizing driving. This approach supports the Regional Transportation Plan's vehicle miles traveled targets. It also supports the State's goals for reducing commute trips in the area.

POLICIES:

T-3.C.1 Improve access, convenience, and reliability. This will encourage public transit, ridesharing, biking, and walking.

T-3.C.2 Support and expand programs that encourage employees to use other ways to commute to work instead of driving alone. These include private and public-sector services. They should also promote remote work, flex-time, and compressed work weeks. This will change commuting patterns.

T-3.C.3 Develop incentives such as reduction of parking requirements for employers that develop commute trip reduction plans for their staff.

T-3.C.4 Use demand management techniques to offer alternatives when roads are congested temporarily, such as during major construction projects.

T-3.C.5 Use new technologies or designs, like roundabouts, to manage traffic. They are better than traffic signals or stop signs.

T-3.C.6 Use access management techniques to boost roadway capacity, improve efficiency, and enhance safety.

T-3.C.7 Use other methods to ease congestion where road widening and traffic devices won't work, especially along Strategy Corridors.

Goal 3 | Objective D Provide reliable, effective public transit to boost its usage.

POLICIES:

T-3.D.1 Support Intercity Transit's Short- and Long-Range Plan. It emphasizes trunk and primary routes serving core areas along designated Strategy Corridors. Local jurisdictions must develop supportive land use and design standards.

T-3.D.2 Partner with Intercity Transit and other community partners to promote a walking/cycling education and incentive program.

T-3.D.3 Support vanpool programs. They provide a low-cost, flexible alternative to single-occupancy vehicles.

T-3.D.4 Support partnerships to improve long-distance travel to and from Thurston County. Find ways to coordinate with and support other transportation providers in Thurston County.

T-3.D.5 Ensure safe, easy, and affordable transport for youth, seniors, and those with disabilities or special needs.

T-3.D.6 Increase awareness of public transport options and their use. Expand education and public info for various groups and interests.

T-3.D.7 Support a wide range of public transport programs. They should provide a mix of options to meet evolving transportation needs.

T-3.D.8 Support exploration of public transport options for new urban centers. This includes new partnerships and programs. These are for areas where fixed-route service doesn't work well or isn't sustainable.

Goal 3 | Objective E Increase the share of all trips made by cyclists.

POLICIES:

T-3.E.1 Develop a safe, convenient, and continuous regional bike network. It must be part of the overall transportation system.

T-3.E.2 Provide safe, convenient bike routes to all regional schools. Encourage their use.

T-3.E.3 Develop a regional network of connected trails, running north-south and east-west, for shared use, as outlined in the Regional Trails Plan. This network will serve as the backbone of our non-motorized system.

T-3.E.4 Support bike parking at transit centers, park-and-rides, train stations, and other multimodal facilities.

T-3.E.5 Support education programs for motorists and cyclists. They should increase their understanding of cycling laws and encourage safe, lawful road sharing.

Goal 3 | Objective F Increase the share of all trips made by walking.

POLICIES:

T-3.F.1 Create a safe, convenient, and continuous regional pedestrian network. It must be part of the overall transportation system.

T-3.F.2 Create links between walking and biking paths to shorten trips to transit routes, schools, parks, trails, activity centers, and other popular destinations.

T-3.F.3 Add street lighting, buffers, trees, benches, and other elements to make walking safe and pleasant.

T-3.F.4 Encourage community planning to identify pedestrian paths and promote walkability.

T-3.F.5 Integrate street, road, and bridge projects with neighborhood pedestrian amenities.

T-3.F.6 Build high-priority, multiuse path trailheads. They should be visible to both trail users and drivers.

Goal 4: Protect Investments in the Transportation System and Support the Economy.

Goal 4 | Objective A Maintain and preserve the existing transportation system.

POLICIES:

T-4.A.1 Prioritize the maintenance, preservation, and repair of the existing transportation system.

T-4.A.2 Develop a strategic asset management plan. It must prioritize asset performance, minimize risks, and optimize resource use.

T-4.A.3 Use preventive maintenance programs to ensure the lowest life-cycle costs.

T-4.A.4 Coordinate with local utility providers and governments about road work each year.

T-4.A.5 Use street restoration standards to guide projects. Coordinate utility and street work to minimize the impact of utility projects on streets. By combining investments, we can build public facilities more cost-effectively.

Goal 4 | Objective B Use technology-based approaches to address transportation congestion, safety, efficiency, and operations.

POLICIES:

T-4.B.1 Consider programs that cut infrastructure costs, boost safety, or improve service efficiency. These programs often use new materials, technologies, or partner with other resources.

T-4.B.2 Use transportation technology to use the existing system better.

T-4.B.3 Use or support transportation technologies to better integrate transportation modes.

T-4.B.4 Invest in short-range tech to support future tech plans.

T-4.B.5 In all projects, integrate transportation technology where possible.

T-4.B.6 A transport system must send electronic information, which is vital. Therefore, it should include this in its evaluation, policies, and strategies.

Goal 4 | Objective C Create performance measures that are realistic and efficient. They must also be effective and meaningful to the public.

POLICIES:

T-4.C.1 Use vehicle Level of Service (LOS) thresholds of LOS E or better for strategy corridors. Use LOS D or better for everywhere else in unincorporated Thurston County. On Strategy Corridors, where widening is not an option, level of services may fall below adopted levels.

T-4.C.2 For bicycle and pedestrian facilities, the County will require:

- In urban growth area, LTS 2 or better facilities be constructed along development frontages.
- In unincorporated rural county, LTS 4 facilities along frontages.

The MMLOS may fall below the adopted LTS when supported by safety and concurrency findings, or when deemed impractical by the County Engineer. As other County projects are designed and constructed, context sensitive bicycle and pedestrian facilities will be analyzed and LTS 2/4 (location dependent) or better facilities will be constructed when feasible.

For transit, Thurston County will advocate for more service from transit agency partners, particularly where growth is occurring and density is increasing. When feasible, increase transit stop amenities and comfort as part of County and development projects. For example, providing a small paved shoulder to serve as a bus waiting area during a roadway widening or repaving project, mounting lighting on existing utility poles, or other low cost improvements.

T-4.C.3 Use transport performance measures to evaluate and respond to County policies and investments.

T-4.C.4 Use transportation performance measures that align with key regional goals. These include:

- Consistency in transportation and land use decisions.
- Improved mobility and access.
- Proper maintenance and repair of the existing system.
- Environmental protection.
- Safety.

T-4.C.5 Explore performance measures that reflect the contribution of all modes of travel.

T-4.C.6 Where possible, use performance measures that are similar to those used by nearby areas, making it easier to compare results.

Goal 4 | Objective D: Secure adequate funding to implement the goals and policies in this plan.

POLICIES:

T-4.D.1 Provide timely, comprehensive public info on transport funding. This will help the community engage in complex funding decisions.

T-4.D.2 Prioritize transportation system maintenance and preservation over expansion.

T-4.D.3 Consider benefits and costs when allocating transportation funds. This will ensure the best long-term investment decisions.

T-4.D.4 To support the plan's land use and transport goals, invest in transport.

T-4.D.5 Ensure that transportation investments are fair to all parts of the community. Consider both the costs and benefits. The costs include relocations, adverse health effects, and disruptions to land use. The benefits include the service level and travel options the system provides.

T-4.D.6 Support efforts to improve transportation revenue for all modes. It should be more available, predictable, and flexible.

T-4.D.7 Use transportation funding to make development choices clear, fair, and affordable.

T-4.D.8 Continue local policies that require new development to pay for its impacts on the transportation system.

T-4.D.9 Establish a revenue source for the Transportation Benefit District in Thurston County.

Goal 5: Build Infrastructure that Meets Freight, Rail, Aviation, and Marine Needs for Residents and Businesses. This will Promote Economic Vitality.

Goal 5 | Objective A Ensure freight mobility and access within the region.

POLICIES:

T-5.A.1 Support freight access to highways, major corridors, and intermodal facilities.

T-5.A.2 Support efforts to increase rail freight. This will improve efficiency, productivity, safety, and mobility on the region's roads.

T-5.A.3 Find ways to reduce conflict and ensure safety for all transport users in urban areas with industrial and commercial uses.

T-5.A.4 Promote policies and design standards that allow delivery trucks to access businesses easily, minimizing impacts on the transportation system.

T-5.A.5 When creating or upgrading roads, design them to reduce weather-related weight limits on key freight routes.

Goal 5 | Objective B Increase safety and efficient use of the existing rail system.

POLICIES:

T-5.B.1 Use design techniques, ITS, and operations coordination. This will minimize conflicts between trains and other transport modes.

Goal 5 | Objective C Use the existing rail system more to improve passenger and freight travel.

POLICIES:

T-5.C.1 Support opportunities to share freight rail lines for passenger use.

T-5.C.2 Consider acquiring railroad rights-of-way threatened with abandonment. This will preserve the corridors for future transportation use.

T-5.C.3 Support future rail opportunities by planning. Identify sites for future rail lines and reserve areas for rights-of-way as needed.

T-5.C.4 Support efforts to prepare Thurston County for a future rail link to central Puget Sound.

T-5.C.5 Support high-capacity transport, like upgraded interstate passenger rail.

Goal 5 | Objective D Encourage sufficient airfield capacity to accommodate existing and future demand.

POLICIES:

T-5.D.1 Support regional passenger air service at the Olympia Regional Airport.

Goal 5 | Objective E Keep airfields compatible with nearby land and transport.

POLICIES:

T-5.E.1 Coordinate with the Port of Olympia and the cities of Olympia and Tumwater. This is to align land use plans with long-range airport development. Also, encourage compatible land use near the airport.

T-5.E.2 Support multiple ways to access Olympia and Sea-Tac airports.

Goal 5 | Objective F Encourage sufficient marine capacity to accommodate existing and future demand.

POLICIES:

T-5.F.1 Support a marine terminal for water-borne freight movement.

T-5.F.2 Coordinate among the Port of Olympia, the City of Olympia, and other stakeholders. Align land use plans with marine terminal development, including truck and rail access.

T-5.F.3 When opportunities arise, form partnerships. Plan ahead to include maritime passenger service as an option in the regional transport system for the long term.

Goal 6: Minimize the Environmental Impact of Transportation Work on Nature. This Applies to Construction, Retrofitting, and Maintenance.

Goal 6 | Objective A Reduce the impacts of transportation infrastructure on the natural environment during construction, retrofit, and maintenance.

POLICIES:

T-6.A.1 Protect water quality from stormwater runoff. Minimize impervious surfaces by using low-impact development methods, where feasible. Treat and manage any unavoidable runoff.

T-6.A.2 In transportation planning, design, and construction, remove fish barriers. Consider the habitat of fish-bearing streams and sensitive areas.

T-6.A.3 Develop a transport system for compact, mixed-use development. It should support non-motorized travel. It must cut vehicle miles to improve efficiency, reduce harm, and boost health.

T-6.A.4 Promote alternative fuels and technologies to reduce vehicle pollution and environmental harm.

T-6.A.5 Ensure federal Title VI requirements for environmental justice are met. Title VI protects minorities and low-income people from harm. It prevents unfair, severe health and environmental harm from transport programs and policies.

T-6.A.6 Comply with federal Clean Air Act transportation requirements.

T-6.A.7 Support policies that reduce greenhouse gas emissions by moving people and goods more efficiently and expanding active and public transport.

T-6.A.8 Align with current and future VMT per capita reduction targets. These include the Sustainable Thurston Report Card and WSDOT's VMT Targets Final Report.

2025 CPAs Resolution 12-16-2025
p. 339 of 773

CHAPTER 9

CAPITAL FACILITIES

1

INTRODUCTION

Capital Facilities planning focuses on community goals, needs, wants, and financial capability. It can raise awareness of community needs and financial resources. The Capital Facilities chapter considers population growth to meet the following goals:

- Prioritize projects that provide or maintain county infrastructure and services.
- Summarize facilities, inventory, and future needs.
- Provide a broader view to align with the Capital Improvement Program (CIP).

Table 9-1. Types of Capital Facilities

Public Facilities	Public Services
Streets, roads, highways, bridges, and roundabouts	Fire protection and suppression
Sidewalks, road lighting systems and traffic signals	Law enforcement
Domestic water systems	Public health
Stormwater and sanitary sewer systems	Education
Parks, recreation facilities, and trails	Environmental protection
Schools	

2025 CPAs Resolution 12-16-2025
p. 340 of 773

The CIP (Appendix G) plans for six-year periods and in a shorter time frame to use funding efficiently to maximize funding opportunities, demonstrate facility needs, integrate community desires, and qualify for federal and state grants and loans. The CIP also includes:

- Plans and priorities for a broad range of construction, repair, and upgrade projects necessary to support county operations and services to the public; and
- Possible financing methods by which these desired projects could be accomplished, even though it does not guarantee that projects will be implemented.

The Thurston County Comprehensive Plan projects that by the year 2045, the population of Thurston County is projected to grow to 383,500, an increase of 85,707 or 29% from the 2020 population of 297,793. Within the next six years, the population is expected to grow by roughly 8%.[1] Table 9-3 provides generalized project projections for each of the programs for this planning period.

Capital Facilities

Facilities owned by Thurston County and other public entities necessary to support the county's population. These include, but are not limited to, roads, bridges, sewers, parks, water supply and conveyance systems, stormwater management systems, water and wastewater disposal and treatment systems, schools, fire facilities, and county buildings.

2025 Update: Critical Issues

- Maintain existing county facilities.
- Prioritize between maintenance projects and new infrastructure.
- Address existing deficiencies.
- Rely on economic conditions to obtain funding through impact fees associated with building permits.
- New regulatory requirements, especially for water and sewer.
- Unexpected variances to growth projections.
- Coordinate with other jurisdictions and agencies.
- Decline in revenue from various funds.
- Labor shortages, material procurement delays, and lead times.

1. OFM. 2022. Thurston County Population Projections, one-year intervals.

2025 CPAs Resolution 12-16-2025
p. 341 of 773

2

PLANNING CONTEXT FOR CAPITAL FACILITIES

A. County-Wide Planning Policies

The Growth Management Act (GMA) requires coordination between jurisdictions and county-wide policies. The County-wide Planning Policies (CWPPs) were adopted in 1992 and amended in 2015 and 2025. They provide a regional framework for comprehensive planning for Thurston County and cities and towns. CWPPs relate to all elements of the Comprehensive Plan. Those specific to capital facilities include CWPPs 3.2, 6.1, 6.3, and 7.3.

B. Joint Jurisdictional and Departmental Planning

The Capital Facilities chapter and the CIP (Appendix G) improve coordination between departments and agencies. This reduces possible conflicts and overlapping projects. The county coordinates with other jurisdictions in the joint planning process. They work together to prioritize lands for public facilities and areas of shared need.

See the Land Use Chapter of the Comprehensive Plan for how staff identify land for essential public facilities. All capital facilities must have either a concurrency or an adequacy mechanism. If services fall below the adopted level of service standards, this triggers a reassessment. If the adopted level of service can't be met due to funding capacities, the county must address the shortfall. This can happen with any combination of the strategies found in Objective 1-G (Section III) and other GMA-compliant methods for addressing shortfalls. Concurrency mechanisms also exist within the Thurston County Code. The change to land use to achieve levels of service standards is a way to get concurrency.

GROWTH MANAGEMENT REQUIREMENTS

The Growth Management Act (GMA) requires a Capital Facilities Plan to coordinate with other plan elements and implement the land use chapter of the Comprehensive Plan.

The Concurrency Goal, Goal 12 of the GMA, requires jurisdictions to "ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy". The capital facilities element is one way the county can plan for this.
State guidelines for implementing GMA (Chapter 365-196-415 WAC) say to adopt policies that call for:

1. An inventory of **existing capital facilities** owned by public entities or "public facilities". This inventory shows their location and capacities.
2. A forecast of the **future needs** for such capital facilities based on the land use element.
3. The proposed **location and capacities** of expanded or new capital facilities.
4. A **six-year plan** to fund capital facilities within projected funding capacities. It must identify public funding sources for this.
5. A requirement to **reassess the land use element** if funding likely won't meet needs. Also, ensure the land use element, capital facilities element, and financing plan are coordinated and consistent. Park and recreation facilities must be included in the capital facilities plan element.

2025 CPAs Resolution 12-16-2025
p. 342 of 773

Transportation infrastructures are the only facilities that must have concurrency mechanisms per the GMA. Adequacy mechanisms for other facilities have been developed. They meet the requirements of GMA Goal 12.

Thurston County plans for, reviews, and permits rural and urban development. It depends on multiple local entities for support infrastructure. These other public entities include:

- Special purpose districts.
- School districts.
- Fire districts/authorities.
- Water supply.
- Wastewater treatment facilities.
- Transit entities.

Providing infrastructure support is the responsibility of the other public entities. Thurston County cannot control other public entities' planning or construction of capital facilities within its service area. They have their own legislative bodies and operate independently from the county government. The GMA requires the Capital Facilities chapter to address the planned capital facilities of those other entities.

Including these entities in capital facilities planning will promote consistency and unification across the county. This does not imply county approval or disapproval of them or the adopted service levels. It enables a consistent approach to capital facilities planning throughout the county. Most of the public entities have adopted their own 6- and 20-year Capital Facilities Plans. For more information, see the six-year CIP (Appendix G) for Thurston County and the other public entities' capital facilities plans. See Section III of this plan, for goals and policies related to schools and coordinated planning with other public entities.

Schools and fire districts create their own capital facilities plan. They are not included within the summary of capital facilities in Section IV. The County collects impact fees for four of eight school districts and one of thirteen fire districts. The County adopts by reference each Capital Facilities Plan for the five districts it collects impact fees. The CIP includes a list of projects and funding sources for other entities.

Other County Plans

- Regional Transportation Improvement Program
- Thurston County Transportation Improvement Program (2023)
- Solid Waste Management Plan (2021)
- Thurston County Hazardous Waste
- Stormwater Management Program Plan (2023)
- Parks, Open Space, and Trails Plan (2020)
- Thurston Regional Trails Plan (2023)
- Drainage Design and Erosion Control Manual (2022)
- Joint City/County Plans
- Subarea Plans
- Hazards Mitigation Plan (2023)

Table 9-1. Interjurisdictional Shared Needs for Public Purpose Lands

Project Serving Shared Needs	County Department & Jurisdictions
Beneficial Re-Use of Closed Landfill (Park & Ride Facility)	Thurston Public Works, Lacey, WSDOT
Mallard Pond Phase II	RS-SWU, Lacey

2025 CPAs Resolution 12-16-2025
p. 343 of 773

CLT Green Cove Creek Basin Project – Land Acquisition	Thurston Public Works, RS-SWU, Olympia
Grand Mound – WSDOT SRA Sewer Connection	Thurston Public Works, WSDOT, DOE
WARC Closed Loop Park	Thurston Public Works, Lacey, WSU Master Gardeners/Composters
Chehalis Western Trail (coordinated recreation use/ stormwater retention/utility corridor)	Thurston Public Works, Lacey, Olympia, WDFW, WSDOT, DNR, TRPC
Yelm – Rainier – Tenino Trail (coordinated recreation use/ stormwater retention/utility corridor/highway access/ potential future rail use)	Thurston Public Works, Yelm, Rainier, Tenino, WSDOT, TRPC
Fry Cove – Aquatic Lands Lease	Thurston Public Works DNR
Gate Belmore Trail (coordinated recreation use/ potential future rail use)	Thurston Public Works, Tumwater, Rail Transit (Future), State Parks, RCO, WDFW, DOE, TRPC
Park Acquisitions	Thurston Public Works, Lacey, Olympia, Tumwater. Yelm, Tenino, Rainier, DNR, WSDOT, State Parks
Glacial Heritage Preserve	Thurston Public Works, DNR, CNLM
Boston Harbor Boat Ramp	Thurston Public Works, WDFW

3

CAPITAL FACILITIES SUMMARY

Many sections below have chapters with the appropriate goals and policies, inventories, and level of service standards. Those sections are referenced for each applicable section below. Where information is outside of the Comprehensive Plan, it is adopted by reference.

A. Regional Parks, Trails, Open Spaces, and Preserves

Overview
Recreation, leisure activities, outdoor activities, preservation of open space and habitat, and the natural environment are essential in maintaining quality of life for the Thurston County community.

Existing Inventory
Thurston County has 24 properties, a total of 2,578 acres. 972

Level of Service (LOS

These are established by applying national standards, regional averages, or service level assessments for a particular facility or service.

See Chapter 4 – Environment, Recreation, and Open Space for more information on level of service standards for parks.

2025 CPAs Resolution 12-16-2025
p. 344 of 773

acres are developed parkland. They include 12 sites with 3 developed trails. This includes:

- 5 regional parks (381 acres).
- 2 trails (582 acres, or 40.5 miles of trails).
- 1 special use park (5 acres).
- 3 historic sites (4 acres).

There are 1,606 acres more of undeveloped parkland including open space/undeveloped park sites (229 acres), unimproved trail (243 acres or 14 miles), and preserves and natural areas (1,134 acres). A current list of all existing facilities is in the Capital Improvement Program (Appendix G).

Future Needs:
The Thurston County community wants to preserve open spaces and unique natural areas. They want enough parks and recreation facilities for a growing, diverse population. The top needs are:

- Interconnecting trail systems.
- Water access sites.
- Picnic areas.
- Nature preserves.

Park classifications, details of park development, and level of service (LOS) standards are in the Thurston County Comprehensive Plan Environment, Recreation, and Open Space (Chapter 4).

Adding the proposed land acquisitions in the six-year CIP to the amount of property we currently have will maintain adequate levels of service. This will meet the needs of a growing population. To plan for specific needs, the County will monitor park facilities. They will review the Parks, Open Space and Trails (POST) Plan each year. A full update will occur every five years. The county will explore acquiring valuable active parks, preserves, or other properties that may become available. Acquired parklands will meeting specific needs for park facilities that aren't met by other jurisdictions and/or the private sector. This will consider county-wide needs, underserved areas, and regional connectivity. The size and number of specific recreational facilities will vary from area to area and park sub-classification.

Capital Projects and Funding:
Nearly $41 million is expected to be spent on park and trail projects during the planning period. Park impact fees and real estate excise tax funds will pay for this. See Section V for descriptions of these funds. Appendix G includes funded park and trail projects planned.

B. Solid Waste

Overview
RCW 70.95.080 states: "Each county within the state, in cooperation with the various cities located within such county, prepare a coordinated, comprehensive solid waste management plan." Thurston County coordinated with local jurisdictions to develop the Thurston County Solid Waste

See **Chapter 10 – Utilities** for information on level of service standards for solid waste.

2025 CPAs Resolution 12-16-2025
p. 345 of 773

Management Plan of 1993 and subsequent plans of 2001, 2009, and 2021.

This Solid Waste Capital Facilities Plan identifies those capital projects needed to:

- Meet the policy goals and objectives in the Thurston County Solid Waste Management Plan and Thurston County Comprehensive Plan.
- Comply with federal and state law.
- Address facility safety, operational, capacity, and obsolescence issues.

Existing Inventory
It includes the Thurston County Waste and Recovery Center (WARC), formerly Hawks Prairie Landfill, and two transfer self-haul sites: Rainier Drop-box and Rochester Drop-box. Appendix G has details on the capacity and location of current solid waste facilities.

Future Needs
The forecast of municipal solid waste (MSW) management needs is based on two things. First, the solid waste generation projections in the Thurston County Solid Waste Management Plan. Second, the ability of the current facilities to meet the level of service (LOS) standards.

A project assessment process ranks projects. It measures their ability to meet LOS units. These include regulatory compliance, health and safety goals, sustainability, technical feasibility, and costs.

Projects are scheduled over a six-year period relative to their ranking. Changes in priorities happen only when a sudden event causes a capital failure that needs immediate attention.

Capital Projects and Funding
$54 million is expected to be spent on solid waste projects during the planning period. Solid waste capital projects are typically funded through solid waste tipping fees. Tipping fees are paid for by Thurston County's solid waste facilities self-haul (public) and commercial customers.

WAC 173-350-600 requires municipal corporations to create a post-closure reserve. It is a financial surety to fund environmental monitoring and maintenance at a closed landfill for thirty years. Thurston County has established this reserve, required through 2030, for WARC. Capital projects required to maintain the closed landfill cells are funded from the post closure reserve, which comes from tipping fees. Appendix G details the proposed projects and funding sources.

C. Stormwater Facilities

Overview
The County's drainage systems discharge to natural waters. This makes the county subject to the Federal Clean Water Act. The County must comply with the National Pollutants Discharge Elimination System (NPDES) permit program run by the Washington State Department of Ecology. Chapters 4 and 10 of the Comprehensive Plan guide stormwater policy in Thurston County.

See **Chapter 10 – Utilities** for information on level of service standards for stormwater facilities.

Existing Inventory
The County tracks county-owned or operated stormwater assets for:

2025 CPAs Resolution 12-16-2025
p. 346 of 773

- 6,700 catch basins.
- 3,400 culverts.
- 34,750 pipes, ditches, and swales.

Photo Credit: Thurston County

The County also maintains a drainage inventory of the 96 stormwater facilities it owns and 1,000 privately owned residential or commercial stormwater facilities. The huge amount of inventory data makes it impractical to present it in tables or maps. The Stormwater Utility maintains an inventory of these facilities using the software, VUEWorks.

Future Needs

To meet the stormwater minimum levels of service (LOS) in Chapter 10 of the Thurston County Comprehensive Plan, the county follows its Stormwater Management Program Plan and Drainage Design and Erosion Control Manual. The list of stormwater projects to address development impacts comes from several ongoing programs. These include responses to drainage complaints, basin characterization plans, and watershed planning.

Projects are comprehensively reviewed and prioritized according to a ranking system every year. This ranking system considers several things including:

- Location.
- Regulations.
- Water quality.
- Protection of people and property.
- Environment.
- Habitat.
- Ecology.

Once ranked, each project is considered for drainage basin planning and utility needs.

Capital Projects and Funding

Stormwater improvement projects in the planning period are one of three types:

- Flood control.
- Water quality facilities.
- Riparian restoration.

The short-term stormwater needs aim to mitigate the highest priority impacts. Appendix G includes these with details of the proposed projects and funding sources. $44.3 million is expected to be spent on stormwater improvement projects over the planning period. These costs are funded by stormwater rates or a mix of rates, grants, or loans. Further information about funding sources is in Section V of this chapter.

2025 CPAs Resolution 12-16-2025
p. 347 of 773

D. Water and Sewer Systems

Overview

Thurston County does not provide municipal water or municipal sewer service to rural areas, except where a public health issue or water quality concern requires county involvement. This plan does not provide for building facilities for rural sewer and water systems, not currently owned, operated, and maintained by the county. Cities must provide water and sewer facilities within their Urban Growth Area (UGA).

See **Chapter 10 – Utilities** for information on level of service standards for water and sewer systems.

Existing Inventory

The county owns and operates seven utilities:

- Three water utilities.
  - Boston Harbor.
  - Tamoshan.
  - Grand Mound
- Four sewer utilities.
  - Boston Harbor.
  - Tamoshan/Beverly Beach.
  - Olympic View.
  - One sewer line system.

Woodland Creek Sanitary Sewer, operated by the City of Lacey. This will be transferred to the city once certain conditions are met.

More information about existing facilities can be found in Appendix G.

Future Needs

The future needs of water and wastewater facilities are based on the goals, objectives, and policies stated in Chapter 10 (Utilities) of the Comprehensive Plan, water and wastewater system plans, and the ability to meet the facilities LOS standard. A project assessment process ranks projects. Rank is based on a project's ability to meet level of service (LOS) units. These include:

- Regulatory compliance.
- Health/safety goals and policies.
- Sustainability.
- Technical feasibility.
- Associated project costs.

Capital Projects and Funding

Water and wastewater facility capital projects are usually funded by utility rates, real estate excise taxes, and grants. More information about rates is in Section V of this chapter. $48.9 million is expected to be spent on water and wastewater projects over the planning period.

Table 9-2 lists the capital projects expected in the next planning period. Near term proposed projects and funding sources are in Appendix G.

Table 9-2. Proposed Water and Sewer Projects

Project	Description
Grand Mound Sewer and Water Utilities	
Implement Biosolids Management Program	Implementation of Plan necessary to ensure a reliable disposal system in compliance with regulatory requirements.
Replace Water and Sewer SCADA Radio	Upgrade telemetry in the sewer and water systems to provide reliable communication between system components for optimum operations.
Provide Second Water Reservoir	Increase the capacity of the water system to supply domestic and fire flow.
New Cooling Systems for Grand Mound Vacuum Stations (North and South)	Both vacuum sewer stations were built without adequate cooling/ventilation and they each heat up to the point that they shut off.
Land Acquisition for Wells #3 and #4	To protect or acquire land for future wells needed to supply the growing community.
Sewer Manhole Rehabilitation	Preserve the manholes and increase the efficiency of flow through the system.
Grand Mound Wastewater Treatment Plant, Second Oxidation Ditch	Project will Expand the wastewater treatment plant by constructing a second oxidation ditch at the Grand Mound Wastewater Treatment Facility. The need is driven by development in Grand Mound.
Grand Mound Way Watermain Loop	Project will provide water service to land not yet served within the UGA and will add to system redundancy and reliability to maintain water service and fire flow in event of damage or repairs to existing main.
Vacuum System Program	Upgrades to the sewer vacuum system to maintain proper sewage collection and disposal.
Implement Grand Mound Well and Pumps Program	Add water supply to the water system to meet increased demand as Grand Mound grows.
Tamoshan Sewer and Water Utilities	
Upgrade Tamoshan Wastewater Treatment Plant (WWTP) and Collection Repairs-Plant and Pump	Upgrade components of the WWTP and collection system so that the sewage can be collected and treated effectively and reliably to meet environmental and regulatory requirements.
Upgrade Tamoshan Water Reservoir System/Outlet Filter Screen	Improve water quality.

2025 CPAs Resolution 12-16-2025
p. 349 of 773

Upgrade Water Treatment System	Improve water quality and comply with regulatory requirements.
Improve Tamoshan Watermain	Keep pipes in good repair and provide redundancy and good water flow through the system.
Repair and Upgraders of Sewer Infiltration & Inflow (I&I)	Repair and/or replace leaking pipes so that the collection system and the treatment plant are not processing stormwater and groundwater.
Tamoshan Generators-Replacements; a) Water system; b) Sewer system (Beverly Beach)	Replace the generators to provide reliability during power outages.
Boston Harbor Water and Sewer System	
Boston Harbor Water System – Provide Generator Auto Switch	Allow automatic engagement of the generator when power fails.
Boston Harbor Water System - Green Sand Filter and Meter Upgrades	Improve water quality and meet regulatory requirements.
Boston Harbor Wastewater Treatment Plant Electrical Upgrades	The electrical system, including the controllers to the plant need repair and replacement.
Boston Harbor Wastewater Treatment Plant Program	• Replace watermains that are old and below current standards; • Loop mains together to improve water circulation and improve fire flow; • Replace generator for reliable service during power outages and other work to keep WWTP functioning properly
Boston Harbor Sewer I&I Upgrades	Repair and/or replace leaking STEP tanks and pipes so that the collection system and the treatment plant are not processing storm and groundwater
Boston Harbor Sewer System Program	Repair and replace components of the collection system such as STEP, pipes, discharge end locate and repair, and other improvements to ensure the collection system operates efficiently.

E. Transportation

Overview

Thurston County's Comprehensive Plan lays the groundwork for the county's Transportation CIP. Transportation policies are in Chapter 8 of the plan. They are implemented through the Thurston Regional Transportation Program and the Thurston County six-year Transportation Improvement Program. This is required by the Washington State Department of Transportation.

See Chapter 8 – Transportation for information on level of service standards for transportation facilities.

Inventory of Existing Facilities

Thurston County maintains over 1,000 miles of roads and associated facilities and 150 bridges. Thurston County's roads are mainly county roads and state highways. They connect cities and interstates. Map T-1 shows the Thurston County's existing roads.

The county also maintains these inventories to help assess transportation condition and capacity:

- Traffic Sign Inventory.
- Guardrail Inventory.
- Plastic Symbol Marking.
- Street Lights.
- Bridge Index (summary of bridge conditions).
- Pavement Management Program (pavement condition survey).
- Culvert Inventory.
- Fish Passage Inventory.
- ADA Transition Plan.

Learn more in Appendix G.

Future Needs

The Regional Transportation Program completed the 20-year forecasts. Map T-10 shows the results. Chapter 8 has details about the LOS standards and future transportation needs.

Capital Projects and Funding

The county plans to spend $229 million on transportation projects over the next 20 years. These projects are upgrades or additions to transportation facilities needed for our growing population. They include:

- Roads.
- Bridges.
- Sidewalks.
- Bike lanes.
- Other roadway features.

The categories below describe the project types. Details on specific projects can be found in Appendix G and the Transportation Improvement Program.

Bridge Projects
Public Works has 150 bridges in its inventory. Public agencies must inspect and report on all bridges every two years. This is required by the National Bridge Inspection Standards and WAC 136-202-060. The county must document and report each bridge's condition. It must assess wear and deterioration and recommend repairs or replacement. The latest Bridge Index lists recommended bridge replacement projects. It can be found in the Transportation Improvement Program (Chapter 8).

Culvert Projects
The County assesses culverts for repair or replacement needs. The County uses their condition, maintenance history, and other criteria to assess them.

Design standards for new road construction projects include:

- Increase lane width.
- Improve road curves.
- Flatten slopes.
- Increase load carrying capacity.

These changes usually do not add lanes. They do so only for safety or capacity at some intersections.

Fish Passage Projects
Fish passage barriers or failing culverts are ranked for their benefits to salmon. Ranking is done with the Salmon and Steelhead Enhancement and Restoration (SSHEAR) metrology from Washington Department of Fish and Wildlife (WDFW). Other methods may be used to get funding.

Non-Motorized Improvements include new sidewalks, crosswalks, safe routes to school, and accessibility improvements.

Roadway Capacity projects ensure transportation infrastructure meets demand from new development. This is required by the Growth Management Act. County concurrency projects are those not addressed by developers. They are mainly projects in the Thurston Regional Transportation Program's 20-year Transportation Project List.

Road preservation projects rate the pavement by checking for visual cracks, considering traffic, and other factors. Asphalt overlays are considered a restoration. They are not routine maintenance like patching or sealing the surface with liquid asphalt.

Safety improvements support the goals in the Washington State Strategic Highway Safety Plan, Target Zero (explained in the Transportation Chapter). These could include spot improvements, like turn lanes at an intersection. They could also be systemic investments in the roadway network. This category includes projects that repair roads made unsafe by natural disasters, like floods, mudslides, or bank erosion.

Other programs could include miscellaneous projects, studies, culverts, small bridge improvements, and other minor improvements.

F. General County Government Facilities and Services

Overview
Thurston County provides several public services considered "general county government."

These services usually need office space. Other facilities general county government may need are:

- Hearing rooms.
- Conference rooms.
- Records storage.
- Parking.

The main county agencies needing these facilities are the executive branch departments. These include:

- Public Works.
- Community Planning & Economic Development.
- Public Health.
- Elected Offices.
    - Assessor.
    - Treasurer.
    - Auditor.
- Law and Justice Services.
    - Law enforcement.
    - Courts.
    - Detention facilities.
    - Alternative programs.
    - Prevention programs.

Photo Credit: Experience Olympia

The County also operates fairgrounds that includes agriculture buildings and space for special events.

Inventory of Existing Facilities

The county has several buildings for administrative staff, law and justice services, and equipment. A full list of facilities can be found in Appendix G.

Future Needs

The population forecast suggests a need for more services. These do not require a proportionate increase in general government staff or facilities. Therefore, the LOS standards for maintenance and operations of facilities are based on the goals and policies in this chapter. These goals support providing adequate county facilities.

Contemporary accessibility and security issues have raised new concerns. They were not considered in the original design and construction of the Courthouse. Newer county facilities in the Mottman Complex, Tilley Road Campus, and Lilly Road areas have fixed some of these issues. Building accessibility and security is not yet consistent across county facilities.

The Courthouse complex is coming up on 50 years. Its buildings and systems are reaching the end of their useful life and will need major maintenance and renovations to keep them healthy,

2025 CPAs Resolution 12-16-2025
p. 353 of 773

safe, efficient, accessible, and secure. The county has maintenance plans for county buildings that plans identify major projects and the funding needed.

In 2013, the county hired a firm to create a Space Needs Assessment Plan (SNAP). That study confirmed that some county government functions need more space than the Courthouse complex has. In 2015, the Board requested a broader analysis. It sought to weight the merits of renovating or replacing the Courthouse. The requested Courthouse Renovation or Replacement Comparative Feasibility study found that renovating the Courthouse complex would not meet the county's space needs. It recommended exploring a new Courthouse and Civic Center large enough to meet the current needs, as well as provide a 30-50-year expansion plan.

In 2018, the county hired a firm to complete a Comprehensive Comparative Feasibility Study for a new Thurston County Courthouse and Civic Center, which analyzed several sites. The Board passed a resolution to include a measure in the April 2020 County Ballot. Residents would vote for or against a $250 million bond for new facilities. They removed the measure from the ballot because of the COVID outbreak. In 2021, the county hired a firm to conduct a Pre-Design Study consolidating the Judicial functions to Buildings 1-6 on the Lakeridge Drive Courthouse campus addressing short-term expansion needs. In 2023, a $50 million bond was issued for Progressive Design-Build contract to follow this recommendation. Concurrently, county administrative departments moved from Buildings 1 and 4 to lease space at 3000 Pacific Ave SE, Olympia to provide additional space for the judiciary.

In 2024, the Board created a special sub-committee to consider whether to continue to upgrade Buildings 1-6 or use the funds to build a New Courthouse & Civic Center future project. They decided to significantly scale back the $50 million-dollar Progressive Design-Build project and pursue the latter option as stated in the January 2025 Proclamation from the Board.

Capital Projects and Funding
County-owned facilities are aging and will need major repairs or replacements soon. This estimated major maintenance needs for these facilities are funded through the building reserve rates. window. In 2023, the county purchased a Facilities Asset Management software. It integrates routine maintenance, major systems upgrades and replacement, and long-range space needs. The county has hired a firm to assess the conditions of the facilities. Once complete, the county will develop a comprehensive facilities Capital Improvement Program forecasting funding needs for the next 30-40 years.

Appendix G lists county facilities scheduled projects and their funding.

4

FINANCING THE COUNTY CAPITAL FACILITIES

The six-year Thurston County CIP (Appendix G) lists each capital project's funding source. The funding sources include:

- Taxes.
- Bonds.
- Fees and charges.
- Loans.

2025 CPAs Resolution 12-16-2025
p. 354 of 773

- Grants.

The county must have a Capital Facilities element before it can impose certain taxes and impact fees (RCW 82.02.050(2)). It is also required to qualify for state funding or loans for capital facilities.

A. Impact Fees

The county has adopted various impact fees to help fund priority projects. The county adopted impact fees in December 2012. These fees are for transportation, parks, and some school districts. They take effect on April 2, 2013. In 2016 and 2017, the county approved impact fees for fire districts and authorities. This lets the county fairly recover the cost of new development impacts to capital facilities and services.

Impact fees must fund facility expansion to meet (LOS). They may not be used for facilities maintenance or operation. Thurston County Code 25.04.130, Use of Funds outlines how impact fees can be used. These are one-time fees paid when getting a building permit. The amount depends on facility type.

B. Real Estate Excise Tax

Real estate excise tax (REET) is a tax on the sale of real property. Real property, or real estate, means any interest, estate, or beneficial interest in land or anything attached to it. This includes ownership interest or beneficial interest in any entity that owns land or anything attached to it, including standing timber and crops. REET is approximately ½ of 1 percent tax on sellers when they sell their property. The money must be spent on Capital Projects in the CIP. There are two REET categories:

- REET 1 – Any city, town, or county may impose a 0.25% real estate excise tax. This is also known as the "first quarter percent" (RCW 82.46.010). The legislative body can impose this tax without voter approval. REET 1 revenues are restricted and may only be used for certain purposes. The purposes depend on population and the GMA.
- REET 2 – Any city or town fully planning under the Growth Management Act (GMA) can impose an additional 0.25% real estate excise tax. This is also known as "the "second quarter percent" (RCW 82.46.035). There are no differences based on population size. For jurisdictions that must fully plan under GMA, the legislative body may impose REET 2 without voter approval. The money must be spent on Capital Projects in the CIP.

C. Sales Tax

1/10 of one cent. Voters approved this tax in September 1995. It funds construction, maintenance, and operation of juvenile detention facilities and adult jails.

D. Conservation Futures Property Tax Levy

4.64 cents per one thousand assessed values. This is a county wide property tax used for some park land and open space acquisition costs. Rates may not be increased over 6.25 cents per one thousand assessed values on property. The levy is subject to a statutory limit of 1 percent increase per year.

2025 CPAs Resolution 12-16-2025
p. 355 of 773

E. Motor Vehicle Fuel Tax (Gas Tax)

The 18th Amendment of the Washington State Constitution governs the fuel tax. It mandates that fuel tax revenue be used for highways. This includes spending by the Washington State Ferries system. The Washington State Department of Licensing (DOL) collects and distributes the tax. It funds projects by the Washington State Department of Transportation (WSDOT).

All counties in the state get a share of the gas tax. It's based on population, road miles, and other factors.

F. Utility Rates

Thurston County Code the following rates:

- Water and sewer rates: 15.12.
- Storm and surface water utility rates: 15.06.
- Solid waste tipping fees: 15.14.

Charges are adjusted based on costs projections and requirements.

G. Utility Local Improvement District (ULID)

Assessments may be set to fund capital facilities for water or sewer facilities. A ULID forms special assessment districts to help properties finance capital improvements. It does not fund them. Municipal governments can use the LID processes in Chapter 35.43 through 35.56 RCW.

H. Central Services Building Reserve

This is a restricted fund, and each department pays into based on their square footage. These funds are for repairs and upgrades to keep buildings in good condition.

I. Public Safety Tax

This tax has a variety of uses:

- Increase the number of deputies in the Sheriff's Office.
- Support law enforcement services and its infrastructure, to manage community safety.
- Provide additional prosecution and responsive public defense services to address increasing caseloads.
- Provide adequate infrastructure for elections security.

The county will use additional tax for up to 75% in law enforcement protection and 25% for additional for public defense, prosecution, and election security.

J. Funding Projections

The table below summarizes funding for each facility and service for the next 20-years.

Table 9-3. Twenty-year Generalized Project Projections –2025-2045

Program	Project Categories	Estimated 20-Year Costs

Parks and Trails	Development	$25,000,000
	Major Improvements	$10,000,000
	Acquisition	$5,250,000
	Master Planning	$500,000
	Parks and Trails Subtotal	**$40,750,000**
Solid Waste	Land Acquisition	$2,500,000
	Capital Planning	$1,500,000
	Construction	$50,000,000
	Solid Waste Subtotal	**$54,000,000**
Stormwater	Land Acquisition	$1,000,000
	Capital Planning	$3,400,000
	New Construction	$29,244,200
	Facility Replacement Construction	$10,723,000
	Stormwater Subtotal	**$44,367,200**
Water and Sewer	Water Rights Acquisition	$5,100,000
	Capital Planning	$1,530,000
	Land Acquisition	$3,570,000
	Construction	$38,760,000
	Water and Sewer Subtotal	**$48,960,000**
Transportation	Capacity	$122,040,000
	Design Improvements	$57,120,000
	Safety	$21,420,000
	Bridges	$14,280,000
	Other	$14,280,000
	Transportation Subtotal	**$229,140,000**
County Government Facilities	New Construction	$300,000,000
	Major Improvements	$109,000,000
	Acquisition	$10,000,000
	County Government Facilities Subtotal	**$419,000,000**
Total		**$836,217,200**

5

LEVEL OF SERVICE STANDARDS

Level of service standards are measures that evaluate whether a service or facility is available and adequate. LOS standards set a goal for expected amount of service or facility.

LOS standards may be:

- De facto: Exists regardless of the service goal.
- Adopted: An established benchmark or goal.
- Desired: An unofficial goal for the service or facility.

Level of service standards are often set in units relevant to the service or facility Examples are acres per capita or tons per capita. LOS standards are approved by the Board of County Commissioners.

LOS standards are influenced by:

- National, federal, and state mandates and standards.
- Industry best practices.
- Community recommendations.
- Advisory group recommendations.

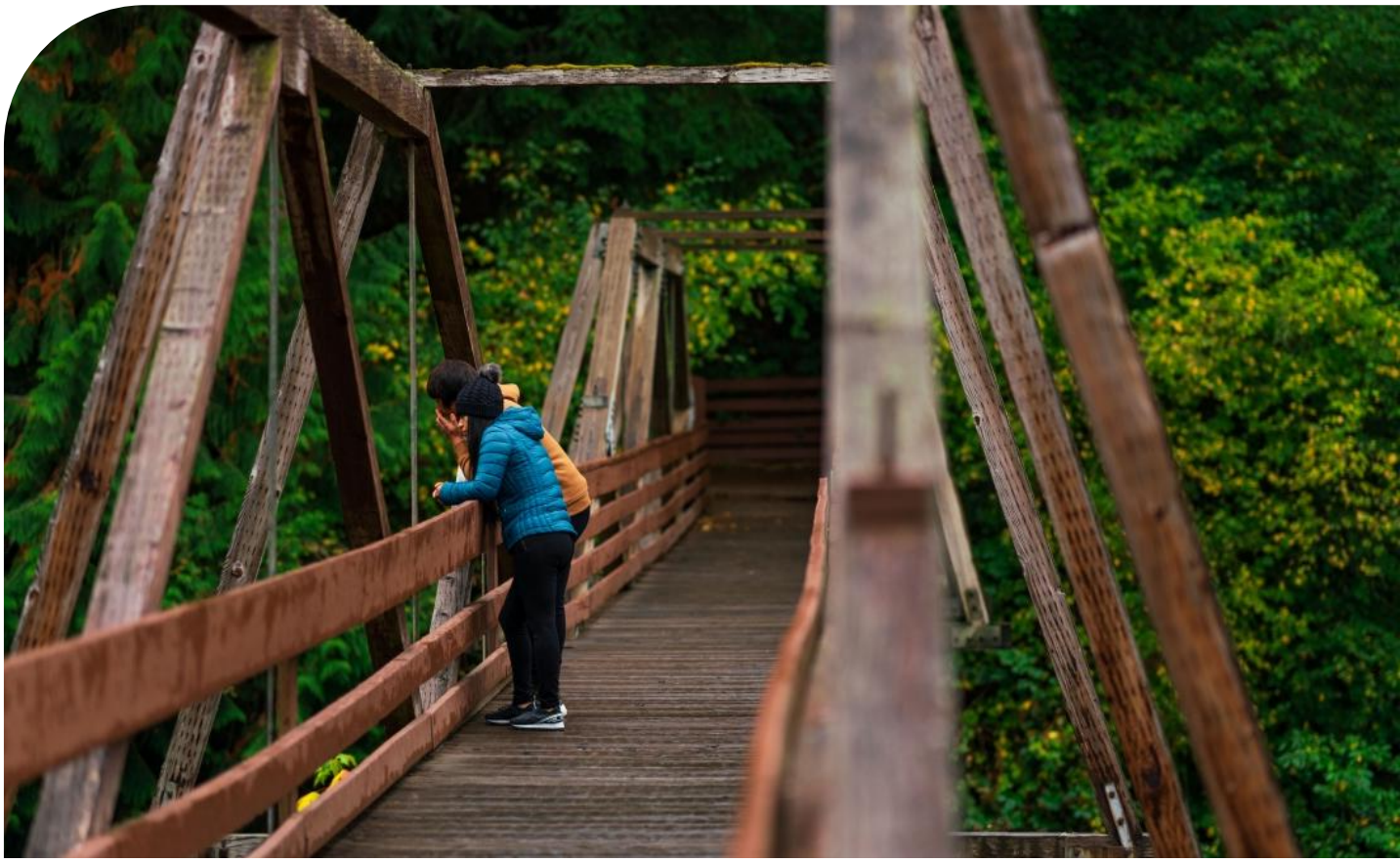


Photo Credit: Experience Olympia

2025 CPAs Resolution 12-16-2025
p. 358 of 773

Table 9-4 below shows the LOS needed to support the population growth in the six-year period covered by this CIP. See column labeled "CIP LOS". LOS standards for facilities are in their respective chapters. This includes:

- Roads.
- Parks and trails.
- Sewer systems.
- Water systems.
- Stormwater.

Table 9-4's last two columns also compare this standard to existing LOS, established in 2001 or 2002, and other adopted standards.

Table 9-4. Level of Service Standards and Comparison to Previous CIP

Facility	**Level of Service (LOS) Units**	**This CIP LOS Standard** (2019-2024)	**Existing Service Level** (2001 unless noted otherwise)	**Previously Adopted LOS Standard** (2004-2009)
Coroner	Gross Sq. Ft. (GSF) "x" GSF for up to 200 autopsies per year (& medical exam. system)	1994 Space Planning Report: • 6,656	6,950 (gross SF) (2003)	Same as 2004 – 2009 CIP.
Courts--District	GSF per courtroom unit (Ctrm., Judic. chamber, Conf. & Jury Rms.)	1994 Space Plng. Report: • 3320/jury ctrm. unit; • 2346/non-jury unit 2000: • 3 Ctrms.; • 3 judicial positions 2014: • 4 Ctrms; • 3.5 judicial positions 2015 Courthouse Study projected • 1,800-2,500/jury courtroom only. • 1,500/non-jury courtroom only. 2015 Courthouse Study cited current need for 5	Net SF: 2284/jury ctrm. unit 1178/non-jury unit 4 ctrms.	Same as 2004 – 2009 CIP.

2025 CPAs Resolution 12-16-2025
p. 359 of 773

		Courtrooms and 2045 need for 7 courtrooms.		
Courts--Superior	GSF per courtroom unit (Ctrm., Judic. chamber, Conf. & Jury Rms.)	1994 Space Plng. Report: • 4502/stand. jury unit • 5606/large jury unit • 2622/non-jury unit 2000: • 9 Ctrms.; • 8.88 judicial positions 2014: • 12 Ctrms. • 13 judicial positions. 2015 Courthouse Study projected • 1,800-2,500/jury courtroom only. • 1,500/non-jury courtroom only. 2015 Courthouse Study cited current need for 7 Courtrooms and 2045 need for 11 courtrooms.	Net SF: 3346/jury ctrm. unit 1390/non-jury unit ctrms.	Same as 2004 – 2009 CIP.
Courts--Juvenile & Family	GSF per courtroom unit (Ctrm, Judic. chamber, Conf. Rms.)	1994 Space Plng. Report: • 2,840/non-jury courtroom unit (GSF) • (1938 NSF [net sq. ft.] for non-jury courtroom unit)	1940 net SF at new Juve bldg. 4 ctrms.	Same as 2004 – 2009 CIP.
Detention—Juvenile	Beds for target years (based on arrest-sentencing trend for	1994 Space Plng. Report: • 99 beds for 2005 • 112 beds for 2014	2005: 44 beds av. daily; 71 high; 25 Low; 80 bed capacity. 2005 Day Detention: 10 av. daily	Same as 2004 – 2009 CIP.

	juvenile population)	• (not counting beds for outside contracts) • 20-40 in day detention		
Jail—Adult (incl. Satellite)	Beds/inmates for target years (based on peak population forecasts by Regional Jail Advisory. Committee [RJAC] 8/28/96)	2005: 408 beds/487inmates 2015: 777 beds/653 inmates TCCF Population Project No. 2 – reviewed 7/3/2003	2004: 404 av. daily 408 beds operational capacity.	Same as 2004 – 2009 CIP.
All County Government Administration	"x" GSF per FTE employee	219 GSF—for new construction. For existing facilities & rental space: meet the new construction standards to the extent possible.	202 (1994)	Same as 2004-2009 CIP without proposed new addition.

GSF = Gross Square Feet (includes internal office and external building circulation [hallways, stairwells, and elevator shafts], mechanical, public restrooms, etc.)

NSF = Net Square Feet (does not include the above items)

6

GOALS, OBJECTIVES, AND POLICIES

Additional programmatic or department-specific goals, objectives, and policies are listed within the relevant chapters of the Comprehensive Plan.

Goal 1: Provide Public Facilities and Services at Reasonable Costs, in Places, and at Levels, Compatible with Projected Development Intensity and Environmental Protection for the Next 20 Years. Such Services Should Not Decrease Current Service Levels Below Locally Established Minimum Standards.

Goal 1 | Objective A Public Involvement in Planning. Public involvement will be provided in all phases of public facilities planning.

2025 CPAs Resolution 12-16-2025
p. 361 of 773

POLICIES:

CF-1.A.1 Engage with the community, provide notification, and give opportunities to participate in the drafting and final adoption of:

- **a.** Standards for public facilities (such as road standards).
- **b.** Capital improvement plans and funding methods (e.g., Boston Harbor or Grand Mound Sewerage Planning, and six-year capital facilities plans).
- **c.** The identification of levels of service standards or other determinants of need for public capital facilities, and establishment of new public facility management programs (e.g., stormwater).

CF-1.A.2 Notify the public of the development of new plans, programs, and regulations.

Goal 1 | Objective B Capital Facilities Planning. Within the county's financial capacity, adopt a carefully planned program of county services and facilities.

POLICIES:

CF-1.B.1 Plan appropriate county facilities commensurate with the ability of the county to fund them.

CF-1.B.2 Provide County facilities and services in a manner that supports future growth based on the land use element.

CF-1.B.3 Periodically reassess the land use element of the comprehensive plan to ensure that land use is coordinated and consistent with the financing plan within the capital facilities element and to ensure probable funding does not fall short of meeting existing needs.

CF-1.B.4 Correctly time and size capital facilities to provide adequate growth capacity and to avoid expensive remedial action.

CF-1.B.5 When planning for capital facilities, consider needs of adjacent partnering jurisdictions and if necessary, seek opportunities for facilities that are appropriately located to support multiple jurisdictions.

Goal 1 | Objective C Environmental Impacts. When designing and locating public facilities, procedures will be followed to avoid all possible adverse impacts, mitigation sequencing will be followed to mitigate any unavoidable adverse impacts on the environment and other public facilities.

POLICIES:

CF-1.C.1 Consider impacts on critical areas, natural resource lands, and transportation systems when planning capital facilities. Avoid adverse impacts to the greatest extent possible and mitigate unavoidable adverse impacts.

CF-1.C.2 Site public facilities with the least disruption to critical areas and natural resource lands.

Goal 1 | Objective D Paying for Capital Facilities. Ensure that costs of county-owned capital facilities are within the county's funding capacity and equitably distributed between users and the county in general.

POLICIES:

CF-1.D.1 Use the Capital Improvement Program (CIP) to integrate the county's capital project resources funded only by sources state law requires.

CF-1.D.2 Assess the additional operations and maintenance costs associated with the acquisition or development of new capital facilities. If accommodating these costs places an unacceptable burden on the operating budget, capital plans may need to be adjusted.

CF-1.D.3 Promote efficient and joint use of facilities with neighboring governments and private community members through such measures as interlocal agreements and negotiated use of privately and publicly owned lands or facilities (such as open space, stormwater facilities, or government buildings).

CF-1.D.4 Explore regional funding strategies for capital facilities to support comprehensive plans developed under the Growth Management Act.

CF-1.D.5 Develop agreements between the County and cities for transferring the financing of capital facilities in the Urban Growth Areas to the cities when they annex the contributing lands.

CF-1.D.6 Users pay for capital facilities, except when it is clearly in the public interest not to do so.

CF-1.D.7 Provide capital facilities at the lowest possible cost but consider both construction and operation/maintenance costs.

Goal 1 | Objective E Coordination with Growth. Capital facilities plans should be prepared and facilities constructed to support planned growth.

POLICIES:

CF-1.E.1 Guide and determine planned development intensity using land use of the Comprehensive Plan and Joint Plans as the basis rather than using public utility decisions and public utility planning to determine density.

CF-1.E.2 Review land use plans and zoning designations where plans designate urban levels of land uses if during future updates, adopted long-range plans for public utilities show that urban levels of utilities are not feasible.

CF-1.E.3 Evaluate whether capital facilities and public utilities necessary are available to support changes in land use and zoning.

CF-1.E.4 Provide extension of services and construction of public capital facilities at levels consistent with development intensity identified in this Comprehensive Plan, subarea plans, and joint plans.

CF-1.E.5 Phase capital facilities within urban growth areas outward from the urbanizing core as that core becomes substantially developed in order to concentrate urban growth and infilling.

CF-1.E.6 Ensure that service levels of capital facilities for current users are not reduced with the addition of new users.

CF-1.E.7 Coordinate capital facilities planning with cities and towns and identify shared needs for public purpose lands.

Goal 1 | Objective F Financing Plan. Develop a six-year financing program for capital facilities that meets the requirements of GMA, achieves county's adopted levels of service and is within its financial capabilities as determined by projected financial resources.

POLICIES:

CF-1.F.1 Maintain and update, on at least a biennial basis, a six-year capital financing program for capital facilities that identifies projects, outlines schedules, and designates realistic funding and sources for all county capital projects.

CF-1.F.2 Ensure Thurston County's capital budget and six-year Transportation Improvement Program required under RCW 36.81.121 are fully consistent with the intent and substance of this Capital Facilities Chapter, six-year financing program (CIP), and the Transportation Chapter of this Comprehensive Plan.

CF-1.F.3 The year in which a project is carried out, or the exact amounts of expenditures by year for individual facilities may vary from what is stated in the Capital Improvement Plan due to:

- Unanticipated revenues or revenues that become available to the county with conditions about when they may be used, or
- Change in the timing of a facility to serve new development that occurs in an earlier or later year than had been anticipated in the Capital Improvement Program.

CF-1.F.4 Specific debt financing proposals may vary from that shown in the Capital Improvement Plan due to changes in interest rates, other terms of financing, or other conditions which make the proposals in the plan not advantageous financially.

CF-1.F.5 The addition of an entirely new facility not already anticipated in the Capital Improvement Program will require formal amendment to the Comprehensive Plan.

CF-1.F.6 The transportation projects in the Capital Improvement Program and Transportation Chapter of this Comprehensive Plan will be consistent with the

Regional Transportation Program and the county's Transportation Improvement Program.

CF-1.F.7 CPED will identify water rights acquisition opportunities responsive to forecasted needs for utility service mitigation requirements and Streamflow Restoration Act offset requirements. These purchase opportunities may be included under the capital financing program update process.

Goal 1 | Objective G Addressing Inadequacies. If the county is faced with capital facility funding shortfalls, use any combination of the following strategies to balance revenues and needs for public facilities required to serve existing and future development.
POLICIES:

CF-1.G.1 Increase revenues through any or multiple of the following funding strategies:

- Bonds.
- New or increased user fees or rates.
- New or increased taxes.
- Regional cost sharing.
- Developer voluntarily funds needed capital project.

CF-1.G.2 Decrease level of service standards while maintaining consistency with Growth Management Act Goals.

CF-1.G.3 Reprioritize projects to focus on those related to concurrency.

CF-1.G.4 Decrease the cost of the facility through one or more of the following:

- Change project scope.
- Find less expensive alternatives.

CF-1.G.5 Decrease the demand for the public service or facility through one of more of the following:

- Institute measures to conserve or cut use of the facility, such as ride-sharing programs to cut down on traffic demands on roadways.
- Institute measures to slow or direct population growth or development, such as, moratoria on development, developing only in areas served by facilities with available capacity until funding is available for other areas, changing project timing and/or phasing.

CF-1.F.6 Revise the Comprehensive Plan's Land Use Chapter by changing types or intensities of land use as needed to balance with the amount of capital facilities that can be provided to support development.

Goal 2: Provide Safe and Convenient Access to Educational Facilities.

Goal 2 | Objective A Schools. Mechanisms and procedures should be established and maintained to ensure that new school facilities are coordinated with growth and their impacts on roads and neighboring uses are considered.

POLICIES:

CF-2.A.1 All development proposals should consider enrollment impacts on schools.

CF-2.A.2 Where the size of a single proposed development warrants, the developer will identify at the first stage of project review proposed school sites meeting school district standards such as topography, acreage requirements, location, and soil quality. Such sites should be dedicated for school use under terms negotiated by the developer and the school district.

CF-2.A.3 Schools should be sited to consider transportation and health needs as follows:

- Where practical, schools should be located along non-arterial roads in order to minimize potential conflicts between pedestrian and vehicular traffic. Where the school district finds that siting on arterials is the most practical, school development should include frontage and off-site improvements needed to mitigate the impacts of pedestrian and vehicular traffic.
- Consider the availability of sewer and water facilities in siting schools, as well as areas that are not subject to exposure of hazardous/dangerous materials, poor air quality, airport hazard overlays, or other safety hazards.

CF-2.A.4 School siting and expansion should avoid prime agricultural land.

CF-2.A.5 Notify affected school districts of new subdivision proposals. Review new schools through a site plan review zoning process where impacts on roads and neighboring uses are considered.

CF-2.A.6 Facilitate the collection of school impacts fees through county code.

Goal 2 | Objective B Shared Facility Use with Schools. The county, school districts, and other governmental agencies should coordinate the use of facilities and operation of programs in an effort to use facilities efficiently and avoid duplication of public expenditures.

POLICIES:

CF-2.B.1 Encourage shared use of school facilities by the public.

CF-2.B.2 Cooperate with the school districts in the planning and utilization of school and recreational facilities.

Goal 3: Provide Adequate, Well-Located Public Lands and Facilities, Ensure the County Does Not Preclude the Siting of Essential Public Facilities, and Adopt Special District Capital Facilities Plans into This Plan by Reference when Consistent with the Thurston County Comprehensive Plan.

Goal 3 | Objective A Land for Public Purpose. Identify, in advance of development, appropriately sited lands needed for public purposes, including essential public facilities.

POLICIES:

CF-3.A.1 Obtain or secure (e.g., by obtaining a right of first refusal for desired property) sites needed for county public facilities as early as possible in the development of an area, to ensure that the facilities are well located to serve the area and to minimize acquisition costs.

CF-3.A.2 Support regional coordination efforts in identifying shared needs for lands for public purposes to maximize the efficient use of public capital resources.

CF-3.A.3 Ensure that its development regulations do not preclude the siting of essential public facilities, subject to reasonable development standards and mitigation measures, within Thurston County.

CF-3.A.4 Identify and site essential public facilities in accordance with the County-wide Planning Policies.

CF-3.A.5 Facilitate the collection of impact fees for fire protection facilities through the county code.

Goal 3 | Objective B General County Government Facilities. County government buildings should be located to provide convenient access to residents being served, where appropriate public facilities and services are available or can be provided and designed for efficient and economical use of public monies.

POLICIES:

CF-3.B.1 Standards for level of service must be realistic and attainable.

CF-3.B.2 Base the level of service standards for county buildings on:

- Consideration of national, state, and professional standards for the applicable space.
- Applicable federal and state laws.
- Cost effectiveness and consideration of the ability of the county to fund ongoing costs of operations and maintenance.

CF-3.B.3 Make efficiency in design, sustainability, and use a goal for new facility development. Building design and function must promote flexibility to accommodate a variety of uses and interior spatial changes. New facilities should be built for a 50-year life span, with periodic upgrades occurring over that time to improve the sustainability and usability of the building

CF-3.B.4 Consider innovative use of alternative hours, telecommuting, night court, kiosks, distributed service locations, and pursue technologically feasible alternatives .

CF-3.B.5 Examine public-private partnerships for their potential to offset costs and improve efficiency.

CF-3.B.6 Building condition assessments should Initiate and sustain building condition assessments to inform the major maintenance program.

CF-3.B.7 Give priority to long-term energy efficiencies achieved through design and construction when evaluating capital costs and maintenance and operation costs.

CF-3.B.8 Fund costs, including capital expenses, amortization, depreciation, and maintenance and operation costs, through a Capital Reserve Fund and through charging space in county Buildings.

CF-3.B.9 Evaluate the Capital Reserve Fund annually to determine whether adequate resources are available to meet the major maintenance program needs. Develop a plan to achieve the desired level of service when a shortfall is identified.

CHAPTER 10

UTILITIES

1

INTRODUCTION

The Utilities Chapter covers:

- Private and public utility services in Thurston County.
- Goals and policies for private utilities, like power and telecommunications.
- Service standards for county-run utilities: solid waste, stormwater, drinking water, and sewer.

Local land use decisions shape our landscape, sparking the need for new utilities. As growth flourishes, larger facilities emerge to meet this rising demand. The need for dependable services, fueled by our communities and their activities, drives the expansion of utility systems.

2025 Update: Critical Issues

- Factor climate impacts and resilient design into utilities' full cost and design.
- Support infrastructure to enable the widespread use of renewable energy.

GROWTH MANAGEMENT REQUIREMENTS

The Growth Management Act (GMA) requires a utilities element that shall, at minimum, consist of "the general location, proposed location, and capacity of all existing and proposed utilities, including but not limited to, electrical lines, telecommunication lines and natural gas lines."

In addition, the State guidelines for implementing the GMA (Chapter 365-196-420 WAC) state that policies should be adopted that call for:

- Joint use of transportation rights-of-way and utility corridors, where possible;
- Timely and effective notification of interested utilities of road construction, and of maintenance and upgrades of existing roads to facilitate coordination of public and private utility trenching activities; and
- Consideration of utility permits simultaneously with the proposals requesting service and, when possible, approval of utility permits when the project to be served is approved.
- Cooperation and collaboration between the county and the utility provider to develop vegetation management policies and plans for utility corridors.

2025 CPAs Resolution 12-16-2025
p. 369 of 773

- Adapt to changing technology and consumer needs while maintaining aging infrastructure.
- Ensure rural areas have access to communication technology to support economic opportunities, like home-based businesses.
- Balance the desire for more access to utilities with the impact of installing infrastructure.
- Ensure sufficient waste, sewer, and water facilities to support a growing population.

2

PLANNING CONTEXT FOR UTILITIES

This chapter meets state growth management goals. It coordinates with other chapters of the Comprehensive Plan.

A. County-Wide Planning Policies

The Growth Management Act mandates county-wide policies to protect and promote public facilities planning. It requires coordination between jurisdictions. The County-wide Planning Policies (CWPPs) were adopted in 1992 and amended in 2015 and 2025. They provide a regional framework for planning in Thurston County, including its cities and towns. CWPPs relate to all aspects of the Comprehensive Plan. Specific to utilities are CWPPs 3.1, 3.2, and 3.4.

B. Regulatory Authorities

The Washington Utilities and Transportation Commission (UTC) regulates private utilities in Washington State. It ensures these companies provide safe, reliable, and fairly priced services. WUTC oversees rates, services, and practices for most investor-owned gas, electric, and telecom utilities.

UTC regulates privately-owned water companies that serve more than 100 customers or have charges that exceed an average of $557 per customer per year. The commission does not regulate the rates or services of city, town, or county water systems or public utility districts, cooperatives, or homeowner's associations.

UTC identifies electricity and standard telephone services as essential necessities. These services must always be accessible on demand. Utility providers are obligated to expand their reach when necessary. In contrast, natural gas holds the status of a convenience—nice to have but not critical. WUTC prohibits providers from passing new construction costs onto current customers, ensuring fairness in service.

RENEWABLE ENERGY

The passage of the Clean Energy Transformation Act (SB 5116) in 2019 commits Washington to an electricity supply free of greenhouse gas emissions by 2045.

Thurston County adopted a Climate Adaptation Plan in 2018 and Climate Mitigation Plan in 2020. Both plans include strategies to promote energy-efficiency in new construction, land-use, transportation, and the management of natural resources within unincorporated areas of the county.

The County-wide Planning Policies also include a policy for increasing the use of renewable energies within Thurston County (Policy 1.12). Specific climate-related (mitigation and resilience) policies for utilities are in Chapter 2.

2025 CPAs Resolution 12-16-2025
p. 370 of 773

The Federal Communications Commission (FCC) and UTC share the reins of telecommunications oversight. Thurston County also plays a part, wielding authority through franchises and development approvals. Yet, with recent FCC rule changes, local control over communication infrastructure has been diminished.

Local governments can take charge of certain private utilities, such as cable companies, through franchise agreements. Their primary aim is to encourage cooperation and coordination, steering clear of regulations.

C. Level of Service (LOS) Standards

LOS standards assess if a facility or utility meets community needs. They set specific goals for service or facility availability. Some standards come from national and state levels, while others are shaped by community feedback. This input is crucial for public utilities and signals when upgrades are needed. Community feedback and service levels can also push projects into the Capital Improvement Program (Appendix G).

Table 10-1. Utility Providers and Who it Serves

Type of Utility	Provider	Who it Serves
PRIVATE UTILITIES		
Electricity	Puget Sound Energy	County-wide
Natural Gas	Puget Sound Energy	County-wide
Telephone	Various	County-wide
Cable	Comcast	County-wide
Internet	Comcast, Century Link, T-Mobile, Satellite Internet (Starlink, Viasat, Hughesnet)	County-wide, some limited by area
Solid Waste	LeMay	County-wide
PUBLIC UTILITIES		
Solid Waste	TC Solid Waste WARC City of Olympia	County-wide City of Olympia
Stormwater	Thurston County	County-wide
Water	Thurston County	Boston Harbor Grand Mound (UGA) Tamoshan
	Thurston Public Utility District	148 water systems serving approximately 8,000 homes, schools, parks, and businesses – a population of 20,000 Thurston County residents

2025 CPAs Resolution 12-16-2025
p. 371 of 773

Sewer	Thurston County	Boston Harbor Grand Mound (UGA) Tamoshan/Beverly Beach Woodland Creek (rural & UGA) Olympic View

3

PRIVATE UTILITIES

The level of detail about future private utility facilities varies significantly. Some utility providers have planned extensively, while others have not. You can get more current and complete information by contacting the relevant provider.

State law requires electric and gas public utility companies to provide the same level of service everywhere, regardless of location (RCW 80.28.110).

As of 2024, private utilities in Thurston County are provided by:

- **Electricity:** Puget Sound Energy
- **Natural Gas:** Puget Sound Energy
- **Standard Telephone:** Various Providers (see page 6)
- **Cellular Telephone:** Various Providers (see pages 6-7)
- **Cable:** Comcast
- **Internet:** Various providers

A. Water

Utility Provider

Group A and B water systems are community water systems used when there is a certain level of connections within a development. WAC 246-290-020 provides definitions for these water systems.

See Chapter 6 - Health for information on Group A and B Community Water Systems.

Water system ownership can be public or private for-profit or non-profit and can include companies, individuals, and HOAs. Privately operated water systems must still comply with Comprehensive Plan land use, policies, and other local plans like the Coordinate Water System Plan and Groundwater Area Management plans.

B. Electricity

Utility Provider: Puget Sound Energy

Puget Sound Energy (PSE) is the main electric provider for Thurston County and its unincorporated areas. It serves over 1.1 million customers across ten counties in Washington.1

2025 CPAs Resolution 12-16-2025
p. 372 of 773

In Thurston County, PSE has about 138,837 electric customers.1 Providing electric service is crucial, so PSE must serve all eligible applicants.

PSE sources its electricity from both renewable and non-renewable resources. Renewables include hydro, wind, solar, and co-generation. Non-renewable sources involve coal, gas, and oil.[2] Notably, PSE is a leader in wind power, ranking among the top four utility owners of wind facilities in the U.S. In 2021, PSE committed to becoming "Beyond Net Zero Carbon" by 2045.[3]

PSE Power-delivery facilities in Thurston County, as of 2023:

- 140,877 total electric customers.
- 56,581 total gas customers.
- 1,327 miles of overhead distribution lines.
- 1,960 miles of underground cable.
- 32 distribution substations.

Proposed Facilities

The following list is a summary of PSE's proposed facilities for Thurston County. See the Puget Sound Energy 2021 Integrated Resource Plan (IRP) for more information. This plan outlines conservation and supply resources for the next 20 years. [3]

PSE updates its delivery system plans every 10 years. It adapts to changes in conditions, technology, and customer behavior.

Transmission: Statewide

PSE is gearing up to extend its reach with over 104 miles of new transmission lines while rehabilitating 122 miles already in place. Plus, they're adding up to three new 230 kV substations. However, this upgrade plan sidesteps a few key elements: it doesn't account for regional support transmission, or enhancements required for interconnections with large generation resources.

Future projects in Thurston County include:

- Electron Heights - Yelm 115kV
- Estimated Date of Operation: 2024+
- This project will boost transmission capacity. It will fix overloads and low voltage issues during outages.

Distribution: Statewide

To increase capacity, PSE expects to:

- Build 6-8 new substations to serve load.
- Build 2-4 new substations for specific point loads.
- Upgrade three substations, replacing aging infrastructure.

---

1. Puget Sound Energy Community Profile, Thurston County, 2023. https://www.pse.com/about-us

2. Puget Sound Energy, Energy Supply. https://www.pse.com/en/pages/energy-supply/electric-supply

3. PSE Integrated Resource Plan, 2021, https://www.pse.com/en/IRP/Past-IRPs/2021-IRP.

- Improve its worst circuits.
- Install smart-ready equipment to make the grid more resilient.
- Ongoing Maintenance: Statewide

To maintain the grid, PSE plans to:

- Replace key substation components.
- Upgrade its old Automated Meter Reading (AMR) system.
- Replace the electric customer meters with Advanced Metering Infrastructure (AMI) technology. This upgrade supports smart grid enhancements and future customer services.

C. Natural Gas

Utility Provider: Puget Sound Energy

PSE has a statutory obligation to provide continued natural gas service to their existing customer base. There are ongoing discussions regarding future energy policies, but their current regulatory framework requires fulfilment of service commitments to existing customers. Moreover, using natural gas significantly contributes to greenhouse gas emissions. To combat this, climate strategies aim to reduce our reliance on natural gas. These strategies support cleaner energy and promote energy efficiency.

See Chapter 2, Climate for information on strategies that promote clean energy as an alternative to natural gas and promote energy efficiency measures in land use and buildings.

Proposed Facilities

Pressure Regulation Stations: Statewide

PSE plans to build or upgrade seven gate or limit stations and 16 district regulator stations supplied by the Northwest Pipeline. These upgrades will increase capacity by handling more load.

Pipelines: Statewide

PSE plans to add about 24 miles of high-pressure main and 23 miles of intermediate-pressure main as demand grows in our service area.

Ongoing Maintenance: Statewide

As with the electric system, PSE is continually addressing aging gas infrastructure. In the next decade, PSE plans to:

- Modernize their natural gas system and focus on pipeline safety.
- Replace its obsolete Automated Meter Reading (AMR) communication system and gas customer modules with Advanced Metering Infrastructure (AMI) technology.

These upgrades will enable smart grid enhancements and enhance future customer offerings.

D. Standard Telephone

Utility Provider: CenturyLink

2025 CPAs Resolution 12-16-2025
p. 374 of 773

CenturyLink is the main phone service provider in unincorporated Thurston County. It's a private company offering local telecom in 14 states. Besides local services, it also provides broadband, voice, and long-distance services globally. CenturyLink upgrades its facilities as communities grow to maintain service and introduce new technologies.

In Thurston County, there are three CenturyLink switching offices. One is in the unincorporated county, while the others are in Olympia and Lacey. These offices collaborate to serve the area. They connect via main cables, feeders, and local loops. CenturyLink also operates a broadband network using fiber, coaxial cable, and copper.

Proposed Facilities

CenturyLink states that it provides telecommunications service to a major portion of Thurston County and does not expect difficulties in continuing to provide that service to the future residents.

Tenino Telephone Company has one switching station located at company headquarters in Tenino. The company serves the City of Tenino and part of the unincorporated county around the city.

Consolidated Communications offers phone and internet services to unincorporated Thurston County from Yelm.

Proposed Facilities

Tenino Telephone and Consolidated Communications report they can increase capacity indefinitely within their service areas. They foresee no problems in providing telephone service to customers. Their service boundaries are not anticipated to change in the foreseeable future.

E. Cellular Telephone

Since the Federal Telecommunications Act of 1996, the number of cellular telephone antennas in the unincorporated county has grown rapidly. For updates, visit Thurston County's Geodata website at https://www.thurstoncountywa.gov/departments/geodata-center to find current cellular tower locations.

Proposed Facilities

Cellular telephone companies don't plan far ahead like other utilities. They focus on market demand to decide where to expand. Several cellular providers will propose new antenna sites in Thurston County in the coming years.

F. Cable

Utility Provider: Comcast Cable

Comcast serves cable television to the residents of Thurston County.

Proposed Facilities

Comcast works closely with other utility companies and the county. They want to be part of developers' plans for new projects. Each year, company engineers assess the need for system expansion. They use telephone inquiries, county permitting data, and advances in distribution equipment.

2025 CPAs Resolution 12-16-2025
p. 375 of 773

H. Internet

Utility Providers: Comcast, Century Link, Cellular Companies (AT&T, T-Mobile, etc.), Satellite Internet (Starlink, Viasat, Hughesnet)

There are several providers offering wireless internet to Thurston County residents. Comcast offers Xfinity Internet alongside its cable services. Cellular companies, like AT&T and T-Mobile, offer packages with internet service. Lastly, satellite internet is an option for county residents. Satellite internet does not rely on wires to transmit internet services.

Thurston County residents have things to consider when choosing an internet provider, like availability of services and internet speeds.

COUNTY-OWNED/OPERATED UTILITIES

4

County-owned utilities include:

- Solid Waste
- Stormwater
- Water and Sewer
- Service standards for each utility are outlined in this section.

See Chapter 9 - Capital Facilities for information on existing inventory, future needs, and capital projects for solid waste.

For more details, please contact the departments or visit their websites. For proposed projects, see the latest Capital Improvement Program (Appendix G).

A. Solid Waste

Thurston County offers solid waste services through public and private sectors, guided by the Solid Waste Management Plan (SWMP).

The SWMP is a collaborative effort with local cities and towns. It connects with the Hazardous Waste Management Plan and aims to:

- Reduce waste.
- Manage collection.
- Enhance recycling.
- Oversee waste disposal.

The Thurston County Hazardous Waste Management Plan is an important document related to solid waste planning. Solid waste is collected from homes and businesses by private services or city crews in Olympia. LeMay, Inc. handles curbside collection elsewhere in the county. The county government ensures proper disposal and transfer of municipal solid waste. The Public Works Solid Waste Division manages the Waste and Recovery Center (WARC) in Hawks Prairie. The WARC includes:

- A closed landfill.
- A facility for moderate-risk waste.
- Scale houses for weighing waste.

2025 CPAs Resolution 12-16-2025
p. 376 of 773

- A transfer station run by a contractor, plus areas for residential trash, yard waste, and recycling.

According to county Ordinance 15957, the WARC and two drop-off sites in Rainier and Rochester are the main disposal points for municipal solid waste. Waste from the drop-off sites goes to the WARC for processing before heading to the Roosevelt Regional Landfill in Klickitat, WA. This landfill uses advanced methods to turn methane gas into electricity, powering over 18,000 homes yearly.

The WARC accepts organics like food waste and yard debris from various sources. These materials are then sent to a composting facility in Mason County.

Moderate risk waste (MRW) is also accepted at the WARC. Residents can drop off MRW for free, but small businesses incur fees. The collected waste is recycled or disposed of by a licensed contractor.

The Thurston County Department of Public Health and Social Services permits solid waste facilities. Customers pay fees to dispose of waste to fund these facilities' operations.

Table 10-2. LOS Standard for Solid Waste

LOS Level	LOS Units	LOS Standard
LOS A: Includes all 3 service level units. **LOS B**: Includes a combination of any 2 service level units. **LOS C**: Includes 1 or no service level units.	1. Regulatory	**New or Existing Facility:** Meets or exceeds federal, state, and/or local regulatory requirements.
	2. Health/Safety	**New or Existing Facility:** Meets or exceeds federal, state, and/or local health / safety issues for public or employees.
	3. Policy	**New or Existing Facility:** Addresses a solid waste comprehensive plan goal or policy.

B. Stormwater Utility

The Stormwater Utility, funded by rates, tackles flooding, erosion, and rainwater pollution. Property owners in unincorporated Thurston County pay these rates via property taxes.

See Chapter 9 - Capital Facilities for information on existing inventory, future needs, and capital projects for stormwater facilities.

Thurston County's utility embarked on its mission in 1985 and expanded its horizons in 2007, reaching all unincorporated areas. Since that milestone, the Department of Ecology has mandated adherence to new federal and state laws on water pollution control. As part of this initiative, Washington's Department of Ecology has granted

2025 CPAs Resolution 12-16-2025
p. 377 of 773

Thurston County a municipal stormwater permit. This essential permit necessitates the county's proactive management of stormwater entering local streams, rivers, lakes, and groundwater within the regulated zones.

Rain is often harmless. Yet, it can wash harmful substances from surfaces into nearby water bodies. This includes debris from pavement, vehicle oil, and chemicals from yards. To prevent water pollution, the county has a plan that it updates every year. The County's Stormwater Management Program Plan (SMPP) reduces pollutants in its stormwater systems.

Thurston County Stormwater Utility programs include:

- Basin Planning and Watershed Characterization: Studies of our local waters for growth planning. The Stormwater Utility has completed nine basin plans as of 2024.
- The Drainage Design and Erosion Control Manual (DDECM): The Drainage Design and Erosion Control Manual (DDECM) contains rules for developers. They must manage rainwater runoff.
- Inspections: Checks stormwater facilities in neighborhoods and at businesses to make sure they work properly.
- Stormwater facility construction: Improves water quality and reduces flooding and erosion in older neighborhoods that predate development rules.
- Pollution prevention: Includes building stormwater treatment facilities and restoration projects to meet Total Maximum Daily Load (TMDL) requirements. Restoration includes floodplains, riparian areas, and wetlands.
- Monitoring: Detects and prevents illegal dumping in the drainage system
- Stormwater Management Program Plan: Reduces discharges of pollutants from its municipal stormwater systems to protect water quality.

The Capital Improvement Program (Appendix G) details plans for stormwater facilities. It also addresses future projects to tackle emerging issues. These include flooding, water quality, habitat loss, and regulatory issues.

Table 10-3. LOS Standards for Stormwater

LOS Level	LOS Units	LOS Standard
LOS A: Includes all 3 service level units **LOS B:** Includes a combination of any two	1. **Local Flow Control:** Provide flow control to reduce the impacts of stormwater runoff from hard surfaces and land conversions	**Facilities for new development and redevelopment:** Meet applicable DDECM flow control performances standards. **Facilities to improve deficiencies:** Meet the current DDECM flow control performance standards to maximum extent practicable. **Facilities accounting for future climate conditions:** Size facilities to flow control performances standards to account for projected climatic rainfall conditions.

2025 CPAs Resolution 12-16-2025
p. 378 of 773

service level units. **LOS C:** Includes 1 or no service level unit.	2. **Water Quality:** Provide runoff treatment to reduce the impacts of stormwater runoff. from hard surfaces and land conversions.	**Facilities for new development and redevelopment:** Meet applicable DDECM runoff treatment performances standards. **Facilities to improve deficiencies:** Meet the current DDECM runoff treatment performance standards to the maximum extent practicable. **Facilities accounting for future climate conditions:** Size facilities to runoff control performances standards to account for projected climatic rainfall conditions.
	3. **Operations & Maintenance (O&M):** Inspect, maintain, repair, and replace municipal storm drainage infrastructure to ensure proper function.	**Regulatory Compliance:** Meet applicable MS4 permit and UIC requirements for stormwater drainage infrastructure. Enhanced Maintenance: Apply Utility best practices for operating stormwater drainage infrastructure County-wide.

C. Water and Sewer

Thurston County developed two area-wide coordinated water system plans (WSP). They were established under the provisions of the Public Water System Coordination Act (RCW 70.116). The North Thurston County Coordinated Water System Plan Area-Wide Supplemental was the first CWSP adopted and was developed in 1996. The South Thurston Urban Growth Areas Abbreviated Coordinated Water System Plan adopted in 2000 was the second CWSP. They have not been updated and are still in effect.

See **Chapter 9 - Capital Facilities** for information on existing inventory, future needs, and capital projects for water and sewer.

See **Chapter 4 - Environmental, Recreation, & Open Space**, under Environment, Water Resources for information on wells.

Thurston County does not provide water or sewer service to rural areas, except for urgent public health or water quality issues. Cities must provide water and sewer services to unincorporated areas in their urban growth areas.

The county owns three water systems and five rural sewer systems. The water systems are Boston Harbor, Grand Mound, and Tamoshan. The sewer systems are Grand Mound, Boston Harbor, Tamoshan/Beverly Beach, Woodland Creek, and Olympic View. It also owns one sewer line system in the Lacey UGA, the Woodland Creek Sanitary Sewer. The Grand Mound water and sewer systems are in the UGA. Under RCW 43.70.195, Receivership, if a water system fails and if there is no other person willing and able to be named as receiver, the court shall appoint the county in which the water system is located as the receiver. Thurston County is the receiver of last resort. When rural, privately owned water and sewer systems fail, they may harm public health. The county will often help residents improve the water and sewer systems to solve these problems. Thurston PUD has consolidated and assisted many water systems

2025 CPAs Resolution 12-16-2025
p. 379 of 773

since 2005 growing from one water system in 2004 to one hundred forty-eight water systems in 2025.

Urban Growth Areas (UGAS)

Sewer and water systems must be provided to unincorporated, zoned areas for urban growth. These systems will be built as the areas urbanize. The cities must extend these services to the unincorporated parts of urban growth areas.

Grand Mound UGA: An urban growth area was established in the Rochester/Grand Mound area in the late 1970s. The UGA boundaries and zoning were updated in 1995 and 2024. In late 1996, the community approved a Utility Local Improvement District (ULID). It was to improve the water and sewer systems in the Grand Mound UGA. Both water and sewer systems serve customers in the UGA. In 2002, the county set policies to provide water to properties outside the UGA. Development phasing within the Grand Mound UGA is:

- Areas served by existing utility lines and along commercial corridors like Old Hwy 99 and SR 12 will be built out first.
- Residential areas will develop outward from primary corridors as utility lines are extended within the service area.
- Infill development will be prioritized where existing utility and infrastructure exists.

Lacey UGA: An urban growth area was established in the Lacey area in the early 1990s. The UGA boundaries and zoning were updated in compliance with city and county joint planning. Thurston County received funding from the Washington State Department of Ecology to convert 131 septic systems in Woodland Creek Estates and Covington Place to a STEP sewer system. It will connect to the City of Lacey's sewer system. The county will own this STEP system until it is turned over to the City of Lacey, either when the loan is paid off or through annexation. Until then, the County will operate, maintain, and manage the system, by mutual agreement with the City of Lacey. The system was completed and has been operational since March 2014.

Public Utility District No. 1 of Thurston Count (Thurston PUD)

Thurston PUD was formed in 1938 by a vote in Initiative No. 1 under the provisions of RCW. Three elected PUD Commissioners govern Thurston PUD. PUDs may provide water, telecommunications service, hydrogen energy creation and sale, and electricity and sewer service with a vote of the people. Thurston PUD only provides water service as of May 2025.

Table 10-4. LOS Standards for Water & Sewer

Facility	LOS Units	LOS Standard
Water Systems **Rural:** • Boston Harbor • Tamoshan **Urban:**	**Equivalent Residential Units (ERU):** Cubic feet per month of water consumed as measured at the source, based on the following minimums: • Rural: ERU=700 cf/mo	**Rural:** Capacity to provide domestic water and fire flow services for residential and limited commercial uses. **Urban:** Capacity to provide domestic water and fire flow services for residential,

• Grand Mound	• Urban: ERU-700 cf/mo	commercial, and industrial uses. In addition, Rural and Urban water systems shall meet current federal, state, and local drinking water standards, whenever possible.
Sewer Systems **Rural:** • Boston Harbor, • Tamoshan, • Beverly Beach, and • Olympic View **Urban:** • Grand Mound • Woodland Creek Estates	**Equivalent Residential Units (ERU):** Cubic feet per month of sewerage discharge as measured at the source, based on the following minimums; • Rural: ERU=700 cf/mo • Urban: ERU=700 cf/mo	**Rural:** Capacity to provide sewer collection and wastewater treatment services for residential uses. **Urban:** Capacity to provide sewer collection and wastewater treatment services for residential, commercial, and industrial uses. In addition, Rural and Urban systems shall meet federal, state, and local permit requirements for receiving water standards, whenever possible.

For proposed projects for county-owned and operated utility facilities please see the most recent adopted version of the Capital Improvement Program (Appendix G).

5

GOALS, OBJECTIVES, AND POLICIES

Private Utilities

Goal 1: To Provide Private Utility Services at Levels that Meet Demand from Current and Future Land Uses. Provide Such Services to Maximize Public Safety and Minimize Environmental Impacts.

Goal 1 | Objective A The county keeps current info on existing and proposed private utilities.

POLICIES:

UT-1.A.1 The private utility is primarily responsible for expanding and improving its systems. The county will participate in, and rely on, each utility's facility and capital improvement plans.

2025 CPAs Resolution 12-16-2025
p. 381 of 773

UT-1.A.2 Maintain current information in the Comprehensive Plan on private utility provider's future plans.

UT-1.A.3 Keep and make public the utility providers' long-range improvement plans.

Goal 1 | Objective B The county promotes the joint use of transportation rights-of-way and other utility corridors.

POLICIES:

UT-1.B.1 Promote, where feasible, the co-location of new utility and communication facilities. This is if it is consistent with utility practices and national codes. Examples of facilities which could be shared are trenches, transportation rights-of-way, towers, poles, and antennas.

UT-1.B.2 Notify affected private utilities of road construction in a timely and effective way. This includes maintenance and repair of existing roads, which will help with better planning and coordination of public and private utility trenching activities.

UT-1.B.3 Review county standards and procedures. They should support joint use of transportation rights-of-way and utility corridors.

UT-1.B.4 Standardize locations for utilities within road rights-of-way when workable.

Goal 1 | Objective C The county coordinates with the cities and towns throughout the county on private utility planning.

POLICIES:

UT-1.C.1. Ongoing coordination with the cities and towns on private utility planning. This is to ensure consistency in long-range plans and regulations. The goal is to promote efficient and effective utility services.

UT-1.C.2. Coordinate with the cities and towns in the planning of multi-jurisdictional private utility facility improvements.

UT-1.C.3. Encourage decisions on private utility facilities to align with regional demand and resources. They should also support a connected regional distribution network.

Goal 1 | Objective D The county coordinates with private utility providers.

POLICIES:

UT-1.D.1 Coordinate ongoing planning activities with private utility providers. This is to ensure their plans align with the county's long-range plans and regulations.

UT-1.D.2 When developing new plans, regulations, and procedures, get input from private utility providers on issues that affect their services, such as street work, obstructions, and fee changes.

UT-1.D.3 Help utilities educate power customers on clean, efficient energy.

UT-1.D.4 Pursue affordable, reliable, and competitive utility services by negotiating franchise agreements, seeking opportunities to exceed federal affordability programs, and encouraging additional providers and infrastructure investment.

Goal 1 | Objective E Minimize the potential adverse impacts of utility facilities.

POLICIES:

UT-1.E.1 Design utility facilities, like electric substations and cell towers, to minimize their impact on nearby land uses. Use landscaped screening, buffers, setbacks, and other design techniques to achieve this. The extent of these requirements depends on the adjacent land uses and zoning.

UT-1.E.2 Encourage the location of private utility facilities near compatible land uses.

UT-1.E.3 Encourage telecom providers to use existing towers and buildings, where feasible.

UT-1.E.4 Before the county approves a private utility facility, the utility should seek community input. The project may have a substantial impact on the surrounding area.

UT-1.E.5 To protect water quality and human health, continue to review the following through the existing permitting process:

a. how vegetation is managed, sprayed, and cleared in utility corridors and sanitary control areas of public right-of-way corridors.
b. new construction and expansion of lines.

UT-1.E.6 Utility corridors on public lands should allow recreation as long as they do not harm adjacent uses or pose health, safety, or property risks.

UT-1.E.7 Review its policies and regulations if federal laws on electromagnetic fields change.

UT-1.E.8 Ensure that growth of technology-driven and emergent industries like data centers does not compromise the long-term availability or affordability of essential public resources, including water and power.

UT-1.E.9 Safeguard residents and ecosystems from adverse impacts on power and water availability and costs associated with large-scale business development.

Solid Waste

2025 CPAs Resolution 12-16-2025
p. 383 of 773

Goal 2: Manage Solid and Hazardous Waste on a County-Wide Basis, Including Planning for Facilities and Services.

Goal 2 | Objective A Provide safe, efficient, and environmentally responsible solid and hazardous waste management services county-wide.

POLICIES:

UT-2.A.1 Require that solid and hazardous waste be handled and disposed of to minimize land, air, and water pollution and protect public health.

UT-2.A.2 The Thurston County Solid Waste and Hazardous Waste Management Plans will identify the services to provide in the county.

UT-2.A.3 Prioritize a solid waste management strategy that's fully integrated. Focus on reducing, reusing, and recycling waste first. Then, consider resource recovery, incineration, and landfilling as secondary options.

UT-2.A.4 Work with local agriculture groups and operators to set up a collaborative composting effort. It should include the following materials:

- Roadkill.
- Whole animal livestock.
- Slaughter waste and offal.
- Other typical farm materials that can be composted.
- A system like this would reduce waste in landfills, illegal dumping, and burying in sensitive areas.

UT-2.A.5 Transfer and dispose of all solid wastes generated in the county. Maintain existing solid waste facilities and improve them as needed to meet current and future demand for services.

UT-2.A.6 Educate and promote programs to reduce organic waste in homes and businesses, including yard debris and food. Use collection, composting, and anaerobic digestion to cut landfill waste. Focus on diverting edible food from waste. Send it to food banks and agencies that can use it to feed the hungry. Use finished compost in their projects when appropriate. Track that usage for reporting to the Department of Ecology.

UT-2.A.7 Improve coordination of recycling programs within Thurston County.

UT-2.A.8 Continue to promote safe disposal of hazardous wastes from homes and small businesses. Do not use landfills. Also, promote safer, less hazardous products and reducing hazardous materials.

UT-2.A.9 Seek practical solutions to problems of illegal dumping.

UT-2.A.10 Require that all facilities that store, process, or use hazardous materials, or generate or treat hazardous wastes, be sited in compliance with state and local laws and the county's Solid Waste Management Plan. They must use best

management practices to protect groundwater, surface waters, and air quality. They must also be periodically monitored for compliance with these laws and practices.

UT-2.A.11 Revise the Zoning Code. The code must align with the Moderate Risk Waste Plan, the Northern Thurston County Ground Water Management Plan, the Critical Areas Ordinance, and the Comprehensive Plan.

Stormwater Utility

Goal 3: Manage Stormwater to Protect the Environment. Avoid Increasing the Risk of Property Damage from Stormwater Runoff.

Goal 3 | Objective A Manage stormwater to protect waters and property, per state and federal law.

POLICIES:

UT-3.A.1 Implement the County's Drainage, Design, and Erosion Control Manual (DDECM) and the Municipal and Underground Injection Control Stormwater Management Program Plans (SWMPP). These plans will restore or improve the quality and quantity of water entering groundwater and surface waters.

UT-3.A.2 Protect steep slopes and unstable soils. Use the DDECM and Thurston County Critical Areas Regulations to reduce the potential for slope failure.

UT-3.A.3 Review and update the SWMPPs, DDECM, and Stormwater CIP methods. Do this to meet regulations and reflect new stormwater management advances.

UT-3.A.4 Periodically evaluate and set stormwater utility rates. They should fund regulatory obligations and a desired level of service.

UT-3.A.5 Work with stakeholders to meet stormwater management objectives.

UT-3.A.6 When building new and replacement drainage systems, consider climate change. The changing climate may cause more intense rain and higher peak flows.

UT-3.A.7 Review and update education and escalating enforcement efforts. These efforts should ensure the county meets DDECM standards for stormwater management.

Drinking Water and Sewer Utilities

Goal 4: Provide Public Water and Sewer Service that Serves the Public Interest.

Goal 4 | Objective A Provide sewer systems in urban growth areas. In rural areas, do so only in limited cases.

POLICIES:

UT-4.A.1 Allow sewer systems in designated urban growth areas. In rural areas, sewer systems should only fix known health or water quality problems in existing developments. Expansion or extension into rural areas must be consistent with the Growth Management Act.

UT-4.A.2 In high-density rural areas, use state-regulated Large Onsite Septic Systems (LOSS) for wastewater management. These systems reduce overall wastewater and lower the cost of future sewer transitions. Feasibility studies should find areas for intermediate-density wastewater systems. They should also determine compatible future land uses.

UT-4.A.3 When deciding on the design capacity and service area for rural sewer systems, consider the adopted zoning of adjacent areas.

UT-4.A.4 Thurston County should be the primary sewer provider in unincorporated rural areas and the Rochester-Grand Mound area, where sewer systems are being provided. This is under the County Services Act.

UT-4.A.5 In unincorporated areas inside the urban growth areas around cities , the cities should be the primary sewer provider. The county could provide sewers in a UGA on an interim basis, to protect water quality, or if the cities can't provide the service.

UT-4.A.6 Phase utility services in growth areas beyond the urbanizing core as it becomes developed. This will concentrate urban growth and infilling.

UT-4.A.7 Develop, and periodically update a comprehensive sewerage plan for all unincorporated rural areas with sewage-related health and water quality issues in existing developments. Also, do this for all urban growth areas with no sewerage planning.

UT-4.A.8 Periodically review municipal water and sewer for opportunities for efficiency improvements. Prioritize components that consume the most energy and have high greenhouse gas emissions.

NOTE: See Chapter 4 (Environment, Recreation, and Open Space) for policies on sewer systems and water quality. They relate to the environment, recreation, and open space.

Goal 4 | Objective B Consider all factors and impacts in determining appropriate sewage treatment and disposal methods.

2025 CPAs Resolution 12-16-2025
p. 386 of 773

POLICIES:

UT-4.B.1 Consider all factors to determine wastewater disposal methods. These include environmental impacts, long-term effects, technical feasibility, and cost. Focus on maintaining and improving water quality.

UT-4.B.2 Encourage, where feasible, alternatives for wastewater collection, treatment, and disposal. This is where water quality can be protected and where there is proper operation and maintenance.

UT-4.B.3 Discourage alternative ways to collect, treat, and dispose of wastewater in areas with existing or planned sewer service. In other areas, they should be considered only if a good operation and maintenance plan is provided. They must not harm water quality or public health.

UT-4.B.4 Monitor on-site wastewater systems. They must be maintained to ensure their longevity, protect public health, and prevent water contamination.

UT-4.B.5 Periodically review and update the capacity and alternatives for wastewater treatment related to the limits of the LOTT treatment plant.

UT-4.B.6 Revise policies for on-site wastewater disposal to comply with the above policies and state regulations.

UT-4.B.7 When evaluating soils and aquifers for waste disposal, consider how past wastewater disposal has affected them. Before proposing new developments or rezonings that will generate more waste, review the existing data on groundwater and surface water quality.

UT-4.B.8 Check the building code for low-water fixture standards. Share with residents the literature on the efficiency of low-water fixtures and the no-flow alternative.

UT-4.B.9 Assist incorporated and unincorporated areas dependent on septic systems with lower-impact wastewater system planning.

UT-4.B.10 Help shift to efficient wastewater systems. These systems should reduce waste and allow for growth in desirable areas.

NOTE: Ecology does not allow discharge of chlorine.

Goal 4 | Objective C Cities or private utilities provide drinking water in urban growth areas. They are the designated providers through coordinated planning. The county provides water in rural areas only under limited circumstances.

POLICIES:

UT-4.C.1 To resolve documented health hazards, safety, or pollution in areas of existing rural development, the county may serve as the water utility owner or develop an assistance program to keep small distribution systems in private ownership.

UT-4.C.2 In rural areas with county sewer service, the county or a private utility should provide water.

UT-4.C.3 Determine how much natural recharge can contribute to groundwater replenishment, streamflow, and mitigating water system demands.

UT-4.C.4 Develop long-term plans for water supplies. Plans should include water banking, innovative mitigation, and other ways to improve recharge.

UT-4.C.5 Determine the feasibility of large-scale options for water storage, including reforestation, soil storage, deep aquifer storage, Managed Aquifer Recharge (MAR) and pipelines from existing reservoirs.

UT-4.C.6 Include reclaimed water as a component of long-term resource planning.

UT-4.C.7 Long-range population growth forecasts should consider whether resources can safely and legally meet demand in a changing climate. This means looking at water supplies, wastewater loadings, streamflow, fish populations, and critical habitats.

UT-4.C.8 Adjust growth forecasts based on the supply of water and wastewater treatment.

UT-4.C.9 Acquire water rights to meet long-term growth and demand forecasts for both utility users and permit-required mitigation for county water utility systems.

UT-4.C.10 Periodically review municipal water and sewer for opportunities for efficiency improvements. Prioritize components that consume the most energy and have high greenhouse gas emissions.

NOTE: See Chapter 4 (Environment, Recreation, and Open Space) for other policies on managing water systems and resources.

CHAPTER 11

CULTURAL RESOURCES

1

INTRODUCTION

Washington's cultural resources are as valuable as our state's rich natural resources. Since they are finite and limited, they need protection. Like wetlands, forests, shorelines, and farms, cultural resources help maintain Thurston County's quality of life. The Cultural Resources Chapter of the Comprehensive Plan works to protect these resources.

The Cultural Resources element supports several other GMA goals. For instance, renovating historic homes can be more cost-effective than building new ones. At the same time, meeting affordable housing goals. Historic preservation is also crucial to downtown revitalization and economic development. In this way, historic preservation helps harmonize different parts of the comprehensive plan.

Cultural resources benefit the county in many ways.

- Enhance a community's image for residents, tourists, and business recruitment efforts.
- Teach about the diversity of cultures in our communities.
- Conserve natural and manufactured resources.
- Provide approaches to increase density and avoid sprawl.
- Provide community pride that encourages civic stewardship.

2025 Update: Critical Issues

- Keep the historic inventory and Historic Register up to date.
- Provide adequate resources and incentives to maintain historic resources.
- Protect historic places from growth and natural hazards.
- Coordinate historic preservation with economic development plans and programs.

A. Archaeological and Historic Preservation

Thurston County is home to a rich legacy of archaeological and historical resources that dates back thousands of years. The area was first inhabited by the Coastal Salish people, who are the ancestors of the Nisqually, Squaxin Island, and Chehalis Tribes.

The British Vancouver Expedition was the first to explore the area in 1792, followed by the American Wilkes Expedition in 1841. In the 1800s, the Hudson's Bay Company explored the area by land and sea, collecting hundreds of plant specimens. Non-Native American settlers first arrived in 1846. They settled near the Deschutes Falls in Tumwater and later in Olympia. The 1850 Donation Land Claim Act encouraged more settlers by offering free land. Many homesteaded in the open prairies and along the rivers.

In 1854, the Nisqually, Squaxin Island, Muckleshoot, and Puyallup signed the Medicine Creek Treaty. The Tribes gave up 2.5 million acres of tribal land in Western Washington. In return, they received a guarantee of their reservation and their hunting and fishing rights. The Confederated Tribes of the Chehalis Reservation never signed a treaty with the U.S. In 1864, an Executive Order awarded them reservation lands.

Photo Credit: University of Washington

Olympia first developed along the waterfront, then extended south. Olympia's role as the southern end of the "Mosquito Fleet," an 1850s steamship company, sped up its development. The fleet provided shipping and transport in Puget Sound. Other communities grew around logging, lumber, farming, and quarrying. The arrival of the railroad through the county in 1873 spurred development along its route. The arrival of highways in the early 1900s and, later, Interstate 5 in the 1950s influenced the county's development patterns. In the 20th and early 21st centuries, the county's economy shifted

Growth Management Requirements

The Cultural Resources element is not required by the GMA. However, historic preservation is an important tool aiding the protection and enhancement of the unique attributes that make Thurston County so special.

The State, recognizing the importance of historic preservation efforts, included a planning goal in the GMA to guide historic preservation:

> "**Historic preservation.** Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance."

RCW 36.70A.020(13)

2025 CPAs Resolution 12-16-2025
p. 390 of 773

from natural resources to government, services, and **Thurston County Historic Commission**

The Thurston County Historic Commission has 10 members. Each County Commissioner appoints two, and they can live in any district. Established in 1984 under Chapter 2.106 of the Thurston County Code, the Commission manages the county's Historic Preservation program. As a Certified Local Government (CLG), it meets state and national preservation standards. The Commission has the following tasks:

Photo Credit: University of Washington

- Provide public education on history.
- Promote preserving historic sites through inventory, registration, and review.
- Review applications for the Special Property Tax Valuation program, which offers tax breaks for certified renovations.
- Properties on the Thurston County Historic Register may qualify for Historic Building Code privileges, allowing some flexibility in non-life-safety building code issues.

2

PLANNING CONTEXT FOR CULTURAL RESOURCES

Preservation plans and policies connect with many other areas of planning and regulation. They often intersect with recreation, housing, transportation, and economic development. For instance, a policy might require new developments to complement historic structures. This can be achieved through compatible mass, scale, materials, and setting to ensure design harmony. Additionally, a community could promote new projects that enhance its historic identity. These examples illustrate how cultural resources link to other elements of a comprehensive plan.

Photo Credit: University of Washington

A. County-Wide Planning Policies

The Thurston County BOCC adopted the County-wide Planning Policies in 1992 and amended them in 2015 and 2025. These policies set a framework for planning in Thurston County and its cities. They also promote coordinated cultural resource planning across jurisdictions. The general policies section covers historic preservation and outlines values and goals for cultural resources. Policies 1.2, 1.9, and 1.11 are particularly relevant.

2025 CPAs Resolution 12-16-2025
p. 391 of 773

Photo Credit: University of Washington

B. Identification of Cultural Resources

The cornerstone of successful preservation begins with identifying cultural treasures. A community can only safeguard a resource that it recognizes. Thus, ongoing surveys and inventories are essential.

In the mid-1980s, the Washington State Office of Archaeology and Historic Preservation—now the Department of Archaeology and Historic Preservation—surveyed historic sites in Thurston County. This map is accessible via the Thurston County GeoData web map application. Not all cataloged properties are on the Historic Register. (See Section C: Historic Preservation Programs.)

Existing Archaeological Sites

Among the known archaeological sites in the county is a significant village site at Mud Bay. Archaeologists have unearthed artifacts like fire-cracked rocks, bones, charcoal, shell fragments, and netting. Other noteworthy sites, especially along Puget Sound's scenic inlets, have produced cryptocrystalline silica flakes and points. These resources are especially abundant near Black Lake and the Black Lake Portage. Other archaeological sites are at the Chambers Homestead by Rainier Road and the Northstar School site in Delphi. The Washington State DAHP keeps a confidential ledger of these historical sites.

The Nisqually, Squaxin Island, and Chehalis Tribes all have cultural resources staff. Not all tribal properties or sites appear on public listings. Knowledge about their locations and significance remains a sacred Tribal matter.

Photo Credit: Thurston County

Existing Historic Resources

The range of historic sites and objects in the county is diverse. The inventory includes:

- Cemeteries
- Barns
- Outbuildings
- Farmsteads
- Schools
- Granges
- Homes
- Trees
- Natural features
- Markers.
- Resorts
- Halls
- Lighthouse
- Water springs
- Parks
- Quarries
- Churches
- Cabins
- Landscapes
- Water towers
- Ditches
- Main streets
- Neighborhoods
- Townsite

2025 CPAs Resolution 12-16-2025
p. 392 of 773

On-site surveys and nominations identified these sites. As of 2023, 133 sites are on the Thurston County Historic Inventory. Of these, 58 are on the local register, 21 on the Washington Heritage Register, and 17 on the National Register of Historic Places. The Historic Commission updates this list regularly.

C. Historic Preservation Programs

Historic Inventory

Historic Inventory properties are carefully curated through fieldwork and research. The journey of preserving history begins with surveying cultural resources. The Thurston County Historic Preservation Ordinance authorizes these inventories, as detailed in Chapter 2.106 of the Thurston County Code.

A listing on the inventory is different from a listing on a historic register. The owner must consent before a property is listed on the Thurston County Historic Register.

A qualified surveyor marks a property for the inventory when it has historical or architectural significance. A property's connection to local, state, or national history isn't always visible. Uncovering historic significance demands research, creating a rich "historic context" for the area. Even the plainest buildings can hold profound meaning in a region where lumber ruled. If they resonate with this history, their value to the community is magnified.

Photo Credit: University of Washington

Being on the inventory means land use actions must consider the property's effects under the Washington State Environmental Policy Act (SEPA). Some mitigation might be required before moving forward. Properties listed in the inventory could also qualify for local, state, or national registers, opening doors to further preservation possibilities.

Thurston County Historic Register

The Thurston County Historic Register recognizes properties at least 50 years old. It may include younger properties of exceptional importance. They must have architectural or historic value linked to Thurston County's history. Historic properties must also have "integrity." Their historic appearance must be unchanged. The process for the designation and removal of registered properties is in TCC 2.106.040.

Photo Credit: Experience Olympia

Washington Heritage Register

The Washington Heritage Register (WHR) lists cultural properties. They are important to local communities and the state. The Washington State Department of Archaeology and Historic Preservation (DAHP) administers the program. Thurston County, as a CLG, may comment on WHR applications. Under SEPA, Thurston County must consider the effects of land use actions on WHR properties. Nominated properties receive automatic listing in the Washington Heritage Register. Property owners may object to WHR placement.

National Register of Historic Places

The National Register (NR) lists the country's most significant historic properties. The Department of the Interior, National Park Service, administers the NR. The Washington State DAHP manages it at the local level. As a Certified Local Government, Thurston County comments on applications to the National Register. The State Historic Preservation Officer can review and comment on the project. This applies to federally funded, permitted, or licensed projects. They may affect an NR designated or eligible property. Although historically, this opportunity has often held an honorary status. Consideration must also be given to the effects of land use actions on NR properties under SEPA. Property owners may object to NR placement.

Table 11-1. Identified Historic Resources in Thurston County, April 2004

Jurisdiction	Survey/ Inventory	Local Register	State Register	National Register	Total
Bucoda	2	0	1	1	3
Lacey	241	6	4	2	242
Olympia	589	215	35	27	572
Rainier	2	0	2	1	3
Tenino	26	0	3	2	27
Tumwater	188	15	7	7	179
Yelm	168	6	0	0	170
Thurston County (uninc.)	138	58	5	5	133
Thurston County Total	**1354**	**283**	**73**	**57**	**1329**

[1]Does not include tribal cultural resources.

[2]The total number of properties does not equal the sum of the jurisdictions because some properties are listed on more than one register.

*Historic Register sites are mapped in Map H-1.

2025 CPAs Resolution 12-16-2025
p. 394 of 773

Special Property Tax Valuation

The Washington State Legislature has established a law for buildings listed on the Thurston County Historic Register. If you own one of these buildings or a building in a Historic District, you may be eligible for Special Property Tax Valuation. To qualify:

- You must complete an approved property rehabilitation within two years before applying.
- The cost of major improvements must be at least 25 percent of the building's assessed value before rehabilitation.

If you meet these conditions, the assessor may exclude the improved value from your property's assessed value. This will reduce your taxes for ten years.

Allowable costs include expenses for work on the building's original structure, permit fees, and development fees. All are part of the rehabilitation period. Costs to acquire the property or expand its structure are not eligible.

Property owners must apply to the Thurston County Assessor by October 1 of each year to join this program. The approval process is:

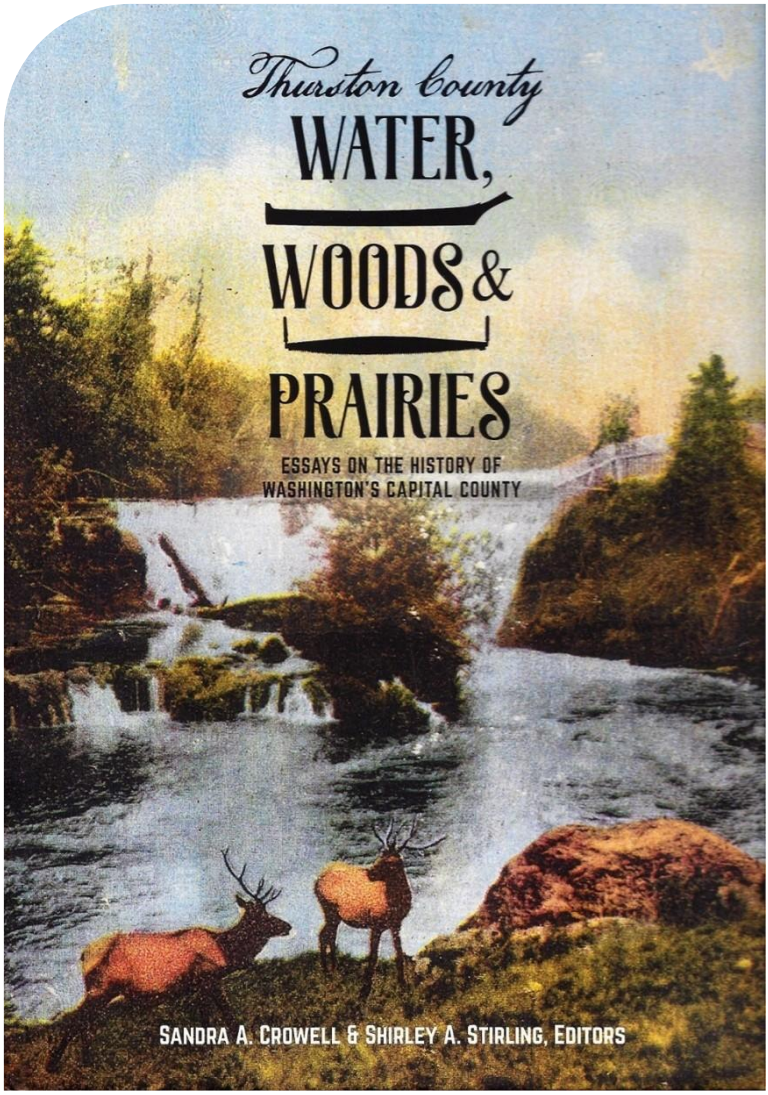


Photo Credit: Thurston County

- The Assessor forwards the application to the Historic Commission.
- The Historic Commission checks if the rehab meets cost and preservation standards.
- Once approved, the owner will sign an agreement with the Historic Commission. It will include the property's maintenance standards.
- The Commission certifies the rehabilitation to the Assessor.
- The Assessor then reduces the property's value by the approved costs for ten years. This results in lower property taxes.

Property owners must get written approval from the Historic Commission before making any changes. New owners must also sign the agreement to maintain the special valuation. There is a fee associated with this program.

Public Education

The Thurston County Historic Commission has several ways to get information to the public.

2025 CPAs Resolution 12-16-2025
p. 395 of 773

An annual event commemorating Thurston County's founding on January 12, 1852.

Published reference books:

- Postmarked Thurston County (1988).
- Thurston County Place Names: A Heritage Guide (1992).
- Water, Woods, and Prairies: Essays on the History of Washington's Capitol County (2019).

They have also created videos about the county's history and place names.

You can find historic interpretive markers throughout the county at:

- Scatter Creek, Maytown, and Grays Harbor rest stops along Interstate 5 and State Hwy 8.
- The Billy Frank Jr. Nisqually National Wildlife Refuge
- The Yelm Cemetery
- Mud Bay Park and Ride
- The interpretive center for the Bush family on Bush Prairie.
- The Grand Mound Site of Women's First Vote in Washington and Indian Summer Park.
- The Regional Athletic Complex. This marker features eight displays of county-wide information. The project was a partnership with the City of Lacey.
- A Historic Road Name program. This program recognizes historic road names in the county with unique signs added to existing road signs.

Photo Credit: University of Washington

Heritage Grant Program

Since 2010, the Thurston County Historic Commission has offered grants to non-profits. This program supports projects that preserve history. It helps collect, preserve, and interpret the heritage of Thurston County. The funding comes from document recording fees collected by the Thurston County Auditor. According to RCW 36.22.170, these fees are for projects that promote historical preservation or programs. This includes preserving historic documents.

Thurston County has invested over $500,000 in 105 projects since 2023. This program restores and preserves local history. Past projects include recording oral histories for Dr. Thelma Jackson's book, "Blacks in Thurston County." was also restored. The museum added new

2025 CPAs Resolution 12-16-2025
p. 396 of 773

displays and artifact storage. Additionally, the team created a 3D interactive tour video for the Schmidt House.

D. Protection of Cultural Resources

Archaeological Resources

The DAHP keeps details about known archaeological sites confidential, as required by RCW 42.17.310(1)(k). Local governments can access this information by entering into Memoranda of Agreement with DAHP. Decision-makers should consult affected tribes in Thurston County, like Squaxin Island, Chehalis, and Nisqually. These tribes can provide valuable input on land use or projects impacting traditional areas or archaeological resources, as they may have more information than the DAHP.

Review of Changes to Historic Properties

According to TCC 2.106.050, the Thurston County Historic Commission must review any changes to properties on the Thurston County Historic Register. Following the Commission's recommendations is voluntary. Yet, if the owner alters a property and it no longer qualifies for the historic register, the Commission can remove it.

Project Review

The Washington State Environmental Policy Act (SEPA) safeguards our historic, cultural, and natural heritage. Under SEPA, authorities evaluate development plans for impacts on sensitive areas, like historic sites. If federal funds are involved, Section 106 of the National Historic Preservation Act and the Native American Graves Protection and Repatriation Act come into play (36 CFR Part 8 and 43 CFR Part 10). These laws require federal agencies to consider the effects of their projects on historic properties and indigenous lands. Thurston County can provide input on these matters. Section 106 encourages early consultation among agencies and stakeholders to address preservation issues. The aim is to identify affected properties, assess impacts, and find ways to avoid or reduce harm, including making physical changes. It also seeks to prevent disturbances to cultural landscapes.

The Thurston County Historic Commission has a mitigation policy with specific recommendations. These include using historic structures in new developments and documenting resources with photos.

Relationship of Historic Preservation to other Thurston County Goals, Objectives, and Policies

Preserving historic resources in Thurston County is crucial. It supports the county's goals for land use, housing, transport, infrastructure and the environment. Preserving these resources also involves other valuable natural and human-related resources.

3

GOALS, OBJECTIVES, AND POLICIES

GOAL 1: The County Promotes and Encourages Preservation of its Archaeological and Historic Resources

Goal 1 | Objective A Establish and maintain programs to protect important archaeological and historic resources.

POLICIES:

CR-1.A.1 Identify and evaluate cultural resources for their significance in preservation.

CR-1.A.2 Encourage the participation of diverse groups in the historic preservation program.

CR-1.A.3 Expand and update the historic resources inventory as resources allow. It should identify a variety of property types and themes. The county should pursue grant funding or other sources to accomplish this work.

CR-1.A.4 Encourage registering historic resources that meet the national, state, or county standards. The county should urge owners to protect, enhance, and maintain the historic properties and to use them appropriately.

CR-1.A.5 Incentivize the preservation and restoration of private historic properties. Allow flexibility in building codes, tax benefits, and zoning for historic and archaeological sites.

CR-1.A.6 Maintain a plan to mark and interpret historic sites in the county.

CR-1.A.7 The county should encourage the public to acquire valuable historic properties by various means. These properties may have historic importance to the county or may be part of another public project. The county can acquire them through purchases, grants, and donations.

CR-1.A.8 Encourage coordinated effort among jurisdictions and organizations to identify, promote and protect the county's archaeological and historic resources. Thurston County Historic Register and Inventory properties should have the same status and protection when they are annexed to other jurisdictions.

CR-1.A.9 Encourage cooperation with Indian Tribes to identify and preserve archaeological and historic resources. This can be done through information sharing and collaborative programs. The county should keep an updated Memorandum of Understanding with the Washington State Department of Archaeology and Historic Preservation. This agreement allows for the exchange of archaeological records. When tribal artifacts or sites are found, the county must notify the Indian Tribes and the Washington State Office of Archaeology and Historic Preservation. This notification should occur before removing or disturbing the artifacts or sites.

2025 CPAs Resolution 12-16-2025
p. 398 of 773

CR-1.A.10 Promote awareness of and support for historic preservation. Emphasize the need to preserve Thurston County's archaeological and historic resources.

CR-1.A.11 Encourage a public information program to identify, protect and promote archaeological and historic resources and support related cultural tourism initiatives within the county.

CR-1.A.12 Identify historic resources at risk from climate impacts, like flooding, sea level rise, and wildfires. Develop strategies to preserve them amid these increased risks.

CR-1.A.13 Continue to support the Thurston County Historic Commission and its activities.

Goal 1 | Objective B The county's permitting process protects important archaeological and historic resources.

POLICIES:

CR-1.B.1 Support land uses and developments that keep or improve cultural resources. Discourage their destruction or incompatible alterations.

CR-1.B.2 Consider allowing adaptive reuse of historic structures in need of significant rehabilitation.

- **a.** Encourage adaptive reuse of structures such as factories, warehouses, office buildings, stores, and others, into affordable housing, mixed-use developments, live-work spaces, and/or senior housing.
- **b.** Combine historic preservation tax incentives with housing tax credits and grant programs to package financially viable housing projects.
- **c.** Include adaptive reuse and historic preservation in economic development plans for revitalization projects of downtowns, main streets, and older neighborhoods.

CR-1.B.3 Protect and preserve cultural resources. They give a sense of place, link us to the past, and enhance our quality of life.

CR-1.B.4 Promote coordinated park and trail development. Development should preserve, restore, and use archaeological and historic sites.

- **a.** Develop plans for bike and pedestrian paths next to historic trails, roads, bridges, rail lines, and waterways.
- **b.** Pursue community participation in design planning.

CR-1.B.4 Preserve and enhance historic sites on county properties. Where possible, provide interpretive info and public access.

CR-1.B.5 Identify significant views in the county.

CR-1.B.6 Maintain the confidentiality of historic and archaeological resources. Staff will review them in land use and permitting processes.

Table 11-2. Thurston County Historic Register Summary

Site Name	Location by Address	Category	Other Register Status	Date Built	Significance
Jamestown Granary	Rochester	Agriculture		1844	Associated with early pioneer family
Bush Butternut Tree	Olympia	Landscape		1845	Landmark of a prominent settler
Thomas and Louisa Rutledge House and Barn	Olympia	Agriculture		1861	Founder of Littlerock
Mima Prairie Cemetery	Olympia	Cemetery		1864	Associated with prominent county figures
Ignatius and Emma Colvin House	Tenino	Agriculture		1877	Used as a stagecoach waystation
Yelm Cemetery	Yelm	Cemetery		1881	Associated with the Longmire family, many notable interments
Bell-Bennett House	Olympia	Residence		1885	Rural pioneer style
Alex and Anna Jaaska House and Warehouse	Rochester	Residence	NRHP, WHR	1888	Finnish settlement
Bigelow House	Olympia	Residence		1893	Associated with influential resident
Erickson Farmstead/Vine Maple Farms Farmland	Rochester	Agriculture		1893	Associated with Scandinavian settlers
McKenzie House	Yelm	Residence		1893	Historic integrity
Jonas and Maria Lovisa Erickson Farm	Rochester	Agriculture	NRHP, WHR	1895	Associated with Finnish and Swedish settlement
Collins School	Olympia	Education		1900	Associated with Freedom community and 1955 Indian Wars
Gunstone House	Olympia	Residence		1901	Farmstead connected with early settlement

Pruitt Barn	Yelm	Agriculture		1901	Example of gambrel style and materials representative of the era
Poncin Estate Art Gallery	Olympia	Recreation		1902	Associated with area arts and culture
McVitte/ Duckwitz/ Hughs House	Yelm	Residence		1902	Possible associations with Hudson's Bay Company, example of squared log housing, associated with several local families
Bowman Farmstead				1906	Associated with Swedish and Finnish settlement in Independence area
Black Lake School	Olympia	Education	NRHP, WHR	1910	Associated with Black Lake settlement
Delphi School	Olympia	Education	NRHP, WHR	1910	Associated with logging era boom
Salsich Lumber Company Superintendent's House	Yelm	Residence		1910	Associated with area development
Nisqually School	Olympia	Education		1911	Associated with first settlement, local landmark
Swayne House	Olympia	Residence		1912	Rural foursquare style
Bronson Resort	Olympia	Recreation		1915	Community value
Chambers Prairie/East Olympia School	Olympia	Education	NRHP, WHR	1916	Important community gathering location, bell purchased through community donations
Lackamas School	Yelm	Education		1916	Craftsman-style, complete historic school grounds
Lost Lake Cabin	Olympia			1920	Example of a rustic style cabin common in that era

Grand Mound Schoolhouse	Grand Mound	Education		1922	Built by notable architect, style and materials are representative of local history
Lake Lawrence Resort Pavilion	Yelm	Recreation		1923	Associated with area development
Sunshine Hall	Centralia	Recreation		1925	Community gathering location
Gregory House Thurston County Chicken Hatchery	Olympia	Residence		1925	Associated with local chicken farm
Kaiser House & Outbuildings	Olympia	Residence		1925	Rural pioneer style
Olympia Golf & Country Club	Olympia	Recreation		1925	Associated with area development
The White House	Yelm	Residence		1926	Example of a bungalow arts and crafts style
Adams House	Olympia	Residence		1928	Associated with local chicken cannery
German Congregational Church	Olympia	Religious		1928	Associated with Volga German settlement from Eastern Washington
Shincke House	Olympia	Residence		1929	Pioneer Shincke family
The Lucas Harding Residence				1930	Example of French eclectic style, designed by notable architect who also designed public buildings in Olympia and area
Long Lake Recreation Hall	Lacey	Recreation		1933	Civilian Conservation Corps project, peeled logs style
Gardner House	Olympia	Residence		1933	Retains many original features, English Builder style
Otto House	Olympia	Residence		1935	Associated with German settlement

Violet Prairie Grange	Tenino	Range		1935	Community gathering location
Falkner/Kolze House	Olympia	Residence		1938	Historic integrity, good example of houses in that area at the time
Old Boston Harbor School	Olympia	Education		1938	Community gathering location
Holmes Island Water Tower	Olympia	Residence		1939	Historic windmill used to pump water for household use and later for irrigation.
Kinnebrew House	Olympia	Residence		1939	Rare historic log home
Order of Runeberg Hall/Swede Hall	Rochester	Recreation		1939	Associated with Swedish settlement, community gathering location
Offut Lake Resort	Tenino	Recreation		1940	Associated with several local families
Strong House	Olympia	Residence		1941	Example of local homestead
Swayne Barn and Orchard (Meadow View Farm)	Olympia	Agriculture		1941	Example of rural foursquare and rural acreage
McAllister Springs	Olympia	Recreation		1949	Originally used for recreation, then city water source, then transferred to Nisqually Tribe
Endicott Black Walnut Tree	Olympia	Landscape			Associated with Delphi settlement
Kaiser Dairy Barn	Olympia	Agriculture			Good example of a local dairy
Schneider Prairie Oak	Olympia	Landscape			Cited as a bearing tree upon survey in 1855
Tibbets Property	Olympia	Agriculture			Associated with early settlement

Dye Property		Nature			Squaxin Island Tribe River crossing, possible cultural resources

CHAPTER 12

ECONOMIC DEVELOPMENT

1

INTRODUCTION

Thurston County serves as the regional center for much of the economic and business activity of Washington's South Puget Sound and surrounding rural communities. This includes education, health, business services, retail, finance, cultural attractions, and government.

The Economic Development Chapter describes employment and workforce in the county, labor sectors, wages, sales revenue, and sets policies to address changing conditions.

2019 Update: Critical Issues

- Responding to business challenges through innovative programs and policies;
- Providing a friendly regulatory environment and valuable resources to support the diverse rural economy;
- Strengthening collaboration between jurisdictions, education institutions, businesses and the Thurston Economic Development Council;
- Ensuring a local and educated work force to target growing industry sectors; and
- Supporting the development of infrastructure to meet the needs of growing and new businesses.

2

PLANNING CONTEXT FOR ECONOMIC DEVELOPMENT

Thurston is the most populated county in the five-county Pacific Mountain Workforce region which also includes Lewis, Grays Harbor, Pacific, and Mason Counties. The economy of the county is highly integrated with that of the cities within its borders, particularly the urbanized areas within and surrounding Olympia, Lacey, and Tumwater. Thurston County also exists within the greater Puget Sound economy that includes Seattle and King County, which means Thurston County residents have the opportunity to commute to nearby counties for employment.

A. County-Wide Planning Policies

The GMA requires counties and cities to work together to create county-wide planning policies (CWPPs) for coordination, economic development, and public services. Adopted in 1992 and updated in 2015 and 2025, these policies offer a comprehensive planning framework for the county, and its cities and towns. The policies in this chapter are consistent with the County-wide Planning Policies. CWPPs relate to all elements of the Comprehensive Plan. Those specific to economic development include CWPPs 7.1, 7.2, 7.3, 7.4 and 7.5.

B. Supporting Planning Entities

Thurston Thrives is a network that brings together community partners of Thurston County.

Thurston Thrives was founded by the Thurston County Board of Health in 2013. The Thurston Thrives Economy Goals are influential in the Goals, Objectives, and Policies of the Comprehensive Plan. The two main goals are to ensure:

1. More transformational jobs are created; and
2. Everyone builds social and economic wealth.

GROWTH MANAGEMENT REQUIREMENTS

The Growth Management Act (GMA) requires an economic development element "establishing local goals, policies, objectives, and provisions for economic growth and vitality and a high quality of life." The State included a goal in the GMA to guide the development and adoption of comprehensive plans and associated regulations:

- Encourage economic development throughout the state that is consistent with adopted Comprehensive Plans;
- Promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons;
- Promote the retention and expansion of existing businesses and recruitment of new businesses;
- Recognize regional differences impacting economic development opportunities; and
- Encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

RCW 36.70A.020(5)

Sustainable Thurston is a community conversation.

The purpose of the conversation is to identify a vision for a vibrant, healthy, and resilient future. The resulting Sustainable Thurston Final Plan emphasizes development and activity that build community prosperity while preserving the natural assets. Sustainable Thurston includes a "Sustainable Economy" chapter, which outlines the following high-level goals:

- Ensure adequate supply of shovel-ready land along primary transportation corridors and invest in commercial and industrial redevelopment;
- Coordinate economic development efforts to attract and retain businesses and jobs;
- Foster industry clusters to create jobs, and increase revenue circulation locally;
- Create an innovation culture to encourage entrepreneurship;
- Provide robust infrastructure to support economic development; and
- Foster a progressive education system to match worker skills with employer needs.

Additional Partnerships

A wide variety of public, private and non-profit organizations are actively engaged in fostering improved economic health and diversification of Thurston County's economic base. Community partners include all Thurston County municipalities, the Thurston Economic Development Council (EDC), local Chambers of Commerce, Port of Olympia, Pac Mountain Workforce Development Council, local colleges and universities, the Thurston Asset Building Coalition, Intercity Transit – who delivers workers to their places of employment, and dozens of other organizations.

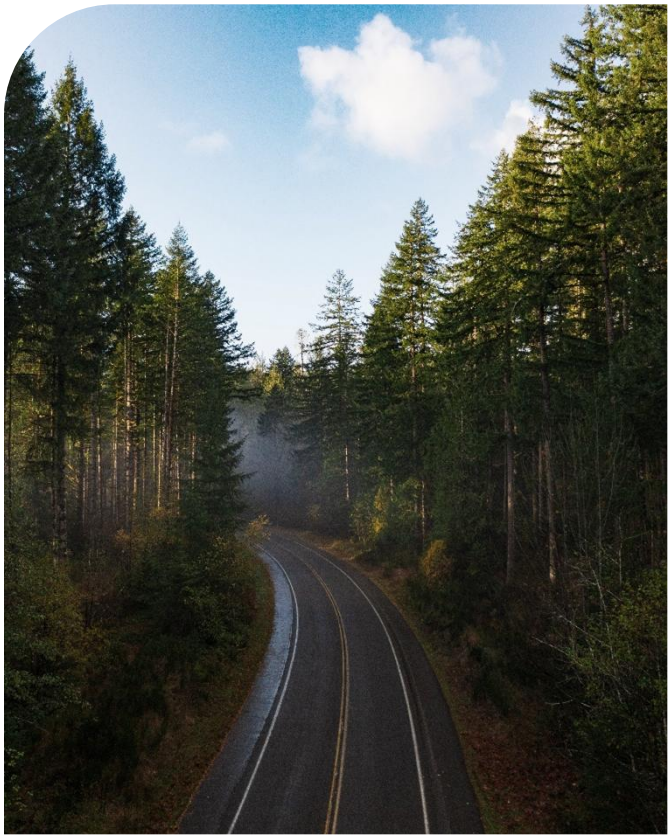


Photo Credit: Experience Olympia

Recently, through a partnership between the EDC and South Puget Sound Community College (SPSCC), a new Center for Business and Innovation (CBI) was established at the new SPSCC Lacey Campus. The CBI offers a one-stop center for business economic development, with services including:

- Training for current or prospective women-owned businesses;
- Business scale-up training for small and emerging businesses;
- Real estate and market data research and support;
- Entrepreneurship courses and degree certificates; and
- Government contracting support and education.

The training and entrepreneurship courses are especially relevant to the GMA goal of promoting economic opportunity for all communities of this state, especially for unemployed and for disadvantaged persons. These empowerment programs are vital to promoting growth among micro-enterprises operated by women, minorities, veterans, and other under-represented populations. The CBI also hosts the South Sound Food Network (SSFN) and South Thurston Economic Development Initiative (STEDI) serving the greater Thurston County rural and agricultural communities. Additional services are available to help connect military (Lacey Veterans' Center), provide seed funding to micro-enterprises and prepare students and dislocated workers for current employment opportunities – whether through "Maker Space" access or via personal development workshops and internships offered through Pac Mtn WDC and Thurston Chamber Business to Business (B2B) training programs. These and many other initiatives are part of the Sustainable Thurston initiative coordinated by the TRPC.

3

THE THURSTON COUNTY ECONOMY

A. Workforce Sectors & Employment

Thurston County is greatly influenced by its position as the seat of state government. As of 2016, more than 37,000 people were employed in government occupations, representing approximately 34 percent of the overall workforce. The total county population was 272,700 in 2016.

Health care and retail also provide a significant number of local jobs, 13 percent, and 11 percent respectively, and are the fastest-growing industry sectors in Thurston County.

The growth in trade and service sectors is linked to several factors:

- Expansion of state employment which provided a local market for the trade and service sectors;
- Local consumers are making more local purchases due to regional shopping facilities built in the county;
- Shopping centers and medical facilities are serving more consumers from outside the county; and
- The shift in the national economy from traditional manufacturing to a service-based information economy.

Manufacturing continues to occupy a comparatively small role in the economy. Total employment in manufacturing is just 3 percent, illustrating the county's lack of diversity in its economic base. This reliance on one sector is cause for caution. Many other regions have felt insulated with their stability coming from one dominant sector, only to find years later serious changes affecting that stability.

Fortunately, Thurston County has experienced relatively stable employment in the years leading up to and immediately following the Great Recession. The tables below show the unemployment rate and actual number of people in the civilian workforce versus the number employed or unemployed from 2000 through 2016. Thurston County had an unemployment rate of 4.7 percent in 2017.[1]

Photo Credit: Experience Olympia

1. Employment Security Department of Washington State, Labor Force (LAUS) Statistics, 2017

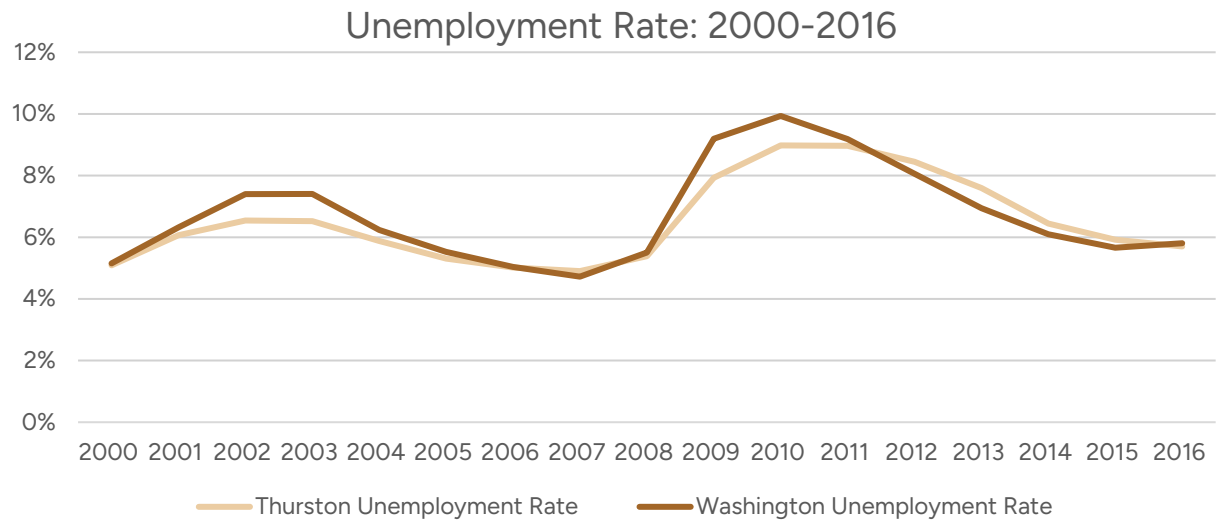


Figure 12-1. Unemployment Rate: 2000-2016

Source: Employment Security Department/LMPA, U.S. Bureau of Labor Statistics, LAUS

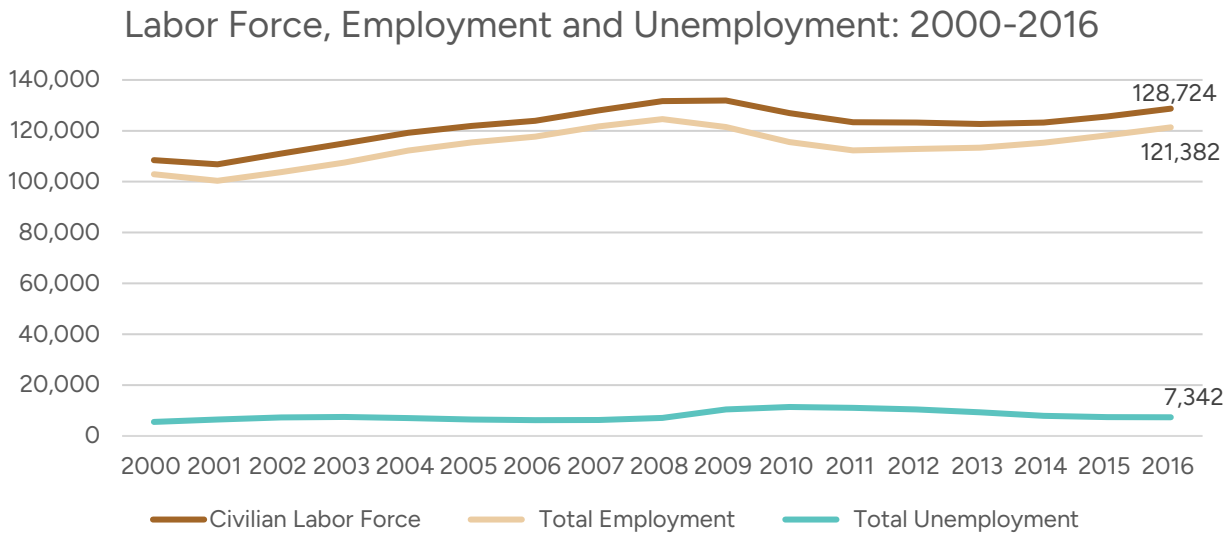


Figure 12-2. Thurston County Civilian Labor Force, Employment, and Unemployment: 2000-2016

Source: Employment Security Department/LMPA, U.S. Bureau of Labor Statistics, LAUS

B. Tax Revenue

Internationally, nationally, and now locally, economies continue to change significantly. These changes are mainly driven by advances in technology. Often, the effects of declines in private-sector economic performance linger in the public-sector, which relies on the restoration of normal taxable revenue conditions to fully function. As seen during the Great Recession, a significant economic drop can lead to fiscal belt-tightening in government. In Washington

State, property tax increases are capped at 1 percent annually and no income tax is collected, leaving sales tax as the most viable source of potential revenue growth).

The graphs below show the relative tax revenue generated in Thurston County over time, and the per capita equivalent of tax revenue generation based on population size.

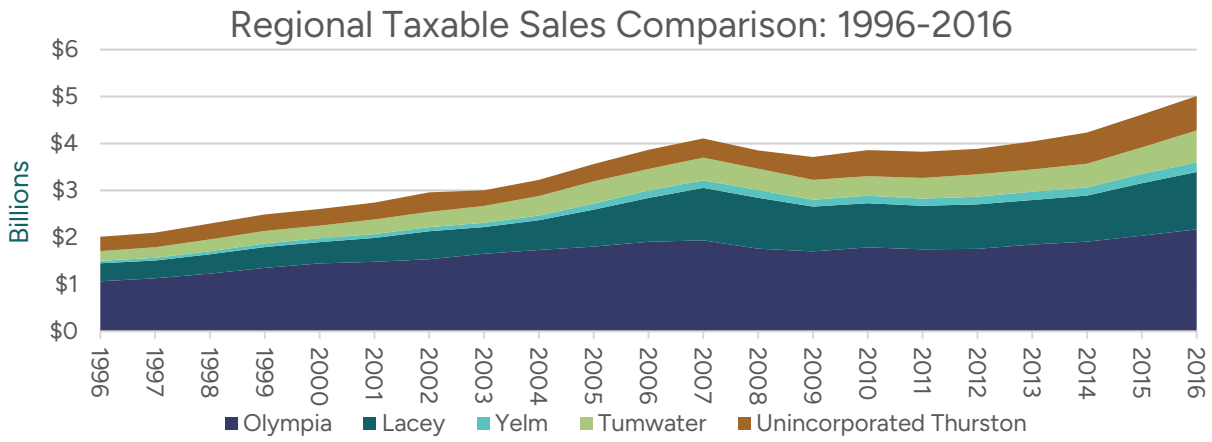


Figure 12-3. Taxable Sales Revenue in Thurston County: 1996-2016

Source: Washington Department of Revenue

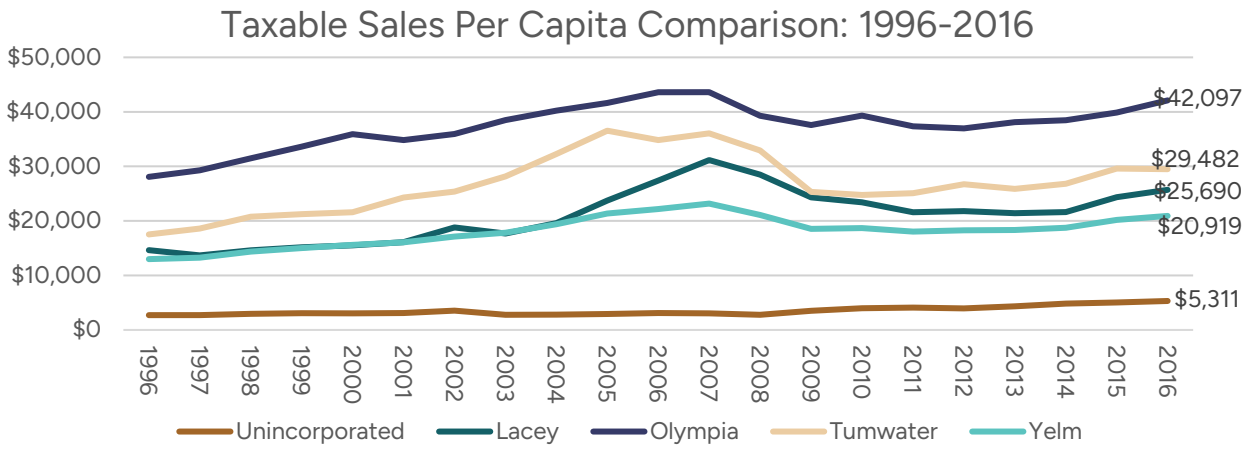


Figure 12-4. Taxable Sales Per Capita: 1996-2016

Source: Washington Department of Revenue, JRO + CO

2025 CPAs Resolution 12-16-2025
p. 410 of 773

Table 12-1. Average Annual Wages and Employment by Industry

Industry Description	Firms		Total 2017 Wages Paid		Average Annual Employment		Average Annual Wage	
	Count	%	Total	%	Total	%	Average	Rank
Total	**7,923**	**100**	**$5,564,735,410**	**100**	**113,126**	**100**	**$49,191**	**-**
Government	172	2.2	$2,298,053,114	41.3	37,909	33.5	$60,620	7
Healthcare and social assistance	1,628	20.5	$725,929,779	13.0	14,542	12.9	$49,920	11
Retail trade	682	8.6	$392,800,826	7.1	12,590	11.1	$31,199	18
Accommodation and food services	475	6.0	$175,030,489	3.1	8,983	7.9	$19,485	19
Administrative and waste services	563	7.1	$209,998,906	3.8	5,610	5.0	$37,433	16
Construction	1,015	12.8	$293,345,530	5.3	5,297	4.7	$55,380	8
Professional and technical services	943	11.9	$293,617,472	5.3	4,364	3.9	$67,282	4
Other services, except public administration	655	8.3	$157,735,783	2.8	3,790	3.4	$41,619	12
Manufacturing	188	2.4	$181,956,495	3.3	3,407	3.0	$53,407	10
Wholesale trade	400	5.0	$177,948,962	3.2	2,685	2.4	$66,275	5
Transportation and warehousing	147	1.9	$95,615,544	1.7	2,355	2.1	$40,601	13
Finance and insurance	265	3.3	$159,547,444	2.9	2,312	2.0	$69,008	3
Educational services	109	1.4	$82,284,900	1.5	2,126	1.9	$38,704	14
Agriculture, forestry, fishing and hunting	174	2.2	$75,144,764	1.4	2,023	1.8	$37,145	17
Arts, entertainment, and recreation	97	1.2	$26,965,647	0.5	1,416	1.3	$19,044	20
Real estate and rental and leasing	248	3.1	$52,231,405	0.9	1,362	1.2	$38,349	15
Information	134	1.7	$81,496,382	1.5	1,310	1.2	$62,211	6
Management of companies and enterprises	14	0.2	$64,339,290	1.2	827	0.7	$77,798	2
Utilities	10	0.1	$19,107,174	0.3	193	0.2	$99,001	1
Mining	6	0.1	$1,585,504	0.0	29	0.0	$54,673	9
NOT ELSEWHERE CLASSIFIED	0	0.0	$0	0.0	0	0.0	$0	21

Source: Washington State Employment Security Department, Covered Employment (QCEW), 2017

Industries in Thurston County with the greatest number of employees are not the industries with the highest average annual wages. Government, which ranks first in average annual employment, ranks 7th in average annual wage. Retail ranks third in the average annual employment but has pays $31,199, much less than county average of $49,191. The highest compensated industries, Utilities, Management of Companies, and Finance and Insurance account for only 2.9 percent of total employment. While Public Administration (government) is by far the largest single driver, more than 75 percent of GRP is produced by other sectors.[2]

Photo Credit: Christina Shugart Eudy

C. Economic Conditions and Performance

The following figures illustrate the composition of Thurston County's Gross Regional Product (i.e. the market value of all goods and services produced in a specific region and/or the sum of all local earnings, profits, taxes, and government subsidies). The first figure shows how GRP has steadily grown over time (3.5 percent since 2016[3]), albeit with a flattening during the Great Recession.

Figure 12-5. Thurston Gross Regional Product: 2001-2016

Source: JobsEQ; Thurston EDC, JRO+CO

2. Thurston Economic Development Council, Mineral Lands Supply and Demand via JobsEQ 2017

3. Thurston Economic Development Council, The Short Report, Thurston Economic Vitality Index 2017

The figure below shows the relative contributions of industry sectors to the Thurston County GRP.

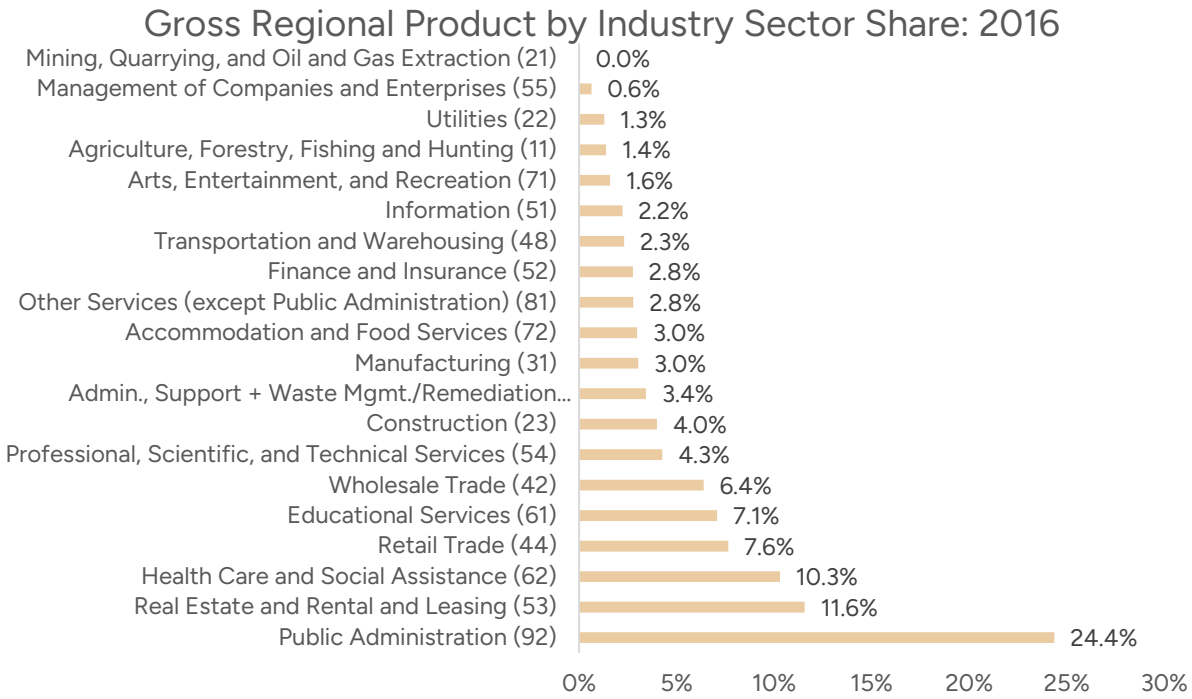


Figure 12-6. Thurston County Components of Gross Regional Product

Source: JobsEQ; Thurston EDC, JRO+CO

D. Farming and Agriculture

Thurston County has a strong history and identity with farming, natural resources, and agriculture. Farms serve as economic engines that provide for a diversified employment base. The combined industries of agriculture, forestry, fishing and hunting directly provided an average annual employment of 2,023 jobs in 2017.[4] However, there are likely even more workers in farming and farming adjacent positions that are currently working but are not recorded by the employment security department. This group of unrecorded farm workers includes owners and operators of small farms, contractors, people working farms while on social security, and more. While agriculture, forestry, fishing, and hunting generate roughly one and a half percent of the County's gross regional product, the importance of these industries to the County warrants special consideration.

Thurston County farmers have access to several policies and programs that aid agriculture. Preserving agriculture land is especially important because approximately 14,388 acres (nineteen percent) of farmland was converted to other uses from 2012 to 2017.[5] This conversion is attributed to a high percentage of farmland within or close to urban areas. In 2009, 10,958 acres (16 percent) of farmland was within or adjacent to urban growth areas and

4. Washington State Employment Security Department, Covered Employment (QCEW), 2017.

5. United States Department of Agriculture, Census of Agriculture, National Agricultural Statistics Service Quick Stats, 2017

an additional 40,359 acres (59 percent) of farmland were within one to three miles of urban growth areas.[6]

One way to protect agricultural land is through current use valuation with the Open Space Tax Act. In 1970, the Washington State Legislature adopted the Open Space Tax Act to ". . . maintain, preserve, conserve, and otherwise continue in existence adequate open space lands for the production of food, fiber, and forest crops, and to assure the use and enjoyment of natural resources and scenic beauty for the economic and social well-being of the state and its citizens." The Legislature recognized that the market value of land used for farming, timber production or open space uses is often much lower than its market value for other higher uses, like residences or businesses. Since property taxes must be based on the highest and best use under state law, owners of farmland or open space often have difficulty continuing their natural resource uses while paying higher use taxes. Land-owners often find that they have to convert their land to the higher uses. This reduces the overall supply of farmlands, forest lands and open space. In order to address that problem, the Legislature provided a way for County Assessors to base property tax assessments on the current use value of lands used for natural resource production or protection. Property owners who voluntarily commit to continuing these uses may apply for current use classification in the Open Space Tax Program and have their property assessments based on current use values, resulting in lower property taxes. However, as of 2009, only 51 percent of eligible farmland in Thurston County was enrolled in the current use valuation.[7]

A second tool to protect agriculture is through designating agricultural lands of long-term commercial significance. Thurston County designates areas as Long-Term Agriculture and Nisqually Agriculture to protect land for agricultural use. As of 2018, 14,894 acres were zoned as Long-Term Agriculture. [8]

A third tool to protect agriculture is through the voluntary stewardship program (VSP). The VSP is an alternative approach for counties to protect critical areas on agricultural lands. Instead of enacting further critical areas regulation on agricultural lands, the VSP allows the county to work closely with stakeholders to develop voluntary, site-specific stewardship plans. One of the benefits of the VSP planning process is that it's a local, grassroots planning effort. It also integrates programs that may already exist in the county, such as the Open Space Tax Program, Transfer and Purchase of Development Rights, and Agritourism (see Chapter 4 – Environment, Recreation and Open Space) of the Comprehensive Plan for more details). The mission of the VSP is to create a voluntary stewardship plan which protects critical areas while maintaining and enhancing the viability of agriculture. Increasing economic productivity of farms is important to the long-term retention of farms because many unprofitable farms are sold to developers, who convert the farmland into residential homes. In this way, the VSP helps preserve agricultural lands, long-term agricultural lands, and the rural character of the County.

Preserving agricultural lands is a priority because Thurston County has lost over 75 percent of its working agricultural lands since the mid-1950s.[9] As overall farmland has decreased, there have been changes in the composition of individual farms. Table 12-2 below provides a snapshot of the size and count of farms in Thurston County from 2017. For example, in 2017 there were 38 farms that operated between 140 and 179 acres. Those 38 farms represented 3

6. South of the Sound Community Farmland Trust, Thurston County Farmland Inventory, 2009.

7. South of the Sound Community Farmland Trust, Thurston County Farmland Inventory, 2009.

8. Thurston County Parcel Data, 2018.

9. Washington State University Extension, Agriculture in Thurston County, 2013.

percent of all the individual farms, of all sizes, in Thurston County. The total area operated by these 38 farms was 6,001 acres (6 percent of all operated farm area).

Table 12-2. Acres of farmland and count of farms sorted by farm size category

Farms by Size	Acres		Farms		Average
	Acres	%	Number	%	Acres/ Farm
1.0 to 9.9 acres	2,047	4%	444	37%	4.6
10.0 to 49.9 acres	11,096	14%	490	41%	22.6
50.0 to 69.9 acres	4,166	5%	73	6%	57.1
70.0 to 99.9 acres	4,078	7%	51	4%	80.0
100 to 139 acres	5,432	6%	47	4%	115.6
140 to 179 acres	6,001	6%	38	3%	157.9
180 to 219 acres	(D)	(D)	11	1%	(D)
220 to 259 acres	2,129	3%	9	1%	236.6
260 to 499 acres	5,475	9%	18	2%	304.2
500 to 999 acres	8,997	14%	12	1%	749.8
1,000 to 1,999 acres	7,621	12%	6	1%	1270.2
2,000 or more acres	(D)	(D)	1	<1%	(D)
Total (from USDA census source)	62,250	100 %	1,200	100%	51.9
Total (calculated; missing data not included)	**54,995**	**88%**	**1,200**	**100%**	**45.8**

(D) = Withheld to avoid disclosing data for individual operations.

Source: United States Department of Agriculture, Census of Agriculture, 2017

The local farming industry has trended towards smaller farms. Since 2012, the average farm size has decreased from 57 acres to 52 acres in 2017, a 10 percent change.[10] Over that same time period the number of farms has decreased from 1,336 to 1,200. Of those 1,200 farms, 78 percent (934) are less than 50 acres.[11] Further, only 20 percent of the farms in Thurston County consist of more than 50 acres and only seven farms are greater than 1,000 acres. More than half (52 percent) of all operated farm area is located on just four percent of the farms. Therefore, while most farms are small, most of the farmland is on a relatively few, big farms.

Similar data of agriculture is available based on farm sales. Table 12-3 below provides a snapshot of the sales and number of farms in Thurston County from 2017. For example, in 2017 there were 168 farms that generated between $1,000 and $2,499 in annual farm sales. The 168 farms represented 14 percent of all the farms in Thurston County. The total sales generated by these 168 farms was $267,000 (less than 1 percent of all farm sales).

10. United States Department of Agriculture, Census of Agriculture, County Profile, 2017

11. United States Department of Agriculture, Census of Agriculture, National Agricultural Statistics Service Quick Stats, 2012

Table 12-3. Sales and count of farms sorted by farm sales category

Farms by Annual Sales	Sales		Farms		Average
	$	%	Number	%	$/Farm
Less than $1,000	76,000	0%	426	36%	178
$1,000 to $2,499	267,000	0%	168	14%	1,589
$2,500 to $4,999	601,000	0%	170	14%	3,535
$5,000 to $9,999	1,119,000	1%	162	14%	6,907
$10,000 to $19,999	1,505,000	1%	105	9%	14,333
$20,000 to $24,999	615,000	0%	28	2%	21,964
$25,000 to $39,999	1,310,000	1%	41	3%	31,951
$40,000 to $49,999	518,000	0%	12	1%	43,167
$50,000 to $99,999	1,047,000	1%	15	1%	69,800
$100,000 to $249,999	5,644,000	3%	34	3%	166,000
$250,000 to $499,999	3,809,000	1%	12	1%	317,417
$500,000 or more	159,580,000	91%	27	2%	5,910,370
Total (from source)	**176,091,000**	**100%**	**1,336**	**100%**	**146,743**

Source: United States Department Of Agriculture, Census Of Agriculture, 2017

Most of the farms in Thurston County (77 percent) are on the smaller end of farm sales (less than $10,000). In contrast, 91 percent of total farm sales ($159 million) is generated by only 2 percent of all the farms (27 farms) in Thurston County. Of the total $176 million in county-wide farm sales, crop sales generated approximately $56 million (32 percent) and livestock sales generated roughly $119 million (68 percent). The infrastructure and land use to process and store these farm goods is essential. The Thurston Regional Planning Council predicts that Thurston County has sufficient buildable industrial and commercial lands to meet the processing and warehousing needs of the farming community through 2035.[12]

The supply for warehousing is especially important as the global economy continues the trend of more online retailers and less local retailers (both big box stores and small local businesses). This trend is part of a large transformation in the goods-based consumer retail industry due to more people shopping online.[13] Big name retailers are declaring bankruptcy and closing hundreds of stores, as American buying habits change, and more purchases are made online. This creates a trickle-down effect on local communities where some brick-and-mortar retail bases slowly erode. The rising shift to online retail means less local sales tax revenue.[14] The continued shift in retail behavior warrants special consideration and further research to identify planning tools and strategies to address the potentially shrinking brick-and-mortar retail marketplace.

12. TRPC, Buildable Lands Report for Thurston County, 2014

13. American Planning Association, Retail Realities, 2018

14. American Planning Association, Retail Realities, 2018

E. Tourism and the Rural Economy

Tourism, also referred to as the "visitor industry," is another important component of the local economy. While tourism is not neatly classified into a specific sector like the industries above, its impacts can be measured by aggregating sales activity in other sectors. As the chart below shows, Thurston County has enjoyed considerable growth in visitor spending and earnings over the years. Some of this is expected – for example, as the seat of state government, we benefit from hosting legislative sessions, state agency retreats and other government-driven overnight stays and daytime spending.

Growth in revenues can be attributed to strategic investments. Examples include the advent of the Bountiful Byway in south county and new arts and entertainment offerings in Thurston County cities. The Port of Olympia has plans to welcome passenger cruise lines, further extending the types of visitor spending within our community.

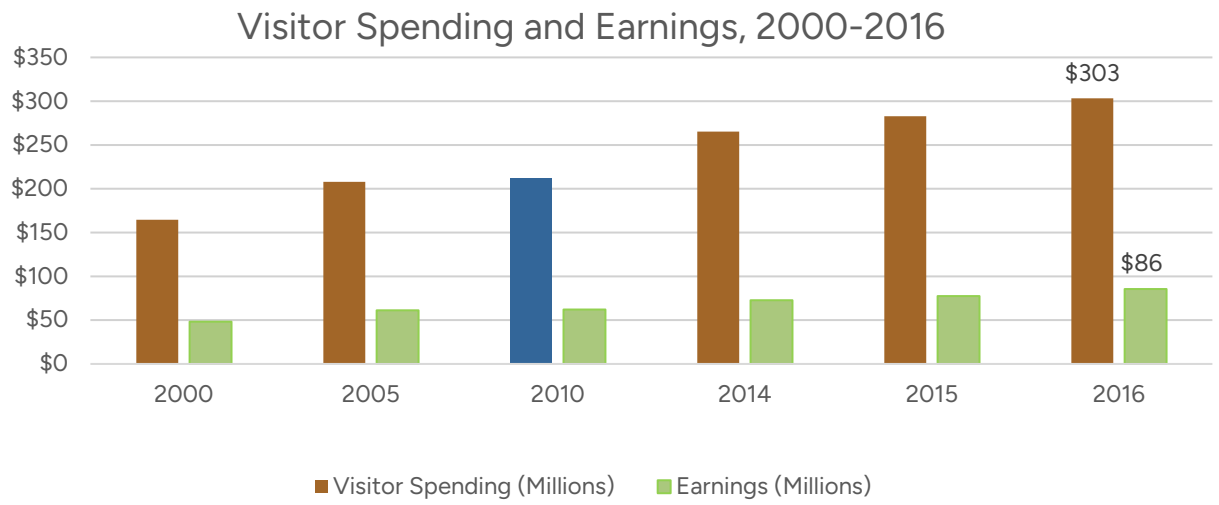


Figure 12-7. Thurston County Visitor Spending & Earnings

Source: Dean Runyan and Associates, Experience Olympia and Beyond

The rural economy is a key contributor to the tourism economy. Increased access and marketing of the amenities and destinations in rural Thurston County has strengthened agritourism. The farming community has developed many craft items such as beer, wine, and spirits to draw visitors. Other farms have developed onsite shops and U-Pick programs. The Thurston Bountiful Byway, established in 2014 by the Thurston County Board of Commissioners, is a guide for the exploration of many rural destinations including trails, parks, art galleries, craft farms, historic destinations, farms, wildlife sanctuaries and bed and breakfasts. Local rural businesses have tapped into the increasing consumer demand for quality, organic and locally produced goods. This consumer demand is especially relevant for farms and other craft goods because 43 percent of visitor spending in Thurston County was for food service or food stores.[15] In this way, the rural character of the County directly contributes to the economic health of the County.

15. Experience Olympia, Annual Report, 2017

Photo Credit: Experience Olympia

Thurston County is well suited for this intimate agritourism experience because roughly 45 percent of farms are less than 10 acres.[16] Smaller, rural residential farms are 8.7 percent more likely to offer agritourism than larger, non-family farms. Agritourism is worth exploring because local commercial agriculture accounted for almost 15 percent of the County's land use and produced over $120 million worth of farm products a year in 2012.[17]

F. Other Natural Resources

Another component of the rural economy is construction and mineral extraction. Thurston County has significant deposits of sand, gravel and bedrock. The occupations related to the mining, processing, and use of these minerals employ roughly 9,600 workers.[18] In 2017, the extraction, processing, and support activities for mineral mining in Thurston County created $56 million in sales.[19] Of that amount, $2.5 million were sold to local businesses. Other natural resource sectors are also vital to Thurston County. In 2017 the agriculture, forestry, fishing and hunting industries employed two thousand people and paid out $75 million in wages.[20] The economic significance of these industries is reflected in local land use patterns. 33.4 percent of Thurston County's area is devoted to forestry or agricultural uses today.[21]

Employment Location Quotients are calculated by comparing that sector's share of regional employment with its share of national employment. A LQ of 1 means the regional economy is equal to the national economy. A LQ of more than 1 means the regional economy is more concentrated. The agriculture, forestry, fishing, and hunting sector in Thurston County has an employment LQ of 2.04, by far the biggest of all sectors as of 2016.[22] The mining, quarrying, and oil and gas extraction sector has a LQ of 0.06.

Natural resources are a historically and economically important to Thurston County. As discussed in Chapter 5 - Natural Resources, there are many County-wide Planning Policies that connect natural resources and economic development. Chapter 5 dives deeper into the regulations, distributions, and quantity of natural resources.

16. United States Department of Agriculture, Census of Agriculture, County Profile, 2012

17. Schilling, B.J. and Sullivan, K.P., 2014. Characteristics of New Jersey agritourism farms. Journal of Food Distribution Research, 45(2), p.161

18. Washington State Employment Security Department, Thurston County Profile, 2017

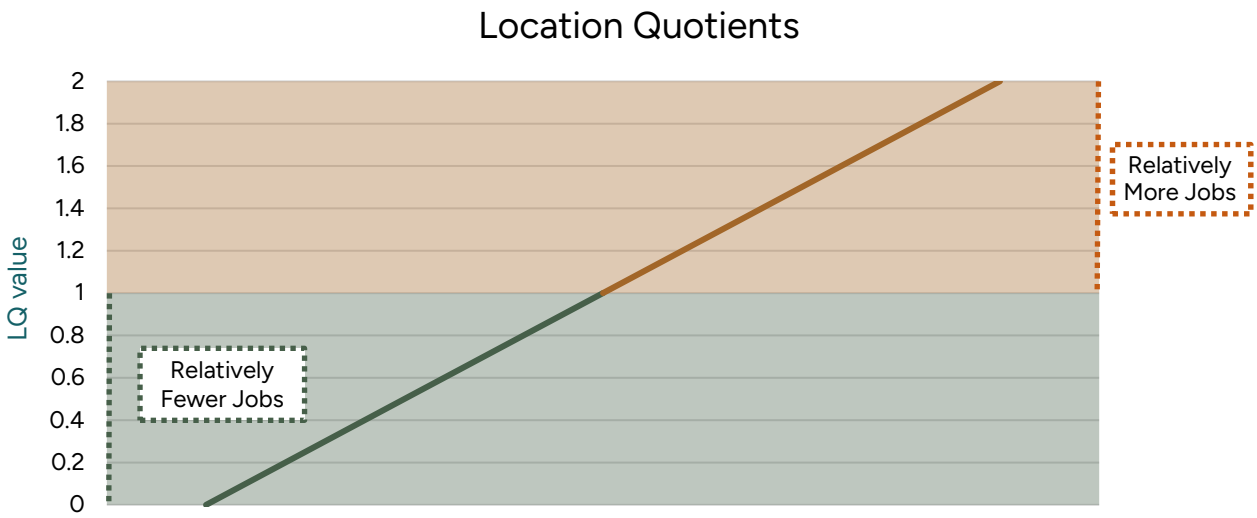
19. Thurston Economic Development Council, Mineral Lands Supply and Demand via JobsEQ, 2017

20. Washington State Employment Security Department, Covered Employment (QCEW), 2017

21. TRPC, Buildable Lands Report for Thurston County, 2014

22. U.S. Bureau of Labor Statistics, Quarterly Census of Employment and Wages, 2017

$$\text{Location Quotient} = \frac{\left(\frac{\text{Thurston Industry Employment}}{\text{Thurston Total Employment}}\right)}{\left(\frac{\text{National Industry Employment}}{\text{National Total Employment}}\right)}$$



In 2012, Earth Economics23 estimated the low and high dollar per-acre value for different land cover types in Thurston County. Dollar values were estimated for each ecosystem service across each land cover type. Combining the available ecosystem service values (water regulation, habitat, recreation) for one land cover yields a total value for that land cover in dollars per acre per year. In many ways, these lands act as natural infrastructure for the community, and this value is partially represented below.

Table 12-4: Low and High Dollar Per-Acre Estimates for Agriculture and Forest Lands

Ecosystem Services	Agricultural Land		Forest	
	Low	High	Low	High
Aesthetic and Recreational	$2.06	$29.63	$0.21	$2,174.8
Biological Control	$14.18	$14.18	$9.69	$10.04
Disturbance Regulation	$2.10	$2.10	$1.4	$5.14
Erosion Control	$5.82	$5.80	$112.58	$112.58
Food Provision				
Gas and Climate Regulation	$11.02	$128.16	$14.55	$1,066.61
Habitat Refugium and Nursery			$1.22	$538.95
Nutrient Cycling	$8.80	$22.32	$74.28	$1,135.64
Pollination	$2.59	$427.34	$67.84	$413.73

23. Flores, L., Batker, D., Milliren, A., and J. Harrison-Cox. (2012). "The Natural Value of Thurston County: A Rapid Ecosystem Service Valuation". *Earth Economics.*

Raw Materials			$1.87	$1.87
Science and Education			$39.72	$68.37
Soil Formation	$2.27	$5.82		
Waste Treatment			$169.01	$169.01
Water Regulation			$10.35	$588.57
Water Supply			$1,395.98	$1,770.14
Medicinal Resources				
Total	**$48.84**	**$635.38**	**$1,898.7**	**$8,055.45**

Source: summarized table from the natural value of Thurston county, earth economics, 2012

4

FUTURE ECONOMIC OPPORTUNITIES

A. Employment Projections

Thurston Regional Planning Council (TRPC) projects the number of jobs in Thurston County will increase by more than 65,000 between 2014 and 2040.[24] By 2040, the unincorporated area of the county is predicted to have only 16 percent of jobs county wide, down from 19 percent in 2014.

Jobs that are located in rural areas tend to be home-based employment or resource based. Jobs related to natural resource industries, particularly forestry and agriculture, have declined substantially in Thurston County over the past several decades, and are projected to continue to shrink between now and 2040. This decline will be felt most in the unincorporated area, which is home to 10 percent of all the natural resource jobs, even though they only make up 2 percent of jobs available county wide.

Within the urban areas, 72 percent of new jobs are expected to locate in areas zoned for commercial uses (including mixed-use zoning districts). These include most jobs in state and local government, the exception being some schools and The Evergreen State College. It also includes jobs in shopping areas, professional offices, including doctor and dentist offices, and other types of services. Some light-industrial types of jobs locate in these areas, including mini-storage facilities.

Eight percent of new jobs are expected in areas zoned for predominately industrial uses. The majority of these jobs are in manufacturing and warehousing, but there are also many other types of business such as recreation that locate in warehouse-style building. The remaining 20 percent will locate in areas zoned for residential uses.

The TRPC Buildable Lands Program found that there is sufficient commercial and industrial land to accommodate future job growth for the next twenty years.[25]

However, despite the amount of land available for job growth, challenges still exist. For example, Thurston County, the City of Tumwater, and the Port of Olympia are all working on prairie habitat management plans for large swatches of land across the southern parts of the county. Depending on the results of those efforts, some rezoning may be required to address

24. TRPC, Population and Employment Forecast, 2014

25. TRPC, Buildable Lands Report for Thurston County, 2014

issues in urban growth areas. Olympia is the most land-challenged municipality and will likely rely on redevelopment of existing lands or properties to meet its future growth demand.

Commercial and industrial development in rural areas is limited by the Growth Management Act to small-scale uses that serve rural area residents. As growth occurs, the County will continue to work with TRPC and its partners to assess commercial and industrial land supplies and adjust course as necessary.

B. Employment and Income Trends

As Thurston County works to strengthen its economic position, two specific trends will be particularly important to track and address.

1. Job growth relative to population growth, presents a fundamental policy question:
    a. Is Thurston County a "bedroom community" that exports workers and revenue, **or**
    b. Is Thurston County an "employment center" that retains jobs and revenue?
2. How household income has grown in King County relative to the rest of the state.

Trend One: Job growth relative to population growth.

The graph below shows how the county may be trending towards becoming a bedroom community. From 2000 through 2016, Thurston County's population has grown by approximately 65,340 (24.0 percent). Over that same time period Thurston County added approximately 18,500 net jobs (13.2 percent). In sum, Thurston County is adding more people than jobs and has been since 2000. This trend suggests that Thurston County is becoming a "bedroom community".

The reasons contributing to this discrepancy are myriad: higher-paying jobs outside of Thurston County, increased retirements associated with "baby-boomers" and/or in-migration of out-of-state retirees, a dearth of relevant industry expansion (e.g. tech, logistics, manufacturing), reduction in labor force participation, and/or local resistance to growth and a corresponding lack of developable lands. However, 26.8 percent of workers who lived in Thurston County, worked outside the county in 2016.[26] This value has been roughly consistent for a decade. The vast majority of these workers travel to neighboring Pierce County. Other top destinations include King, Lewis, Mason, and Grays Harbor Counties.[27]

26. U.S. Census Bureau, American Census Survey Commuting Characteristics 2012-2016.

27. U.S. Census Bureau, Residence County to Workplace County Commuting Flows for the United States and Puerto Rico Sorted by Residence Geography: 5-Year ACS, 2009-2013

Ultimately, communities that "shed" jobs must adjust to declines in taxable revenue and spending (i.e. workers that purchase goods near their place of employment). This loss of taxable revenue reduces local social service investment capacity and charitable giving, while also increasing collateral spending and loss of economic security (i.e. transportation infrastructure, reduced wages due to extended commute times and/or transportation costs, etc.). Commuting factors are especially important because commuting in the Puget Sound region is conducted along the I-5 corridor. As the region continues to experience high population growth, traffic will impact travel times. If the volume of jobs in Thurston County does not grow, fewer people will live in the county because of growing commute times.

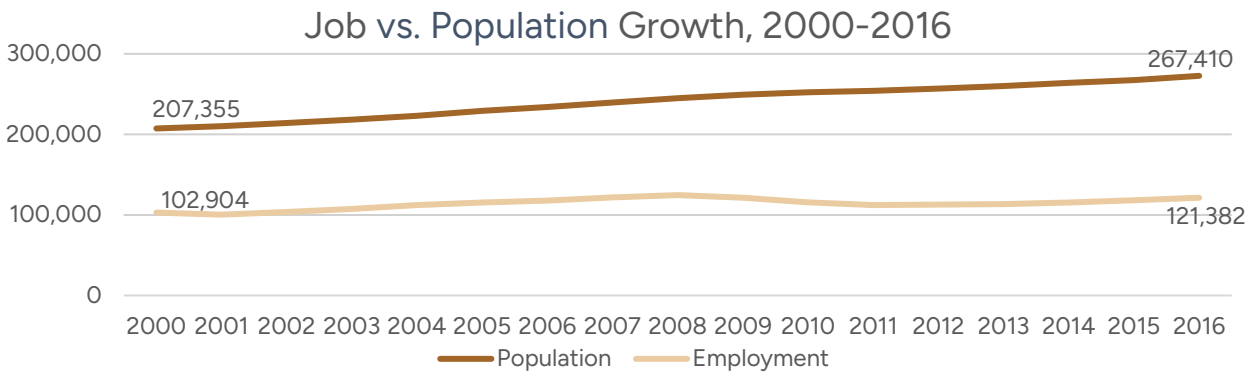


Figure 12-8. Thurston County Population & Employment Growth: 2000-2016

Source: OFM, JRO + CO

Trend Two: Thurston County household income relative to King County

Up until the Great Recession, Thurston County household incomes tracked just below the King County average, and at or above the statewide average. Following the recession, King County incomes spiked dramatically, driven primarily by growth in the tech sector. The increase has been so strong that King County pulled the entire statewide household income average *above* Thurston County for the first time in 2016. This growth has, in turn, led to an increased northbound commute as Thurston County and other South Sound residents seek higher wages (approximately 25,000 Thurston County residents travel to Pierce and King County for work as of 2016). Conversely, Thurston County and the South Sound have become increasingly popular migration destinations for retirees and others in search of lower housing costs.

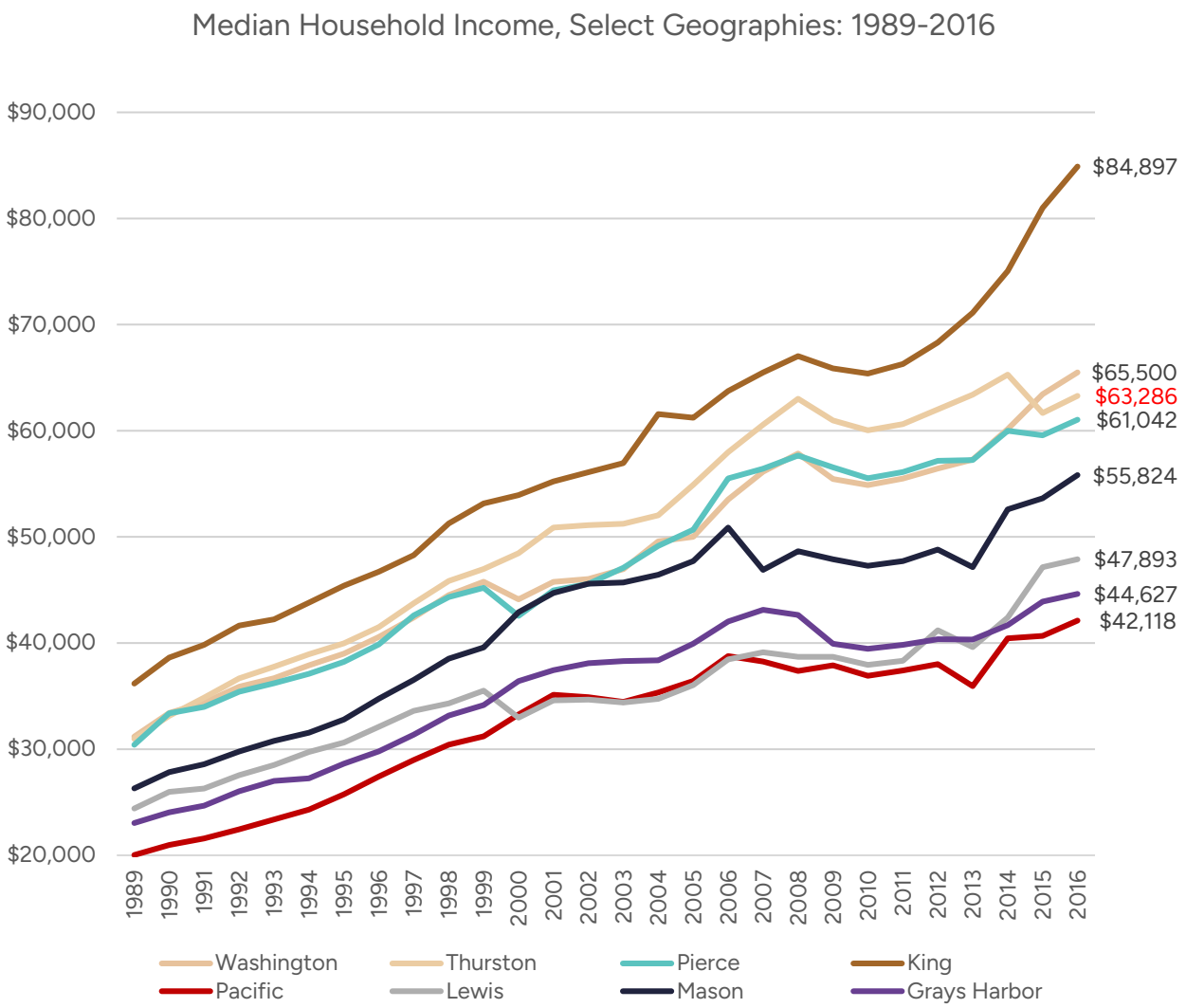


Figure 12-9. Median Wage: 1989-2016

Source: Washington Office of Financial Management, US Census Bureau

Another way of viewing Thurston County's workforce is by "class of worker", as shown in the chart below. Class of worker categorizes people according to the type of ownership of the employer organization. Class of worker helps specify whether an employed person is salaried or self-employed and helps specify if the person works in the private sector or in government (i.e., the public sector).[28] Thurston County has a relatively high percentage of government workers, as mentioned earlier in the chapter. In addition, the County also has a high percentage of private wage and salary workers. However, Thurston County has a smaller proportion of self-employed workers than the state. The proportion of self-employed workers may change over time as interest in entrepreneurship grows and dislocated workers search for new opportunities with new technological advances, which enable more individuals to work from home.

28. U.S. Census Bureau, 2016 American Community Survey Content Test Evaluation Report: Class of Worker, 2017.

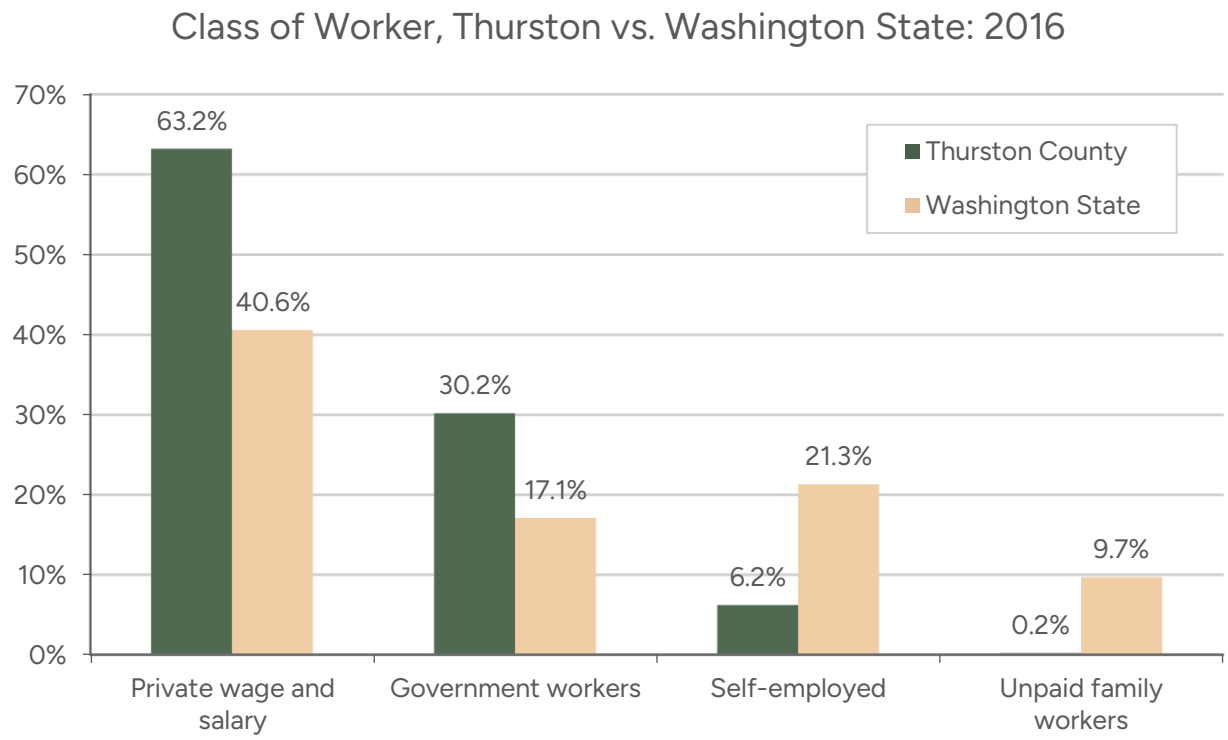


Figure 12-10. Class of Worker

Source: U.S. Census Bureau, American Community Survey, 2016

C. Economic Development Opportunities

Thurston County is located in the greater Puget Sound economic region. As such, the County has ample opportunities for economic development. For example, *Forbes Magazine* ranked the Olympia-Tumwater MSA (Thurston County) #32 for the best places in the nation for business and careers.[29] Thurston County, as part of the Pac Mtn Workforce System, has identified multiple "target industry clusters." In brief, these are the industry clusters that employ large percentages of local workers, pay above average wages, show signs of growth, and produce significant taxable revenue. They include:

- Health Sciences
- Tourism and Recreation
- Information and Technology
- Advanced Manufacturing
- Wood Products
- Agriculture and Food Manufacturing

The table below shows how employment has increased in each representative sector since the target industries were identified, and work initiated to develop a qualified workforce as well as address supply chain gaps (e.g. products or services that were previously purchased outside of Thurston County).

29. Forbes, The Best Places for Business and Careers, 2017

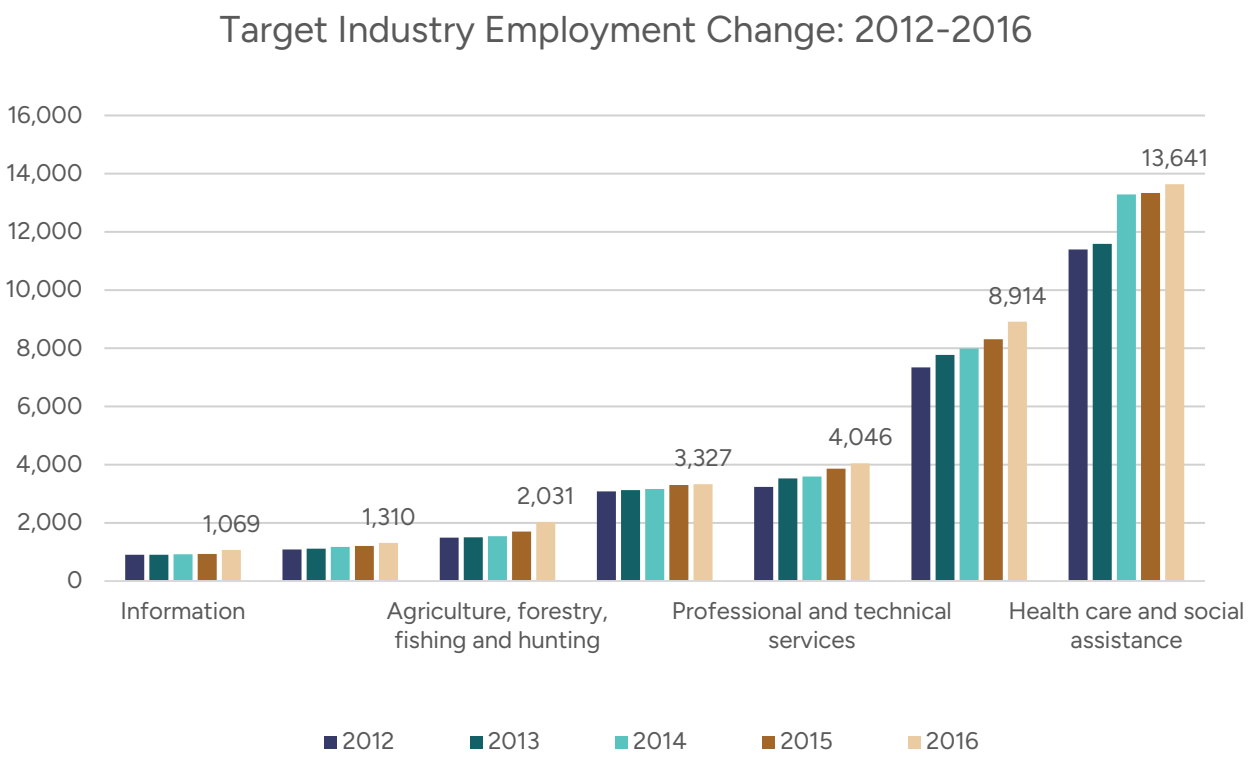


Figure 12-11. Thurston County Target Industry Employment Change

Source: Washington Employment Security Department

Moving forward, Thurston County will continue to work with local jurisdictions and regional partners including the Pac Mtn Workforce Development Council (Pac Mtn) to track industry performance and adjust economic development policies. The following tables show how these types of opportunities might be identified using real-time industry data. The first chart shows relative percentages of goods and services purchased in-Thurston vs. out-of-Thurston, and the second provides a snapshot-in-time forecast for potential employment growth by industry sector. These findings can be further broken-down by sub-industry sector, enabling pinpointing of specific areas for future action (e.g. particular goods and services are purchased outside of Thurston County that could be produced in the county). For example, more than 80 percent of Thurston County's demand for goods and services from the agriculture, forestry, fishing and hunting industry is met by providers from outside of Thurston County. This represents a strong opportunity to expand agriculture within the County and meet that demand locally.

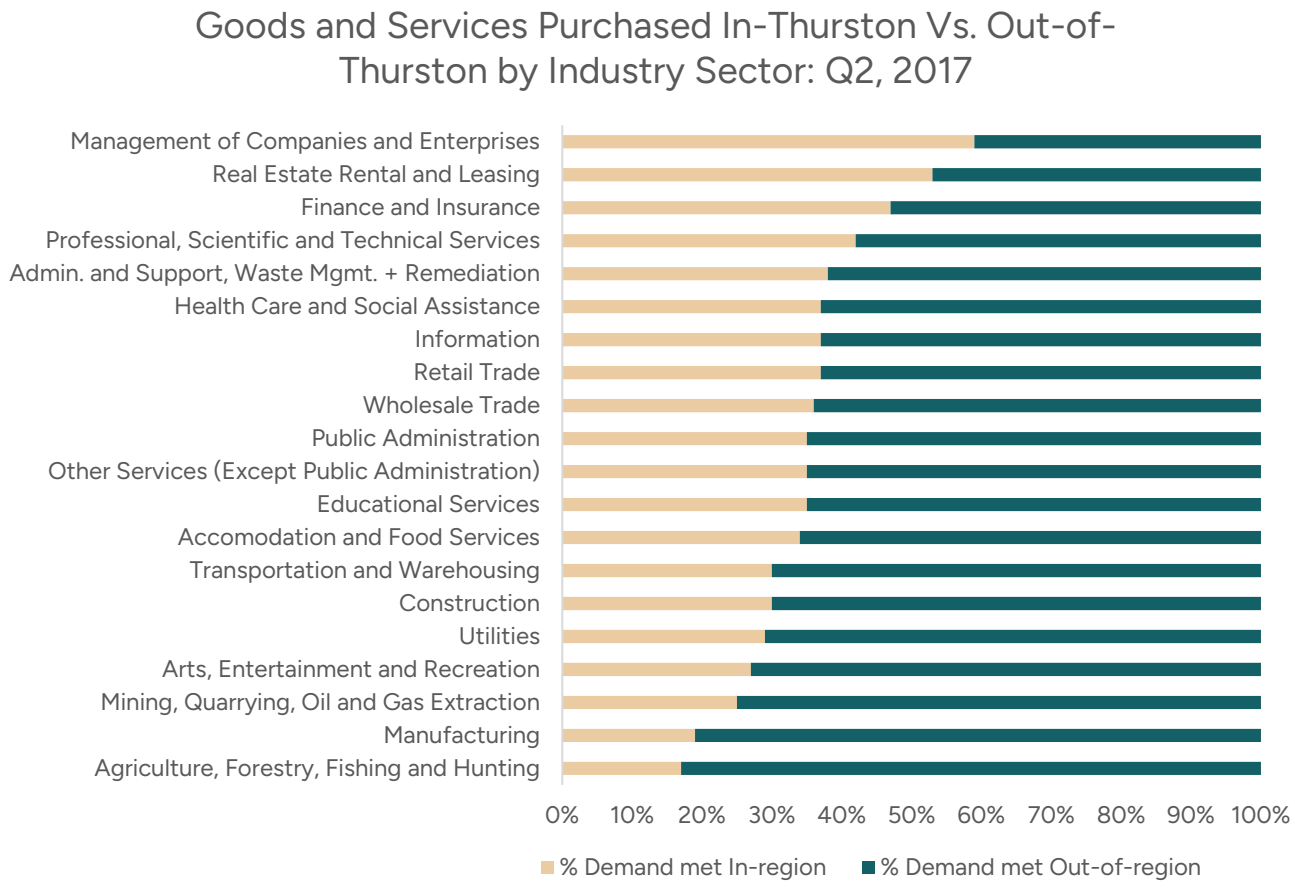


Figure 12-12. Supply Chain Gaps by Industry Sector

Source: JobsEQ, Thurston EDC, JRO+CO, 2017

2025 CPAs Resolution 12-16-2025
p. 426 of 773

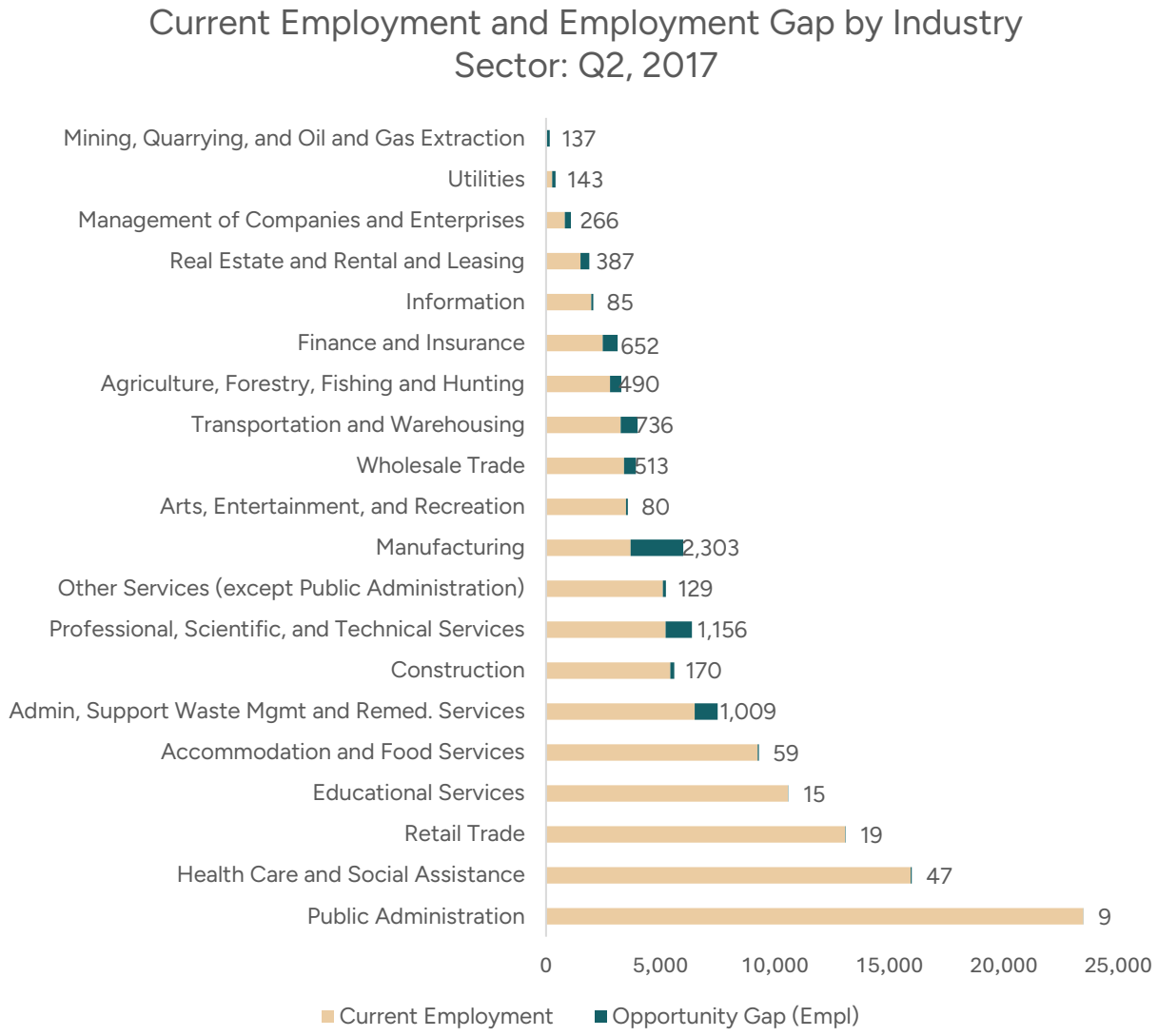


Figure 12-13. Employment Gap by Industry Sector

Source: JobsEQ; Thurston EDC, JRO+CO, 2017

Stable and ample employment opportunities are essential to community wellbeing, a fact confirmed and clarified during the Thurston Thrives community health initiative. Economic development efforts help contribute to a vibrant community, but more importantly, can provide upward mobility for those most in need. The graph below shows the prevalence of poverty in Thurston County by different family cohorts. Understanding where poverty is most concentrated allows local organizations to develop effective strategies for addressing it and other social welfare challenges.

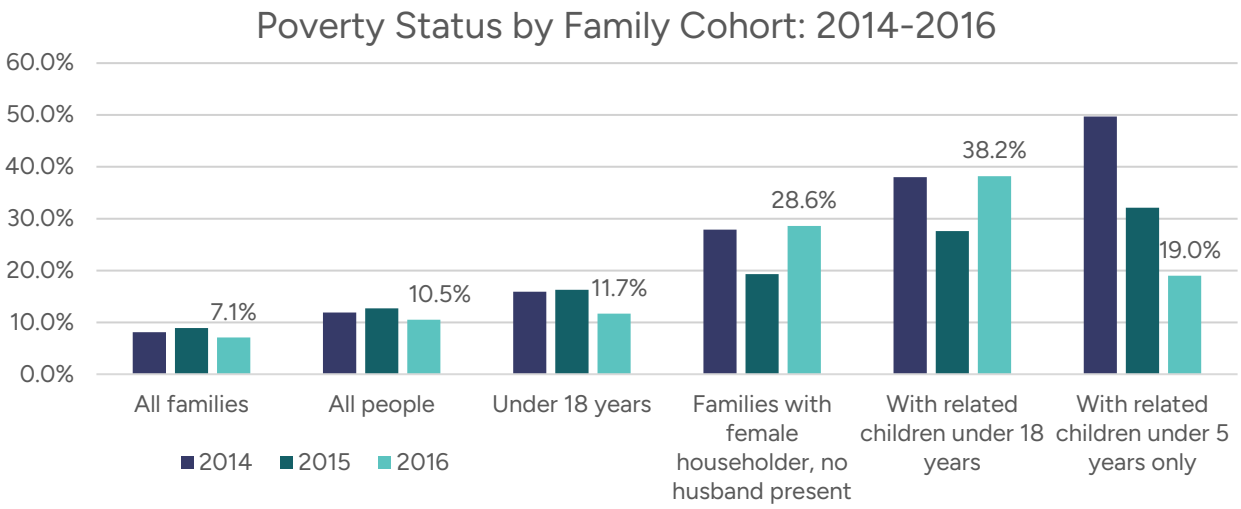


Figure 12-14. Poverty by Family Cohort: 2014-2016

Source: U.S. Census Bureau, American Community Survey

A lack of affordable housing can lead to difficulty in attracting and retaining a workforce.

As noted above, Thurston County is viewed as a more affordable housing market for those living in King County and other high-cost markets. As depicted below in the Washington State University Affordable Housing Index, this may be true for households with existing capital equity, but not so for first-time buyers.[30]

Active planning of economic development and housing is vital for a thriving community. Healthy and happy workers are more productive workers.[31] Safe and decent housing is essential to household well-being.[32] As such, the County implements policies to increase quality and affordable housing. These policies are necessary because typically there are three ways that affordable housing for low- and moderate-income households occur;

- Housing specifically developed to be affordable;
- Subsidized housing; or
- Old housing that has dilapidated.

Dilapidated housing can pose physical and mental health risks to occupants. In addition, dilapidated housing can negatively impact the value of nearby homes. As with most planning topics, economic development is intertwined with many other planning topics. More

30. The Housing Affordability Index measures the ability of a middle-income family to carry the mortgage payments on a median price home. When the index is "100," there is balance between the family's ability to pay and cost. Higher indices indicate housing is more affordable. First-time buyer's index assumes the purchaser's income is 70% of the median household income. Home purchased by first-time buyer is 85% of the area's median price. All loans are assumed to be 30-year term at prevailing interest rate. The "all buyer" index assumes down-payment of 20%; first-time buyer index, 10%. Also assumes 25% of income can be used for principal and interest payments.

31. Taris, T.W. and Schreurs, P.J., 2009. Well-being and organizational performance: An organizational-level test of the happy-productive worker hypothesis. Work & Stress, 23(2), pp.120-136.

32. Bratt, R.G., 2002. Housing and family well-being. Housing studies, 17(1), pp.13-26.

information on housing can be found in Chapter 7. The key point is that healthy housing increases worker productivity.

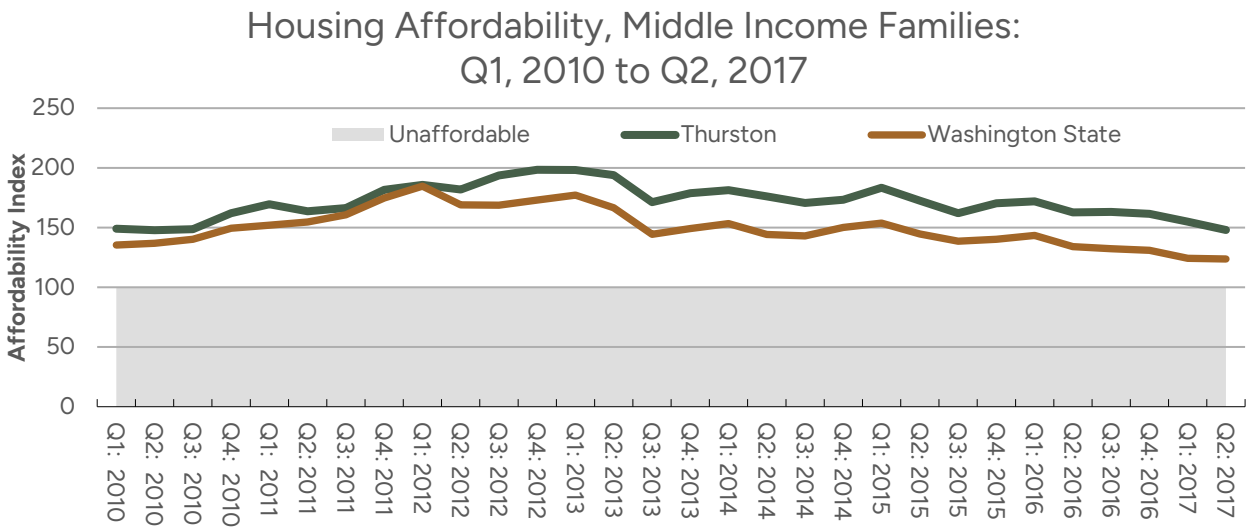


Figure 12-15. Housing Affordability for Buyers with Home Equity

Source: Washington Center for Real Estate Research, WSU

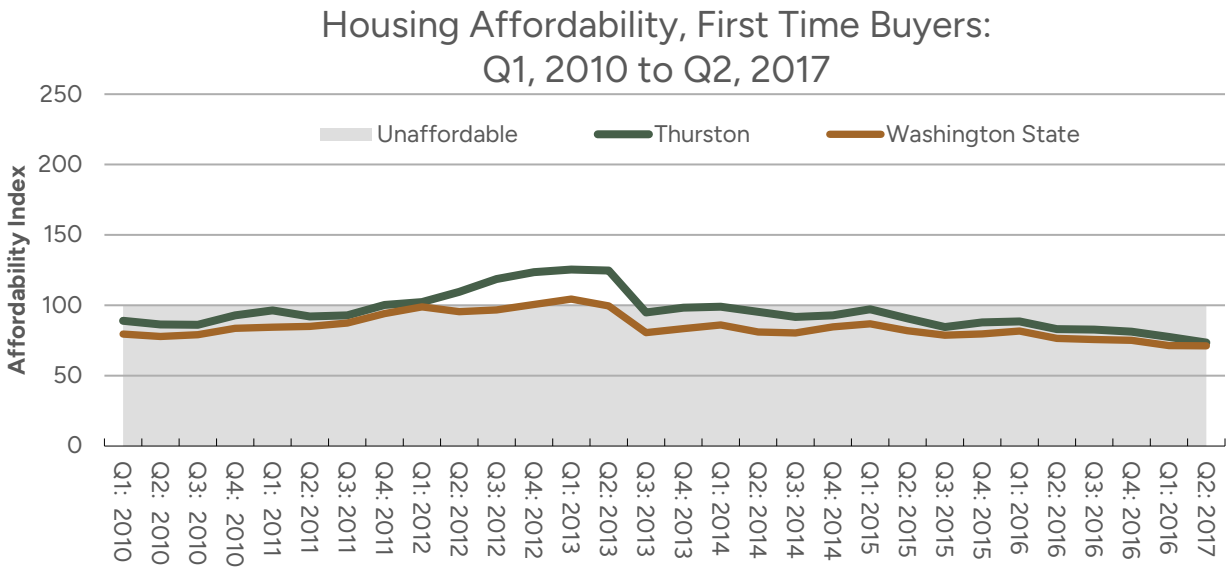


Figure 12-16. Housing Affordability for First-Time Buyers

Source: Washington Center for Real Estate Research, WSU.

2025 CPAs Resolution 12-16-2025
p. 429 of 773

5

GOALS, OBJECTIVES, AND POLICIES

The focus of the following goals and policies is to support and foster economic growth and diversity within the principles of resource stewardship and environmental sustainability. Economic growth in the industrial and commercial sectors will be found primarily within Urban Growth Areas. This is where urban services and utilities, transportation systems, population concentrations, and the capacity (present and future) to serve and support these businesses are located.

Goal 1: Support Sustainable Business and Industrial Development Which (1) Strengthens and Diversifies The Economic Base; (2) Creates Jobs And Economic Opportunities For All Community Members; And (3) Develops And Operates In A Manner That Maintains A High-Quality Of Life And Environment.

Goal 1 | Objective A Expand new, and strengthen existing, Economic Development Programs, especially programs that:

- Help locate and expand sustainable and environmentally sound business and industry;
- Contribute to full utilization of the county's business and industrial land base; and
- Strengthen and diversify the economic base.

POLICIES:

ED-1.A.1 The county should support economic development efforts that identify the types of jobs, industries, and businesses to be targeted for focused attention to maximize the return on economic development efforts.

ED-1.A.2 The county should ensure adequate amounts of properly zoned and located land required by those businesses and industries identified for targeted attention (in Policy 1 above) in economic development plans adopted by the county.

ED-1.A.3 The county should partner with county wide economic development partners, including the EDC, Thurston Chamber and Port of Olympia, to develop and implement targeted economic development initiatives in rural portions of the county.

ED-1.A.4 The county should support efforts to form and operate a federally recognized Economic Development District, of which it would constitute one component of a multi-county entity qualified to receive federal aid, grants, and other technical assistance.

ED-1.A.5 The county should support private and public job training programs to meet the labor force needs of the targeted businesses and industries and increase access to employment resources for under skilled job seekers.

ED-1.A.6 The county should support referral assistance programs through the Thurston County Economic Development Council (EDC) for persons and firms inquiring about business opportunities in Thurston County.

ED-1.A.7 The county should assist in obtaining grants and loans that will support expansion or establishment of businesses and industries.

ED-1.A.8 The county should continue supporting targeted industry development initiatives to enhance our existing employer base, reduce supply chain gaps and maximize the return on economic development efforts.

ED-1.A.9 The county should encourage major institutions (such as schools, colleges, hospitals, etc.) to buy-local from Thurston County agricultural businesses.

ED-1.A.10 The county should work with the Economic Development Council to support the development of environmentally sound and economically viable employers as called for in the adopted County Wide Planning Policies.

ED-1.A.11 The county should support efforts to diversify Thurston County's economy through the encouragement of more manufacturing-based industries and enhancement of other target industry clusters including: information-technology, healthcare, tourism, food production-manufacturing and wood products-forestry.

ED-1.A.12 The county should support targeted business education and training programs that assist small and emerging businesses, as well as micro-enterprises operated by women, minorities, veterans, and other under-represented populations.

ED-1.A.13 The county should collaborate with non-profits, regional education institutions, and private entities to develop "maker spaces" that empower workers and entrepreneurs.

ED-1.A.14 The county should fully explore state and federal tax opportunities for economic development.

Goal 1 | Objective B Land use permits and procedures should expand existing businesses, establish new businesses which diversify the economy, and support home occupations and small-scale home-based industries.

POLICIES:

ED-1.B.1 The county should allow limited changes or expansions to nonconforming businesses in the rural area provided (a) any detrimental impacts to adjacent properties will not be increased or intensified; (b) changes or expansions comply with performance standards; (c) changes do not result in a formerly small operation dominating the vicinity; and (d) any expansion or change of use is in keeping with the rural character.

ED-1.B.2 The county should encourage business development in the Grand Mound Urban Growth Area, which is served by the county water and sewer system.

ED-1.B.3 The county should provide for certainty, consistency, and timely processing of land use permits.

ED-1.B.4 They county should facilitate agritourism through streamlined permitting, reduction of regulatory barriers and hands-on help from county staff.

ED-1.B.5 The county should provide some zones that allow both manufacturing and retail in order to permit manufacturers to engage in limited retailing of their products within industrially zoned areas.

ED-1.B.6 The county should explore land use options that allow for research and development, light manufacturing and office functions in a single location.

ED-1.B.7 The county should provide help to persons requiring development assistance to understand and work through regulations and permit processes by offering timely assistance in a helpful, non-adversarial environment.

ED-1.B.8 The county should allow home occupations to be permitted everywhere in the county, provided these businesses do not adversely impact rural character.

ED-1.B.9 The county should allow home-based industries to be permitted only in residential districts with densities of two units per acre or lower and in the Rochester Subarea.

ED-1.B.10 The county should ensure that home businesses maintain or enhance the residential character of their areas, and should not:

a. Detract from the residential character of the surrounding area; and
b. Result in a de facto cluster or strip commercial and/or nonresidential uses nor start the conversion to that condition.

ED-1.B.11 The county should ensure that standards for home-based industries should address such issues as screening, buffering, noise, lighting, and increased setbacks to assure compatibility with neighboring properties. Standards should also provide for considerations of safety on private roads and equitable sharing of private road maintenance costs.

ED-1.B.12 The county should review all county development-related requirements and procedures for the purpose of simplifying and lessening the bulk of requirements and providing a helpful environment for persons requiring development assistance.

ED-1.B.13 The County should review all new development regulations to determine their impact on existing businesses.

Goal 1 | Objective C Utility planning should be done by identifying the funding for, and locations of, new utilities and upgrades which serve commercially and industrially zoned areas.

POLICIES:

ED-1.C.1 The county should continue to work jointly with the appropriate jurisdictions and private sector to annually develop capital facility plans and funding strategies for utilities, transportation, and other services to serve industrial and commercial areas.

ED-1.C.2 The county should work with other appropriate jurisdictions to determine the feasibility of shared public capital facilities and shared funding of those facilities, especially as they benefit economic development efforts.

Goal 1 | Objective D Commercial and industrial land should be designated in adequate amounts and appropriate locations to meet current and future needs, maintain a quality environment, and provide economic opportunity to rural residents while preserving character in the rural area.

POLICIES:

ED-1.D.1 The county should ensure that the size of rural commercial areas are appropriate to the land use and to the area being served as follows:

a. Neighborhood Convenience Commercial. These are single stores or a group of very small stores (including residences in conjunction with the businesses) located throughout rural areas of the county. They should be located on no more than one acre and would serve rural populations of less than 5,000 (although they would not be considered non-conforming uses if the population grew beyond that threshold).

b. Arterial Commercial. For limited urban growth areas where large acreage sites and visibility on arterial roads is needed; not to be a strip configuration. Existing strips should be upgraded and infilled prior to establishing new arterial commercial sites.

c. Highway Commercial. For freeway or major highway interchanges to accommodate businesses serving travelers.

d. Rural Commercial Center. For identified rural communities to serve the everyday needs of the surrounding rural residential community.

ED-1.D.2 The county should periodically conduct public outreach to review the need for, and consider adding, appropriately-scaled commercial zones to areas that have grown in population, but do not yet have basic services within a reasonable travel time.

ED-1.D.3 The county should designate industrial areas in sufficient quantity and quality to meet current and future needs.

ED-1.D.4 The county should evaluate industrial land use designations made through Joint Plans to assure that adequate supplies of industrial lands are available for both short- and long-term use and that this plan's revised guidelines for locating industrial lands are met.

ED-1.D.5 The county should ensure that industrial areas are large enough to accommodate a number of industrial uses in clusters so that the area may be developed in a coordinated fashion and be provided with a variety of parcel sizes.

ED-1.D.6 The county should ensure that industrial and commercial areas are able to be served by required utilities, transportation, and other services at a level appropriate to the uses within the industrial/commercial area.

ED-1.D.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).

ED-1.D.8 The county should ensure that commercial and industrial areas are located where there is a low risk of potential adverse impacts to environmental quality. For example, commercial and industrial areas should be sited where aquifer protection can be assured. Also, the county should analyze the lands designated for commercial and industrial uses to determine which, if any, pose hazards to aquifers such that aquifer protection is jeopardized.

ED-1.D.9 The county should encourage that, in rural parts of the county, priority business activities should be:

a. Home occupations and home-based industries;

b. Neighborhood convenience stores and rural commercial centers;

c. Industries associated with agriculture and/or the natural resource base;

d. Industries that are dependent upon a rural setting without urban services;

e. Agritourism and Tourism.

ED-1.D.10 The county should promote the strategy that priority business activities should be commercial, tourism and industrial uses in urban growth areas.

ED-1.D.11 The county should encourage commercial centers, that are sized to be consistent with rural character, rather than narrow strip development to protect the environment, provide efficient land use, and improve traffic safety and travel.

Goal 1 | Objective E: Land use activities and planning programs should be supported that promote tourism as an activity for generating expanded employment and revenue in Thurston County.

POLICIES:

ED-1.E.1 The county should encourage cultural and social activities, emphasizing natural attractions, historic places, agritourism and activities unique to our area.

ED-1.E.2 The county should provide and publicize public access to waterbodies that are tourist attractions, provided public access is consistent with environmental needs.

ED-1.E.3 The county should designate scenic drives and special setback and clearing regulations implemented for them.

ED-1.E.4 The county should support signage, maps, and other means of identifying areas and features of interest.

ED-1.E.5 The county should support the development of facilities that enable tourist activities to take place, such as convention centers (within urban growth areas), bed and breakfast facilities, private and public parks, campgrounds, recreational areas, overnight facilities, and facilities associated with local economic activities that would attract tourists. In the rural area, small-scale tourist activities should be in keeping with rural character.

ED-1.E.6 The county should review land use regulations for their impact on private or public development of tourist facilities.

ED-1.E.7 The county should support a public/private effort to identify strategies and programs that will promote tourism in Thurston County including support of a public/private effort to investigate the viability of expanding existing county tourism facilities. The County should also support a public/private approach, coordinated with state tourism resources, to identify cultural, social, natural, and historical sites and activities to promote as part of county tourism efforts.

ED-1.E.8 The county should continue to support the Bountiful Byway and periodically review development standards to ensure farmers and other rural resource landowners are able to operate appropriate commercial activities (e.g. farm stands, wine, and spirit boutiques, etc.)

ED-1.E.9 Support a public/private approach, coordinated with state tourism resources, to identify cultural, social, natural, and historical sites and activities to promote as part of county tourism efforts. The county should encourage others to develop a map/brochure that illustrates tourist-oriented sites, facilities, and activities such as:

a. Public access to waterbodies
b. Scenic drives and vistas or viewpoints
c. Historic points of interest
d. Festivals and annual special events
e. Camping facilities
f. Parks and trails
g. Recreation sites and facilities
h. Other points of interest
i. State government points of interest
j. Tour packages
k. Museums
l. Historic sites

ED-1.E.10 The county should designate scenic drives and implement special setback and protective clearing regulations for them. The county should also investigate techniques and/or incentives that might be used to compensate property owners for these restrictions.

Goal 1 | Objective F Development standards for industrial and commercial areas and activities should be provided to promote optimal working environments, worker health and safety, and compatibility with adjoining areas while ensuring sustainable and environmentally sound developments.

POLICIES:

ED-1.F.1 The county should provide standards that should generally be performance-oriented and should address buffers, traffic access, noise, screening, landscaping, and signs.

ED-1.F.2 The county should encourage screening with mature plantings, fences, and buffers should isolate such uses as junkyards.

ED-1.F.3 The county should encourage commercial activities involving trucking within sites that are adequate for loading, unloading, and maneuvering trucks.

ED-1.F.4 The county should periodically review and update Zoning Ordinance standards for industrial and commercial areas to be consistent with Comprehensive Plan policies.

CHAPTER 13

PLAN AMENDMENTS

This chapter provides information about the process for amending the Comprehensive Plan and related plans.

For reference, Appendix D includes a list of all amendments to the Comprehensive Plan since its initial adoption in 1975 and the corresponding resolution number. All amendments are incorporated into this revised Comprehensive Plan.

1

GENERAL PROVISIONS

A. Compliance with State Law

1. All amendments to this Comprehensive Plan must conform to Washington State Constitution.
2. All amendments to this Comprehensive Plan must conform with the requirements of the Washington State Growth Management Act, Chapter 36.70A RCW.
3. All amendments to this Comprehensive Plan must conform with the requirements of other applicable state laws. Other state laws that may apply include the Planning Commission Act (Chapter 35.63 RCW), State Environmental Policy Act (Chapter 43.21C RCW), the Subdivision Act (Chapter 58.17 RCW), the Shoreline Management Act (Chapter 90.58 RCW), the Watershed Management Act (Chapter 90.82 RCW), and other laws regarding drinking water, water rights, municipal services, and pollution control.

B. Timing

1. Proposed amendments to this Comprehensive Plan will be considered no more frequently than once per year, and all proposals will be considered concurrently so the cumulative effect of the various proposals can be ascertained. Information about the county's annual schedule for processing Comprehensive Plan amendments is available from the Community Planning & Economic Development Department. Table 13-1 generally describes the amendment review process.
2. The county may adopt amendments more frequently than once per year if an emergency exists or if otherwise permitted by law. These may be adopted after appropriate public participation, must include a statement of need for the amendment, and do not need to be included on the regular docket. Emergency amendments include flooding, natural disasters, capital facility failures, or emergency repairs where an amendment to the capital facilities plan is required.
3. In addition to the amendment schedule described above, the Comprehensive Plan will be updated pursuant to the timelines established in RCW 36.70A.130.

2025 CPAs Resolution 12-16-2025
p. 437 of 773

2

TYPES OF COMPREHENSIVE PLAN AMENDMENTS

The Thurston County Comprehensive Plan is composed of numerous separate plan documents, including this Comprehensive Plan which focuses on the rural area, joint plans for each urban growth area in the county, subarea plans for specific geographic areas of the county, and functional plans, such as the Sewerage General Plan and the Grand Mound Water General Plan. Joint plan amendments require review by both the county and the city or town for which the urban growth area is established. In some cases, the city, town, or county proposes the change; in other cases, a member of the public proposes the amendment.. The Thurston County Planning Commission reviews all amendments and produces a recommendation to the Board of County Commissioners. The Board of County Commissioners issues final decisions after their review.

The docketing process for considering amendments to the Thurston County Comprehensive Plan is in the Thurston County Code Chapter 2.05, "Growth Management Public Participation." Docketing refers to the process of establishing and maintaining a list of proposals that may be considered by the Board for possible amendment of the Comprehensive Plan. Dockets are useful for providing information about amendment proposals that may be considered by Thurston County in advance of public hearing and other review procedures. This chapter also establishes the county's minimum public participation and notification requirements when amending the Comprehensive Plan and associated development regulations.

For information about the different processes for amending the Comprehensive Plan, contact the Community Planning & Economic Development Department or check the Community Planning website www.thurstonplanning.org.

3

APPEALS

A. Growth Management Hearings Board Review

Challenges to amendments to the Comprehensive Plan or related plans that are within the jurisdiction of the Growth Management Hearing Board shall be processed according to the law governing such challenges.

B. Judicial Review

Judicial appeals to review any decision concerning the amendment of the Comprehensive Plan, including related plans, must meet all procedural requirements provided by law. The plaintiff bringing any such action shall pay the full cost of transcription of the record prepared for judicial review.

2025 CPAs Resolution 12-16-2025
p. 438 of 773

Table 13-1. General Steps for Annual Comprehensive Plan Amendments

County-Initiated Amendments	Joint Plan Amendments*	Community Member Initiated Amendments
Staff Development of List of Proposals and Public Involvement	Staff Development of List of Proposals and Public Involvement and Cities/Towns Submit Amendments	Applicant Prepares Complete Application and SEPA document(s)
Placement on the Preliminary Comprehensive Plan Docket	Placement on the Preliminary Comprehensive Plan Docket	Placement on the Preliminary Comprehensive Plan Docket
Public Review of Preliminary Docket	Public Review of Preliminary Docket	Public Review of Preliminary Docket
County Commissioner Review of Public Comment on Preliminary Docket	County Commissioner Review of Public Comment on Preliminary Docket	County Commissioner Review of Public Comment on Preliminary Docket
Final Docketing Decision by the Board	Final Docketing Decision by the Board	Final Docketing Decision by the Board
Internal Staff Review and Proposal Development	Internal and City Staff Review and Proposal Development	Internal Staff Review of Applicant Proposal and Related Considerations
Thurston County Planning Commission (TCPC) Briefing	Thurston County Planning Commission (TCPC) Briefing *May include joint briefing with City Planning Commission, or be reviewed separately by City	Thurston County Planning Commission (TCPC) Briefing
TCPC Public Hearing(s) and Recommendation	TCPC Public Hearing(s) and Recommendation *May include joint hearing with City Planning Commission, or be reviewed separately by City	TCPC Public Hearing(s) and Recommendation
	*City Council Review and Recommendation	
Board of County Commissioners (BOCC) Briefing	Board of County Commissioners (BOCC) Briefing	Board of County Commissioners (BOCC) Briefing
BOCC Public Hearing(s) and Action	BOCC Public Hearing(s) and Action	BOCC Public Hearing(s) and Action

*Each city will conduct its own review and decision on joint plan amendments. Joint meetings may be held.

CHAPTER 14

GLOSSARY

DEFINITIONS

A

Active Transportation.

Forms of pedestrian mobility including walking or running, the use of a mobility assistive device like wheelchair, bike, skateboard, or scooter.

Adjusted Median Income (AMI).

This is the midpoint of a region's income distribution, calculated annually by the Department of Housing and Urban Development (HUD) and used to determine eligibility for various housing programs.

Affordable Housing.

Housing, including utilities other than telephone, that costs no more than 30 percent of a household's gross income:

- For rental housing, 60 percent of the median household income adjusted for household size, for the county where the household is located, as reported by the United States Department of Housing and Urban Development.
- For owner-occupied housing, 80 percent of the median household income adjusted for household size, for the county where the household is located, as reported by the United States Department of Housing and Urban Development.

Affordable Housing Targets.

Each jurisdiction in the County accommodating its proportionate share (or target) of the County's total need for low- and moderate-income housing through the year 2045. The targets have been weighed to reflect each jurisdiction's current inventory of low- and moderate-income housing.

Agricultural Land.

Land primarily devoted to the commercial production of horticultural, viticultural, floricultural, dairy, apiary, vegetable, or animal products or of berries, grain, hay, straw, turf, seed, Christmas trees not subject to the excise tax imposed by RCW 84.33.41 through 84.33.140, finfish in upland hatcheries, or livestock, and that has long-term commercial significance for agricultural production.

2025 CPAs Resolution 12-16-2025
p. 440 of 773

Air Navigation Surfaces.

Air navigation surfaces are the imaginary airspace surfaces defined in Federal Aviation Regulations (FARs), Part 77, Objectives Affecting Navigable Airspace. The imaginary airspace surfaces are defined to assist in the identification, elimination, and prevention of obstructions to navigation within the vicinity of airports. The surfaces are defined according to the classification of runways present at the airfield. Obstructions may consist of man-made structures and natural features, as well as smoke emissions, steam, glare, lighting, or any other condition that would constitute a safety hazard to air navigation within the defined limits of the airspace surfaces, as described in the FAR.

Airport Approach Areas.

The airport approach area is an imaginary surface longitudinally centered on the runway centerline, extending outward and upward from the end of the runway, and is based upon the type of approach available or planned for that runway end.

Airport Traffic Pattern Area.

The airport traffic pattern area is the airspace in the immediate vicinity of the airport runways used by aircraft to transition to and from the landing and take-off phases of flight.

Area Median Income.

The midpoint of a region's income distribution.

Aquifer.

An underground bed or stratum of earth, gravel, or porous stone that contains water in enough quantity to yield usable amounts of water to wells and springs.

Aquifer Recharge Areas.

Those areas of Thurston County which have an aquifer under them, and which allow water to enter the soil and geological materials in ways and in quantities that replenish natural ground water systems and aquifers.

Aquifer Sensitive Area.

Lands over unprotected aquifers (see separate definition for unprotected aquifer).

Airfields, small.

A small airfield is an aircraft landing and takeoff facility which is open for public usage. The airfield may be privately or publicly owned. The definition of aircraft includes airplanes, and helicopters.

Assessed Valuation.

The fair market value of both real (land and building), and personal property as determined by the Thurston County Assessor's Office for the purpose of setting property taxes.

B

Bike Spot Improvement Program.

A program to prioritize needed improvements to increase the safety and efficiency of the County's bike lanes.

Bonds/Bonding.

Bonding is the act of issuing debt to finance capital projects and other expenditures. Bonds used by the County are general obligation and revenue (both types are defined separately).

C

Capital Facilities.

Those public facilities, including land, which are provided by public entities. Public facilities provided by Thurston County government include:

- Buildings housing county government offices.
- Courts - district, superior and youth.
- Detention facilities - adult and youth.
- Drinking water systems (the county provides these on a limited basis only).
- Parks and preserves (the county provides regional parks & preserves only).
- Public health facilities.
- Recreational facilities (the county provides regional recreational facilities only).
- Roads, bridges, bicycle, and pedestrian ways.
- Sanitary sewer systems (provided by the county on a limited basis only).
- Solid waste disposal facilities.
- Stormwater facilities.

Car/Vanpool.

A group of people who share the use and cost of a van or car for transportation to and from a destination on a regular basis.

Climate Adaptation.

Taking action to prepare for and adjust to current and projected impacts of climate change.

Climate Mitigation.

Actions that take heat-trapping greenhouse gases like carbon dioxide out of the atmosphere or prevent them from entering the atmosphere in the first place.

Climate Resilience.

The ability to prepare for, recover from, and adapt to trends, hazardous events, and disturbances related to climate.

Commercial Marine Aquaculture Areas.

Those areas in the marine environment where water quality, quantity, and other site characteristics exist can support shellfish, finfish, hatcheries, seaweed, and other aquacultural products and in general, where commercial aquaculture operations are currently located.

Commute Trip Reduction Law.

State law passed in 1991 as part of the Washington Clean Air Act. It calls for employers having 100 or more employees arrive at a site between 6:00 a.m. and 9:00 a.m. to reduce the number who drive alone to work 12 months a year. At the time of adoption, the law required reduction in SOV (single occupancy vehicle) use by 15 percent by 1995, 25 percent by 1997, and 35 percent by 1999.

Concurrency.

In growth management terms, capital facilities are to be finished and in place at the time or within a reasonable period following the impact of the development generating the need for the facilities.

Conservation Futures Tax.

A special County-wide property tax levy (assessed inside and outside cities), devoted to acquisition of parks and open space lands, and can also be used to purchase development rights for farm and agricultural land. The levy began in 1990. The tax levy can be as high as 6.25 cents per $1,000 assessed valuation.

Cooperative Housing.

Residents own limited equity in a corporation that owns the residential dwellings and land. Typically, the cooperative has the first right of refusal to buy back a unit from a seller in the cooperative.

Cottage Housing.

Residential units on a lot with a common open space that either is owned in common, or has units owned as condominium units with property owned in common and a minimum of 20 percent of the lot size as open space.

Councilmanic General Obligation Debt.

That amount of debt which may be obligated by the legislative body without voter approval. It is based on a percentage of the jurisdiction's assessed value as prescribed by state law.

County-Wide Planning Policies (CWPP).

A written policy statement or statements used solely for establishing a county-wide framework from which county and city comprehensive plans are adopted pursuant to RCW 36.70A.210.

Critical Areas.

Includes the following areas and ecosystems:

- Aquifer Recharge Areas;
- Geologic Hazard Areas;
- Important Fish and Wildlife Habitat Areas;
- Special Management Areas; and
- Floodplains, Streams, and Wetlands.

Cultural Resources.

Cultural resources are those buildings, structures, sites, or associations that are generally 50 years or older. Cultural resources consist of three main types:

- Historic structures and landscapes (buildings, structures, historic districts, objects, and landscapes);
- Archaeological sites (battlefields, campsites, cemeteries, burial sites, rock carvings, village sites, fishing sites, trading sites, and ceremonial sites); and
- Cultural sites properties considered important to a culture, a subculture, or a community for scientific, traditional, and religious reasons. This includes sites that were held in spiritual or ceremonial honor which may no longer show the evidence of man-made structures but retain a historical association with an event or period.

D

Debt Capacity.

The amount of money a jurisdiction can legally borrow. The limits are based on a percentage of the County's assessed value as prescribed by state law.

Debt Limits.

The maximum amount of gross or net debt which is legally permitted. Debt is an obligation resulting from the borrowing of money or from the purchase of goods and services.

Debt Service.

Payment of interest and principal to holders of a government's debt instruments (e.g., bonds).

Development.

The construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; any mining, excavation, landfill or land disturbance, and any use or extension of the use of land.

2025 CPAs Resolution 12-16-2025
p. 444 of 773

Drainage Basin.

That area in which all surface runoff resulting from precipitation is concentrated into a particular stream. Often used interchangeably with "watershed".

Dry Accretion Beaches.

Spits, points, and barrier berms formed by gradually being built by the movement of sand and gravel along the beach. They are rare on Puget Sound and there are only eight in Thurston County.

E

Emergency Housing.

Temporary accommodations for individuals or families who are homeless or at imminent risk of becoming homeless.

Emergency Shelter.

A facility that provides a temporary shelter for individuals or families who are currently homeless. These can include day and warming centers that do not provide overnight accommodations.

Environmental Justice.

Fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to development, implementation, and enforcement of environmental laws, regulations, and policies. Environmental justice includes addressing disproportionate environmental and health impacts in all laws, rules, and policies with environmental impacts by prioritizing vulnerable populations and overburdened communities, the equitable distribution of resources and benefits, and eliminating harm.

F

Flextime.

Work start or stop time is flexible allowing employees to start early and leave early or start late and leave work late. This strategy can reduce the number of cars on the road at peak commute time.

Floodplain.

The channel and relatively flat area adjoining the channel of a natural stream or river which has been or may be covered by flood water.

Floodplain, 100-Year.

Those lands which are subject to a one percent or greater chance of flooding in any year.

Floodway.

Those portions of the floodplain adjoining and including the channel of a river or stream which discharges the flood water and flow of that river or stream. It is any place where the water is

moving with velocity and a definite current but does not include other portions of the floodplain where the water is just standing.

Forest Land.

Land primarily useful for growing trees, including Christmas trees subject to the excise tax imposed under RCW 84.33.041 through 84.33.140, for commercial purposes, and that has long-term commercial significance for growing trees commercially.

Funds.

State law requires budgeting and tracking of revenues and expenditures in separate accounting units called "funds." The funds track all revenues, expenditures, assets, and liabilities associated with a specific function or group of functions. Thurston County's budget contains over 60 funds.

G

General Fund.

The largest fund in Thurston County's budget. It includes nearly all the mandatory services provided by the County in its role as a subdivision of state government.

General Obligation Debt.

Debt which will be repaid mainly by taxes and other general governmental revenues. This debt includes limited (councilmanic) and unlimited general obligation bonds, capital leases and other notes and contracts issued with the full faith and credit of the government.

Geologic Hazard Areas.

Those areas that because of their susceptibility to erosion, sliding, earthquake, or other geological events, are not suited to siting commercial, residential, or industrial development consistent with public health or safety concerns.

Geologically Sensitive Area.

An area officially designated by the County Commissioners acting as the Board of Health where surface or ground water is threatened by contamination. Special standards for septic systems may be applicable to these areas.

Good Practices.

In reference to forest and agricultural practices, good practices are those which conform with all applicable laws and rules that do not affect health and safety.

Greenspaces.

Those sites, corridors, ecological units, or watersheds vegetated by natural features such as grass, trees, or shrubs that have public value and are useful through one or more of the following: recreation, trails, water resource management, habitat connectivity or movement of wildlife. These lands can be accessible to the public, promote physical and mental health of

2025 CPAs Resolution 12-16-2025
p. 446 of 773

residents, provide relief from heat island effects in urban areas, promote recreational and aesthetic values, protect streams, wildlife, habitat, and water supply, and preserve visual quality.

Ground Water.

Water that occupies the free space in soil, sand, gravel, or rock.

H

Hazardous Materials.

Those materials which are a physical or health hazard. A physical hazard is a chemical for which there is scientifically valid evidence that it is a combustible liquid, a compressed gas, explosive, flammable, an organic peroxide, and oxidizer, pyrophoric, unstable (reactive) or water reactive. A health hazard is a chemical for which there is statistically significant evidence based on at least one study conducted in accordance with established scientific principles that acute or chronic health effects may occur in exposed persons. The term "health hazards" includes chemicals which are carcinogens, toxic or highly toxic agents, reproductive toxins, irritants, corrosives, sensitizers, hepatotoxins, nephrotoxins, neurotoxins, agents which act on the hematopoietic system, and agents which damage the lungs, skin eyes, or mucous membranes.

Health Inequities.

Health inequities refer to unjust and avoidable differences in health status and access to healthcare services between different groups of people within a population. These disparities can be based on factors such as race, ethnicity, socioeconomic status, gender, sexual orientation, and geographic location.

Heat Island Effect. Heat Island Effect refers to higher temperatures in urban areas influenced by building density, heat from commercial, industrial, and other human activities, and heat absorption of infrastructure and materials such as asphalt and concrete.

High-Capacity Transportation Services.

Transportation services designed to carry large numbers of riders and faster than average speeds. Examples include express bus, passenger only ferries, and rail.

High Occupancy Vehicle (HOV).

Vehicles that carry multiple occupants. HOVs include buses, vanpools, and carpools.

Historic Resources.

Buildings, areas, structures or properties that are older than 50 years old and retain integrity of the physical characteristics from the historic period for which it is identified. For the purposes of this plan, this will refer to non-tribal resources only.

Household.

A single person, family, or a group of unrelated people who live together in a housing unit.

Household Income.

Household income, adjusted for household size, as determined by a percentage of the median household income for the County where the household is located, as reported by the United States Department of Housing and Urban Development.

Extremely Low-Income Household.

A single person, family, or unrelated persons living together whose adjusted income is 30 percent of the median household income.

Very Low-Income Household.

A single person, family, or unrelated persons living together whose adjusted income is 50 percent of the median household income.

Low-Income Household.

A single person, family, or unrelated persons living together whose adjusted income is 80 percent of the median household income.

Moderate-Income Household.

A single person, family, or unrelated persons living together whose adjusted income is 120 percent of the median household income.

Household Income Category	Percentage of Area Median Family Income (AMI)	Equivalent Household Income[1] (2024 HUD Estimates for a 4-Person family)
Emergency Housing/Shelter	N/A	N/A
Permanent Supportive Housing Extremely Low-Income Household	0-30% AMI	Less than $33,800
Very Low-Income Household	30-50% AMI	$33,800 to $56,350
Low-Income Household	50-80% AMI	$56,350 to $90,150
Moderate-Income Household	80-100% AMI 100-120% AMI	$90,150 to $116,700 $116,700 to $140,040
Other	>120% AMI	$140,040

Hydraulic.

The hydraulic function of a river or stream is its capacity to move water and suspended materials.

[1] TRPC Housing Allocations use 2023 HUD estimates, and are slightly lower than those listed in this table.

2025 CPAs Resolution 12-16-2025
p. 448 of 773

Hydrologic/Hydrological.

Having to do with waters of the earth, their distribution on the surface and underground, and the cycle involving evaporation, precipitation, surface runoff, ground water storage, recharge, etc.

I

Impact Fees.

A fee assessed on development activities to pay for the public facilities needed to serve that development. In Washington State, impact fees are authorized under the Growth Management Act, and are limited to roads, parks, schools, and fire protection facilities outside fire districts.

Important Fish and Wildlife Habitat Areas.

Those state priority habitats and species and those local habitats and species recognized as such by the Thurston County Critical Areas Ordinance.

Infill.

The development of new housing or other buildings on scattered vacant sites in a built-up area.

Instant Ridematch Services.

A computerized ride match service that links carpoolers for one-time rides or longer-term ridesharing.

J

Joint Land Use Study (JLUS).

A cooperative planning effort between Joint Base Lewis-McChord and surrounding jurisdictions, including Thurston County.

Joint Plans.

Detailed land use plans for urban growth areas outside cities and towns. They are jointly prepared and adopted by both the County and city or town to serve as the comprehensive plan for the urban growth area. The joint plans are discussed in more detail in Chapter I, Section III, and Chapter II, Section II.

L

Land Based Aquaculture.

Raising of fish and other aquatic products in ponds, tanks, or other facilities, usually relying on ground water.

Land Capability.

A term used when referring to the capacity of land to support human activities at a given intensity. Such factors as slope stability, soil permeability, water supply, flood hazards, and availability of ground water are among the factors used to define land capability.

Land Grade.

A term used that generally relates to the classification and valuation of forest land for purposes such as taxation and management. It considers factors like soil type, terrain, productivity for growing timber, and accessibility.

Land Trusts for Housing.

The public or a trust maintains ownership of land upon which affordable housing is built. Homeowners may sell the house but not the land. This keeps the housing affordable because the land is taken out of the speculative market. In some trusts, a participant's profit is limited to a certain percentage, the rest of which is plowed back into the program to help keep the land and housing costs down. This program facilitates first time home buyers with limited means. There are incentives to the prospective homeowner, yet the land and housing costs are maintained within the range affordable to lower income households in the future.

Landing Strip.

A landing strip is an aircraft landing and takeoff facility which is privately owned and for private use. The ownership and usage may be by individuals, corporations, or local governmental agencies. The definition of aircraft includes airplanes, and helicopters.

Latecomer Fees.

Fees paid by developers or future service users for their share of past improvements financed by others.

Law and Justice Fund.

Established in 1991 and reauthorized by the state legislature in 1993. The fund includes state revenues that are shared with local governments for law and justice purposes, as well as 1/10 of 1 percent sales tax approved by Thurston County voters in November 1990 for law and justice purposes.

Lease-Purchase Housing Programs.

A housing financing program where down payments can be reduced or eliminated by leasing a house, with specified financial and maintenance performance requirements, and where equity is accrued through payments of fair market rent. All or part of the funds paid during the lease period would apply toward the down payment and closing costs. Units are produced and/or managed at below market rates. The differential is pooled for use as closing grants.

Level of Service.

The term has to do with the capacity of a facility to meet the demands placed upon it for service. A Level of Service is an established minimum capacity of public facilities that must be provided per unit of demand or other appropriate measure of need. Typically, measures of levels of service are expressed as ratios of facility capacity to demand by actual or potential

users, such as tons of solid waste per person, traffic volume capacity per mile of road, or acres of park per capita.

Limited Area of More Intensive Rural Development (LAMIRD).

A LAMIRD is a designated area where development occurs at higher densities than typical for rural areas and is allowed to do so under state law. These areas have limitations to preserve rural character and prevent sprawl. These areas are based on the development patterns and built environment as of July 1, 1990.

Local Improvement Districts (LID).

A mechanism to pay for improvements (i.e., streets, sidewalks, utilities) that directly benefit the property owner.

Long-Term Commercial Significance.

The growing capacity, productivity, and soil composition of the land for long-term commercial production, in consideration with the land's proximity to population areas, and the possibility of more intense uses of the land.

Low Intensity Commercial Uses.

Businesses that, because of their unique low intensity nature, do not create a need for major road, sewer, or water system improvements, and do not create a demand for other businesses to locate near them. Examples of such businesses include warehouse and storage facilities, small wholesale businesses and small shake and sawmill operations.

M

Manufactured Housing.

The table below distinguishes between the various forms of manufactured housing and other types of single-family housing with which it is often confused:

Housing Type	Definition	Construction Code	Illustration
MANUFACTURED HOUSING			
Mobile Home	• Built on permanent, internal chassis in one or more pieces and moved to dwelling site • Built for use with or without a permanent foundation • Towed to building site on its internal chassis • Also known as Non-Insignia/Pre-HUD Home • Constructed prior to 1974 MHC&SSA[2] • Not bearing HUD insignia	Uncertain	

2025 CPAs Resolution 12-16-2025
p. 451 of 773

Housing Type	Definition	Construction Code	Illustration
Manufactured Home	• Built on permanent, internal chassis in one or more pieces and moved to dwelling site • Built for use with or without a permanent foundation • Towed to building site on its internal chassis • Constructed after 1974 MHC&SSA	HUD	Same as mobile home
Designated Manufactured Home	• Defined in State RCW 35.63.160 • Constructed after June 15, 1976 • At least 2 fully enclosed parallel sections, each at least 12' wide x 36' long • Not less than 3:12 roof pitch of composition, wood shake, coated metal, or similar roof material • Exterior siding similar in appearance to conventional site built UBC houses • Also built on permanent, internal chassis and moved to dwelling site	HUD	Same as mobile home
FACTORY-BUILT HOUSING			
Modular Home	• No chassis • Must be mounted on permanent foundation prior to occupancy • Entirely or substantially prefabricated or assembled in modules away from building site • Modules are commonly transported to final building assembly site by separate vehicle (i.e., flatbed truck) • Typically, indistinguishable from site-built houses once installed	State UBC[3]	
Panelized, Log, Prefab, or Kit Home	• No chassis • Must be mounted on permanent foundation prior to occupancy • Entirely or substantially prefabricated or assembled away from building site • Sections commonly transported to final building assembly site by separate vehicle (i.e., flatbed truck) • Typically, indistinguishable from site-built houses once installed	State UBC	

Housing Type	Definition	Construction Code	Illustration
SITE-BUILT HOUSING			
Stick or Site-Built Home	• No chassis • Assembled at the permanent dwelling site on a permanent foundation • Materials brought to permanent building site in substantially unassembled form, typically raw materials	State UBC	

[1]Source: Governor's Manufactured Housing Task Force Final Report, House Housing Committee and Senate Commerce and Labor Committee, December 1992; 1991-1992 Quick Facts, Manufactured Housing Institute; Title 35 RCW: Cities and Towns.

[2]Federal Manufactured Housing Construction and Safety Standards Act of 1974; Passed in 1974; Enacted in 1976. It was this law that changed the name of mobile homes to manufactured homes, even though the terms are often casually used interchangeably to this day.

[3]UBC = State of Washington Uniform Building Code.

Middle Housing.

Buildings that are compatible in scale, form, and character with single-family houses and contain two-or more attached, stacked, or clustered homes including duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing.

Mineral Resource Land.

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

Mineral Extraction Industries.

Extractive operations for sand, gravel, clay, shale, coal, topsoil, stone, or similar operations, including borrow pits (excavations for removing material for filling operations).

Mode.

The type of transportation available for use such as rail, bus, vanpool, single occupant auto, or bicycle.

O

Overburdened Community.

A geographic area where vulnerable populations face combined environmental harms and health impacts.

2025 CPAs Resolution 12-16-2025
p. 453 of 773

P

Para Transit.

Transit service that includes:

Custom Bus (providing service on or near regular urban bus routes when bus service is not available. Passengers are picked up anywhere in Intercity Transit's Olympia-Lacey-Tumwater service area and are taken to an operating bus route connection); and

Dial-A-Lift (providing door-to-door van service for qualifying individuals who are unable to walk to the bus stop or who cannot physically use lift-equipped buses).

Park and Ride Lots.

A designated parking lot used by carpools, vanpools, or transit peoples to park their cars. Ideally, park and rider would offer direct connections to car areas and might have a grocery store and other commercial business that could satisfy the day-to-day needs of park and ride users.

Parking Management.

Actions taken to alter the supply, operation, and/or parking demand in an area. One of the most effective ways to encourage the use of alternatives to solo driving.

Peak Periods.

The hours when traffic is greatest. Generally, there is a morning peak and an afternoon peak period during the work week, although some areas have a high midday peak.

Performance Standards.

A set of criteria or limits that indicate what kind of performance is to be achieved in a development project's design or operation, as opposed to specification standards that require specific dimensions or other measurements.

Permanent Supportive Housing.

Subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than typical of other rental housing.

Permeability.

Ability of a porous medium to transmit fluids under a hydraulic gradient (1). The property or capacity of a porous rock, sediment, or soil for transmitting a fluid; it is a measure of the relative ease of fluid flow under unequal pressure (2).

P.M. Peak Period.

The hour-long period in the afternoon when traffic volumes are highest, usually between 4:00 p.m. and 6:00 p.m.

2025 CPAs Resolution 12-16-2025
p. 454 of 773

Private Utilities.

Utilities include, but are not limited to electrical lines, telecommunication lines and natural gas lines. In Thurston County all utilities, as defined by the Growth Management Act, are privately owned. Water and sewer, while commonly called utilities, are defined by the Growth Management Act as "public facilities".

Public Transportation.

Any form of transportation that serves the public and moves several people. It can include buses, vanpools, ridesharing carpool programs using private cars, and include both fixed and non-fixed route services.

Public Transportation Benefit Area (PTBA).

The geographic area that receives transit service and agrees to pay a portion of sales tax to support it. Thurston County's PTBA includes the whole County.

R

Real Estate Excise Tax.

Thurston County levies ½ percent on the value of all real estate sold in unincorporated areas. By law, the revenue from this tax must be used to fund capital improvements in the "capital facilities element" of the County's Comprehensive Plan. The only exception is for projects that were funded by the tax before the limitations were imposed (before 4/30/92).

Reasonable Market Factor.

Used in considering sizes of urban growth areas and zoning densities. This factor allows for some additional capacity beyond the projected population growth to accommodate potential market fluctuations and development opportunities._

Regenerative Agriculture.

An approach to farming that aims to capture carbon in both soil and plants. It employs a suite of practices including no-till, managed grazing, and selective planting of crops and trees that also benefit local biodiversity and ecosystem health. These techniques are used at farms of all sizes and styles.

Residential Care Facility.

A licensed establishment operated with twenty-four (24) hour supervision for the purposes of serving those persons, who may require care day and night.. Residential care facilities for the purpose of this title, may include group homes, foster care homes, and congregate care facilities, but shall not include correctional facilities, nursing homes, Type III group care facilities (see zoning ordinance), or foster family homes.

2025 CPAs Resolution 12-16-2025
p. 455 of 773

Revenue Bonds.

Bonds whose principal and interest are payable exclusively from rates and user fees that support government services such as sewer, water, or solid waste utilities. In addition to a pledge of revenues, such bonds sometimes contain a mortgage on the utility's property.

Right-of-Way (ROW).

A general term denoting land or an interest in land, usually in a strip, devoted to transportation purposes.

Riparian.

Riparian land is land along a natural stream, river, or marine shoreline. Riparian vegetation includes the trees and plant life associated with lands along streams, rivers, and marine shorelines.

Road Fund.

For major road construction and maintenance of county roads, rights of way, and bridges. Revenues to this fund include the "road fund property tax" (maximum $2.25 per $1,000 of assessed value in unincorporated areas), state and federal grants, and the County's share of the state gas tax.

Rural Areas.

Areas characterized by farms, forestry and other natural resource activities, outdoor recreation and other open space uses, and sparse or low-density development, located outside urban growth areas. Policies in the Land Use Chapter contain more detailed descriptions of these areas.

S

Shorelines of the State.

These are the shorelines covered by the State Shorelines Management Act and the Thurston County Shoreline Master Program. They cover lands adjacent to and wetlands associated with all marine waters, lakes over 20 acres in size, and streams and rivers with a mean annual flow of more than 20 cubic feet per second.

Solar Access.

A property owner's right to have the sunlight shine on their land. This right is enforced through the zoning ordinance which establishes height and setback requirements. Sun shadow diagrams may need to be reviewed on new construction to determine if solar access will be impaired.

Special Assessment.

A compulsory levy made against certain properties to defray part, or all the cost of a specific improvement or service deemed to primarily benefit those properties.

2025 CPAs Resolution 12-16-2025
p. 456 of 773

Special Geologic Features.

Unique landforms created by geologic forces, such as mounded prairies, waterfalls, and canyons.

Special Management Areas.

Those geographic areas of Thurston County which contain a unique combination of physical features and require a special set of management techniques specifically designed for that area, or where the uniqueness of the area demands an even greater degree of environmental protection.

Special Needs Populations.

Populations who have difficulty securing housing due to unusual circumstances such as the mentally disabled, the physically handicapped, the infirm elderly, people with HIV/AIDS, the chemically dependent (drugs, alcohol), battered women, single parents, low-income households, etc.

Special Shoreline Features.

These include dry accretion beaches (defined separately) and undeveloped bays and lagoons.

Streams.

Those areas of Thurston County where surface waters flow sufficiently to produce a defined channel or bed. A defined channel or bed is an area which demonstrates clear evidence of the passage of water and includes, but is not limited to, bedrock channels, gravel beds, sand and silt beds and defined-channel swales. The channel or bed need not contain water year-round. This definition is not meant to include irrigations, ditches, canals, storm or surface water runoff devices or other entirely artificial water courses unless they are used by salmon or used to convey streams naturally occurring prior to construction.

Subarea Plans.

Detailed land use plans for Nisqually Valley and the Rochester-Grand Mound Growth Study Area. Subarea plans are used to address the unique needs or features of distinct geographic areas of the County.

Supplemental Security Income (SSI).

A program that pays benefits to disabled adults and children who have limited income resources.

Telecommuting.

When employees work at home or at sites closer to their homes, communicating to their employer via phone or computer.

Transportation Demand Management (TDM).

A method of reducing auto trips through the management and pricing of parking, and other incentive and disincentive programs. TDM programs encourage commuters to use options other than the single-occupant auto or to travel during the least congested part of the day. Flextime, telecommuting, and four-day work weeks are TDM measures.

Transportation Improvement Board Grants.

The purpose of the TIB is to administer funding for local governments for transportation projects. Revenues are from the state fuel tax, local matching funds, and private sector contributions.

Transportation Level of Services (LOS).

A qualitative measure describing operational conditions within a traffic stream in terms of speed and travel time, delay, freedom to maneuver, traffic interruptions, comfort and convenience, and safety. Level A denotes the best traffic conditions while Level F indicates the worst.

Transportation System Management (TSM).

Techniques include improving roads, intersections, and other facilities to make the transportation system operate more efficiently and carry more vehicles and people. Examples of Transportation System Management techniques include high occupancy vehicle (HOV) lanes on freeways and arterials, transit only lanes near intersections for buses, park and ride lots, and priority signals for buses. Some TSM improvements are intended to give transit, carpools/vanpools a travel time advantage in the peak commuting hours.

Tribal treaty and federally reserved rights.

Rights reserved by the U.S. government for Native American tribes.

U

Urban Arterial Grants.

A state grant program for funding urban arterial road and street projects to reduce congestion and improve safety, geometric, and structural concerns. Funding is 7.12 percent of the 17 cents a gallon of the state gas tax and 1/3 of the 17th cent of the state gas tax.

Unprotected Aquifer.

An aquifer that is susceptible to contamination by activity on the land surface in the immediate vicinity. Every aquifer has the potential for contamination, but the unprotected one is most susceptible due to a covering of highly porous soils.

Urban Densities.

The overall, permitted densities of residential, commercial, and industrial development that is adequate to accommodate the provision of urban governmental services in a reasonably cost-efficient manner.

2025 CPAs Resolution 12-16-2025
p. 458 of 773

Urban Governmental Services.

Those governmental services historically and typically delivered by cities, and include storm and sanitary sewer systems, domestic water systems, street cleaning services, fire and police protection services, public transit services, and other public utilities associated with urban areas and normally not associated with non-urban areas. (RCW 36.70A.030)

Urban Growth.

Growth that makes intensive use of land for the location of buildings, structures, and impermeable surfaces to such a degree as to be incompatible with the primary use of such land to produce food, other agricultural products, or fiber, or the extraction of mineral resources. When allowed to spread over wide areas, urban growth typically requires urban governmental services. "Characterized by urban growth" refers to land having urban growth located on it, or to land located in relationship to an area with urban growth on it as to be appropriate for urban growth.

Urban Growth Areas.

Those areas designated by a county pursuant to RCW 36.70A.110. They include the land area sufficient to accommodate the urban growth projected to occur in the County over the succeeding twenty-year period. Land uses within urban growth areas are usually governed by joint plans.

Utility Local Improvement District (ULID).

Created only for improvement to sewer, water, and other utilities and differs from a LID in that all assessment revenues must be pledged for payment of debt service of bonds issued to finance the improvements. See "Special Assessments."

V

Voluntary Stewardship Program (VSP).

The VSP is an alternative approach for counties to protect critical areas on agricultural lands. Thurston County opted into the VSP in 2012 and received approval from the State on the VSP Work Plan in 2017.

Vulnerable Populations.

Population groups that are more likely to be at a higher risk for poor health outcomes. These include but are not limited to racial and ethnic minorities, low-income populations, and populations disproportionately impacted by environmental harms. Poor health outcomes may occur in response to:

Environmental harms, due to adverse socioeconomic factors such as unemployment, high housing and transportation costs, limited access to nutritious food and health care, linguistic isolation, and other factors.

Sensitivity factors, such as low birth rates and higher rates of hospitalization.

W

Watershed.

The area drained by a given stream or river. Often used interchangeably with Drainage Basin. Watershed boundaries are ridges that divide one drainage basin from another.

Wellhead Protection Area (WHPA).

The surface and subsurface area surrounding a water well or well field, supplying a public water system, through which contaminants are likely to move toward and reach such water well or well field.

Wetlands.

Refer to Thurston County Critical Areas Ordinance (TCC Title 24) and Thurston County Agricultural Uses and Lands Critical Areas Ordinance (Chapter 17.15).

ACRONYMS

Abbreviation	Acronym
AAA	American Automobile Association
AESI	Associated Earth Sciences, Inc.
AMI	Area Median Income
AMI	Advanced Metering Infrastructure
AMR	Automated Meter Reading
BOCC	Board of County Commissioners
CBI	Center for Business and Innovation
CFP	Capital Facilities Plan
CFR	Code of Federal Regulations
CLG	Certified Local Government
COM	Washington State Department of Commerce
CRS	Community Rating System
CSA	Community-Supported Agriculture
CTED	Washington State Department of Community, Trade and Economic Development
CTR	Commute Trip Reduction
CWPP	County-Wide Planning Policies
DDECM	Drainage, Design, and Erosion Control Manual
DNR	Department of Natural Resources
DO	Dissolved Oxygen
ECY	Washington Department of Ecology
EDC	Thurston Economic Development Council
FCC	Federal Communications Commission

2025 CPAs Resolution 12-16-2025
p. 460 of 773

FEMA	Federal Emergency Management Agency
FERC	Federal Energy Regulatory Commission
FLUM	Future Land Use Map
GDP	Gross Domestic Product
GIS	Geographic Information Systems
GMA	Growth Management Act
GRP	Gross Regional Product
HAT	Housing Action Team
HAZUS	Hazards United States (FEMA)
HSS	Highways of Statewide Significance
HUD	U.S. Department of Housing and Urban Development
IPCC	Intergovernmental Panel on Climate Change
IRP	Integrated Resource Plan
IT	Intercity Transit
ITS	Information Technology Systems
JBLM	Joint Base Lewis-McChord
JLUS	Joint Land Use Study
LAMIRD	Limited Areas of More Intensive Rural Development
LAUS	Local Area Unemployment Statistics
LMPA	Labor Market and Performance Analysis
LOS	Level Of Service
LOTT	Lacey, Olympia, Tumwater, and Thurston County Clean Water Alliance
LTA	Long-Term Agriculture
LTF	Long-Term Forestry
LUST	Leaking Underground Storage Tanks
MRL	Mineral Resource Lands
MSW	Municipal Solid Waste
MTCDE	Metric Tons of Carbon Dioxide Equivalent
NASS	National Agricultural Statistics Service
NPDES	National Pollutants Discharge Elimination System
NR	National Register
OAHP	Washington State Office of Archaeology and Historic Preservation
OFM	Washington State Office of Financial Management
ORCAA	Olympic Region Clean Air Agency
OSS	On-site Sewage Systems
PDR	Purchase of Development Rights
PIT	Thurston County Homeless Census Point-In-Time
PSE	Puget Sound Energy
PTBA	Thurston County Public Transportation Benefit Area
RCO	Washington State Recreation and Conservation Office
RCW	Revised Code of Washington
REET	Real Estate Excise Tax

2025 CPAs Resolution 12-16-2025
p. 461 of 773

RT	Rural Transit
RTP	Regional Transportation Plan
SCADA	Supervisory Control and Data Acquisition
SCS	Soil Conservation Service
SEPA	State Environmental Policy Act
SMP	Shoreline Master Program
SNAP	Space Needs Assessment Plan
SPSCC	South Puget Sound Community College
SR	State Road
SSCFLT	South Sound Community Farm Land Trust
SSFN	South Sound Food Network
SSHEAR	Salmon and Steelhead Enhancement and Restoration
SSI	Supplemental Security Income
SSMCP	South Sound Military and Communities Partnership
STEDI	South Thurston Economic Development Initiative
STEP	Septic Tank Effluent Pump
SWIBS	State of Washington Inventory of Bridges and Structures
SWMP	Thurston County Solid Waste Management Plan
SWMPP	Stormwater Management Program Plan
SWU	Stormwater Utility
TCC	Thurston County Code
TCEA	Thurston Community Economic Alliance
TCPC	Thurston County Planning Commission
TCPHSS	Thurston County Public Health and Social Services
TCM	Thurston Community Media
TDM	Transportation Demand Management
TDP	Transit Development Plan
TDR	Transfer of Development Rights
TESC	The Evergreen State College
TIP	Transportation Improvement Program
TMDL	Total Maximum Daily Load
TRPC	Thurston Regional Planning Council
TSI	Trophic State Indices
UGA	Urban Growth Area
ULID	Utility Local Improvement District
USDA	United States Department of Agriculture
USGS	United States Geological Survey
VSP	Voluntary Stewardship Program
WAC	Washington Administrative Code
WARC	Waste and Recovery Center
WDC	Workforce Development Council
WDFW	Washington Department of Fish and Wildlife

2025 CPAs Resolution 12-16-2025
p. 462 of 773

WHR	Washington Historic Register
WSDOT	Washington State Department of Transportation
WSG	Washington Sea Grant
WSU	Washington State University
WUTC	Washington Utilities and Transportation Commission
WWTP	Wastewater Treatment Plant

TECHNICAL APPENDIX (APPENDIX A)

5

NATURAL RESOURCE LANDS (CHAPTER 5)

Below is the soils list used as a basis for the Agricultural Lands of Long-Term Commercial Significance designation (Natural Resources Conservation Service, United States Department of Agriculture Web Soil Survey (2024).

Thurston County bases classification and identification of agricultural lands of long-term commercial significance upon the land capability classification system of the United States Department of Agriculture Handbook No. 210. Designated agricultural lands are mapped using prime soils as listed in the Natural Resource Conservation Service USDA's Web Soil Survey, 2024. Soils considered "prime if irrigated" are not included. Soils considered "prime if drained" are included, but any area of "prime if drained" that is mapped overlapping a wetland is excluded from the total area of prime soils. A list of soils used is in the designation is listed below.

Table A-1. Soils Designated as Long-Term Agriculture in Thurston County

SCS #	SOIL NAME	TYPE
14	Bellingham silty clay loam	Prime farmland if drained*
26	Chehalis silt loam	All areas are prime farmland
29	Dupont muck	Prime farmland if drained*
31	Eld loam	All areas are prime farmland
36	Everson clay loam	Prime farmland if drained*
37	Galvin silt loam, 0 to 5 percent slopes	Prime farmland if drained*
38	Giles silt loam, 0 to 3 percent slopes	All areas are prime farmland
41	Godfrey silty clay loam	Prime farmland if drained*
50	Kapowsin silt loam, 0 to 3 percent slopes	All areas are prime farmland
64	Maytown silt loam	All areas are prime farmland
65	McKenna gravelly silt loam, 0 to 5 percent slopes	Prime farmland if drained*
69	Mukilteo muck	Prime farmland if drained*
70	Mukilteo muck, drained	Prime farmland if drained*
71	Newberg fine sandy loam	All areas are prime farmland
72	Newberg loam	All areas are prime farmland
75	Norma fine sandy loam	Prime farmland if drained*
76	Norma silt loam	Prime farmland if drained*
86	Prather silty clay loam, 3 to 8 percent slopes	All areas are prime farmland

88	Puget silt loam	Prime farmland if drained*
89	Puyallup silt loam	All areas are prime farmland
97	Salkum silty clay loam, 3 to 8 percent slopes	All areas are prime farmland
100	Scamman silty clay loam, 0 to 5 percent slopes	Prime farmland if drained*
104	Semiahmoo muck	Prime farmland if drained*
105	Shalcar muck	Prime farmland if drained*
106	Shalcar variant muck	Prime farmland if drained*
107	Skipopa silt loam, 0 to 3 percent slopes	Prime farmland if drained*
109	Spana gravelly loam	Prime farmland if drained*
115	Sultan silt loam	All areas are prime farmland
116	Tacoma silt loam	Prime farmland if drained* and either protected from flooding or not frequently flooded during the growing season
120	Tisch silt loam	Prime farmland if drained*
126	Yelm fine sandy loam, 0 to 3 percent slopes	All areas are prime farmland
1100	Steilacoom-Yelm complex, 0 to 2 percent slopes	Prime farmland if drained*
1210	Roundtree loam, 0 to 5 percent slopes	Prime farmland if drained* and either protected from flooding or not frequently flooded during the growing season
1211	Fordprairie-Roundtree-Water complex, 0 to 10 percent slopes	Prime farmland if protected from flooding or not frequently flooded during the growing season
1212	Scatter-Fordprairie-Roundtree complex, 0 to 12 percent slopes	All areas are prime farmland
1213	Elma-Fordprairie complex, 0 to 12 percent slopes	All areas are prime farmland
1214	Fordprairie-Roundtree complex, 0 to 10 percent slopes	Prime farmland if protected from flooding or not frequently flooded during the growing season
1221	Rennie silty clay loam, 0 to 5 percent slopes	Prime farmland if drained* and either protected from flooding or not frequently flooded during the growing season
1222	Maytown-Rennie complex, 0 to 10 percent slopes	Prime farmland if protected from flooding or not frequently flooded during the growing season
1223	Maytown-Chehalis-Rennie complex, 0 to 10 percent slopes	Prime farmland if protected from flooding or not frequently flooded during the growing season
1224	Chehalis-Maytown complex, 0 to 10 percent slopes	All areas are prime farmland
1225	Eld-Fordprairie complex, 0 to 12 percent slopes	All areas are prime farmland
1312	Scatter-Elma complex, 0 to 15 percent slopes	All areas are prime farmland
1325	Eld-Fordprairie-Elma complex, 0 to 15 percent slopes	All areas are prime farmland
3401	Rony-Gate complex, 0 to 8 percent slopes	Prime farmland if drained*

3402	Gate silty clay loam, 0 to 5 percent slopes	All areas are prime farmland

*In areas that are "prime if drained", soils that overlap with mapped wetlands are not included in the total area of prime soils for a parcel. Soils that are "prime if drained" but are not overlapping with wetlands are included in the area of prime soils for a parcel.

Soils considered "prime if irrigated" and "prime if drained" that overlap with wetlands are not included within the designation. These lands have severe constraints that makes them difficult to use for agriculture without significant amendments.

Farmlands of Statewide Importance

Farmlands of Statewide Importance (FSI) must be considered for designation as agricultural resource lands of long-term commercial significance, consistent with WAC 365-190-050(3)(c)(i). In 2023, the Planning Commission considered and unanimously recommended to defer review of farmlands of statewide importance to the next periodic comprehensive plan update to allow a thorough review and consideration of other innovative options beyond Long-Term Agriculture designation and zoning. Further, in 2023, the Planning Commission recommended in a split vote that soils included in the Long-Term Agriculture designation be limited to those with a land capability classification of 3 and above, and in some cases class 4 where more productive.

After a review of 53 soil types classified as farmland of statewide importance in Thurston County, only 9 fall into a land capability classification of 3 or higher. The remaining 44 FSI soils are classed 4-7 and have severe limitations or are generally unsuited for cultivation without major intervention.

Of the 9 soils with a classification of 3 or higher, all but 1 soil are subclassed as "e", which means erosion prone. Many of the FSI soils (nearly 41%) occur on slopes >15%. Erosion combined with higher slopes cuts into machine operability, increases erosion risk, and raises per-acre costs to maintain productivity. These factors work against long-term commercial significance absent extraordinary inputs. The County has concluded not to include FSI within the Long-Term Agriculture designation. However, these soils may still be worth protection through other innovative zoning techniques, like a new agriculture overlay zone or conservation incentive programs. Intent to pursue innovative conservation opportunities is reflected within the policies of the Natural Resource Lands chapter. The 2025 Comprehensive Plan lists consideration of these innovative zoning techniques as a goal within the next 1-5 years (see Appendix B).

7

HOUSING (CHAPTER 7)

Contents

I. Population Characteristics 5
Racial and Ethnic Makeup 5
Age of Population 6
II. Household Characteristics 8
Household Sizes and Types 8
Household Incomes 10
Household Cost-burden 11
III. Housing Supply and Affordability 13
Housing Inventory 13
Housing Affordability 16
Housing Production Trends 17
Emergency and Supportive Housing Needs 18
Homeless Population and Trends 18
Special Needs Housing Needs 19
IV. Racially Disparate Impacts 20
Exclusion 22
Displacement Risk 24
V. Projected Housing Needs 27
Land Capacity to Meet Projected Housing Needs 27
VI. Adequate Provisions 32
Barriers to Production 32
Adequate Provisions Checklists 34

The following technical appendix includes tables, figures, and additional context to support the findings presented in the housing chapter.

Population Characteristics

Racial and Ethnic Makeup

Examining housing jointly with race and ethnicity is essential to understanding and addressing the disparities that impact access to resources, opportunities, and overall quality of life in diverse communities. As of 2022, Census data estimates that over three-fourths of the Thurston County population identifies as White alone. Individuals who identify as two or more races represent 11% of the population, while those who identify as Asian make up 6%. As shown in Figure A-1, about 10% of the population identifies as Hispanic or Latino. Smaller proportions of the population identify as Black or African American, American Indian and Alaska Native, or Native Hawaiian and Other Pacific Islander.

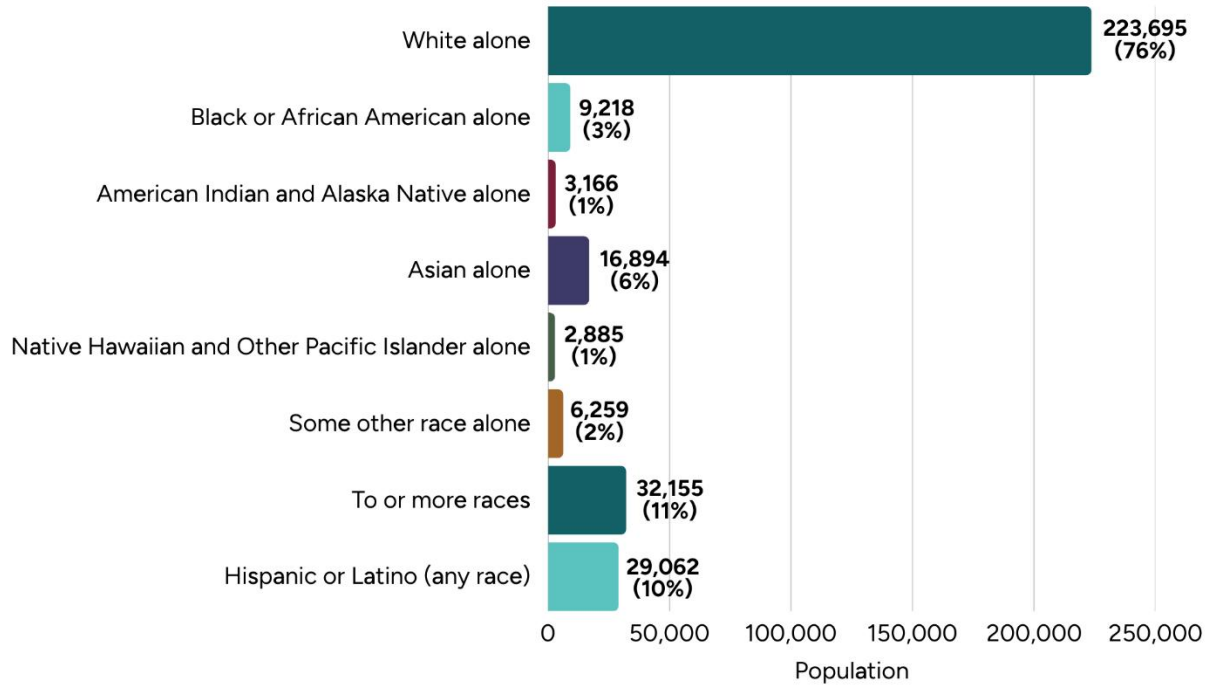


Figure A-1. Population by Race and Ethnicity, Thurston County (2022)

Sources: US Census Bureau, 2018-2022 American Community Survey 5-Year Estimates; BERK, 2024.

Over time, the population of Thurston County is getting more diverse. As shown in Figure A-2, between 2017 and 2022, the percentage of population who identify as two or more races increased from 6% to 11%. Overall, the percentage of the population who identify as a race or ethnicity other than White alone increased from 18% to 24%.

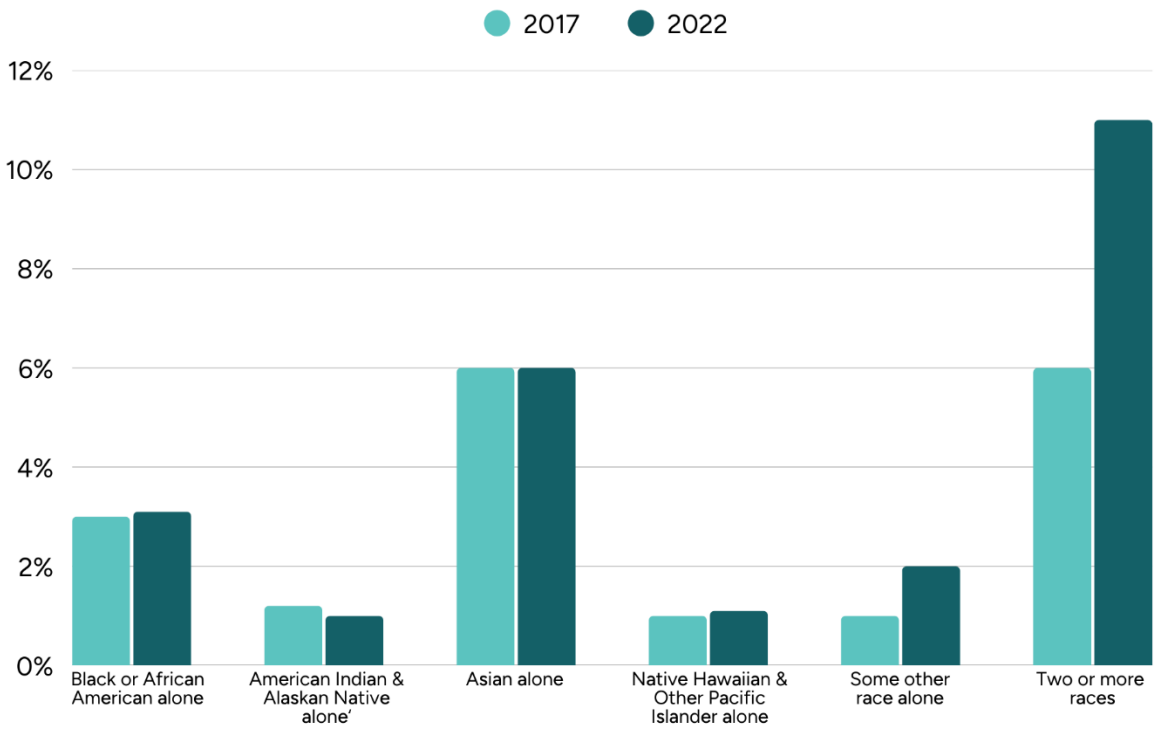


Figure A-2. Thurston County Population by Race, Comparison Over Time (2017 and 2022)

SOURCES: US CENSUS BUREAU, 2012-2017 AND 2018-2022 AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES; BERK, 2024.

Age of Population

Approximately 23.6% of residents are under age 20 and 19.6% are 65 years and over. Compared to the state, Thurston County has a slightly lower proportion of residents under age 20 (24.3% statewide) and a higher proportion of residents over age 65 (16.3% statewide) (Figure A-3).

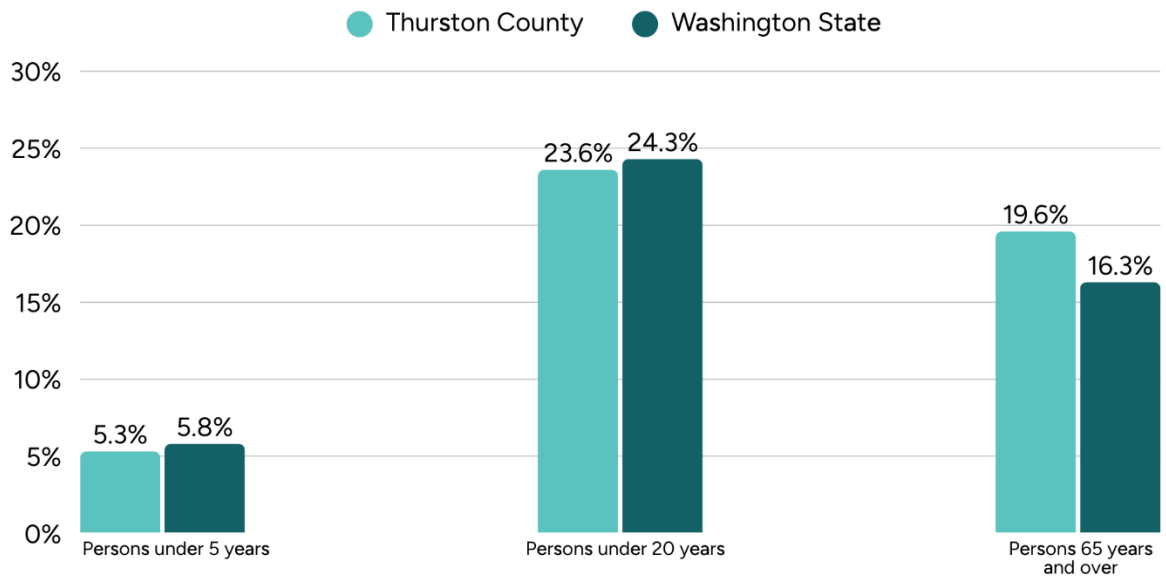


Figure A-3. Percentage of Population by Age Groups, Thurston County Compared to Statewide (2023)

Sources: OFM, 2023; BERK, 2024.

Affordable and well-located housing is crucial for the quality of life for people of all ages, but especially for older adults. Housing costs impact financial security and the ability to accrue wealth to draw upon later in life. Additionally, proximity to essential services and transportation helps older adults remain active and socially connected, and for those with chronic conditions, available support services can influence the quality and cost of long-term care.1 When looking at the percentage of residents aged 65 and over by block group,[2] as shown in Figure A-4, varying shares of this demographic are observed. While there is some variation across unincorporated areas, they tend to have a higher share of older residents than compared to cities. The areas with the highest shares of older residents are near Puget Sound in the far northern portions of the county. Grand Mound, on the other hand, has a relatively lower share of older residents.

1. Joint Center for Housing Studies of Harvard University (2014). Housing America's Older Adults—Meeting the Needs of an Aging Population.

2. Block groups are geographical units used by the United States Census Bureau. A block group is the smallest unit for which the Bureau reports a full range of demographic statistics. They are generally defined to contain between 600 and 3,000 people and are used to present data and control block numbering.

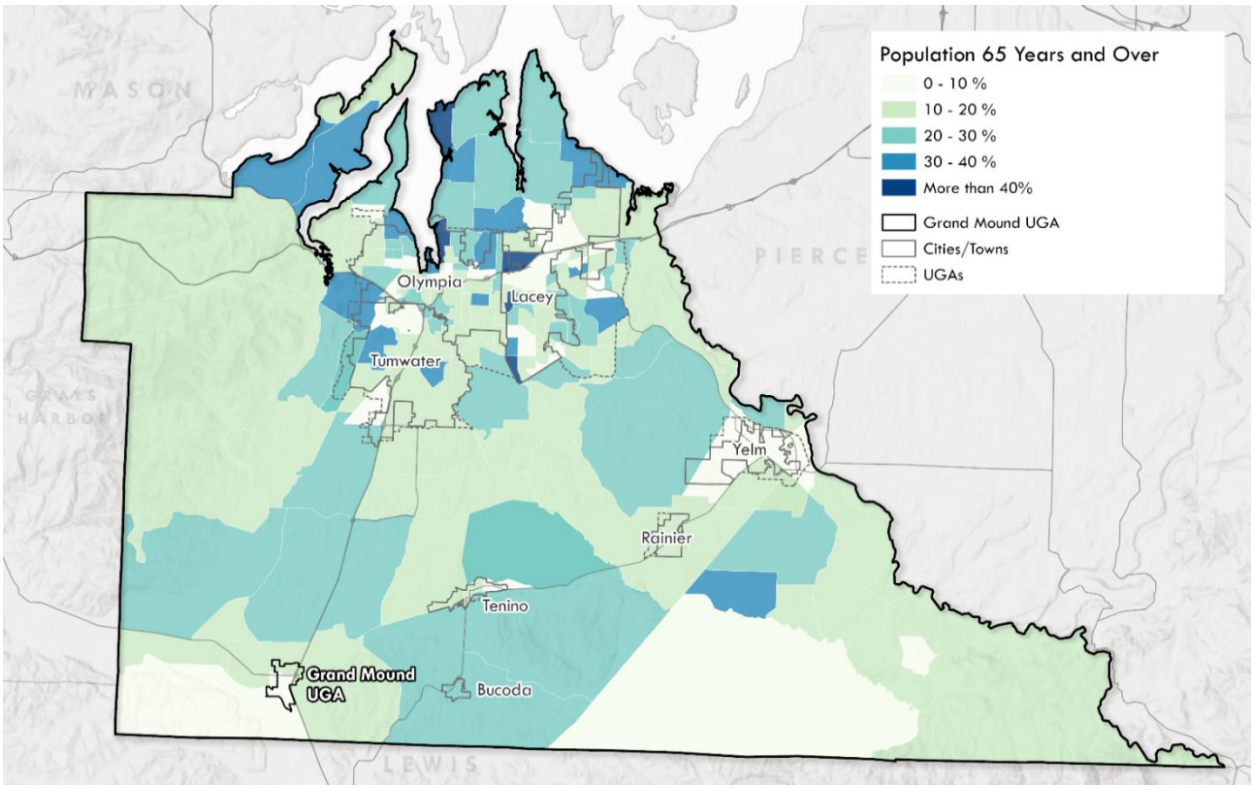


Figure A-4. Percentage of Population 65 Years and Over by Block Group, Thurston County (2022)

Sources: US Census American Community Survey, 5-Year Estimates, 2018-2022; BERK, 2024.

Household Characteristics

Household Sizes and Types

According to the Census, the average household size in Thurston County decreased from 3.11 people per household in 1960 to 2.46 in 2010.[3] Then household sizes increased slightly during the following decade, as shown in Figure A-5. One potential cause of increasing household size is housing affordability challenges. Specifically, rising housing costs can result in changes to household formation as people struggle to find ways to afford housing. For example, young adults may live in their parent's/guardian's home or group with roommates rather than find their own place.

Looking to the future, the demographic trend of an aging population will likely result in a return to decreasing average household sizes over time, presuming there is an adequate supply of new homes to accommodate housing needs. This is because elderly residents are much less likely to have children living in their homes and often live alone or with one other person. The Washington State Department of Commerce projects that the average household size will be approximately 2.35 by 2045.

3. Thurston Regional Planning Council (2021). Housing Needs Assessment: Lacey, Olympia, and Tumwater

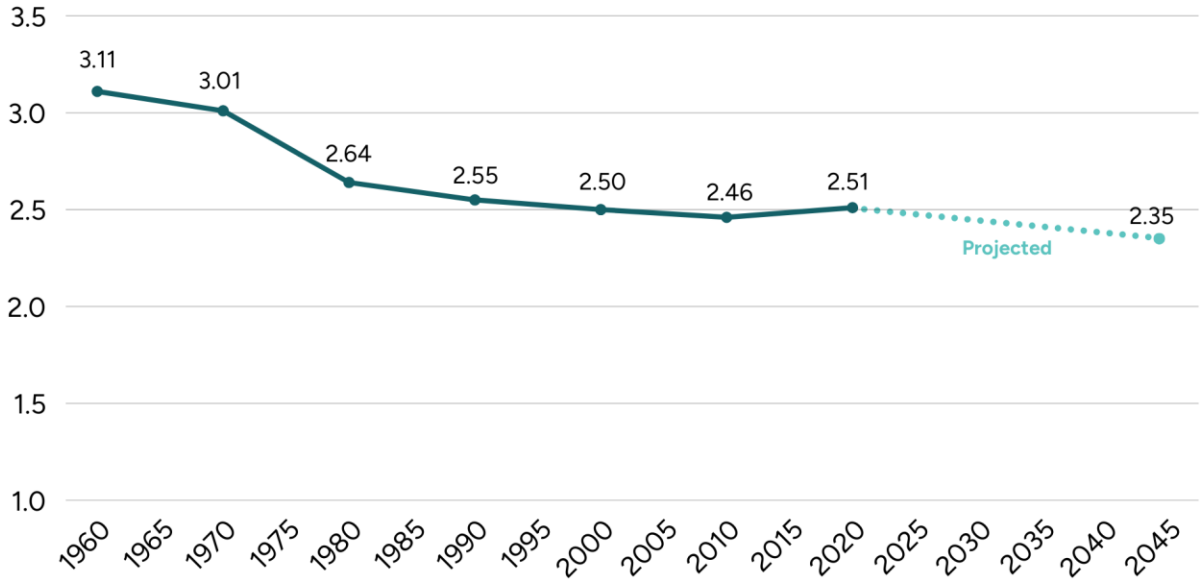


Figure A-5. Average household size trend over time, Thurston County (1960 – 2045)

Sources: OFM, 2023; U.S. Census Bureau 1960 through 2010 Decennial Census; WA State Dept. of Commerce, 2023; BERK, 2024.

Figure A-6 breaks down all households in Thurston County by the number of people living together. According to the 2018-2022 American Community Survey, two- and one-person households are the most common in Thurston County. They represent 36% and 26% of all households, respectively.

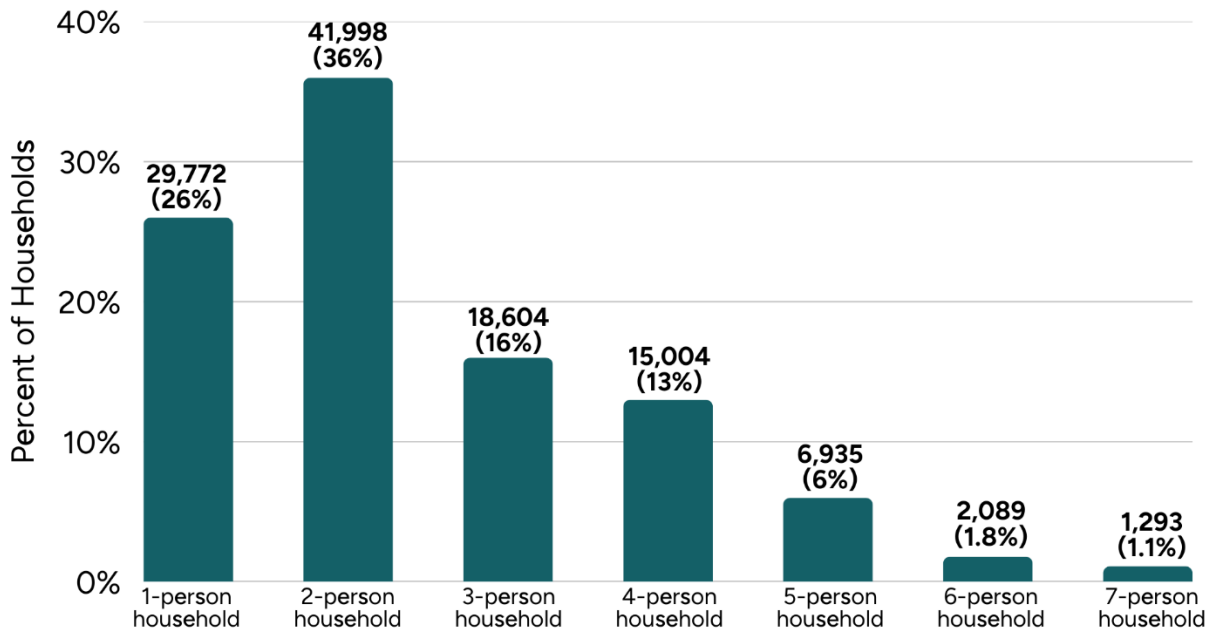


Figure A-6. Households by Household Size, Thurston County (2022)

Sources: US Census Bureau, 2018-2022 American Community Survey 5-Year Estimates; BERK, 2024.

Household Incomes

Household income refers to the total combined income of all members of a household. In addition to factors such as cost of living and market conditions, a household's income determines what kinds of housing and which locations are affordable to them. To quantify different kinds of housing needs, this study groups all households by income level relative to the Area Median Income (AMI).[4] In 2024, Thurston County's AMI for a four-person household is $116,700. However, most of the charts about households by income level in this report reflect conditions as of 2020, when AMI was $86,700.[5]

Table A- assigns a dollar range to income for the percent AMI based on household size, specific to Thurston County.

Table A-2. Thresholds For Classifying Households by Income Level, Thurston County (2024)

AMI	Household Size						
	1	2	3	4	5	6	7
120%	$98,030	$112,030	$126,035	$140,040	$151,245	$162,445	$173,650
100%	$81,690	$93,360	$105,030	$116,700	$126,035	$135,370	$144,710
80%	$63,100	$72,150	$81,150	$90,150	$97,400	$104,600	$111,800
50%	$39,450	$45,100	$50,750	$56,350	$60,850	$65,350	$69,900
30%	$23,700	$27,050	$30,450	$33,800	$36,580	$41,960	$47,340

Sources: U.S. Department of Housing and Urban Development (HUD), 2024; BERK, 2024.

4. AMI is an estimate of the median family income for the current year. HUD estimates AMI as well as the income limit thresholds that adjust for household size.

5. Source: FY 2024 and 2020 Median Family Income Documentation System, HUD

Household Cost-burden

Housing cost burden is a key indicator of housing affordability. A household is cost-burdened if it spends more than 30% of its income on housing costs. As of 2020, there were about 34,485 cost-burdened households in all of Thurston County. Households that spend more than 50% of their income on housing are severely cost burdened.

As shown in Figure A-7 and Figure A-8, most cost-burdened households had incomes below 80% AMI. The share of severely cost-burden was higher than the share of moderate cost-burden among owner households at or below 50% AMI and renter households at or below 30% AMI. While severe cost burden is most prevalent among lowest-income households, housing affordability remains a challenge across all income levels.

Households facing cost burden, whether owners or renters, often confront difficult choices between housing and other essential needs like food and healthcare. Additionally, these households may experience an increased risk of foreclosure, eviction, and homelessness. While these challenges affect all households, they manifest differently based on tenure. For homeowners, a common trade-off involves deferring home maintenance or utility payments. This can lead to living in substandard conditions with issues related to plumbing, heating, electrical systems, and general upkeep. Renters, on the other hand, may seek to reduce housing costs by moving to older or lower-quality units, or to less desirable neighborhoods. Some might resort to overcrowded living situations or accept longer commutes. These compromises can jeopardize a household's health, financial stability, and economic mobility, exacerbating the vulnerability of those already struggling.[6]

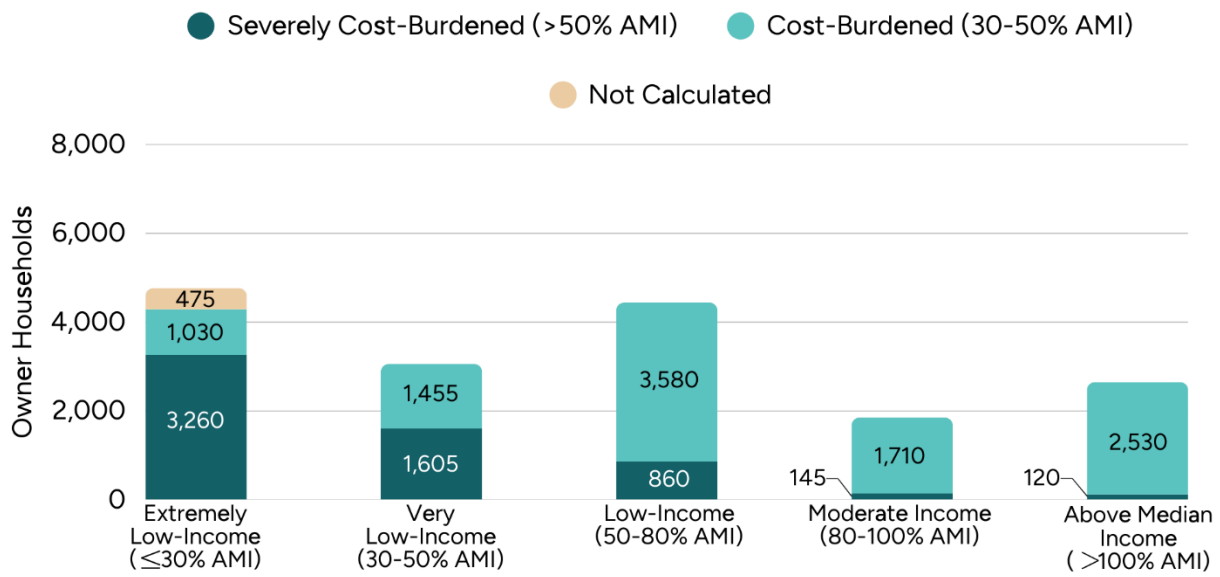


Figure A-7. Cost-Burdened Owner Households by Income Level, Thurston County (2020)

* These households have no or negative income, and therefore can also be considered extremely cost burdened.

6. State of the Nation's Housing 2024 report, Harvard Joint Center for Housing Studies.

Sources: US HUD Comprehensive Housing Affordability Strategy (CHAS), 2016–2020; BERK, 2024.

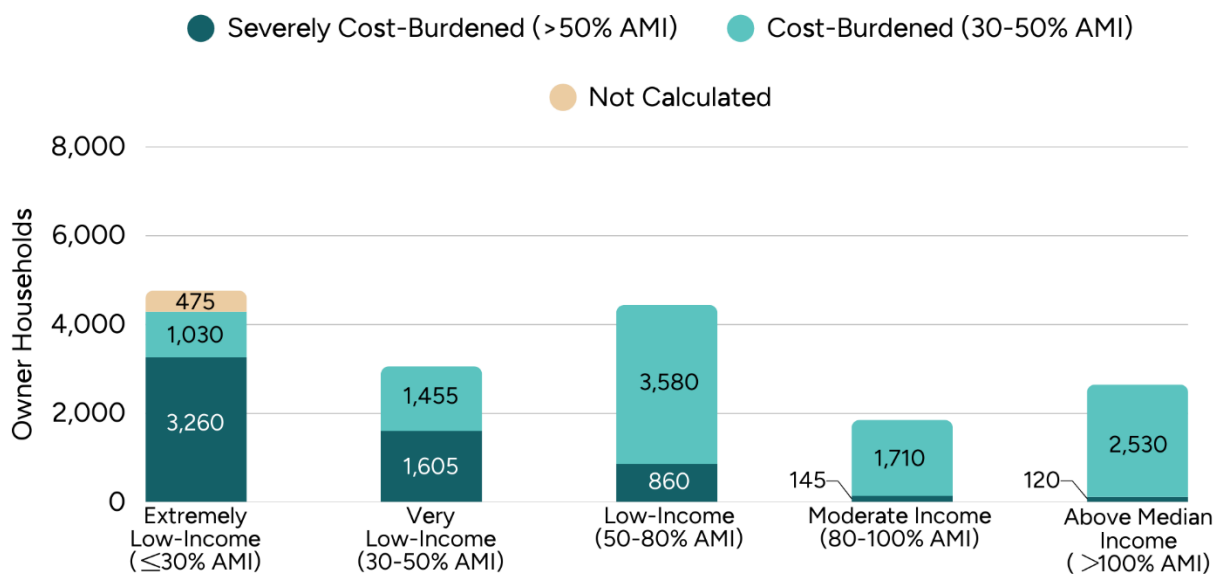


Figure A-8. Cost-Burdened Renter Households by Income Level, Thurston County (2020)

* These households have no or negative income, and therefore can also be considered extremely cost burdened.

Sources: US HUD Comprehensive Housing Affordability Strategy (CHAS), 2016–2020; BERK, 2024.

Cost burden affects a markedly higher share of renter households relative to owner households. Additionally, the share of renter households that are cost burdened is increasing, while the share of owner households that are cost burdened has decreased between 2015 and 2020, as shown in Figure A-9.

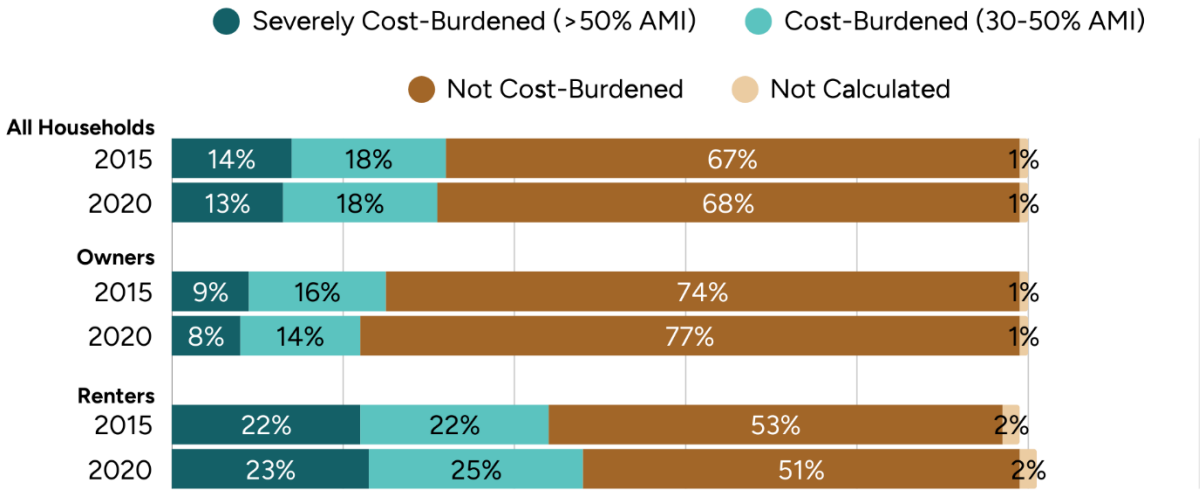


Figure A-9. Thurston County Proportion of Household by Tenure and Cost Burden Status (2015 and 2020)

Sources: US HUD Comprehensive Housing Affordability Strategy (CHAS), 2011–2015 and 2016–2020; BERK, 2024.

Another way of measuring cost burden is to consider added housing and transportation costs. In most rural areas housing and transportation combined cost between 41% and 70% of income for a moderate-income household.[7] This percentage is considerably lower in many parts of Olympia, Lacey, and Tumwater. The cost in Grand Mound is between 41% and 50% of income.

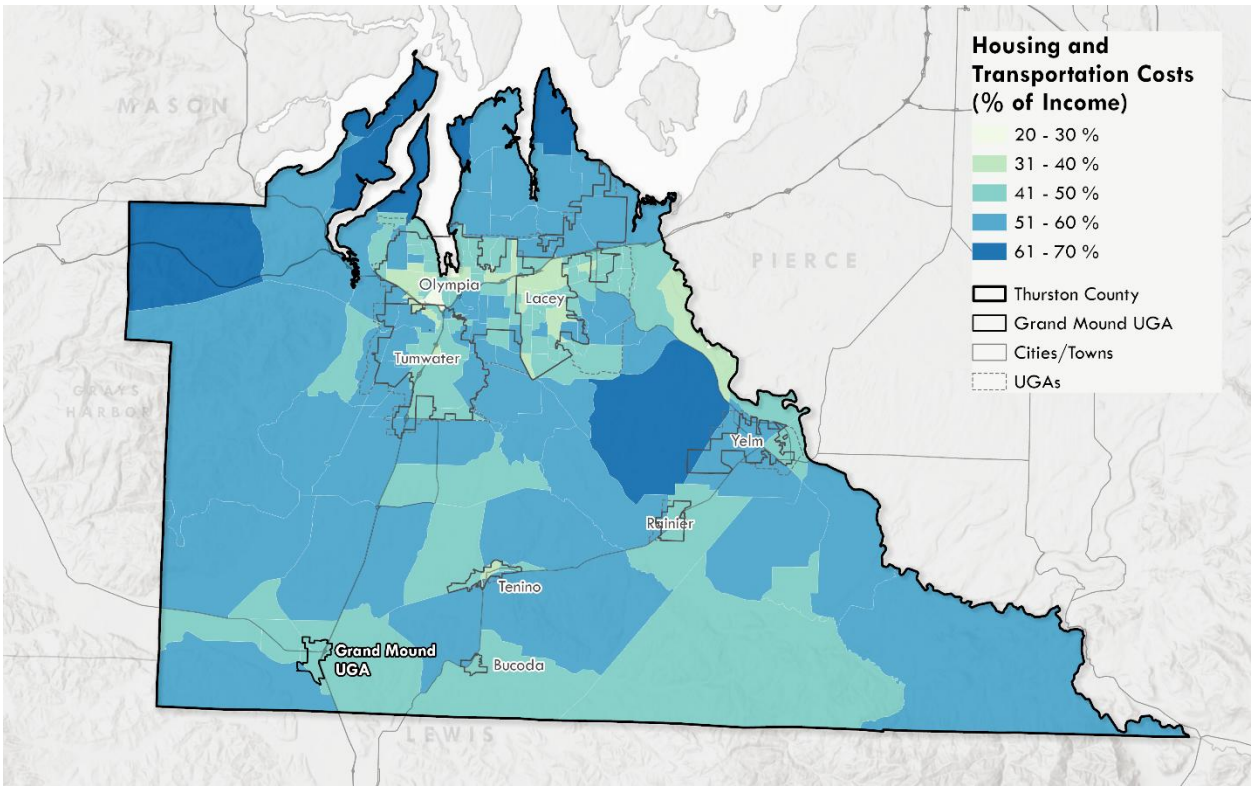


Figure A-10. Cost burden as combined housing and transportation costs

Sources: Center for Neighborhood Technology's Housing and Transportation Affordability Index, 2019; BERK, 2024.

Housing Supply and Affordability

Housing Inventory

Thurston County had 126,070 housing units as of 2023, a 16% increase from 2010. Per the Office of Financial Management (OFM), 67% of housing units county-wide were detached single family homes. The second and third most common housing types county-wide were multi-family housing developments with 5 or more units and manufactured homes, respectively. See Figure A-11. In rural Thurston County, according to 2017 data from TRPC, the vast majority of units are single-family homes, followed by manufactured homes, with multifamily units comprising a significantly smaller portion of the total.

7. According to the Center for Neighborhood Technology's Housing+Transportation Index, moderate income household is defined as Income: $57,602; Commuters: 1.10 workers; Household Size: 2.51 people

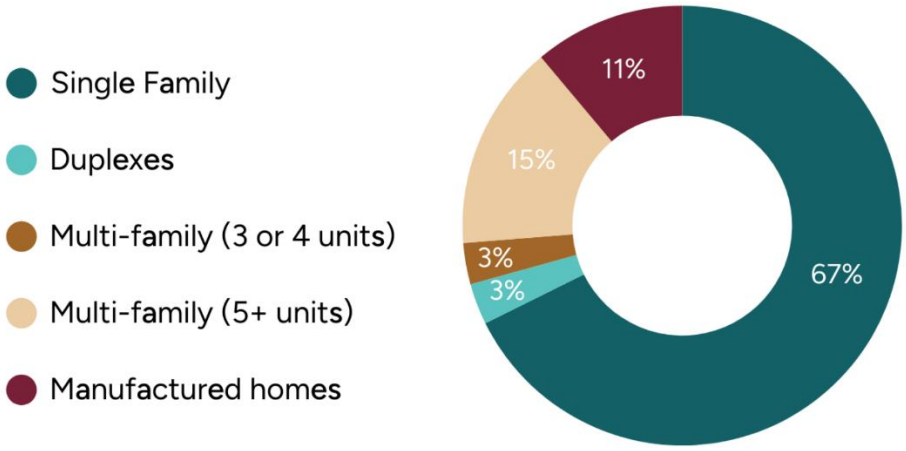


Figure A-11. Thurston County County-wide Housing Supply, 2023

Sources: Washington Office of Financial Management, 2023; BERK, 2024.

Table A-3. Housing Units by Jurisdiction and Type, 2023

	Total Housing Units	1-Unit Homes (Single Family)	2+ Unit Home (Multifamily)	Manufactured, Mobile, and Special Homes
Bucoda	249	202	2	45
Lacey	24,963	16,161	7,738	1,064
Olympia	26,466	14,439	11,212	815
Rainier	940	718	104	118
Tenino	854	618	83	153
Tumwater	11,661	6,964	3,530	1,167
Yelm	3,504	2,660	725	119
Unincorporated Thurston County	57,433	43,299	3,283	10,851
Grand Mound UGA	450			
All Other UGAs	20,830			
Rural	36,153			
Total Thurston County	126,070	85,061	26,677	14,332

Source: Washington Office of Financial Management, 2023

As shown in Figure A-12, most housing units in Thurston County have 2-3 bedrooms whether owner or renter occupied. Larger units tend to be owner-occupied, while smaller units tend to be renter-occupied.

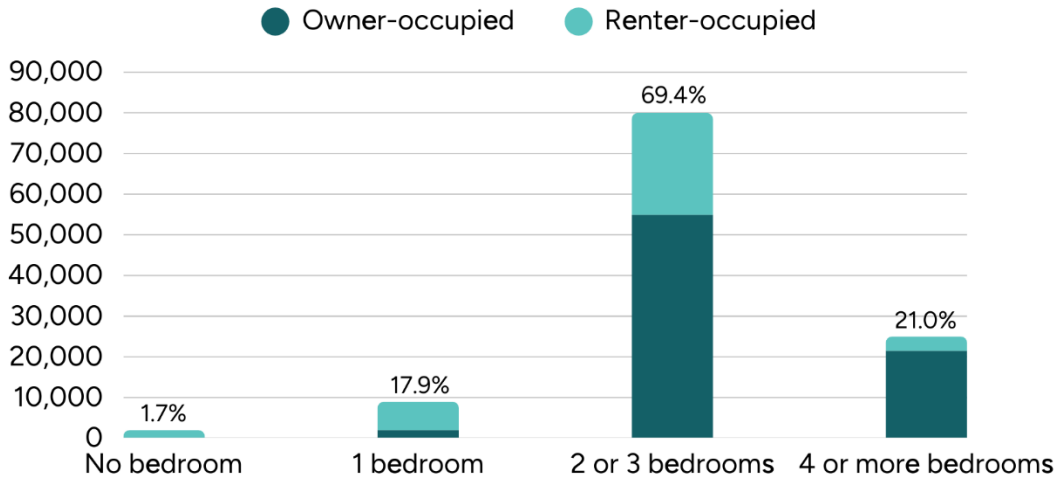


Figure A-12. Thurston County housing by number of bedrooms and tenure, 2022

Sources: US Census Bureau, 2018-2022 American Community Survey 5-Year Estimates; BERK, 2024.

Mobile and Manufactured Homes

Table A- presents the counts of registered manufactured home communities by jurisdiction. As of March 2024, there were 81 registered manufactured housing communities in rural Thurston County and five in Grand Mound UGA. While complete data is not available for all communities, available data indicates they include at least 2,141 units in rural areas. Many of the homes in these communities may provide quality housing at price points that are more affordable than site-built housing that is similarly located and sized. However, conditions can vary significantly, and many residents will find few if any affordable options if they wish to relocate.

Table A-4. Registered Manufactured Home Communities by Permitting Jurisdiction (2024)

Jurisdiction		Manufactured Home Communities	Total Units Registered (Note: unit count data is incomplete)
Bucoda	Total	-	-
Lacey	City	15	1,072
	UGA	9	120
Olympia	City	18	829
	UGA	1	-
Rainier	City	2	10
	UGA	-	-
Tenino	City	3	126
	UGA	-	-
Tumwater	City	16	618
	UGA	1	67
Yelm	City	1	16
	UGA	1	8
Grand Mound UGA	Total	5	-
Rural County		81	2,141

Total		154	5,012

Sources: Thurston County, 2024; BERK, 2024.

Housing Affordability

Table A- shows the number of housing units by income and affordability in Thurston County. Note that these estimates reflect survey data collected between 2016 and 2020. Housing costs have increased significantly since this period. Therefore, it is likely that the supply of homes affordable at lower income levels has decreased.

Table A-5. Housing Supply by Affordability Level, 2020

		Total Housing Units	Affordability Level (Percent of Area Median Income)								Emergency Housing
			0-30%		30-50%	50-80%	80-100%	100-120%	120%+	Seasonal / Migrant	(Beds)
			PSH	Non-PSH							
Bucoda	Total	241	0	10	120	92	7	3	7	2	0
Lacey	City	23,042	10	461	1,832	7,926	6,815	2,782	3,130	85	0
	UGA	13,562	0	271	1,075	4,652	3,999	1,633	1,837	96	0
Olympia	City	25,642	164	913	1,782	9,880	5,745	3,205	3,822	131	626
	UGA	5,093	0	182	356	1,971	1,146	639	763	36	0
Rainier	City	850	0	17	211	300	211	36	76	0	0
	UGA	54	0	1	13	18	13	2	5	2	0
Tenino	City	780	0	34	211	416	82	12	26	0	0
	UGA	5	0	0	1	3	1	0	0	0	0
Tumwater	City	11,064	0	266	1,099	4,159	2,588	1,296	1,612	45	0
	UGA	1,210	0	29	120	454	283	142	176	6	0
Yelm	City	3,456	0	76	247	1,500	1,102	178	347	7	0
	UGA	515	0	11	37	222	163	26	51	4	0
Grand Mound	UGA	424	0	8	52	107	76	60	116	4	0
Rural Unincorporated		35,500	6	594	5,249	6,585	4,173	5,475	12,509	909	0
Thurston County		121,438	180	2,874	12,405	38,285	26,403	15,489	24,476	1,327	626

Sources: Thurston Regional Planning Council, 2023; BERK, 2024.

Housing Production Trends

Figure A-13 shows that, from 2013 to 2023, nearly half of all units permitted county-wide were in multi-family buildings, like apartments, townhomes, or condominiums. These types of housing are becoming a larger share of the county's housing stock over time. Manufactured home units accounted for 4% of permits, and accessory dwelling units accounted for 1% of all units permitted during that period.

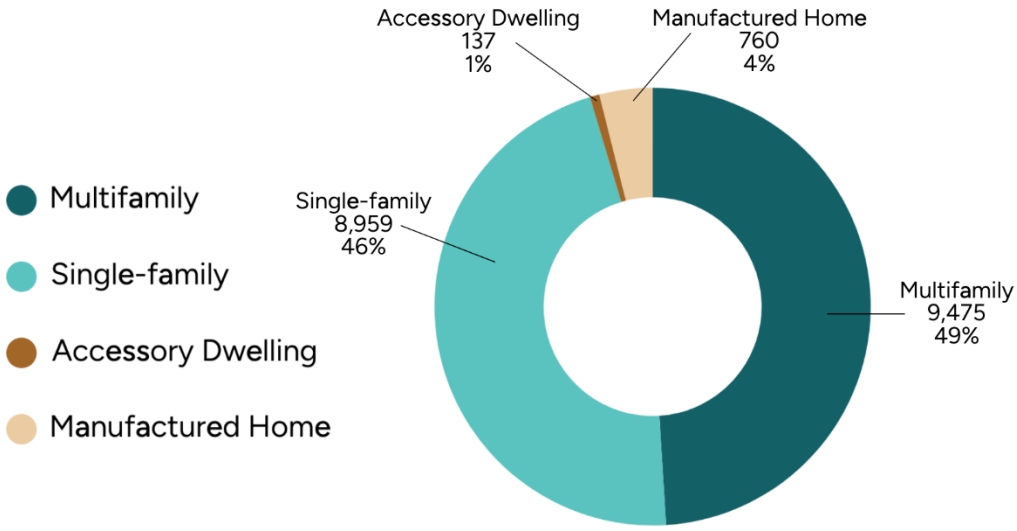


Figure A-13. Housing Units Permitted by Housing Type, 2013-2023 (all jurisdictions combined)

Sources: Thurston County, 2024; BERK, 2024.

Figure A-14 shows the yearly changes in housing unit permits in Thurston County. The highest values were recorded in 2021, 2016, and 2022, respectively.

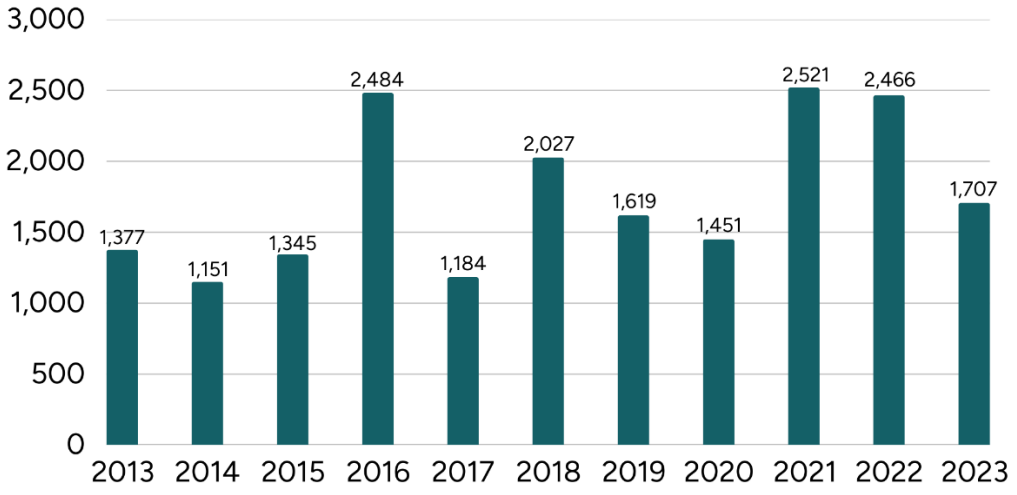


Figure A-14. Total Housing Unit Permits, 2013-2023 (all jurisdictions combined)

Sources: Thurston County, 2024; BERK, 2024.

2025 CPAs Resolution 12-16-2025
p. 480 of 773

Table A- shows the breakdown of permitted units between 2013 and 2023 by jurisdiction. In rural, unincorporated Thurston County, most permitted units were detached single family homes. The next most common were manufactured homes. In Grand Mound UGA, single-family and multifamily units had the most permits. In the cities and their UGAs, multifamily units were the most permitted housing type.

Table A-6. Summary of Housing Unit Permits by Housing Type, 2013 - 2023

Jurisdiction		ADU	Manufactured Home	Multifamily	Single-Family	Demolished Units	Total (Net New)
Bucoda		0	3	1	2	3	3
Lacey	City	22	85	3,492	1,566	87	5,078
	UGA	9	43	803	1,253	78	2,030
Olympia	City	60	25	2,830	868	75	3,708
	UGA	7	6	792	257	23	1,039
Rainier	City	0	6	56	138	10	190
	UGA	0	1	0	5	4	2
Tenino	City	1	5	24	80	4	106
	UGA	0	0	0	0	0	0
Tumwater	City	22	16	834	1,392	39	2,225
	UGA	3	25	0	106	37	97
Yelm	City	4	1	600	645	11	1,239
	UGA	0	11	0	8	8	11
Grand Mound	UGA	0	10	23	66	14	85
Rural Unincorporated		9	523	20	2,573	707	2,418
Thurston County		137	760	9,475	8,959	1,100	18,231

Sources: Thurston County, 2023; BERK, 2024.

Emergency and Supportive Housing Needs

Emergency and supportive housing are vital for those facing homelessness. These individuals may become homeless due to affordability issues. Life events like domestic violence, racial inequality and discrimination, or mental and physical health problems may also cause it. These specific types typically support individuals in the 0-30% AMI bracket.

Emergency housing provides temporary shelter for individuals and families without permanent housing. As of 2020, there were 626 emergency beds county-wide, all of which were in Olympia.

Permanent supportive housing provides long-term rental assistance with voluntary supportive services. As of 2020, there were 180 permanent supportive housing beds, with six in rural unincorporated areas and the remainder in incorporated Thurston County.

Homeless Population and Trends

Table A- displays a snapshot of unstably housed and homeless persons by household type in July 2023 across Thurston County. It is based on combined Medicaid, Economic Service, and Homeless Management Information System (HMIS) populations, including service recipients and all associated household members. "Homeless or Unstably Housed" refers to individuals or households experiencing any homelessness or housing instability (e.g., they are literally homeless/unsheltered, receiving housing services that indicate housing instability, residing in transitional housing, or are couch surfing). “Homeless Only" is a subset of that population and includes unsheltered individuals/households who are literally homeless (i.e., lack a fixed

2025 CPAs Resolution 12-16-2025
p. 481 of 773

nighttime residence, are living outside or in a shelter not fit for human habitation, or are living in emergency shelter).[8] Adults without minors, and single or two parents with minors, represent the highest share of the homeless or unstably housed population.

Table A-7. Unstably Housed or Homeless Persons by Household Type, Thurston County (2023)

Household Types	Unstably Housed	Homeless	Homeless or Unstably Housed
Minor Only, None under Age 12	4	31	35
Minor Only, at Least One under Age 12	0	0	0
Youth (18-24) w/o Minors	130	850	980
Adults (25+) w/o Minors	1,117	6,573	7,690
Single Parent with Minors	740	1,712	2,452
Two Parents with Minors	430	861	1,291
Unknown	11	8	19
Total	2,432	10,035	12,467

Sources: WA Department of Social and Health Services, 2023; BERK, 2024.

Special Needs Housing Needs

As shown in Figure A-15 and Figure A-16, households across all income brackets include individuals with disabilities that may relate to housing needs. Importantly, many people have multiple disabilities. The exhibits group households into two categories: (1) counts of households with one or more members who have a self-care or independent living limitation, and (2) counts of households with one or more members who do not have a self-care or independent living limitation, but do have another disability, such as a hearing or vision impairment, an ambulatory limitation, or a cognitive limitation.

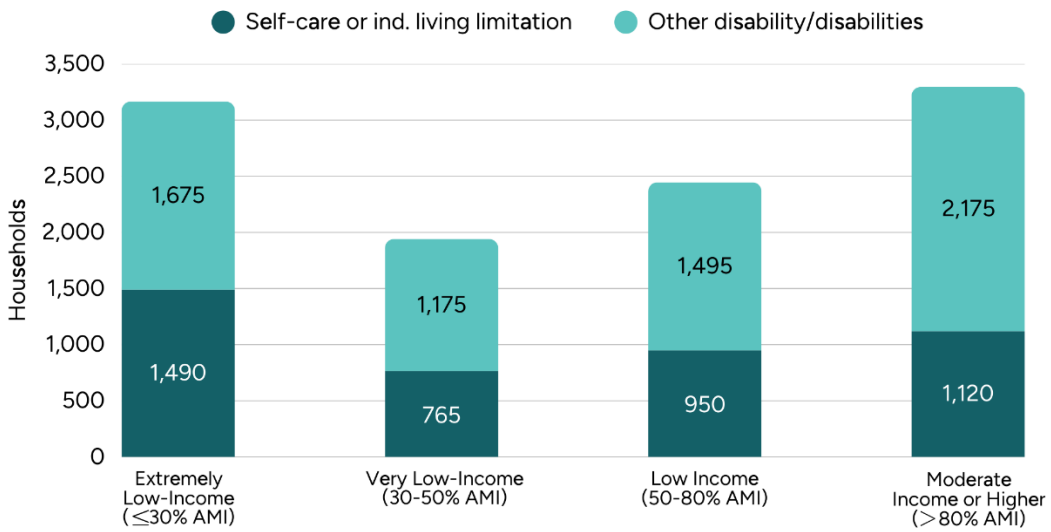


Figure A-15. Thurston County Renter Households by Disability Status and Income Level, 2020

Sources: US HUD Comprehensive Housing Affordability Strategy (CHAS), 2016–2020; BERK, 2024.

8. Source: Washington State Department of Commerce - Snapshot_July_2023.pdf

2025 CPAs Resolution 12-16-2025
p. 482 of 773

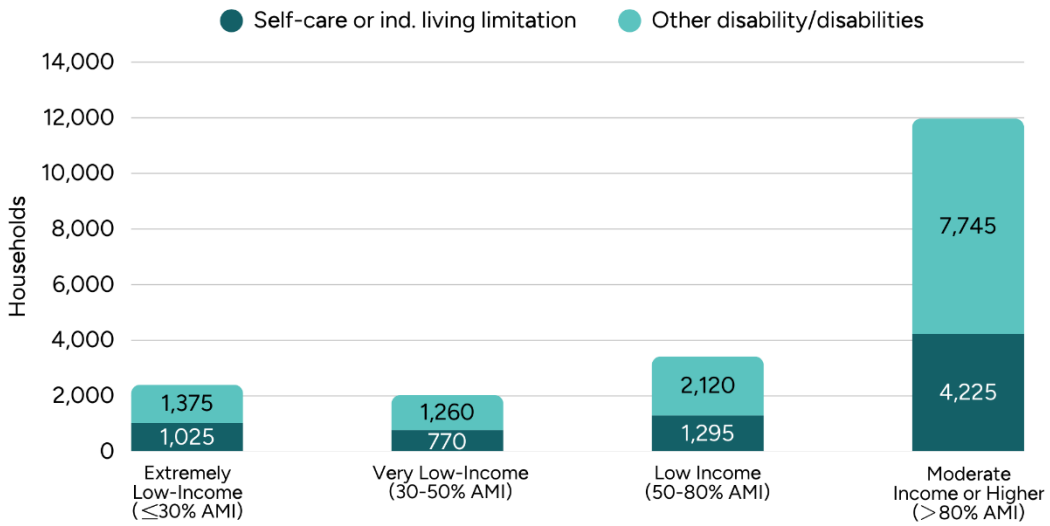


Figure A-16. Thurston County Owner Households by Disability Status and Income Level, 2020

Sources: US HUD Comprehensive Housing Affordability Strategy (CHAS), 2016–2020; BERK, 2024.

Racially Disparate Impacts

Disparities in Housing Cost Burden

Households with lower incomes are more likely to experience housing affordability challenges. Analyzing housing cost burden by race and ethnicity is essential because it can reveal systemic disparities in housing affordability that may stem from historical discrimination, residential segregation, and unequal access to economic opportunities among different racial and ethnic groups.

Figure A-17 shows that approximately 39% of Person of Color households in Thurston County were either moderately or severely cost burdened in 2020, compared to only 29% of households that identify as White alone. Among Hispanic or Latino households, 40% are cost burdened.

2025 CPAs Resolution 12-16-2025
p. 483 of 773

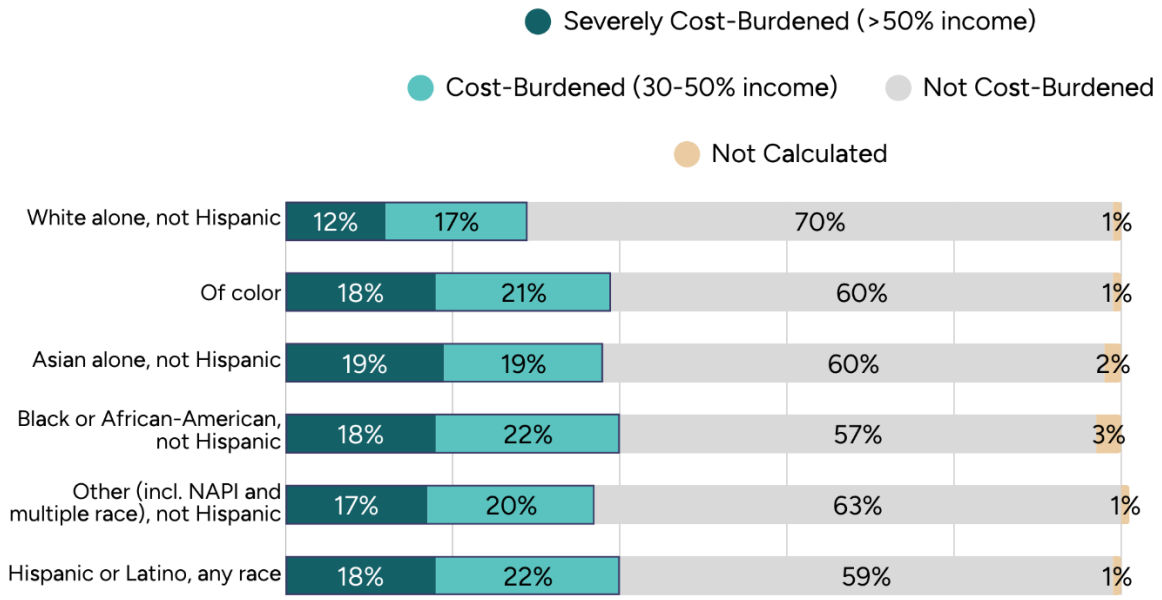


Figure A-17. Proportion of All Households by Race and Cost Burden Status in Thurston County, 2020

Sources: US HUD Comprehensive Housing Affordability Strategy (CHAS), 2016–2020; BERK, 2024.

Disparities in Homeownership

Figure A-18 presents homeownership rates by race and ethnicity. Nearly 7 in 10 households that identify as White alone and Asian alone own their own homes. The rate of homeownership is much lower for households that identify as BIPOC (56%) or Hispanic or Latino (51%). However, the homeownership rate for these groups was higher in Thurston County than in Washington State. Additionally, racial and ethnic disparities in homeownership are lower in Thurston County than they are statewide.

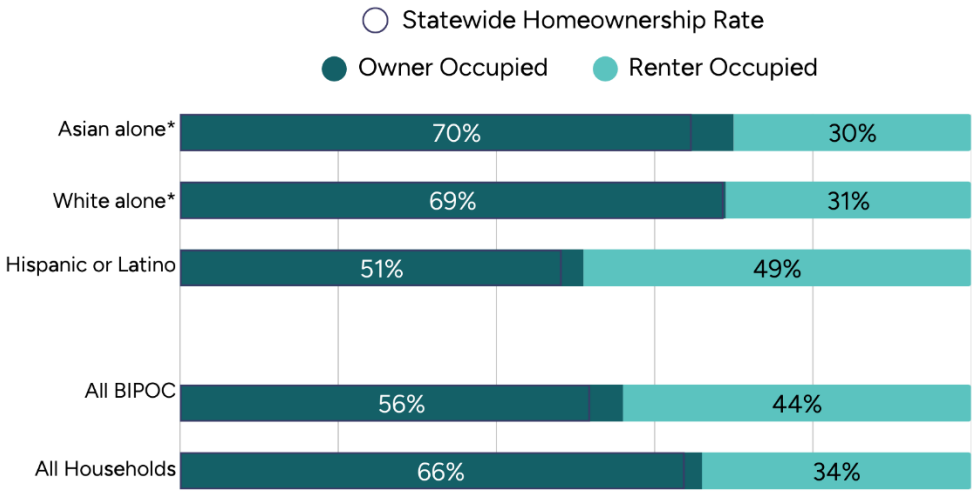


Figure A-18. Homeownership by Race and Ethnicity, Thurston County (2021)

Sources: US Census Bureau, 2017-2021 American Community Survey 5-Year Estimates; BERK, 2024.

2025 CPAs Resolution 12-16-2025
p. 484 of 773

Exclusion

Exclusion refers to the act or effect of shutting or keeping certain populations out of housing within a specified area, in a manner that may be intentional or unintentional, but which nevertheless leads to non-inclusive impacts.[9] One indicator of exclusion is segregation by race or ethnicity. A statistical method for measuring segregation is dissimilarity index, which is a measure of the degree to which the demographic composition of a smaller geographic unit (e.g., a Census block group) reflects the overall demographic composition (e.g., a county). The index ranges from zero (perfectly integrated) to one (completely segregated). An index value of one would mean that each subarea is comprised entirely of persons from a single racial or ethnic group. A dissimilarity index approaching zero indicates that the demographic composition of the subareas reflects the composition of the whole area. Generally, areas with a dissimilarity index score of 0.4 or less are considered to have a low level of segregation. Areas with a score higher than 0.55 are considered more highly segregated.

Dissimilarity indexes are calculated for two racial or ethnic groups at a time. Table A- shows the dissimilarity index scores for Black, Asian, and BIPOC populations in relation to the White, non-Hispanic population. For all populations analyzed, the index scores in incorporated areas are the lowest, indicating relatively lower levels of segregation. Unincorporated areas show the highest scores for Black, Asian, and BIPOC populations. This is likely because BIPOC residents who live in unincorporated areas are more likely to be concentrated in specific neighborhoods or areas. Black and Asian residents show the highest level of segregation in all geographic areas. In unincorporated Thurston County, the index scores for these two groups are above 0.4, indicating a moderate level of segregation. The index scores for Hispanic or Latino/a are similar across the three areas.

Table A-8. Dissimilarity Index, Thurston County (2020)

	Black	Asian	Hispanic or Latino/a	BIPOC
Unincorporated Thurston County	0.43	0.43	0.21	0.22
Incorporated Thurston County	0.29	0.28	0.20	0.17
Thurston County	0.38	0.36	0.21	0.21

Source: US Census, 2020; BERK, 2024

Figure A-19 shows the location quotient for Hispanic or Latino/a residents in Thurston County. Areas in blue have a lower share of Hispanic/Latino residents compared to the whole county, indicating potential exclusion. These include rural areas near Puget Sound, as well as near Tenino. Areas in red have a much higher share of Hispanic/Latino residents. These include Grand Mound UGA as well as some block groups within and around Olympia and Lacey.

9. Washington State Department of Commerce (2023). Guidance to Address Racially Disparate Impacts.

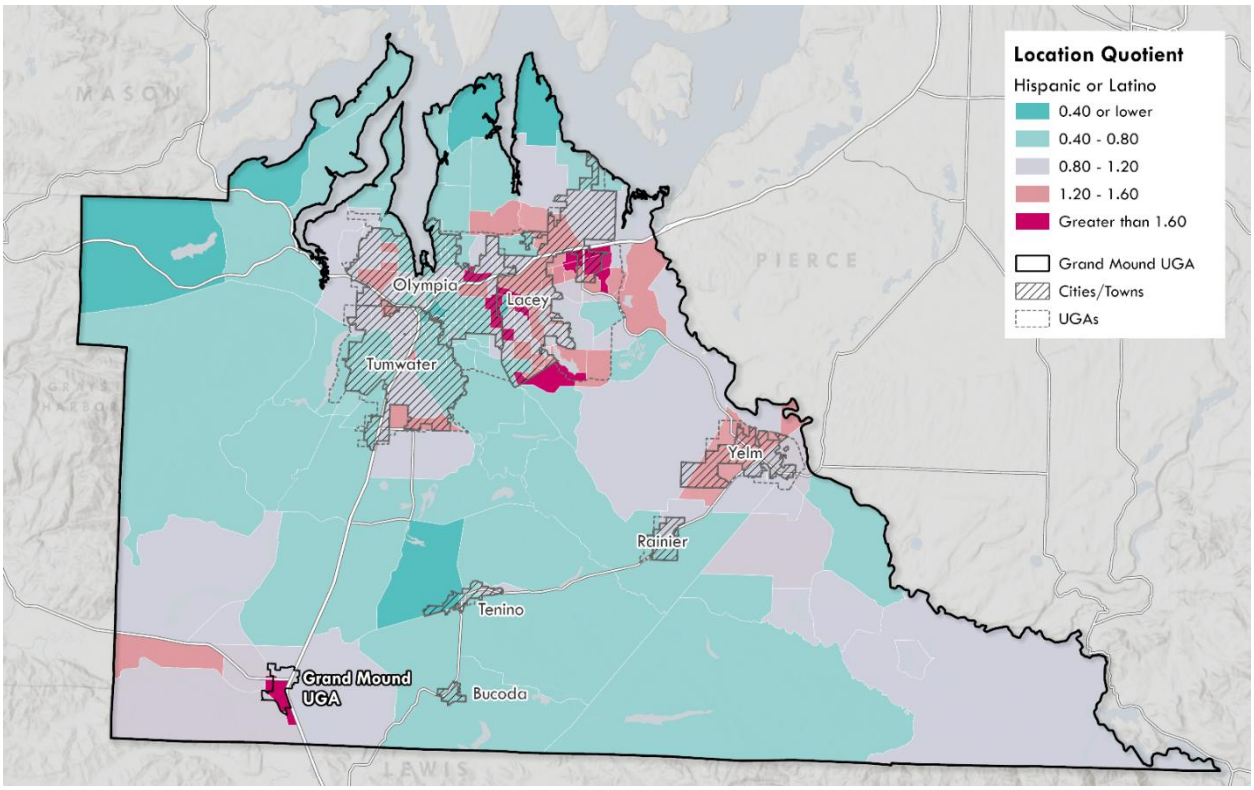


Figure A-19. Location Quotient for Hispanic or Latino/a Residents in Thurston County (2020)

Sources: US Census, 2020; BERK, 2024.

Figure A-20 shows the location quotient for BIPOC residents in Thurston County. It shows a few areas where BIPOC residents are markedly underrepresented compared to the county as a whole: a section near Tenino and some areas within Olympia and Lacey. Conversely, they are markedly overrepresented in areas in red, including block groups within and around Lacey, as well as near the border with Pierce County, coinciding with the area where the Nisqually Reservation is located.

2025 CPAs Resolution 12-16-2025
p. 486 of 773

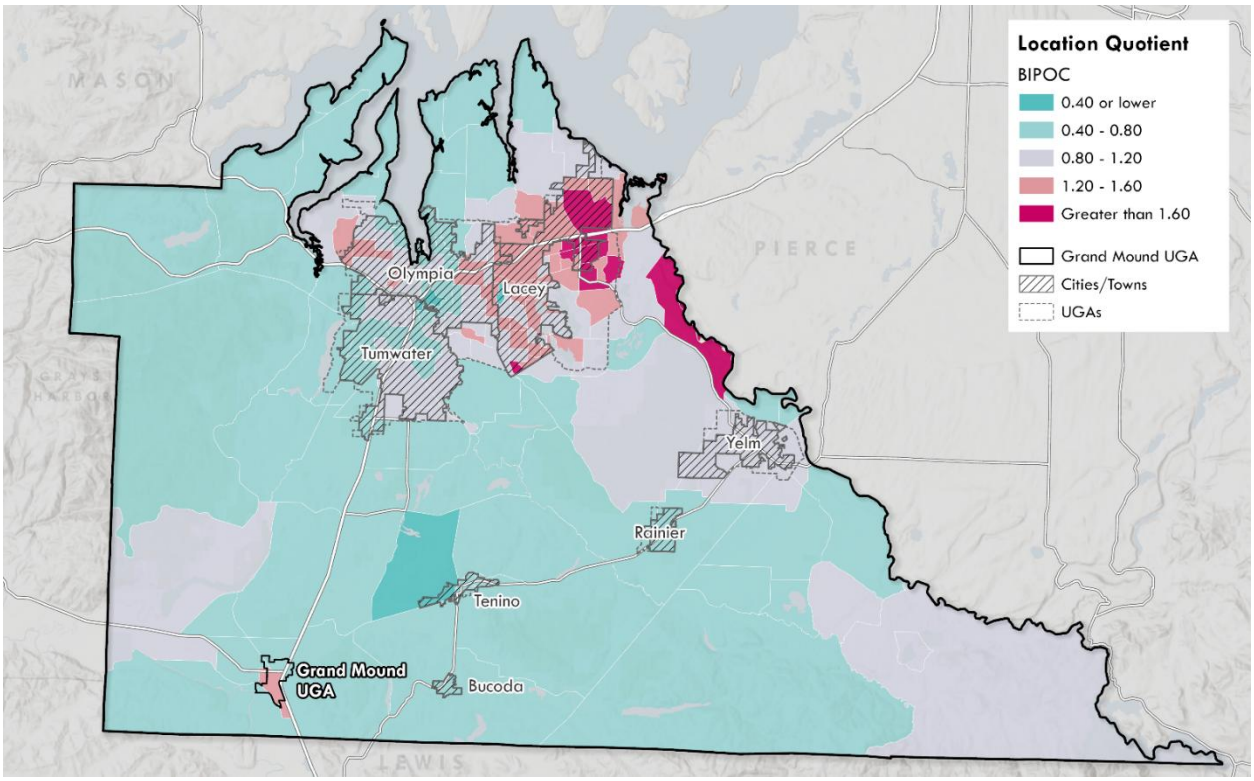


Figure A-20. Location Quotient for BIPOC Residents in Thurston County (2020)

Sources: US Census 2020; BERK, 2024.

Displacement Risk

Displacement occurs when a household is forced to move from its community due to conditions beyond their control, which may be economic, cultural, or physical (due to eviction or other factors). The Washington State Department of Commerce defines three types of displacement including:

- Economic displacement: Households are compelled to move by rising rents or costs of home ownership like property taxes.
- Cultural displacement: Residents are compelled to move because the people and institutions that make up their cultural community have left the area.
- Physical displacement: Households are directly forced to move for reasons such as eviction, foreclosure, natural disaster, or deterioration in housing quality.

Commerce developed a Displacement Risk Index to identify geographic areas where residents are more likely to be vulnerable to displacement pressure. The Index is based on three components:

- Social Vulnerability: The social vulnerability of the residential population is assessed through three variables associated with higher displacement risk: racial identity, renter tenancy, and income.
- Demographic Change: This component measures changes to the share of the population that is BIPOC or have incomes at or below 80% of the county median

income. The resulting scores are combined to assign a demographic change classification of "Disinvestment", "No", or "Gentrification."

  - "Gentrification" refers to a process of neighborhood change marked by demographic shifts, where individuals of color and those with lower incomes are displaced by White, non-Hispanic or Latino individuals and higher-income residents, reshaping the community's social fabric.
  - "Disinvestment" happens when wealthier, often whiter households leave, taking jobs, services, and amenities with them. This often coincides with municipal disinvestment, where public policies and private practices prioritize investment in higher-income neighborhoods, negatively impacting communities of color and low-income areas.

- Market Prices: The displacement risk methodology evaluates housing price changes manifested in rental costs. Data reflects self-reported rents and does not factor in the portion of housing costs that may be subsidized such as a housing choice voucher.

A breakdown of the Index components is shown in Table A-.

Table A-9. Classification of Displacement Risk Based on Component Risk Factors

Social Vulnerability	Demographic Change	Market Prices	Displacement Risk Level
Yes	Gentrification	Appreciated	Possible Displacement
		Accelerating	High
		Stable	High
	No	Appreciated	Moderate
		Accelerating	High
		Stable	Moderate
	Disinvestment	Appreciated	Low
		Accelerating	Moderate
		Stable	Low
No	Gentrification	Appreciated	Possible Displacement
		Accelerating	High
		Stable	Low
	No	Appreciated	Low
		Accelerating	Low
		Stable	Low
	Disinvestment	Appreciated	Low
		Accelerating	Low
		Stable	Low

Source: BERK, 2024.

Figure A-21 shows the breakdown for the three components of the Displacement Risk Index. The regions exhibiting the highest levels of social vulnerability lie within the incorporated areas of the county. Moderate social vulnerability is found scattered across the county. The maps also indicate that most Thurston County falls within the classification of areas susceptible to potential gentrification. In contrast, areas situated west of Olympia and Tumwater, as well as within and around Thurston County's largest cities are facing possible disinvestment. It also suggests that market prices are accelerating primarily in the northern and central portions of the county, and that they have accelerated in the southwestern, central, and northern parts of Thurston County.

2025 CPAs Resolution 12-16-2025
p. 488 of 773

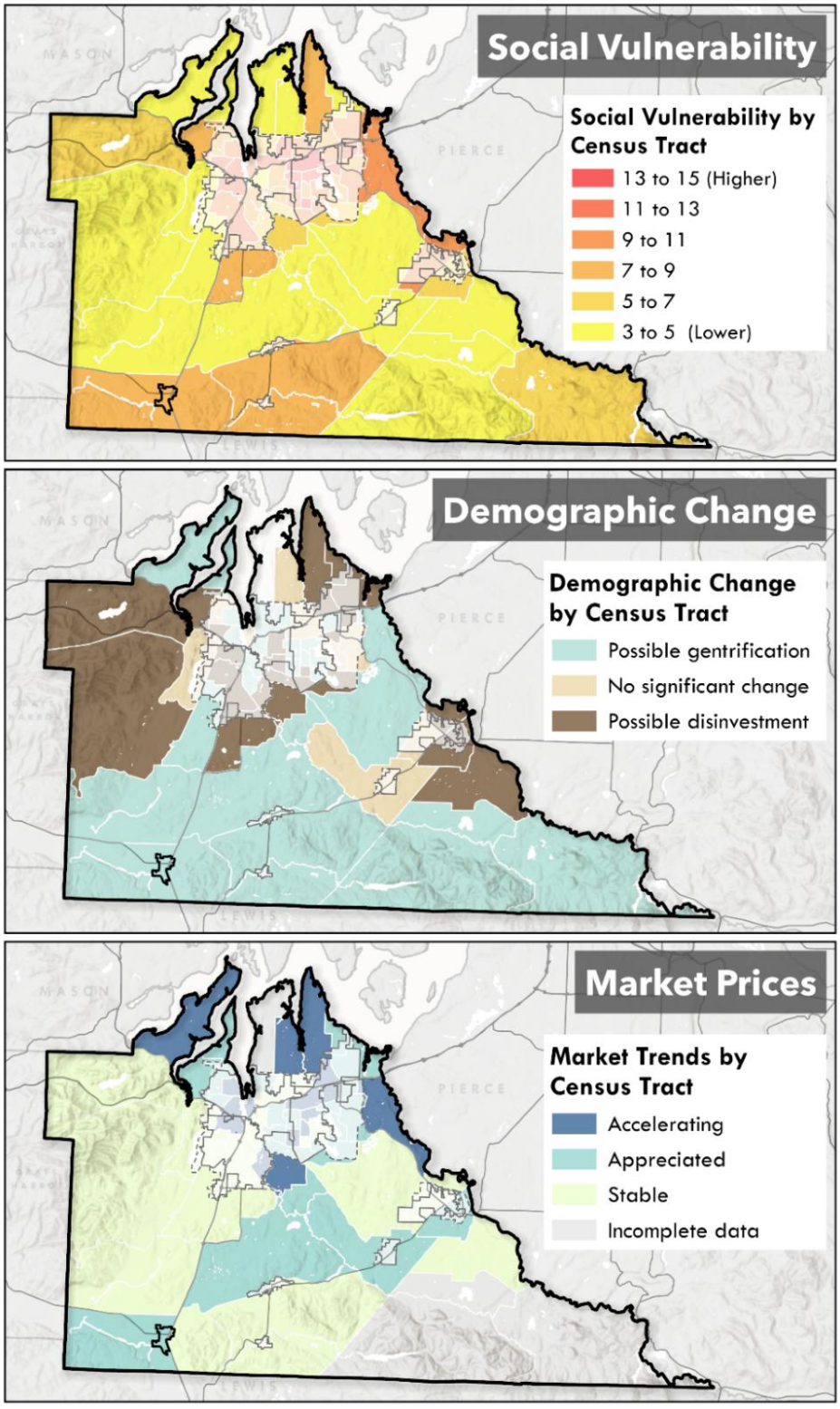


Figure A-21. Thurston County Displacement Risk Index Components

Sources: Census 2010 & 2020; American Community Survey, 5-Year Estimates, 2017-2021; BERK, 2024.

2025 CPAs Resolution 12-16-2025
p. 489 of 773

Projected Housing Needs

TRPC projects that the county will need to add 54,356 net new housing units between 2020 and 2045. The TRPC Adopted Allocation distributes growth to individual jurisdictions and unincorporated areas consistent with historic growth trends. Table A- shows the breakdown of the allocation for Grand Mound UGA and rural unincorporated by affordability level, consistent with projections in Commerce's Housing for All Planning Tool (HAPT).[10]

The TRPC Adopted Allocation assumes about 14% of county-wide growth is in rural unincorporated areas, 7,531 housing units in total. The Supplemental Environmental Impact Statement (SEIS) also considers an alternative Less Rural Growth scenario, which assumes that policy makers take future actions to reduce the rate of housing production to just 2,718 housing units during the planning period. That scenario includes very minimal change to Grand Mound's allocation.

Table A-10. Proposed Allocations of Projected County-wide Housing Needs in Grand Mound and Rural Areas, 2020-2045

	TRPC Adopted Allocation	
Income Level*	Grand Mound UGA	Rural Unincorporated
Total Allocation	310	7,531
0-30% PSH	16	0
0-30% Non-PSH	40	0
30-50%	23	0
50-80%	143	0
80-100%	57	0
100-120%	11	0
Remainder	19	7,531
Emergency Beds	6	0

*PSH refers to permanent supportive housing.

Source: TRPC, 2025.

Land Capacity to Meet Projected Housing Needs

Under GMA, Thurston County is required to plan for and accommodate future housing production to meet these housing need allocations at each income level. This includes demonstrating buildable land capacity for housing types appropriate to meeting these needs. It also includes identifying barriers to housing production and options for overcoming those barriers. The following sections address these topics.

Not all housing types are appropriate for meeting all housing needs. Due to differences in land and construction costs per unit, the affordability of new housing depends in part on housing type. For instance, a new single-family home on a large lot is the most expensive type of home to produce per unit. New homes often require an income of over 150% AMI to afford.

10. HB 1220 requires that jurisdictions plan for a specific number of housing units affordable for moderate, low, very low, and extremely low-income households; and emergency housing, emergency shelters, and permanent supportive housing. While HB 1220 does not require jurisdictions to plan for housing affordable to households earning more than 120% AMI, this need is included so the number of units can be summed up to the total (identified as "Remainder" in tables).

2025 CPAs Resolution 12-16-2025
p. 490 of 773

Multifamily homes, such as apartment buildings, can be produced at a much lower cost per unit.

Table A-111 A-11 presents five different housing types that can be built in rural Thurston County or the Grand Mound UGA, as well as the lowest level of income that can be served assuming the new housing is either market-rate or a subsidized affordable housing project. These housing types and affordability assumptions are consistent with Commerce guidance for updating housing elements as well as BERK's analysis of housing market conditions in Thurston County.

Table A-111. Housing Types and Potential Income Levels Served in Thurston County

Housing Type	Definition	New Market Rate Housing	Subsidized Affordable Housing	Assumed Affordability Level for Capacity Analysis
Low-Rise Multifamily	Walk up apartment buildings or condominiums (up to 3 floors).	>80%-120 AMI	0-80% AMI	Low-Income (0-80% AMI)
Moderate Density	Also known as "middle housing". Includes townhomes, duplexes, triplexes, quadplexes.	>80%-120 AMI & >120% AMI	Not typically feasible at scale	Moderate-Income (80-120% AMI)
Manufactured Homes	Homes that are constructed in a factory and then assembled at the building site in modular sections	>80%-120 AMI11	Not typically feasible at scale	Moderate-Income (80-120% AMI)
Low Density	Detached single family homes.	>120% AMI	Not typically feasible at scale	Higher Income (>120% AMI)
ADUs	Accessory dwelling units associated with a detached single-family home.	>50-80% AMI & 80-120% AMI	Not typically feasible at scale	Low-Income (50-80% AMI) Group with Low-Rise Multifamily

Sources: Washington Department of Commerce Guidance for Updating Your Housing Element, 2023; BERK, 2024.

Capacity for Housing Growth Based on 2021 Zoning

TRPC conducted a land capacity analysis for Thurston County that identified capacity under zoning conditions as of 2021 in three different categories: Low Density, Moderate Density, and Low-Rise Multifamily. Table A-122 A-12 shows the residential zones in Grand Mound and the rural unincorporated areas, categorized by their designated density.

Table A-122. Density Category by Zone for Grand Mound and Rural Areas

Area	Density Category	Zones
Grand Mound UGA	Moderate Density	AC R 3-6/1 R 4-16/1

11. BERK collected data from Zillow on July 17, 2024, about the asking prices for all manufactured homes in Thurston County that were built after 2014. It included only homes sold with the land and excluded units in manufactured home communities or mobile home parks. We also excluded one home located on a waterfront, which added significant amenity value. Among the remaining homes, the average asking price was $311,000, with a range from $190,000 to $388,000. These prices are potentially affordable to a moderate-income household based on current mortgage rates and access to a modest downpayment.

2025 CPAs Resolution 12-16-2025
p. 491 of 773

County	Low Density	LTA MGSA R 1/10 R 1/20 RL 1/1 RL 1/2 RL 2/1 RR 1/5 RRR 1/5 UR 1/5

Source: TRPC Planning for and Accommodating Housing Needs in Thurston County, 2024.

It also estimated potential ADU production over the 25-year planning period. For rural Thurston County, BERK did additional analysis to break down the capacity in Low Density zones by detached single family homes and manufactured homes. The results are shown in Table A-133 A-13. The table includes one additional housing type that is not called out in Commerce guidance: manufactured homes. Analysis of permit trends indicates that manufactured homes represent a significant proportion of new housing in the rural county, and the sales price of these homes is more affordable than traditional detached single-family homes. Therefore, this capacity summary assumes the annual rate of manufactured home production from recent years (2018-2023) continues through the planning period. This results in an estimated capacity for net new manufactured homes.

Table A-133. Housing Unit Capacity based on 2021 Zoning by Housing Type12

Housing Type	Grand Mound UGA	Rural Thurston County
Low-Rise Multifamily	0	0
ADUs	0	280
Moderate Density	406	40
Manufactured Homes	0	1,605
Detached Single-Family Homes	0	16,139

*Manufactured home capacity estimate assumes continuation of average annual production trend through 2045.

Sources: TRPC, 2024; BERK, 2024.

Unincorporated Rural Area

Table A-144 A-14 compares TRPC's housing need allocation for unincorporated rural areas to capacity for housing growth based on 2021 zoning. It shows there is ample capacity to accommodate all allocated housing needs. It also shows there is some capacity for housing growth among housing types that could serve income levels not included in the allocation for unincorporated rural areas. This includes capacity for ADUs (50-80% AMI) and manufactured homes (80-120% AMI).

This summary of housing capacity differs slightly from the one presented by TRPC (TRPC, 2024). First it separates capacity for ADUs from capacity for low-rise multifamily in order to clarify the potential income level served by this capacity. ADUs are not expected to serve households with less than 50% AMI, but low-rise multifamily could. Secondly, the summary

12. Capacity reflects analysis by TRPC, with the exception of manufactured home capacity for rural areas. TRPC classified all zones in Grand Mound UGA as "moderate density" based on the housing types allowed. However, analysis of permitting trends (Table A-) shows that a majority of units produced were single family homes.

2025 CPAs Resolution 12-16-2025
p. 492 of 773

draws on findings from the analysis of permitting trends (see Table A-) to identify the proportion of Low Density zone capacity that could support manufactured home production. This analysis finds that new manufactured homes are often affordable to moderate-income households (80-120% AMI) in Thurston County. The total capacity (18,024 housing units) is identical to TRPC's analysis.

Zoning changes made as part of the 2025 update are not expected to significantly increase or decrease capacity in rural areas. The Less Rural Growth scenario assumes that policy makers will take future actions to decrease capacity in rural areas.

Table A-144. Capacity to Accommodate Allocated Housing Needs in Rural Areas, TRPC Adopted Allocation

Income Level (% AMI)	Allocated Housing Need (2020-2045)	Housing Types with Potential to Serve These Needs	Aggregated Housing Needs Allocation	Capacity For Housing Growth*	Capacity Surplus or Deficit
0-30% PSH	0	Low-Rise Multifamily	0	0	0
0-30% Other	0				
>30-50%	0				
>50-80%	0	ADUs	0	280	280
>80-100%	0	Moderate Density and Manufactured Homes	0	1,605	1,605
>100-120%	0				
Remainder	7,531	Low Density Detached Homes	7,531	16,139	8,608
Total	7,531		7,531	18,024	10,493

* TRPC's analysis found zero capacity for Moderate Density housing. Capacity for manufactured homes reflects the assumption that historic permitting trends continue throughout the planning period. Capacity for Low Density Detached Homes is the total capacity in low-density rural zones minus the assumed capacity for manufactured homes.
Sources: TRPC, 2024; BERK, 2024.

Grand Mound UGA

Table A-15515 compares TRPC's housing need allocation for Grand Mound UGA to capacity for housing growth based on 2021 zoning. It shows there is enough total housing capacity to accommodate aggregate housing needs. However, there is a deficit of capacity for meeting housing needs at 80% AMI and below. This would contribute to continued challenges with housing affordability and a lack of housing options for lower income households.

While the preliminary comparison shows a small deficit of capacity for low density detached homes compared to the "remainder" allocation for needs above 120% AMI, this isn't a concern for housing availability. Permitting trends summarized in Table A- show that the majority of homes built in Grand Mound UGA have been detached single family homes, indicating that a portion of the surplus moderate density zone capacity is likely to be used for single family home development. This is shown in the Adjusted Capacity Surplus or Deficit column.

2025 CPAs Resolution 12-16-2025
p. 493 of 773

Table A-155. Capacity to Accommodate TRPC Allocated Housing Needs in Grand Mound UGA based on 2021 Zoning

Income Level (% AMI)	TRPC Allocated Housing Need (2020-2045)	Housing Types with Potential to Serve These Needs	Aggregated Housing Needs Allocation	Capacity For Housing Growth	Preliminary Capacity Surplus or Deficit	Adjusted Capacity Surplus or Deficit
0-30% PSH	16	Low-Rise Multifamily	79			-79
0-30% Other	40					
>30-50%	23					
>50-80%	143	ADUs	143			-143
>80-100%	57	Moderate Density	68	406	338	319
>100-120%	11					
Remainder	19	Detached Homes (Low Density)	19		-19	0
Total	310		310	406	97	97
Emergency Housing (beds)	6	Various shelter types	6	1,235	1,229	1,229

Note: Numbers may not add to totals due to rounding

Sources: TRPC, 2025; BERK, 2025.

Zoning Changes in Grand Mound as part of the 2025 update

The 2025 Comprehensive Plan update changes zoning regulations in Grand Mound to address capacity shortages to meet its allocation of low-income housing needs. It also includes required updates to development regulations that allow for up to two accessory dwelling units per lot. To evaluate the impacts of these changes on capacity by income level, BERK conducted additional land capacity analysis.13 The results are shown in Table A-16616, which compares the 2025 Comprehensive Plan zoning capacity to the TRPC Adopted Allocation. It shows there is enough capacity to accommodate housing needs at each income level, after adjusting to utilize surplus low-rise multifamily capacity to address a small preliminary deficit for 50-80% AMI needs and surplus of capacity in moderate density zones (which also allow for detached homes) to address a preliminary deficit for remainder capacity.

13. There are a few important differences in the land capacity methodology used by BERK for this analysis. First, while TRPC categorized all zones as moderate density, this analysis categorizes the R3-6/1 zone (Residential 3-6 units per acre) as Low Density, consistent with Commerce guidance about level of density needed to support moderate density housing. Additionally, this analysis assumes that 10% of new development on partially developed and vacant lots in the R 5-12/1 zone will include one ADU, as well as a 10% ADU participation rate on developed lots.

Table A-166. Capacity to Accommodate Allocated Housing Needs in Grand Mound UGA based on 2025 Comprehensive Plan Zoning

Income Level (% AMI)	Allocated* Housing Need (2020-2045)	Housing Types with Potential to Serve These Needs	Aggregated Housing Needs Allocation	Capacity For Housing Growth	Preliminary Capacity Surplus or Deficit	Adjusted Capacity Surplus or Deficit
0-30% PSH	16	Low-Rise Multifamily	79	548	469	385
0-30% Other	40					
>30-50%	23					
>50-80%	143	ADUs	143	60	-84	
>80-100%	57	Moderate Density	68	465	397	378
>100-120%	11					
Remainder	19	Low Density Detached Homes	19	0	-19	0
Total	310		310	688	763	763

Note: Numbers may not add to totals due to rounding.

Sources: TRPC, 2024; BERK, 2024.

Adequate Provisions

Barriers to Production

Grand Mound UGA

Table A-177 summarizes housing production trends in the Grand Mound UGA by housing type. It compares these to the annual unit need by affordability level, as adopted by TRPC. This comparison is consistent with Commerce guidance for addressing "adequate provisions" requirements in comprehensive plan housing elements updates.14

The first two columns of Table A-177 summarize Grand Mound's allocation of projected housing needs. Then these housing needs are related to the types of new housing products that have the best potential to serve those needs. For example, housing needs for low-income households (0-80% AMI) can be most cost effectively addressed in low-rise or mid-rise multifamily apartment buildings, or sometimes in accessory dwelling units (ADUs).[15] Next, we combine projected housing needs by housing type and present average annual production targets. We compare these production targets to the actual average annual production of each housing type from 2018-2023. If there is a shortfall in annual production compared to need, it indicates there are barriers to housing development that could stop the county from meeting its growth targets.

14. See Guidance for Updating Your Housing Element (Commerce, 2023), Chapter 7 - Adequate Provisions.

15. This doesn't mean that every new apartment building will be affordable below 80% AMI. Rather, it means the most feasible format for affordable housing production at the scale needed in Thurston County is low- or mid-rise apartments. This is discussed in more detail in Land Capacity Analysis Recommendations below.

2025 CPAs Resolution 12-16-2025
p. 495 of 773

These tables show that the average annual production of middle-housing, manufactured homes, and low-density detached homes is greater than Grand Mound's moderate- and upper-income housing targets, respectively. As a result, this analysis does not identify any barriers to meeting moderate or upper-income housing needs. However, there has been no production of housing types suitable for low-income housing needs. This is evidence of barriers to housing production that must be addressed through adequate provisions.

Table A-177. Grand Mound UGA Production Trends Compared to TRPC Adopted Allocation by Income Level

Income Level (% AMI)	Net New Housing Need (2020-2045)	Housing Types with Potential to Serve These Needs	Aggregated Housing Needs Allocation	Average Annual Need (2020 - 2045)	Average Annual Production of Housing Type (2018-2023)	Shortfall of Production Compared to Allocation?
0-30% PSH	16	Multifamily housing (5+ units in structure) and ADUs	222	9	0	Yes
0-30% Other	40					
>30-50%	23					
>50-80%	143					
>80-100%	57	Middle Housing (2-4 units in structure) and Manufactured Homes	68	3	6	No
>100-120%	11					
Remainder	19	Low Density Detached Homes	19	1	6	No
Total	310		310	12	12	

Note: Numbers may not add to totals due to rounding

Sources: TRPC, 2024; Thurston County, 2024; BERK, 2024.

Rural Thurston County

The TRPC Adopted Allocation assumes that no housing needs below 120% AMI need to be accommodated in rural Thurston County. Therefore, a detailed comparison of production trends by housing type to average annual need is not necessary. Table A-188 compares the total and average annual net new housing need for rural Thurston County to average annual housing production. It shows that there is no shortfall compared to allocation.

Table A-188. Rural County Production Trends Compared to Net New Housing Need

Total Housing Needs Allocation	Average Annual Production Needed (2020 - 2045)	Average Annual Production (2018-2023)	Shortfall of Production Compared to Allocation?
7,531	301	347	No

Sources: TRPC, 2024; Thurston County, 2024; BERK, 2024.

2025 CPAs Resolution 12-16-2025
p. 496 of 773

Adequate Provisions Checklists

To gather information about what kinds of barriers are hindering the types of housing production needed to meet all housing needs, county staff and the consultant team utilized five checklists provided by Commerce to review and summarize local development regulations and process obstacles related to the following housing types:

- Moderate density housing
- Low-rise and mid-rise housing
- Accessory dwelling units
- Permanent supportive housing and emergency housing

A fifth checklist covered local option tools for addressing affordable housing funding gaps, such as incentives to lower costs and taxes to generate revenue to support affordable housing development.

2025 CPAs Resolution 12-16-2025
p. 497 of 773

The checklists completed for Grand Mound UGA and rural Thurston County appear on the following pages.

Table A-199. Moderate Density housing barrier review checklist

Barrier	Likely to affect housing production?	Why or why not? Provide evidence.	Actions needed to address barrier
DEVELOPMENT REGULATIONS			
Unclear development regulations	No	This has not come up as a concern from housing providers interacting with the code.	
Prohibiting some moderate density housing types, such as: **Duplexes** **Triplexes** **Four/five/six-plexes** **Townhomes** **Cottage housing** **Live-work units** **Manufactured home parks**	Yes	Grand Mound UGA **Zones:** It is unclear whether Chapter 20.21A currently allows townhomes to be built. This can affect housing production as townhomes tend to be the moderate density housing type which is built the most in other markets. Multifamily definition seems to cover the allowance to build other moderate density housing types. LAMIRD Zones: LAMIRDs under Chapter 20.13A allow single-family and two-family residential (limited to one primary residential structure per lot). Triplexes, townhomes, and other moderate density housing are not currently allowed in LAMIRDs. Rural Zones: New MHPs are typically not preferred by neighboring properties; currently MHPs 2-4 units are allowed in certain zones through administrative SUP, where 5+ units require SUP (hearing examiner authority- longer more public process). All Zones: Manufactured/mobile home parks found under Chapter 20.31 are only allowed through administrative special use permit (2-4 homes per lot) and hearing examiner special use permit (5+ per lot). These special use permits instead of by right could potentially be a barrier to such developments.	Add "townhomes" to the primary uses list in 20.21A.020. Add manufactured homes primary uses in LAMIRDs. Also, remove language that restricts to one primary residential structure per lot for townhomes and cottage housing. Can consider whether it makes sense to permit by right manufactured/mobile homes in some or all of the current zones that require a special use permit.

2025 CPAs Resolution 12-16-2025
p. 498 of 773

		Special use permits are allowed in RRR 1/5, RR 1/5, RL 1/2. RL 1/1, RL 2/1, and UGA zones.	
High minimum lot sizes	No - Grand Mound or rural zones Yes - LAMIRDs	Grand Mound UGA Zones: For single-family and duplexes the minimum lot size is 5,000 sf. This is a typical minimum lot size for moderate density zones. There is no minimum lot size listed for multifamily beyond a duplex (possibly connected to max density not allowing for triplexes and above on reasonable size lots). LAMIRD Zones: Existing standards include conventional - 12,500 sf for single-family; 25,000 sf for duplex Cluster - 7,200 sf for single-family; 15,000 sf for duplex. Manufactured/Mobile Housing: - Single wide: 2,400 sf; - Double wide: 3,600 sf; - Triple wide: 4,800 sf.	Grand Mound UGA Zones: If max density is increased keep minimum lot sizes at 5,000 sf or only modestly increase minimum lot sizes for triplexes, fourplexes, townhomes. For example, consider 7,000sf for triplexes and fourplexes. LAMIRD Zones: Density changes are limited by well and septic requirements. However, a change that encourages middle housing could look like 12,500 sf for single-family and duplex; 20,000 sf for triplex and fourplex; Cluster - 7,200 sf for single family, duplex, and triplex; 12,500 sf for fourplex.
Low maximum densities or low maximum FAR	Yes	Grand Mound UGA Zones: Maximum density is 16 du/acre, except any density greater than 15 du/acre shall be obtained by purchase of TDR. A duplex on a 5,000 sf lot has a density of 17 du/acre. A fourplex or four units would need a 12,000 sf lot to develop under current density. This is more land needed for moderate density housing than will likely be seen in other urban growth areas. LAMIRD Zones: Densest LAMIRD zone is 2 du/acre. Manufactured/Mobile Housing: Currently 20.31.020.3 states manufactured/mobile home park density shall be that of the district in which it is proposed. If density is measured the same way and one manufactured home is one	Grand Mound UGA Zones: Increase maximum density without TDR to 24 du/acre, which equates to a triplex on a 5,000 sf lot or a fourplex on a 7,000 sf lot and with purchase of TDR can go to 30 du/acre (which is a fourplex on a 6,000 sf lot). An increase in the minimum density may also be needed to reduce barriers to moderate density housing in the UGA zones. Increasing the minimum density from 4 to 8 du/acre could push more single family development to happen on 5,000 sf lots and development on larger lots

2025 CPAs Resolution 12-16-2025
p. 499 of 773

		dwelling unit, then this likely makes manufactured home parks difficult to develop in rural zones and LAMIRDs	be more geared towards other moderate density housing types. LAMIRD Zones: Consider whether a LAMIRD zone can increase to 4 du/acre. 4 du/acre would at least match the allowance of 4 manufactured homes on one acre lot. Anymore denser probably leans too much into what has generally be deemed as urban densities. After further research, it was determined that LAMIRD density increases are limited by well and septic requirements.
Low maximum building heights	No	Max building height is 35 feet for both Grand Mound zones and LAMIRDs, which is typically the tallest max height for such moderate density zones.	
Large setback requirements	No	Minimum setbacks are: 25 feet front off an arterial 20 feet front off a collector 5 feet for side setbacks 5 feet for rear setbacks. A front and rear setback combination that takes up 25 - 30 feet is not to far from the 20 feet set in the State's model code and currently better than several other Puget Sound cities.	
High off-street parking requirements	Yes No - LAMIRDS and Rural Zones	Grand Mound UGA Zones: Currently require 2 parking spaces per unit for most residential uses. Two parking spaces per unit is a barrier for moderate density, relatively small multifamily developments. LAMIRDs and Rural Zones: Lots are generally large enough to handle excess parking requirements. Is likely not a barrier for lots in these zones.	Grand Mound UGA Zones: Gold standard is to eliminate minimum parking standards. Otherwise, lower parking minimum parking requirements as low as possible for moderate density housing types, with at least to 1 parking space per unit being a baseline goal.
High impervious coverage limits	No	Not an issue in most of rural area, but may be an issue for ADUs or if proposed updates on	Check impervious surface limits in zones (specifically LAMIRDs, Green

2025 CPAs Resolution 12-16-2025
p. 500 of 773

		ADUs/housing types in LAMIRDs, or for homes in Green Cove (thinking specifically in context of ADUs). High impervious surface allowances are generally needed to accommodate parking.	Cove District under RRR 1/5, RL 1/2, RL 1/1) in scope of ADUs.
Lack of alignment between building codes and development codes	Yes	Building code: Triplexes and Fourplexes are moderate density housing that fall under the more intensive and expensive building code. Whereas single-family homes, duplexes, and townhomes fall under the cheaper less extensive residential code. This has impacts on moderate density housing that is of similar size and only has one or two more units than a duplex under the residential code. Water/environmental health code: According to this Community Water System Map, Grand Mound and the UGA zones have a water system to connect to. However, rural and LAMIRD zones generally use wells or septic tanks for water. LAMIRD zones that would want to allow more moderate density housing types would have different water well requirements for single-family homes and duplexes then for residential developments that have 3+ service connections, such as townhomes and manufactured home parks. Not sure how much impact the variety of water systems will impact housing production. However, it would be good to confirm whether separate service connections and not dwelling units is the major determine factor between the one/two family well system and the Type B well system. If service connections are the measurement one could potentially argue that a triplex with all units under one roof uses one service connection vs 3 manufactured homes with 3 service connections.	Building code: HB 2071 (2024) has the State Building Council looking to update and include buildings up to 6 units under the Washington State Residential Code, which would better align building codes and allowed residential uses. Update is planned for 2026, the County can adopt state building code changes or make changes themselves.

2025 CPAs Resolution 12-16-2025
p. 501 of 773

Other (for example: complex design standards, tree retention regulations, historic preservation requirements)	Yes	Tree Standards: Additional tree conservation is required under new changes to 17.25; most folks in UGAs with smaller lots will be unable to avoid. Regs apply to LAMIRDs and have exemptions based on # of trees planted. Multifamily are exempt Design Standards: Grand Mound Design Guidelines apply to new residential developments with five or more dwelling units, with the exception of detached single-family residences. Though this won't impact infill developments of duplexes, triplexes, and fourplexes, or cottages. It could impact townhouse developments of five plus units and new subdivision developments of multiple moderate density housing types. Staff states these standards are relatively new to the code and impacts on development are yet to be seen. These design provisions appear largely reasonable to create a livable built environment. However, it contains some subjective provisions that appear inconsistent with HB 1293 (Design Review) while other provisions may arguably be unnecessary.	Tree Standards: Alleviating can be done within the exemptions to keep 200 tree credits or only develop 20% of the parcel. Other exemptions necessary beyond multifamily? (Affordable Housing) Design Standards: Update the provisions to emphasize clear and objective standards and take out provisions that add cost, and significantly impact permit processing time.
PROCESS OBSTACLES			
Conditional use permit process	Yes	CUP = SUP in Thurston County MHPs currently go through administrative or hearing examiner review process depending on the number of MHs in community. RUEs are done through special use permit Hearing examiner review - costly and timely.	Streamline MHP permit process, possibly increasing number of units allowed under administrative SUP review. Consider administrative RUE pathway specifically for well/septic in critical area buffers. May be able to review HE decisions to see if there are consistent conditions put on permit with issuance. To be reviewed at a later date with holistic critical areas update.

2025 CPAs Resolution 12-16-2025
p. 502 of 773

Design review	No		
Lack of clear and accessible information about process and fees16	No		
Permit fees, impact fees and utility connection fees	Yes	Anecdotally, fees are a challenge for private landowners. Not sure about larger developers. Utility connection fees are challenging for properties that are far from services in the UGA and also some areas of Grand Mound - in some cases they are prohibitively expensive.	Fee reduction incentives for affordable or multifamily housing. Continue long-range utility planning in UGAs. Seek infrastructure investments for Grand Mound. Seek water/sewer investments for Rainier.
Processing times and staffing challenges	Yes	Identified as an on-going challenge and work in process to improve this.	
SEPA process	No		Consider exemptions for certain types of housing developments under 17.09 TCC.
LIMITED LAND AVAILABILITY AND ENVIRONMENTAL CONSTRAINTS			
Lack of large parcels for infill development	No	Not a barrier for housing, but for commercial	
Environmental constraints	Yes	CAO Permitting challenges (setbacks and buffer adjustments, RUEs are timely and expensive) particularly in rural areas	RUEs are currently required for any type of change even with minimal impact in CAO buffer (i.e. 1 sq ft), little flexibility there. Requires hearing examiner process, additional fees, extra time. Possibly add exceptions for septic/well installations in critical area buffers/adjustments that currently require RUEs (to be considered during 2026 CAO update). Change to administrative review RUE and

16. For example: guidance resources are unclear or difficult to find, no digital permit tracking system, staff do not provide fee estimates or permitting time estimates are unavailable or inaccurate.

2025 CPAs Resolution 12-16-2025
p. 503 of 773

			require certain conditions (2026 CAO update).

Table A-2010. Low-Rise or Mid-Rise housing barrier review checklist

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barrier.
DEVELOPMENT REGULATIONS			
Unclear development regulations	No	This has not come up as a concern from housing providers interacting with the code.	
High minimum lot sizes	Potentially	Residential UGA Zone: There is no minimum lot size listed for multifamily beyond a duplex. This is possibly connected to max density not allowing for low-rise and mid-rise multifamily housing on reasonable size lots. Mixed-use UGA Zone: The minimum lot size for the arterial commercial (AC) zone is 12,500 sf. This likely a suitable minimum lot size for garden apartment style developments that could be more likely with density increases. However, there is also an opportunity to lower minimum lot size that better allows smaller infill three- and four-story walkup apartments.	Residential UGA Zone: Have a zone that increases max density and either continues to have no minimum lot size, uses same minimum lot size as single-family (5,000 sf), or set a reasonable minimum lot size between 8,000 and 10,000 sf. Mixed-use UGA Zone: Consider reducing minimum lot size between 8,000 and 10,000 sf.
Low maximum densities or low maximum FAR	Yes	All UGA Zones: Maximum density is 16 du/acre, except any density greater than 15	Have a zone that increases maximum density for Grand Mound up to 24 units per acre. For UGAs, follow lead

2025 CPAs Resolution 12-16-2025
p. 504 of 773

		du/acre shall be obtained by purchase of TDR. Such density doesn't support garden apartments or other low-rise and mid-rise housing types. AC Zone: Additionally, in the AC zone that falls in Grand Mound, the minimum density is 6 du/acre	of the cities. Up to 24 units per acre provides for low-rise apartments. 36 du/acre is about 9 units on a 10,000 sf lot, which is a mid-point on the range of units an individual garden apartment can hold (6-12 units). Additionally, an increase in the minimum density may also be needed. Increasing the minimum density from 4 or 6 to 8 du/acre and adjusting lot sizes and removing Single-Family from allowed uses could ensure that at least townhouse development is the minimum housing type happening in zones meant for low-rise and mid-rise development (1 townhome per ~3,000 sf).
Low maximum building heights	Potentially	Residential UGA Zones: Max building height is 35 feet. This works for most garden apartments as they tend to be three stories. However, this height does not allow four story mid-rise buildings, which might still be viable in the area. There is four story hotel in the area and an eight story hotel at the water park. Mixed-use UGA Zone: The AC zone currently allows 40 feet, which is enough for four story mid-rise buildings.	Consider a zone that increases max building height to 45 feet. The additional feet allows for four stories, but also allows some extra room for ceilings to be taller and more space for sound insulation between floors.
Large setback requirements	No	Minimum setbacks are: 25 feet front off an arterial 20 feet front off a collector 5 feet for side setbacks 5 feet for rear setbacks.	

2025 CPAs Resolution 12-16-2025
p. 505 of 773

		The setbacks have likely not been an impact on whether low-rise and mid-rise housing has been developed.	
High off-street parking requirements	No	Currently require 1.5 to 2 parking spaces per unit for low-rise and mid-rise multifamily housing. Two parking spaces per unit is likely not as much of a barrier for low-rise and mid-rise housing, as the lots where such housing would be built in Grand Mound are likely large enough to accommodate the parking.	
High impervious coverage limits	No	The maximum impervious surface coverage is 75%. This likely has not had a negative impact on development.	
Lack of alignment between building and development codes	No	Garden apartments meet what is allowed in the building code and if height is increased to four stories, that still matches stick wood construction type allowance.	
Other (for example: ground floor retail requirements, open space requirements, complex design standards, tree retention regulations, historic preservation requirements)	Yes	Tree Standards: Additional tree conservation is required under new changes to 17.25; most folks in UGAs with smaller lots will be unable to avoid. Regs apply to LAMIRDs and have exemptions based on # of trees planted. Multifamily are exempt Design Standards: Grand Mound Design Guidelines apply to new residential developments with five or more dwelling units, with the exception of detached single-family residences. Though this won't impact infill developments of duplexes, triplexes,	Tree Standards: Alleviating can be done within the exemptions to keep 200 tree credits or only develop 20% of the parcel. Other exemptions necessary beyond multifamily? (Affordable Housing) Design Standards: Update the provisions to emphasize clear and objective standards and take out provisions that add cost, and significantly impact permit processing time.

2025 CPAs Resolution 12-16-2025
p. 506 of 773

		and fourplexes, or cottages. It could impact townhouse developments of five plus units and new subdivision developments of multiple moderate density housing types. Staff states these standards are relatively new to the code and impacts on development are yet to be seen. These design provisions appear largely reasonable to create a livable built environment. However, it contains some subjective provisions that appear inconsistent with HB 1293 (Design Review) while other provisions may arguably be unnecessary.	
PROCESS OBSTACLES			
Conditional use permit process	Yes	CUP = SUP in Thurston County MHPs currently go through administrative or hearing examiner review process depending on the number of MHs in community. RUEs are done through special use permit Hearing examiner review - costly and timely.	Streamline MHP permit process, possibly increasing number of units allowed under administrative SUP review. Consider administrative RUE pathway specifically for well/septic in critical area buffers. May be able to review HE decisions to see if there are consistent conditions put on permit with issuance (2026 CAO Update).
Design review	No		
Lack of clear and accessible information about process and fees	No		
Permit fees, impact fees and utility connection fees	Possibly.	Potentially fees around utilities. Current fee structure has separate rates for single family vs multi family units.	Confirm whether impact fee schedule meets SB 5258 requirements.

2025 CPAs Resolution 12-16-2025
p. 507 of 773

		SB 5258 requires jurisdictions to have proportional impact fee schedules.	
Process times and staffing challenges	Yes	Identified as an on-going challenge and work in process to improve this.	
SEPA process	No		If there are exemptions for certain types of housing developments consider updates to 17.09 TCC.
LIMITED LAND AVAILABILITY AND ENVIRONMENTAL CONSTRAINTS			
Lack of large parcels for infill development	No	Not a barrier for housing, but for commercial	
Environmental constraints	Yes	CAO Permitting challenges (setbacks and buffer adjustments, RUEs are timely and expensive) particularly in rural areas	RUEs are currently required for any type of change even with minimal impact in CAO buffer (i.e. 1 sq ft), little flexibility there. Requires hearing examiner process, additional fees, extra time. Possibly add exceptions for septic/well installations in critical area buffers/adjustments that currently require RUEs? Change to administrative review RUE and require certain conditions (2026 CAO update).

Table A-2111. Supplementary barrier review checklist for PSH and emergency housing

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barriers.
DEVELOPMENT REGULATIONS			
Spacing requirements (for example, minimum distance from parks, schools or other	Unlikely	There are few spacing requirements in county code 20.35 related to PSH, EH, TH facilities - (300 ft from daycare or school; quarter mile from	Add Permanent Supportive Housing, Emergency Housing, and Transitional Housing into code.

emergency/PSH housing facilities)17		bus stop) and some can be waived with emergency waiver.	
Parking requirements	Possibly	Parking requirements are vague in 20.35	
On-site recreation and open space requirements	No	None in 20.35	
Restrictions on support spaces, such as office space, within a transitional or PSH building in a residential zone			Add language on Permanent Supportive Housing.
Arbitrary limits on number of occupants (in conflict with RCW)	Yes	20.35 limits number to 40 for emergency encampments.	Resolve if in conflict with RCWs.
Requirements for PSH or emergency housing that are different than the requirements imposed on housing developments generally (in conflict with)	Yes	Public noticing requirements, siting and buffering requirements	
Other restrictions specific to emergency shelters, emergency housing, transitional housing and permanent supportive housing	Yes	There are limited regulations around TH and PSH (rural Title 20	

17. Note that RCW 35A.21.430 expressly states requirements on occupancy, spacing, and intensity of use may not prevent the siting of a sufficient number of permanent supportive housing, transitional housing, indoor emergency housing or indoor emergency shelters necessary to accommodate each code city's projected need for such housing and shelter under RCW 36.70A.070(2)(a)(ii). The restrictions on these uses must be to protect public health and safety.

Table A-2212. Accessory dwelling unit barrier review checklist

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barriers.
DEVELOPMENT REGULATIONS			
Consistent with HB 1337 (2023) **Must allow two ADUs on each lot in urban growth areas;** **May not require the owner to occupy the property, and may not prohibit sale as independent units, but may restrict the use of ADUs as short term rentals;** **Must allow an ADU of at least 1,000 square feet;** **Must set parking requirements based on distance from transit and lot size;** **May not charge more than 50% of the impact fees charged for the principal unit;** **Must permit ADUs in structures detached from the principal unit;** **May not restrict roof heights of ADUs to less than 24 feet, unless that limitation applies to the principal unit;** **May not impose setback requirements, yard coverage limits, tree retention mandates, restrictions on entry door locations, aesthetic requirements, or requirements for design review for ADUs that are more restrictive than those for principal units;**	Yes	20.34.030.6 has the regulations for ADUs in Grand Mound zones. - Only one ADU is allowed - Both AADU & DADUs are allowed - requires one parking space - Has entry door restrictions - max size of 800 sf; minimum size of 300 sf; and max bedroom size of two - Does not seem to have owner occupancy requirements 20.34.020 has the regulations for rural ADUs, which don't have to meet 1337 but still has some barriers. - DADUs count as a dwelling unit for density purposes, meaning building a DADU requires double the land	UGA ADU: - Allow two ADUs - Increase max size to 1,000 sf - Review entry door language and consider removal Rural ADU: - Allow DADUs to not count towards density, permitted consistent with historical development patterns. Can include limitations on distance from primary dwelling and hookup to well/septic.

2025 CPAs Resolution 12-16-2025
p. 510 of 773

Must allow an ADUs on any lot that meets the minimum lot size required for the principal unit; Must allow detached ADUs to be sited at a lot line if the lot line abuts a public alley, unless the city or county routinely plows snow on the public alley; Must allow conversions from existing structures, even if they violate current code requirements for setbacks or lot coverage; and May not require public street improvements as a condition of permitting ADUs.			
Unclear development regulations	No		
Large setback requirements	No		
Off-street parking requirements	Yes	Parking requirements are included in standards. May be difficult for 2ADU properties in rural south county UGAs	Review parking requirements, update if needed to allow exemptions.
Other (for example: burdensome design standards, tree retention regulations, historic preservation requirements, open space requirements, etc.)		Additional tree conservation is required under new codes; most folks in UGAs with smaller lots will be unable to avoid.	Alleviating can be done within the exemptions to keep 200 tree credits or only develop 20% of the parcel. Other exemptions necessary beyond multifamily? (Affordable Housing)
PROCESS OBSTACLES			
Lack of clear and accessible information about process and fees	Yes	Water/sewer/septic concerns - difficult to provide septic/sewer or upgrades needed to meet increase in use. Not always clear septic/sewer upgrades will be a challenge until later in process of ADU permitting	Update FAQ sheets to be explicit about septic system upgrades to support ADU.
Permit fees, impact fees and utility connection fees that are not proportionate to impact	Yes, potentially	Potentially impact fees/utility connections. Need to make sure impact fees on ADUs consistent with 2023 changes in state law	

2025 CPAs Resolution 12-16-2025
p. 511 of 773

Processing times and staffing challenges	Yes	Identified as an on-going challenge. Work on-going to address.	Consider administrative review of some types of permits (MHPs) - reduces processing time and staff power.

Table A-23. Checklist for local option tools for addressing affordable housing funding gaps

Local option tools for addressing affordable housing funding gaps*	Implementation status	Plans for implementation
Housing and related services sales tax (RCW 82.14.530)	Implemented TCC 5.51	Implemented
Affordable housing property tax levy (RCW 84.52.105)	Implemented, TCC 5.50	Implemented
REET 2 (RCW 82.46.035)	Implemented, Fund 3210 approved by BoCC in Jan 1992	Implemented, but only available through 2025
Affordable Housing Sales Tax Credit (RCW 82.14.540) – was only available to jurisdictions through July 2020	Not in use	No longer available
Lodging Tax (RCW 67.28.150 and RCW 67.28.160) to repay general obligation bonds or revenue bonds	Implemented, see TCC 5.70.060	Flexibility on lodging tax to short term rentals? (i.e., Air BNB?)
Mental Illness and Drug Dependency Tax (RCW 82.14.460) – jurisdictions with a population over 30,000	Implemented TCC 5.49.010	Implemented
Donating surplus public lands for affordable housing projects (RCW 39.33.015)	Not in use	New policy 1.A.5: Develop an inventory and process for disposing of publicly held land within the urban growth areas that could be used for developing affordable housing.
Impact fee waivers for affordable housing projects (RCW 82.02.060)	Not in use	Consider implementing, coordinate with schools, parks, and transportation for consideration.
Application fee waivers or other benefits for affordable housing projects (RCW 36.70A.540)	Not in use	Consider implementing, coordinate with building and development services division for review.

2025 CPAs Resolution 12-16-2025
p. 512 of 773

Multifamily Tax Exemption (MFTE) with affordable housing requirement (RCW 84.14)	Not available in unincorporated Thurston County	Not applicable
General funds (including levy lid lifts to increase funds available)		

2025 CPAs Resolution 12-16-2025
p. 513 of 773

8

TRANSPORTATION – CHAPTER 8

The following technical appendix section includes tables with information that supports the findings presented in the transportation chapter.

Transportation impacts are estimated using TRPC's travel demand model (Sept. 10, 2025 Memorandum from Fehr and Peers to Thurston County, "*Thurston County Transportation Element - Base Year (2017) and Future (2045) Land Use*").

Full vehicle LOS results for each study intersection are shown in Tables A-24 (Existing) and A-25 (Future). A result in **highlighted row** indicates an LOS standard failure. The 'Buildable Lands Growth' Scenario resulted in 14 out of 78 study intersections failing to meet LOS standards. The 'Action Alternative' or 5% rural growth scenario resulted in eight failures (Table A-25).

Table A-24 – Existing Level of Service Results for County Intersections (2021)

Intersection	Map ID	Control Type	Worst Approach Delay/LOS	Average Intersection Delay/LOS
Boston Harbor Road NE & Woodard Bay Road NE	1	Single stop sign	10.7/B	1.9/A
Johnson Point Rd NE & 63rd Ave NE	2	TWSC	10.1/B	1.2/A
Marvin Rd NE & 56th Ave NE	3	TWSC	9.4/A	6.1/A
Steamboat Island Rd & Gravelly Beach Rd	4	TWSC	12.6/B	1.4/A
Steamboat Island Rd & 41st Ave NW	5	TWSC	11.2/B	1.5/A
Sexton Drive NW & Steamboat Island Road NW	6	TWSC	16.2/C	6.7/A
Cooper Point Road NW & 36th Ave NW	7	Single stop sign	9.6/A	2.0/A
Boston Harbor Rd NE & 36th Ave NE	8	TWSC	11.2/B	1.4/A
Libby Rd NE & 36th Ave NE	9	TWSC	10.7/B	3.5/A
Shincke Rd NE & S Bay Rd NE *Added a stop to the NB leg to allow HCM methodology to apply. Chosen because as a low volume leg entering an arterial, vehicles would likely be stopping already.	10	Single Stop Sign	14.0/B	4.2/A
Lilly Rd NE & South Bay Rd NE *Added a stop to the SB leg to allow HCM methodology to apply. Chosen because as a low volume leg entering an arterial, vehicles would likely be stopping already.	11	Single Stop Sign	13.0/B	3.5/A
Shincke Rd NE & 36th Ave NE	12	TWSC	9.3/A	4.8/A
Sleater Kinney Rd NE & S Bay Rd NE	13	AWSC	15.2/C	12.7/B
Hawks Prairie Road NE/Johnson Point Road NE & South Bay Road NE	14	Single stop sign	11.5/B	7.0/A
Carpenter Rd NE & Hawks Prairie Rd NE	15	TWSC	14.1/B	3.6/A

2025 CPAs Resolution 12-16-2025
p. 514 of 773

Meridian Rd NE & 46th Ave NE *removed SB stop sign to allow HCM methodology to apply. SB chosen because it was the lowest volume leg and as approaching an arterial, vehicles would likely stop or slow regardless.	16	Three Stop Signs	10.7/B	6.7/A
Overhulse Pl & Evergreen Parkway	17	TWSC	10.8/B	3.4/A
Driftwood Rd & Evergreen Parkway	18	TWSC	11.3/B	2.5/A
Cooper Point Road NW & Kaiser Road NW/French Road NW	19	Signalized	21.0/C	10.8/B
Friendly Grove Rd NE & 26th Ave NE	20	TWSC	10.8/B	3.9/A
Driveway/Libby Rd NE & 26th Ave NE	21	TWSC	10.8/B	1.7/A
South Bay Rd & 26th Ave NE (South)	22	TWSC	17.2/C	3.7/A
South Bay Rd NE & 26th Ave NE (North)	23	TWSC	15.2/C	2.5/A
Sleater Kinney Rd NE & 26th Ave NE	24	TWSC	23.2/C	5.3/A
Deerbrush Dr SE/Duterrow Rd SE & Steilacoom Rd SE	25	AWSC	24.2/C	18.2/C
Old Pacific Hwy SE & Kuhlman Rd SE	26	TWSC	50.3/F	6.7/A
Old Pacific Hwy SE & Reservation Rd SE	27	TWSC	13.5/B	6.5/A
Delphi Road NW & Mud Bay Road NW	28	Signalized	32.6/C	25.9/C
Evergreen Parkway SB Off Ramp/US101 SB On Ramp & Mud Bay Road NW[1]	29	Single stop sign on top SB approach, lower SB leg is one way continuing south	18.6/C	1.3/A
US 101 NB Off Ramp/Evergreen Parkway NW NB On Ramp & Mud Bay Road NW	30	Single stop sign on NB approach, however north leg is one way continuing north	19.7/C	4.3/A
Delphi Rd SW & 62nd Ave SW	31	TWSC	9.8/A	3.6/A
Spurgeon Creek Rd SE & Yelm Hwy SE	32	TWSC	18.3/C	3.4/A
Mullen Rd SE & Marvin Rd SE	33	TWSC	24.1/C	9.7/A
Meridian Rd SE & Mullen Rd SE	34	TWSC	14.9/B	4.4/A
Delphi Rd SW & Waddell Creek Rd SW	35	TWSC	9.9/A	2.3/A
Rainier Rd SE & Fir Tree Rd SE	36	TWSC	17.1/C	5.0/A
Delphi Rd SW & 105th Ave SW	37	TWSC	10.4/B	1.8/A
Littlerock Rd SW & 93d Ave SW	38	TWSC	13.2/B	4.1/A
Case Rd SW & 101st Ave SW	39	TWSC	11.2/B	0.9/A
Old Highway 99 SE & Rich Rd SE	40	TWSC	23.2/C	6.6/A
Rich Rd SE & 89th Ave SE	41	TWSC	13.1/B	3.0/A
Rainier Road SE & Stedman Road Se	42	Single stop sign	15.4/C	1.0/A

Rainier Road SE & Spurgeon Creek Road SE	43	Single stop sign	19.9/C	3.8/A
Littlerock Rd SW & 110th Ave SW	44	TWSC	13.3/B	2.6/A
Case Rd, 113th Ave, Scott Creek & Case Extension *Analyzed in SimTraffic to allow for analysis of 5-leg intersection	45	AWSC	5.7/A	6.0/A
Old Highway 99 SE & McCorkle Rd SE	46	TWSC	15.2/C	1.7/A
Old Highway 99 SE & Waldrick Rd SE	47	TWSC	10.7/B	2.5/A
Littlerock Rd SW & 113th Ave SW	48	TWSC	11.7/B	2.5/A
Waddell Creek Rd SW & 128th Ave SW	49	TWSC	9.3/A	6.5/A
Littlerock Rd SW & Maytown Rd SW/ 128th Ave SW (West) *removed the low volume SB driveway link to allow HCM methodology to work.	50	Single Stop Sign	9.7/A	6.2/A
Maytown Rd SW & Littlerock Rd SW/128th Ave SW (East) *Converted WB stop control to AWSC configuration for HCM methodology to work. Approach delay likely high and intersection delay lower than shown.	51	Single Stop Sign	10.5/B	10.0/A
Waldrick Rd SE & Stedman Rd SE	52	TWSC	9.0/A	3.8/A
Rainier Rd SE & Military Rd SE	53	TWSC	16.6/C	2.9/A
138th Ave SE & Military Rd SE	54	TWSC	9.4/A	1.7/A
Military Rd SE & Waldrick Rd SE	55	TWSC	9.3/A	3.3/A
Morris Rd SE & 123rd Ave SE	56	TWSC	10.9/B	4.3/A
Bald Hill Rd SE & Vail Rd SE	57	AWSC	22.1/C	18.0/C
Vail Rd SE & Hannus Rd SE	58	TWSC	11.5/B	0.7/A
Vail Loop Rd SE & Vail cut off Rd SE	59	TWSC	8.8/A	5.4/A
Vail Loop Rd SE & Vail cut off Rd SE	60	TWSC	8.9/A	2.0/A
Smith Prairie Rd SE & Lawrence Lake Rd SE & Bald Hill Rd SE*	61	AWSC	12.3/B	11.2/B
Vail Rd SE & 148th Ave SE	62	TWSC	14.5/B	3.9/A
Vail Rd SE &153rd Ave SE	63	TWSC	15.4/C	5.8/A
Lawrence Lake Rd SE & 153rd Ave SE	64	TWSC	9.9/A	4.4/A
Sargent Rd SW & Littlerock Rd SW	65	TWSC	9.7/A	3.5/A
Littlerock Rd SW & 173rd Ave SW *Added stop to EB link to facilitate HCM analysis. As a local road intersecting an arterial, vehicles would likely be stopping regardless.	66	TWSC	10.4/B	1.9/A
Sargent Rd SW & 173rd Ave SW	67	TWSC	9.3/A	2.8/A
James Rd SW & Albany St SW	68	TWSC	8.6/A	3.1/A

Sargent Rd SE & 183rd Ave SW	69	AWSC	9.9/A	9.4/A
183rd Ave SW & Old Highway 99 SW	70	TWSC	16.0/C	2.3/A
Old Highway 99 & Tilley Rd SW	71	TWSC	13.2/B	2.2/A
Sargent Road SW & 196th Ave SW	72	TWSC	12.9/B	8.0/A
Elderberry St SW & 196th Ave SW	73	TWSC	29.2/D	6.6/A
Old Highway 99 SW & Old Highway 9 SW	74	Single stop sign	19.7/C	4.2/A
Old Highway 99 SW & 198th Way SW	75	Roundabout	14.6/B	10.3/B
Old Highway 9 SW & James Rd SW	76	TWSC	9.6/A	3.7/A
Old Highway 99 & Prather Rd	77	TWSC	16.6/C	0.9/A
Tilley Rd SW & 143rd Ave SE	78	TWSC	9.8/A	3.9/A

Source: Fehr & Peers, 2023, analysis based on Thurston County Counts

[1] Results from 2021 work analyzing the Evergreen Parkway & Mud Bay Road interchange were used to evaluate future conditions at this intersection.

2025 CPAs Resolution 12-16-2025
p. 517 of 773

Table A-25 – Future Modeled Level of Service Results for County Intersections (2050) [4]

			No Action Alternative		Action Alternative	
Intersection	Map ID	Control Type	Worst Approach Delay/LOS	Average Intersection Delay/LOS	Worst Approach Delay/LOS	Average Intersection Delay/LOS
Boston Harbor Road NE & Woodard Bay Road NE	1	Single stop sign	11.2/B	2.0/A	10.9/B	2.4/A
Johnson Point Rd NE & 63rd Ave NE	2	TWSC	10.3/B	1.1/A	10/B	1.2/A
Marvin Rd NE & 56th Ave NE	3	TWSC	10.4/B	6.4/A	9.7/A	6.2/A
Steamboat Island Rd & Gravelly Beach Rd	4	TWSC	14.9/B	1.9/A	13.5/B	1.9/A
Steamboat Island Rd & 41st Ave NW	5	TWSC	20.5/C	3.9/A	14.2/B	2.3/A
Sexton Drive NW & Steamboat Island Road NW	6	TWSC	20.6/C	8.7/A	17.4/C	7.8/A
Cooper Point Road NW & 36th Ave NW	7	Single stop sign	10.4/B	1.8/A	10.6/B	2/A
Boston Harbor Rd NE & 36th Ave NE	8	TWSC	11.2/B	1.5/A	11.5/B	1.8/A
Libby Rd NE & 36th Ave NE	9	TWSC	11.3/B	3.9/A	11.1/B	4.1/A
Shincke Rd NE & S Bay Rd NE ***Added a stop to the NB leg to allow HCM methodology to apply. Chosen because as a low volume leg entering an arterial, vehicles would likely be stopping already.**	10	Single Stop Sign	26.3/D	5.7/A	21.8/C	5/A
Lilly Rd NE & South Bay Rd NE ***Added a stop to the SB leg to allow HCM methodology to apply. Chosen because as a low volume leg entering an arterial, vehicles would likely be stopping already.**	11	Single Stop Sign	21.9/C	4.1/A	19/C	3.6/A
Shincke Rd NE & 36th Ave NE	12	TWSC	9.5/A	4.7/A	9.8/A	4.8/A
Sleater Kinney Rd NE & S Bay Rd NE	13	AWSC	**99.7/F**	**58.0/F**	24.1/C	17.8/C

2025 CPAs Resolution 12-16-2025
p. 518 of 773

Hawks Prairie Road NE/Johnson Point Road NE & South Bay Road NE	14	Single stop sign	19.1/C	13.4/B	13.1/B	8.4/A
Carpenter Rd NE & Hawks Prairie Rd NE	15	TWSC	40.4/E	8.0/A	17.6/C	4/A
Meridian Rd NE & 46th Ave NE *removed SB stop sign to allow HCM methodology to apply. SB chosen because it was the lowest volume leg and as approaching an arterial, vehicles would likely stop or slow regardless.	16	Three Stop Signs	10.7/B	6.7/A	11.2/B	7/A
Overhulse Pl & Evergreen Parkway	17	TWSC	10.8/B	3.4/A	12.7/B	4.1/A
Driftwood Rd & Evergreen Parkway	18	TWSC	12.8/B	3.9/A	12/B	3.5/A
Cooper Point Road NW & Kaiser Road NW/French Road NW	19	Signalized	12.1/B	10.9/B	12.8/B	10.6/B
Friendly Grove Rd NE & 26th Ave NE	20	TWSC	13.0/B	3.0/A	11.9/B	4/A
Driveway/Libby Rd NE & 26th Ave NE	21	TWSC	14.1/B	1.6/A	10.9/B	1.8/A
South Bay Rd & 26th Ave NE (South)	22	TWSC	49.4/E	8.6/A	22.4/C	4.4/A
South Bay Rd NE & 26th Ave NE (North)	23	TWSC	34.8/D	5.9/A	19.1/C	3.3/A
Sleater Kinney Rd NE & 26th Ave NE	24	TWSC	47.1/E	10.5/B	30.2/D	6.7/A
Deerbrush Dr SE/Duterrow Rd SE & Steilacoom Rd SE	25	AWSC	**113.9/F**	**66.4/F**	53.3/F	31.4/D
Old Pacific Hwy SE & Kuhlman Rd SE	26	TWSC	**>150.0/F**	**>150.0/F**	**>150.0/F**	36/D
Old Pacific Hwy SE & Reservation Rd SE	27	TWSC	**>150.0/F**	**87.4/F**	21.2/C	8.4/A
Delphi Road NW & Mud Bay Road NW	28	Signalized	**124.5/F**	**73.3/E**	**104.1/F**	52.9/D
Evergreen Parkway SB Off Ramp/US101 SB On Ramp & Mud Bay Road NW[1]	29	Single stop sign on top SB approach, lower SB leg is one way continuing south	35.6/E	2.5/A	**>150.0/F**	8.8/A

2025 CPAs Resolution 12-16-2025
p. 519 of 773

US 101 NB Off Ramp/Evergreen Parkway NW NB On Ramp & Mud Bay Road NW	30	Single stop sign on NB approach, however north leg is one way continuing north	**60.6/F**	10.9/B	**70.1/F**	5.2/A
Delphi Rd SW & 62nd Ave SW	31	TWSC	11.9/B	5.1/A	10.5/B	4.4/A
Spurgeon Creek Rd SE & Yelm Hwy SE	32	TWSC	**97.3/F**	13.9/B	37.1/E	4.5/A
Mullen Rd SE & Marvin Rd SE	33	TWSC	**>150.0/F**	**>150.0/F**	**66.1/F**	24.2/C
Meridian Rd SE & Mullen Rd SE	34	TWSC	35.6/E	10.0/A	19/C	5.2/A
Delphi Rd SW & Waddell Creek Rd SW	35	TWSC	12.7/B	2.4/A	10.8/B	2.5/A
Rainier Rd SE & Fir Tree Rd SE	36	TWSC	**>150.0/F**	**101.4/F**	42.5/E	11.6/B
Delphi Rd SW & 105th Ave SW	37	TWSC	10.8/B	2.5/A	11.2/B	1.9/A
Littlerock Rd SW & 93d Ave SW	38	TWSC	18.3/C	5.6/A	17.3/C	4.6/A
Case Rd SW & 101st Ave SW	39	TWSC	11.2/B	0.9/A	12.7/B	1.5/A
Old Highway 99 SE & Rich Rd SE	40	TWSC	**91.5/F**	14.7/B	**75.7/F**	8.1/A
Rich Rd SE & 89th Ave SE	41	TWSC	13.1/B	3.0/A	16.5/C	4.2/A
Rainier Road SE & Stedman Road SE	42	Single stop sign	58.6/F	2.8/A	21.9/C	1.4/A
Rainier Road SE & Spurgeon Creek Road SE	43	Single stop sign	**>150.0/F**	**>150.0/F**	**113/F**	19.6/C
Littlerock Rd SW & 110th Ave SW	44	TWSC	**71.3/F**	13.9/B	18.4/C	3.8/A
Case Rd, 113th Ave, Scott Creek & Case Extension ***Analyzed in SimTraffic to allow for analysis of 5-leg intersection**	45	AWSC	6.5/A	6.6/A (Total delay per vehicle)	6.5/A	6.6/A
Old Highway 99 SE & McCorkle Rd SE	46	TWSC	49.9/E	3.7/A	20.3/C	1.8/A
Old Highway 99 SE & Waldrick Rd SE	47	TWSC	15.4/C	4.4/A	11.9/B	3.1/A
Littlerock Rd SW & 113th Ave SW	48	TWSC	23.7/C	4.8/A	14.2/B	3.1/A
Waddell Creek Rd SW & 128th Ave SW	49	TWSC	9.6/A	6.6/A	9.9/A	6.7/A
Littlerock Rd SW & Maytown Rd SW/ 128th Ave SW (West)	50	Single Stop Sign	10.5/B	7.0/A	11.9/B	11.4/B

2025 CPAs Resolution 12-16-2025
p. 520 of 773

***removed the low volume SB driveway link to allow HCM methodology to work.**						
Maytown Rd SW & Littlerock Rd SW/128th Ave SW (East) ***Converted WB stop control to AWSC configuration for HCM methodology to work. Approach delay likely high and intersection delay lower than shown.**	51	Single Stop Sign	19.1/C	17.0/C	12.6/B	6/A
Waldrick Rd SE & Stedman Rd SE	52	TWSC	14.7/B	4.8/A	9.6/A	3.2/A
Rainier Rd SE & Military Rd SE	53	TWSC	4.8/A	2.8/A	51.4/F	7.5/A
138th Ave SE & Military Rd SE	54	TWSC	11.8/B	3.7/A	10.2/B	2.7/A
Military Rd SE & Waldrick Rd SE	55	TWSC	12.6/B	7.0/A	10.2/B	4.8/A
Morris Rd SE & 123rd Ave SE	56	TWSC	26.7/D	9.4/A	13.9/B	5.4/A
Bald Hill Rd SE & Vail Rd SE	57	AWSC	**>150.0/F**	**140.1/F**	**76.2/F**	**37.5/E**
Vail Rd SE & Hannus Rd SE	58	TWSC	17.0/C	0.5/A	12.9/B	0.7/A
Vail Loop Rd SE & Vail cut off Rd SE	59	TWSC	27.3/D	9.5/A	8.4/A	7.4/A
Vail Loop Rd SE & Vail cut off Rd SE	60	TWSC	10.1/B	2.1/A	8.6/A	2.8/A
Smith Prairie Rd SE & Lawrence Lake Rd SE & Bald Hill Rd SE*	61	AWSC	16.0/C	13.9/B	16.2/C	12.2/B
Vail Rd SE & 148th Ave SE	62	TWSC	**148.8/F**	**52.9/F**	24.9/C	6.8/A
Vail Rd SE & 153rd Ave SE	63	TWSC	17.7/C	6.0/A	17.5/C	6.2/A
Lawrence Lake Rd SE & 153rd Ave SE	64	TWSC	11.0/B	5.4/A	10.3/B	5/A
Sargent Rd SW & Littlerock Rd SW	65	TWSC	10.9/B	3.2/A	10.4/B	3.4/A
Littlerock Rd SW & 173rd Ave SW ***Added stop to EB link to facilitate HCM analysis. As a local road intersecting an arterial, vehicles would likely be stopping regardless.**	66	TWSC	12.8/B	1.3/A	11.6/B	2.4/A
Sargent Rd SW & 173rd Ave SW	67	TWSC	9.7/A	2.3/A	9.6/A	3/A

2025 CPAs Resolution 12-16-2025
p. 521 of 773

James Rd SW & Albany St SW	68	TWSC	8.6/A	3.1/A	8.7/A	2.9/A
Sargent Rd SE & 183rd Ave SW	69	AWSC	11.5/B	10.9/A	10.4/B	9.9/A
183rd Ave SW & Old Highway 99 SW	70	TWSC	15.9/C	3.0/A	16.6/C	2.4/A
Old Highway 99 & Tilley Rd SW	71	TWSC	25.9/D	2.6/A	15.2/C	2.2/A
Sargent Road SW & 196th Ave SW[2]	72	TWSC	38.3/E	11.9/B	23.2/C	15.7/B
Elderberry St SW & 196th Ave SW	73	TWSC	45.9/E	7.6/A	37/E	7.4/A
Old Highway 99 SW & Old Highway 9 SW	74	Single stop sign	17.6/C	4.1/A	26.4/D	4/A
Old Highway 99 SW & 198th Way SW	75	Roundabout	42.8/E	23.2/C	10.3/B	4.9/A
Old Highway 9 SW & James Rd SW	76	TWSC	9.7/A	3.5/A	9.8/A	3.9/A
Old Highway 99 SW & Prather Rd SW	77	TWSC	37.4/E	2.9/A	22/C	1.5/A
Tilley Rd SW & 143rd Ave SE	78	TWSC	13.9/B	6.8/A	10.9/B	5.2/A

SOURCE: FEHR & PEERS, 2023, ANALYSIS BASED ON THURSTON COUNTY COUNTS

[1] Results from 2021 work analyzing the Evergreen Parkway & Mud Bay Road interchange were used to evaluate future conditions at this intersection.

[2] Results from a 2020 study analyzing future conditions within Grand Mound were used here to better reflect travel pattern changes with the new roundabout at Sargent Road and US 12, south of the intersection with 196th Ave.

[3] Results from a 2020 study analyzing future conditions within Grand Mound were used here to better reflect travel pattern changes with the new roundabout at Sargent Road and US 12, south of the intersection with 196th Ave.

[4] The LOS projection maps assume on-the-ground current conditions at the time of creation. Projects within the Thurston County CIP and TIP will mitigate some of the projected LOS failures at some intersections.

Mitigative measures to address concurrency is typically identified at the site-specific scale with development applications. The 2024 updates to the Grand Mound Urban Growth Boundary and associated land use and zoning identified specific conditions to mitigate for future traffic impacts. These include:

1. All future site-specific development proposals at parcels 51300700000, 51301400000, 55801100000, 13511220300, 55802300000, and 55802100000, as included in the 2024 Grand Mound Urban Growth Area expansion area, shall be required to conduct a full TIA when an application for development is received. The results shall be reviewed against the findings of the October 4, 2024 TIA for XA 24-110738 to determine if the following transportation facility improvements, or others, are required to mitigate project-specific traffic impacts:

2025 CPAs Resolution 12-16-2025
p. 522 of 773

a. I-5 NB Ramps / Old Hwy 99

This intersection is anticipated to operate at LOS F in the No Action and with both of the UGA expansion proposals. Restriping and converting the inside eastbound through lane to a second left turn lane from US 12 onto the NB on-ramp to I-5 would result in an acceptable LOS operation in the PM peak hour.

May require on-ramp widening, intersection control evaluation (ICE).

b. US 12/183rd Ave SW

This side-street approach at this intersection is anticipated to operate at acceptable LOS D in the No Action scenario, and LOS E with either the BLQ or Wilmovsky UGA expansion proposals. Restriping the existing left turn lanes along this segment of US 12 to a continuous center left-turn lane would allow a two-step maneuver for left-turns from 183rd Ave SW, and would result in acceptable LOS in the PM peak hour.

May require intersection control evaluation (ICE).

Table A-26 – Proposed Pedestrian Level of Traffic Stress Thresholds

Roadway Characteristics		Pedestrian Facility Component			
Speed Limit (mph)	Arterial Traffic Daily Volume (AADT)	No Shoulder/ Gravel Shoulder	Paved Shoulder[1]	Sidewalk	Separated Path/Trail
25 or less	3,000 or less	2	1	1	1
	3,000 to 7,000	2	2	1	1
	7,000 +	3	2	1	1
30	10,000 or less	3	2	1	1
	10,000 to 25,000	4	3	1	1
	25,000 +	4	3	1	1
35	10,000 or less	4	3	1	1
	10,000 to 25,000	4	4	2	1
	25,000 +	4	4	2	1
40	10,000 or less	4	4	2	1
	10,000 to 25,000	4	4	3	1
	25,000 or more	4	4	3	1
45 or more	10,000 or less	4	4	3	1
	10,000 to 25,000	4	4	3	1
	25,000 +	4	4	3	1

SOURCE: Adapted from Pierce County (2022), proposed Level of Traffic Stress Metric

ABBREVIATIONS:

AADT = annualized average daily traffic; LTS = level of traffic stress; mph= miles per hour

NOTES: Paved shoulder measures at least 4 feet wide from edge line to pavement end.

2025 CPAs Resolution 12-16-2025
p. 523 of 773

It should be noted that the LTS thresholds shown above measure the experience of a corridor overall, but careful consideration of how to design safe and low stress crossings should be included in any improvement projects.

Table A-27 – Proposed Bicycle Level of Traffic Stress Thresholds

Roadway Characteristics		Bicycle Facility Component					
Speed Limit (mph)	Arterial Traffic Daily Volume (AADT)	No Marking or Sharrow Lane Marking	Paved Shoulder[1]	Striped and Signed Bike Lane	Buffered Bike Lane (horizontal)	Protected Bike Lane (vertical)	Physically Separated Bikeway/ Trail
25 or less	3,000 or less	1	1	1	1	1	1
	3,000 to 7,000	3	2	2	1	1	1
	7,000 +	3	2	2	2	1	1
30	10,000 or less	3	3	2	2	1	1
	10,000 to 25,000	4	3	3	2	2	1
	25,000 +	4	3	3	3	2	1
35	10,000 or less	4	3	3	3	2	1
	10,000 to 25,000	4	3	3	3	3	1
	25,000 +	4	4	3	3	3	1
40	10,000 or less	4	4	4	3	3	1
	10,000 to 25,000	4	4	4	3	3	1
	25,000 +	4	4	4	4	3	1
45 or more	10,000 or less	4	4	4	4	4	1
	10,000 to 25,000	4	4	4	4	4	1
	25,000 +	4	4	4	4	4	1

SOURCE: Pierce County (2022), proposed Level of Traffic Stress Metric

ABBREVIATIONS: AADT = annualized average daily traffic; LTS = level of traffic stress; mph= miles per hour

NOTES:

1 Paved shoulder measures at least 4 feet wide from edge line to pavement end.

2025 CPAs Resolution 12-16-2025
p. 524 of 773

APPENDIX B
IMPLEMENTATION PLAN

With the 2025 Comprehensive Plan update, Thurston County has developed an Implementation Plan. The Implementation Plan serves as a plan for action and contains action items the County and/or partners can take to work towards achieving policies. This Implementation Plan also contains measurable metrics the County can use to assess the County's progress towards achieving the many goals and policies within the comprehensive plan.

Adoption of the Comprehensive Plan and this Implementation Plan does not constitute authorization or a time-sensitive requirement for every individual action identified within this plan -- new actions that require comprehensive plan amendments, other long range plan amendments, development code amendments, or changes to existing county programs may require docketing, public review, and legislative action. Some metrics may require additional funding, data, technology, or infrastructure to appropriately measure before they can be tracked regularly.

It is important to recognize that while the County and community wish to achieve all policies and take all measurements listed in this plan within a given planning period, resources are finite. Therefore, not every action or metric may be achieved in the planning period or timeframes established in this implementation plan

Jurisdictions are also required to provide an implementation progress report to the Department of Commerce detailing progress achieved in implementing their comprehensive plan five years after the review and revision (RCW 36.70A.130(9)). This appendix is intended to assist with development of that report.

The implementation plan is organized by chapter/element, consistent with the organization of this Comprehensive Plan. Policies across the different chapters of the comprehensive plan may be supported by actions within other sections of the implementation plan. Below is a summary of information that can be found in this implementation plan and its meaning:

Action Item	Status	Who's Responsible	Timeline
The action to be taken in support of a policy or policies.	Implemented – an existing program is in place that may or may not need updates New action – new program, regulation, or process should be implemented	County Departments Neighboring Jurisdictions Other Local, State, or Federal Agencies Community Groups	**On-going** – Maintain an existing program or regulation and monitor **Long-Term** (10-20 Years) **Mid-Term** (5-10 Years) **Short-Term** (1-5 Years)

This implementation appendix is meant to be adaptively managed. Amendments to the implementation appendix may be done through a comprehensive plan amendment. The following are key considerations in its development:

2025 CPAs Resolution 12-16-2025
p. 525 of 773

- **Data Collection:** Ensure that necessary data is collected and regularly updated to track progress.
- **Stakeholder Involvement:** Involve relevant departments, agencies, and community groups in setting and monitoring metrics.
- **Flexibility:** Be prepared to adjust metrics as circumstances change or new information becomes available.

2

CHAPTER 2 – CLIMATE ACTIONS

#	Action Item	Status	Who's Responsible	Timeline
Assessment and Monitoring				
IP-CL-1	Develop a five-year climate-monitoring equipment acquisition plan and purchase necessary equipment to facilitate monitoring program expansion.	New Action	Thurston County CPED	Short-Term (1-5 Years)
IP-CL-2	Create an interdepartmental climate team to lead and coordinate climate action across County departments. This team will ensure the integration of climate policy and seek environmental justice outcomes in operations and will develop and maintain County staff members' technical expertise and skills to support equitable and resilient communitywide policy implementation.	New Action	Thurston County (multiple departments)	Short-Term (1-5 Years)
IP-CL-3	Invest in professional development for county staff that enhances understanding of projected changes in the region's climate (e.g., air temperature and precipitation) and their impacts on communities, municipal services, and infrastructure. • Track the number of staff that have received climate-related trainings. • Track hours of training.	Implemented	Thurston County (multiple departments)	On-Going
IP-CL-4	Update Climate Vulnerability Assessment every three to five years. Ensure results are disseminated across respective departments to increase resilience to climate hazards and protect vulnerable areas.	New Action	Thurston County (multiple departments)	Short-Term (1-5 Years)
IP-CL-5	Update GHG inventory and VMT analysis every three to five years to monitor GHG emission reduction initiatives. Review and update	New Action	Thurston County (multiple departments)	Short-Term (1-5 Years)

2025 CPAs Resolution 12-16-2025
p. 526 of 773

	emissions inventory methodology as necessary to address improvements to data or methodologies, expand emissions sources or sectors, incorporate changes to state or federal policies, and/or report on issues of local interest.			
IP-CL-6	Utilize environmental justice audit processes and incorporate assessments into the Land Use and Transportation Elements. Seek to address the disproportionate environmental and health impacts exacerbated by climate change and ensure the equitable distribution of resources and benefits.	New Action	Thurston County (multiple departments)	Mid-Term (5-10 Years)
IP-CL-7	Use health impact assessments and other tools to address the potential impacts of health, equity, and climate change on vulnerable communities. • Work toward a distribution of growth that promotes equitable access for frontline communities and reduces the potential for displacement through program services. This can include municipal emergency preparedness, affordable energy prices, and accountable utilities. Services should integrate consideration of climate impacts such as extreme heat, flooding, wildfire smoke, and drought. • Prioritize the development of anti-displacement programs in overburdened communities when increasing densities. • Incorporate measures to improve affordability in zoning, and • Promote a balance of climate-friendly and affordable building standards.	New Action	Thurston County (multiple departments)	Mid-Term (5-10 Years)
IP-CL-8	Audit multi-modal transportation systems and policies to identify and address public transit climate impacts and accessibility gaps among overburdened and vulnerable populations.	New Action	TRPC	Short-Term (1-5 years)

2025 CPAs Resolution 12-16-2025
p. 527 of 773

IP-CL-9	Work with the Thurston Climate Mitigation Collaborative (TCMC) to complete a gap analysis of regional and jurisdictional plans and policies that aim to reduce greenhouse gas emissions in the Transportation Sector by reducing vehicle miles traveled. This action was selected by the TCMC as a priority regional initiative for 2025-2026.	New Action	Thurston County BoCC, CPED, Cities	Short-Term (1-5 Years)
IP-CL-10	Review current electric vehicle infrastructure within the county, cities, and Urban Growth Areas to identify gaps in charging needs. This review should consider areas that are historically underserved and where the most benefit would be observed.	New Action	TRPC	Short-Term (1-5 years)
IP-CL-11	Set appropriate policies for the county to replace public fleets with cleaner, energy-efficient vehicles to best reduce long-term fuel costs, improve air quality, and reduce greenhouse gas emissions.			
IP-CL-12	Update waste composition studies to monitor waste reduction initiatives.	New Action	Thurston County PW	Mid-Term (5-10 Years)
IP-CL-13	Ensure that no net loss of critical habitats is being met, seeking opportunities to achieve net ecological gains. • Develop an appropriate monitoring and assessment at the County scale for development and ecosystem impacts. • Create a new docket item to update the critical areas ordinance to include a monitoring and adaptive management program.	New Action	Thurston County PW	Short-Term (1-5 Years)
Standard and Ordinance Development				
IP-CL-14	Implement a climate adaptation and GHG emission approval standard for developments. Require that new and substantially remodeled County facilities comply with the standard. Utilize existing frameworks such as LEED, Living Communities, Just Communities, Envision, SITES, and Salmon-Safe to inform the development of the standard, which may include: • Project evaluation criteria	New Action	Thurston County CPED	Mid-Term (5-10 Years)

2025 CPAs Resolution 12-16-2025
p. 528 of 773

	• Incorporation into zoning ordinances • Requirement of impact assessments • Incentives			
IP-CL-15	Research the state energy code and identify opportunities to implement stretch codes to achieve further energy efficiency and GHG reduction goals.	New Action	Thurston County CPED	Short-Term (1-5 Years)
IP-CL-16	Collaborate with the Thurston Climate Mitigation Collaborative (TCMC) to develop and adopt a Home Energy Performance Disclosure Ordinance that would implement a regional policy to require home energy assessments at the time of listing applicable residential real estate for sale. This action was selected by the TCMC as a priority regional initiative for 2024-2025.	New Action	Thurston County BoCC, CPED, Cities, Real Estate Stakeholders	Short-Term (1-5 Years)
IP-CL-17	Expand the Thurston Climate Mitigation Collaborative Home Energy Performance Disclosure Policy and Program to include additional building types beyond single-family residential, such as multifamily, manufactured homes, and commercial structures.	New Action	Thurston County BoCC, TCMC, CPED	Short-Term (1-5 Years)
IP-CL-18	Require new rental unit development to meet baseline levels of energy usage and conservation, and make more stringent over time.	New Action	Thurston County BoCC, CPED	Short-Term (1-5 Years)
IP-CL-19	Amend local development code to require solar-ready construction for all building types, as appropriate.	New Action	Thurston County CPED	Short-Term (1-5 Years)
IP-CL-20	Install solar photovoltaics on all available and feasible county properties, including building rooftops and available ground areas.	New Action		Ongoing
IP-CL-21	Create and strengthen land use policies focused on preserving and restoring native and climate adapted vegetation and habitats.	Implemented	Thurston County CPED	Ongoing
IP-CL-22	Create a new docket item(s) to consider development regulation amendments and other policy and program updates that provide clear regulations for: • large-scale renewable energy projects, such as wind and hydropower. • sustainable water management through use of incentives,	New Action	Thurston County CPED	Mid-Term (5-10 Years)

2025 CPAs Resolution 12-16-2025
p. 529 of 773

	water metering, water conservation and wastewater reuse, drought-tolerant plant selection, landscape management, and other measures as appropriate.			
Program Development (New and/or Updates)				
IP-CL-23	Create or support programs with funding or technical assistance that provide landowners with education or resources to plant and maintain appropriate vegetation along waterways. Leverage the Voluntary Stewardship Program to encourage farmers to adopt sustainable practices that enhance soil health, water conservation, and biodiversity, thereby increasing resilience to climate impacts.	New Action	Thurston County CPED, EH, and PW	Short-Term (1-5 Years)
IP-CL-24	Build upon current WA State building code EV infrastructure requirements to: • Require electric vehicle charging infrastructure in all new and retrofitted buildings, including single-family and commercial buildings. • Require EV charging stations on County property. • Support the deployment of EV charging stations on non-County property, such as at gas stations and granges. • Create a simple and consistent residential charging station permitting process to reduce costs and time to development.	New Action	Thurston County CPED	Short-Term (1-5 Years)
IP-CL-25	Design habitat restoration projects that are resilient to climate change impacts and help to increase carbon sequestration.	Implemented	Thurston County CPED, Env. Health (EH), and PW	On-going
IP-CL-26	Monitor and review clearing limits for large lot development in county zoning codes and watersheds.			
IP-CL-27	Continue to leverage the Regional Tree Fund and Rural Forest Carbon Credit Program as tools/programs to increase and incentivize carbon sequestration efforts.	Partially Implemented	Thurston County CPED	On-going
IP-CL-28	Amend the Conservation Futures program to make conservation easements that require extended timber harvest cycles and other	New Action	Thurston County CPED	Short-Term (1-5 Years)

2025 CPAs Resolution 12-16-2025
p. 530 of 773

	benefits eligible for funding and develop other sources of funding.			
IP-CL-29	Promote enrollment of prairie, agricultural grasslands, riparian habitat and wetlands into the HCP conservation land system, Open Space Tax Program, Conservation Futures, and Transfer of Development Rights. Track enrollment by acreage.	Implemented	Thurston County CPED	On-Going
IP-CL-30	Develop a coordinated reforestation/ afforestation program. Begin by identifying: • Priority areas where reforestation and afforestation may have carbon reduction benefits and, • Underserved and/or vulnerable communities where efforts can enhance environmental equity and resilience.	New Action	Thurston County CPED	Short-Term (1-5 Years)
IP-CL-31	Continue to advance the County's "SolSmart" program participation beyond the current SolSmart Silver designation to encourage solar energy development in the community. Actions may include: • Codifying that accessory use solar PV is explicitly allowed by-right in all major zones. • Streamlining regulatory processes for all types of solar, including ground-mounted and non-residential systems. • Posting community metrics related to solar and solar + storage installations. • Installing solar PV on County-owned facilities and land. • Expanding community partnerships and exploring ownership models to promote solar development. • Waiving or reducing fees for uses that include local renewable energy generation to incentivize developers to include these features in land use proposals.	Implemented	Thurston County CPED	Mid-Term (5-10 Years)
IP-CL-32	Facilitate the development of community-owned and driven renewable energy generation projects	New Action		Ongoing

2025 CPAs Resolution 12-16-2025
p. 531 of 773

	and prioritize placement in historically underserved communities.			
IP-CL-33	Work with the TCMC to replicate and expand the 2025 Energize Thurston campaign, which provides discounted and subsidized installations of home heat pump equipment to reduce energy cost burdens and advance residential decarbonization. Energize Thurston was developed by the TCMC as a priority regional initiative for 2024-2025.	Implemented	Thurston County BoCC, Cities	Short-Term (1-5 Years)
IP-CL-34	Provide local funding and seek funding opportunities to provide incentives and rebates to support weatherization, energy and water efficiency, and renewable energy investments in buildings. • Track number of external funding dollars received. • Track funding provided in dollars annually. • Prioritize these programs for cost burdened communities and ensure outreach is targeted towards and benefits overburdened, vulnerable, or low-income populations. • Track estimated energy and greenhouse gas emissions reduction and savings to consumers. • Track annual funding amount provided. • Track use and impacts (energy use, customer cost savings, GHG emissions) of incentives and develop recommended changes to incentive programs as needed.	Implemented	Thurston County CPED	Short-Term (1-5 Years)
IP-CL-35	Expand water quantity and quality monitoring programs. For example, the county can continue to implement or explore strategies that: • Incentivize water metering for all wells and water conservation during dry months. • Incentivize the installation of infiltration stormwater best management practices for legacy development where	New Action	Thurston County CPED	Mid-Term (5-10 Years)

2025 CPAs Resolution 12-16-2025
p. 532 of 773

	feasible and plant drought-tolerant landscaping (e.g., xeriscaping). • Construct new water-storage systems (e.g., large cisterns, water towers, and reservoirs) to provide back-up water supplies during droughts. • Encourage the use of rain barrels for single-family residences. • Increase reuse of reclaimed water for irrigating plants, supplementing low streamflow, and other purposes. • Audit of existing building codes to identify existing regulations around water management and audit of existing county programs to identify incentives for water management. • Conduct an analysis of junior water users that could (potentially) be subject to curtailment in future drought scenarios.			
IP-CL-36	Audit existing county resilience hubs – identifying facilities in overburdened communities – to understand current status, effectiveness, and opportunities for expansion. Focus on establishing additional well-trusted, well-utilized community facilities designed and managed by local organizations, offering year-round services that go beyond temporary emergency shelters.	New Action	Thurston County CPED	Mid-Term (5-10 Years)
IP-CL-37	Implement climate resilience practices as part of park maintenance through developing or restoring floodwater storage, improving native and climate-resilient vegetation, and wildfire prevention management techniques.	New Action	Thurston County CPED, PW	Ongoing
IP-CL-38	Pursue funding to improve trail and path safety.	New Action	PW	Ongoing
IP-CL-39	Support and lead water pilot projects that promote community collaboration and develop mechanisms to safeguard sustainable water supplies. Projects can investigate the impact of increasingly valuable water rights as a part of rural economic development and evaluate the equitable access of water rights.	New Action	Thurston County CPED	Short-Term (1-5 Years)

2025 CPAs Resolution 12-16-2025
p. 533 of 773

IP-CL-40	Develop a program that enables and incentivizes the recycling or reuse of all construction and demolition materials.	New Action	Thurston County Public Works	Short-Term (1-5 Years)
IP-CL-41	Support LOTT in researching and implementing nitrous oxide mitigation strategies to avoid or reduce nitrous oxide emissions in wastewater processing. Present findings and cost versus benefit analysis to policy makers to determine what changes should be made.			
IP-CL-42	Support or incentivize farmers that transition to and maintain regenerative agriculture through an existing program (i.e., Voluntary Stewardship Program, Open Space Tax Program).	New Action	Thurston County CPED	Mid-Term (5-10 Years)
IP-CL-43	Support the phasing out of new natural gas connections in new buildings over time.	New Action	Thurston County CPED	Short-Term (1-5 Years)
IP-CL-44	Develop and share education campaigns about ways drivers can improve sustainability and efficiency of their vehicles, for example, the 'Don't Wait To Inflate' campaign from King County.	New Action	Thurston County CPED, Environmental Health	Short-Term (1-5 Years)
IP-CL-45	Address the impacts of extreme heat by identifying heat-vulnerable citizens and seeking funding to support heat refuge cooling for vulnerable lower-income residents.	New Action	Thurston County CPED, PHSS	Short-Term (1-5 Years)
IP-CL-46	Work with the Thurston County Health department, community organizations and The Thurston County Emergency Services department to provide education regarding the risk of extreme heat and how to stay safe.	New Action	Thurston County CPED, Emergency Services, PHSS	Short-Term (1-5 Years)
IP-CL-47	Develop a targeted community outreach campaign for response and illness prevention during extreme heat events. Target vulnerable and low-income populations most susceptible to extreme heat events.	New Action	Thurston County PHSS and Emergency Management	Short-Term (1-5 Years)
IP-CL-48	Plan and prepare for climate change impacts so as to reduce damage and public health impacts from extreme heat, droughts, flooding, tree disease, wildfires, and other hazards which have immediate and long-term health implications and are projected to increase as our region's climate changes.	New Action	Thurston County PHSS and Emergency Management	Short-Term (1-5 Years)
Plan Development (New and/or Updates)				

2025 CPAs Resolution 12-16-2025
p. 534 of 773

IP-CL-49	Work with the Thurston Climate Mitigation Collaborative (TCMC) to re-evaluate and update the Thurston Climate Mitigation Plan (TCMP) as needed, based on the best available science, monitoring data, and new or evolving conditions. Update timelines and approval processes are described in the TCMC interlocal agreement.	New Action	Thurston County BoCC, Cities	On-going
IP-CL-50	Integrate a climate impacts risk assessment and policies into the county hazard mitigation plan. This would include focus on extreme heat impacts and emergency response.	New Action	TRPC, Thurston County Emergency Management (EM), CPED	Short-Term (1-5 years)
IP-CL-51	Integrate climate impacts assessment into comprehensive plan amendment review (land use, rezone, policy change) and conservation and/or restoration projects to assess potential impacts of climate change.	New Action	Thurston County CPED	Short-Term (1-5 Years)
IP-CL-52	Support the expansion of the non-motorized trail network in the Thurston Regional Trails Plan that seeks to increase connections of trails to residential, commercial areas, and large workforce centers, with a focus on rural areas.	Implemented	Thurston County PW, Cities	Long-Term (10-20 years)
IP-CL-53	Develop a comprehensive drought-response strategy that convenes many different stakeholders, including lower- and fixed-income community members likely to be disproportionately burdened by water pricing shocks, as well as community members whose livelihood depends on natural resources impacted by drought (e.g., agricultural sector). Seek to meaningfully engage with overburdened communities for equitable planning and decision making in advance of drought, and effective outreach during drought.	New Action	TRPC, Thurston County EM, CPED	Short-Term (1-5 years)
IP-CL-54	Update the drainage manual to incorporate BAS and projections of climate change impacts.	Implemented	Thurston County CPED	On-Going
IP-CL-55	Update natural resource management plans to address existing stressors to forests and prairies, considering climate change impacts and integrating adaptive management principles.	New Action	Thurston County CPED	Mid-Term (5-10 Years)

2025 CPAs Resolution 12-16-2025
p. 535 of 773

IP-CL-56	Update the Thurston Region Disaster Recovery Framework to identify and include roles and responsibilities to support a sustainable economic recovery after a disaster.	New Action	TRPC, Thurston County EM, CPED	Mid-Term (5-10 Years)
IP-CL-57	Develop a Sea Level Rise Adaptation Strategy consistent with the California Coastal Commission framework or other best available science. Plan and regulation updates may follow once a strategy is developed.	New Action	Thurston County CPED	Short-Term (1-5 Years)
Engagement and Education				
IP-CL-58	Ensure that equitable collaboration and inclusive engagement strategies with overburdened communities are conducted to provide accessible and ample opportunities for their input.	New Action	Thurston County CPED	Short-Term (1-5 Years)
IP-CL-59	Provide or support educational initiatives that promote climate-resilient planting guidance or resources.	New Action	Thurston County CPED, EH	On-going
IP-CL-60	Develop targeted community outreach campaigns for recycling/composting material with the highest GHG reduction impact (e.g., paper, metal, food waste). Expand current food waste education programs, such as the Thurston County "Waste Less Food" program.	New Action	Thurston County PW	Short-Term (1-5 Years)
IP-CL-61	Provide composting outreach and education to support implementation of the Organics Management Laws.	Implemented	Thurston County Public Works	On-going
IP-CL-62	Increase education and enforcement efforts to ensure that commercial and residential building owners properly maintain facilities that treat stormwater runoff on site.	New Action	Thurston County CPED	Mid-Term (5-10 Years)
IP-CL-63	Develop an education and training campaign for building officials, partners, and staff to support the implementation of new energy and building codes that reduce GHG emissions.	New Action	Thurston County CPED	Short-Term (1-5 Years)
IP-CL-64	Integrate climate impact response into Disaster Assistance Response Team (DART) training programs.	New Action	Thurston County EM	Short-Term (1-5 Years)
IP-CL-65	Develop targeted community outreach to reduce consumption of carbon-intensive goods and services.			
IP-CL-66	Collaborate with Thurston Green business and other similar organizations to provide free technical assistance to			

2025 CPAs Resolution 12-16-2025
p. 536 of 773

	local businesses in reducing the carbon intensity of their supply chains.			
Partnerships and Advocacy				
IP-CL-67	Partner with organizations such as the Thurston Regional Planning Council to implement transportation sector policies.	Implemented	Thurston County CPED, PW	On-Going
IP-CL-68	Continue to partner with and maintain participation in the Thurston Climate Mitigation Collaborative for regionally coordinated evaluation and implementation of county-specific Thurston Climate Mitigation Plan mitigation actions to meet communitywide emissions reduction goals.	Implemented	Thurston County BoCC, multiple departments	On-Going
IP-CL-69	Maintain government to government relations with Tribal nations to increase county resilience to climate impacts.	Implemented	Thurston County (multiple departments)	On-Going
IP-CL-70	Partner with local transit agencies to provide for low-carbon transportation and partner with businesses to offer remote working options when available.	Partially Implemented	Thurston County (multiple departments)	On-Going
IP-CL-71	Partner with TRPC to implement the strategies and actions of the regional Commute Trip Reduction (CTR) program, monitor progress of affected worksites within the County's jurisdiction toward meeting adopted CTR targets, and develop an updated internal CTR policy for County employees.			
IP-CL-72	Advocate for changes to WA Department of Natural Resource (DNR) forest cutting permit rules, such as requiring a carbon impact analysis, increasing protections of critical areas, and creating incentives for climate-smart forestry practices (e.g., longer harvest rotations, diverse plantings, variable density thinning/retention harvests).	Implemented	Thurston County CPED	Short-Term (1-5 Years)

CHAPTER 3 - LAND USE ACTIONS

3

#	Action Item	Status	Who's Responsible	Timeline
PRESERVING RURAL CHARACTER				

2025 CPAs Resolution 12-16-2025
p. 537 of 773

IP-LU-1	Maintain and apply a variety of land use and zoning designations appropriate to rural areas. • Measure acreage of land use designations and associated zoning districts for rural unincorporated Thurston County and Grand Mound UGA. Track overall percentage change between periodic updates.	Implemented, review periodically	Thurston County Community Planning & Economic Development (CPED)	Mid-Term (5-10 Years)
IP-LU-2	Review rural zoning regulations periodically to ensure they align with and protect rural character. • Measure number of new residential structures and units per year, broken down by rural unincorporated county and Grand Mound UGA. • Measure number of new accessory structures per year. • Measure square-footage of primary residential structures and units, and of accessory structures. • Measure annual average lot size by year, broken down by rural unincorporated county and Grand Mound UGA.	New Action	Thurston County CPED	Mid-Term (5-10 Years)
IP-LU-3	• Apply a land use and zoning designation appropriate for residential and commercial LAMIRDs. • Measure acreage of LAMIRD land use designations and associated zoning districts for rural unincorporated Thurston County and Grand Mound UGA. Track overall percentage change between periodic updates.	Implemented, review periodically	Thurston County CPED	Mid-Term (5-10 Years)
SUPPORTING NATURAL RESOURCE INDUSTRIES				
IP-LU-4	Implement regulations that allow for clustering of residential uses that protect natural resource areas, working lands, historic resources, and provide for a range of housing types. (TCC 20.30 and 20.30A). • Track the annual number of new planned rural residential	New Action	Thurston County CPED	Mid-Term (5-10 Years)

2025 CPAs Resolution 12-16-2025
p. 538 of 773

	developments, development size, lot size, and lot coverage. • Track how many of the number above have used density bonuses and of what percentage density bonus they received. • Track what type of density bonus option was used (working lands protection, vs. lot coverage).			
IP-LU-5	Continue to implement regulations that allow for and accommodate agriculture and forestry uses on rural lands and allow for mineral extraction through a special use permit process on some rural lands (TCC 20.09, 20.09A, 20.09B, 20.09C, 20.09D, 20.23, 20.30B, and 20.54). • Track the annual number of new agriculture, forestry, or mining operations. (DNR Forest Practices Permits, Special Use Permits, Agricultural Permits, Voluntary Stewardship Program Agriculture Activities Monitoring Report, Ag Census Data, or other data sources; methodology to be developed) • Track the annual number of expansions of existing agriculture, forestry, or mining operations.	Partially Implemented, otherwise New Action	Thurston County CPED	Mid-Term (5-10 Years)
IP-LU-6	For rural industrial land use and zoning designations, maintain regulations and periodically review regulations to ensure that they support resource industrial uses and for other types of industrial uses, that they remain rural in nature and are compatible with the surrounding area. • Track the annual number of new permits within the Rural Resource Industrial zoning district, and the type of use. • Track the annual number of expanded permits within the Rural Resource Industrial zoning district, and the type of use. • Track how many permits place mechanisms for visual and functional buffering.	New Action	Thurston County CPED	Mid-Term (5-10 Years)

2025 CPAs Resolution 12-16-2025
p. 539 of 773

IP-LU-7	Monitor the overall acreage of industrial lands available in the Thurston County region (rural unincorporated, unincorporated UGAs, and cities). • Periodically review through an industrial lands assessment the acreage of partially developed and undeveloped industrial lands, site sizes, and proximity to services.	New Action	Thurston County CPED	Mid-Term (5-10 years)
IP-LU-8	Include additional analysis for comprehensive plan amendments that convert to an industrial land use designation in rural unincorporated county. • Consider acreage of undeveloped (serviced or not serviced) industrial lands in similar size that exist within the urban area (city or urban growth area). Use 2021 Industrial Lands Study, or most recent report. • Consider proximity to other industrial uses and zones when amending land use and zoning to an industrial designation. • Consider if the area has the ability to support multiple small clustered industrial uses. • Include this information for consideration by advisory boards and elected officials.	New Action	Thurston County CPED	Short-Term (1-5 Years)
RURAL COMMERCIAL				
IP-LU-9	Allow for neighborhood commercial uses in other rural zoning designations through the special use permit. • Track the annual number of new special use permits for commercial uses within rural zoning designations (outside commercial designations).	New Action	Thurston County CPED	Mid-Term (5-10 years)
IP-LU-10	Utilize public comment and archaeology and historic registers to identify significant historic and pre-historic resources during land use and zoning change requests.	Implemented	Thurston County	On-going
IP-LU-11	Review historic and cultural preservation as part of the State Environmental Policy Act.	Implemented	Thurston County	On-going

2025 CPAs Resolution 12-16-2025
p. 540 of 773

IP-LU-12	Track the number of family daycare providers and daycare centers for the region. Consider new docket item to reduce permitting barriers to new daycare facilities, particularly for rural locations.	New Action	Thurston County CPED	Short-Term (1-5 Years)
WATER QUANTITY, QUALITY, & STREAMFLOW RESTORATION				
IP-LU-13	Monitor impacts to water quantity. Include additional analysis for development proposals and comprehensive plan amendments to assess impacts to water availability. • Consider impact of a land use /zoning change on forecasted residential densities over the planning period, and consider the impacts to permit exempt wells and if possible, water quantity. • Develop and implement updates to the County's Comprehensive Plan and Critical Areas Ordinance to include such provisions for review of water resource impacts of development proposals, land use applications, and zoning changes. • Include this information for consideration by advisory boards and elected officials.	New Action	Thurston County CPED	Short-Term (1-5 Years)
IP-LU-14	Explore developing a permit-fee based funding approach to streamflow restoration project implementation, as authorized by the Streamflow Restoration Act (RCW 90.94)	New Action	Thurston County CPED	Short-Term (1-5 Years)
IP-LU-15	Establish a voluntary well monitoring program.	New Action	Thurston County CPED	Short-Term (1-5 Years)
IP-LU-16	Develop and implement new project concepts that offset forecasted and existing permit-exempt well installations in all county watersheds.	New Action	Thurston County CPED	Short-Term (1-5 Years)
IP-LU-17	Develop a water budget and establish an annual water balance report process.	New Action.	Thurston County CPED	Mid-Term (5-10 Years)
IP-LU-18	Develop an integrated water resources management plan.	New Action	Thurston County CPED	Mid-Term (5-10 Years)
IP-LU-19	Explore opportunities to develop a water bank serving all WRIAs in Thurston County.	New Action	Thurston County CPED	Mid-Term (5-10 Years)
PRESERVE OPEN SPACES, HABITAT, & RESOURCE LANDS				

2025 CPAs Resolution 12-16-2025
p. 541 of 773

IP-LU-20	Develop and implement mechanisms to permanently protect open space and habitat corridors, such as purchase of development rights, zoning, and critical area regulations. • Track the annual number of Transfer of Development Rights applications. • Track the annual number of transferred development rights. • Track the annual number of purchased development rights. • Track the annual number of new conservation easements. • Assess annual percent change of each category.	New Action	Thurston County CPED	Mid-Term (5-10 years)
IP-LU-21	Update policies, regulations, and programs to improve functionality and efficiency of conservation incentive programs. • Docket item to update policies and regulations to support conservation incentive programs. • Seek new fundings opportunities to support conservation incentive programs (like TDR, PDR). • Consider expanding sending areas to include historic landmarks, legacy forests or other prime forest lands, etc. • Consider expanding receiving areas.	In Progress	Thurston County CPED	Short-Term (1-5 Years)
IP-LU-22	Review and if necessary, update fees for incentive-based conservation programs (Open Space, TDR, PDR).	New Action	Thurston County CPED	Short-Term (1-5 Years)
IP-LU-23	Implement regulations that discourage incompatible uses: • Adjacent to resource use areas (TCC 20.08A, 20.08C, 20.08D, 20.30B); • Adjacent to marine aquaculture (TCC 20.61) • Through permit and plat notification and nuisance limitation provisions (TCC Title 14)	Implemented	Thurston County CPED	On-Going
IP-LU-24	Develop a standardized way to monitor impacts to equity from comprehensive plan and development code	New Action	Thurston County CPED	Mid-Term (5-10 years)

2025 CPAs Resolution 12-16-2025
p. 542 of 773

	amendments. This could include additional analyses such as, but not limited to, racial impact analyses, displacement index, health impact assessments, wealth impact assessments or more.			
IP-LU-25	Work with WSDA, USDA, WSU, and the Thurston Conservation District to encourage enrollment in incentive-based programs that support agriculture. • Track the number of enrolled acres in Open Space Tax Programs. Track other conservation incentive based programs (see first action item above within this subsection)	Implemented	Thurston County CPED	On-Going
LIMITING PUBLIC SERVICES AND FACILITIES				
IP-LU-26	Track the number of new sewer or water connections outside of urban area/urban growth areas per year. Include reasons for expansion.	New Action	Thurston County Public Works (PW), CPED, PHSS, Cities	Short-Term (1-5 Years)
LAND USE COMPATIBILITY				
IP-LU-27	Implement regulations that discourage incompatible uses: • Adjacent to public use airports (TCC 20.30D, TCC 22.32); • Adjacent to military installations (New)	Implemented & New Action	Thurston County CPED	Short-Term (1- 5 Years)
IP-LU-28	Participate in South Sound Military and Community Partnership efforts to anticipate population growth needs, services related to military missions, and land use compatibility considerations.	Implemented	Thurston County CPED, PW	On-going
IP-LU-29	Adopt regulations and policies that ensure compatibility of county land uses with adjacent military operations. • New docket item to consider adoption of amendment to Titles 20 and 21 to incorporate model ordinance from the 2019 Military Influence Area Overlay report. (In-progress at time of periodic update, Short Term) • New docket item to consider adoption of, with any local adaptations, amendment to Titles 20, 21, 22, and 23 to incorporate "Recommended	New Action	Thurston County CPED, South Sound Military Community Partnership (SSMCP)	Short-Term (1-5 Years)

	Lighting Code" from the South Sound Military Community Partnership. "Military Influence Area Overlay Report" (MIAO 2019). Consider a regional approach. (Mid-Term). • Consider updates proposed by SSMCP to the County-wide Planning Policies. • Develop voluntary guidelines for property owners for interior noise reduction, consistent with guidelines in the 2019 MIAO.			
IP-LU-30	Communicate to the community the potential impacts of the adjacent military installation and military training activities. • Install right-of-way signs notifying the community of potential military impacts on lands where documented. • Partner with JBLM to share public notices on social media websites notifying residents of training and noise events.	New Action	Thurston County PW, Thurston County Public Information Office (PIO)	Short-Term (1-5 Years)
IP-LU-31	Explore a regional real estate disclosure notice for properties in a military influence overlay area in partnership with cities.	New Action	Thurston County CPED, Realtors Community	Short-Term (1-5 Years)
COORDINATED JOINT PLANNING & PROCESSES				
IP-LU-32	Track permit review and processing timelines.	Implemented	Thurston County CPED	On-going
IP-LU-33	Coordinate with the cities during capital improvement updates to assess level of service standards for urban growth areas.	Implemented	Thurston County (multiple departments), Cities	On-going
IP-LU-34	Olympia, Lacey, Tumwater UGAs: Review and update development regulations for the urban growth areas in coordination with the cities, basing updates to regulations on recent city zoning regulations.	Implemented, In-Progress		Short-Term (1-5 Years), then on-going
IP-LU-35	Yelm UGA: Consider implementing City of Yelm zoning and regulations for the Yelm UGA at the time of the next joint plan update. (New)	New Action		Short-Term (1-5 Years), then on-going

2025 CPAs Resolution 12-16-2025
p. 544 of 773

4

CHAPTER 4 – ENVIRONMENT, RECREATION, & OPEN SPACE POLICY ACTIONS

#	Action Item	Status	Who's Responsible	Timeline
WATER QUANTITY AND QUALITY				
IP-EROS-1	Develop forecasts for permit exempt wells in Thurston County by watershed basin over the 20-year planning period for land use scenarios presented as part of the periodic update. • Forecasts should be based on existing and modeled data like nearby public/private wells, existing points-of-diversion or withdrawal (POD/POW) associated with existing water rights, downgradient WAC stream closures, data like historical permit exempt well data, historical community water system data, modeled stream impacts and projected building intensities in the rural areas based on the most recent Buildable Lands Analysis taking into consideration land use scenarios. • Forecasts developed as part of the periodic update are not intended to supplant any forecasts done as part of watershed planning under RCW 90.82, but rather inform new-project land use considerations, policy development, and environmental review as part of the periodic update.	New Action	Thurston County CPED	Long-Term (10-20 Years), at time of periodic updates
IP-EROS-2	Evaluate data sources and methods available to forecast permit exempt wells over the 20-year planning period, and potentially longer-range to consider climate-related impacts. Technological advances in climate modeling, ground/surface water modeling and other sources for robust prediction of likely climate/growth-related impacts to water resources now	New Action	Thurston County CPED	Mid-Term (5-10 Years)

2025 CPAs Resolution 12-16-2025
p. 545 of 773

	allow forecasting with better precision. The ongoing existing modeling by Thurston County and other entities should be reviewed, updated and re—considered, including the range of model variation/precision.			
IP-EROS-3	Evaluate new ways to assess permit exempt well forecasts, including through existing and modeled data like nearby public/private wells, existing points-of-diversion or withdrawal (POD/POW) associated with existing water rights, downgradient WAC stream closures, historical permit exempt well data, historical community water system data, modeled stream impacts and projected building intensities in the rural areas based on the most recent Buildable Lands Analysis taking into consideration land use scenarios.	New Action	Thurston County CPED	Mid-Term (5-10 Years)
IP-EROS-4	Review consumptive use methodology developed by Dept. of Ecology and evaluate if there are other existing data sources, like metering of permit exempt wells, that could inform an updated methodology	New Action	Thurston County CPED	Mid-Term (5-10 years)
IP-EROS-5	Develop technical approaches to manage water cross-jurisdictionally that could include but are not limited to: • Cross-jurisdictional partnership • Integrated Water Resource Management Plan. • Development of a cross-jurisdictional water management plan that addresses conjunctive uses: drinking water, stormwater, streamflow, and wastewater. • Development of data models and dashboards for long-term water resource management.	New Action	Thurston County CPED, Partnering jurisdictions (cities, Tribes, PUDs, etc.)	Long-Term (10-20 years)
IP-EROS-6	Monitor both surface water and groundwater quality and quantity to evaluate program effectiveness. Establish long-term trends for both water quality and water quantity, and provide for the early detection of pollution, to minimize the damage and the cost of resource restoration, and to	Implemented	Thurston County CPED	On-Going

2025 CPAs Resolution 12-16-2025
p. 546 of 773

	provide a basis for adaptive management.			
IP-EROS-7	Allocate staff resources to fully participate in Salmon Lead Entity and Watershed Planning Unit meetings in all county watersheds	New Action	Thurston County CPED	Short-Term (1-5 Years)
HAZARDS, Air quality, noise				
IP-EROS-8	Initiate monitoring, evaluation, and impact assessments of existing and planned future land and resource uses within and near geologic hazard areas.	New Action	Thurston County CPED	Mid-Term (5-10 years)
IP-EROS-9	Assess the impacts of new land uses and activities on air quality, including pollution, particulate matter, odor and noise. The county should direct those uses that are likely to generate health or nuisance problems away from residential neighborhoods, schools, hospitals, and facilities housing residents who are particularly susceptible to air quality problems (e.g., long-term health care centers), and wildlife refuges.	New Action	Thurston County CPED, PHSS	Short-Term (1-5 Years)
IP-EROS-10	Maintain the peace and quiet of residential neighborhoods by implementing development regulations that: • Limit noisy, polluting, or heavy traffic generating land uses and activities in close proximity to such areas; • Use screens, open space, or other buffers; and • Enforce noise and air emission standards.	Implemented	Thurston County CPED	Ongoing
IP-EROS-11	Review noise complaints of neighborhoods and track number of annual noise complaints related to traffic/land use on a short-term basis.	New Action	Thurston County CPED	Short-Term (1-5 Years)
IP-EROS-12	Minimize the noise impacts from noise-producing sources, such as airports and military firing ranges, by designating noise-impacted lands for use as forestry, agriculture, public reserves, industrial and, as a last priority, low density residential uses. The deed, title, or covenants for lots in new residential subdivisions should be required to contain statements notifying prospective purchasers that the property will be affected by noise.	Implemented	Thurston County CPED	Ongoing
FORESTRY, RIPARIAN HABITAT, WILDLIFE, & BIODIVERSITY				

2025 CPAs Resolution 12-16-2025
p. 547 of 773

IP-EROS-13	Build upon the information and analysis produced through the Watershed Resource Inventory Area projects as necessary to assess current and projected stream and riparian conditions. In performing the assessments, factors such as stream gradient, channel dimensions, valley configurations, historical conditions, current stream conditions, the width, continuity and quality of riparian areas, the presence of any associated wetlands, aquatic and terrestrial habitat utilization and sensitivity, the intensity of adjacent uses, current zoning, the cumulative impacts of existing and planned future land and resource use, subwatershed hydrology (e.g., based on soil characteristics, tree cover, land use types and characteristics, impervious surface coverage, and the performance of existing stormwater facilities), and water quality should be considered.	New Action	Thurston County CPED	Short-Term (1-5 years)
IP-EROS-14	Conduct analyses to evaluate if any streams or riparian areas that currently support anadromous fish, sensitive native resident fish, or state priority wildlife species would not be expected to sustain such fish and wildlife at buildout of the subwatershed under current zoning and development regulations.	New Action	Thurston County CPED	Short-Term (1-5 years)
IP-EROS-15	Identify and pursue viable remedial actions to preserve or enhance the habitat functions (e.g., maintaining water quality) for streams and riparian habitat identified to contain anadromous fish and state priority wildlife that would not sustain such fish and wildlife at buildout. Remedial actions may include, for example: • limits on effective impervious surface coverage and retention of substantial tree cover in the subwatershed, • higher stormwater standards, • reduced housing density, • limits on stream crossings by roads or utility lines to maintain the continuity of riparian areas,	New Action	Thurston County CPED	Mid-Term (5-10 years)

2025 CPAs Resolution 12-16-2025
p. 548 of 773

	• expanded riparian areas, and • restoration.			
IP-EROS-16	Determine data sources and a method to evaluate the performance of county regulations in maintaining surface water and monitor the performance of restoration and enhancement projects to provide a basis for periodic refinement of county regulations and management practices.	New Action	Thurston County CPED	Short-Term (1-5 years)
IP-EROS-17	No later than December 31, 2028, adopt and implement tree canopy goals and policies to support stormwater management. Permittees shall consider how existing or future tree canopy can support stormwater management and water quality improvements in receiving waters. Establish a long-term (e.g. 5, 10 year or longer) goal of canopy, existing or future projection, to be used for stormwater management that is appropriate to the jurisdiction. Specific considerations for canopy for stormwater management on Permittee-owned or operated lands shall include (but are not limited to): (a) Maintaining or increasing canopy in overburdened communities. (b) Maintaining existing mature canopy. Document considerations, reasoning, and rationale for goals and policies. (MS4 2024 Requirement)	New Action	Thurston County CPED	Short-Term (1-5 years)
IP-EROS-18	No later than December 31, 2026, using available, existing data, map tree canopy to support stormwater management on Permittee-owned or operated properties. Permittees shall develop and follow a methodology to intentionally identify canopy for stormwater management purposes, which may be updated annually or as needed. (MS4 2024 Requirement)	New Action	Thurston County CPED	Short-Term (1-5 years)
IP-EROS-19	Support community partners to maximize tree canopy and improve forest management, where appropriate, in balance with other jurisdictional goals.			
IP-EROS-20	Identify land providing essential connections between riparian habitat areas, open spaces, and significant wildlife habitats. (e.g., through	Implemented	Thurston County CPED	Ongoing

2025 CPAs Resolution 12-16-2025
p. 549 of 773

	easements, fee acquisition, or regulations) • Work with partnering agencies and non-profits to continue to develop and improve maps. • Update existing maps periodically (5-10 years) using any new best available data.			
IP-EROS-21	Develop a prioritizing structure that considers quality and ecological connectivity for riparian habitat areas, open spaces, and significant wildlife habitats.	New Action	Thurston County CPED	Mid-Term (5-10 years)
IP-EROS-22	Provide incentives for landowners to retain, enhance, or restore important wildlife habitat: • Develop a reduced permit fee for open space applications. • Expedited permit review for applicable wildlife habitat preservation land use applications. • Reduced property taxes for applicable open space or wildlife habitat areas.	New Action	Thurston County CPED	Ongoing
IP-EROS-23	Update the public lands and open space maps (Maps E-2, E-3, and E-4) with periodic Comprehensive Plan updates to accurately reflect current conditions and knowledge regarding sites, of open space corridors (including corridors within and between urban growth areas), and ecological units which can include properties that: • Are recreation areas, • Contain trails, • Provide water resource protection, • Contain important wildlife habitats and species, and • Provide connections for wildlife movement.	Implemented	Thurston County CPED	Ongoing
IP-EROS-24	Support habitat connectivity and greenspace planning efforts of local partners. • Collaborate on projects that support enhancement of green and open space corridors within the county.	New Action	Thurston County CPED	Ongoing

2025 CPAs Resolution 12-16-2025
p. 550 of 773

	• Seek grant and funding opportunities. Assist and partner when feasible. • Share data on habitat and open and green space lands within the county publicly.			
IP-EROS-25	Support county departments and local agencies drafting new studies and reports on biodiversity for the Thurston County region.	New Action	Thurston County CPED	Mid-Term (5-10 years)
IP-EROS-26	Review and identify gaps in development code and critical areas ordinance for protecting and enhancing wildlife connectivity and green and open space areas.	New Action	Thurston County CPED	Short-Term (1-5 Years)
IP-EROS-27	New docket item to update development regulations and the critical areas ordinance to enhance wildlife connectivity and green and open spaces.	New Action	Thurston County CPED	Short-Term (1-5 Years)
IP-EROS-28	Identify data for monitoring and periodically review to assess the gain/loss of high quality or sensitive wildlife habitats, corridors, or other environmental resources, or burden on affected private property owners and develop a list of potential incentives and/or barriers. New docket item to update regulations using incentives/barriers list.	New Action	Thurston County CPED	Mid-Term (5-10 years)
IP-EROS-29	Require through development regulations, to the extent legally permissible, that areas for active recreation, habitat connectivity, or open space be dedicated as part of the development approval process for residential developments containing ten or more acres that are zoned for more than one residential dwelling unit per acre.	Implemented	Thurston County CPED	Ongoing
IP-EROS-30	Collaborate with local educational institutions or organizations to provide information or training on backyard natural habitat corridors, street plantings, landscaping with native vegetation, and pollinator or wildlife habitat to the residents of Thurston County. Track number of engagements.	New Action	Thurston County CPED, PHSS, and PW	Ongoing
IP-EROS-31	Seek funding or grants for local organizations to provide free native plants and trees to the Thurston	New Action	Thurston County CPED, PHSS, and PW	Short-Term (1-5 Years)

2025 CPAs Resolution 12-16-2025
p. 551 of 773

	County public. Track in number of dollars.			
IP-EROS-32	Include native and climate-adapted vegetation to approved planting guides and landscaping design standards.	Implemented	Thurston County CPED, Washington State University Extension (WSU Ext.), Thurston Conservation District (TCD)	On-Going
IP-EROS-33	Apply for funding opportunities to support regional research on biodiversity, corridor planning, and wildlife habitats, or to support open and green space planning efforts.	New Action	Thurston County CPED	Mid-Term (5-10 Years)
IP-EROS-34	Improve education through agricultural and home gardening groups on the importance of pollinator habitat and pollinator-safe environmental practices. Support Washington State University's Extension office with educating the public through their Honeybees + Pollinators Program	New Action	Thurston County CPED/WSU Ext.	Ongoing
CONSERVATION INCENTIVE PROGRAM UPDATES				
IP-EROS-35	Update conservation programs (conservation futures, open space-open space tax program, easements, etc.) to consider and prioritize connectivity alongside quality. The following types of lands should be considered for green and open space acquisition: • Lands important to public health and safety, such as critical aquifer recharge areas for public drinking water supplies, wellhead protection areas, flood prone areas, geologically hazardous areas, and sensitive and priority watersheds defined in adopted basin plans; • Lands containing environmental features with significant educational, scientific, wildlife habitat or corridors (especially areas important to the preservation	New Action	Thurston County CPED	Mid-Term (5-10 years)

2025 CPAs Resolution 12-16-2025
p. 552 of 773

	of anadromous fish), natural or historic values; • Lands that provide access to fish and marine waters • Lands with recreational values, such as sites with potential to accommodate picnicking, boating, fishing, swimming, camping, trail use, nature observation, play areas and sports fields, or open space corridors within and between urban growth areas, consistent with the public lands and open space maps • Lands that provide scenic amenity or community identity • Lands that connect existing greenspace and wildlife areas and corridors that can provide greenspace benefits.			
IP-EROS-36	Update the Open Space Tax Program to allow for enrollment of parcels of less than five acres that contain important wildlife habitat and wildlife connectivity, consistent with Chapter 84.34 RCW.	New Action	Thurston County CPED	Short-Term (1-5 Years)
IP-EROS-37	Track the number of property owners enrolled in conservation incentive programs (Open Space Tax Program, assistance through federal or state resources, or private conservation easements) to protect wildlife and habitat.	New Action	Thurston County CPED	Short-term (1-5 Years)
IP-EROS-38	Track the number of outreach and engagements with property owners to educate about conservation incentive program opportunities.	New Action	Thurston County CPED	Short-term (1-5 Years)
IP-EROS-39	Incorporate the following in management approaches and outreach and education programs: • The use of incentives and voluntary programs; • Regulation; restoration; construction; maintenance; • County or land trust acquisition; and • Adaptive management, including establishing performance goals and monitoring programs, to enable	New Action	CPED	Short-Term (1-5 Years)

2025 CPAs Resolution 12-16-2025
p. 553 of 773

	evaluation of the effectiveness of implemented regulations and programs.			
NEW PROGRAMS				
IP-EROS-40	Explore and implement a Natural Capital Facilities approach to resource management by building on the existing 2012 Earth Economics Ecosystem Services evaluation by identifying methodological improvements necessary to represent the capital and services provided by the county's natural systems.	New Action		Mid-Term (5-10 Years)
IP-EROS-41	Explore reestablishing the Thurston County Water Conservancy Board to support water resource management decision making processes and programmatic implementation.	New Action	Thurston County CPED	Long-Term (10-20 Years)
IP-EROS-42	Develop a pilot forest management plan for forestland owned by the County that centers hydrologic outputs and associated co-benefits as primary management objectives.	New Action	Thurston County CPED	Mid-Term (5-10 Years)

5

CHAPTER 5 – NATURAL RESOURCE ACTIONS

#	Action Item	Status	Who's Responsible	Timeline
AGRICULTURAL RESOURCE LANDS[1,2]				
IP-NR-1	Implement low density zoning for Long-Term Agricultural areas (one unit per 20 acres in LTA and one unit per 40 acres in NA).	Implemented	Thurston County CPED	On-Going
IP-NR-2	New docket item to amend Comprehensive Plan and Thurston County Code to develop a new agricultural designation and zone for lands not included within the designated long-term agriculture area. Consider smaller parcels with higher densities (1 house per 5 acres) and farmlands of statewide importance.	New Action	Thurston County CPED	Short-Term (1-5 Years)
IP-NR-3	Hire an agricultural liaison to provide support to the agricultural community.	Implemented	Thurston County CPED	On-going

[1] Actions related to conservation incentive programs are within the 'land use - preserve open spaces, habitat, and resource lands' section.

[2] Actions related to innovative development alternatives such as conservation subdivisions are within the 'land use - supporting natural resource industries' section.

2025 CPAs Resolution 12-16-2025
p. 554 of 773

IP-NR-4	Conduct education and outreach to the agricultural community about agricultural viability opportunities and economic incentives, such as the voluntary stewardship program, open space tax program, transfer of development rights program, purchase of development rights program, and clustering development options. Provide guidance to farmers in application process. Track number of engagements.	New Action	Thurston County CPED	Short-Term (1-5 Years)
IP-NR-5	Maintain a register of farmland owners interested in participating in development rights programs.	Implemented	Thurston County CPED	On-going
IP-NR-6	Provide training to county permitting staff on resource lands issues and regulations to ensure consistent interpretation of rules impacting agriculture, forestry, and mining.	Implemented	Thurston County CPED	On-going
IP-NR-7	Review land use applications that could impact agriculture with the Agriculture Advisory Committee.	Implemented	Thurston County CPED	On-going
IP-NR-8	Review and if necessary, update permit applications, processes, and timelines for resource use applications to enhance viability of the industry.	New Action	Thurston County CPED	Short-Term (1-5 Years)
IP-NR-9	Monitor (5-year basis) conversion and development rates around long-term agriculture (LTA zoning) and long-term forestry (LTF zoning) lands. • Track the annual number of new residential development permits within a 1,000-foot radius of LTA zoned lands. • Track the annual number of new accessory structures within a 1,000-foot radius of LTA zoned lands. • Compare tracked numbers with adjacent zoning density that is permitted.	New Action	Thurston County CPED	Mid-Term (5-10 Years)
IP-NR-10	Track the annual conversion of agricultural lands using land use codes and parcel acreage. (VSP Monitoring, 5-year basis). Develop alternative tracking method, using data sources like "High Resolution Change Detection" or otherwise.	New Action	Thurston County CPED	Mid-Term (5-10 Years)
IP-NR-11	Monitor (5-year basis) acreage of agriculture resource lands to determine if no net loss of land base is being met,	New Action	Thurston County CPED	Mid-Term (5-10 Years)

2025 CPAs Resolution 12-16-2025
p. 555 of 773

	and to determine at what rate the industry is growing or shrinking to guide future policy and regulatory changes (periodic updates). • Long-Term Agriculture Lands – monitor and report overall acreage of lands designated and zoned as LTA; within that acreage, monitor and report on percentage of land base that is currently used as a farm, determined by using land use codes for existing agricultural operations and WSDA crop data. • County-wide Agriculture (outside LTA) – monitor and report overall acreage of rural agricultural activities (conducted through VSP monitoring report on a 5-year basis).			
IP-NR-12	Monitor (5-year basis) on number of existing farms within the Agritourism Overlay District using land use codes for existing agricultural operations and WSDA crop data.	New Action	Thurston County CPED	Mid-Term (5-10 Years)
IP-NR-13	Develop metrics that measure the Agritourism Overlay District and its impact on economic viability.	New Action	Thurston County CPED	Mid-Term (1-5 Years)
IP-NR-14	Work with WSDA, USDA, WSU, and the Thurston Conservation District to encourage enrollment in incentive-based programs that support agriculture.	Implemented	Thurston County CPED	On-Going
IP-NR-15	New docket item to amend Thurston County Code and Official Zoning Map of Thurston County to expand the Agritourism Overlay District.	New Action	Thurston County CPED	Short-Term (1-5 Years)
IP-NR-16	Allow for landowners to request designation as a natural resource land outside of a periodic update as part of the County's annual plan amendment process, with submittal of master application, supplemental comprehensive plan amendment application, environmental review pursuant to the State Environmental Policy Act, and associated fees. • Agricultural requests must also include soil survey and associated maps developed by	Implemented	Thurston County CPED	On-Going

2025 CPAs Resolution 12-16-2025
p. 556 of 773

	a qualified soil scientist showing evidence of prime soils on the property, and information indicating the property meets the County's adopted designation criteria. • Agricultural lands adjacent to existing LTA may voluntarily enroll without having prime soils or meeting other designation criteria. • Track acreage of new requests. Requests for removal from designation will be delayed until the time a county-wide analysis can be conducted, consistent with WAC 365-190-040(10)(b)(ii).			
IP-NR-17	Provide for Tribal harvest of camas on reserves within the HCP conservation land system. Track number of Tribal harvest areas within the HCP system.	New Action	Thurston County CPED	Short Term (1-5 Years)
IP-NR-18	Track the number of nuisance claims of properties within the district or within 500 feet of designated long-term agriculture.	New Action	Thurston County CPED	Short Term (1-5 Years)
LONG-TERM FORESTRY LANDS[3,4]				
IP-NR-19	Monitor (5-year basis) conversion and development rates around long-term forestry (LTF zoning) lands. Track the annual number of new residential development permits within a 1,000-foot radius of LTF zoned lands. Track the annual number of new accessory structures within a 1,000-foot radius of LTF zoned lands. Compare tracked numbers with adjacent zoning density that is permitted.	New Action	Thurston County CPED	Mid-Term (5-10 Years)
IP-NR-20	Monitor (5-year basis) acreage of forest resource lands to determine if no net loss of land base is being met, and to determine at what rate the industry is growing or shrinking to guide future policy and regulatory changes (periodic updates).	New Action	Thurston County CPED	Mid-Term (5-10 Years)

[3] Actions related to conservation incentive programs are within the 'land use - preserve open spaces, habitat, and resource lands' section.

[4] Actions related to innovative development alternatives such as conservation subdivisions are within the 'land use - supporting natural resource industries' section.

	• Long-Term Forestry Lands – monitor and report overall acreage of lands designated and zoned as LTF; monitor and report on percentage of land base that is currently used as forestry by using land use codes. • Rural Forestry (outside LTF) – monitor and report overall acreage of rural working forestry lands (using land use codes).			
IP-NR-21	Provide training opportunities to staff to ensure consistent interpretation and implementation of regulations applicable to forest lands.	New Action	Thurston County CPED	Short-Term (1-5 Years)
IP-NR-22	Allow for landowners to request designation as a natural resource land outside of a periodic update as part of the County's annual plan amendment process, with submittal of master application, supplemental comprehensive plan amendment application, environmental review pursuant to the State Environmental Policy Act, and associated fees. • Forestry requests must also include evidence of the private forest land grade, and information indicating the property meets the County's adopted designation criteria. • Track acreage of new requests. Requests for removal from designation will be delayed until the time a county-wide analysis can be conducted, consistent with WAC 365-190-040(10)(b)(ii).	Implemented	Thurston County CPED	On-Going
IP-NR-23	Meet with local foresters to develop investment return rate (IRR) focused program to incentivize delayed harvest.	New Action	Thurston County CPED	Mid-Term (5-10 Years)
IP-NR-24	Track the number of nuisance claims of properties within the district or within 500 feet of designated long-term forestry.	New Action	Thurston County CPED	Short Term (1-5 Years)
AQUACULTURE				
IP-NR-25	Develop a method to track the number of aquaculture operations established or expanded.	New Action	Thurston County CPED	Mid-Term (5-10 Years)
MINERAL RESOURCE LANDS				

2025 CPAs Resolution 12-16-2025
p. 558 of 773

IP-NR-26	Monitor (5-year basis) acreage enrolled in incentive programs (TDR, PDR, VSP, Conservation Easements, Open Space Tax Program) to guide future policy and regulatory changes (periodic updates).	New Action	Thurston County CPED	Mid-Term (5-10 Years)
IP-NR-27	Monitor (5-year basis) acreage of mineral resource lands to determine. • Track the annual number of new residential and accessory development permits within the mineral lands designation. • Track the acreage of mines through county permit data and DNR Active Mines data.	New Action	Thurston County CPED	Mid-Term (5-10 Years)
IP-NR-28	Allow for landowners to request designation as a natural resource land outside of a periodic update as part of the County's annual plan amendment process, with submittal of master application, supplemental comprehensive plan amendment application, environmental review pursuant to the State Environmental Policy Act, and associated fees. • Mineral requests must also include technical and geologic information supporting mineral resources exist, marketability and value of mineral deposits, and information indicating the property meets the County's adopted designation criteria. • Track acreage of new requests. Requests for removal from designation will be delayed until the time a county-wide analysis can be conducted, consistent with WAC 365-190-040(10)(b)(ii).	Implemented	Thurston County CPED	On-Going
IP-NR-29	Track the number of nuisance claims of properties within the district or within 1000 feet of designated mineral resource lands.	New Action	Thurston County CPED	Short Term (1-5 Years)

CHAPTER 7 – HOUSING ACTIONS

7

#	Action Item	Status	Who's Responsible	Timeline
CAPITAL IMPROVEMENTS TO SUPPORT HOUSING				

2025 CPAs Resolution 12-16-2025
p. 559 of 773

IP-H-1	Identify capital improvement projects beyond those within the CIP to support increased densities within the Grand Mound UGA. • Track number of capital improvements that would increase water and sewer facilities planned for the Grand Mound UGA. (Implemented through CIP) • Track the annual number of feet of developer-funded water and sewer infrastructure extensions within the Grand Mound UGA. (New)	New Action	Thurston County PW	Short-Term (1-5 Years)
IP-H-2	Seek funding opportunities for capital facilities and water/sewer infrastructure improvements within the Grand Mound UGA to support future densification. Update planning documents correspondingly. • Track the 6-year timeframe of dollars planned towards capital improvements in the Grand Mound UGA, as well as funds expended. (Implemented through CIP and Operating Budget). • Track the percent increase in funding for Grand Mound water/sewer infrastructure and the funding source. (New Action, based off existing data).	New Action	Thurston County PW	Mid-Term (5-10 years)
IP-H-3	Seek funding opportunities for infrastructure investments in other urban growth areas of south Thurston County (Rainier, Tenino, Yelm), or rural LAMIRD communities like Rochester. • Track the percent increase in funding water/sewer infrastructure and the funding source. (Implemented through CIP. New Action, based off existing data).	New Action	Thurston County CPED, PW	Mid-Term (5-10 years)
HOUSING AFFORDABILITY & AVAILABILITY				
IP-H-4	Track the number of new housing units constructed annually and the type of housing unit.	New Action	Thurston County CPED	Short-Term (1-5 years)
IP-H-5	Develop a standardized way to monitor impacts to equity from comprehensive plan and development code amendments. This could include	New Action	Thurston County CPED	Mid-Term (5-10 years)

2025 CPAs Resolution 12-16-2025
p. 560 of 773

	additional analyses such as, but not limited to, racial impact analyses, displacement index, health impact assessments, wealth impact assessments or more.			
IP-H-6	Track median income-to-housing cost ratio (median housing cost including rent or mortgage, property taxes, and home or rental insurance).	New Action	Thurston County Public Health and Social Services (PHSS)	Mid-Term (5-10 years)
IP-H-7	Track percentage of households that are considered "housing burdened" (spending more than 30% of income on housing).	New Action	Thurston County PHSS	Short-Term (1-5 years)
IP-H-8	Develop a regional approach to track the number of affordable housing units (privatized and public units) within the county. Below are specific actions that may be implemented to achieve this: • Establish a registry or centralized database that includes information about all affordable housing units in the county, such as property address, number of units within building, ownership information, and specific affordability requirements (e.g., income restrictions, rent caps). • Require regular reporting/mandate that property owners of privatized affordable housing submit regular reports that include occupancy rates, tenant income levels, rent amounts, any changes to the property or its use, etc. • Conduct periodic inspections to ensure that privatized affordable housing units are being maintained in compliance with affordability requirements. • Establish clear penalties for non-compliance with affordability requirements, such as fines, loss of tax benefits, or legal actions. • Partner with non-profit organizations that specialize in	New Action	Thurston Regional Planning Council (TRPC), Thurston County, Cities	Mid-Term (5-10 years)

2025 CPAs Resolution 12-16-2025
p. 561 of 773

	affordable housing to assist with and monitor enforcement.			
IP-H-9	Track the number of low-income/affordable housing units for the region, broken down by income bracket and jurisdiction, that are: • Constructed, measured annually. • Available for occupancy, measured annually. • Use above metrics to measure what percentage of the housing stock this is.	New Action	TRPC, Thurston County, Cities	Mid-Term (5-10 years)
IP-H-10	Identify historic patterns of development of accessory dwelling units, family member units, and guest houses within the rural area. Limit new detached ADUs based on historic patterns of development.	New Action	Thurston County CPED	Short-Term (1-5 years)
IP-H-11	Track the number of new Accessory Dwelling Units annually (conversions, attached, and detached), including size.	New Action	Thurston County CPED	Short-Term (1-5 years)
IP-H-12	Track number of ADUs used for rental purposes.	New Action	Thurston County CPED	Short-Term (1-5 years)
IP-H-13	Track the number of number of households receiving housing assistance, annually, broken down by jurisdiction.	New Action?	Thurston County PHSS	Short-Term (1-5 years)
IP-H-14	Develop a housing affordability index.	New Action	Thurston County PHSS	Mid-Term (5-10 years)
IP-H-15	Track the rental vacancy rate.	New Action(?)	Thurston County PHSS	Short-Term (1-5 years)
IP-H-16	Explore occupancy tax or similar mechanism to discourage vacancy.	New Action	Thurston County	Mid-Term (5-10 years)
IP-H-17	In coordination with the cities and relevant county departments, explore and review the limitations of State law to develop incentive and disincentive programs for conversions of short-term rentals to full time residences.	New Action	Thurston County CPED, PHSS	Mid-Term (5-10 years)
IP-H-18	Reach out to, facilitate, and partner with Qualified Tenant Organizations to expand renter protections, reduce evictions, and promote access to affordable and habitable housing. Support can include: • Offering spaces for meetings and trainings • Providing educational information about tenants'	New Action	Thurston County PHSS	Mid-Term (5-10 years)

2025 CPAs Resolution 12-16-2025
p. 562 of 773

	rights, where to connect for affordability aid certification, and other emergency preparedness • Providing opportunities to connect with relevant agencies and organizations			
IP-H-19	Promote and support the creation and growth of Resident Nonprofit Cooperatives, Qualified Tenant Organizations, and Eligible Organizations in acquiring and preserving housing units, including Qualified Sales. Provide technical and financial assistance and incentives to ensure: • Organizations are effective partners in creating and maintaining affordable housing • Organizations avoid burdensome tax obligations or regulatory fees when procuring/constructing low, very-low, and extremely low income housing.	New Action	Thurston County PHSS	Mid-Term (5-10 years)
IP-H-20	Explore a zoning overlay for manufactured home preservations zones that are intended to designate and protect existing manufactured/mobile home communities in rural unincorporated areas, prevent displacement, and encourage long-term affordability.	New Action	Thurston County CPED, PHSS	Short-Term (1-5 years)
IP-H-21	Develop a program or policy that supports the conversion of mobile/manufactured home communities into resident-owned or nonprofit models to ensure permanent affordability.	New Action	Thurston County CPED, PHSS	Short-Term (1-5 years)
IP-H-22	At the time of next impact fee review and update, consider expanding exemptions for low-income housing, early learning facilities, and/or EV infrastructure from the current 80% reduction to a full exemption for transportation and parks impact fees. Consult schools to consider exemption for school impact fees. Any changes to exemptions requires a separately docketed proposal and subsequent amendments to Title 25.	New Action	Thurston County PW, Thurston County CPED	Short-Term (1-5 years)

IP-H-23	Update development regulations to permit accessory dwelling units in all residential zones within rural areas and Urban Growth Areas around cities and towns to provide additional housing choices for all economic income levels, multi-generational, and smaller households.	Implemented; Updates expected to UGAs	Thurston County CPED	Short-Term (1-5 Years)
IP-H-24	Update the Local Housing Homeless Plan every five years. Engage with the Lived Experience Housing Steering Committee on the plan update as well as core stakeholders representing homeless services, behavioral health, and opioid response/prevention.	New Action	Thurston County PHSS	Mid-Term (5 year basis, ongoing)
REDUCING EXCESS CAPACITY IN RURAL AREA				
IP-H-25	New docket item(s) from the "Puget Sound Partnership's Smart Growth Progress Indicator Appendix for Thurston County", section "Strategies for local jurisdictions to reduce development outside UGAs" to reduce excess capacity in the rural area. Timeline for implementation and starting to pursue changes is short term, 2-6 years. This item could include actions such as the following: • Decrease rural zoning densities. • Consider cluster or conservation developments in rural areas. • Updates to existing transfer of development rights program to direct housing growth away from rural areas and towards urban areas. • Consider opportunities to purchase landowner development rights. • Adopt requirements for rural lot consolidation and consider regulations to limit the use of homes outside of UGA as short-term rentals. • Develop a new agriculture zone or consider revising existing rural zones so that agriculture is the primary use and make single family residence (and related farmworker housing) an accessory use.	New Action	Thurston County CPED	Short-Term (2-6 years), On-going for full planning period for implementation.

	• Impose limitations on drilling new water wells to serve new homes outside UGAs.			
IP-H-26	Review and adopt Middle Housing updates for the joint planning urban growth areas of Lacey, Tumwater, and Olympia.	New Action	Thurston County CPED	Short-Term (1-5 years)
IP-H-27	New docket item(s) to increase opportunities for growth in the urban growth areas through zoning or development regulation changes (such as, mixed-use, denser, etc.).	New Action	Thurston County CPED	Mid-Term (5-10 years)
IP-H-28	As part of joint planning process, work with cities to prioritize the creation of units affordable to 30-60% AMI through new construction/positive conversion, preservation, acquisition, and substantial rehabilitation in cities and urban growth areas.	New Action	Thurston County CPED	Mid-Term (5-10 years)

8

CHAPTER 8 – TRANSPORTATION ACTIONS

#	Action Item	Status	Who's Responsible	Timeline
Safety				
IP-T-1	Track transportation safety incidents within Thurston County on an annual basis, measuring: • Number of traffic fatalities and serious injuries. • Percentage of roads with adequate safety features.	Implemented	Thurston County PW	On-Going
IP-T-2	Develop a cross-cutting, inter-departmental traffic safety technical advisory team to evaluate crash trends, emerging issues, and opportunities to implement the "4E" approach.	New Action	Thurston County PW	Short-Term (1-5 Years)
IP-T-3	Update the County Public Works roundabout policy to prioritize roundabouts instead of traffic signals when intersection traffic control changes are being considered.	New Action	Thurston County PW	Short-Term (1-5 Years)
IP-T-4	Update the Concurrency Ordinance to include Transportation Demand Management (TDM) measures as a way to meet concurrency.	New Action	Thurston County PW	Short-Term (1-5 Years)
IP-T-5	Prepare a rural mobility strategy that will develop a concurrency strategy for	New Action	Thurston County PW	Short-Term (1-5 Years)

2025 CPAs Resolution 12-16-2025
p. 565 of 773

	the rural urban transition area and primary rural routes.			
IP-T-6	Update TCC 17.10, the Transportation Facilities Concurrency Management System.	New Action	Thurston County PW	Short-Term (1-5 Years)
Accessibility				
IP-T-7	Track accessibility to transportation services: • Percentage of residents who have access to public transportation within a reasonable distance (0.5 to 1 miles) within Urban Growth Areas. • Percentage of transportation infrastructure that is accessible to people with disabilities. • Percentage of streets within Urban Growth Areas that have sidewalks.	New Action	Thurston County PW	Short-Term (1-5 Years)
IP-T-8	Adopt a "complete streets" policy that specifies how to plan, design, and maintain streets so they are safe for all users of all ages and abilities.	New Action	Thurston County PW	Short-Term (1-5 Years)
IP-T-9	Form a regional partnership and secure funding to develop Martin Way Corridor Strategy with the purposes to evaluate the intersection of safety, mobility and land use across on Martin Way E (Martin Way/I-5 Interchange to SR 510).	Implemented	TRPC, Thurston County, Cities, Other Partners	Complete
IP-T-10	Form a regional partnership to implement strategies from the Martin Way Corridor Study around identified nodes. • New Docket Item or through UGA Code Updates to develop code changes in support of the Martin Way Corridor Study strategies	New Action	City of Lacey lead, Thurston County as Partner	Short-Term (1-5 Years)
IP-T-11	Develop a "plain talk" Transportation Improvement Program (TIP).	Implemented	Thurston County PW	On-Going
IP-T-12	Merge similar transportation planning functions into one document (e.g., CFP adopts TIP, etc.).	New Action	Thurston County PW	Short-Term (1-5 Years)
IP-T-13	Develop a motorist information policy to support tourism.	New Action	Thurston County PW	Short-Term (1-5 Years)
IP-T-14	Include return-on-investment analyses (qualitative or quantitative) into project planning and/or design reports.	Implemented	Thurston County PW	On-Going

2025 CPAs Resolution 12-16-2025
p. 566 of 773

IP-T-15	Incorporate land use policies into Transportation Improvement Program (TIP) decision-making process.	Implemented	Thurston County PW	On-Going
IP-T-16	Consider transportation equity, freight mobility, and economic vitality into Transportation Improvement Program (TIP) priority programming decision-making process.	New Action	Thurston County PW	Short-Term (1-5 Years)
IP-T-17	Include in the Transportation Improvement Program (TIP) prioritization process steps to ensure that federal Title VI requirements for environmental justice are met.	New Action	Thurston County PW	Short-Term (1-5 Years)
IP-T-18	Participate in the regional transportation Technical Advisory Committee (TAC) through TRPC.	Implemented	Thurston County PW	On-Going
Sustainability				
IP-T-19	Track percentage of trips made by public transportation or through an active transportation mode such as walking, biking, etc.	New Action	Thurston County PW	Short-Term (1-5 Years)
IP-T-20	Develop a fish barrier removal program that identifies high-priority projects.	Implemented	Thurston County PW	On-Going
IP-T-21	Evaluate logging roads in the county to identify potential infrastructure improvements that would improve water quality and slope stability outcomes.	New Action	Thurston County CPED, PW	Mid-Term (5-10 Years)
IP-T-22	As new information becomes available, review, investigate and plan for (new goals and policies) new transportation technologies such as electric cars and driverless vehicles.	New Action	Thurston County PW	Short-Term (1-5 Years)
IP-T-23	Seek opportunities for rapid transit options for north – south transportation.	New Action	Thurston County PW	Long-Term (10-20 Years)

CHAPTER 9 – CAPITAL FACILITIES ACTIONS

#	Action Item	Status	Who's Responsible	Timeline
Planning				
IP-CF-1	Develop and carry out a realistic long-range capital improvement program and facilities plan, including review thresholds of facility expansion or improvement to accommodate the county's projected staffing	New Action	Thurston County Central Services (CS)	Long-term (10-20 Years)

2025 CPAs Resolution 12-16-2025
p. 567 of 773

	requirements for departments and agencies.			
IP-CF-2	Develop a program to analyze probable future staffing and space requirements to efficiently provide workspace for projected staffing levels in conjunction with the budget process and updating of the capital facilities plan.	New Action	Thurston County CPED, PW, CS	Mid-term (5-10 Years)
PUBLIC PARTICIPATION AND COORDINATION				
IP-CF-3	Pursue joint ventures with cities, schools, and other potential partners in reviewing and updating public purpose lands information.	New Action	Thurston County CPED	Mid-term (5-10 Years)
IP-CF-4	Work with special districts, cities, and other major non-county facility providers including water utility, fire districts/authorities, public utilities, and others to develop a program to analyze probable future needs based anticipated population and growth to assure facilities are developed consistent with land use plan designations and zoning.	New Action	Thurston County CPED	Mid-Term (5-10 Years)
FINANCING				
IP-CF-5	Track annual percentage of capital facilities projects and respective funding that is funded through alternative financing sources (e.g., grants, partnerships).	Implemented	Thurston County CPED, PW, CS	On-Going
IP-CF-6	Track the percentage of new capital facilities projects that are shared with other jurisdictions.	New Action	Thurston County CPED, PW, CS	Short-Term (1-5 Years)
IP-CF-7	Track the percentage of new capital facilities projects that incorporate sustainable design and construction.	New Action	Thurston County CPED, PW, CS	Short-Term (1-5 Years)

CHAPTER 10 – UTILITIES ACTIONS

10

#	Action Item	Status	Who's Responsible	Timeline
IP-UT-1	Develop a feasibility study evaluating the inclusion, tracking, accounting, and management of LOS provided by selected Natural Capital resources	New Action	Thurston County CPED, PW	Long-term (10-20 Years)
IP-UT-2	Develop and maintain the necessary monitoring and reporting of current water quantity/quality and forecasted future water quality/quantity. Field	New Action	Thurston County CPED, PW	Mid-term (5-10 Years)

2025 CPAs Resolution 12-16-2025
p. 568 of 773

	sample data, flows, levels, meteorology, and other factors such as habitat and climate-related parameters should be monitored, stored, analyzed, and reported. Numerical models should be developed that can provide ongoing forecasting and pre-approval testing of the performance of proposed water and sewer facilities, streamflow, well water levels, land subsidence, temperatures, habitat, flood protection, and other factors. Modeling should be capable of forecasting several decades ahead, in line with the timeframes of changes to climate and other relevant environmental changes			
IP-UT-3	Develop a program to analyze probable long-term water right acquisition targets to support water supply and permit-required mitigation needs.	New Action	Thurston County CPED, PW	Mid-Term (5-10 Years)
IP-UT-4	Identify effective ecosystem services models and methods for implementation.	New Action	Thurston County CPED	Mid-Term (5-10 Years)
IP-UT-5	Pursue grant opportunities to support development of an ecosystem services tool that a.) quantifies value of ecosystem services and b.) allows for review of land use actions to evaluate resultant ecosystem service losses.	New Action	Thurston County CPED	Mid-Term (5-10 Years)
IP-UT-6	Work with local partners to develop a conceptual plan for a pilot project that uses intermediate-density wastewater technologies in designated higher-density rural areas.	New Action	Thurston County CPED	Long-Term (10-20 Years)
IP-UT-7	Track private utility services by tracking: • The number of utility facilities planned or constructed. • Percentage of utility facilities sharing rights-of-way. • Time for processing utility permits. • New or expanded wireless infrastructure.	New Action	Thurston County CPED, PW	Mid-Term (5-10 Years)
IP-UT-8	Track solid waste management through: • Amount of waste sent to landfills. • Amount of waste sent to Hazo-houses.	Implemented	Thurston County PW	On-Going

2025 CPAs Resolution 12-16-2025
p. 569 of 773

IP-UT-9	Evaluate mechanisms to track the total energy and water demand of high-intensity users, such as data centers. Use information to inform planning and policy decisions.	New Action	Thurston County CPED	Short-Term (1-5 Years)

11

CHAPTER 11 – CULTURAL RESOURCES ACTIONS

#	Action Item	Status	Who's Responsible	Timeline
IP-CR-1	Track the number of historic sites identified/listed on the state and/or national register.	Implemented	Thurston County CPED, Historic Commission	Mid-Term (5-10 Years)
IP-CR-2	Track the amount of funding allocated for historic preservation projects annually, and the source of funding.	New Action	Thurston County CPED, Historic Commission	Short-Term (1-5 Years)
IP-CR-3	Track the number of easements in place specifically for historic preservation.	New Action	Thurston County CPED	Mid-Term (5-10 Years)
IP-CR-4	Track the percentage of historic properties that have been successfully rehabilitated or restored.	New Action	Thurston County CPED	Mid-Term (5-10 Years)
IP-CR-5	Develop a system to track visitors to historic sites. Track the number of visitors to historic sites and monuments in the County.	New Action	Thurston County, Experience Olympia	Long-Term (10-20 Years)
IP-CR-6	Develop and adopt a historic preservation plan that identifies specific actions and strategies to protect cultural resources.	New Action	Thurston County CPED	Long-Term (10-20 Years)
IP-CR-7	Develop and implement a historic preservation plan that includes identification of climate impacts and mitigation planning for cultural resources such as historical sites and buildings, parks, waterfronts, and archaeological sites.	New Action	Thurston County CPED	Long-Term (10-20 Years)

2025 CPAs Resolution 12-16-2025
p. 570 of 773

APPENDIX C

RELATED PLANS, STUDIES, AND REGULATIONS

Some plans, such as those for water and sewerage, are required by state laws to be adopted as part of the Comprehensive Plan. These plans and regulations adopted by the Board of County Commissioners, as well as studies, are listed here. Some of the links listed here direct you to the appropriate webpage where you can find the document and other relevant materials. The following list is not comprehensive but provides supportive and related documents organized by element.

ELEMENT	ADOPTED AS PART OF COMP PLAN	DOCUMENT
INTRODUCTION		
		• Thurston County Strategic Plan (2018)
		• Thurston 2045 Public Engagement Plan (2023)
		• County-wide Planning Policies (2015)
		• Racial Equity Action Plan (2023)
LAND USE		
	√	• Tumwater Joint Plan (2021)
	√	• Olympia Joint Plan (2023)
	√	• Lacey Joint Plan (2023)
	√	• Yelm Joint Plan (2023)
	√	• Rainier Joint Plan (2004)
	√	• Tenino Joint Plan (2006)
	√	• Nisqually Subarea Plan (2020)
	√	• Rochester Subarea Plan (2020)
	√	• Grand Mound Subarea Plan (1996)
	√	• Boston Harbor Wastewater Facilities Plan
	√	• Tamoshan Comprehensive Water System Plan and Engineering Report
	√	• Carolyn Beach Homeowners Association Wastewater Treatment Plant Engineering Report (1994)
	√	• Grand Mound Wastewater Comprehensive Plan (1996)
	√	• Grand Mound Water System Plan (2012)
	√	• Cooper Point Wastewater Facilities Plan (1999)
	√	• Sewerage General Plan for Unincorporated Urban Growth Management Areas (1990)
	√	• Boston Harbor Water System Service Connection Policies and Procedures (Resolution 11407) (1997)
	√	• Shoreline Master Program (1990)
		• Buildable Lands Report (2021)

2025 CPAs Resolution 12-16-2025
p. 571 of 773

	• Industrial Lands Study (2023)
	• Martin Way Corridor Study (2022)
	• JBLM Growth Coordination Plan (2022)
	• 2019 Military Influence Area Overlay Report
NATURAL RESOURCE LANDS	
	• Voluntary Stewardship Program (2017)
	• Open Space Tax Program (2004)
	• Habitat and Conservation Plan (2022)
	• Mineral Extraction Ordinance (TCC 17.20) (2020)
	• Agriculture Production and Processing Study (2023)
	• Timber, Fish, and Wildlife Agreement (1987)
HOUSING	
	• The Regional Consolidated Plan (2023)
	• Homeless Crisis Response 5-year Plan (2023)
	• Sustainable Thurston (2013)
	• The Regional Housing Council
	• Housing Allocations for Thurston County (2024)
TRANSPORTATION	
	• Thurston Regional Transportation Plan *What Moves You* (2020)
	• Transportation Improvement Program (2023)
	• Thurston Regional Planning Council Bicycle Map
	• Grand Mound Transportation Action Plan (2020)
CAPITAL FACILITIES	
	• County-wide Planning Policies (2015)
√	• Appendix G, Capital Improvement Program
	• Stormwater Management Plan (2023)
	• Thurston Regional Transportation Program
	• Washington Strategic Highway Safety Plan: Target Zero
UTILITIES	
	• Solid Waste Management Plan (2021)
	• Solid Waste Handling (Ordinance 15957) (2020)
	• Drainage Design and Erosion Control Manual (2022)
	• Grand Mound Water System Plan (2012)
	• Stormwater Management Plan (2023)
ECONOMIC DEVELOMENT	
	• Sustainable Thurston
	• South Sound Food Systems Network (2017)
	• South Thurston Economic Development Initiative (STEDI)
	• Thurston Bountiful Byway
	• Buildable Lands Report (2021)
ENVIRONMENT, RECREATION AND OPEN SPACE	
	• Forest Lands Conversion Ordinance (TCC 17.25)
	• Critical Areas Ordinance (TCC 24) (2012)
	• Shoreline Master Program (1990)
	• Habitat Conservation Plan (2022)
	• Habitat Conservation Plan Implementation (TCC 17.40)
	• Nisqually Watershed (WRIA 11) Implementation Plan (2007)
	• Basin Conditions Report (2021)
	• Flood Hazard Mitigation Plan (2025)
	• Hazards Mitigation Plan (2023)

2025 CPAs Resolution 12-16-2025
p. 572 of 773

	• Parks, Open Space and Trails Plan (2020)
	• Conservation Futures
	• Open Space Tax Program (2004)
	• Voluntary Stewardship Program (2017)
	• Transfer or Purchase of Development Rights
	• Thurston Regional Trails Plan (2023)
	• Healthy Lakes Program
	• Parks Impact Fee Study (2020)
	• DNR Natural Heritage Program
	• Northern Thurston County Groundwater Management Plan
	• South Thurston County Aquifer Protection Strategy
HISTORIC AND CULTURAL RESOURCES	
	• Thurston County Historic Preservation Ordinance (TCC 2.106)
	• Thurston County Historic Register
	• Washington Heritage Register
	• National Register of Historic Places
HEALTH AND HUMAN SERVICES	
	• National Prevention Strategy (2011)
	• Thurston Thrives
	• Waste and Recovery Center
	• Hazardous Waste Management Plan
CLIMATE	
	• Thurston County 2022 Greenhouse Gas Emissions Analysis (WA Dept. of Commerce, 2024)
	• National Prevention Strategy (2011)
	• Thurston Thrives Action Teams
	• Pest and Vegetation Management Policy (2014)
	• Thurston Climate Mitigation Plan (2020)
	• Thurston Climate Adaption Plan (2018)
	• Office of Housing & Homeless Prevention Annual Report (2022-2023)
	• Comprehensive Emergency Management Plan
√	• Thurston County Climate Change and Vulnerability Assessment (2024)

2025 CPAs Resolution 12-16-2025
p. 573 of 773

APPENDIX D

LIST OF PLAN AMENDMENTS

Chapter Thirteen describes the process for amending this Comprehensive Plan. This Appendix contains a list of the resolutions adopting amendments to this Plan. Reference copies of the resolutions are available from the Clerk of the Board. Adoption of Capital Facilities Plan updates usually occurs with the adoption of the annual County budget and may not be listed below.

Date Adopted:	Description of Amendment	Resolution Number
May 12, 1986	Boston Harbor Sewerage General Plan	8344
July 20, 1987	Boston Harbor Water General Plan	8687
January 11, 1988	Grand Mound Sewerage General Plan	8833
April 17, 1990	Thurston County Sewerage General Plan	9445
June 4, 1990	Tamoshan Comprehensive Water System Plan	9472
January 30, 1992	Interim Capital Facilities Plan 1992-1997	9995
November 16, 1992	Nisqually Sub-Area Plan and Zoning	Ord. 10199
April 20, 1993	Grand Mound Water General Plan	10316
August 16, 1993	Amendments to Resource Lands Element	10400
April 11, 1994	Amendments to West Olympia Urban Growth Management Boundaries	10605
April 18, 1994	Capital Facilities Plan 1994-1999	10617
May 9, 1994	Carlyon Beach Sewerage General Plan	10634
July 25, 1994	Comprehensive Plan for Olympia and the Olympia Growth Area	10683
August 22, 1994	City of Tenino Comprehensive Plan for Growth Management and the Joint Comprehensive Plan for Growth Management in the Tenino Urban Growth Area	10702
December 5, 1994	Lacey and Thurston County Joint Plan for the Lacey Urban Growth Area	10786
December 12, 1994	1994 Olympia Joint Plan Updates	10791
February 27, 1995	City of Yelm Comprehensive Plan Joint Plan with Thurston County	10851
April 17, 1995	Town of Rainier Comprehensive Plan for Growth Management and Joint Comprehensive Plan with Thurston County for Growth Management in the Rainier Urban Growth Area	10894
April 17, 1995	Tumwater/Thurston County Joint Plan	10895
April 17, 1995	Thurston County Comprehensive Plan Growth Management Amendments	10896
June 12, 1995	Bucoda Urban Growth Boundary Correction	10949
December 11, 1995	1995 Clean-Up Amendments	11069
June 24, 1996	Grand Mound Subarea Plan, Grand Mound Wastewater Comprehensive Plan, and Grand Mound Water System/Project Report	11219
July 15, 1996	Rochester Subarea Plan	11236

2025 CPAs Resolution 12-16-2025
p. 574 of 773

Date Adopted:	Description of Amendment	Resolution Number
July 29, 1996	Tenino Urban Growth Boundary Correction	11255
August 26, 1996	Tumwater Urban Growth Boundary Correction	11273
December 23, 1996	Annual Amendments: Thurston County Comprehensive Plan and the Joint Plans with Olympia, Tumwater, Lacey, and Yelm.	11322
December 15, 1997	Annual Amendments: Thurston County Comprehensive Plan and Joint Plans with Olympia, Tumwater, Yelm, Tenino and Rainier	11589
December 21, 1998	Annual Amendments: Thurston County Comprehensive Plan and Joint Plans with Olympia, Tumwater, Yelm, Tenino and Rainier	11866
December 20, 1999	Annual Amendments: Thurston County Comprehensive Plan and Joint Plans with Olympia, Tumwater, Yelm, Tenino and Rainier	12108
November 13, 2000	Annual Amendments: Thurston County Comprehensive Plan, Nisqually Sub-Area Land Use Plan, and Joint Plans with the cities of Tumwater, Lacey, and Yelm.	12356
August 27, 2001	Annual Amendments: Thurston County Comprehensive Plan and Joint Plans with the cities of Olympia, Lacey, Tumwater, and Yelm.	12576
July 8, 2002	Annual Amendments: Thurston County Comprehensive Plan and Joint Plan with the city of Tumwater.	12788
November 10, 2003	Annual Amendments: Thurston County Comprehensive Plan and Joint Plans with the cities of Tumwater, Lacey, and Olympia in partial satisfaction of the seven-year update requirement of the Growth Management Act.	13039
November 22, 2004	SEVEN YEAR UPDATE: Thurston County Comprehensive Plan and Joint Plans with the cities of Tumwater, Rainier, Bucoda, and Tenino. Establishing an urban growth area for Bucoda.	13234
December 19, 2005	Annual Amendment: Lacey joint plan land use map, housing and utilities chapter updates; Olympia transportation and housing chapter updates; and adding the Grand Mound Water Service Plan to the Thurston County Comprehensive Plan.	13493
December 20, 2006	Annual Amendment: Yelm joint plan updates including planning parameters, land use chapter, housing chapter, and new population forecast; Grand Mound Subarea Plan update to transportation chapter.	13734
December 20, 2006	Annual Amendment: Thurston County Comprehensive Plan mineral resource land map designation.	13736
December 20, 2006	Annual Amendment: Thurston County urban growth area and future land use map; and Tenino joint plan urban growth area and zoning maps, updates to the background chapter, and population forecast updates.	13737

Date Adopted:	Description of Amendment	Resolution Number
May 30, 2007	Compliance Amendment: Amend the designation criteria in the Thurston County Comprehensive Plan to comply with a Growth Management Hearings Board order.	13815
June 18, 2007	Compliance Amendment: Amend the Thurston County Comprehensive Plan land use chapter to add designations for Limited Areas of More Intensive Rural Development (LAMIRD) to comply with a Growth Management Hearings Board order.	13833
August 27, 2007	Compliance Amendment: Amend the Thurston County Comprehensive Plan to add three new land use designations to comply with a Growth Management Hearings Board order.	13885
December 18, 2007	Annual Amendment: Ground Mound Water System amendments; Olympia joint plan utilities and environment chapter and transportation chapter; Tumwater joint plan parks and recreation chapter; Yelm joint plan introduction chapter and transportation chapter.	13986
March 3, 2008	Compliance Amendment: Resize the North County Urban Growth Area removing a portion of the Tumwater Urban Growth Area to comply with a Growth Management Hearings Board Order.	14034
December 29, 2008	Annual Amendments: Amend the land use and zoning to designate agricultural lands; amend the land use and zoning for two site-specific amendments in the north county urban growth area; and redesignate and rezone properties removed from the Tumwater Urban Growth Area with Resolution No. 14035.	14180
July 15, 2009	Compliance Amendment: Amend the agricultural lands of long term commercial significance designation criteria and amend the future land use map accordingly to comply with a Growth Management Hearings Board order.	14254
September 7, 2010	Annual Amendment: Change the land use and zoning in the Tumwater Urban Growth Area; resize the Urban Growth Area to remove properties impacted by high ground water; change the land use and zoning in the Maytown area; change the criteria for mineral lands designation; and update the joint plans with Olympia and Lacey.	14401
April 17, 2012	Compliance Amendment: Amend the mineral lands designation criteria to comply with a Growth Management Hearings Board decision on Resolution No. 14401.	14739
January 8, 2013	Annual Amendment: Change the land use and zoning in the Olympia Urban Growth Area to change the land use and zoning for the French Road and Chambers study areas; update the parks and recreation element; add a health and human services chapter, and	14845

2025 CPAs Resolution 12-16-2025
p. 576 of 773

Date Adopted:	Description of Amendment	Resolution Number
	reconsider two areas designated as Long Term Agriculture.	
January 8, 2013	Compliance Amendment: Amend the Natural Resource lands Mineral Lands section, fulfilling the requirements of the Washington State Growth Management Act, regarding criteria for designating mineral lands of long term commercial significance, and to meet the requirements of the July 18, 2012 final decision and order of the Western Washington Growth Management Hearings Board, case number 10-2-0020c.	14847
May 20, 2014	Annual Amendment: Amend the comprehensive plan land use plan map; Amend the comprehensive plan for Olympia and the Olympia Urban Growth Area Land Use Plan map; Amend the comprehensive plan for growth management and joint comprehensive plan with Thurston County for the City of Rainier; Amend the City of Lacey and Thurston County land use plan for the Lacey Urban Growth Area; Clarify methods for legislative and non-legislative comprehensive plan amendments.	15019
December 11, 2018	Annual Amendment: Amend the comprehensive plan land use plan map for a site-specific zoning and land use amendment.	15721
December 14, 2018	Annual Amendment: Amend the comprehensive plan Chapter 6, Capital Facilities Plan and addition of Appendix G, Capital Improvement Program.	15691
November 12, 2019	PERIODIC UPDATE: Amend the land use plan map and zoning to implement designation of an existing Major Educational Institution designation within the land use chapter; amend Title 20 of the Thurston County Code to include a new zoning chapter for Major Educational Institution; updates to chapters of the plan including introduction, land use, natural resources, housing, transportation, capital facilities, utilities, economic development, natural environment, historic, plan amendments, and appendices; new population forecast; new building densities and forecast; new transportation forecast; updated level of service for transportation and parks, updated mapping.	15836
November 5, 2019	Annual Amendment: Amend Appendix G of the Comprehensive Plan, the Capital Improvement Program, to update for the 2020-2025 period.	15825
December 15, 2020	Update to the mineral lands designation criteria and mineral lands designation map overlay (Map M-43, renamed as Map N-2); update to mineral lands policies in Chapter 3; update to associated mineral lands codes; review of long term forestry designation criteria and update to long term agriculture and forestry designation map (Map N-1) and associated future land	15953

2025 CPAs Resolution 12-16-2025
p. 577 of 773

Date Adopted:	Description of Amendment	Resolution Number
	use (Map L-1) and zoning; review and update to parks Level of Service in Chapter 9 for consistency with parks plan update; update to Chapter 11-Health; reference updates to table of contents and appendices C and D. Repeal and replacement of the Rochester Subarea Plan. Amendment to Policy E.5 of the Nisqually Subarea Plan.	
December 18, 2020	Annual Amendment: Amend Appendix G of the Comprehensive Plan, the Capital Improvement Program, to update for the 2021-2026 period.	15959
June 29, 2021	Mid-Year Minor CIP Amendment with amendment to County Budget: Amend Appendix G of the Comprehensive Plan, the Capital Improvement Program, to update for the 2021-2026 period.	16040
November 30, 2021	Repeal and replacement of Tumwater Joint Plan to update to Tumwater/Thurston County Urban Growth Area Joint Plan for consistency with most recent Comprehensive Plan Updates. Updated background information, population projects, future land use, and subarea maps. Land use and zoning update for 5 site-specific areas in the urban growth area, and update to the urban growth area and rural county to apply revised Airport Hazard Overlay Zone. Revisions made to both Official Zoning Map for Thurston County WA, and North County Urban Growth Area Zoning Map for Olympia, Lacey, and Tumwater. Associated amendments to implement Tumwater Joint Plan made to the Thurston County Code Title 20 and 22 to repeal chapters (22.21 TCC, "Commercial Development" and 22.28 TCC, "Business Park") and update Airport Hazard Overlay Zone in Title 22 and add new chapter to implement Airport Hazard Overlay Zone in Title 20.	16091
December 17, 2021	Annual Amendment: Amend Appendix G of the Comprehensive Plan, the Capital Improvement Program, to update for the 2022-2027 period.	16101
December 16, 2022	Annual Amendment: Amend Appendix G of the Comprehensive Plan, the Capital Improvement Program, to update for the 2023-2028 period.	16230
July 18, 2023	Mid-Year Minor CIP Amendment with amendment to County Budget: Amend Appendix G of the Comprehensive Plan, the Capital Improvement Program, to update for the 2023-2028 period.	16290
December 12, 2023	Repeal and replacement of Olympia Joint Plan, Yelm Joint Plan, and Lacey Joint Plan. Site-specific land use amendments within the Lacey Joint Plan, as well as Urban Growth Area Boundary expansion for the Lacey	16331

2025 CPAs Resolution 12-16-2025
p. 578 of 773

Date Adopted:	Description of Amendment	Resolution Number
	UGA to include Greg Cuoio Park. One site-specific rural land use amendment (Pogue) amending the future land use and zoning maps for Thurston County. Full repeal and replacement of the Grand Mound Subarea Plan and 4 site-specific future land use and rezoning amendments within the Grand Mound UGA (Fire District, Steelhammer, Tribal Trust, and Morgan Dental).	
December 15, 2023	Annual Amendment: Amend Appendix G of the Comprehensive Plan, the Capital Improvement Program, to update for the 2024-2029 period.	16339
December 17, 2024	Annual Amendments: Grand Mound Site Specific Land Use, Zoning, and UGA expansion for Wilmovsky and Black Lake Quarry sites; Long-Term Agriculture designation criteria and Chapter 3 update.	16492
December 17, 2024	Annual Amendment: Amend Appendix G of the Comprehensive Plan, the Capital Improvement Program, to update for the 2025-2029 period.	16479
December 16, 2025	PERIODIC UPDATE: Amend land use, housing, capital facilities, utilities, rural, transportation, and park and recreation elements, population projections, building intensities, housing projections, goals, and policies. Development of a new climate change and resiliency element (new chapter 2). Development of an implementation appendix (Appendix B). Minor land use and zoning corrections across rural unincorporated county. Renumber chapters to: • 1 – Introduction • 2 – Climate (NEW) • 3 – Land Use (previously 2) • 4 – Environment (previously 9) • 5 – Natural Resources (previously 3) • 6 – Health (previously 11) • 7 – Housing (previously 4) • 8 – Transportation (previously 8) • 9 – Capital Facilities (previously 6) • 10 – Utilities (previously 7) • 11 – Cultural Resources (previously 10) • 12 – Economic Development (previously 8)	XXXXX

APPENDIX E
MAPS

2025 CPAs Resolution 12-16-2025
p. 580 of 773

APPENDIX F

RESERVED

2025 CPAs Resolution 12-16-2025
p. 581 of 773

THURSTON 2045

ADOPTING RESOLUTION

ATTACHMENT B

December 16, 2025

Thurston County

Capital Improvement Program 2026-2031

Appendix G

Adopted: December 16, 2025

2025 CPAs Resolution 12-16-2025
p. 583 of 773

TABLE OF CONTENTS

Chapter 1. Introduction 3
Chapter 2. Parks, Trails, and Open Space 8
Chapter 3. Solid Waste 11
Chapter 4. Stormwater 14
Chapter 5. Transportation 16
Chapter 6. Water and Sewer Systems 20
Chapter 7. General County Government Facilities 23
Chapter 8. Facilities of Other Public Entities 26

2025 CPAs Resolution 12-16-2025
p. 584 of 773

CHAPTER 1. INTRODUCTION

The Growth Management Act (GMA) requires Thurston County to maintain a capital facilities element. The Comprehensive Plan includes the 20-year capital facilities plans goals, policies, and objectives. Additional comprehensive plan chapters address specific types of capital facilities and levels of service (see especially Chapters 3, 8, 9, and 10). This appendix serves as the 6-year financing plan required by GMA (RCW 36.70A.070(3)(d)) for capital facilities necessary to support growth as anticipated in the land use element (Chapter 3). This 6-year plan is called the Capital Improvement Program (CIP). The CIP is updated every two years as a Comprehensive Plan amendment but may be modified when the County amends it budget.

The capital facilities covered by this CIP are primarily those owned or managed by Thurston County government necessary to support growth and development. A summary of the facilities provided by other government entities to support planned growth is also provided. For the purposes of the CIP, capital facilities are defined as projects anticipated to cost $100,000 or more, with a 10-year life cycle, and those funded with real estate excise tax (REET) funds or impact fees.

Capital facilities provided by cities, including the extension of water and sewer systems to unincorporated urban growth areas adjacent to the cities, are found in joint plans with cities in Thurston County. The portions of joint plans that apply to unincorporated urban growth areas are adopted by both the city and Thurston County.

Planning for capital facilities is a complex task carried out by each department of the County. It requires an understanding of current conditions relative to future needs, an assessment of various types of capital facilities that could be provided, an analysis to identify the most effective and efficient facilities to support the required service, and consideration of how these facilities will be financed. This CIP is the product of separate but coordinated planning efforts, each focusing on a specific category of facilities.

The CIP is a planning document**.** It is not a budget for expenditures, nor a guarantee that the projects will be implemented. It assumes receipt of outside grant resources; if grants are not received, projects may be delayed or terminated. Each capital project listed in the CIP will require a separate environmental review and approval process.

Planning Commission Recommended Priorities

The Thurston County Planning Commission voted on August 6, 2025 that the following priorities should be emphasized to align with current and future Comprehensive Plan goals and policies for rural county and the urban growth areas. These priorities should serve as a guide to the County departments when developing their projects and programs.

The priorities include the following:

- Create and expand open space to provide contiguous habitat and environmental recreation
- Develop projects that holistically approach protections to the natural environment and wildlife
- Prioritize budget-conscious projects that provide the largest public gain
- Greater communication to the public on upcoming capital projects in their neighborhoods

Prior (Biennium) Major Accomplishments

County Parks, Recreation, and Open Space

- Yelm-Rainier-Tenino Trail Restroom - City of Rainier
  - Installed a new restroom near Wilkowski Park to replace an outdated portable building.
- Gate-Belmore Trail - Glacial Heritage, Phase 1
  - Constructed 2.5 miles of new ADA accessible multi-use trails to the SW community.
  - New trailhead with parking stalls and picnic area.

Solid Waste

- Pumps Systems Upgrades and Improvements
  - Repairs and upgrades to leachate, stormwater, and gas condensation pump stations.
  - Upgraded to function, configuration, and access.
- Transfer Station Compactor Overhaul
  - The compactor will be overhauled and readied for placement in the reconfigured transfer station, providing operational redundancy.
  - Improved the reliability of the compactor operations.

Stormwater Utility Facilities

- WSDOT US101 Schneider Creek
  - Installed biofiltration swales and vegetated filter strips to treat stormwater before it is discharged into Schneider Creek.

Transportation

- Pacific Ave SE Pavement Preservation - (Lacey City Limits to Union Mills Rd SE)
  - Replaced the top layer of existing pavement with fiber-reinforced asphalt and upgrade the existing pedestrian facilities to ADA requirements.
- Yelm Hwy SE Pavement Preservation - (Rich Rd SE to Lacey City Limits)
  - Replaced the top layer of existing pavement with fiber-reinforced asphalt and upgrade the existing pedestrian facilities to ADA requirements.
- Marvin Rd Upgrade Phase 2 (Mullen Rd Intersection)
  - Constructed a roundabout at the intersection to improve safety and mobility.
- Black Lake Belmore RD Bridge Approach Repair
  - Constructed a timber pile embankment for safety improvement due to settling bridge.
- Complete Streets ADA Program 1-Pedestrian Crossing Improvements
  - Constructed ADA accessible crossings through the installation of pedestrian refuge islands, by improving curb ramps and sidewalks.

Water & Sewer Systems

- Boston Harbor Water Main Replacements & I/I Reduction
  - Replaced older, small-diameter water mains in the Boston Harbor water system.
  - Rehabilitated and/or replaced existing STEP tanks in the Boston Harbor sewer system.
- Tamoshan Water & Sewer Infrastructure Rehabilitation and Replacement Project

- Replaced old water service connections and sections of the main water and sewer pipes.
- Replaced the existing asbestos-cement water main, sewer mains, manholes, and side sewers.

General County Government Facilities

- Voters Services Center – Mottman Complex
  - Renovated 9,700 square feet of existing warehouse space into a secure Voters Services Center including easily accessible public assistance counter, seasonal elections area, and County support staff.
- Sheriff's Office Building Acquisition
  - Purchased a 56,000 square foot LEED Certified office building constructed in 2008 to consolidate the Sheriff's Office organization into a single building.

Summary of revenue sources and expenditures

The following tables provide a summary of the sources of funds for capital projects found in this CIP, by county department, and estimated expenditures over the next six-year planning period.

Table 1-1 Summary by Revenue Source

Revenue Sources	Parks and Open Space	Solid Waste	Storm & Surface Water Utility	Water and Sewer Utility	Transportation	County Buildings	Totals by Revenue Source
Existing Revenues							
Central Service Building Reserve						$16,863,569	$16,863,569
Detention Sales Tax							$0
Grants Committed	$1,771,238		$29,146	$110,000	$9,504,716	$11,450,000	$22,865,100
Other, Federal/State/Local Agency	$60,000	$9,000,000			$16,543,590	$750,000	$26,353,590
Parks Impact Fees	$4,262,900						$4,262,900
Real Estate Excise Tax	$4,405,608			$2,505,000	$15,010,000	$150,000	$22,070,608
Road Fund					$19,683,851		$19,683,851
Solid Waste Tipping Fees, Rates and Charges		$33,222,237					$33,222,237
Stormwater Utility Rates			$17,235,854				$17,235,854
Transportation Impact Fees					$5,717,071		$5,717,071
Trial Court Improvement Fund						$2,450,000	$2,450,000
Utility Revenue				$8,489,000			$8,489,000
Existing Revenues Totals	**$10,499,746**	**$42,222,237**	**$17,265,000**	**$11,104,000**	**$66,459,228**	**$31,663,569**	**$179,213,780**

Revenue Sources	Parks and Open Space	Solid Waste	Storm & Surface Water Utility	Water and Sewer Utility	Transportation	County Buildings	Totals by Revenue Source
Proposed New Revenues or Increased Rates							
Bonds - Future						$91,719,731	$91,719,731
Utility Loans/Grants							
Proposed Totals						$91,719,731	$91,719,731
REVENUE TOTALS	**$10,499,746**	**$42,222,237**	**$17,265,000**	**$11,104,000**	**$66,459,228**	**$123,383,300**	**$270,933,511**

Table 1-2 Summary by Division and Year

Divisions	2026	2027	2028	2029	2030	2031	Total	% of Total Cost (rounded)
Parks	$3,573,746	$1,556,000	$1,527,500	$1,527,500	$1,282,500	$1,032,500	$10,499,746	4%
Solid Waste	$4,022,237	$13,150,000	$8,950,000	$1,800,000	$7,500,000	$6,800,000	$42,222,237	18%
Storm & Surface Water	$3,670,000	$5,305,000	$4,840,000	$1,150,000	$1,150,000	$1,150,000	$17,265,000	7%
Transportation	$20,631,639	$11,459,763	$18,004,355	$5,156,825	$10,707,059	$7,202,576	$73,162,217	31%
Water & Sewer	$5,160,000	$1,595,000	$1,544,000	$705,000	$1,350,000	$750,000	$11,104,000	5%
General Government Facilities	$27,320,000	$12,356,520	$6,400,000	$11,500,000	$23,450,000	$2,375,000	$83,401,520	35%
Total	**$63,362,622**	**$45,422,283**	**$41,265,855**	**$21,839,325**	**$45,439,559**	**$19,310,076**	**$236,639,720**	**100%**

CHAPTER 2. PARKS, TRAILS, AND OPEN SPACE

Summary

Public parks are classified based on the recreational opportunities they provide. Classifications used by Thurston County are consistent with guidelines recommended by the Washington State Recreation and Conservation Office and the National Recreation and Park Association. Guided by this system, the County bridges the gap between facilities operated by cities and local entities and the expansive recreation areas administered by state and federal governments.

Thurston County generally classifies its parks and open space facilities into six categories: regional parks, trails, special use parks, historic sites, open space/undeveloped park sites, and preserves/natural areas.

Inventory

The inventory of County parks, trails, open space, and preserve area is 2,578 acres. This inventory is shown in table 2-1.

Table 2-1. Current Facility Inventory

Facility Name	Capacity in Acres (Miles)	Region	Location
ACTIVE REGIONAL PARKS			
Deschutes Falls Park	155 Acres	SE	25005 Bald Hill Rd S
Kenneydell Park	40 Acres	SW	6745 SW Fairview Rd
Burfoot Park	60 Acres	NE	6927 Boston Harbor Rd NE
Frye Cove Park	86 Acres	NW	4000 61st Ave NW
Subtotal	**341 Acres**		
OPEN SPACE/UNDEVELOPED PARK SITES			
Guerin Park	40 Acres	NW	6500 Nels St SW
Rainier View Park	54 Acres	SE	Vail Cut-Off Rd SE
Ruth Prairie Park	35 Acres	SE	Vail Cut-Off Rd SE
Louise H. Meyers Park	38 Acres	NW	5600 NW Calvert St
Deschutes River Park	50 Acres	SE	11013 Stedman Rd SE
Lake Lawrence Park	15 Acres	SE	17500 Pleasant Beach Dr SE
Indian Road Park	5 Acres	NE	Indian Rd NE
Cooper Point Park	32 Acres	NW	46th Ave NW
Subtotal	**269 Acres**		
PRESERVES			
Glacial Heritage Preserve	1,020 Acres	SW	15044 Mima Rd SE
Woodland Creek Wetlands	75 Acres	NE	4707 Hawks Prairie Rd NE
Johnson Point Wetlands	26 Acres	NE	7526 NE Johnson Pt Rd
Black River Natural Area	13 Acres	SW	16800 SW Albany St
Subtotal	**1,134 Acres**		
SPECIAL USE PARKS			
Off-Leash Dog Park	5 Acres	NE	2420 Hogum Bay Rd NE
Subtotal	**5 Acres**		
TRAILS			
Chehalis Western Trail	182 Acres (26 miles)	NE-SE	Woodard Bay Trailhead to Vail Lp SE
Woodard Bay Trailhead	*Included in total*	*NE*	Woodard Bay Rd NE
41st Ave. Trailhead	*Included in total*	*NE*	3311 41st Ave NE
Chambers Lake Trailhead	*Included in total*	*NE*	3725 14th Ave SE
67th Ave. Trailhead	*Included in total*	*NE*	67th Ave SE
Fir Tree Road Trailhead	*Included in total*	*SE*	8511 Summerwood Dr SE
Monarch Sculpture Park Trailhead	*Included in total*	*SE*	8431 Waldrick Rd SE

Yelm - Rainier -Tenino Trail	400 Acres (14.75 miles)	SE	Yelm City Hall to Crowder Rd (Tenino)
Yelm City Center Trailhead	*Included in total*	*SE*	Railroad St & W Yelm Ave
Rainier City Center Trailhead	*Included in total*	*SE*	102 Rochester St W
Tenino City Park Trailhead	*Included in total*	*SW*	215 Park Ave E
Gate-Belmore Trail (unimproved)	243 Acres (14 miles)	NW-SW	Tumwater to Gate/Rochester
Glacial Heritage Trailhead	*Included in total*	*SW*	15044 Mima Rd SW
Subtotal	**825 Acres**		
HISTORIC SITES			
Mima Prairie Pioneer Cemetery	2 Acres	SW	15025 Mima Rd SW
Fort Eaton Monument	1 Acres	SE	Yelm Hwy SE at Meridian Rd
George Washington Bush Monument	1 Acres	SE	1400 85th Ave SE
Subtotal	**4 Acres**		

Future Needs

Currently there are about 1,007 acres (Table 2-1) of developed and operational parkland and trails in Thurston County. These County-owned properties are used to calculate Level of Service (LOS) (3.0 acres per 1,000 residents) needs for parks, recreation, and open space as stated in Chapter 4 of the Thurston County Comprehensive Plan. Additional lands needed over the 20-year planning period to meet the LOS needs for 2045 plan is approximately 175 acres. Future land acquisition and park and trail development will assure the adequate level of service is maintained to address the needs and demands of the growing population.

Based on public input, the county has identified the highest priorities as development and acquisition of multiple use trails, water access sites, picnic sites and natural resource preserves.

Proposed Improvement Projects

Park improvement projects, totaling over $10 million, are proposed over the six-year planning period (Table 2-2). Prioritizing funding for trail connectivity and trail rehabilitation and preservation is important.

In 2023, the County established the Trail Connectivity Program to construct new trail systems to accommodate for growth in the County. The focus of this program is to improve connectivity by linking trail systems and corridors throughout the county to be enjoyed regionally by all residents. The trail network would provide a network throughout the county to connect neighborhoods, parks, schools, open spaces, civic facilities, and commercial centers. Trail systems will promote the community by expanding the county's regional trail system to connect the county's rural and urban communities.

Additional Resources

Information of current Parks & Trails projects can be found at the following link.

Thurston County Public Works – Projects

Table 2-2: Public Works – Parks and Trails Capital Investments Summary Funding

REVENUES FOR PROJECTS							
Fund Source	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**6-Yr. Total**
Real Estate Excise Tax	$1,169,408	$796,200	$695,000	$695,000	$550,000	$500,000	$4,405,608
Park Impact Fees	$831,750	$741,150	$722,500	$722,500	$722,500	$522,500	$4,262,900
Grants/Federal Appropriation	$1,562,588	$8,650	$100,000	$100,000	$0	$0	$1,771,238
Conservation Futures	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000	$60,000
TOTALS	**$3,573,746**	**$1,556,000**	**$1,527,500**	**$1,527,500**	**$1,282,500**	**$1,032,500**	**$10,499,746**

EXPENDITURES FOR PROJECTS							
Project Title	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**6-Yr. Total**
Burfoot Park - Level and Grade Lawn Area	$0	$0	$50,000	$50,000	$0	$0	**$100,000**
Burfoot Trail System - Footbridge/Stairway, Phase 1	$551,000	$89,500	$0	$0	$0	$0	**$640,500**
Burfoot Trail System - Footbridge/Stairway, Phase 2	$0	$0	$220,000	$220,000	$0	$0	**$440,000**
Deschutes Falls Park - Parking Expansion	$145,000	$5,000	$0	$0	$0	$0	**$150,000**
Fir Tree Rd Trailhead Parking Access Improvements	$5,000	$44,000	$0	$0	$0	$0	**$49,000**
Frye Cove Park - Lawn Renovation	$0	$0	$0	$0	$25,000	$25,000	**$50,000**
Gate-Belmore Trail - Glacial Heritage, Phase 1	$5,000	$0	$0	$0	$0	$0	**$5,000**
Parks & Trails Improvements and Development Program 2026-2027	$32,500	$32,500	$0	$0	$0	$0	**$65,000**
Parks & Trails Improvements and Development Program 2028-2031	$0	$0	$32,500	$32,500	$32,500	$32,500	**$130,000**
Parks, Trails and Open Space Acquisition Program 2026-2027	$25,000	$25,000	$0	$0	$0	$0	**$50,000**
Parks, Trails and Open Space Acquisition Program 2028-2031	$0	$0	$25,000	$25,000	$25,000	$25,000	**$100,000**
Straddleline Park (formerly ORV)	$25,000	$0	$0	$0	$0	$0	**$25,000**
Trail Connectivity Program 2026-2027	$1,000,000	$1,000,000	$0	$0	$0	$0	**$2,000,000**
Trail Connectivity Program 2028-2031	$0	$0	$1,000,000	$1,000,000	$1,000,000	$750,000	**$3,750,000**
Trail Preservation & Rehabilitation (Chehalis Western Trail Preservation, Phase	$1,575,246	$10,000	$0	$0	$0	$0	**$1,585,246**
Trail Preservation & Rehabilitation Program 2026-2027	$200,000	$200,000	$0	$0	$0	$0	**$400,000**
Trail Preservation & Rehabilitation Program 2028-2031	$0	$0	$200,000	$200,000	$200,000	$200,000	**$800,000**
Yelm-Rainier-Tenino Trail Handrail Replacement	$10,000	$150,000	$0	$0	$0	$0	**$160,000**
TOTALS	**$3,573,746**	**$1,556,000**	**$1,527,500**	**$1,527,500**	**$1,282,500**	**$1,032,500**	**$10,499,746**

CHAPTER 3. SOLID WASTE

Summary

State law requires each county within the state, in cooperation with various cities and towns within the county, to prepare a coordinated, comprehensive Solid Waste Management Plan. The purpose of this plan is to serve as a guiding document for local governments' solid waste programs, including programs for waste reduction, collection, handling, recycling, and disposal. The plan must also list all existing solid waste management facilities within the participating jurisdictions and outline needs for future facilities that will be required to meet population and waste generation projections (RCW 70.95.080).

An inventory of the solid waste management facilities owned by Thurston County is presented below. These facilities are located at the Waste and Recovery Center (WARC), 2420 Hogum Bay Road NE in Lacey, unless otherwise noted.

Inventory

The inventory of Solid Waste facilities is shown in table 3-1.

Table 3-1. Current Facility Inventory

Facility Name	Location	Capacity or size
Transfer Station	WARC	Maximum 159 tons per hour or 80 customers per hour
Closed Landfill (formerly Hawks Prairie Landfill)	WARC	N/A
HazoHouse (moderate risk waste facility)	WARC	150 customers per day
Vactor and Street Sweeping Decant Facility	WARC	3,200 square feet
Rainier Drop-Box Facility	Rainier	240 cubic yards per day
Rochester Drop-Box Facility	Rochester	320 cubic yards per day

Future Needs

Thurston County's transfer station receives and manages most of the solid waste generated in the county, as well as a small amount of waste generated in nearby counties. The transfer station, HazoHouse, and two drop-box facilities must serve increasing numbers of customers and corresponding quantities of waste as population increases. The scales and scalehouses associated with the transfer station can accommodate up to about 800 customers per day (based on a 10-hour day) without forming long queues that create unacceptable customer wait times and conflicts with traffic movement within the facility. Currently, the scalehouses exceed the peak daily customer count about 20% of the time, with the highest customer demand on weekend with counts over 1,200. Based on current and projected population growth in Thurston County and corresponding waste generation rates over the next six years, the transfer station and drop-box facilities will need significant investment to construct those improvements needed to address aging infrastructure and meet service demand. In addition, the County is obligated to maintain the environmental monitoring systems and other environmental management infrastructure associated with the closed landfill, much of which requires repair or replacement due to obsolescence or damage from differential settlement.

Proposed Improvement Projects

As shown in Table 3-2, repairs and improvements to the closed landfill, transfer station and drop-box facilities and possible facility expansion totaling nearly $42 million are proposed over the six-year planning period. These costs will be paid from solid waste tipping fees as shown in Table 3-2.

Additional Resources

Information of current Solid Waste projects can be found at the following link.

Thurston County Public Works – Projects

Table 3-2: Public Works – Solid Waste Proposed Capital Investments Summary Funding

REVENUES FOR PROJECTS							
Fund Source	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**6-Yr. Total**
Solid Waste Tipping Fees, Rates and Charges	$4,022,237	$13,150,000	$8,950,000	-$3,200,000	$3,500,000	$6,800,000	**$33,222,237**
Grants or Loans	$0	$0	$0	$5,000,000	$4,000,000	$0	**$9,000,000**
TOTALS	**$4,022,237**	**$13,150,000**	**$8,950,000**	**$1,800,000**	**$7,500,000**	**$6,800,000**	**$42,222,237**

EXPENDITURES FOR PROJECTS							
Project Title	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**6-Yr. Total**
General Facilities Renovations and Upgrades Program 2026 - 2027	$100,000	$100,000	$0	$0	$0	$0	**$200,000**
General Facilities Renovations and Upgrades Program 2028 - 2031	$0	$0	$100,000	$100,000	$100,000	$100,000	**$400,000**
Rainier & Rochester Drop-box Facilities Renovations and Upgrades Program 2026 - 2027	$50,000	$0	$0	$0	$0	$0	**$50,000**
Rainier & Rochester Drop-box Facilities Renovations and Upgrades Program 2028 - 2031	$0	$0	$50,000	$0	$50,000	$0	**$100,000**
Rochester Drop Box - Renovation, Security and Utility Upgrades, and Scale Installation	$0	$0	$0	$100,000	$1,850,000	$0	**$1,950,000**
Second Transfer Station Compactor	$0	$1,500,000	$1,500,000	$0	$0	$0	**$3,000,000**
Security, Technology and Site Improvements 2026-2027	$50,000	$0	$0	$0	$0	$0	**$50,000**
Security, Technology and Site Improvements 2028-2031	$0	$0	$50,000	$0	$50,000	$0	**$100,000**
Site Differential Settlement Repairs 2026-2027	$50,000	$0	$0	$0	$0	$0	**$50,000**
Site Differential Settlement Repairs 2028-2031	$0	$0	$50,000	$0	$50,000	$0	**$100,000**
Transfer Station Compactor Overhaul	$10,000	$0	$0	$0	$0	$0	**$10,000**
Transfer Station Facility - Second Location	$50,000	$50,000	$500,000	$1,500,000	$5,300,000	$6,600,000	**$14,000,000**
Transfer Station Operations Facilities Upgrades and Improvements 2026-2027	$100,000	$100,000	$0	$0	$0	$0	**$200,000**
Transfer Station Operations Facilities Upgrades and Improvements 2028-2031	$0	$0	$100,000	$100,000	$100,000	$100,000	**$400,000**
WARC Site Reconfiguration: Public Tipping Area with New Scales/ Scalehouses & Admin Ops Building	$2,000,000	$11,400,000	$6,600,000	$0	$0	$0	**$20,000,000**
TOTALS	**$4,022,237**	**$13,150,000**	**$8,950,000**	**$1,800,000**	**$7,500,000**	**$6,800,000**	**$42,222,237**

CHAPTER 4. STORMWATER

Summary

Discharge of County's drainage systems to natural surface waters systems results in the county being subject to the federal Clean Water Act through the National Pollutant Discharge Elimination System (NPDES) Phase II permit program administered by Washington Department of Ecology. Chapter 10 of the Comprehensive Plan (Utilities) provides policy guidance related to stormwater management in Thurston County.

Inventory

The inventory of Stormwater facilities is shown in table 4-1.

Table 4-1. Current Facility Inventory

Inventory Type	Quantity/Measurement
Catchbasins	6,700 basins
Culverts	3,300 culverts
Pipes, ditches, and swales (Owned or operated by the County)	1,100 miles
Inspection sites	281 commercial and 479 residential
Catchbasins (private)	4,500 basins
Stormwater ponds (private)	950 stormwater ponds
Culverts (private)	1,200 culverts
Pipes, ditches, and swales (private)	400 miles

Future Needs

In 2008, the Stormwater Management Utility was expanded countywide to address NPDES permitting and basin planning. Projects for the area will be generated by the County basin characterizations, basin plans, and GIS inventory. The capital projects intend to address emerging environmental or regulatory issues relating to flooding, water quality, and/or habitat degradation.

The projects identified serve previously developed areas within the Stormwater Utility. Many of these areas have inadequate or failing legacy stormwater systems, which cause localized flooding, and in some cases affect or could affect water quality and freshwater and marine habitat. New stormwater facilities constructed in association with new or re-development are subject to the requirements set forth by the current edition of the Thurston County Drainage Design and Erosion Control Manual (DDECM). These new facilities are funded entirely by the developer and address potential flooding and water quality impacts, which are a direct result of the planned development.

Proposed Improvement Projects

Stormwater Improvement projects totaling more than $17 million are proposed over the six-year planning period as shown in table 4-2. These costs would be paid by stormwater utility fees and/or grants.

Additional Resources

Information of current Storm Water projects can be found at the following link.

Thurston County Public Works – Projects

Table 4-2: Public Works – Stormwater Proposed Capital Investments Summary Funding

REVENUES FOR PROJECTS							
Fund Source	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**6-Yr. Total**
Stormwater Utility Rates	$3,640,854	$5,305,000	$4,840,000	$1,150,000	$1,150,000	$1,150,000	**$17,235,854**
Grants	$29,146	$0	$0	$0	$0	$0	**$29,146**
TOTALS	**$3,670,000**	**$5,305,000**	**$4,840,000**	**$1,150,000**	**$1,150,000**	**$1,150,000**	**$17,265,000**

EXPENDITURES FOR PROJECTS							
Project Title	2026	2027	2028	2029	2030	2031	6-Yr. Total
Cedar Shores Stormwater Retrofit	$150,000	$400,000	$10,000	$0	$0	$0	**$560,000**
Dunlap Rd SW Culvert Replacement	$120,000	$535,000	$10,000	$0	$0	$0	**$665,000**
Kaiser Road Stormwater Retrofits	$0	$0	$450,000	$0	$0	$0	**$450,000**
Littlerock Area Stormwater Retrofit	$80,000	$610,000	$0	$0	$0	$0	**$690,000**
Meadows Subdivision Ponds Retrofit	$1,210,000	$0	$0	$0	$0	$0	**$1,210,000**
Sherwood Firs Stormwater Retrofit	$750,000	$10,000	$0	$0	$0	$0	**$760,000**
Stormwater Culvert Replacement Program 2026-2027	$700,000	$700,000	$0	$0	$0	$0	**$1,400,000**
Stormwater Culvert Replacement Program 2028-2031	$0	$0	$700,000	$700,000	$700,000	$700,000	**$2,800,000**
Stormwater Facility Improvement Program 2026-2027	$400,000	$400,000	$0	$0	$0	$0	**$800,000**
Stormwater Facility Improvement Program 2028-2031	$0	$0	$400,000	$400,000	$400,000	$400,000	**$1,600,000**
Stormwater Land Acquisition Program 2026-2027	$50,000	$50,000	$0	$0	$0	$0	**$100,000**
Stormwater Land Acquisition Program 2028-2031	$0	$0	$50,000	$50,000	$50,000	$50,000	**$200,000**
Waldrick Road Conveyance Improvements	$0	$0	$3,200,000	$0	$0	$0	**$3,200,000**
Woodard Creek Retrofit - Site 4	$0	$2,000,000	$10,000	$0	$0	$0	**$2,010,000**
WSDOT US101 Schneider Creek	$10,000	$0	$0	$0	$0	$0	**$10,000**
TOTALS	**$3,670,000**	**$5,305,000**	**$4,840,000**	**$1,150,000**	**$1,150,000**	**$1,150,000**	**$17,265,000**

CHAPTER 5. TRANSPORTATION

Summary

Thurston County is responsible for maintaining over 1,000 miles of roads and associated facilities and 150 bridges. The capital facilities program attempts to meet the demands as the population grows.

Inventory

Thurston County's roadway network is principally made up of County roads as well as state highways, such as I-5, SR 101, SR 8, SR 12, and SR 507, which provide intercity and interstate connections. Table 5-1 depicts the inventory of County roadways by functional classification.

The inventory of Transportation facilities is shown in table 5-1.

Table 5-1. Current Facility Inventory

Facility Name	Location	Capacity or size (miles)
Rural Minor Arterial	County-Wide	14.467
Rural Major Collector	County-Wide	225.549
Rural Minor Collector	County-Wide	53.630
Urban Principal Arterial	County-Wide	7.308
Urban Minor Arterial	County-Wide	34.667
Urban Collector	County-Wide	17.901
Bridges	County-Wide	147
Bike Lanes – As upgrades are made to any road above local access, paved shoulders are added which provide space for pedestrian and bicycle use.		

The County Public Works Transportation Division also maintains the following inventories:

- Traffic Sign Inventory
- Guardrail Inventory
- Bridge Index (summary of bridge conditions)
- Pavement Management Program (pavement condition survey)
- Thurston County Barrier Culvert Inventory (fish passage)

Future Needs

The Transportation Element (Chapter 8) of the Thurston County Comprehensive Plan sets level of service (LOS) standards for county roads and associated facilities. The Six-Year Transportation Improvement Program (TIP) specifies the transportation capital program in accordance with the adopted Comprehensive Plan and provides descriptions of each project.

New stormwater facilities constructed in association with new or re-development are subject to the requirements set forth by the current edition of the Thurston County Drainage Design and Erosion Control Manual (DDECM). These new facilities are funded entirely by the developer and address potential flooding and water quality impacts, which are a direct result of the planned development.

Proposed Improvement Projects

The county plans to expend approximately $73 million on transportation projects over the next six-year planning period. These projects are improvements or additions to transportation facilities such as roads, bridges, sidewalks, bike lanes, and other roadway features that have been prioritized to meet population

demands and within the County budget. The categories below describe the types of projects to be completed. The TIP provides more details about each proposed project and can be found on the Public Works website.

Bridge projects are typically selected by using the State of Washington Inventory of Bridges and Structures (SWIBS) database and other considerations to identify the highest priority bridges. The criteria include the structural adequacy and safety of the bridge, its serviceability and functional obsolescence, and how essential it is for public use. The State Bridge Committee selects bridges based on the SWIBS criteria for available federal funding.

Culvert Projects include those culverts in need of repair and/or replacement based upon condition, maintenance history, and other criteria.

Design Standard provides greater lane width, improve roadway curves, slope flattening or increase load carrying capacity on new road construction projects. These do not typically add lanes except as needed for safety or capacity at certain intersections.

Fish Passage Enhancement projects are fish passage barriers or deteriorating culverts are ranked in their order of benefits to salmonid using the Salmon and Steelhead Enhancement and Restoration (SSHEAR) metrology developed by Washington Department of Fish and Wildlife (WDFW). Other priority methods may be used to secure funding depending on the funding opportunities.

Non-Motorized improvements include construction of new sidewalks, crosswalks, safe routes to school, and accessibility improvements.

Roadway Capacity improvements are those that assure transportation infrastructure is available to meet demand created by new development as required by the Growth Management Act. County concurrency projects include those not addressed by developers and primarily consist of projects identified as regional needs in the Thurston Regional Transportation Plan, 20-year Transportation Project List contained herein.

Road Preservation considers the inventory of visual pavement distress/cracking, traffic volumes, and other factors to rate the pavement. Asphalt overlays are considered a restoration to the roadway versus routine maintenance such as patching or liquid asphalt sealing of the pavement surface.

Safety Improvements includes a variety of investments that are intended to support the goals outlined in the Washington State Strategic Highway Safety Plan, Target Zero. These could include spot improvements such as turn lanes at an intersection or systemic investments made throughout the roadway network. This category also includes repair of compromised roadways where it is determined unsafe to use due to natural disaster, such as floods, mudslides, bank erosion.

Additional Resources

Information of current Transportation projects can be found at the following link.

Thurston County Public Works - Projects

Table 5-2: Public Works – Transportation Proposed Capital Investments Summary Funding

REVENUES FOR PROJECTS							
Fund Source	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**6-Yr. Total**
Fund Balance	$5,783,060	$1,084,331	$5,525,610	$399,020	$6,418,415	$473,415	**$19,683,851**
Transportation Improvement Board	$200,000	$730,000	$6,040,000	$0	$0	$0	**$6,970,000**
Transportation Impact Fees	$1,131,549	$371,473	$2,591,905	$621,305	$669,178	$331,661	**$5,717,071**
Surface Transportation Program / Surface Transportation Block Grant Program	$2,789,000	$1,204,000	$193,250	$386,500	$1,849,466	$232,500	**$6,654,716**
Safe Routes to School Grant	$0	$0	$0	$0	$0	$0	**$0**
Highway Safety Improvement Program	$0	$0	$0	$0	$0	$0	**$0**
Rural Arterial Program	$698,030	$3,069,959	$0	$0	$270,000	$2,665,000	**$6,702,989**
State Grant/Appropriation	$5,680,000	$1,310,000	$200,000	$250,000	$0	$0	**$7,440,000**
Federal Salmon Recovery	$0	$0	$0	$0	$0	$0	**$0**
National Highway Safety Grant	$2,840,000	$10,000	$0	$0	$0	$0	**$2,850,000**
National Highway Freight Program Grant	$0	$0	$0	$0	$0	$0	**$0**
Federal Direct Appropriation	$0	$0	$0	$0	$0	$0	**$0**
Federal Protect Grant	$0	$0	$0	$0	$0	$0	**$0**
American Rescue Plan Act Grant	$0	$0	$0	$0	$0	$0	**$0**
Real Estate Excise Tax	$1,510,000	$3,500,000	$1,500,000	$3,500,000	$1,500,000	$3,500,000	**$15,010,000**
Other (Developer, other agency, or bond)	$0	$180,000	$1,953,590	$0	$0	$0	**$2,133,590**
Storm & Surface Water Utility Rates	$0	$0	$0	$0	$0	$0	**$0**
Public Works Board Loan	$0	$0	$0	$0	$0	$0	**$0**
TOTALS	**$20,631,639**	**$11,459,763**	**$18,004,355**	**$5,156,825**	**$10,707,059**	**$7,202,576**	**$73,162,217**

EXPENDITURES FOR PROJECTS							
Project Title	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**6-Yr. Total**
183rd Ave Phase 1 - (Empire Rd SW to Sargent Rd SW)	$775,589	$1,171,318	$10,000	$0	$0	$0	**$1,956,907**
183rd Ave Phase 2 - (US 12 to Empire Rd SW)	$0	$0	$50,000	$0	$0	$0	**$50,000**
196th Ave SW - Sargent Rd SW to Elderberry St SW	$115,610	$57,805	$57,805	$57,805	$193,644	$364,161	**$846,830**
2024 County Road Safety (HSIP)	$10,000	$0	$0	$0	$0	$0	**$10,000**
61st Ave NW at Frye Cove Tributary Fish Passage	$0	$0	$2,301,590	$0	$0	$0	**$2,301,590**
Americans with Disabilities Act (ADA) Improvements Program 2026-2027	$50,000	$50,000	$0	$0	$0	$0	**$100,000**
Americans with Disabilities Act (ADA) Improvements Program 2028-2031	$0	$0	$50,000	$50,000	$50,000	$50,000	**$200,000**
Bridge Program	$0	$0	$0	$0	$10,000	$0	**$10,000**
Churchill Rd SE at Unnamed Tributary Culvert Replacement (Fish Passage)	$0	$0	$50,000	$0	$0	$0	**$50,000**
Cooper Rd SW at Mox Chehalis Creek Culvert Replacement	$10,000	$0	$0	$0	$0	$0	**$10,000**

County Road Safety Improvement Program	$0	$0	$0	$0	$10,000	$0	**$10,000**
Countywide Electrical Services Project (HSIP)	$10,000	$0	$0	$0	$0	$0	**$10,000**
Culvert Program 2026-2027	$200,000	$200,000	$0	$0	$0	$0	**$400,000**
Culvert Program 2028-2031	$0	$0	$200,000	$200,000	$200,000	$200,000	**$800,000**
Evergreen Pkwy NW/Mud Bay Rd NW Interchange Improvements	$0	$0	$150,000	$150,000	$100,000	$0	**$400,000**
Fish Passage Enhancement Program 2026-2027	$1,500,000	$1,500,000	$0	$0	$0	$0	**$3,000,000**
Fish Passage Enhancement Program 2028-2031	$0	$0	$1,102,000	$1,500,000	$1,500,000	$1,500,000	**$5,602,000**
Green Cove Creek Fish Barrier Removal - Phase 1	$10,000	$0	$0	$0	$0	$0	**$10,000**
Green Cove Creek Fish Barrier Removal - Phase 2 (36th/Kaiser at GCC)	$10,000	$0	$0	$0	$0	$0	**$10,000**
Independence Rd Bridge (I-5) Scour Repair	$0	$0	$50,000	$0	$0	$0	**$50,000**
Johnson Point Rd & Hawks Prairie Rd Intersection Improvements	$7,000	$0	$0	$0	$0	$0	**$7,000**
Littlerock Road & 113th Ave SW Bridge and Intersection Improvements	$1,500,000	$7,000	$0	$0	$0	$0	**$1,507,000**
Marvin Rd Upgrade Phase 1 (22nd Ave to Union Mills Rd)	$15,000	$0	$0	$0	$0	$0	**$15,000**
Marvin Rd Upgrade Phase 2 (Mullen Rd Intersection)	$5,000	$0	$0	$0	$0	$0	**$5,000**
Marvin Rd Upgrade Phase 3 (Union Mills Rd to Pacific Ave)	$100,000	$100,000	$5,100,000	$400,000	$0	$0	**$5,700,000**
Meridian Rd SE/Mullen Rd SE Intersection Improvements	$0	$200,000	$0	$0	$0	$0	**$200,000**
Morris Rd SE Pavement Preservation (143rd Ave SE to 133rd Ave SE)	$0	$0	$0	$10,000	$1,185,000	$2,665,000	**$3,860,000**
Mud Bay Pavement Preservation (US 101 to Evergreen Parkway)	$2,930,000	$10,000	$0	$0	$0	$0	**$2,940,000**
Old Hwy 99 at Intersections of Sargent Rd and 201st Ave	$2,756,985	$50,000	$0	$0	$0	$0	**$2,806,985**
Old Pacific Hwy SE/Kuhlman Rd SE Intersection Improvements	$100,000	$100,000	$150,000	$150,000	$2,075,000	$150,000	**$2,725,000**
Pavement Preservation Program 2026-2027	$4,000,000	$2,000,000	$0	$0	$0	$0	**$6,000,000**
Pavement Preservation Program 2028-2031	$0	$0	$5,000,000	$2,000,000	$5,000,000	$2,000,000	**$14,000,000**
Pedestrian & Bicycle Program	$0	$0	$0	$0	$10,000	$0	**$10,000**
Pleasant Glade Elementary Pedestrian Improvements (SRTS)	$10,000	$0	$0	$0	$0	$0	**$10,000**
Rochester Main Street Improvements (US 12)	$250,000	$300,000	$200,000	$250,000	$0	$0	**$1,000,000**
Sargent Rd SW - US12 to Old Hwy 99 SW (South Grand Mound UGA Improvements)	$0	$0	$50,000	$0	$0	$0	**$50,000**
Shawn Dr SW at UNT to Dempsey Creek Fish Passage	$0	$0	$0	$0	$0	$0	**$0**
State Route 507 and Vail Rd SE Roundabout	$5,430,000	$1,010,000	$0	$0	$0	$0	**$6,440,000**
Thompson Creek RD at Thompson Creek Fish Passage	$0	$0	$0	$0	$0	$0	**$0**
Tilley Rd Bridge Replacement (T-2)	$86,705	$86,705	$115,610	$289,020	$173,415	$173,415	**$924,870**
Tilley Rd S (Old Hwy 99 SW to Goddard Rd SW)	$374,750	$3,546,935	$10,000	$0	$0	$0	**$3,931,685**
Traffic Calming Program 2026-2027	$100,000	$100,000	$0	$0	$0	$0	**$200,000**
Traffic Calming Program 2028-2031	$0	$0	$100,000	$100,000	$100,000	$100,000	**$400,000**
Yelm Hwy and Spurgeon Crk Rd SE Intersection Improvements	$275,000	$970,000	$3,257,350	$0	$0	$0	**$4,502,350**
Yelm Hwy SE Bridge Replacement (O-12)	$0	$0	$0	$0	$50,000	$0	**$50,000**
TOTALS	**$20,631,639**	**$11,459,763**	**$18,004,355**	**$5,156,825**	**$10,707,059**	**$7,202,576**	**$73,162,217**

CHAPTER 6. WATER AND SEWER SYSTEMS

Summary

The County owns three water systems (Boston Harbor, Grand Mound, and Tamoshan) and 5 sewer systems (Grand Mound, Boston Harbor, Tamoshan/Beverly Beach, Olympic View, and Woodland Creek Estates). The Woodland Creek Estates Sanitary Sewer System is located within City of Lacey's Urban Growth Area and is maintained by the City of Lacey.

Inventory

The inventory of Water and Sewer facilities is shown in table 6-1.

Table 6-1. Current Facility Inventory

Facility Name	Location	Capacity or size (miles)
Grand Mound Sewer System	Grand Mound UGA	Approximately 200,000 Gallons of Wastewater Treated per Day
Grand Mound Water System		87.3 Million Gallons of Water Delivered per Year
Boston Harbor Sewer System	Rural Thurston County	Approximately 30,000 Gallons of Wastewater Treated per Day
Boston Harbor Water System		22.8 Million Gallons of Water Delivered per Year
Tamoshan / Beverly Beach Sewer System		Approximately 15,000 Gallons of Wastewater Treated per Day
Tamoshan Water System		5.7 Million Gallons of Water Delivered per Year
Olympic View Sewer System		28 Customers Served

Future Needs

Future needs for County-owned water and sewer facilities are defined in their respective utility planning documents, and the capital improvement plan. Thurston County uses the following documents as a basis for their capital program:

- The Grand Mound Part B Water System Plan
- The Boston Harbor Part B Water System Plan
- The Thurston County Part A Water System Plan and Satellite Management Agency Plan
- The Tamoshan Small Water System Management Plan
- The Grand Mound General Sewer and Wastewater Facility Plan

Each of the above planning documents outlines capital and operational changes necessary to address system growth, meet regulatory requirements, and/or maintain level of service (LOS) in County-owned utility facilities. Currently, growth-related capital projects have only been identified for the Grand Mound water and sewer systems.

Proposed Improvement Projects

Improvement projects and associated facilities, totaling more than $11 million, are proposed over the six-year planning period to meet or maintain level of service. These costs would be paid for by utility revenue, Real Estate Excise Tax, and loans as shown in Table 6-2.

Additional Resources

Information of current Transportation projects can be found at the following link.

Thurston County Public Works - Projects

Table 6-2: Public Works – Water & Sewer Proposed Capital Investments Summary Funding

REVENUES FOR PROJECTS							
Fund Source	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**6-Yr. Total**
Water & Sewer Utility Rates	$2,845,000	$1,595,000	$1,544,000	$705,000	$1,050,000	$750,000	**$8,489,000**
Real Estate Excise Tax	$2,305,000	$0	$0	$0	$200,000	$0	**$2,505,000**
Grants	$10,000	$0	$0	$0	$100,000	$0	**$110,000**
TOTALS	**$5,160,000**	**$1,595,000**	**$1,544,000**	**$705,000**	**$1,350,000**	**$750,000**	**$11,104,000**

EXPENDITURES FOR PROJECTS							
Project Title	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**6-Yr. Total**
Boston Harbor Sewer Infrastructure Improvement Program 2026-2027	$130,000	$130,000	$0	$0	$0	$0	**$260,000**
Boston Harbor Water Infrastructure Improvement Program 2026-2027	$100,000	$100,000	$0	$0	$0	$0	**$200,000**
Boston Harbor Sewer Infrastructure Improvement Program 2028-2031	$0	$0	$85,000	$130,000	$130,000	$130,000	**$475,000**
Boston Harbor Water Infrastructure Improvement Program 2028-2031	$0	$0	$55,000	$50,000	$50,000	$50,000	**$205,000**
Boston Harbor Water Main Replacements & I/I Reduction Project	$5,000	$0	$0	$0	$0	$0	**$5,000**
Grand Mound Sewer Infrastructure Improvement Program 2026-2027	$100,000	$100,000	$0	$0	$0	$0	**$200,000**
Grand Mound Water Infrastructure Improvement Program 2026-2027	$110,000	$110,000	$0	$0	$0	$0	**$220,000**
Grand Mound Sewer Infrastructure Improvement Program 2028-2031	$0	$0	$220,000	$100,000	$100,000	$100,000	**$520,000**
Grand Mound Water Infrastructure Improvement Program 2028-2031	$0	$0	$76,000	$110,000	$110,000	$110,000	**$406,000**
Grand Mound Clarifier No. 2 Rebuild and Recoating	$110,000	$0	$0	$0	$0	$0	**$110,000**
Grand Mound New Water Sources	$200,000	$840,000	$839,000	$0	$0	$0	**$1,879,000**
Grand Mound Wastewater Treatment Plant Phase 1 Improvements	$4,075,000	$0	$0	$0	$0	$0	**$4,075,000**
Olympic View Sewer Infrastructure Improvement Program 2026-2027	$5,000	$5,000	$0	$0	$0	$0	**$10,000**
Olympic View Sewer Infrastructure Improvement Program 2028-2031	$0	$0	$5,000	$5,000	$650,000	$50,000	**$710,000**
SCADA Control System Evaluation/Upgrades	$5,000	$0	$0	$0	$0	$0	**$5,000**
Tamoshan Sewer Infrastructure Improvement Program 2026-2027	$120,000	$120,000	$0	$0	$0	$0	**$240,000**
Tamoshan Water Infrastructure Improvement Program 2026-2027	$190,000	$190,000	$0	$0	$0	$0	**$380,000**
Tamoshan Sewer Infrastructure Improvement Program 2028-2031	$0	$0	$135,000	$120,000	$120,000	$120,000	**$495,000**
Tamoshan Water Infrastructure Improvement Program 2028-2031	$0	$0	$129,000	$190,000	$190,000	$190,000	**$699,000**
Tamoshan Water and Sewer Infrastructure Rehabilitation and Replacement Projec	$5,000	$0	$0	$0	$0	$0	**$5,000**
Tamoshan Water Treatment Unit Process Assessment/Upgrade	$5,000	$0	$0	$0	$0	$0	**$5,000**
TOTALS	**$5,160,000**	**$1,595,000**	**$1,544,000**	**$705,000**	**$1,350,000**	**$750,000**	**$11,104,000**

CHAPTER 7. GENERAL COUNTY GOVERNMENT FACILITIES

Summary

State law requires each county in Washington, in cooperation with the cities and towns within its boundaries, to develop a coordinated, comprehensive plan for county government facilities. This plan serves as a guiding document for managing the County's public buildings and infrastructure, addressing current needs and future growth. It must also include a list of all existing County-owned facilities and identify any future facility requirements based on population growth and community needs.

Below is an inventory of the county government facilities owned by Thurston County.

Inventory

The inventory of General County Government Facilities is shown in table 7-1.

Table 7-1. Current Facility Inventory

Facility Name	Location	Capacity or size
Thurston County Courthouse Bldg. #1	2000 Lakeridge Dr SW	43,588
Thurston County Courthouse Bldg. #2	2000 Lakeridge Dr SW	41,250
Thurston County Courthouse Bldg. #3	2000 Lakeridge Dr SW	77,248
Thurston County Courthouse Bldg. #4	929 Lakeridge Dr SW	16,219
Twinstar Credit Union Bldg. Bldg. #5	2400 Evergreen Park Dr SW	19,916
Thurston County Public Defense Bldg. #6	926 24th Way	9,050
Thurston County Bldg #7	909 Lakeridge Dr SW	4,568
Thurston County Emg Svcs	2703 Pacific Ave SE	17,997
Thurston County Health	412 Lilly Rd	24,226
Mottman Complex Bldg. #1	2905 29th Ave	15,600
Mottman Complex Bldg. #2	2918 Ferguson St SW	18,200
Mottman Complex Bldg. #3	2915 29th Ave	15,600
Tilley Shop A	9605 Tilley Rd SW	22,695
Tilley Shop B	9605 Tilley Rd SW	12,979
Tilley Bldg. C	9605 Tilley Rd SW	24,070

Future Needs

Chapter 10 of the Thurston County Comprehensive Plan does not contain level of service standards for general government facilities. Maintenance and Space Needs Assessment Plans inform the projects needed and prioritization, based on goals and polices supportive of providing safe, secure, accessible, and functional County facilities.

Proposed Improvements

Improvement and maintenance projects on general government facilities and sites over the six-year planning period total approximately $50 million as shown in table 7-2. General descriptions and location of the proposed projects can be found on pages below.

Additional Resources

Information of current projects can be found at the following link.

Central Services Capital Projects

Table 7-2: Central Services – General County Government Facilities Investments Summary Funding

REVENUES FOR PROJECTS							
Fund Source	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**6-Yr. Total**
Bond	$24,005,000	$3,756,520	$0	$5,250,000	$17,850,000	$1,575,000	$52,436,520
Real Estate Excise Tax (REET)	$0	$150,000	$0	$0	$0	$0	$150,000
Central Services Building Reserve (CSRF)	$900,000	$4,350,000	$3,200,000	$850,000	$900,000	$800,000	$11,000,000
Trial Court Improvement Fund (TCIF)	$450,000	$0	$2,000,000	$0	$0	$0	$2,450,000
Grants	$1,815,000	$3,600,000	$1,200,000	$5,400,000	$4,700,000	$0	$16,715,000
PHSS	$100,000	$0	$0	$0	$0	$0	$100,000
TCOMM	$50,000	$500,000	$0	$0	$0	$0	$550,000
TOTALS	**$26,305,500**	**$12,356,520**	**$6,400,000**	**$11,500,000**	**$23,450,000**	**$2,375,000**	**$115,544,500**

EXPENDITURES FOR PROJECTS								
Project Title	**Fund Source**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**6-Yr. Total**
County Wide Solar Energy System Installations	Grant	$200,000	$1,500,000					**$1,700,000**
County Wide Security Improvements	CSRF							**$0**
County Wide Electric Vehicle Charging Stations	Grant/County							**$0**
County Wide Clean Buildings Act Compliance	Grant	$500,000	$1,500,000					**$2,000,000**
Thurston County Infrastructure Upgrades	Bond	$20,000,000	$3,756,520					**$23,756,520**
Courthouse Roof Repair / Replacement	CSRF		$3,000,000	$1,000,000				**$4,000,000**
Courthouse Mansard Roof Repair / Replacement	CSRF		$100,000	$900,000				**$1,000,000**
Second Voting Center	Grant			$100,000	$700,000			**$800,000**
Mottman 1 - Ballot Processing Center	Bond/CSRF	$5,000						**$5,000**
Mottman Complex Remodel	CSRF	$100,000						**$100,000**
Tilley Campus Skybridge Repairs	CSRF							**$0**
FJC Security Console Replacement	Bond							**$0**
FJC Security Upgrades	TCIF	$400,000						**$400,000**
FJC Improvements		$50,000		$2,000,000				**$2,050,000**
FJC Exterior Improvements	CSRF		$400,000					**$400,000**
Coroner's Office Interior Upgrades	CSRF							**$0**
Coroner's Office Reconfiguration Remodel	Grant	$100,000	$600,000					**$700,000**
New Sheriff's Office Renovation	Bond	$4,000,000						**$4,000,000**
PHSS Office Reconfiguration Remodel	PHSS	$100,000						**$100,000**
TCCF Camera System Upgrade	CSRF							**$0**
Bldg 2 Dry Fire Sprinkler System Repairs	CSRF							**$0**
Emergency Services Center Space Reconfiguration	TCOMM	$50,000	$500,000					**$550,000**
Emergency Services Center Roof Replacement	CSRF		$50,000	$500,000				**$550,000**
Bldg 4 Sewer Repair	CSRF				$50,000	$100,000		**$150,000**
New Courthouse								**$0**

Government Services Center								**$0**
Fairgrounds Bldg Infrastructure Improvements	Grant			$1,100,000	$4,700,000	$4,700,000		**$10,500,000**
Fairgrounds Emergency Evacuation & Agricultural Center	Grant	$1,015,000						
TCCF Expansion (25FLX)	Bond				$5,250,000	$17,850,000	$1,575,000	**$24,675,000**
Affordable Housing	REET		$150,000					**$150,000**
Land Acquisition	REET/Bond							**$0**
Major Maintenance	CSRF	$800,000	$800,000	$800,000	$800,000	$800,000	$800,000	**$4,800,000**
TOTALS		**$27,320,000**	**$11,806,520**	**$3,400,000**	**$10,750,000**	**$23,450,00**	**$2,375,000**	**$83,401,520**

CHAPTER 8. FACILITIES OF OTHER PUBLIC ENTITIES

Public facilities provided by other public entities in this section are for information only. The adopted capital facilities plans of these jurisdictions, as amended, are incorporated in the Thurston County CIP by reference as required by the Growth Management Act. Thurston County requests information with each CIP update. Each public entity's capital facilities plan is considered the most accurate and up-to-date source of information.

Table 8-1 includes the major public facility improvements planned by school districts, fire districts/authorities, port districts, and transit entities that responded to Thurston County's request for information.

Table 8-1 Facilities of Other Public Entities

Projects (Name and Location of Each Capital Project)		**6 Year Costs**	**Funding Source (For 6-year projects)**
Project Name	**Location**		
Rainier School District #307			
Construction/modernizations	207 Centre St.	$1,000,000	TBD
Mechanical/Lighting Upgrades at High School	308 Second St.	$800,000	TBD
Rainier School District Total		**$1,800,000**	
North Thurston School District #3			
River Ridge High School Modernizations/New Construction	350 River Ridge Dr	$180,000,000	6 Year Construction Bonds & Impact Fees
Raj Manhas Activity Center Improvements	200 Sleater-Kinney Rd	$17,000,000	Capital Funds/Impact Fees
Safety and Security, Building and Site Improvements	Various Sites	$61,000,000	6 Year Construction Bonds/State Construction Assistance/Impact Fees
Growth Management and Asset Preservation Construction Projects	Various Sites	$5,000,000	Capital Funds/Impact Fees/Grants
Young child & Family Center	425 Marvin Road	$70,000,000	Capital Funds
North Thurston School District Total		**$333,000,000**	

2025 CPAs Resolution 12-16-2025
p. 608 of 773

Olympia School District			
Avanti High School Modernization & Relocation of District Administrative Center	1113 Legion Way SE	$17,000,000	Bond Financing impact/ mitigation fees
Small Works Roster Projects	Various	$8,000,000	Secured local bonds and levy, impact / mitigation fees, and state match revenue
Olympia School District Total		**$25,000,000**	
Rochester School District #401			
Construction/Modernization/ Expansion	Rochester High School	$52,000,000	Proposed bonds and state
Site acquisition and development	Various sites	$3,000,000	Proposed bonds and impact fees
Temporary Classrooms & Safety Upgrades	Various sites	$8,000,000	Mitigation and impact fees and capital project funds
Rochester School District Total		**$63,000,000**	
Tumwater School District #33			
New Elementary School #7	To Be Determined	$52,000,000	Proposed bonds/state grant, impact fees
New Market Skills Center – Major Renovations	7299 New Market St. SW	$59,000,000	State grants and NMSC Capital Investment Funds
Bush Middle School Renovations	2120 83rd Avenue SW	$36,000,000	Proposed bonds/state grant
Tumwater Middle School Renovations	6335 Littlerock Rd. SW	$30,000,000	Proposed bonds/state grant
Tumwater High School Renovations	700 Israel Rd. SW	$52,500,000	Secured and proposed bonds
Black Hills High School Renovations	7741 Littlerock Rd. SW	$82,300,000	Secured and proposed bonds
Various Small Projects	Various Locations	$65,900,000	Secured bonds and capital levy; impact fees, grants
Tumwater School District Total		**$377,200,000**	

Yelm Community Schools District #2			
SSI 2 (Safety/Security)		$1,646,000	State Match
McKenna Elementary Re-Roof		$550,000	General Fund or Impact Fees
Scheduled Building Painting		$1,725,000	General Fund or Impact Fees
Relocate Yelm Extension School		$1,500,000	General Fund or Impact Fees
Renovation of YCS Administrative Offices		$1,500,000	General Fund or Impact Fees
Yelm Community Schools Total		**$6,921,000**	
Griffin School District #324			
Boiler System Replacement	6530 33rd Ave. NW	$1,000,000	Grants or Capital Projects Fund
Griffin School District Total		**$1,000,000**	
West Thurston Regional Fire Authority			
No Capital Projects Reported			
South East Thurston Fire Authority			
Station #21 Remodel	708 Mill Road	$1,000,000	Bond
Station #22 Remodel	17213 153rd Ave. SE	$3,500,000	Impact Fees/Bond
Station #41 Upgrade	12506 133rd St. Rainier	$3,500,000	Impact Fees/Bond
South East Thurston Fire Authority Total		**$8,000,000**	
Fire District #9 McLane Black Lake Fire Department			
Fuel Tank, Pump and Auxiliary tank replacement	Station 91- 125 Delphi Rd NW, Olympia	$340,000	Maintenance & Operations Levy
Heating System Zone Revision	Station 91- 125 Delphi Rd NW, Olympia on 91	$40,000	Maintenance & Operations Levy
Asphalt Re-Seal	Station 91- 125 Delphi Rd NW, Olympia	$21,000	Maintenance & Operations Levy
Phone System Upgrade	Station 91- 125 Delphi Rd NW, Olympia	$40,000	Maintenance & Operations Levy

2025 CPAs Resolution 12-16-2025
p. 610 of 773

Exterior Painting	Station 91- 125 Delphi Rd NW, Olympia	$40,000	Maintenance & Operations Levy
HVAC System Installation	Station 92 -3204 36th Ave NW, Olympia	$30,000	Maintenance & Operations Levy
Asphalt Re-Seal	Station 93 – 2815 Summit Lake Shore	$21,000	Maintenance & Operations Levy
Concrete Apron Installation	Station 95 – 5911 Black Lake Blvd. SW, Olympia	$45,000	Maintenance & Operations Levy
Waterline Repair & Extension	Station 95 – 5911 Black Lake Blvd. SW, Olympia	$50,000	Maintenance & Operations Levy
Structural Roof Repair & Water Mitigation	Station 95 – 5911 Black Lake Blvd. SW, Olympia	$1,000,000	Maintenance & Operations Levy
Asphalt Re-Seal Station 95	Station 95 – 5911 Black Lake Blvd. SW, Olympia	$21,000	Maintenance & Operations Levy
Exterior Painting	Station 95 – 5911 Black Lake Blvd. SW, Olympia	$40,000	Maintenance & Operations Levy
Sub-Station Structural Repair & Roof	6605 Delphi Rd., SW Olympia	$45,000	Maintenance & Operations Levy
New Sub-Station	N. Cooper Pt. Rd	$5,000,000	Maintenance & Operations Levy
McLane Black Lake Fire Department Thurston County Fire District 9		**$6,733,000**	
Fire District #3 Lacey Fire Department			
Station 33 Addition	6500 Mullen Rd SE	$1,500,000	Bonds
Repair Facility Additions	8447 Steilacoom Rd SE	$3,500,000	Bonds
Fire District #3 Lacey Fire Department		**$5,000,000**	
East Olympia Fire District #6			
Upgrade Fire Station #64 Training Facility	9530 Old Hwy 99	$367,000	Bond
Fire District #6 Total		**$367,000**	
Fire District #8, South Bay			
District Training Center Phase III	3349 South Bay Rd NE	$25,000	Capital Facilities Revolving Account
Station 8-3 remodel	5046 Boston Harbor Rd NE	TBD	TBD
District resident program housing and Station 8-2 replacement	5501 63rd Ave NE	TBD	TBD
Fire District #8 Total		**$25,000**	
Fire District #12			
New Station 12-1	TBD	$6,000,000	Bond
Fire District #12 Total		**$6,000,000**	

2025 CPAs Resolution 12-16-2025
p. 611 of 773

Fire District #16, Rochester			
No Capital Projects Reported			
Fire District #17, Bald Hills (Last updated in 2021)			
Station 17-1 Remodel	16306 Bald Hill Rd. SE	$300,000	To be Determined
Station 17-2 Upgrades	17701 Lawrence Lake Rd. SE	To be Determined	To be Determined
New Station	To be Determined	$3,000,000	To be Determined
Fire District #17 Total		**$3,300,000**	
Port of Olympia			
Airport District	Olympia Regional Airport	$7,259,000	Port, Federal & State Grants, Local Funds, FAA
Swantown District	Swantown Marina & Boatworks	$6,265,000	Port, Federal & State Grants, Local Funds
Marine Terminal Projects - Berth 1, Paving, Maintenance Shop, Zero-Emissions	Port Marine Terminal-Seaport	$16,141,000	Port, Federal & State Grants, Local Funds, PIDP + FMSIB
Environmental Program-Budd Inlet, SL Rise,Stormwater, Zero Emissions	Various Port Properties	$63,000,000	Port, Federal & State Grants, Local Funds, FMSIB
General Projects-New Market Industrial District	Various Port Properties	$900,000	Local Funds & Third Party Reimbursements
Properties - Public Amenities	Various Port Properties	$2,512,000	Port, Federal & State Grants, Local Funds
Cascade Pole Groundwater Treatment Plant	Cascade Pole Site, Port Peninsula	$500,000	Federal & State Grants, Local Funds
Non-Ops (IT, Infrastructure)	Port-wide	$468,000	Federal & State Grants, Local Funds
Port of Olympia Total		**$97,045,000**	
Intercity Transit			
New vehicles, enhancement, access, maintenance, equipment (2024-2029)	Service District	$180,287,003	Secured and Estimated Federal Funding Sources
Intercity Transit Total		**$180,287,003**	
Public Utility District #1			
Water System Mainline Replacement	Tanglewilde Thompson Place 600	$10,000,000	Public Works Funding
Multiple Water System Upgrades and Facility Replacements	Unincorporated Thurston County	$19,959,519	Capital Project Fund and DWSRF Funding
Total Public Utility District #1		**$29,959,519**	

THURSTON 2045
ADOPTING RESOLUTION

ATTACHMENT C

December 16, 2025

DISCLAIMER: Thurston County makes every effort to ensure that this map is a true and accurate representation of the work of County Government. However, the county and all related personnel make no warranty, express or implied, regarding the accuracy, completeness or convenience of any information disclosed on this map. Nor does the County accept liability for any damage or injury caused by the use of this map.

To the fullest extent permissible pursuant to applicable law, Thurston County disclaims all warranties, express or implied, including, but not limited to implied warranties of merchantability, data fitness for a particular purpose, and non-infringements of proprietary rights.

Under no circumstances, including, but not limited to negligence, shall Thurston County be liable for any direct, indirect, incidental, special or consequential damages that result from the use of, or the inability to use, Thurston County materials.

THURSTON COUNTY COMPREHENSIVE PLAN 2025 UPDATE

I-1
Thurston County Jurisdiction

Unincorporated
- Nisqually Subarea
- Rochester Subarea

Urban Growth Areas
- 1. Olympia
- 2. Lacey
- 3. Tumwater
- 4. Yelm
- 5. Rainier
- 6. Tenino
- 7. Bucoda
- 8. Grand Mound

Cities and Other Jurisdictions
- City Limits
- Joint Base Lewis-McChord
- Reservation

OLYMPIA
LACEY
TUMWATER
YELM
RAINIER
TENINO
BUCODA
Grand Mound
Joint Base Lewis-McChord

0 ½ 1 2 3 4 Miles

THURSTON COUNTY WASHINGTON SINCE 1852

Document Path: S:\Projects\Comp_Plan\2025_Update\MXDs\SmallerFile_11x17\I1_ThurstonCountyJurisdiction_11x17.mxd

Date: 11/21/2025 by WE

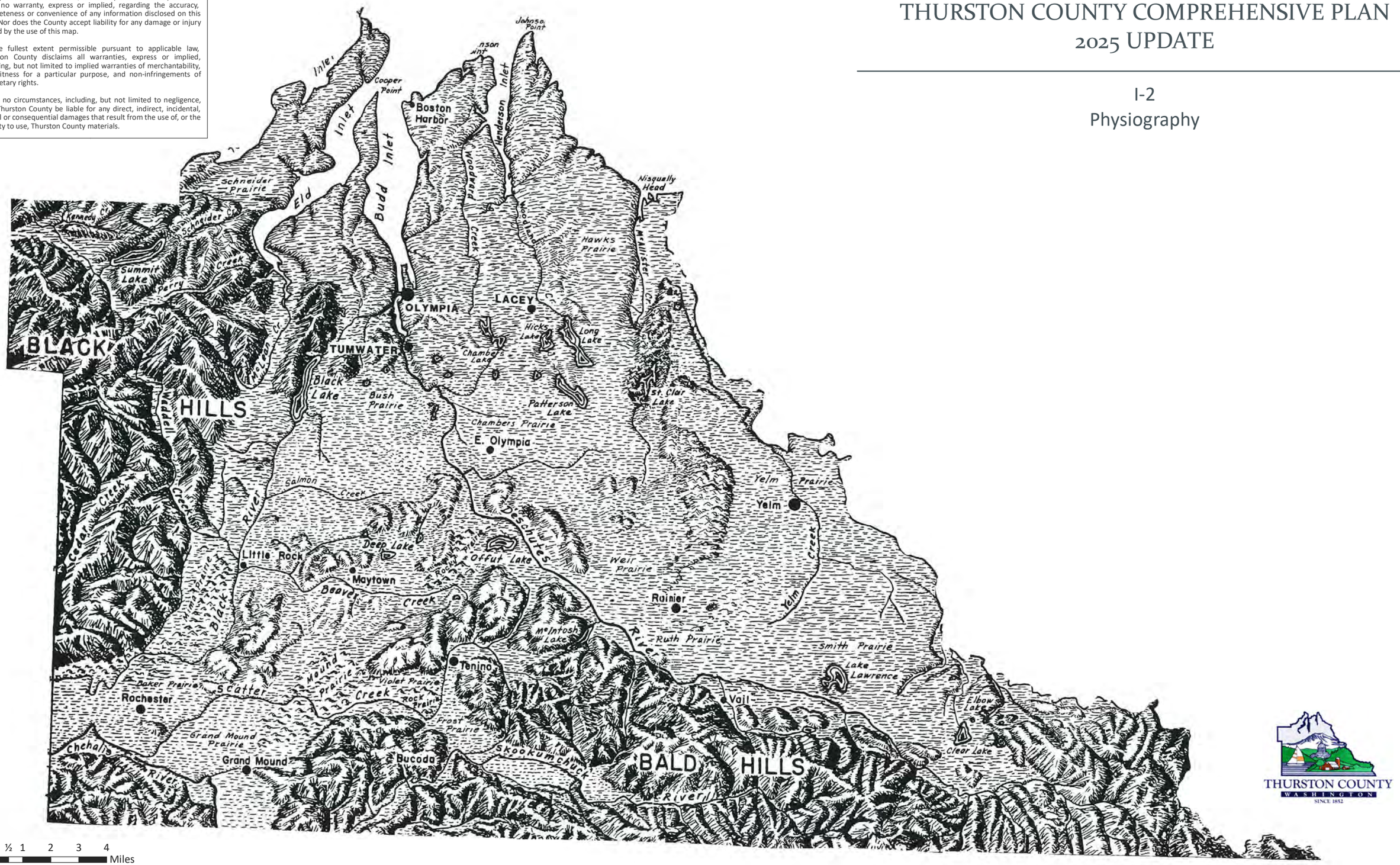
DISCLAIMER: Thurston County makes every effort to ensure that this map is a true and accurate representation of the work of County Government. However, the county and all related personnel make no warranty, express or implied, regarding the accuracy, completeness or convenience of any information disclosed on this map. Nor does the County accept liability for any damage or injury caused by the use of this map.

To the fullest extent permissible pursuant to applicable law, Thurston County disclaims all warranties, express or implied, including, but not limited to implied warranties of merchantability, data fitness for a particular purpose, and non-infringements of proprietary rights.

Under no circumstances, including, but not limited to negligence, shall Thurston County be liable for any direct, indirect, incidental, special or consequential damages that result from the use of, or the inability to use, Thurston County materials.

THURSTON COUNTY COMPREHENSIVE PLAN
2025 UPDATE

I-2
Physiography



THURSTON COUNTY
WASHINGTON
SINCE 1852

DISCLAIMER: Thurston County makes every effort to ensure that this map is a true and accurate representation of the work of County Government. However, the county and all related personnel make no warranty, express or implied, regarding the accuracy, completeness or convenience of any information disclosed on this map. Nor does the County accept liability for any damage or injury caused by the use of this map.

To the fullest extent permissible pursuant to applicable law, Thurston County disclaims all warranties, express or implied, including, but not limited to implied warranties of merchantability, data fitness for a particular purpose, and non-infringements of proprietary rights.

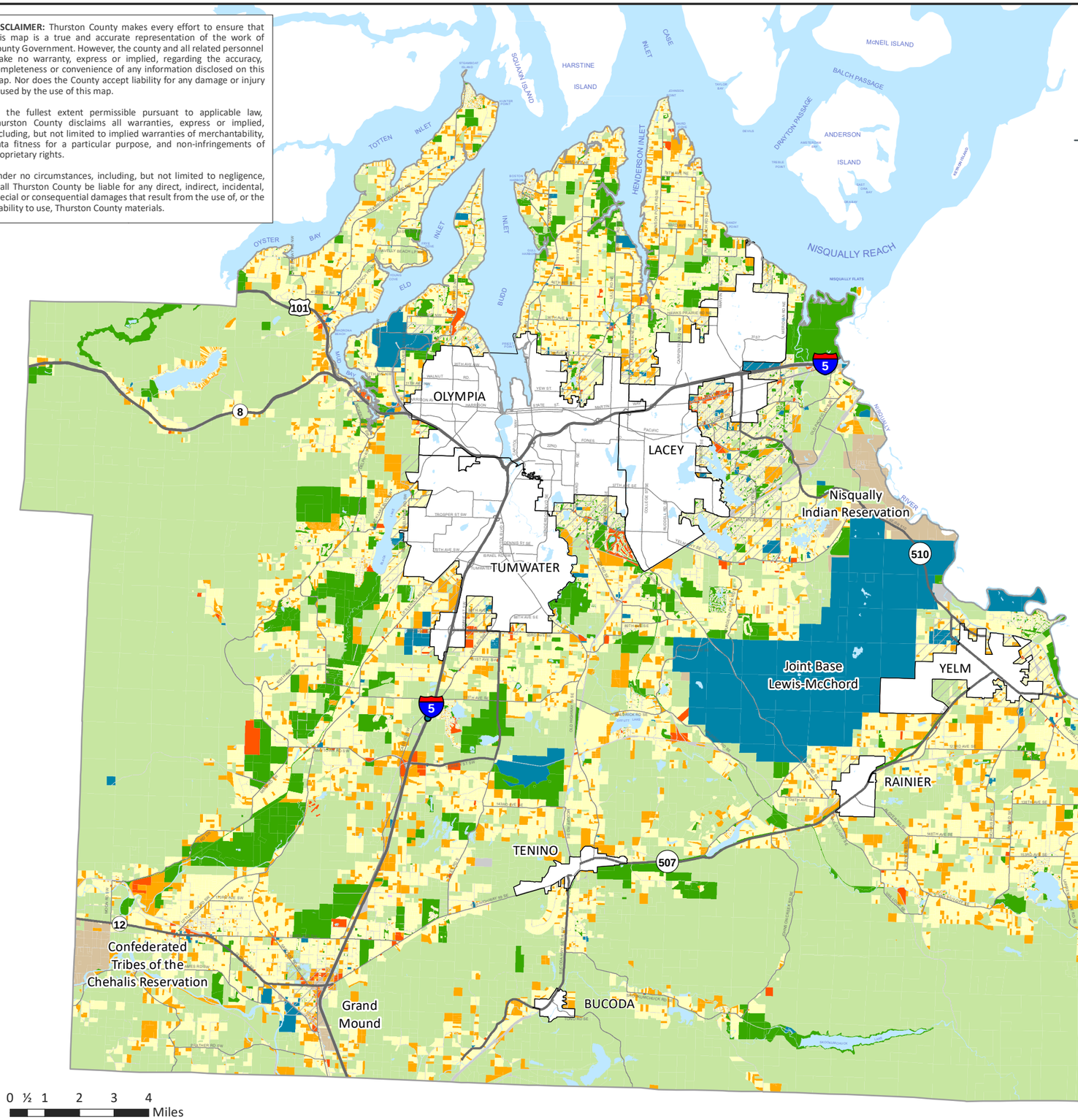
Under no circumstances, including, but not limited to negligence, shall Thurston County be liable for any direct, indirect, incidental, special or consequential damages that result from the use of, or the inability to use, Thurston County materials.

THURSTON COUNTY COMPREHENSIVE PLAN 2025 UPDATE

I-3
Existing Land Use*

- Water Bodies
- Mixed Use
- Undeveloped Lands
- Parks, Perserves, and Open Spaces
- Natural Resources
- Transportation and Utilities
- Government and Institutional
- Tribal
- Residential
- Commercial/Industrial
- City Limits
- Urban Growth Area (UGA)

*Based on 2022 land use classification analysis provided by Thurston Regional Planning Council



0 ½ 1 2 3 4 Miles

THURSTON COUNTY WASHINGTON SINCE 1852

Document Path: S:\Projects\Comp_Plan\2025_Update\MXDs\SmallerFile_11x17\I3_ExistingLandUse_11x17.mxd

Date: 11/21/2025 by WE

DISCLAIMER: Thurston County makes every effort to ensure that this map is a true and accurate representation of the work of County Government. However, the county and all related personnel make no warranty, express or implied, regarding the accuracy, completeness or convenience of any information disclosed on this map. Nor does the County accept liability for any damage or injury caused by the use of this map.

To the fullest extent permissible pursuant to applicable law, Thurston County disclaims all warranties, express or implied, including, but not limited to implied warranties of merchantability, data fitness for a particular purpose, and non-infringements of proprietary rights.

Under no circumstances, including, but not limited to negligence, shall Thurston County be liable for any direct, indirect, incidental, special or consequential damages that result from the use of, or the inability to use, Thurston County materials.

THURSTON COUNTY COMPREHENSIVE PLAN
2025 UPDATE

L-1
Future Land Use

RESIDENTIAL
- R 1/20 — Rural 1 Unit Per 20 Acres
- R 1/10 — Rural 1 Unit Per 10 Acres
- UR 1/5 — Urban Reserve 1 Unit Per 5 Acres
- RL 1/1 — Residential LAMIRD - 1 Unit Per 1 Acre
- RL 1/2 — Residential LAMIRD - 1 Unit Per 2 Acres
- RL 2/1 — Residential LAMIRD - 2 Units Per 1 Acre
- RRR 1/5 — Rural Residential/Resource - 1 Unit Per 5 Acres
- RR 1/5 — Rural Residential - 1 Unit Per 5 Acres
- MGSA — McAllister Geologically Sensitive Area
- R 5-12/1 — Residential 5-12 Units Per 1 Acre
- R 8-24/1 — Residential 8-24 Units Per 1 Acre

NATURAL RESOURCES
- NA — Nisqually Agriculture
- LTA — Long-Term Agriculture
- LTF — Long-Term Forestry
- PP — Public Parks, Trails & Preserves

COMMERCIAL
- RCC — Rural Commercial Center
- NC — Neighborhood Convenience Commercial
- AC — Arterial Commercial
- HC — Highway Commercial

INDUSTRIAL
- RRI — Rural Resource Industrial
- PI — Planned Industrial Park
- LI — Light Industrial

OTHER
- MR — Military Reservation
- MEI — Major Educational Institution

- Subarea Plan
- City Limits
- Urban Growth Area (UGA)
- Reservation

Consult Joint Plans for future land use in Urban Growth Areas

0 ½ 1 2 3 4 Miles

N

THURSTON COUNTY WASHINGTON SINCE 1852

Document Path: S:\Projects\Comp_Plan\2025_Update\MXDs\SmallerFile_11x17\L1_FutureLandUse_11x17.mxd

Date: 11/21/2025 by WE

DISCLAIMER: Thurston County makes every effort to ensure that this map is a true and accurate representation of the work of County Government. However, the county and all related personnel make no warranty, express or implied, regarding the accuracy, completeness or convenience of any information disclosed on this map. Nor does the County accept liability for any damage or injury caused by the use of this map.

To the fullest extent permissible pursuant to applicable law, Thurston County disclaims all warranties, express or implied, including, but not limited to implied warranties of merchantability, data fitness for a particular purpose, and non-infringements of proprietary rights.

Under no circumstances, including, but not limited to negligence, shall Thurston County be liable for any direct, indirect, incidental, special or consequential damages that result from the use of, or the inability to use, Thurston County materials.

THURSTON COUNTY COMPREHENSIVE PLAN 2025 UPDATE

L-3
Military and Airport Noise Impact Areas

Military Impact Areas
- Special Use Airspace
- Approach/Departure Clearance Surface
- Military Training Route (MTR)
- MTR Center Line

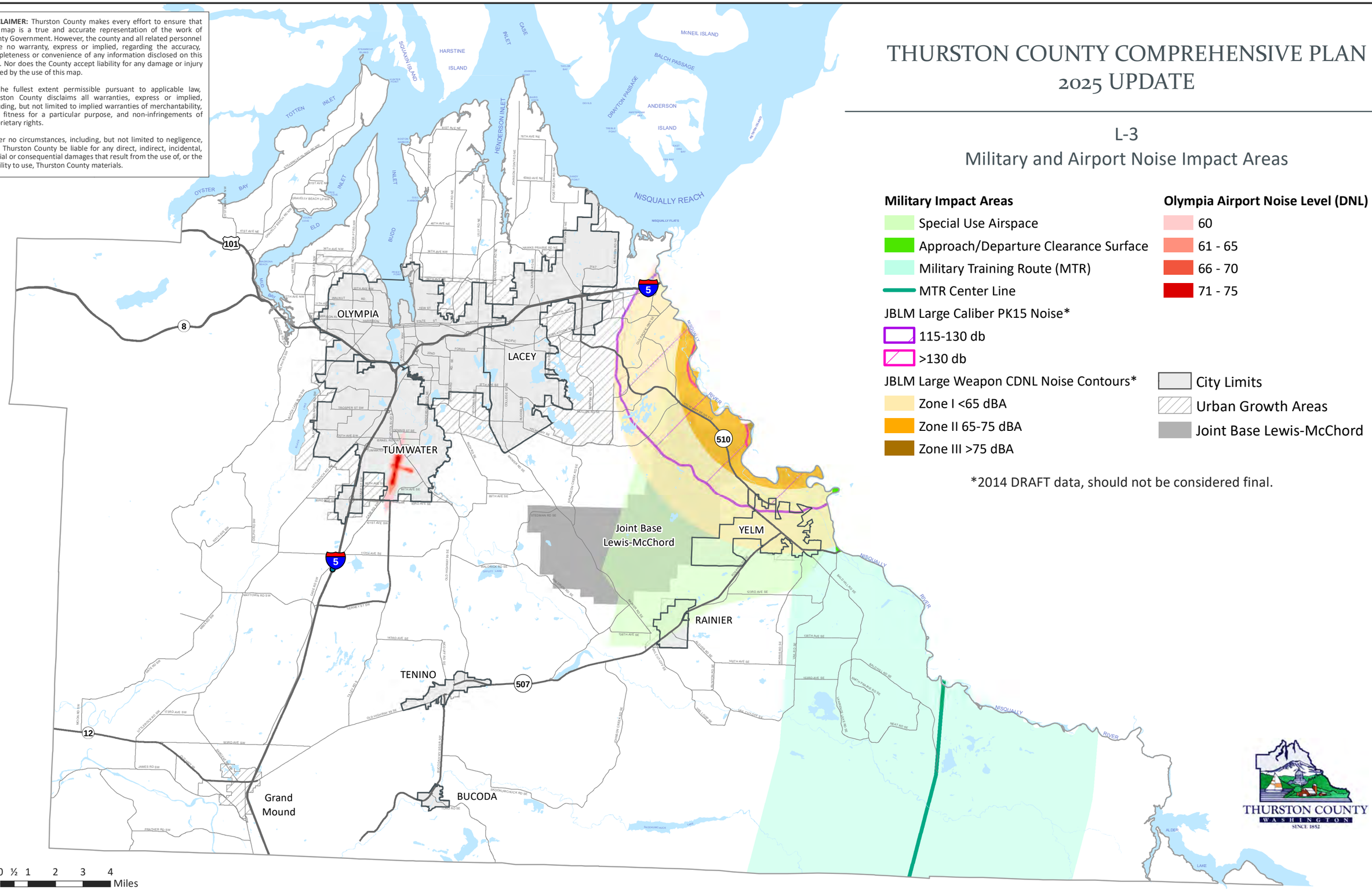
JBLM Large Caliber PK15 Noise*
- 115-130 db
- >130 db

JBLM Large Weapon CDNL Noise Contours*
- Zone I <65 dBA
- Zone II 65-75 dBA
- Zone III >75 dBA

Olympia Airport Noise Level (DNL)
- 60
- 61 - 65
- 66 - 70
- 71 - 75

- City Limits
- Urban Growth Areas
- Joint Base Lewis-McChord

*2014 DRAFT data, should not be considered final.



0 ½ 1 2 3 4 Miles

THURSTON COUNTY WASHINGTON SINCE 1852

Document Path: S:\Projects\Comp_Plan\2025_Update\MXDs\SmallerFile_11x17\L3_MilitaryAirportNoiseImpact_11x17.mxd

Date: 11/21/2025 by WE

DISCLAIMER: Thurston County makes every effort to ensure that this map is a true and accurate representation of the work of County Government. However, the county and all related personnel make no warranty, express or implied, regarding the accuracy, completeness or convenience of any information disclosed on this map. Nor does the County accept liability for any damage or injury caused by the use of this map.

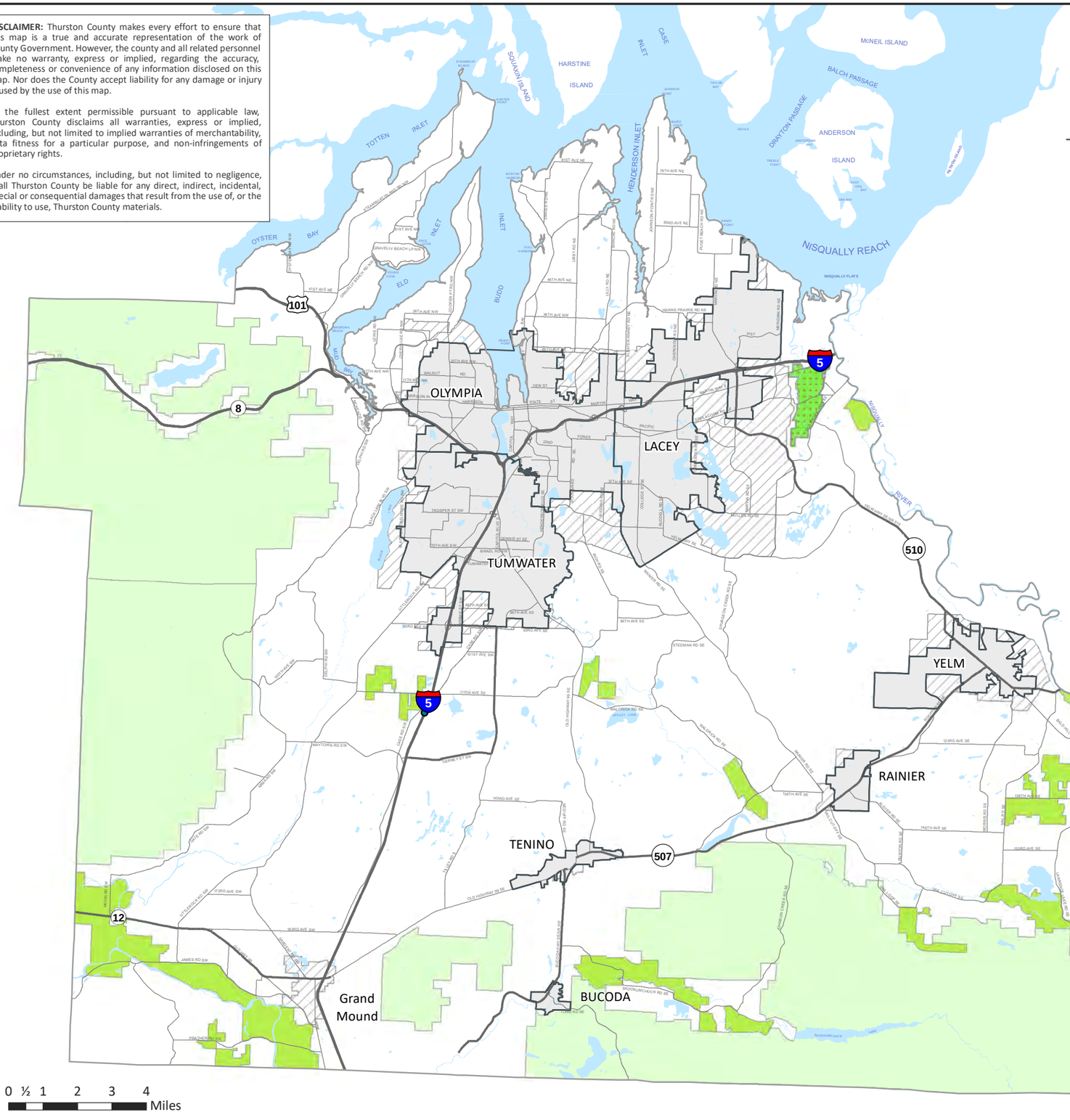
To the fullest extent permissible pursuant to applicable law, Thurston County disclaims all warranties, express or implied, including, but not limited to implied warranties of merchantability, data fitness for a particular purpose, and non-infringements of proprietary rights.

Under no circumstances, including, but not limited to negligence, shall Thurston County be liable for any direct, indirect, incidental, special or consequential damages that result from the use of, or the inability to use, Thurston County materials.

THURSTON COUNTY COMPREHENSIVE PLAN 2025 UPDATE

N-1
Long Term Agriculture and Forestry

- LTA: Long Term Agriculture
- LTF: Long Term Forestry
- NA: Nisqually Agriculture
- City Limits
- Urban Growth Area (UGA)



0 ½ 1 2 3 4 Miles

THURSTON COUNTY
WASHINGTON
SINCE 1852

Document Path: S:\Projects\Comp_Plan\2025_Update\MXDs\SmallerFile_11x17\N1_LongTermAgandForestry_11x17.mxd

Date: 11/21/2025 by WE

DISCLAIMER: Thurston County makes every effort to ensure that this map is a true and accurate representation of the work of County Government. However, the county and all related personnel make no warranty, express or implied, regarding the accuracy, completeness or convenience of any information disclosed on this map. Nor does the County accept liability for any damage or injury caused by the use of this map.

To the fullest extent permissible pursuant to applicable law, Thurston County disclaims all warranties, express or implied, including, but not limited to implied warranties of merchantability, data fitness for a particular purpose, and non-infringements of proprietary rights.

Under no circumstances, including, but not limited to negligence, shall Thurston County be liable for any direct, indirect, incidental, special or consequential damages that result from the use of, or the inability to use, Thurston County materials.

THURSTON COUNTY COMPREHENSIVE PLAN 2025 UPDATE

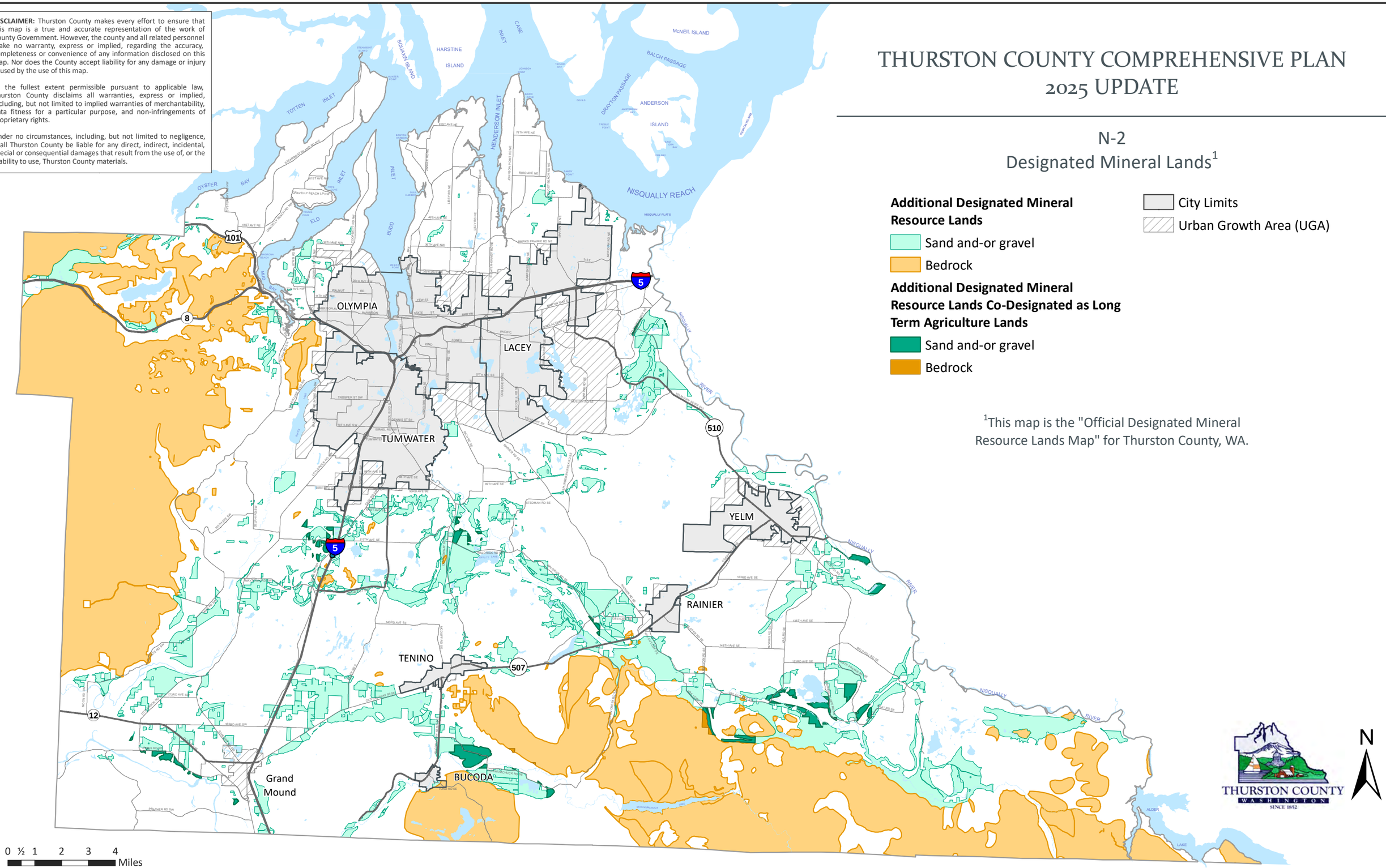
N-2
Designated Mineral Lands[1]

Additional Designated Mineral Resource Lands
- Sand and-or gravel
- Bedrock

Additional Designated Mineral Resource Lands Co-Designated as Long Term Agriculture Lands
- Sand and-or gravel
- Bedrock

- City Limits
- Urban Growth Area (UGA)

[1]This map is the "Official Designated Mineral Resource Lands Map" for Thurston County, WA.



Document Path: S:\Projects\Comp_Plan\2025_Update\MXDs\SmallerFile_11x17\N2_DesignatedMineralLands_11x17.mxd

Date: 11/21/2025 by WE

DISCLAIMER: Thurston County makes every effort to ensure that this map is a true and accurate representation of the work of County Government. However, the county and all related personnel make no warranty, express or implied, regarding the accuracy, completeness or convenience of any information disclosed on this map. Nor does the County accept liability for any damage or injury caused by the use of this map.

To the fullest extent permissible pursuant to applicable law, Thurston County disclaims all warranties, express or implied, including, but not limited to implied warranties of merchantability, data fitness for a particular purpose, and non-infringements of proprietary rights.

Under no circumstances, including, but not limited to negligence, shall Thurston County be liable for any direct, indirect, incidental, special or consequential damages that result from the use of, or the inability to use, Thurston County materials.

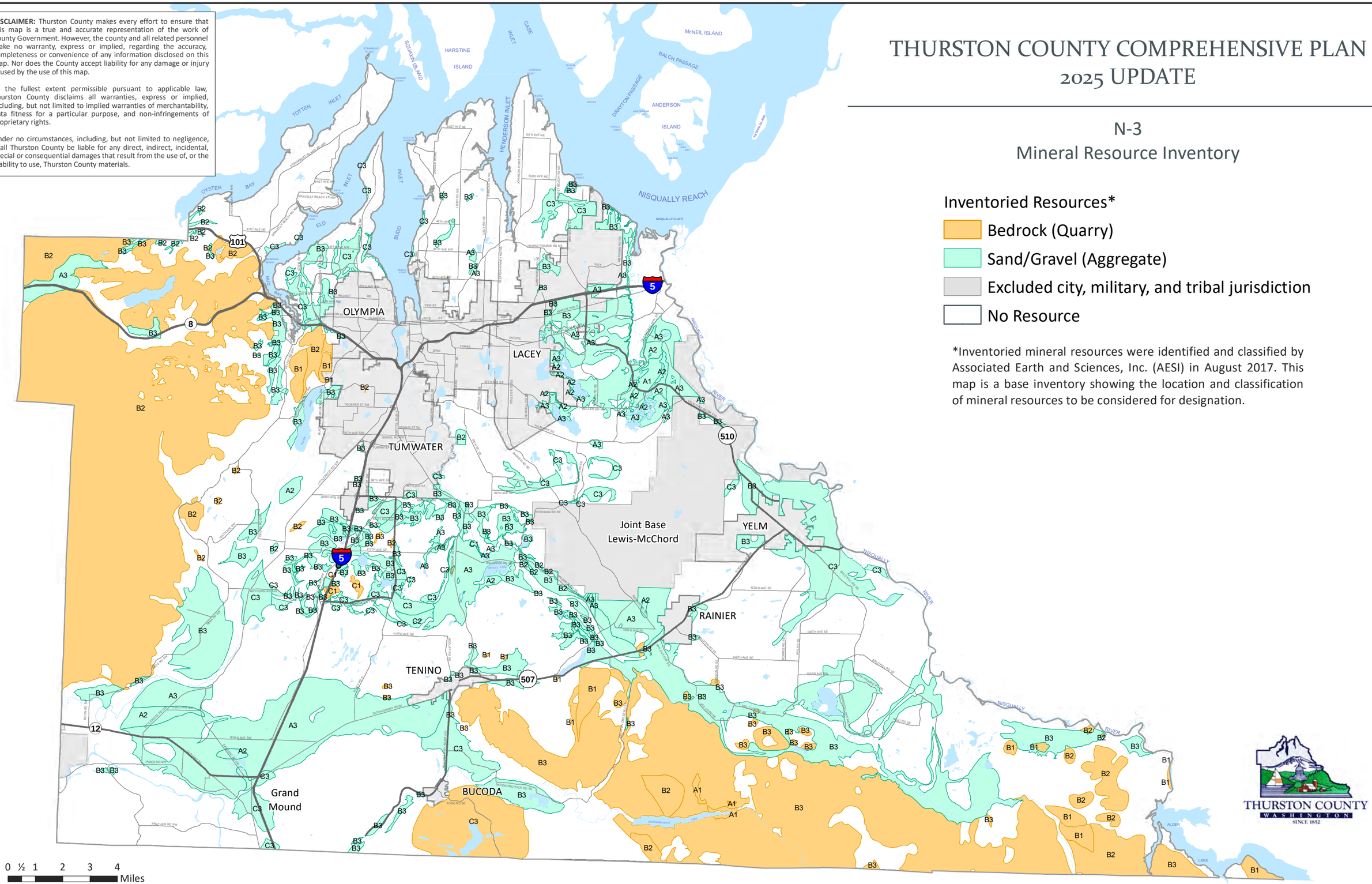
THURSTON COUNTY COMPREHENSIVE PLAN 2025 UPDATE

N-3
Mineral Resource Inventory

Inventoried Resources*

- Bedrock (Quarry)
- Sand/Gravel (Aggregate)
- Excluded city, military, and tribal jurisdiction
- No Resource

*Inventoried mineral resources were identified and classified by Associated Earth and Sciences, Inc. (AESI) in August 2017. This map is a base inventory showing the location and classification of mineral resources to be considered for designation.



0 ½ 1 2 3 4 Miles

THURSTON COUNTY WASHINGTON SINCE 1852

Document Path: S:\Projects\Comp_Plan\2025_Update\MXDs\SmallerFile_11x17\N3_MineralResourceInventory_11x17.mxd

Date: 11/21/2025 by WE

DISCLAIMER: Thurston County makes every effort to ensure that this map is a true and accurate representation of the work of County Government. However, the county and all related personnel make no warranty, express or implied, regarding the accuracy, completeness or convenience of any information disclosed on this map. Nor does the County accept liability for any damage or injury caused by the use of this map.

To the fullest extent permissible pursuant to applicable law, Thurston County disclaims all warranties, express or implied, including, but not limited to implied warranties of merchantability, data fitness for a particular purpose, and non-infringements of proprietary rights.

Under no circumstances, including, but not limited to negligence, shall Thurston County be liable for any direct, indirect, incidental, special or consequential damages that result from the use of, or the inability to use, Thurston County materials.

THURSTON COUNTY COMPREHENSIVE PLAN 2025 UPDATE

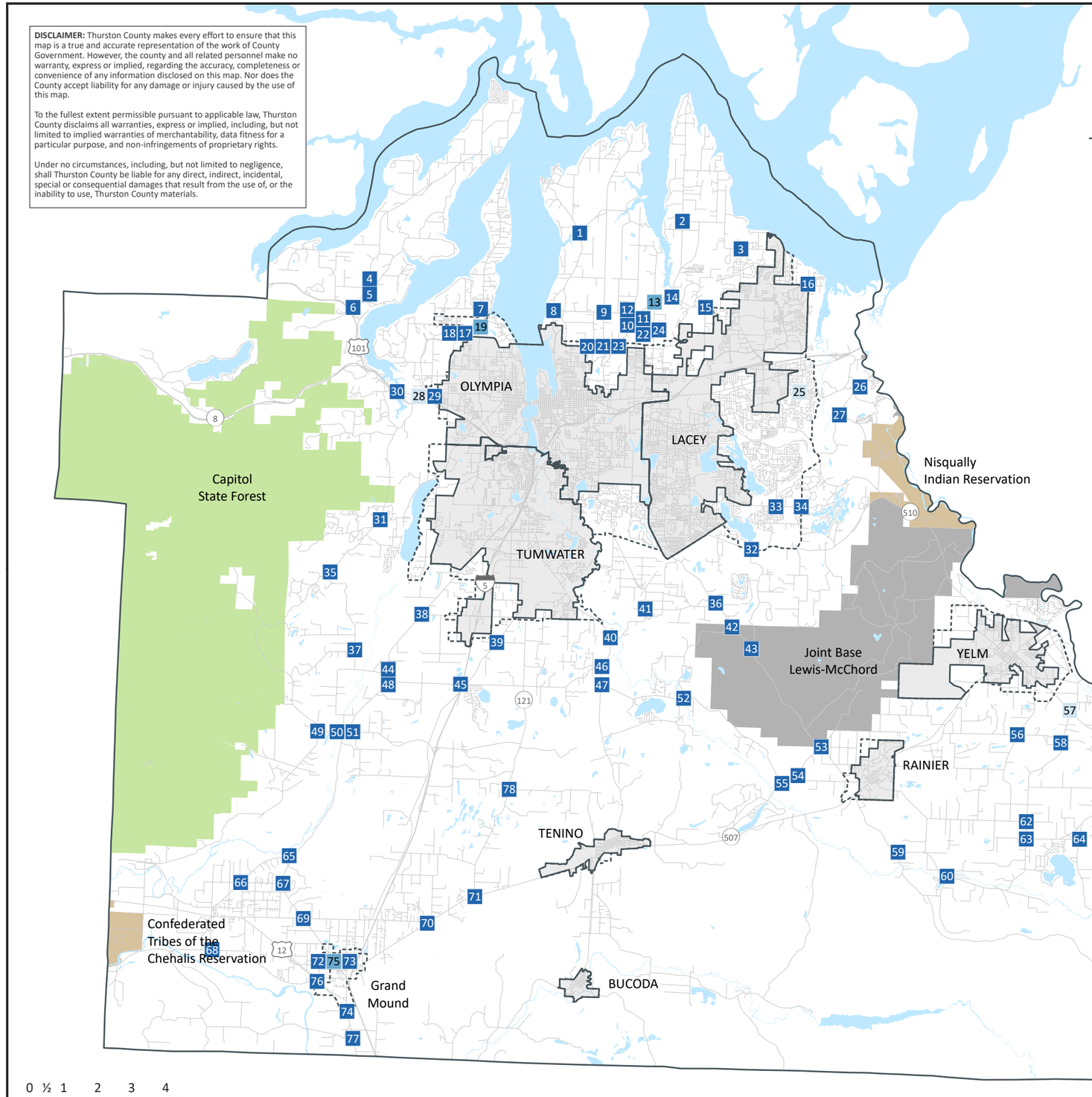
Map A-1
Existing Level of Service

Intersection Level of Service

- LOS F
- LOS E
- LOS D
- LOS C
- LOS B
- LOS A

Legend

- City Limits
- Urban Growth Area (UGA)
- Reservation
- Joint Base Lewis-McChord
- State or National Forest



THURSTON COUNTY
WASHINGTON
SINCE 1852

Document Path: P:\Thurston County\CompPlan\CompPlan2025\Maps_Images\A-1 LOS Existing.mxd

Date: 11/12/2024

DISCLAIMER: Thurston County makes every effort to ensure that this map is a true and accurate representation of the work of County Government. However, the county and all related personnel make no warranty, express or implied, regarding the accuracy, completeness or convenience of any information disclosed on this map. Nor does the County accept liability for any damage or injury caused by the use of this map.

To the fullest extent permissible pursuant to applicable law, Thurston County disclaims all warranties, express or implied, including, but not limited to implied warranties of merchantability, data fitness for a particular purpose, and non-infringements of proprietary rights.

Under no circumstances, including, but not limited to negligence, shall Thurston County be liable for any direct, indirect, incidental, special or consequential damages that result from the use of, or the inability to use, Thurston County materials.

THURSTON COUNTY COMPREHENSIVE PLAN 2025 UPDATE

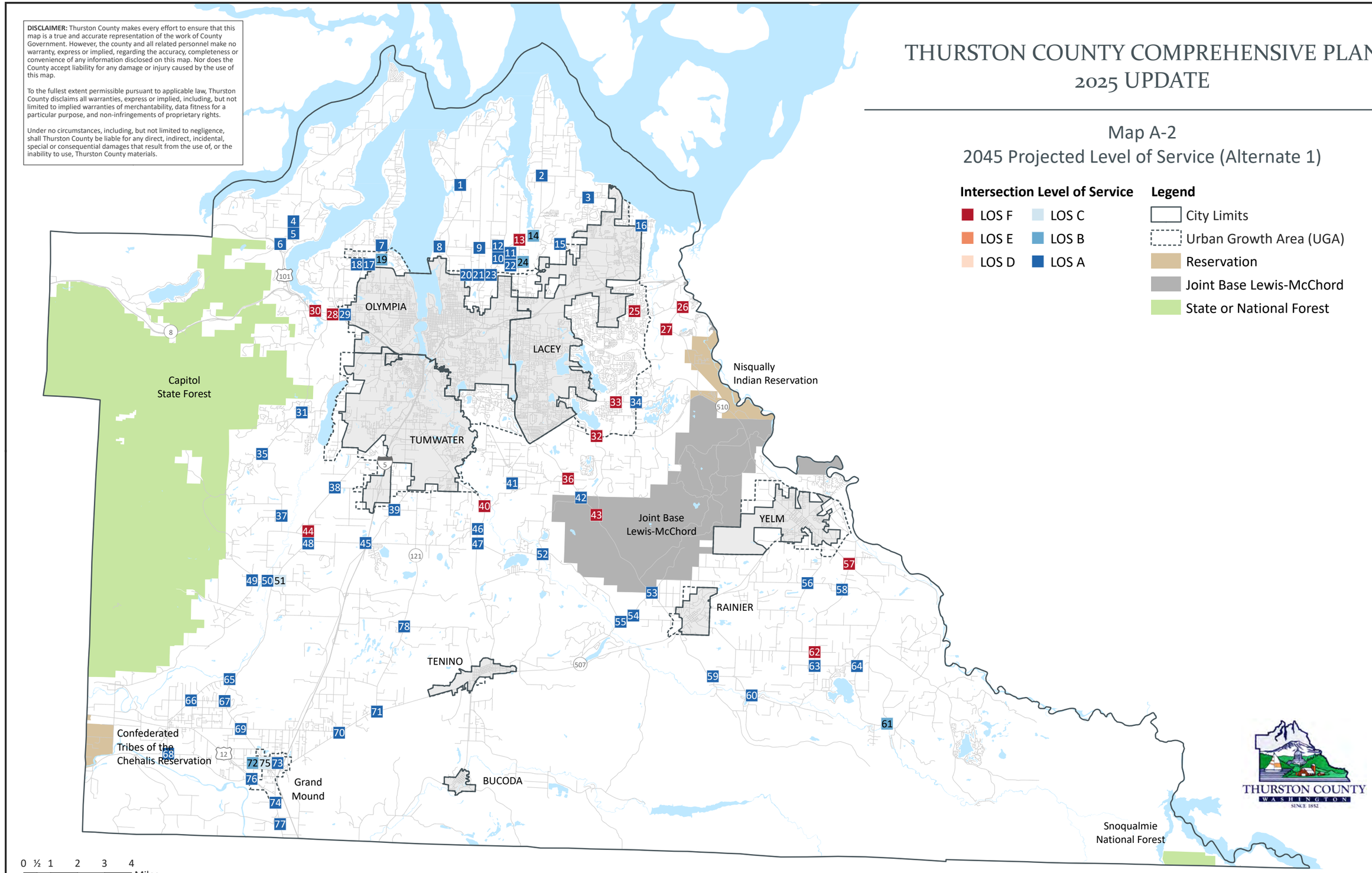
Map A-2
2045 Projected Level of Service (Alternate 1)

Intersection Level of Service

- LOS F
- LOS E
- LOS D
- LOS C
- LOS B
- LOS A

Legend

- City Limits
- Urban Growth Area (UGA)
- Reservation
- Joint Base Lewis-McChord
- State or National Forest



Document Path: P:\Thurston County\CompPlan\CompPlan2025\Maps_Images\A-2 LOS Projected Alt 1.mxd

Date: 11/12/2024

DISCLAIMER: Thurston County makes every effort to ensure that this map is a true and accurate representation of the work of County Government. However, the county and all related personnel make no warranty, express or implied, regarding the accuracy, completeness or convenience of any information disclosed on this map. Nor does the County accept liability for any damage or injury caused by the use of this map.

To the fullest extent permissible pursuant to applicable law, Thurston County disclaims all warranties, express or implied, including, but not limited to implied warranties of merchantability, data fitness for a particular purpose, and non-infringements of proprietary rights.

Under no circumstances, including, but not limited to negligence, shall Thurston County be liable for any direct, indirect, incidental, special or consequential damages that result from the use of, or the inability to use, Thurston County materials.

THURSTON COUNTY COMPREHENSIVE PLAN 2025 UPDATE

Map A-3
2045 Projected Level of Service (Alternate 2)

Intersection Level of Service

- LOS F
- LOS E
- LOS D
- LOS C
- LOS B
- LOS A

Legend

- City Limits
- Urban Growth Area (UGA)
- Reservation
- Joint Base Lewis-McChord
- State or National Forest

OLYMPIA
LACEY
TUMWATER
YELM
RAINIER
TENINO
BUCODA
Grand Mound
Capitol State Forest
Nisqually Indian Reservation
Joint Base Lewis-McChord
Confederated Tribes of the Chehalis Reservation
Snoqualmie National Forest

0 ½ 1 2 3 4 Miles

THURSTON COUNTY
WASHINGTON
SINCE 1852

Document Path: P:\Thurston County\CompPlan\CompPlan2025\Maps_Images\A-3 LOS Projected Alt 2.mxd

Date: 11/12/2024

DISCLAIMER: Thurston County makes every effort to ensure that this map is a true and accurate representation of the work of County Government. However, the county and all related personnel make no warranty, express or implied, regarding the accuracy, completeness or convenience of any information disclosed on this map. Nor does the County accept liability for any damage or injury caused by the use of this map.

To the fullest extent permissible pursuant to applicable law, Thurston County disclaims all warranties, express or implied, including, but not limited to implied warranties of merchantability, data fitness for a particular purpose, and non-infringements of proprietary rights.

Under no circumstances, including, but not limited to negligence, shall Thurston County be liable for any direct, indirect, incidental, special or consequential damages that result from the use of, or the inability to use, Thurston County materials.

THURSTON COUNTY COMPREHENSIVE PLAN 2025 UPDATE

Map T-1
Federal Functional Classification

Legend

Federal Functional Classification
- Interstate
- Other Freeway/Expressway
- Other Principal Arterial
- Minor Arterial
- Major Collector
- Minor Collector

National Highway System
- NHS Route

- City Limits
- Urban Growth Area (UGA)
- Reservation
- Joint Base Lewis-McChord
- State or National Forest

OLYMPIA
LACEY
TUMWATER
YELM
RAINIER
TENINO
BUCODA
Grand Mound
Capitol State Forest
Nisqually Indian Reservation
Joint Base Lewis-McChord
Confederated Tribes of the Chehalis Reservation
Snoqualmie National Forest

101 8 5 510 121 507 12

0 ½ 1 2 3 4 Miles

THURSTON COUNTY WASHINGTON SINCE 1852

Document Path: P:\ThurstonCounty\CompPlan\compPlan2025\Maps_Images\T-1 Federal Functional Classification.mxd

Date: 11/12/2024

DISCLAIMER: Thurston County makes every effort to ensure that this map is a true and accurate representation of the work of County Government. However, the county and all related personnel make no warranty, express or implied, regarding the accuracy, completeness or convenience of any information disclosed on this map. Nor does the County accept liability for any damage or injury caused by the use of this map.

To the fullest extent permissible pursuant to applicable law, Thurston County disclaims all warranties, express or implied, including, but not limited to implied warranties of merchantability, data fitness for a particular purpose, and non-infringements of proprietary rights.

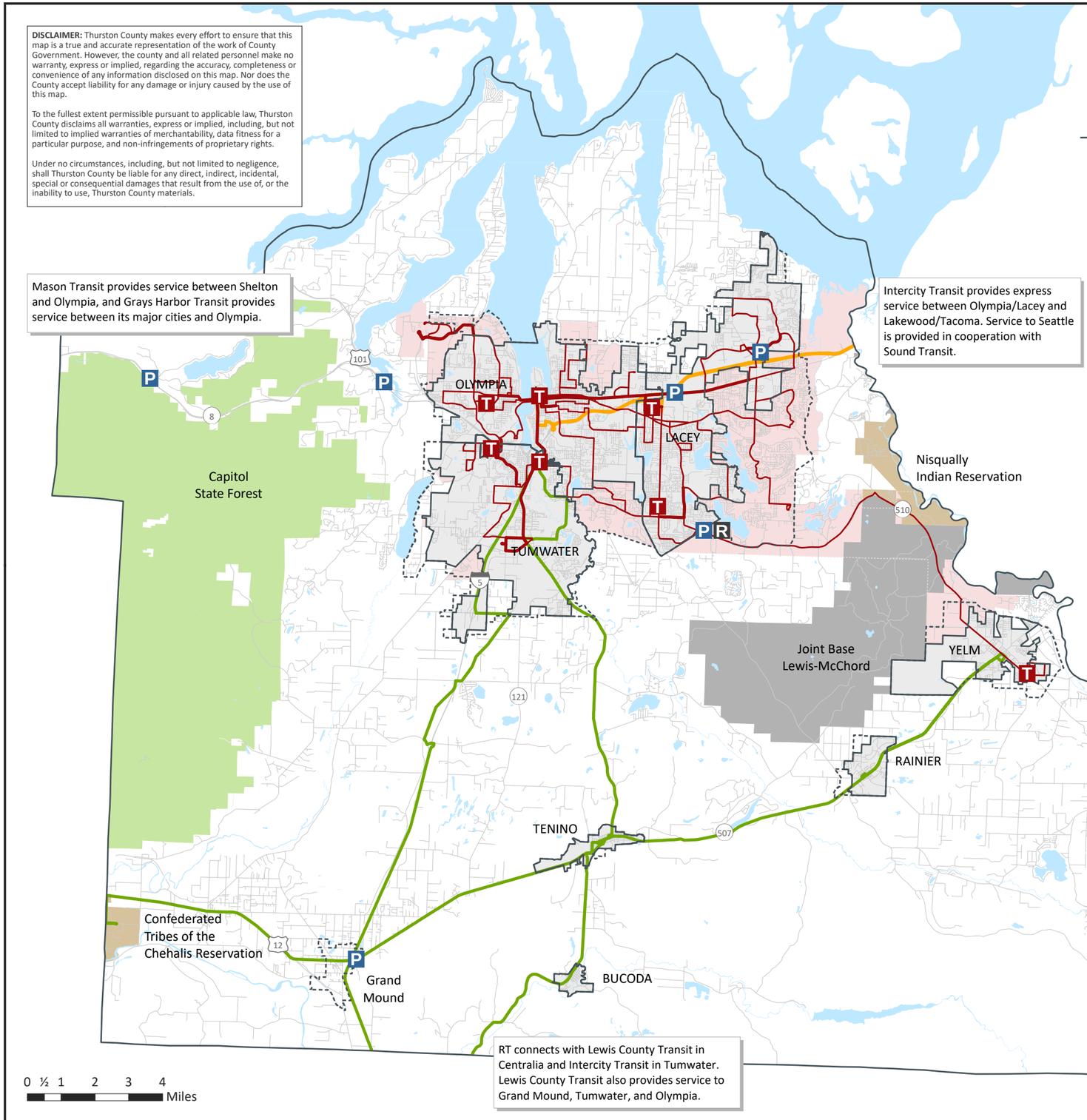
Under no circumstances, including, but not limited to negligence, shall Thurston County be liable for any direct, indirect, incidental, special or consequential damages that result from the use of, or the inability to use, Thurston County materials.

THURSTON COUNTY COMPREHENSIVE PLAN 2025 UPDATE

Map T-2
Transit Routes

Mason Transit provides service between Shelton and Olympia, and Grays Harbor Transit provides service between its major cities and Olympia.

Intercity Transit provides express service between Olympia/Lacey and Lakewood/Tacoma. Service to Seattle is provided in cooperation with Sound Transit.



Legend

Intercity Transit Routes
- 15 Minute Headway
- 20 Minute or Longer Headway
- Express Route to Pierce County

Rural & Tribal Transportation
- RT Route

Transit Points
- T Transit Center
- R Rail Station
- P Park and Ride

- Public Transportation Benefit Area
- City Limits
- Urban Growth Area (UGA)
- Reservation
- Joint Base Lewis-McChord
- State or National Forest

Intercity Transit provides door-to-door, complementary paratransit service in compliance with the provisions of the Americans with Disabilities Act. This service is provided up to ¾ mile of a fixed-route in the Lacey, Olympia and Tumwater areas and up to 1½ miles of the Centennial Station/Downtown Yelm Route.

Rural & Tribal Transportation provides door-to-door, complementary paratransit service within ¾ mile of a fixed route, in compliance with provisions of the Americans with Disabilities Act.

Routes are accurate as of October 2024 Consult with Intercity Transit (www.intercitytransit.com) and Rural & Tribal Transportation (www.trpc.org/325) for the latest routes.

RT connects with Lewis County Transit in Centralia and Intercity Transit in Tumwater. Lewis County Transit also provides service to Grand Mound, Tumwater, and Olympia.

0 ½ 1 2 3 4 Miles

THURSTON COUNTY WASHINGTON SINCE 1852

Document Path: P:\ThurstonCounty\CompPlan\CompPlan2025\Maps_Images\T-2 Transit Routes.mxd

Date: 11/12/2024

DISCLAIMER: Thurston County makes every effort to ensure that this map is a true and accurate representation of the work of County Government. However, the county and all related personnel make no warranty, express or implied, regarding the accuracy, completeness or convenience of any information disclosed on this map. Nor does the County accept liability for any damage or injury caused by the use of this map.

To the fullest extent permissible pursuant to applicable law, Thurston County disclaims all warranties, express or implied, including, but not limited to implied warranties of merchantability, data fitness for a particular purpose, and non-infringements of proprietary rights.

Under no circumstances, including, but not limited to negligence, shall Thurston County be liable for any direct, indirect, incidental, special or consequential damages that result from the use of, or the inability to use, Thurston County materials.

THURSTON COUNTY COMPREHENSIVE PLAN 2025 UPDATE

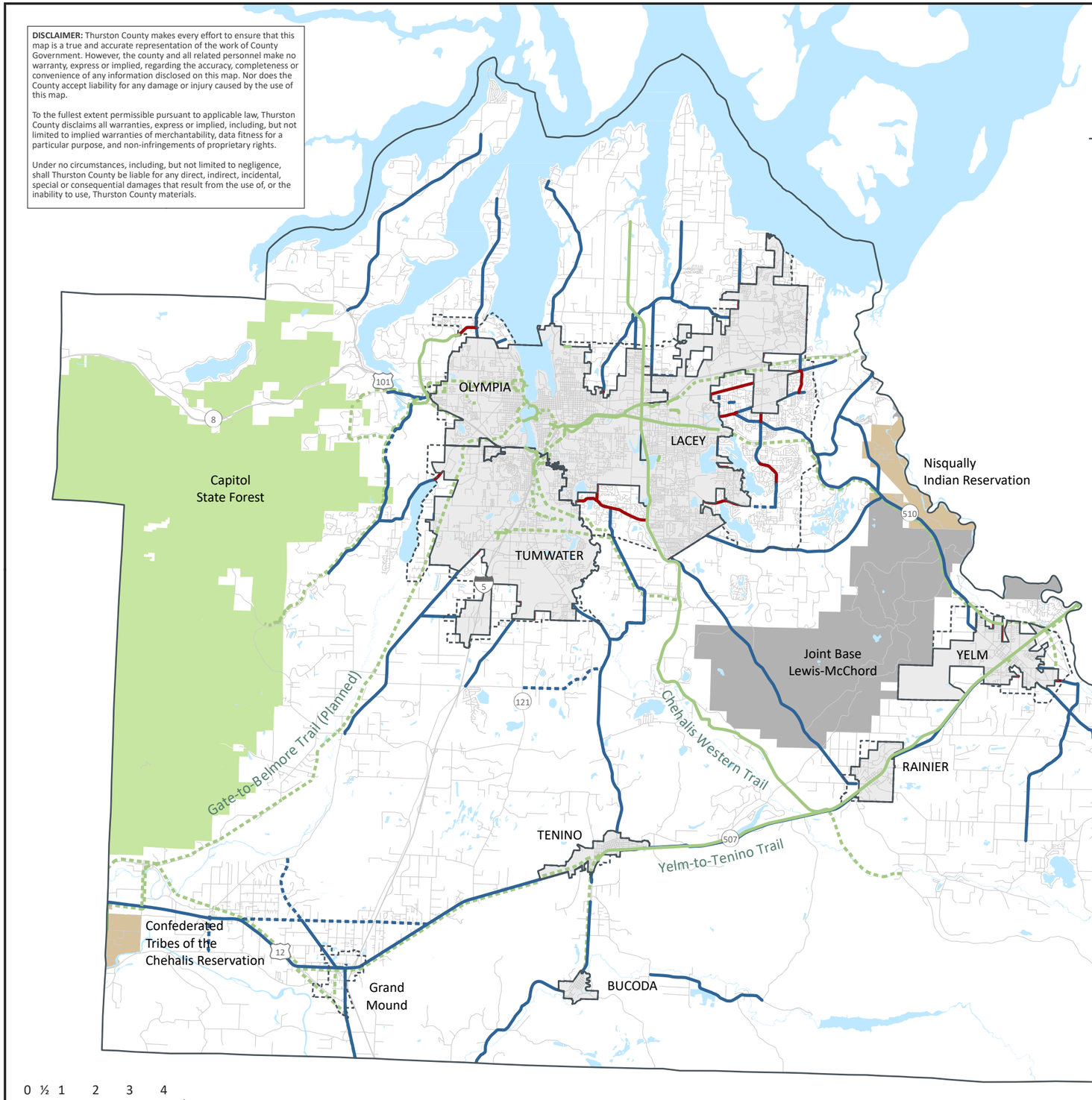
Map T-3
Existing and Planned Bicycle and Multiuse Trail Facilities

Legend

- Multiuse Trail
- Planned Multiuse Trail[1]
- Bike Lane[2]
- Wide Shoulder[2]
- Planned Improvements
- City Limits
- Urban Growth Area (UGA)
- Reservation
- Joint Base Lewis-McChord
- State or National Forest

1. Planned, proposed, or conceptual trails identified in the 2023 Thurston Regional Trails Plan [www.trpc.org/1043]

2. Consult Thurston County Bike Map for bike facilities within city limits. [www.ThurstonBikeMap.org]



THURSTON COUNTY
WASHINGTON
SINCE 1852

Document Path: P:\ThurstonCounty\CompPlan\CompPlan2025\Maps_Images\T-3 Bike Ped.mxd

Date: 11/12/2024

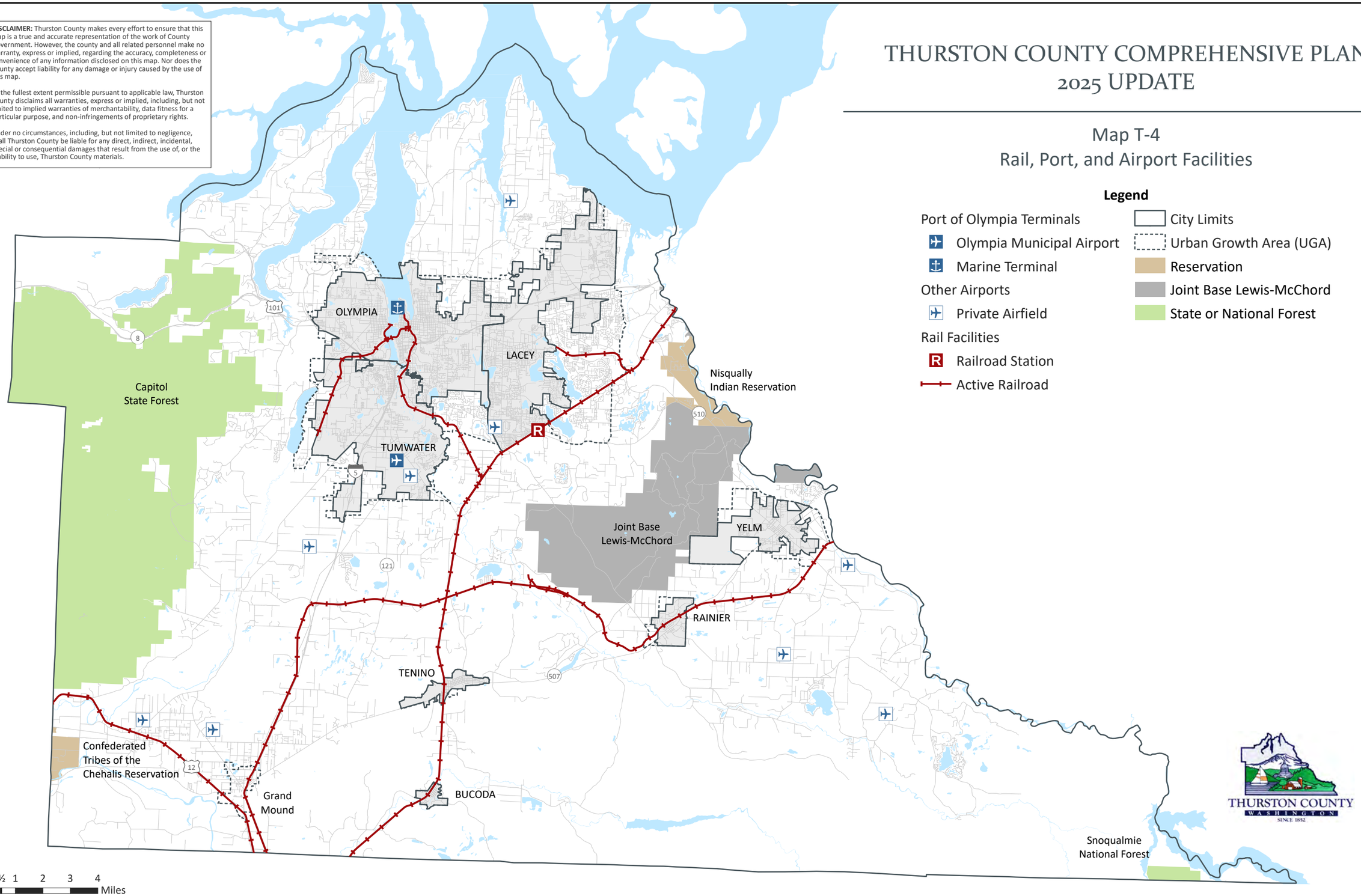
DISCLAIMER: Thurston County makes every effort to ensure that this map is a true and accurate representation of the work of County Government. However, the county and all related personnel make no warranty, express or implied, regarding the accuracy, completeness or convenience of any information disclosed on this map. Nor does the County accept liability for any damage or injury caused by the use of this map.

To the fullest extent permissible pursuant to applicable law, Thurston County disclaims all warranties, express or implied, including, but not limited to implied warranties of merchantability, data fitness for a particular purpose, and non-infringements of proprietary rights.

Under no circumstances, including, but not limited to negligence, shall Thurston County be liable for any direct, indirect, incidental, special or consequential damages that result from the use of, or the inability to use, Thurston County materials.

THURSTON COUNTY COMPREHENSIVE PLAN 2025 UPDATE

Map T-4
Rail, Port, and Airport Facilities



Legend

- Port of Olympia Terminals
- Olympia Municipal Airport
- Marine Terminal
- Other Airports
- Private Airfield
- Rail Facilities
- Railroad Station
- Active Railroad
- City Limits
- Urban Growth Area (UGA)
- Reservation
- Joint Base Lewis-McChord
- State or National Forest

THURSTON COUNTY WASHINGTON SINCE 1852

Document Path: P:\Thurston County\CompPlan\CompPlan2025\Maps_Images\T-4 Rail and Port.mxd

Date: 11/12/2024

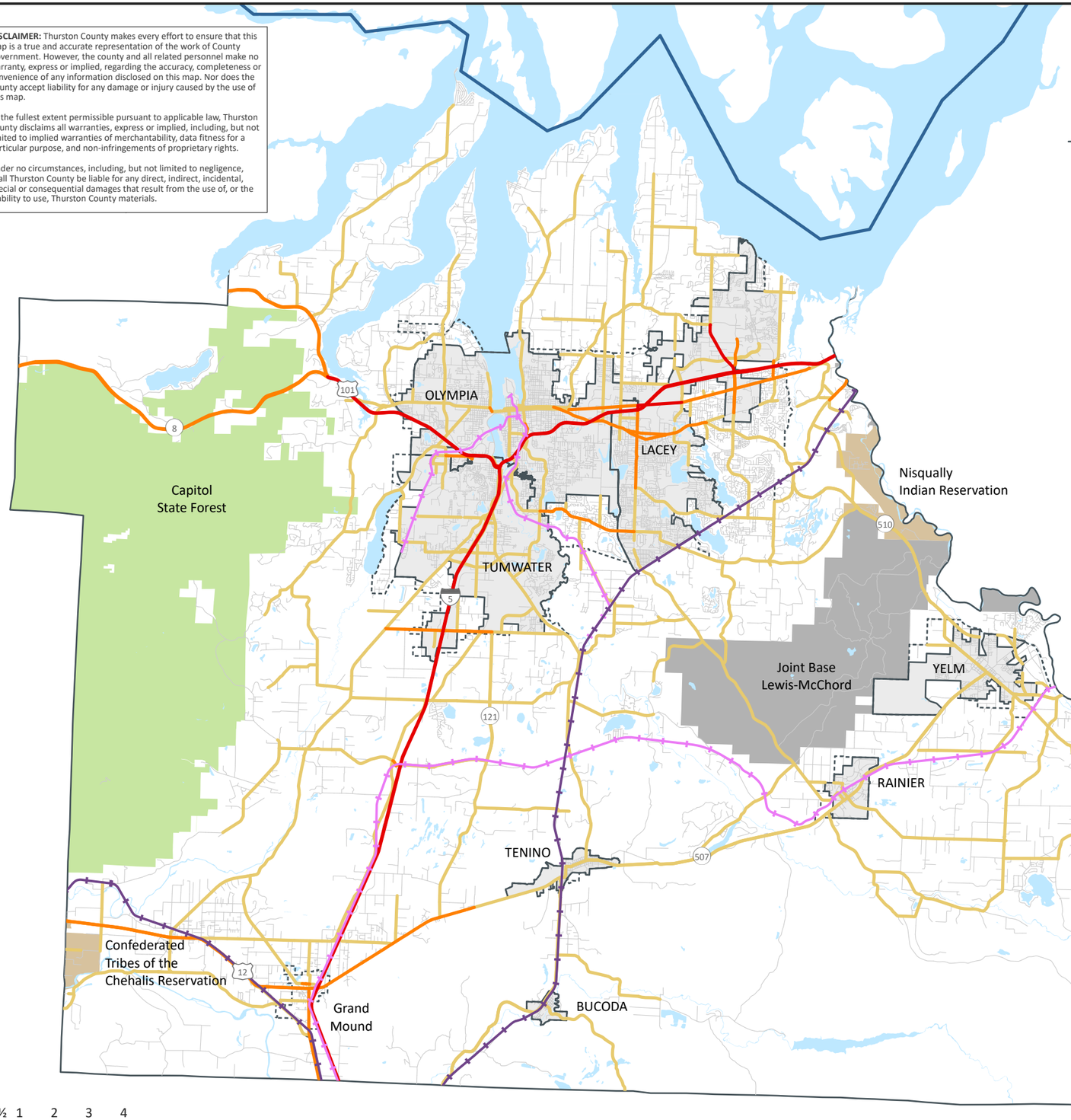
DISCLAIMER: Thurston County makes every effort to ensure that this map is a true and accurate representation of the work of County Government. However, the county and all related personnel make no warranty, express or implied, regarding the accuracy, completeness or convenience of any information disclosed on this map. Nor does the County accept liability for any damage or injury caused by the use of this map.

To the fullest extent permissible pursuant to applicable law, Thurston County disclaims all warranties, express or implied, including, but not limited to implied warranties of merchantability, data fitness for a particular purpose, and non-infringements of proprietary rights.

Under no circumstances, including, but not limited to negligence, shall Thurston County be liable for any direct, indirect, incidental, special or consequential damages that result from the use of, or the inability to use, Thurston County materials.

THURSTON COUNTY COMPREHENSIVE PLAN 2025 UPDATE

Map T-5
2023 Freight and Goods Transportation System



Legend

Tons of Freight Transported per Year

By Truck
- **T1** More than 10 million tons
- **T2** 4 to 10 million tons
- **T3** 300,000 to 4 million tons

By Rail
- **R1** More than 5 million tons
- **R5** Less than 100,000 tons per year

On Waterways
- **W5** 0.9 million to 2.5 million tons

- City Limits
- Urban Growth Area (UGA)
- Reservation
- Joint Base Lewis-McChord
- State or National Forest

Source: WSDOT 2023 Freight and Goods Transportation System (FGTS).

"Strategic Freight Corridors" include T1, T2, R1, W1, W2, W3, and W4 corridors.

0 ½ 1 2 3 4 Miles

THURSTON COUNTY WASHINGTON SINCE 1852

Document Path: P:\ThurstonCounty\CompPlan\CompPlan2025\Maps_Images\T-5 Freight.mxd

Date: 11/12/2024

DISCLAIMER: Thurston County makes every effort to ensure that this map is a true and accurate representation of the work of County Government. However, the county and all related personnel make no warranty, express or implied, regarding the accuracy, completeness or convenience of any information disclosed on this map. Nor does the County accept liability for any damage or injury caused by the use of this map.

To the fullest extent permissible pursuant to applicable law, Thurston County disclaims all warranties, express or implied, including, but not limited to implied warranties of merchantability, data fitness for a particular purpose, and non-infringements of proprietary rights.

Under no circumstances, including, but not limited to negligence, shall Thurston County be liable for any direct, indirect, incidental, special or consequential damages that result from the use of, or the inability to use, Thurston County materials.

THURSTON COUNTY COMPREHENSIVE PLAN 2025 UPDATE

Map T-6
Pedestrian Level of Traffic Stress

Legend

Level of Traffic Stress
- 1
- 2
- 3
- 4
- Multiuse Trail

- City Limits
- Urban Growth Area (UGA)
- Reservation
- Joint Base Lewis-McChord
- State or National Forest

OLYMPIA
LACEY
TUMWATER
YELM
RAINIER
TENINO
BUCODA
Grand Mound
Capitol State Forest
Nisqually Indian Reservation
Joint Base Lewis-McChord
Confederated Tribes of the Chehalis Reservation
Snoqualmie National Forest

0 ½ 1 2 3 4 Miles

THURSTON COUNTY WASHINGTON SINCE 1852

Document Path: P:\Thurston County\CompPlan\CompPlan2025\Maps_Images\T-6 Level of Traffic Stress Ped.mxd

Date: 11/12/2024

DISCLAIMER: Thurston County makes every effort to ensure that this map is a true and accurate representation of the work of County Government. However, the county and all related personnel make no warranty, express or implied, regarding the accuracy, completeness or convenience of any information disclosed on this map. Nor does the County accept liability for any damage or injury caused by the use of this map.

To the fullest extent permissible pursuant to applicable law, Thurston County disclaims all warranties, express or implied, including, but not limited to implied warranties of merchantability, data fitness for a particular purpose, and non-infringements of proprietary rights.

Under no circumstances, including, but not limited to negligence, shall Thurston County be liable for any direct, indirect, incidental, special or consequential damages that result from the use of, or the inability to use, Thurston County materials.

THURSTON COUNTY COMPREHENSIVE PLAN 2025 UPDATE

Map T-7
Bicycle Level of Traffic Stress

Legend

Level of Traffic Stress
- 1
- 2
- 3
- 4
- Multiuse Trail

- City Limits
- Urban Growth Area (UGA)
- Reservation
- Joint Base Lewis-McChord
- State or National Forest

OLYMPIA
LACEY
TUMWATER
YELM
RAINIER
TENINO
BUCODA
Grand Mound
Capitol State Forest
Nisqually Indian Reservation
Joint Base Lewis-McChord
Confederated Tribes of the Chehalis Reservation
Snoqualmie National Forest
101
8
5
121
507
510
12

0 ½ 1 2 3 4 Miles

THURSTON COUNTY
WASHINGTON
SINCE 1852

Document Path: P:\ThurstonCounty\CompPlan\compPlan2025\Maps_Images\T-7 Level of Traffic Stress Bike.mxd

Date: 11/12/2024

DISCLAIMER: Thurston County makes every effort to ensure that this map is a true and accurate representation of the work of County Government. However, the county and all related personnel make no warranty, express or implied, regarding the accuracy, completeness or convenience of any information disclosed on this map. Nor does the County accept liability for any damage or injury caused by the use of this map.

To the fullest extent permissible pursuant to applicable law, Thurston County disclaims all warranties, express or implied, including, but not limited to implied warranties of merchantability, data fitness for a particular purpose, and non-infringements of proprietary rights.

Under no circumstances, including, but not limited to negligence, shall Thurston County be liable for any direct, indirect, incidental, special or consequential damages that result from the use of, or the inability to use, Thurston County materials.

THURSTON COUNTY COMPREHENSIVE PLAN 2025 UPDATE

Map T-8
Traffic Crash Density

Legend

Crash Density
Dense
Sparse

- City Limits
- Urban Growth Area (UGA)
- Reservation
- Joint Base Lewis-McChord
- State or National Forest

OLYMPIA
LACEY
TUMWATER
YELM
RAINIER
TENINO
BUCODA
Grand Mound
Capitol State Forest
Nisqually Indian Reservation
Joint Base Lewis-McChord
Confederated Tribes of the Chehalis Reservation
Snoqualmie National Forest
101
8
5
510
121
507
12

0 ½ 1 2 3 4 Miles

THURSTON COUNTY
WASHINGTON
SINCE 1852

Document Path: P:\ThurstonCounty\CompPlan\CompPlan2025\Maps_Images\T-8 Crashes All.mxd

Date: 11/12/2024

DISCLAIMER: Thurston County makes every effort to ensure that this map is a true and accurate representation of the work of County Government. However, the county and all related personnel make no warranty, express or implied, regarding the accuracy, completeness or convenience of any information disclosed on this map. Nor does the County accept liability for any damage or injury caused by the use of this map.

To the fullest extent permissible pursuant to applicable law, Thurston County disclaims all warranties, express or implied, including, but not limited to implied warranties of merchantability, data fitness for a particular purpose, and non-infringements of proprietary rights.

Under no circumstances, including, but not limited to negligence, shall Thurston County be liable for any direct, indirect, incidental, special or consequential damages that result from the use of, or the inability to use, Thurston County materials.

THURSTON COUNTY COMPREHENSIVE PLAN 2025 UPDATE

Map T-9
Killed or Seriously Injured Traffic Crash Density

Legend

Crash Density
Dense
Sparse

- City Limits
- Urban Growth Area (UGA)
- Reservation
- Joint Base Lewis-McChord
- State or National Forest

OLYMPIA
LACEY
TUMWATER
YELM
RAINIER
TENINO
BUCODA
Capitol State Forest
Nisqually Indian Reservation
Joint Base Lewis-McChord
Confederated Tribes of the Chehalis Reservation
Grand Mound
Snoqualmie National Forest
101
8
5
510
121
507
12

THURSTON COUNTY
WASHINGTON
SINCE 1852

0 ½ 1 2 3 4 Miles

Document Path: P:\ThurstonCounty\CompPlan\CompPlan2025\Maps_Images\T-9 Crashes KSI.mxd

Date: 11/12/2024

DISCLAIMER: Thurston County makes every effort to ensure that this map is a true and accurate representation of the work of County Government. However, the county and all related personnel make no warranty, express or implied, regarding the accuracy, completeness or convenience of any information disclosed on this map. Nor does the County accept liability for any damage or injury caused by the use of this map.

To the fullest extent permissible pursuant to applicable law, Thurston County disclaims all warranties, express or implied, including, but not limited to implied warranties of merchantability, data fitness for a particular purpose, and non-infringements of proprietary rights.

Under no circumstances, including, but not limited to negligence, shall Thurston County be liable for any direct, indirect, incidental, special or consequential damages that result from the use of, or the inability to use, Thurston County materials.

THURSTON COUNTY COMPREHENSIVE PLAN 2025 UPDATE

U-1
Water, Sewer, and Solid Waste

- Waste and Recovery Center
- Utility Local Improvement Districts
- LOTT Clean Water Alliance
- City Limits
- Urban Growth Areas

OLYMPIA
LACEY
TUMWATER
YELM
RAINIER
TENINO
Grand Mound
BUCODA

HARSTINE ISLAND
McNEIL ISLAND
ANDERSON ISLAND
SQUAXIN ISLAND
CASE INLET
TOTTEN INLET
HENDERSON INLET
BUDD INLET
DRAYTON PASSAGE
BALCH PASSAGE
NISQUALLY REACH
OYSTER BAY
NISQUALLY FLATS
NISQUALLY RIVER
ALDER LAKE
SKOOKUMCHUCK

101 8 5 510 507 12

0 ½ 1 2 3 4 Miles

THURSTON COUNTY
WASHINGTON
SINCE 1852

Document Path: S:\Projects\Comp_Plan\2025_Update\MXDs\SmallerFile_11x17\U1_WaterSewerSolid_11x17.mxd

Date: 11/21/2025 by WE

DISCLAIMER: Thurston County makes every effort to ensure that this map is a true and accurate representation of the work of County Government. However, the county and all related personnel make no warranty, express or implied, regarding the accuracy, completeness or convenience of any information disclosed on this map. Nor does the County accept liability for any damage or injury caused by the use of this map.

To the fullest extent permissible pursuant to applicable law, Thurston County disclaims all warranties, express or implied, including, but not limited to implied warranties of merchantability, data fitness for a particular purpose, and non-infringements of proprietary rights.

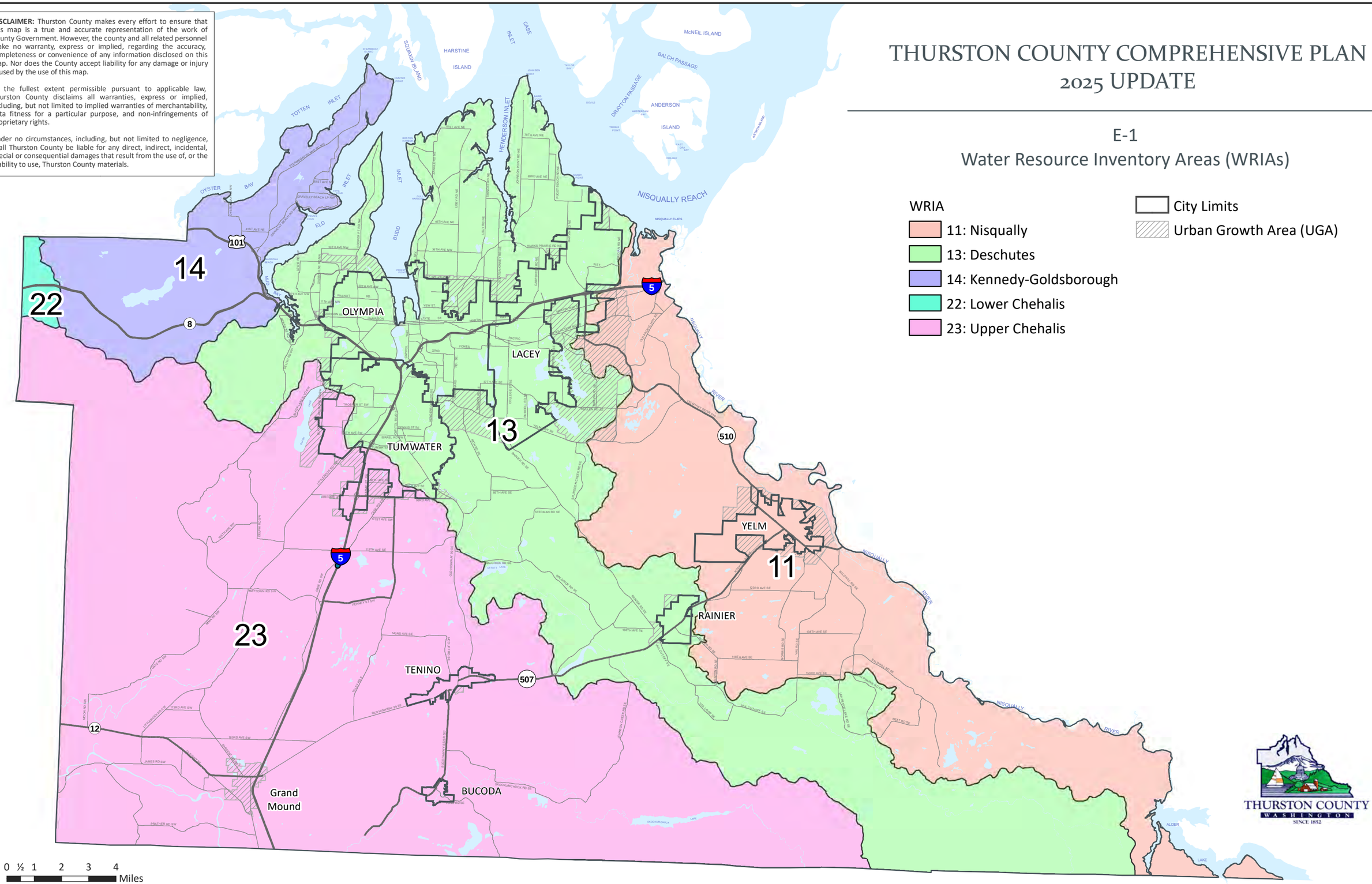
Under no circumstances, including, but not limited to negligence, shall Thurston County be liable for any direct, indirect, incidental, special or consequential damages that result from the use of, or the inability to use, Thurston County materials.

THURSTON COUNTY COMPREHENSIVE PLAN 2025 UPDATE

E-1
Water Resource Inventory Areas (WRIAs)

WRIA
- 11: Nisqually
- 13: Deschutes
- 14: Kennedy-Goldsborough
- 22: Lower Chehalis
- 23: Upper Chehalis

- City Limits
- Urban Growth Area (UGA)



0 ½ 1 2 3 4 Miles

THURSTON COUNTY
WASHINGTON
SINCE 1852

Document Path: S:\Projects\Comp_Plan\2025_Update\MXDs\SmallerFile_11x17\E1_WRIAs_11x17.mxd

Date: 11/21/2025 by WE

DISCLAIMER: Thurston County makes every effort to ensure that this map is a true and accurate representation of the work of County Government. However, the county and all related personnel make no warranty, express or implied, regarding the accuracy, completeness or convenience of any information disclosed on this map. Nor does the County accept liability for any damage or injury caused by the use of this map.

To the fullest extent permissible pursuant to applicable law, Thurston County disclaims all warranties, express or implied, including, but not limited to implied warranties of merchantability, data fitness for a particular purpose, and non-infringements of proprietary rights.

Under no circumstances, including, but not limited to negligence, shall Thurston County be liable for any direct, indirect, incidental, special or consequential damages that result from the use of, or the inability to use, Thurston County materials.

THURSTON COUNTY COMPREHENSIVE PLAN 2025 UPDATE

E-2
Land for Public Purposes

- Thurston County Courthouse
- Fire Stations
- Public Schools

Public Recreation
- City
- County
- Federal
- State

- City Limits
- Urban Growth Area (UGA)
- Joint Base Lewis-McChord
- Reservation

OLYMPIA
LACEY
TUMWATER
YELM
RAINIER
TENINO
BUCODA
Grand Mound
Joint Base Lewis-McChord

0 ½ 1 2 3 4 Miles

THURSTON COUNTY WASHINGTON SINCE 1852

Document Path: S:\Projects\Comp_Plan\2025_Update\MXDs\SmallerFile_11x17\E2_PublicPurposeLand_11x17.mxd

Date: 11/21/2025 by WE

DISCLAIMER: Thurston County makes every effort to ensure that this map is a true and accurate representation of the work of County Government. However, the county and all related personnel make no warranty, express or implied, regarding the accuracy, completeness or convenience of any information disclosed on this map. Nor does the County accept liability for any damage or injury caused by the use of this map.

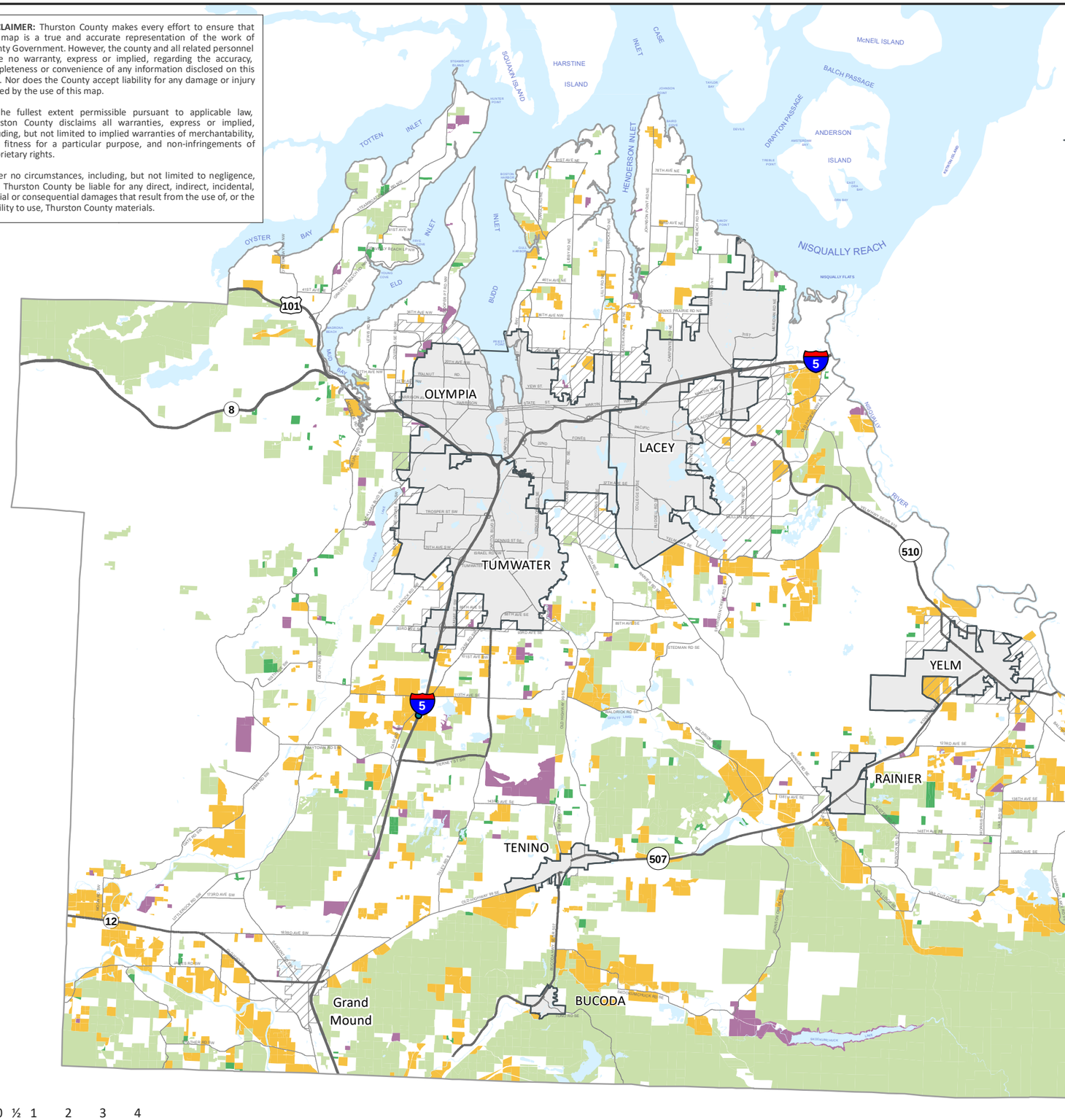
To the fullest extent permissible pursuant to applicable law, Thurston County disclaims all warranties, express or implied, including, but not limited to implied warranties of merchantability, data fitness for a particular purpose, and non-infringements of proprietary rights.

Under no circumstances, including, but not limited to negligence, shall Thurston County be liable for any direct, indirect, incidental, special or consequential damages that result from the use of, or the inability to use, Thurston County materials.

THURSTON COUNTY COMPREHENSIVE PLAN 2025 UPDATE

E-3
Open Space Tax Land

- Open Space
- Timberland
- Farm and Agriculture
- Designated Forest Land
- City Limits
- Urban Growth Area (UGA)



0 ½ 1 2 3 4 Miles

THURSTON COUNTY WASHINGTON SINCE 1852

Document Path: S:\Projects\Comp_Plan\2025_Update\MXDs\SmallerFile_11x17\E3_OpenSpaceTaxLand_11x17.mxd

Date: 11/21/2025 by WE

DISCLAIMER: Thurston County makes every effort to ensure that this map is a true and accurate representation of the work of County Government. However, the county and all related personnel make no warranty, express or implied, regarding the accuracy, completeness or convenience of any information disclosed on this map. Nor does the County accept liability for any damage or injury caused by the use of this map.

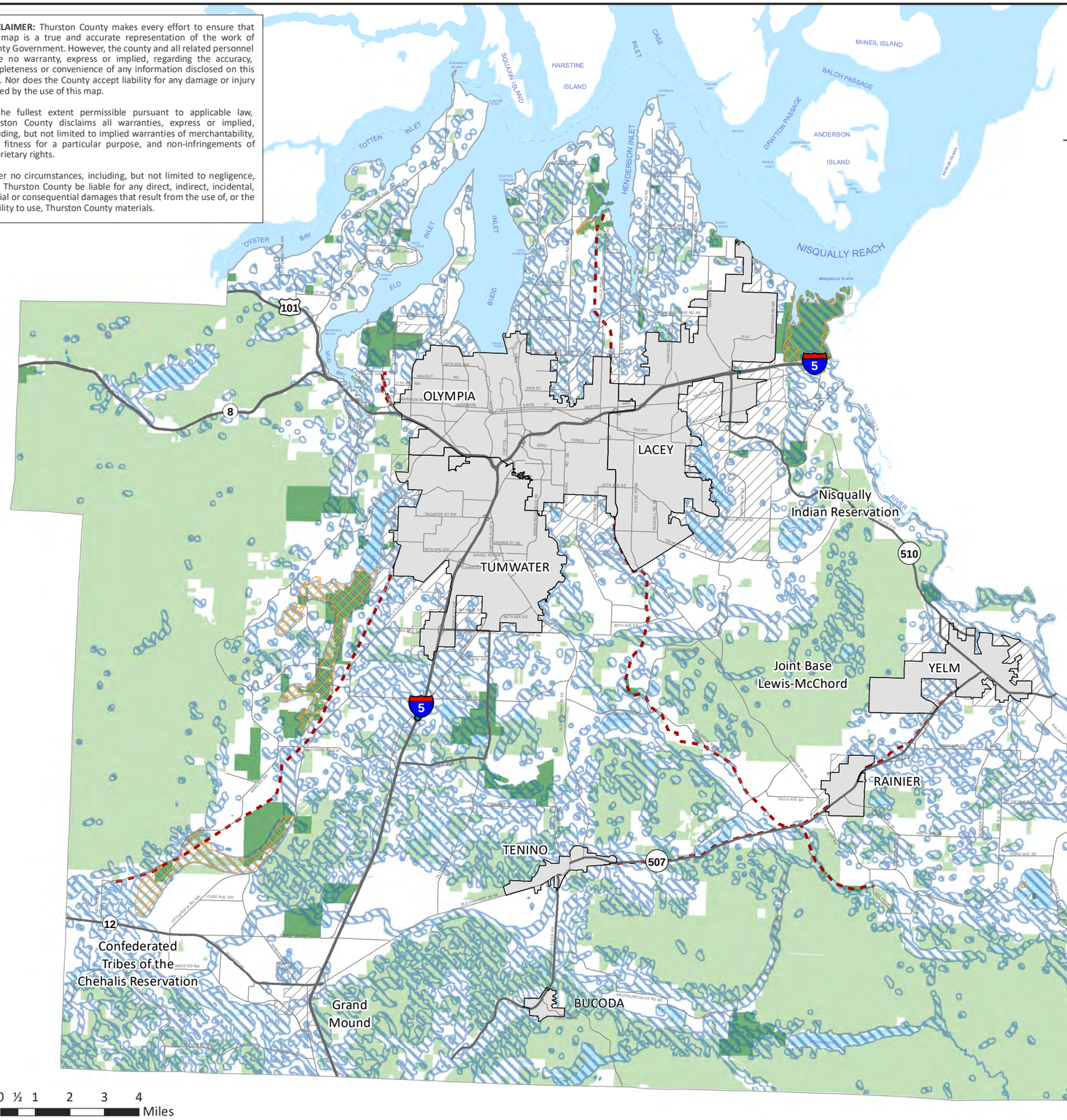
To the fullest extent permissible pursuant to applicable law, Thurston County disclaims all warranties, express or implied, including, but not limited to implied warranties of merchantability, data fitness for a particular purpose, and non-infringements of proprietary rights.

Under no circumstances, including, but not limited to negligence, shall Thurston County be liable for any direct, indirect, incidental, special or consequential damages that result from the use of, or the inability to use, Thurston County materials.

THURSTON COUNTY COMPREHENSIVE PLAN 2025 UPDATE

E-4
Open and Green Space Corridors

- SMP Natural Designation
- Wetlands, Associated Buffers, and Waterbodies
- Parks
- Government Lands and Forests
- Trails
- City Limits
- Urban Growth Area (UGA)



THURSTON COUNTY
WASHINGTON
SINCE 1852

0 ½ 1 2 3 4 Miles

Document Path: S:\Projects\Comp_Plan\2025_Update\MXDs\SmallerFile_11x17\E4_Open_Green_Space_Corridors_11x17_v2.mxd

Date: 11/21/2025 by WE

DISCLAIMER: Thurston County makes every effort to ensure that this map is a true and accurate representation of the work of County Government. However, the county and all related personnel make no warranty, express or implied, regarding the accuracy, completeness or convenience of any information disclosed on this map. Nor does the County accept liability for any damage or injury caused by the use of this map.

To the fullest extent permissible pursuant to applicable law, Thurston County disclaims all warranties, express or implied, including, but not limited to implied warranties of merchantability, data fitness for a particular purpose, and non-infringements of proprietary rights.

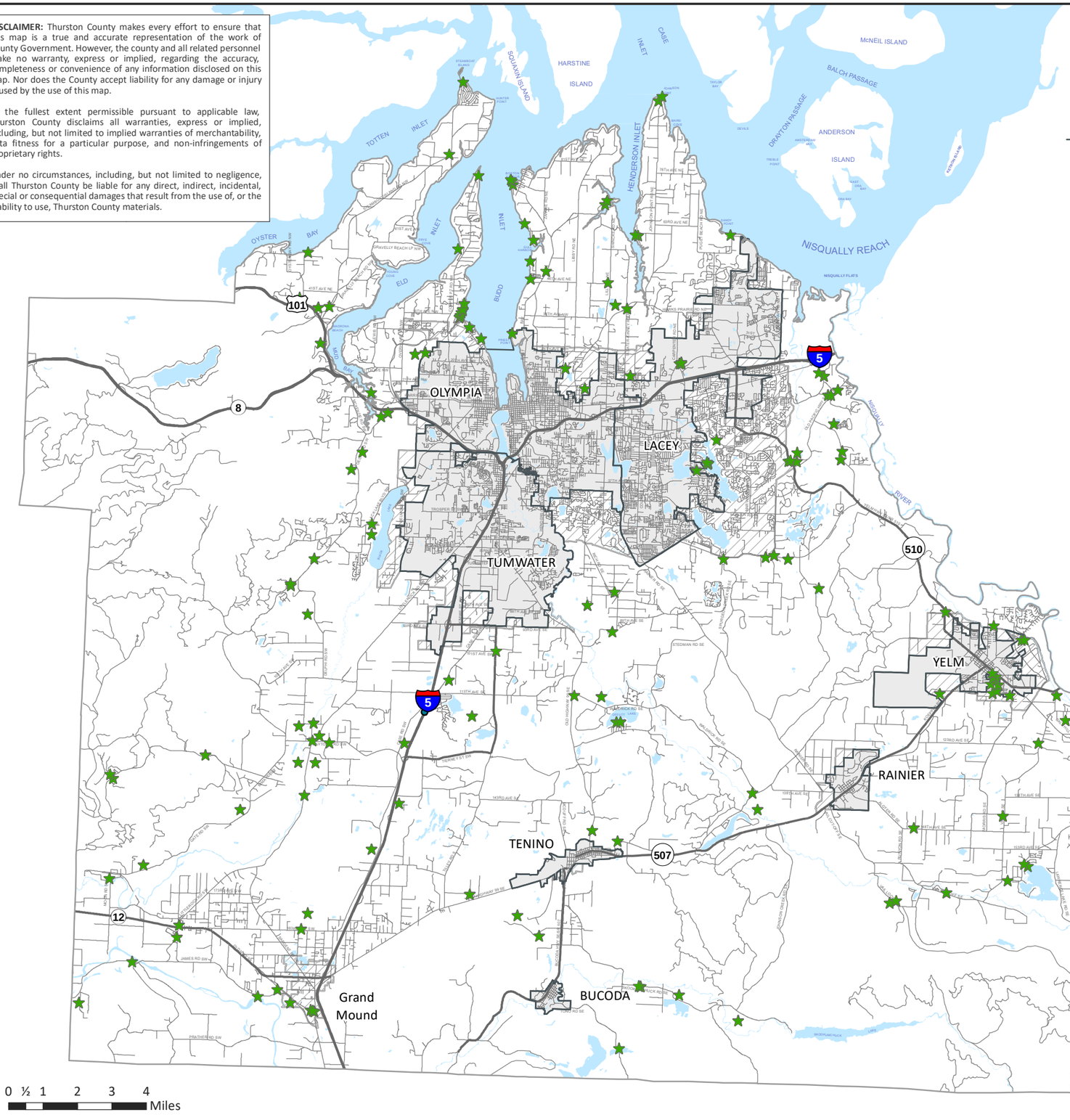
Under no circumstances, including, but not limited to negligence, shall Thurston County be liable for any direct, indirect, incidental, special or consequential damages that result from the use of, or the inability to use, Thurston County materials.

THURSTON COUNTY COMPREHENSIVE PLAN 2025 UPDATE

H-1
Historic Sites

- Historic Sites
- City Limits
- Urban Growth Area (UGA)

Historic sites shown are those included in the 2023 Thurston County Historic Register.



0 ½ 1 2 3 4 Miles

THURSTON COUNTY
WASHINGTON
SINCE 1852

Document Path: S:\Projects\Comp_Plan\2025_Update\MXDs\SmallerFile_11x17\H1_HistoricSites_11x17.mxd

Date: 11/21/2025 by WE

THURSTON 2045
ADOPTING RESOLUTION

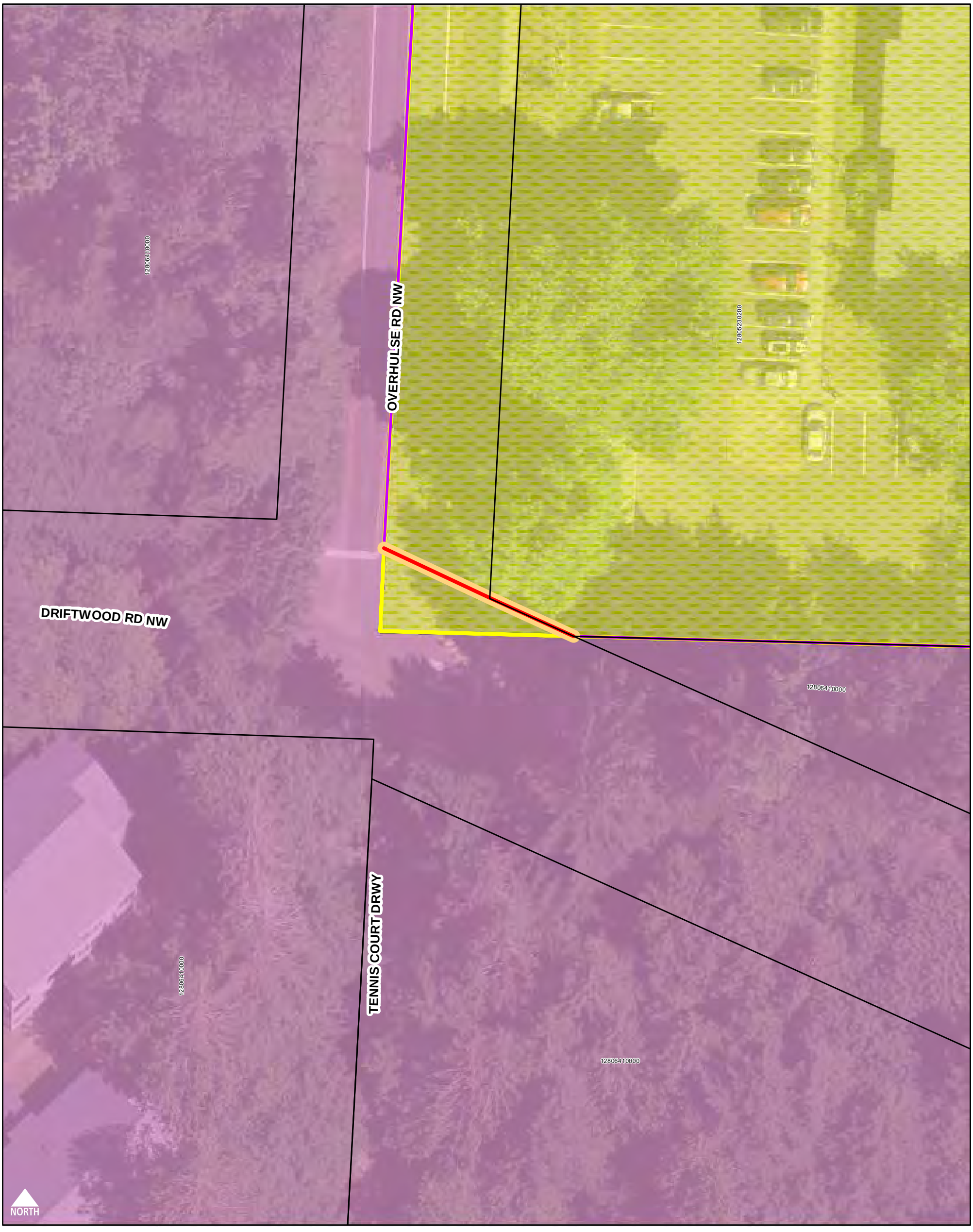
ATTACHMENT D

December 16, 2025

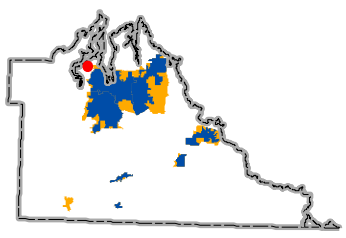
Thurston County Zoning Alignment Review

Issue: Zoning not aligned w UGA. UGA in ROW and follows Parcels.
Error in Feet: 21
Recommended Action: Move Zone to Match UGA and Parcels.

Error ID: Oly01



Map Location



Review Areas

Error

Zoning Designation

MEI
RLI 2-4

Base Data

Urban Growth Area Boundary
Zoning Boundary

0 20 Feet

Created by SLS and LTR on 6/10/2024

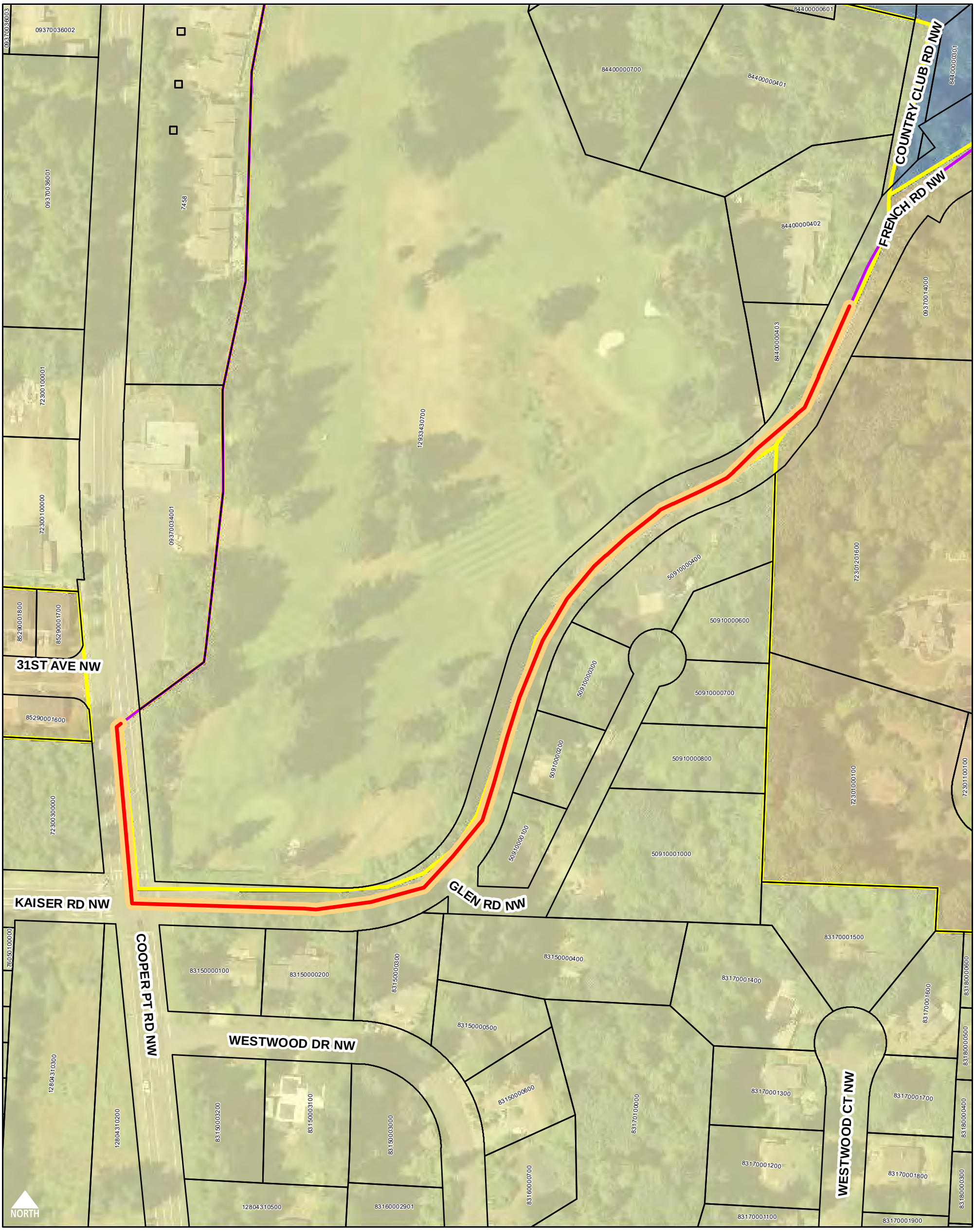
The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

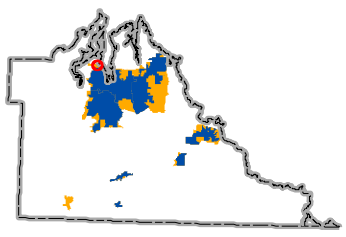
Thurston County Zoning Alignment Review

Issue: Zone not aligned w UGA. UGA in ROW.
Error in Feet: 25
Recommended Action: Move Zone to Match UGA

Error ID: Oly02



Map Location



Review Areas

Error

Zoning Designation

R 1/5
RL1/1
R-4
RRR1/5

Base Data

Urban Growth Area Boundary
Zoning Boundary

0 100 Feet

Created by SLS and LTR
on 6/10/2024

2025 CPAs Resolution 12-16-2025
p. 642 of 773

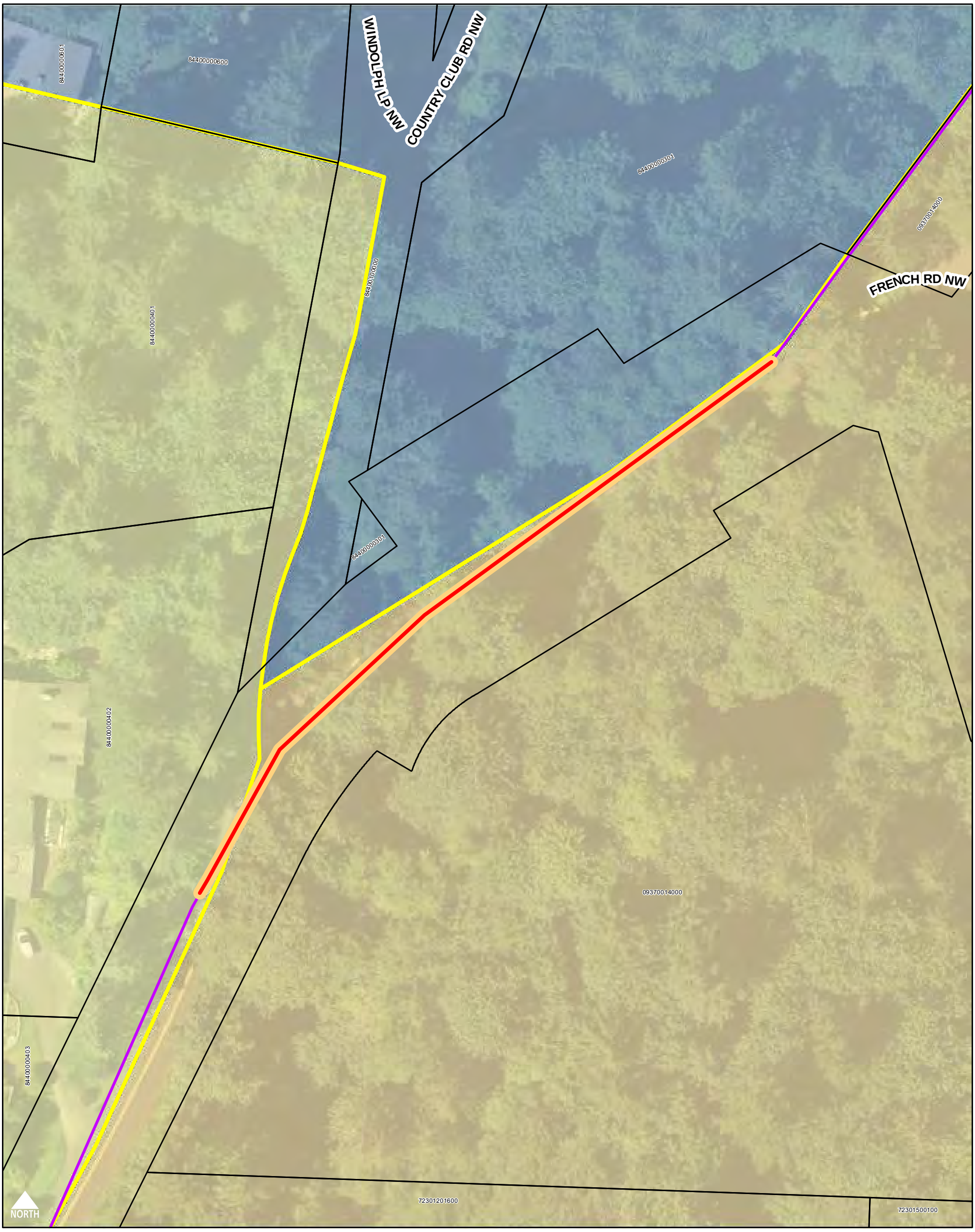
The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

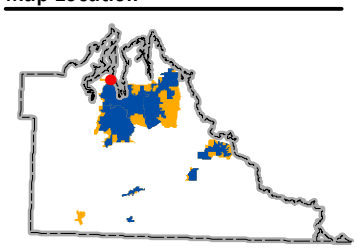
Thurston County Zoning Alignment Review

Issue: Zone not aligned w UGA. UGA in ROW.
Error in Feet: 24
Recommended Action: Move Zone to Match UGA

Error ID: Oly03



Map Location



Review Areas

Error

Zoning Designation

R 1/5
RRR1/5
RL1/1

Base Data

Urban Growth Area Boundary
Zoning Boundary

0 30 Feet

Created by SLS and LTR
on 6/10/2024

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

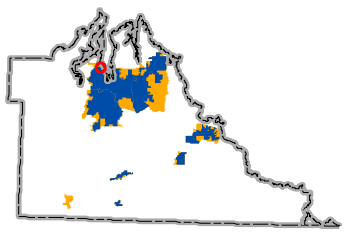
ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Thurston County Zoning Alignment Review

Issue: City and Zone cuts into Parcels
Error in Feet: 100
Recommended Action: Move City & Zone to ROW. Unknown annexation, may not be able to adjust.

Error ID: Oly04

Map Location



Review Areas

Error

Zoning Designation

R 1/5
R-4-8

Base Data

Urban Growth Area Boundary
Zoning Boundary
Cities

0 75 Feet

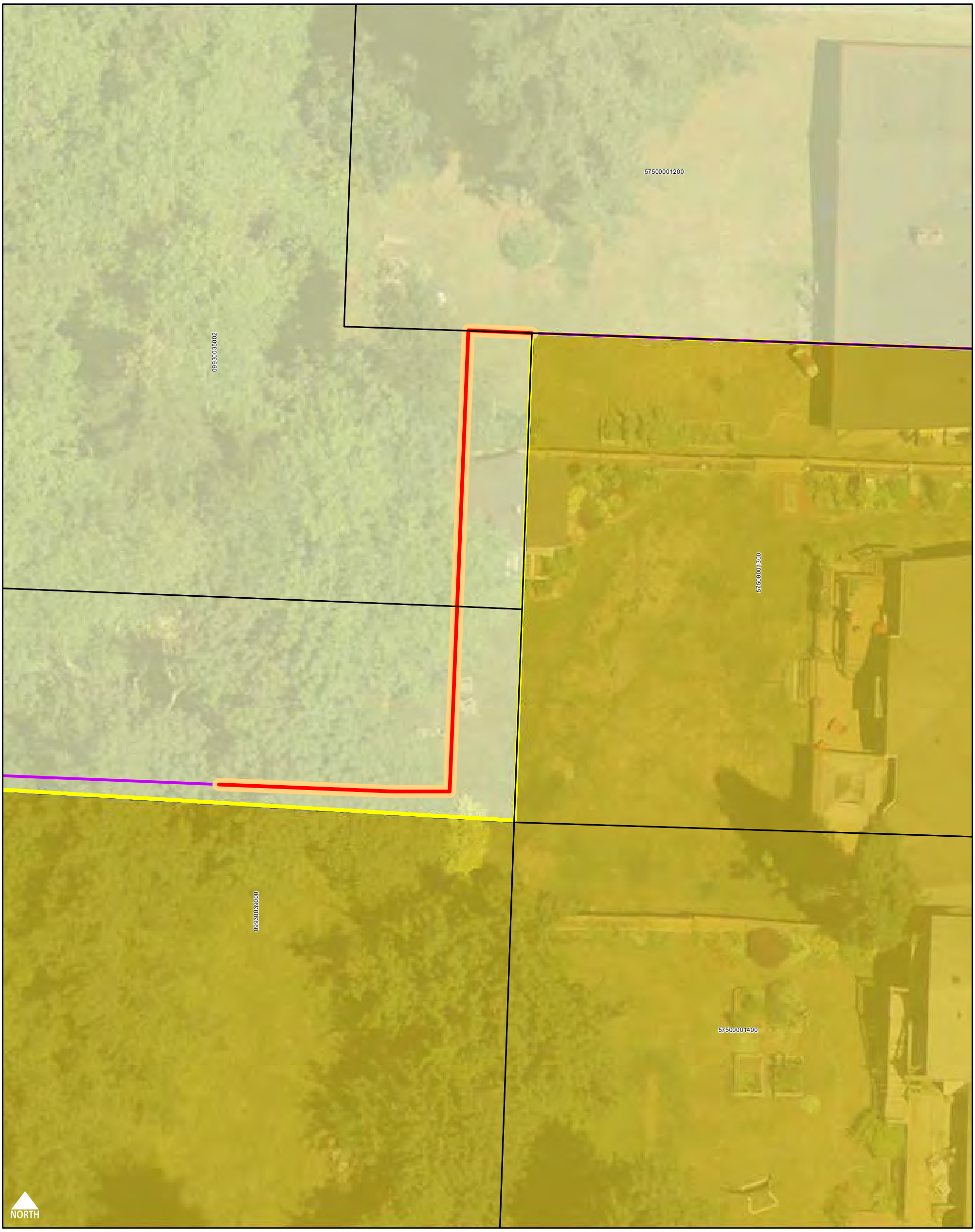
Created by SLS and LTR
on 6/10/2024

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

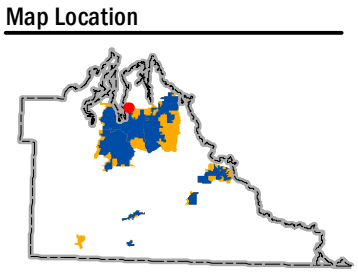
ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Thurston County Zoning Alignment Review

Issue: Zone not aligned with UGA. Zoning follows Parcels.
Error in Feet: 10.5
Recommended Action: Move R 4-8 zoning on south side to match UGA boundary line. No change to zoning running north/south that matches parcel.



Map Location



Review Areas

Error

Zoning Designation

R-4-8
RRR1/5

Base Data

Urban Growth Area Boundary
Zoning Boundary

0 10 Feet

Created by SLS and LTR on 6/10/2024

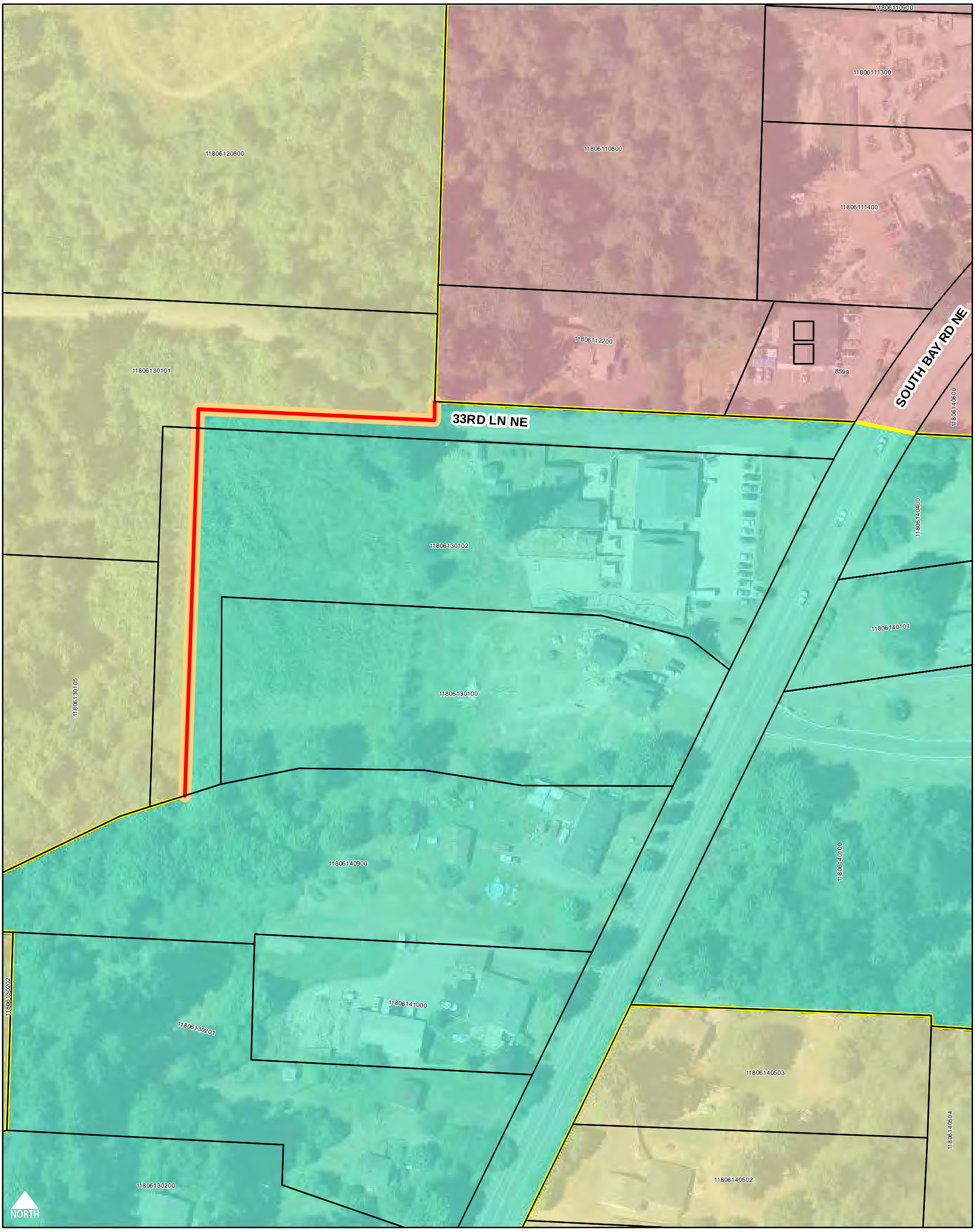
The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

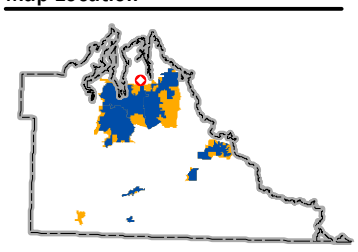
Thurston County Zoning Alignment Review

Issue: Zone not aligned to parcels
Error in Feet: 36
Recommended Action: Move Zone to Match Parcels. Consider following E and N boundaries of parcel 11806130102 to South Bay Rd ROW.

Error ID: Oly08



Map Location



Review Areas

Error

Zoning Designation

RCC
RRR1/5
RL1/2

Base Data

Urban Growth Area Boundary
Zoning Boundary

0 75 Feet

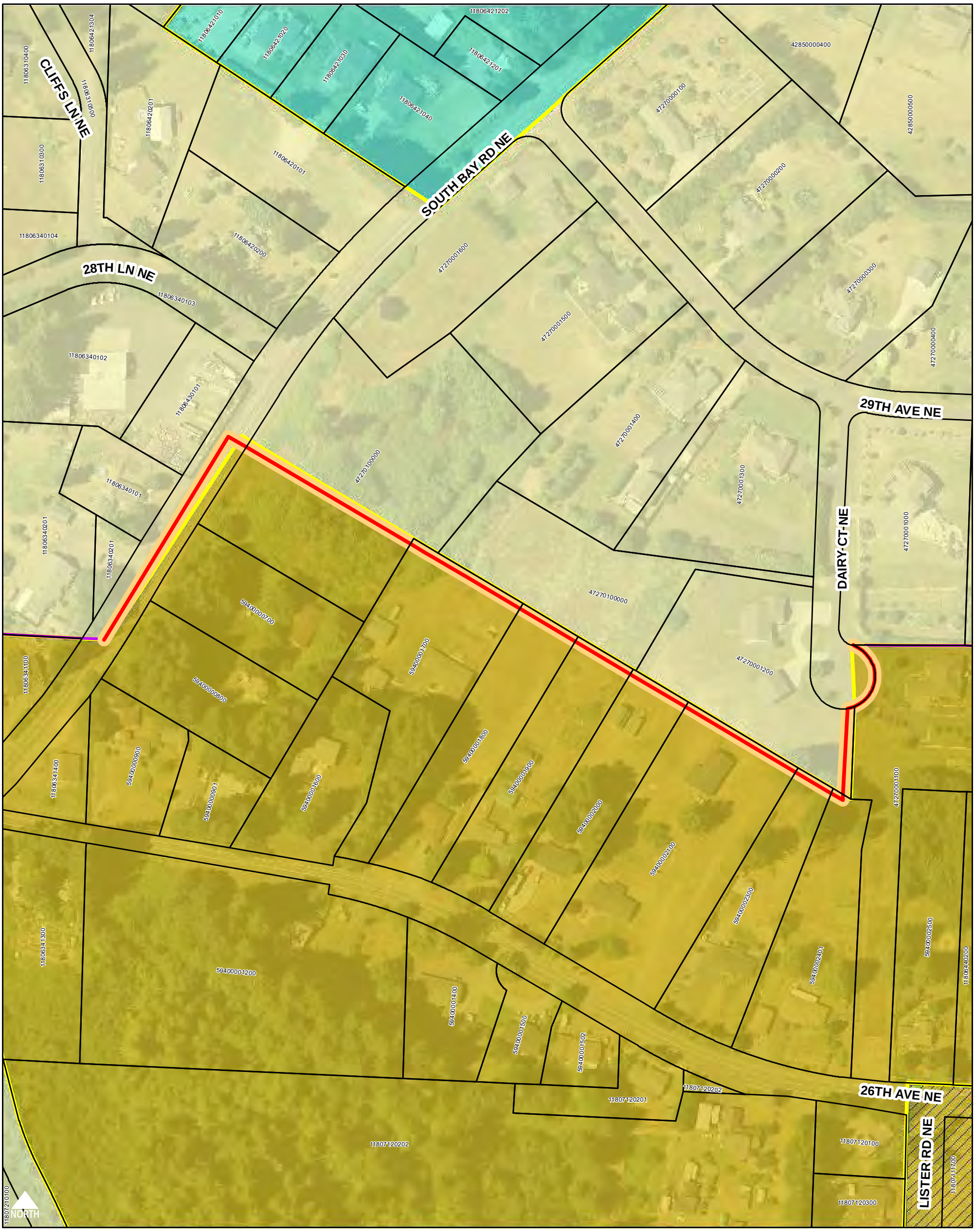
Created by SLS and LTR on 6/10/2024

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

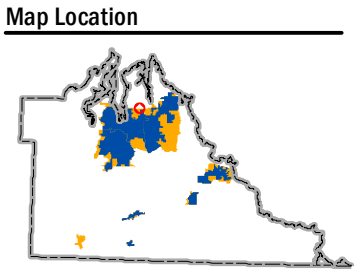
ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Thurston County Zoning Alignment Review

Issue: Zone not aligned with UGA. Zoning follows Parcels.
Error in Feet: 16
Recommended Action: On West: Move R 4-8 to match UGA boundary. On North UGA boundary running east-west and East UGA boundary running north-south: No change. Zoning matches parcels. In Culdesac: move zone to match UGA boundary/parcel boundary



Map Location



Review Areas

Error

Zoning Designation

R-4 RL1/2
R-4-8 RRR1/5

Base Data

Urban Growth Area Boundary
Zoning Boundary
Cities

0 100 Feet

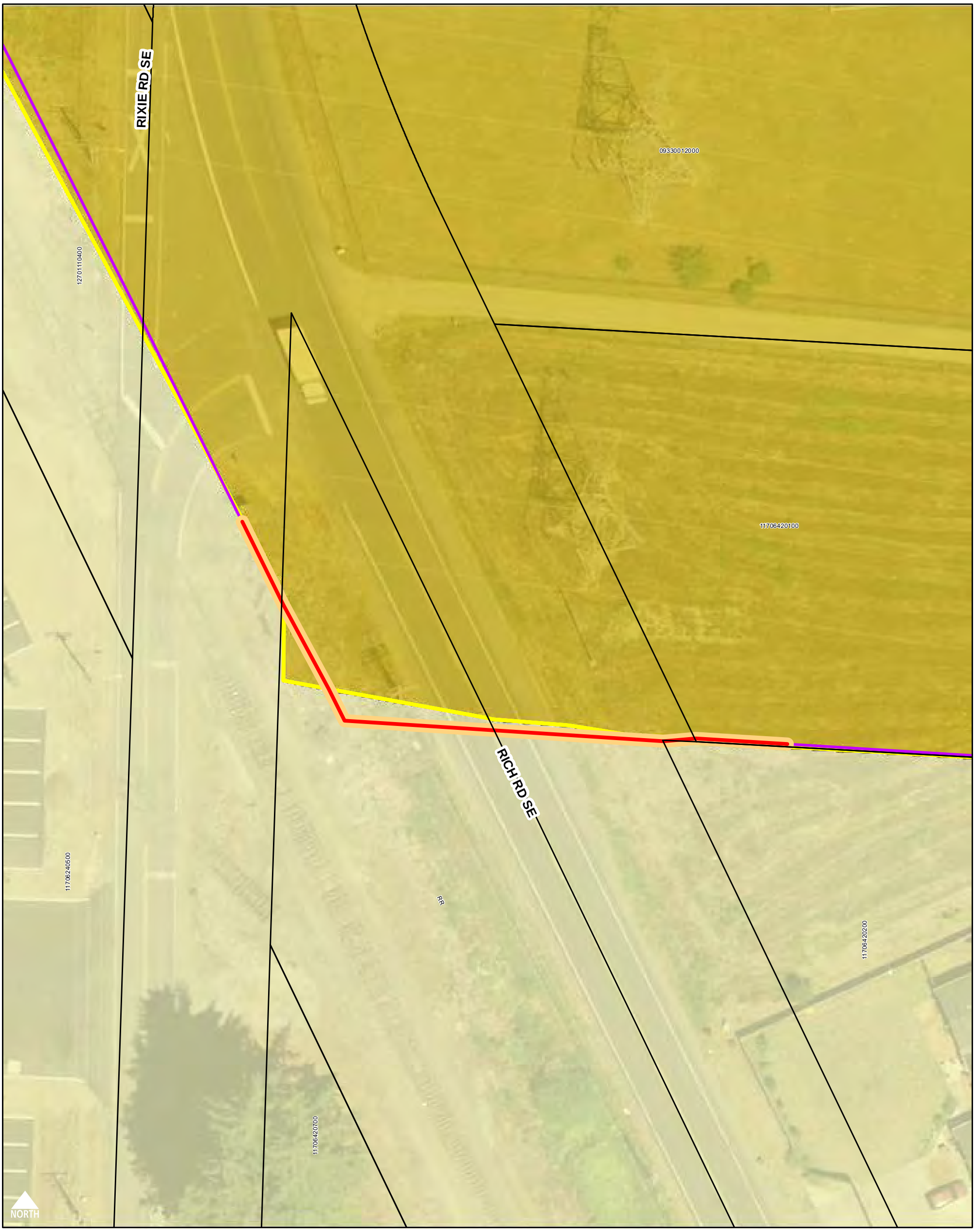
Created by SLS and LTR on 6/10/2024

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

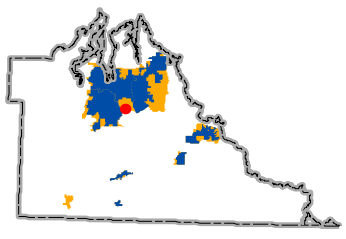
ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Thurston County Zoning Alignment Review

Issue: Zone not aligned w UGA. UGA in ROW and RR
Error in Feet: 12
Recommended Action: Move Zone to Match UGA



Map Location



Review Areas

Error

Zoning Designation

R-4-8
RRR1/5

Base Data

Urban Growth Area Boundary
Zoning Boundary

0 25 Feet

Created by SLS and LTR on 6/10/2024

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

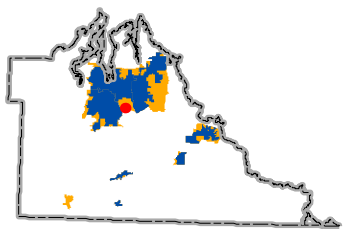
ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Thurston County Zoning Alignment Review

Issue: Zone doesn't follow Parcels.
Error in Feet: 52
Recommended Action: Move Zone to Match Parcels

Error ID: Oly14

Map Location



Review Areas

Error

Zoning Designation

LI-C R-4-8

Base Data

Urban Growth Area Boundary

Zoning Boundary

0 25 Feet

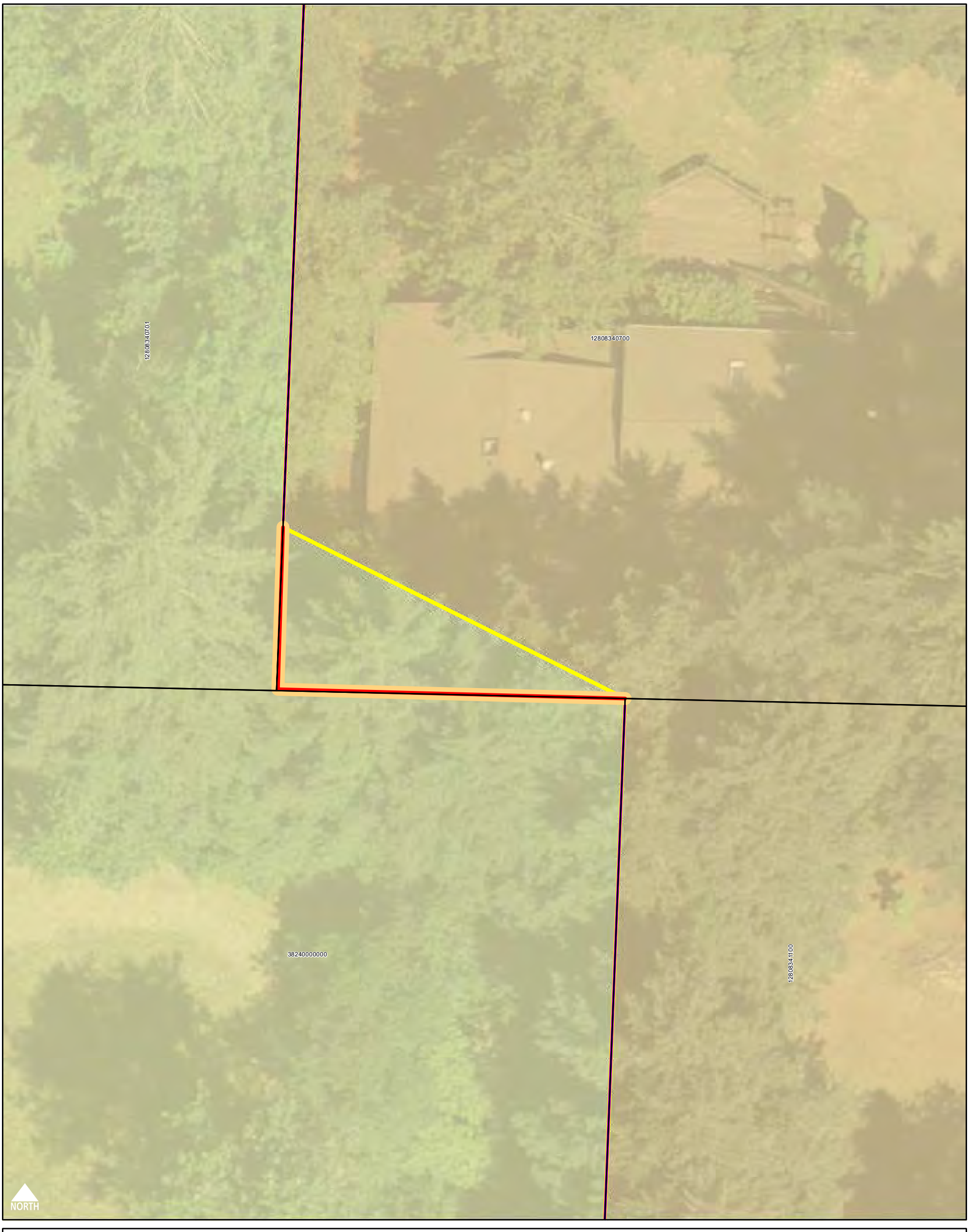
Created by SLS and LTR on 6/10/2024

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

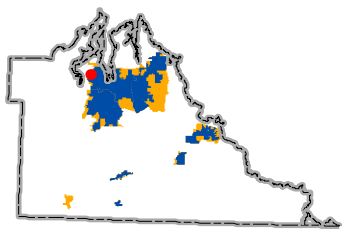
ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Thurston County Zoning Alignment Review

Issue: Zoning not aligned w UGA. UGA follows Parcels.
Error in Feet: 22
Recommended Action: Move Zone to Match UGA and Parcels.



Map Location



Review Areas

Error

Zoning Designation

R 1/5
RRR1/5

Base Data

Urban Growth Area Boundary
Zoning Boundary

0 10 Feet

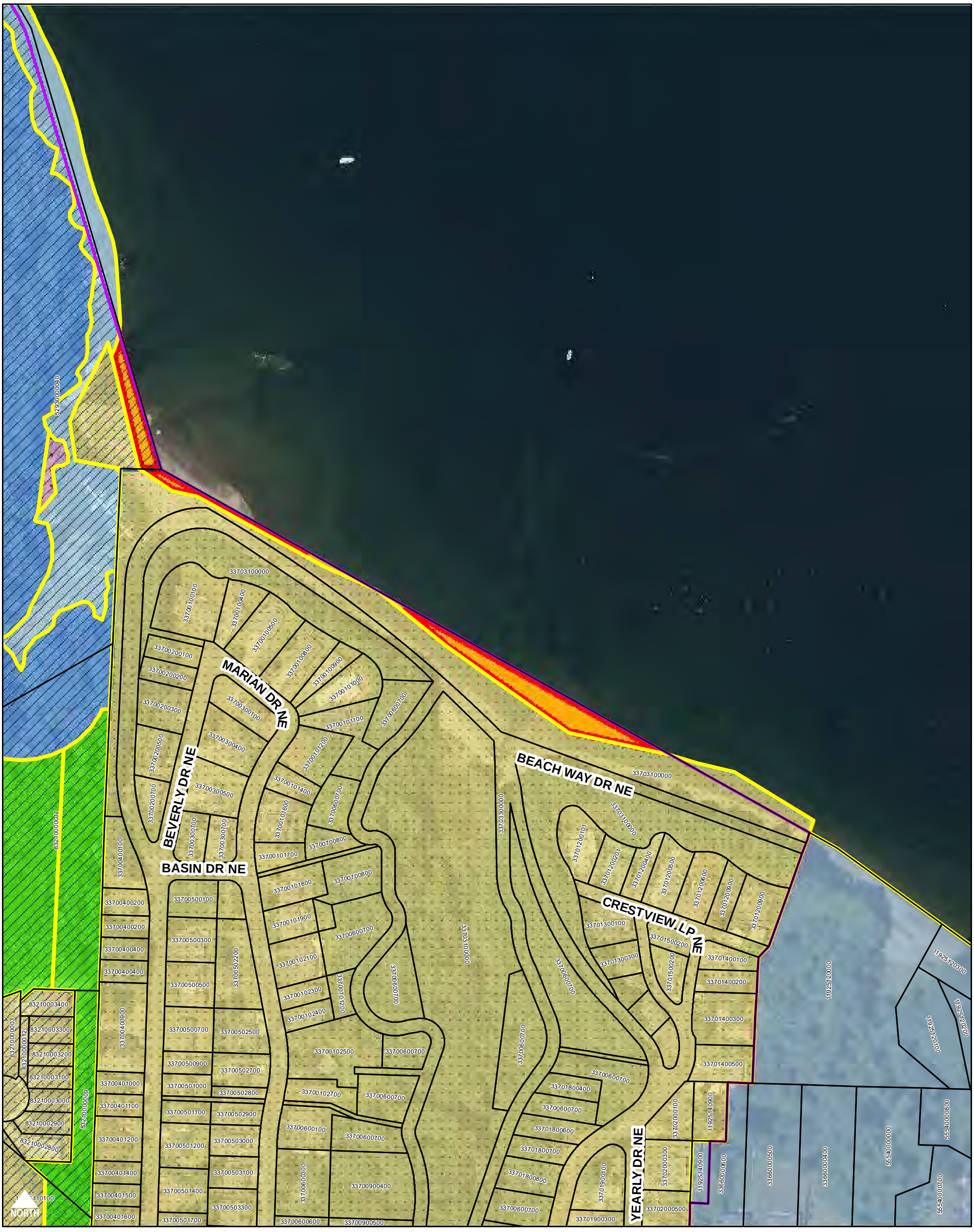
Created by SLS and LTR on 6/10/2024

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

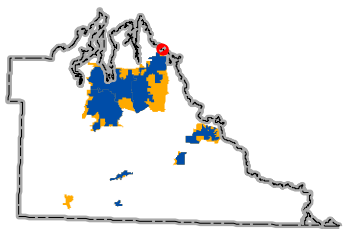
ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Thurston County Zoning Alignment Review

Issue: Zoning not aligned w UGA. UGA follows Parcels. Marine shoreline.
Error in Feet: 67
Recommended Action: Move Zone to Match UGA



Map Location



Review Areas

- Error

Zoning Designation

- AQUATC
- LD, LOW DENSITY
- NATURL
- OS-I
- RL1/1
- URBCON

Base Data

- Urban Growth Area Boundary
- Zoning Boundary
- Cities

0 100 Feet

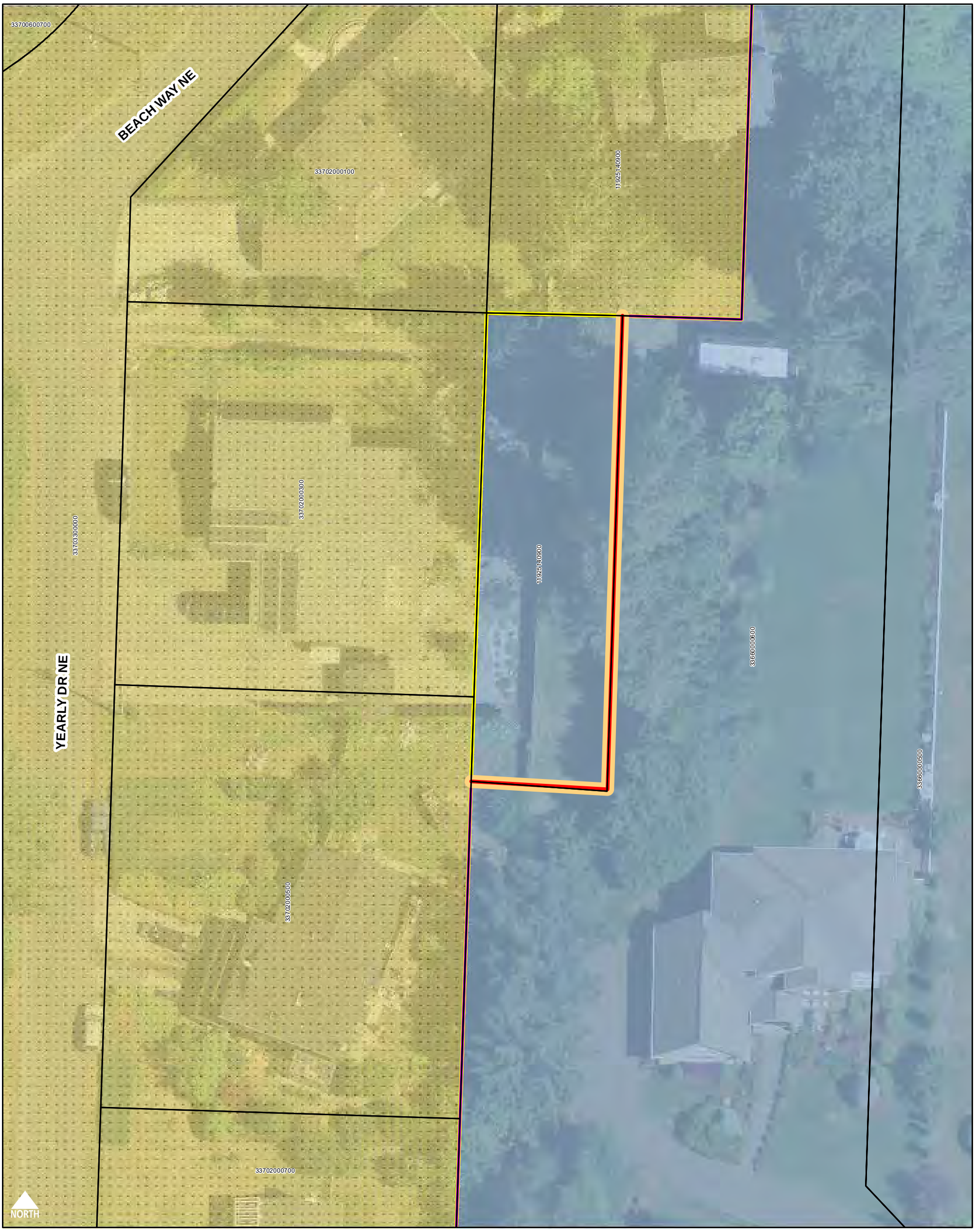
Created by SLS and LTR on 6/10/2024

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

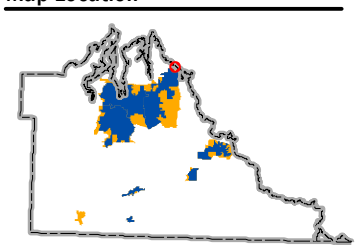
ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Thurston County Zoning Alignment Review

Issue: No Zoning break at UGA boundary.
Error in Feet: 40
Recommended Action: Move LD zone to match UGA boundary, applying to parcel 11925140900. No RL 1/1 in UGA.



Map Location



Review Areas

Error

Zoning Designation

LD, LOW DENSITY
RL1/1

Base Data

Urban Growth Area Boundary
Zoning Boundary

0 20 Feet

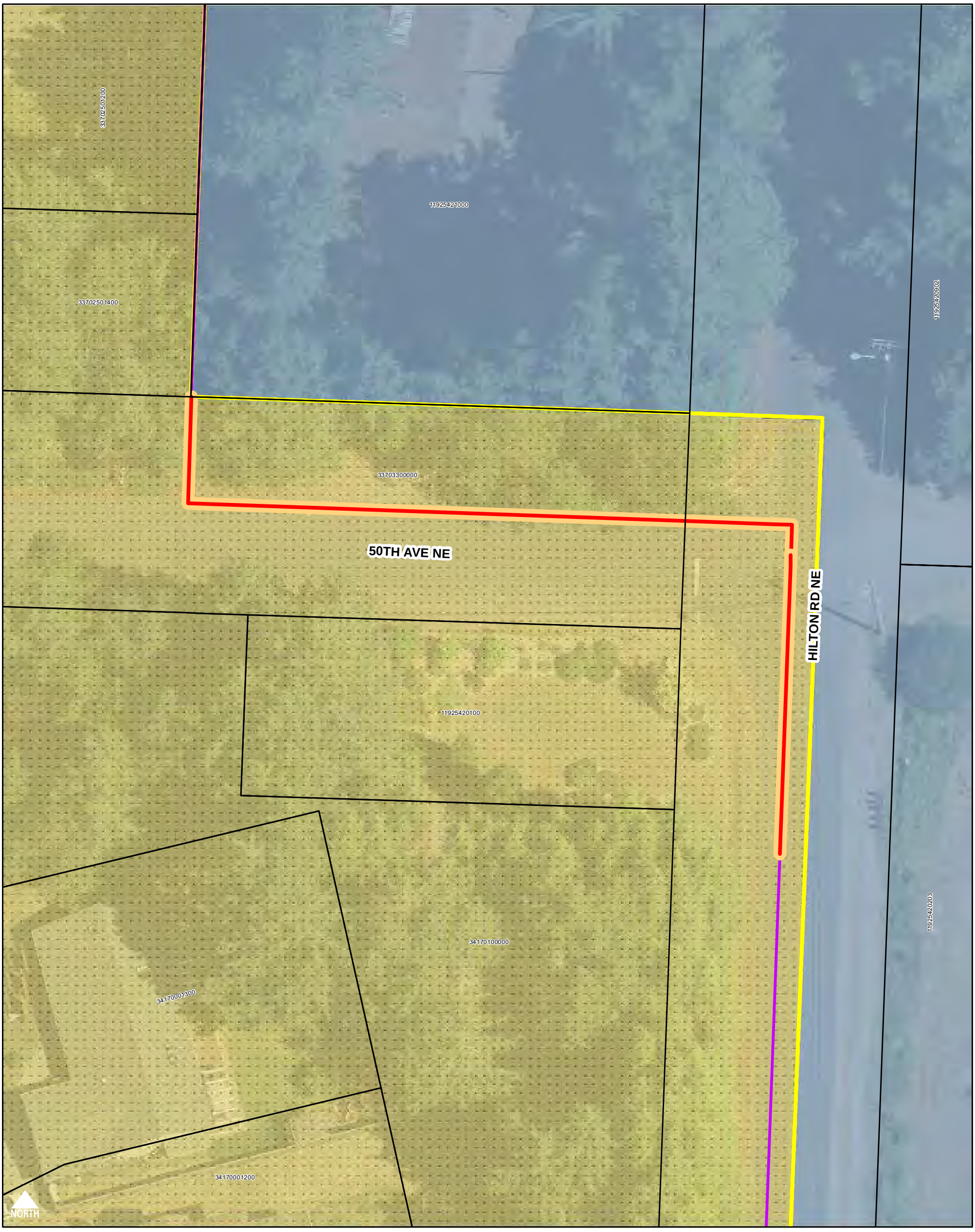
Created by SLS and LTR on 6/10/2024

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

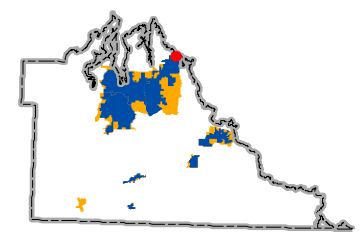
ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Thurston County Zoning Alignment Review

Issue: Zone not aligned w UGA. UGA in ROW.
Error in Feet: 29
Recommended Action: Move Zone to Match UGA



Map Location



Review Areas

Error

Zoning Designation

LD, LOW DENSITY
RL1/1

Base Data

Urban Growth Area Boundary
Zoning Boundary

0 20 Feet

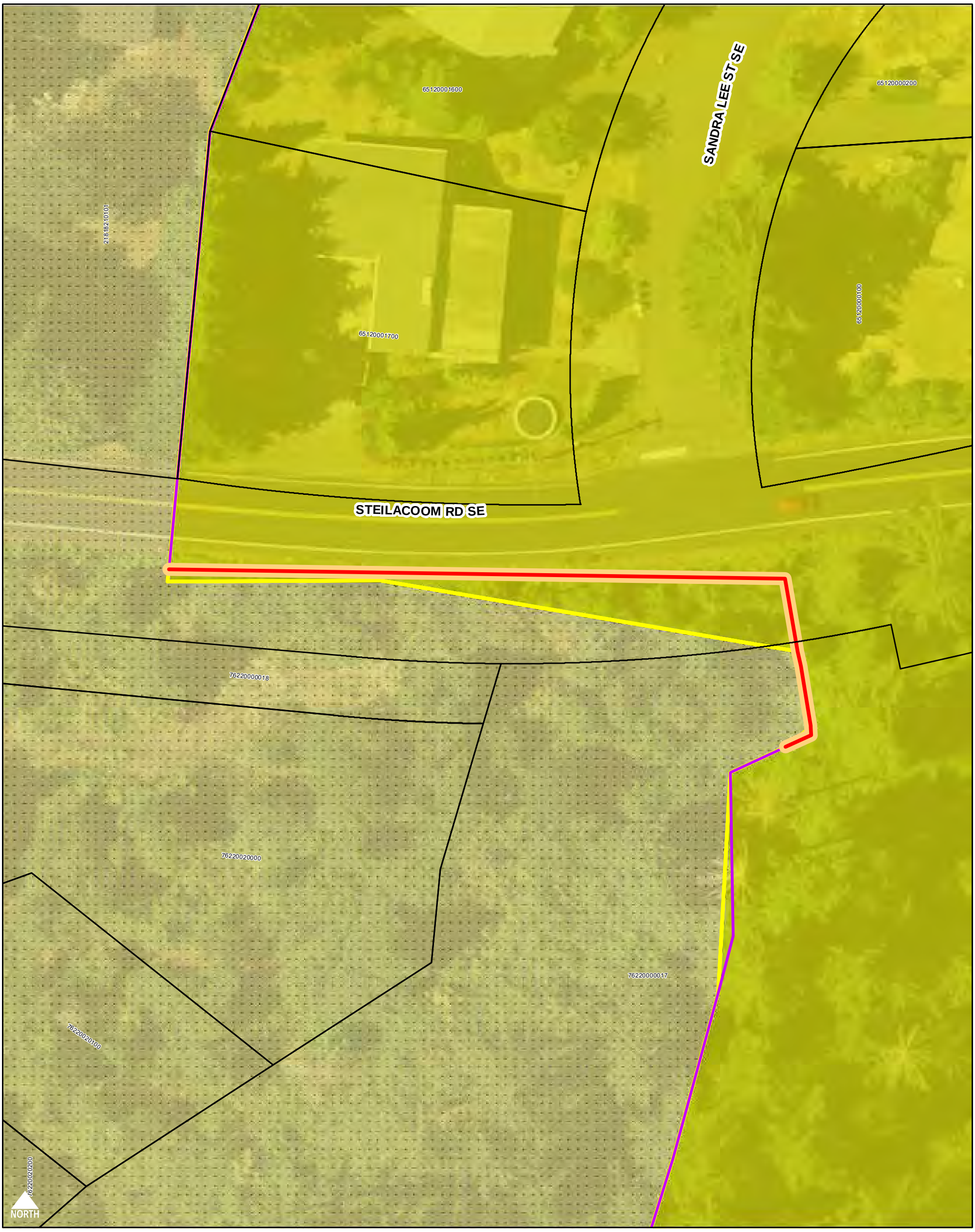
Created by SLS and LTR
on 6/10/2024

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

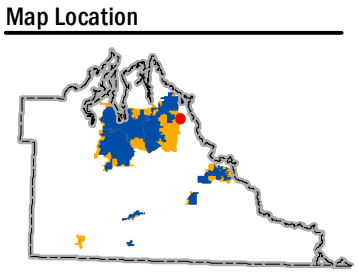
ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Thurston County Zoning Alignment Review

Issue: Zoning not aligned w UGA. UGA in ROW
Error in Feet: 21
Recommended Action: Move Zone to Match UGA



Map Location



Review Areas

Error

Zoning Designation

LD, LOW DENSITY
RR1/5

Base Data

Urban Growth Area Boundary
Zoning Boundary

0 25 Feet

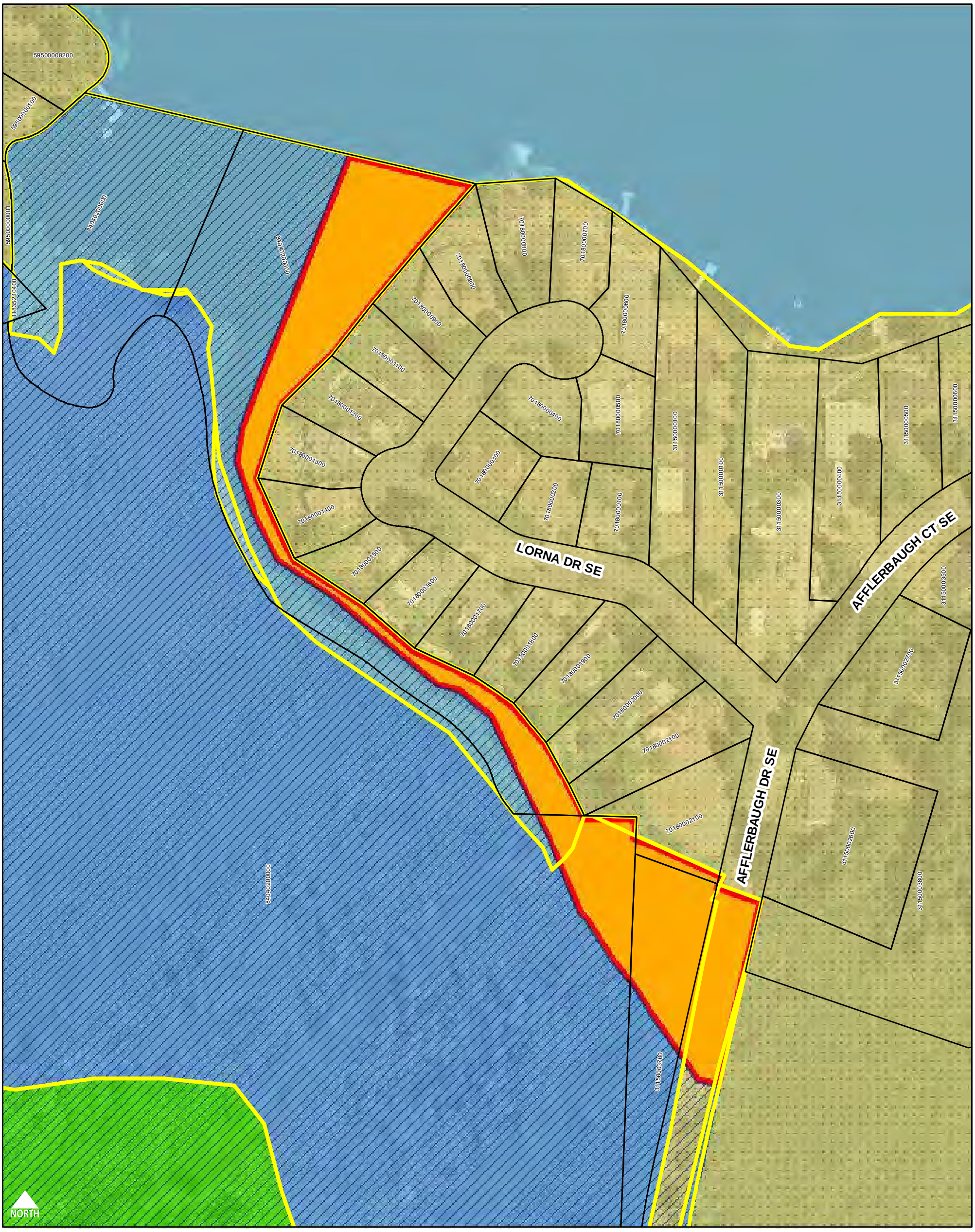
Created by SLS and LTR on 6/10/2024

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

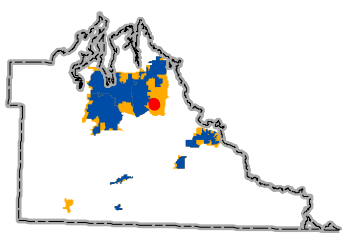
ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Thurston County Zoning Alignment Review

Issue: Zone not aligned with City. City follows parcels. Zoning mostly in ROW. Error in Feet: 200
Recommended Action: Clean up County city layer to match what Lacey city layer is reviewing annexation. If no change to city layer move Zone to Match City.



Map Location



Review Areas

Error

Zoning Designation

- AQUATC
- LAKE
- LD, LOW DENSITY
- NATURL
- OS-I
- SHORES

Base Data

- Urban Growth Area Boundary
- Zoning Boundary
- Cities

0 — 90 Feet

Created by SLS and LTR
on 6/10/2024

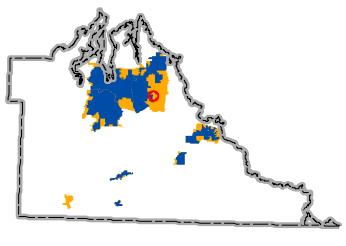
The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Thurston County Zoning Alignment Review

Issue: Zoning not aligned with Parcels. Lake shoreline.
Error in Feet: 26
Recommended Action: Move Zone to Match Parcels. Parcels appear to follow shoreline more accurately than Zoning boundary.

Map Location



Review Areas

Error

Zoning Designation

LAKE
OS-I
LD, LOW DENSITY
SHORES

Base Data

Urban Growth Area Boundary
Zoning Boundary
Cities

0 75 Feet

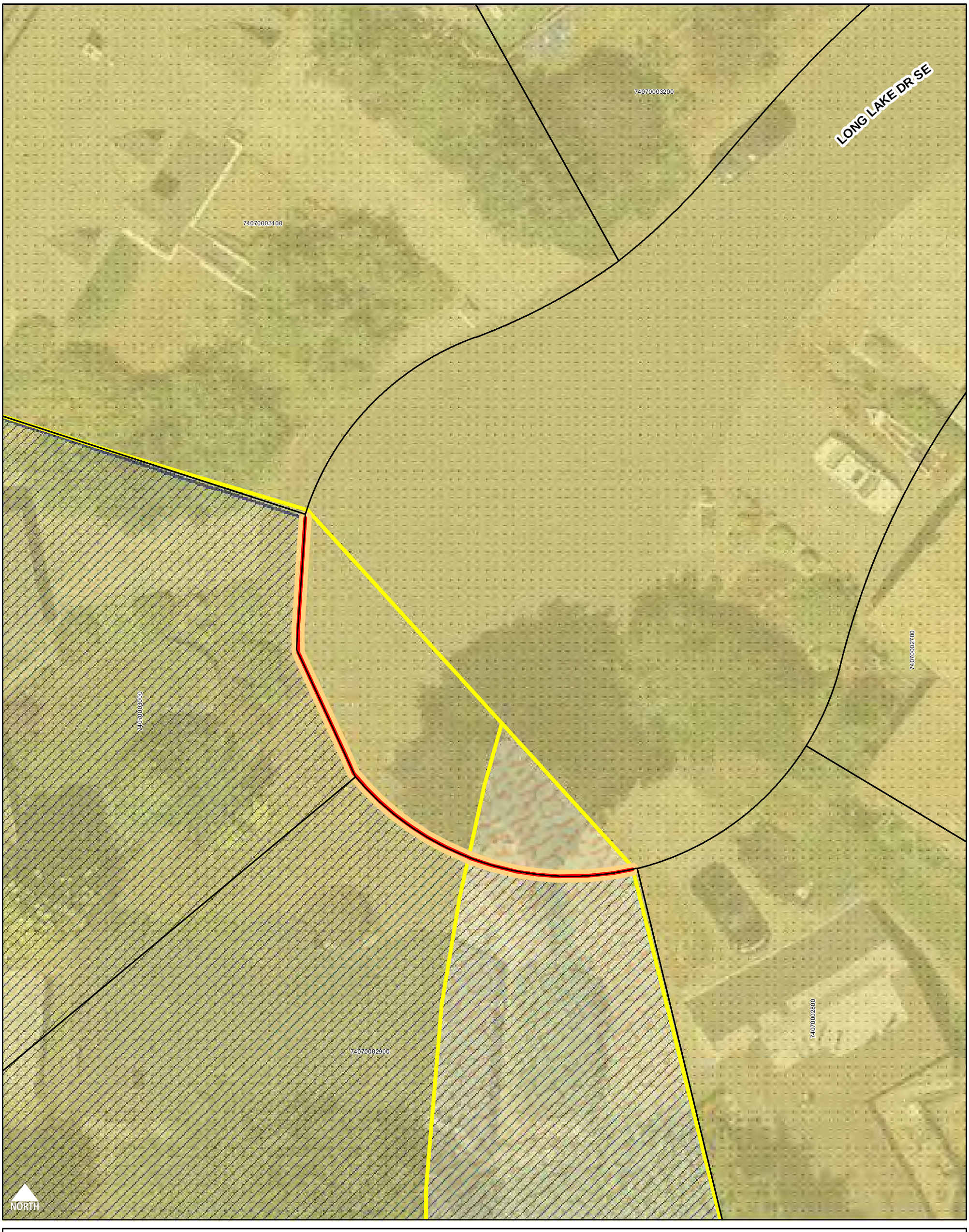
Created by SLS and LTR on 6/10/2024

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

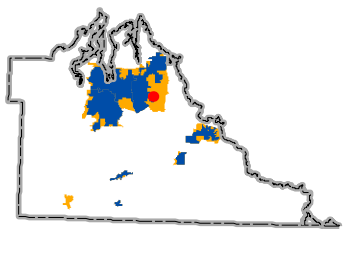
ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Thurston County Zoning Alignment Review

Issue: Zone not aligned to City. City follows parcels.
Error in Feet: 24
Recommended Action: Move Zone to Match City & Parcels



Map Location



Review Areas

Error

Zoning Designation

LD, LOW DENSITY
SHORES

Base Data

Urban Growth Area Boundary
Zoning Boundary
Cities

0 10 Feet

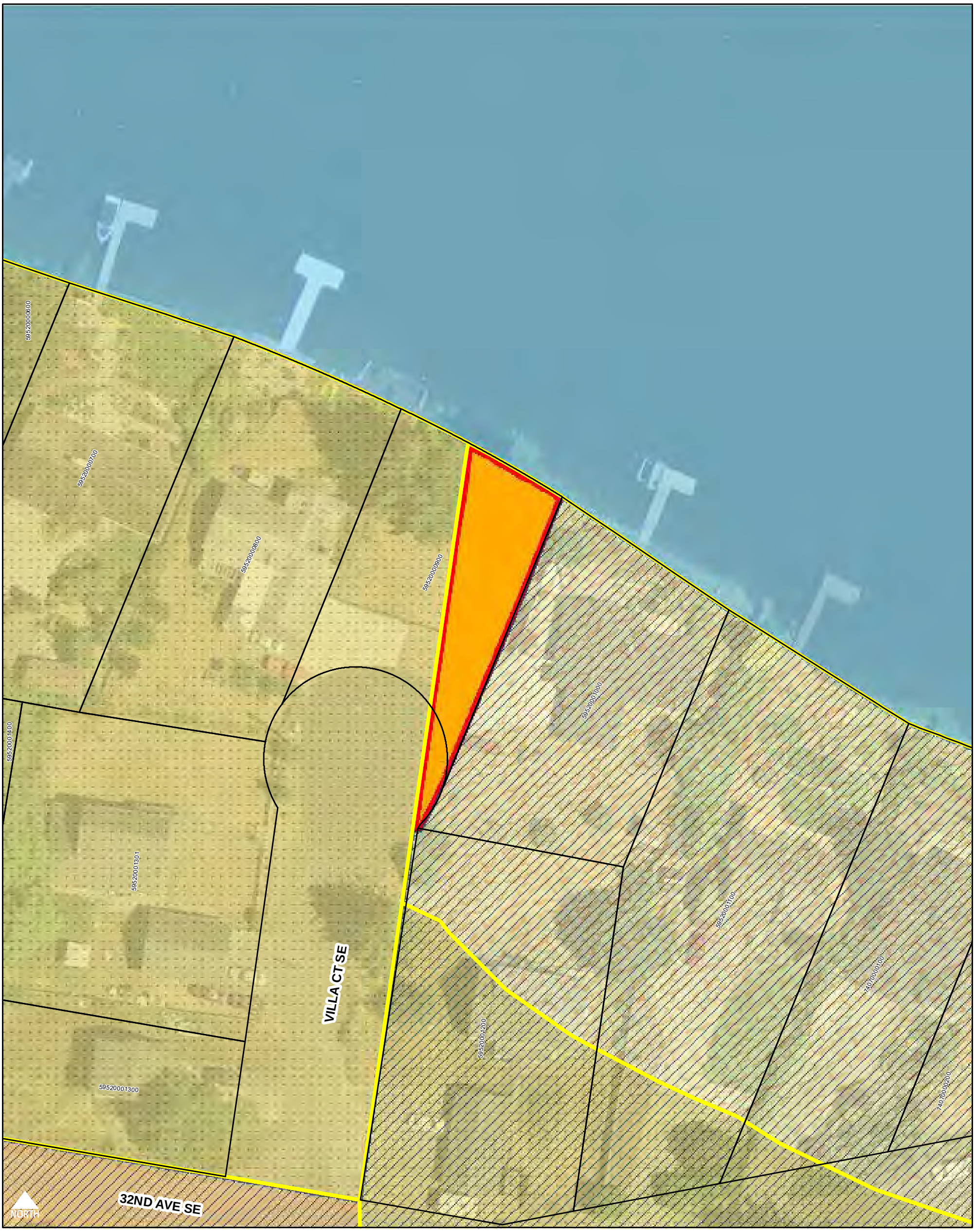
Created by SLS and LTR
on 6/10/2024

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

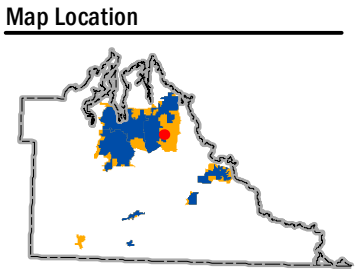
ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Thurston County Zoning Alignment Review

Issue: Zone not aligned with City. City follows parcels. Error in Feet: 50
Recommended Action: Move Zone to Match City and parcel boundaries



Map Location



Review Areas

Error

Zoning Designation

LAKE
LD, LOW DENSITY
MD
SHORES

Base Data

Urban Growth Area Boundary
Zoning Boundary
Cities

0 30 Feet

Created by SLS and LTR on 6/10/2024

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

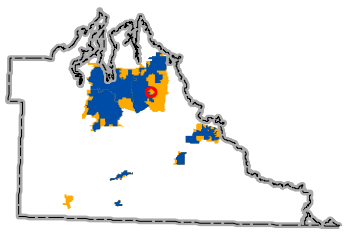
ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Thurston County Zoning Alignment Review

Issue: Zone doesn't follow Parcels.
Error in Feet: 28
Recommended Action: Move Zone to Match Parcel where parcel line is landward of shoreline.

Error ID: Lac17

Map Location



Review Areas

Error

Zoning Designation

- AQUATC
- LAKE
- LD, LOW DENSITY
- MD
- OS-I
- SHORES

Base Data

- Urban Growth Area Boundary
- Zoning Boundary
- Cities

0 100 Feet

Created by SLS and LTR
on 6/10/2024

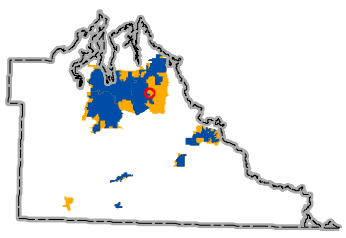
The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Thurston County Zoning Alignment Review

Issue: Zone doesn't follow Parcels. Lake shoreline.
Error in Feet: 23
Recommended Action: Move Zone to Match Parcel. Land extends beyond mapped parcel into Aquatic zone.

Map Location



Review Areas

Error

Zoning Designation

LAKE
LD, LOW DENSITY

Base Data

Urban Growth Area Boundary
Zoning Boundary

0 60 Feet

Created by SLS and LTR on 6/10/2024

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

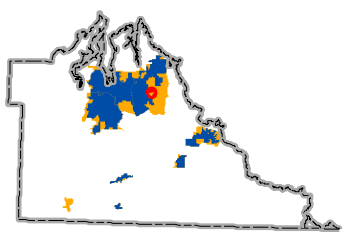
ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Thurston County Zoning Alignment Review

Issue: Zone doesn't follow Parcels.
Error in Feet: 40
Recommended Action: Move Zone to Match Parcel

Error ID: Lac19

Map Location



Review Areas

Error

Zoning Designation

- LAKE
- LD, LOW DENSITY
- LI & LI2
- MD

Base Data

- Urban Growth Area Boundary
- Zoning Boundary

0 90 Feet

Created by SLS and LTR on 6/10/2024

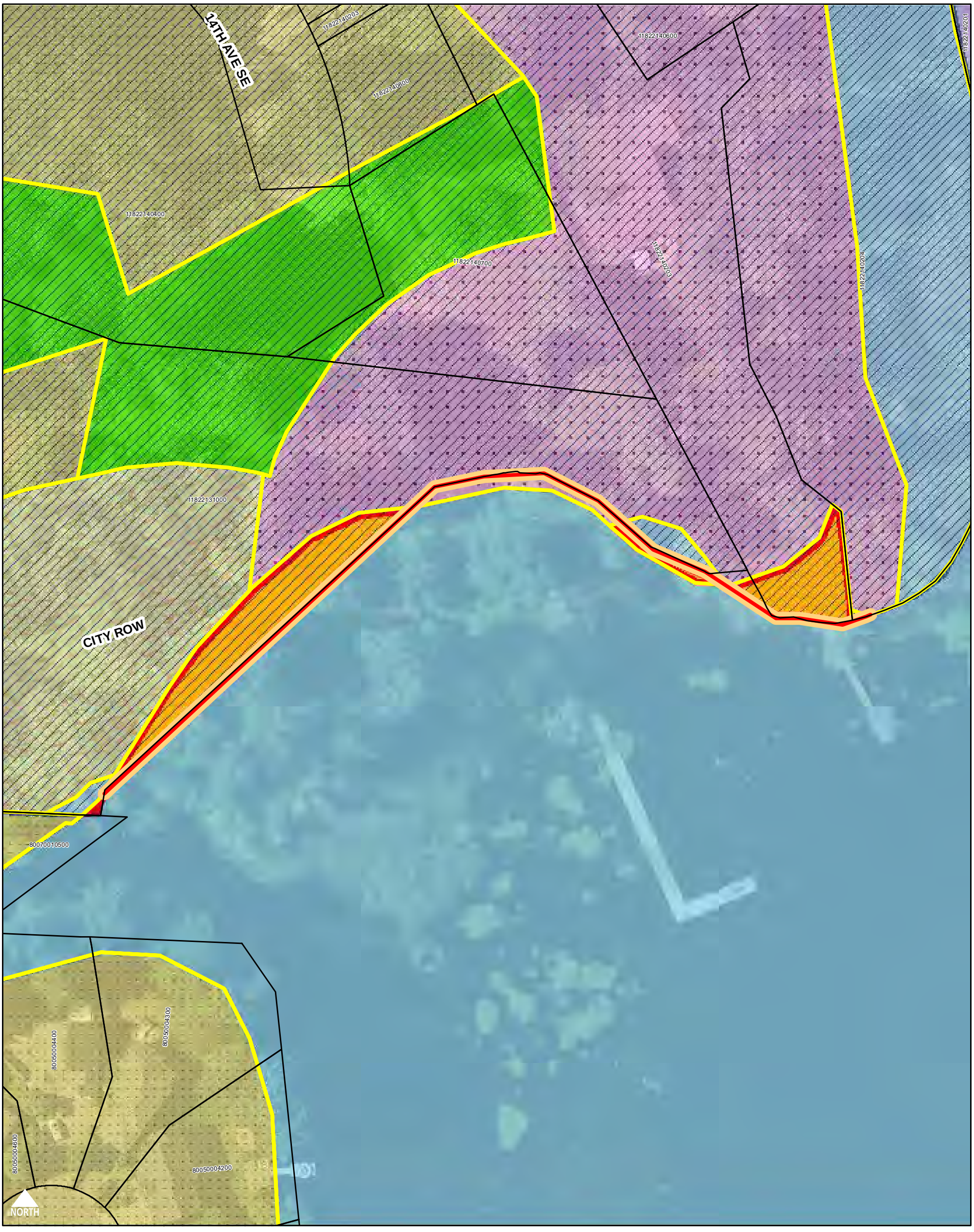
The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

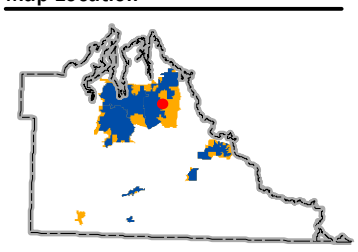
Thurston County Zoning Alignment Review

Issue: Zone not aligned to City
Error in Feet: 30
Recommended Action: Move Zone to Match City & Parcel. Remaining becomes "lake".

Error ID: Lac9



Map Location



Created by SLS and LTR
on 6/10/2024

2025 CPAs Resolution 12-16-2025
p. 662 of 773

Review Areas

- Error
- Error

Zoning Designation

- AQUATC
- LAKE
- LD, LOW DENSITY
- LI & LI2
- OS-I
- SHORES
- URBCON

Base Data

- Urban Growth Area Boundary
- Zoning Boundary
- Cities

0 50 Feet

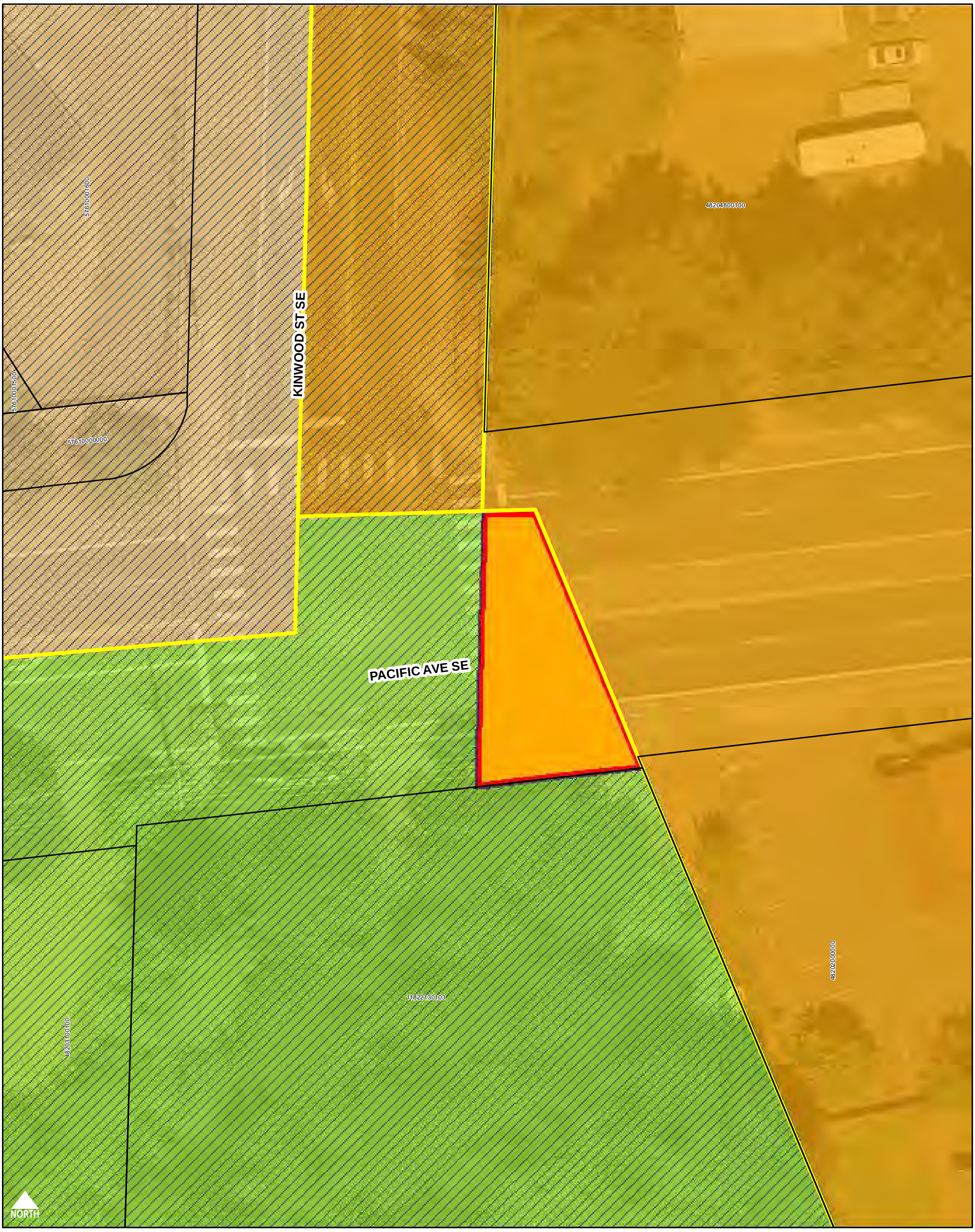
The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

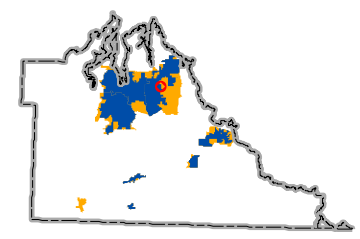
Thurston County Zoning Alignment Review

Issue: Zone not aligned with City. City follows parcels. Zoning in ROW.
Error in Feet: 44
Recommended Action: Move Zone to Match City

Error ID: Lac26



Map Location



Review Areas

Error Area

Zoning Designation

MD
OSI-P
MMDC

Base Data

Urban Growth Area Boundary
Zoning Boundary
Cities

0 20 Feet

Created by SLS and LTR on 6/10/2024

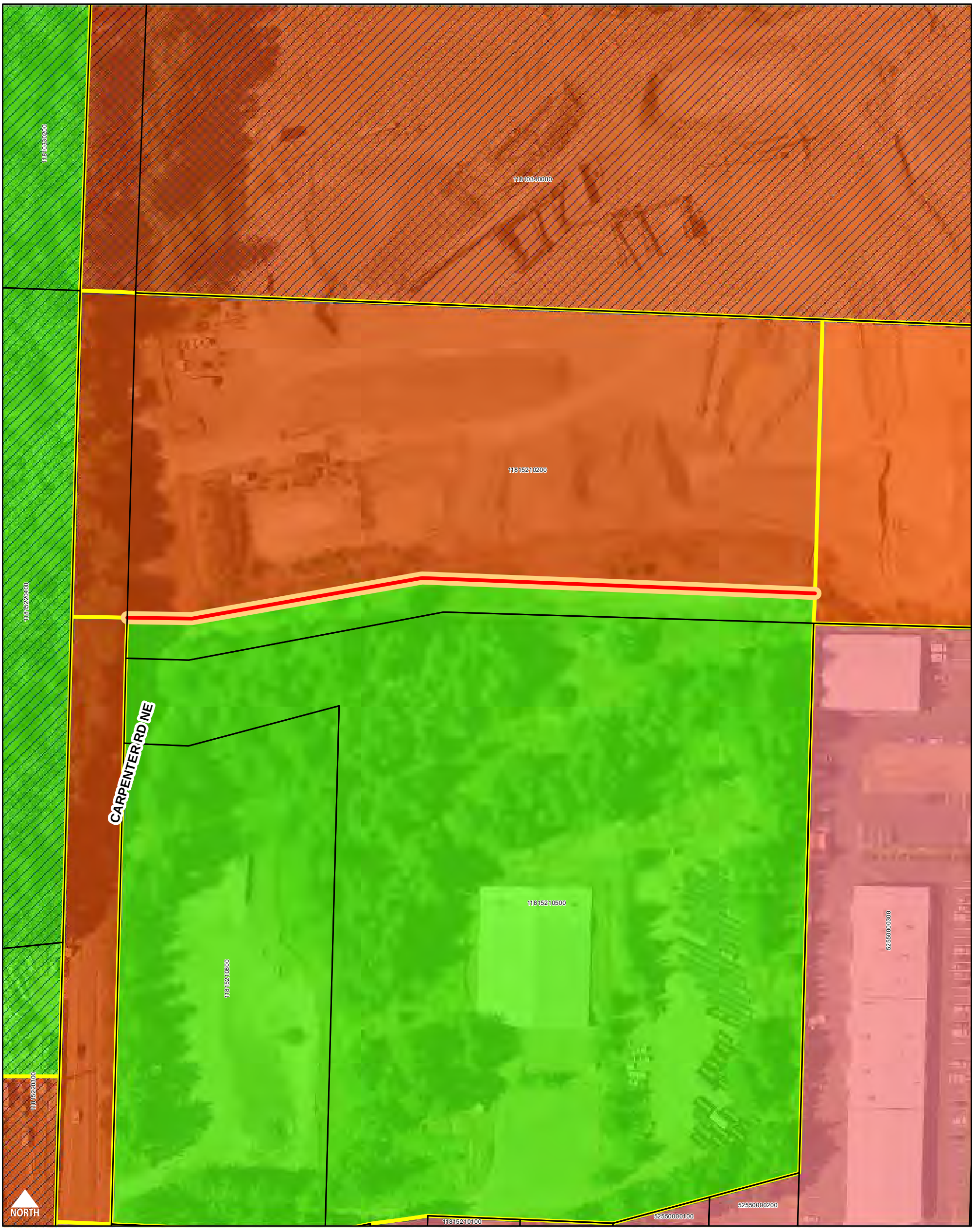
The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

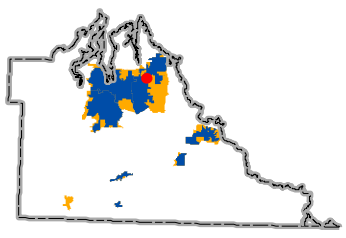
Thurston County Zoning Alignment Review

Issue: Zone doesn't follow Parcels.
Error in Feet: 41
Recommended Action: Move Zone to Match Parcel

Error ID: Lac15



Map Location



Review Areas

Error Line

Zoning Designation

CBD 6
HD
MHDC
OS-I

Base Data

Urban Growth Area Boundary
Zoning Boundary
Cities

0 80 Feet

Created by SLS and LTR
on 6/10/2024

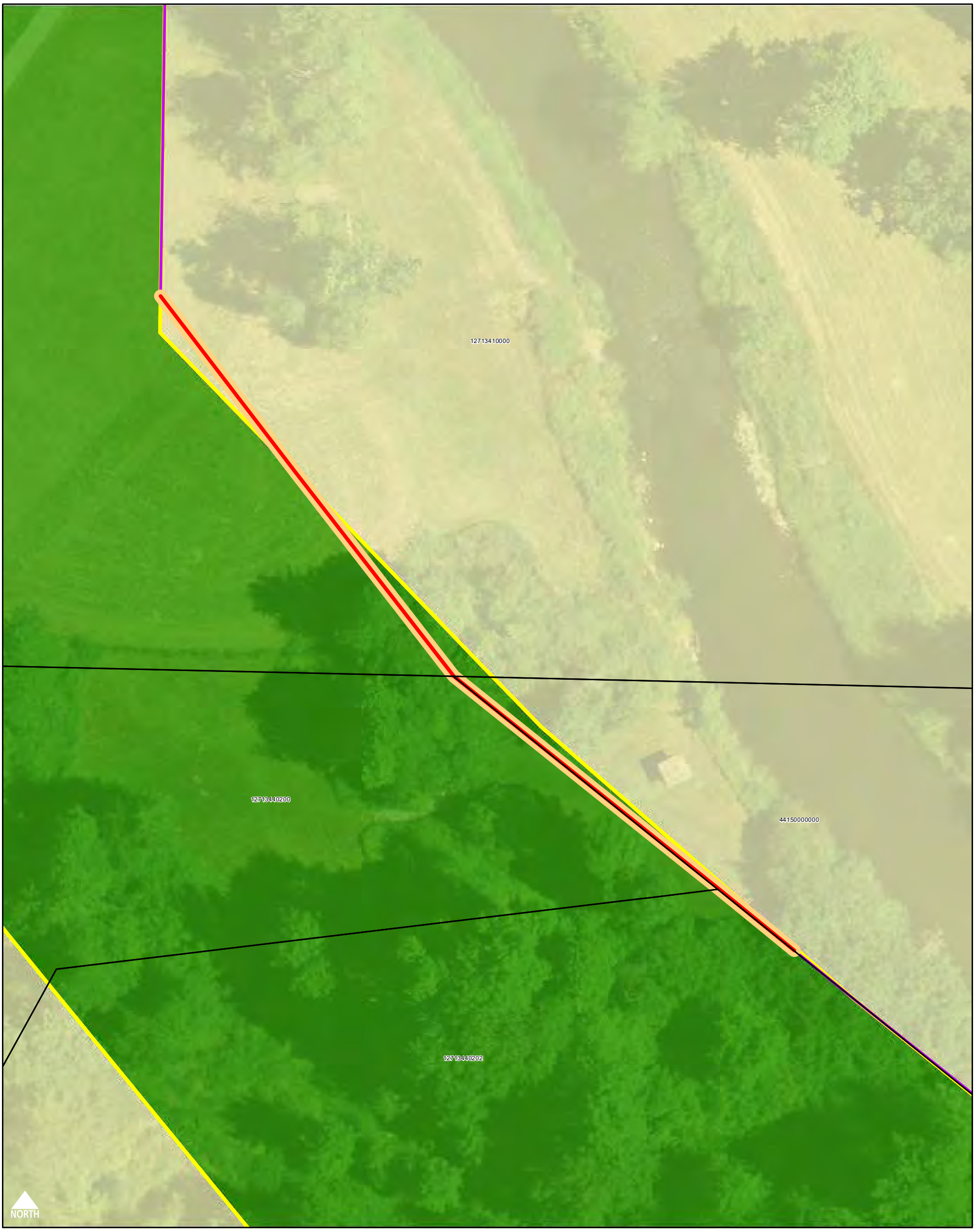
The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

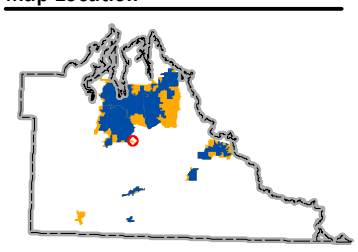
Thurston County Zoning Alignment Review

Issue: Zoning not aligned with UGA
Error in Feet: 11
Recommended Action: Move Zone to Match UGA

Error ID: Tum12



Map Location



Review Areas

Error

Zoning Designation

OS & OS2
SFL & SFL2
RRR1/5

Base Data

Urban Growth Area Boundary
Zoning Boundary

0 30 Feet

Created by SLS and LTR on 6/10/2024

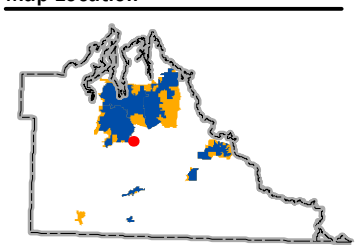
The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Thurston County Zoning Alignment Review

Issue: Zone not aligned w UGA
Error in Feet: 19
Recommended Action: Move Zone to Match UGA

Map Location



Review Areas

Error

Zoning Designation

OS & OS2
SFL & SFL2
RRR1/5

Base Data

Urban Growth Area Boundary
Zoning Boundary

0 10 Feet

Created by SLS and LTR on 6/10/2024

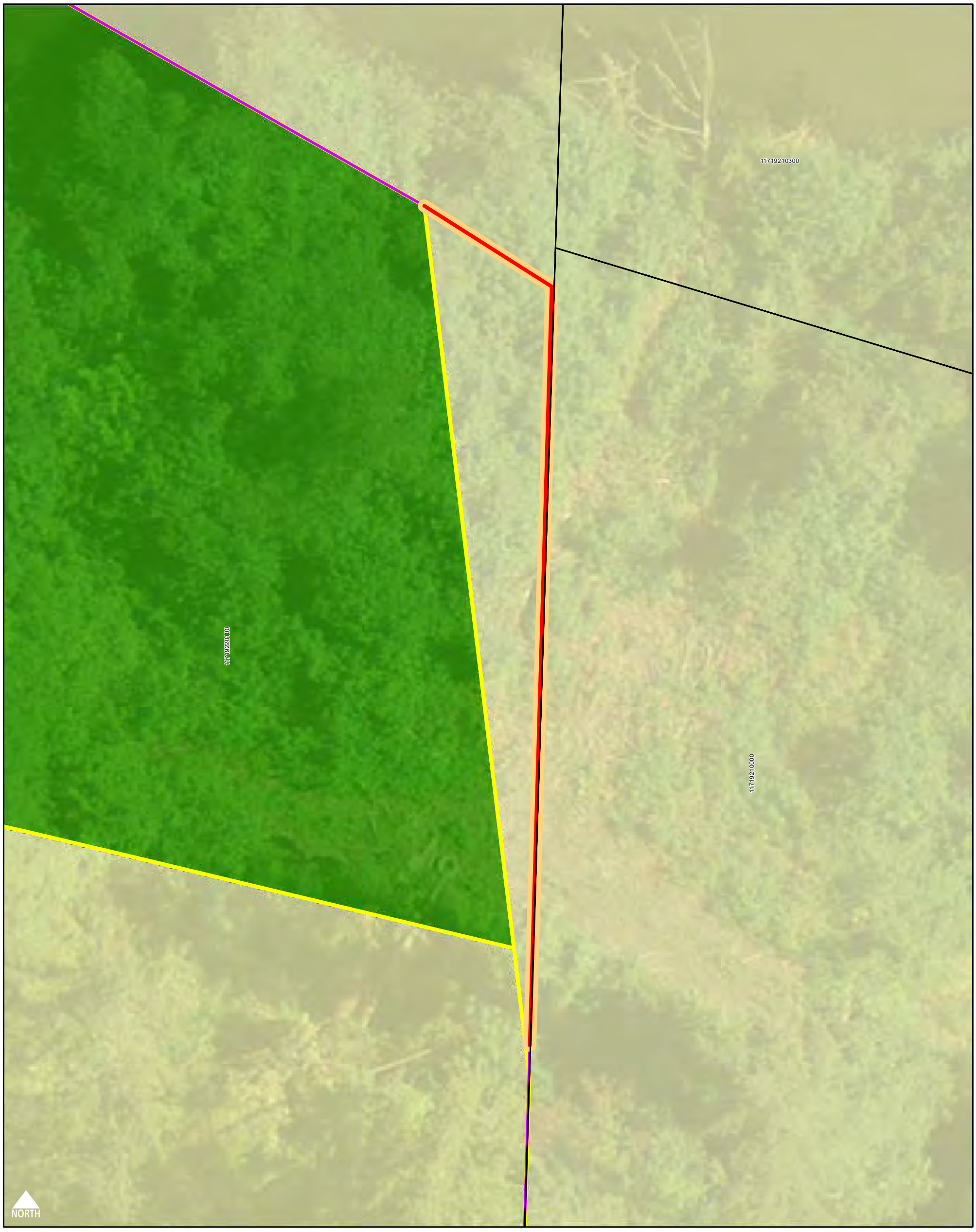
The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

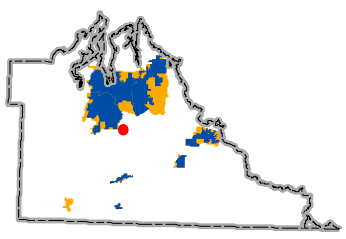
Thurston County Zoning Alignment Review

Issue: Zoning not aligned with UGA. UGA follows Parcels.
Error in Feet: 16
Recommended Action: Move Zone to Match UGA

Error ID: Tum14



Map Location



Review Areas

Error

Zoning Designation

OS & OS2
SFL & SFL2
RRR1/5

Base Data

Urban Growth Area Boundary
Zoning Boundary

0 9.5 Feet

Created by SLS and LTR
on 6/10/2024

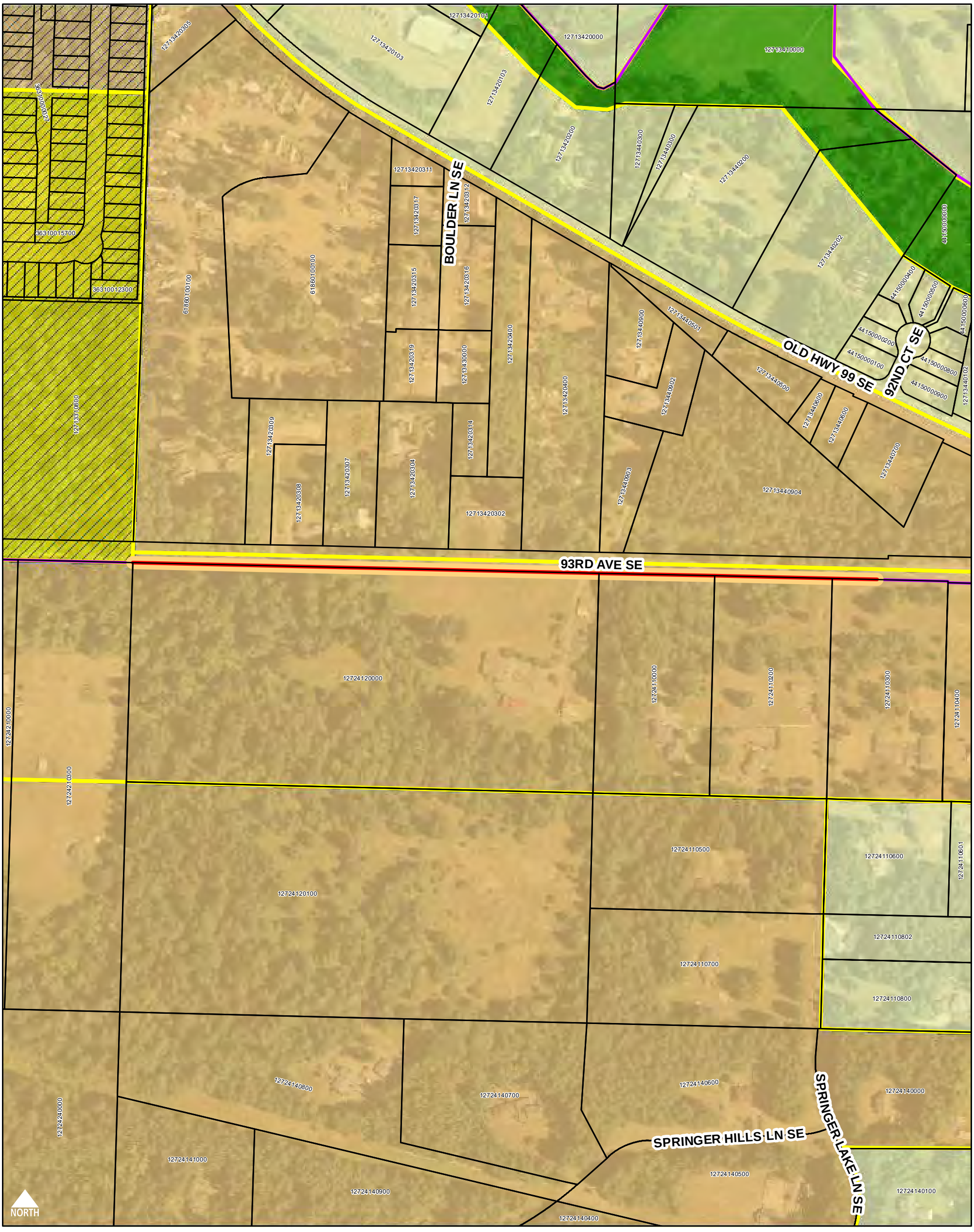
2025 CPAs Resolution 12-16-2025
p. 667 of 773

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

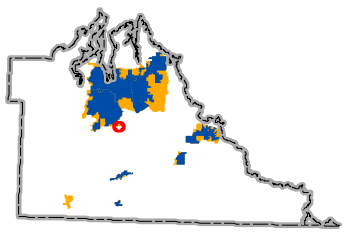
ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Thurston County Zoning Alignment Review

Issue: Zone not aligned w UGA, Error on ROW
Error in Feet: 30
Recommended Action: Move Zone to Match UGA



Map Location



Review Areas

- Error

Zoning Designation

- MFM & MFM2
- OS & OS2
- R 1/10
- RRR1/5
- SFL & SFL2
- SFM, SFM1 & SFM2

Base Data

- Urban Growth Area Boundary
- Zoning Boundary
- Cities

0 200 Feet

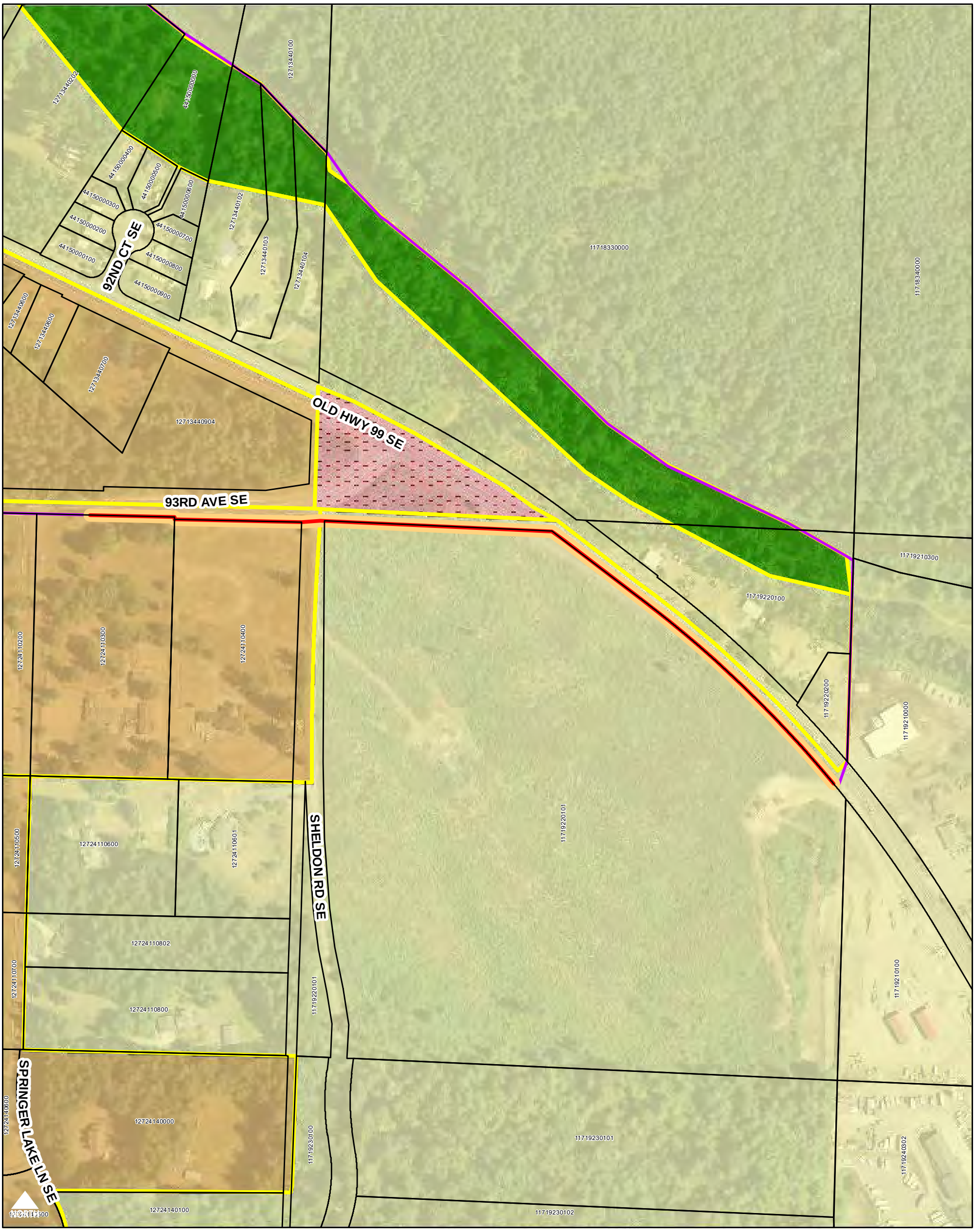
Created by SLS and LTR
on 6/10/2024

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

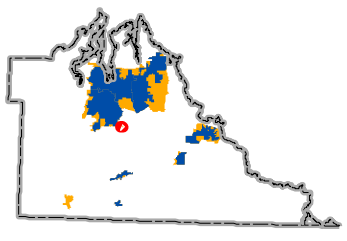
ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Thurston County Zoning Alignment Review

Issue: Zone not aligned w UGA, Error on ROW
Error in Feet: 28
Recommended Action: Move Zone to Match UGA



Map Location



Review Areas

Error

Zoning Designation

- MFM & MFM2
- NC & NC2
- OS & OS2
- R 1/10
- RRR1/5
- SFL & SFL2

Base Data

- Urban Growth Area Boundary
- Zoning Boundary

0 100 Feet

Created by SLS and LTR on 6/10/2024

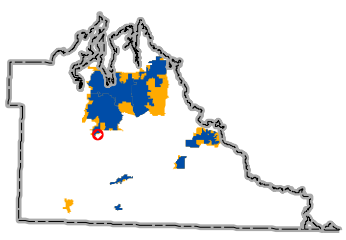
The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Thurston County Zoning Alignment Review

Issue: Zone not aligned w UGA. UGA follows parcels.
Error in Feet: 33
Recommended Action: Move Zone to Match UGA

Map Location



Review Areas

Error

Zoning Designation

LI & LI2
R 1/10

Base Data

Urban Growth Area Boundary
Zoning Boundary

0 30 Feet

Created by SLS and LTR on 6/10/2024

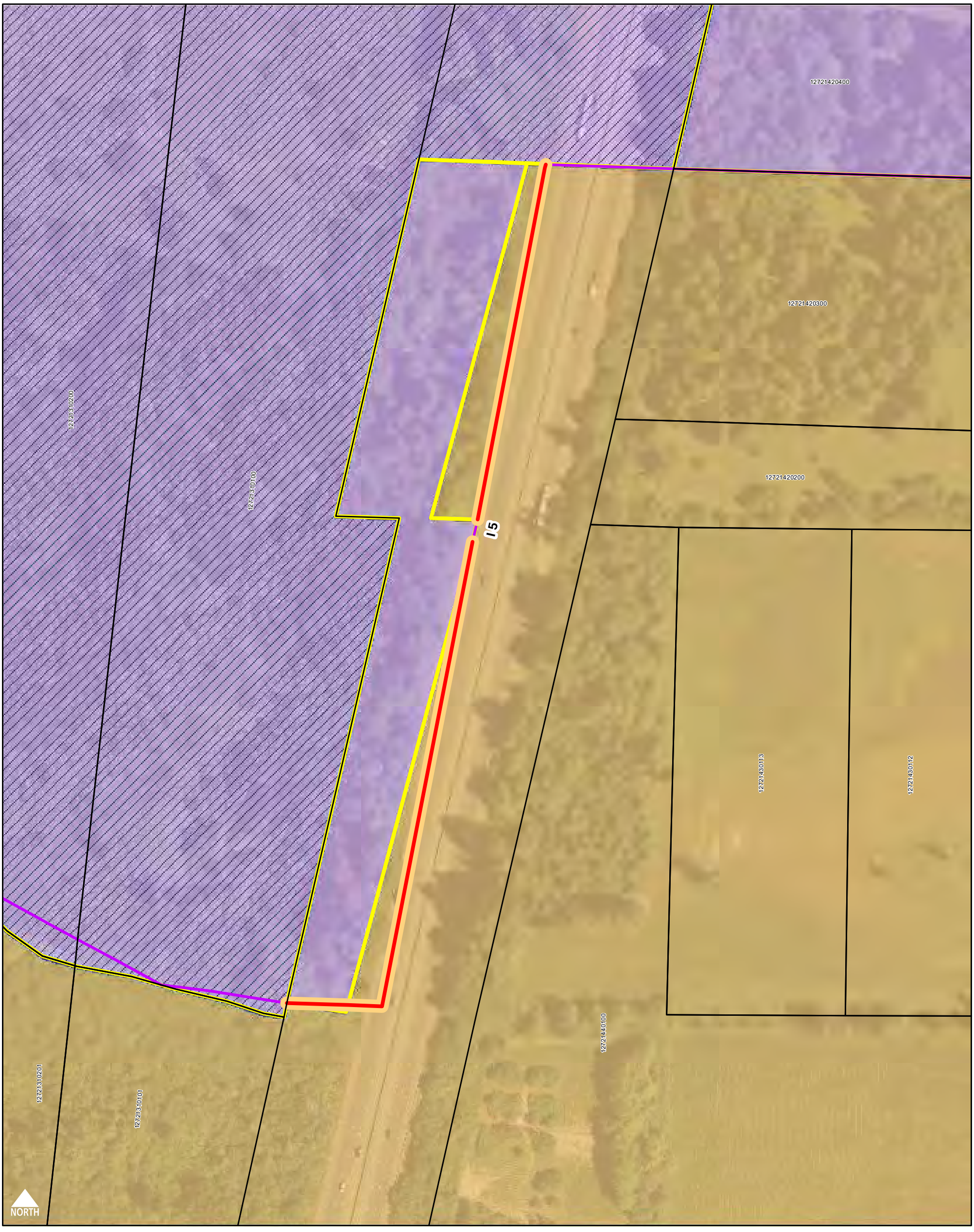
The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

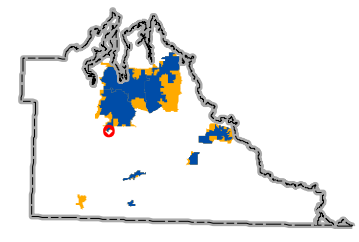
Thurston County Zoning Alignment Review

Issue: Zone not aligned w UGA
Error in Feet: 66
Recommended Action: Move Zone to Match UGA

Error ID: Tum7b



Map Location



Review Areas

Error

Zoning Designation

LI & LI2
R 1/10

Base Data

Urban Growth Area Boundary
Zoning Boundary
Cities

0 100 Feet

Created by SLS and LTR on 6/10/2024

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

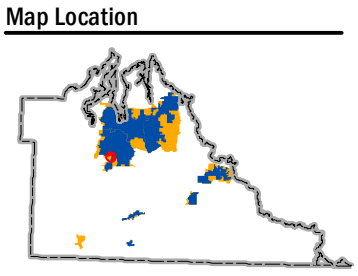
ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Thurston County Zoning Alignment Review

Issue: Gap between edge of City and Zoning. In I5 ROW
Error in Feet: 13
Recommended Action: Move Zone to Match City.

Error ID: Tum13

Map Location



Review Areas

Error

Zoning Designation

ARI & ARI2
LI & LI2
GC & GC6

Base Data

Urban Growth Area Boundary
Zoning Boundary
Cities

0 30 Feet

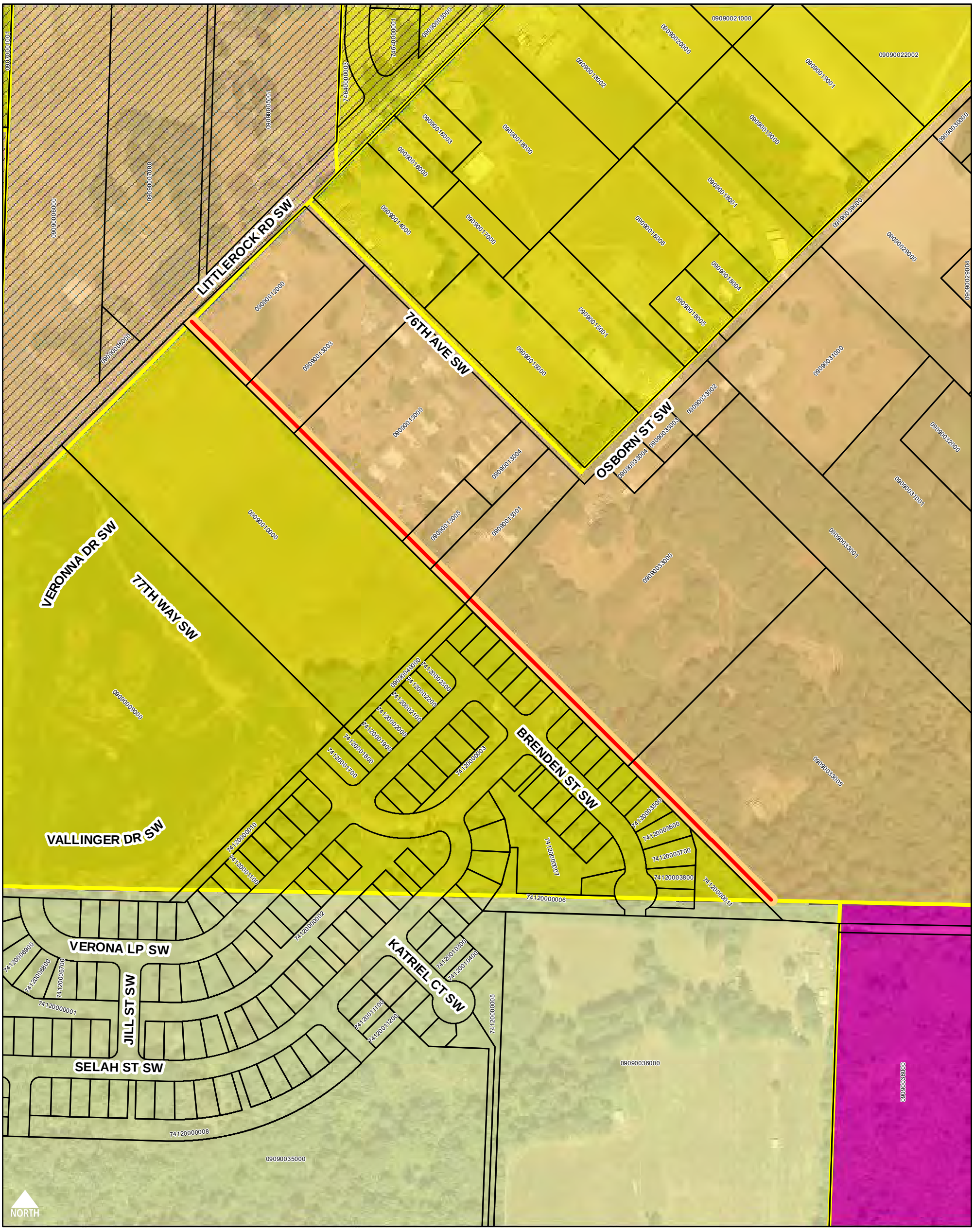
Created by SLS and LTR on 6/10/2024

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

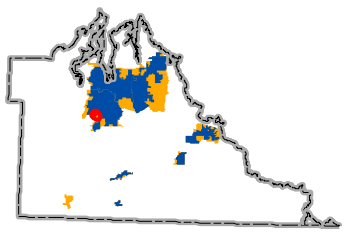
ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Thurston County Zoning Alignment Review

Issue: Zone not aligned to Parcels.
Error in Feet: 18
Recommended Action: Move Zone to Match Parcels



Map Location



Review Areas

- Error

Zoning Designation

- GC & GC6
- MFM & MFM2
- MU & MU5
- SFL & SFL2
- SFM, SFM1 & SFM2

Base Data

- Urban Growth Area Boundary
- Zoning Boundary
- Cities

0 100 Feet

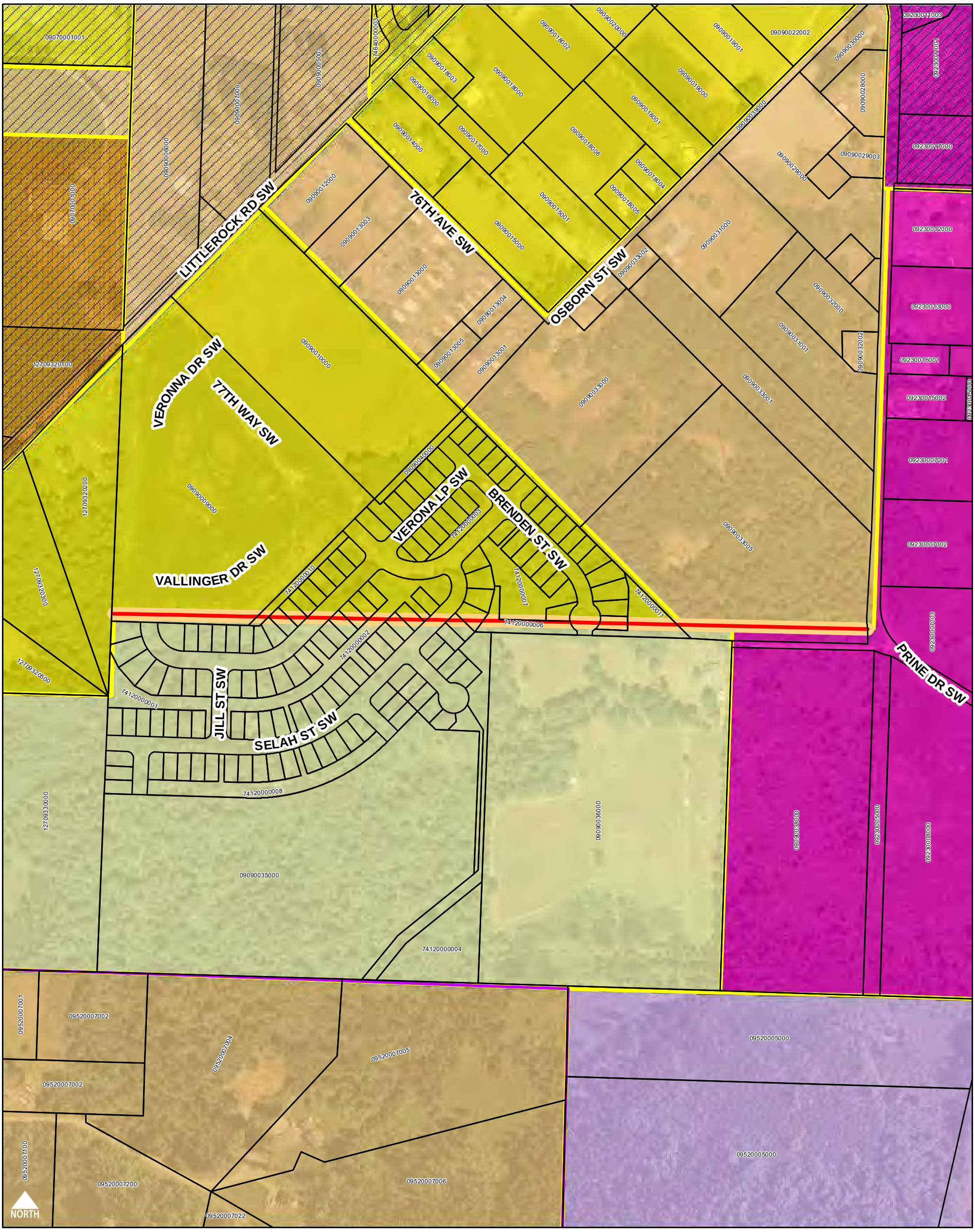
Created by SLS and LTR
on 6/10/2024

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

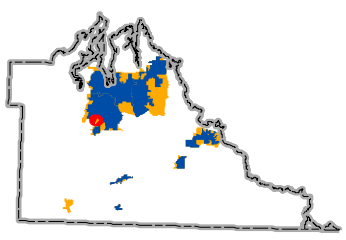
ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Thurston County Zoning Alignment Review

Issue: Zone not aligned to Parcels.
Error in Feet: 54
Recommended Action: Move Zone to Match Parcels where appropriate. Some parcels may still have split zoning.



Map Location



Review Areas

Error

Zoning Designation

- GC & GC6
- LI & LI2
- MFM & MFM2
- MU & MU5
- R 1/10
- SFL & SFL2
- SFM, SFM1 & SFM2

Base Data

- Urban Growth Area Boundary
- Zoning Boundary
- Cities

0 200 Feet

Created by SLS and LTR on 6/10/2024

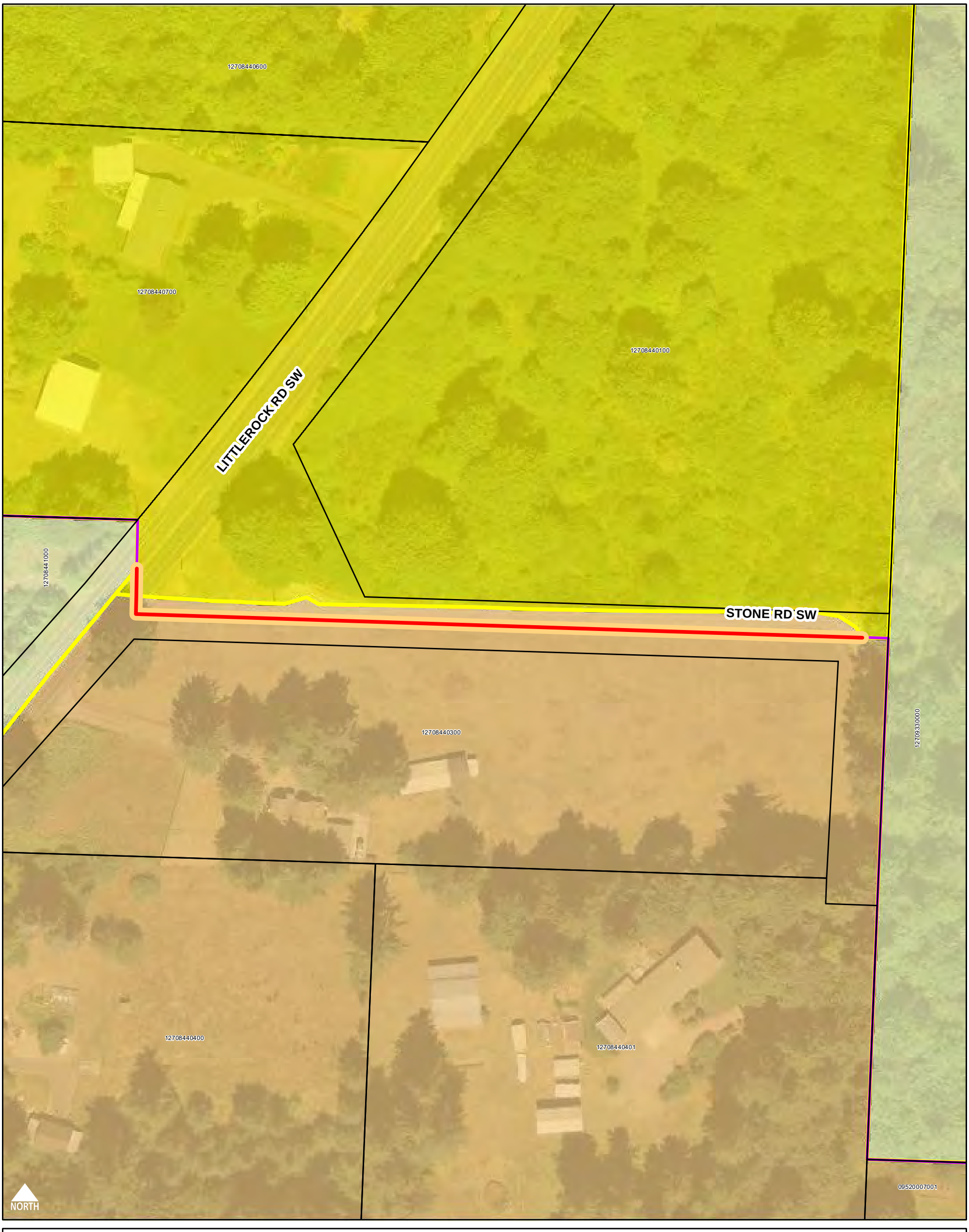
The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

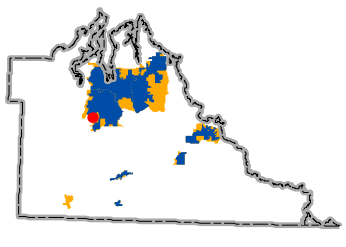
Thurston County Zoning Alignment Review

Issue: Zone not aligned w UGA. UGA in ROW.
Error in Feet: 16
Recommended Action: Move Zone to Match UGA

Error ID: Tum5



Map Location



Review Areas

Error

Zoning Designation

- R 1/10
- RRR1/5
- SFL & SFL2
- SFM, SFM1 & SFM2

Base Data

- Urban Growth Area Boundary
- Zoning Boundary

0 60 Feet

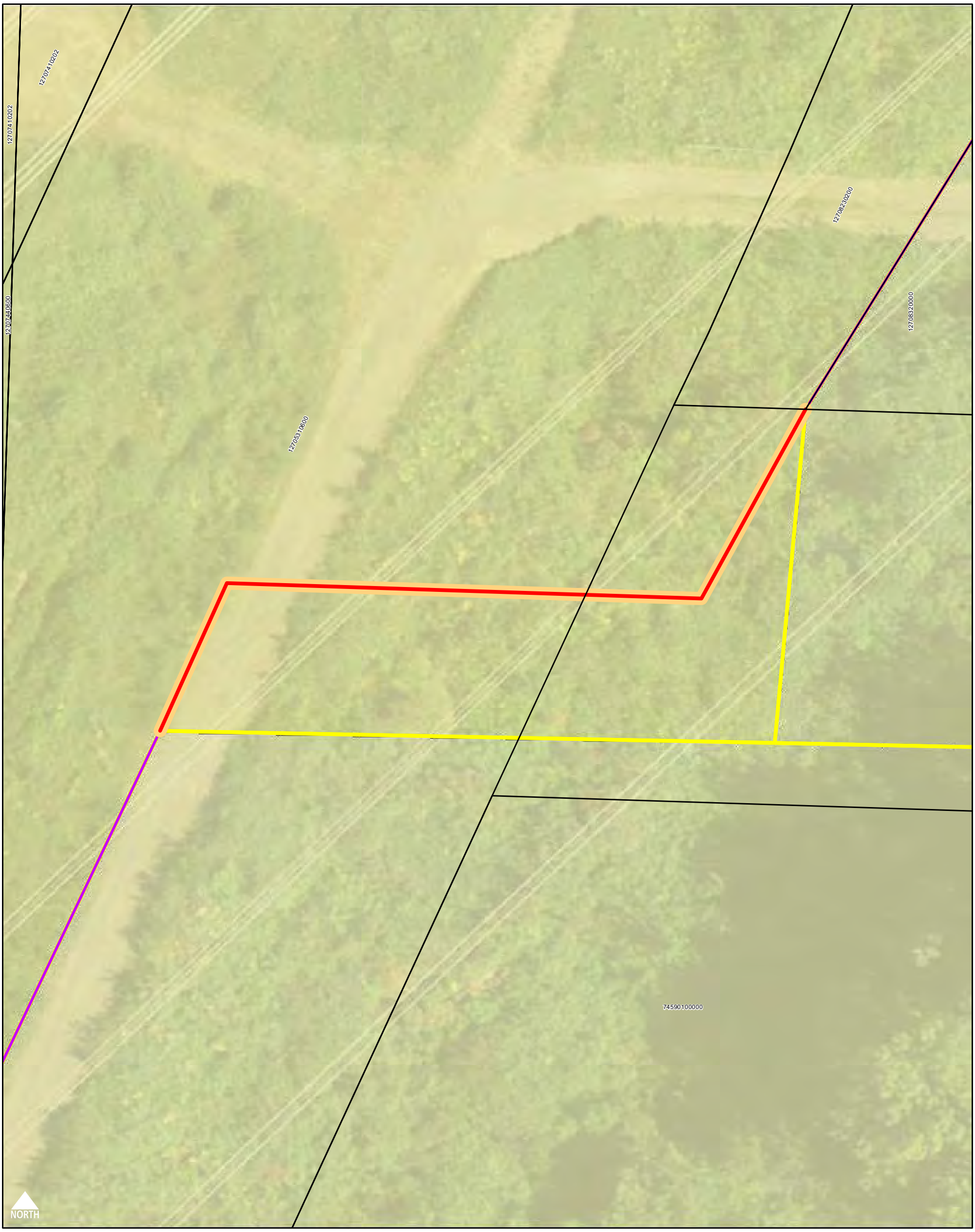
Created by SLS and LTR on 6/10/2024

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

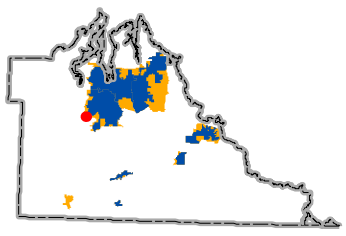
ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Thurston County Zoning Alignment Review

Issue: Zone not aligned w UGA
Error in Feet: 21
Recommended Action: Move Zone to Match UGA



Map Location



Review Areas

Error

Zoning Designation

RRR1/5
SFL & SFL2

Base Data

Urban Growth Area Boundary
Zoning Boundary

0 10 Feet

Created by SLS and LTR
on 6/10/2024

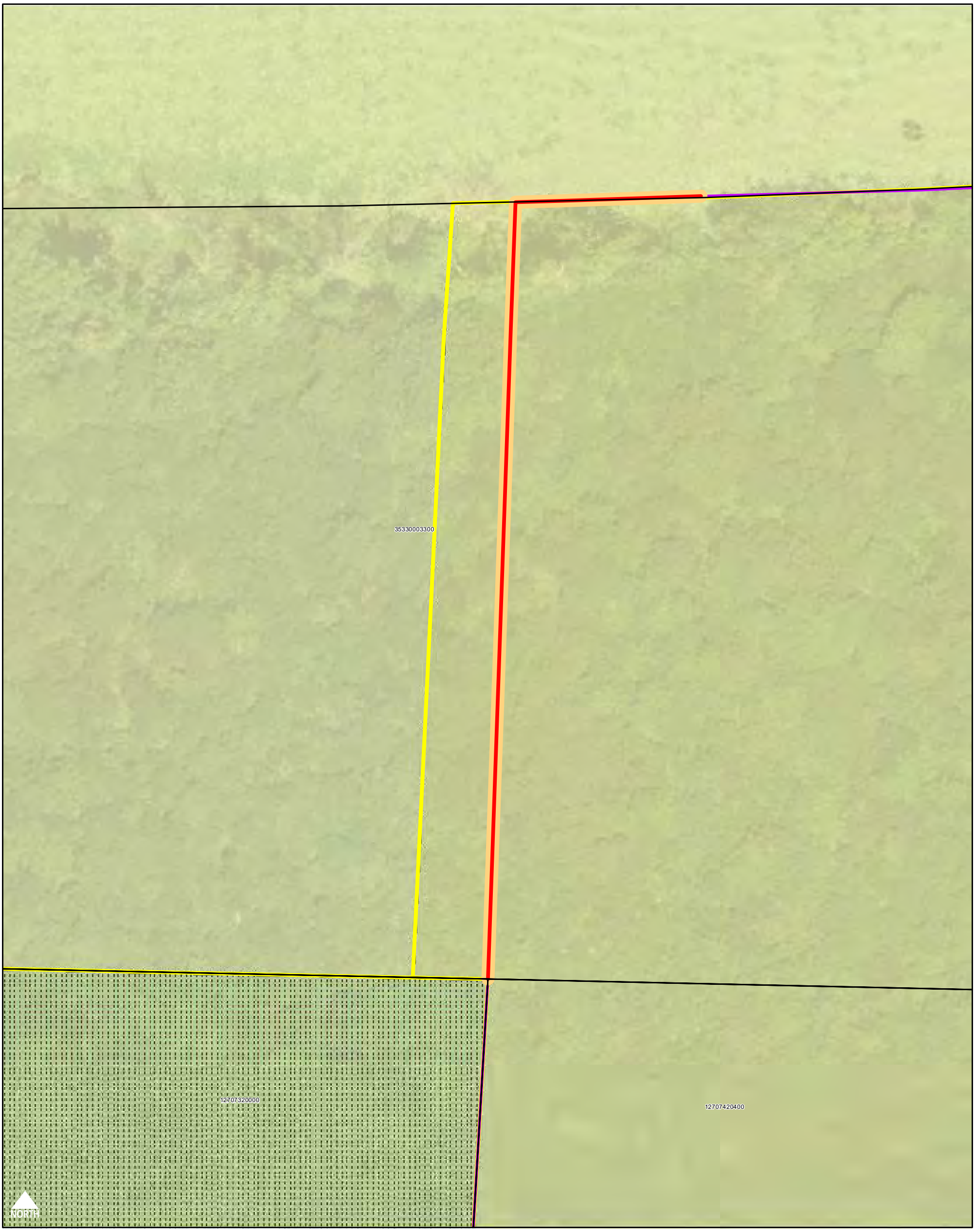
The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

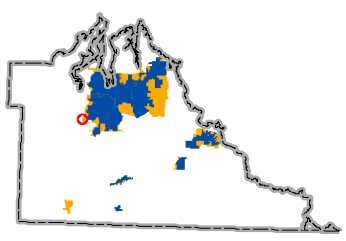
Thurston County Zoning Alignment Review

Issue: Zone not aligned w UGA
Error in Feet: 23
Recommended Action: Move Zone to Match UGA

Error ID: Tum3



Map Location



Review Areas

Error

Zoning Designation

R 1/20
SFL & SFL2
RRR1/5

Base Data

Urban Growth Area Boundary
Zoning Boundary

0 25 Feet

Created by SLS and LTR on 6/10/2024

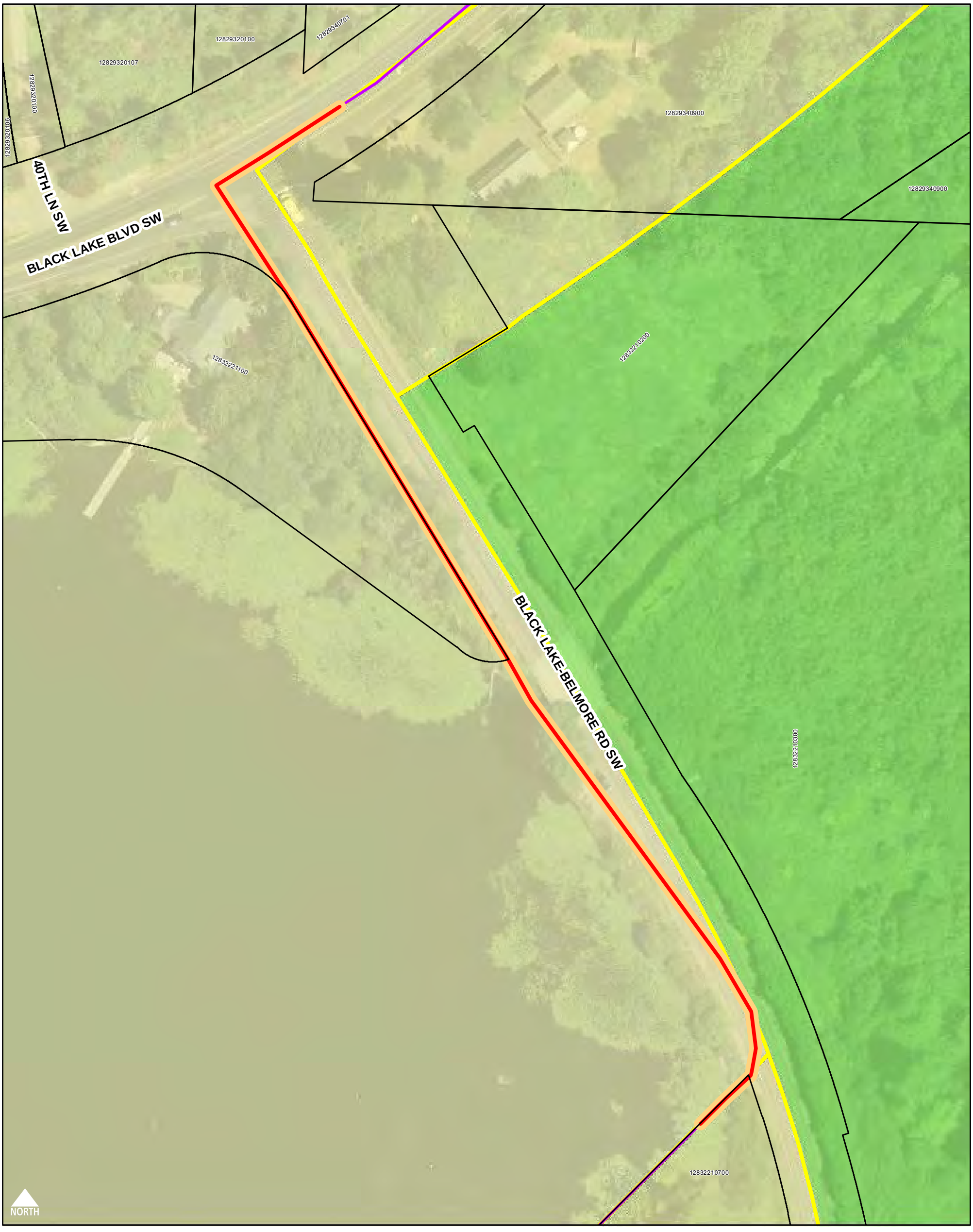
The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

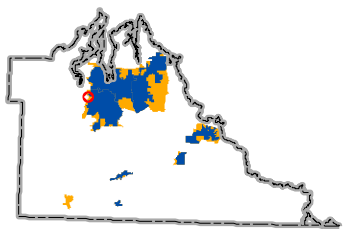
Thurston County Zoning Alignment Review

Issue: Zone not aligned w UGA. UGA in ROW.
Error in Feet: 30
Recommended Action: Move Zone to Match UGA

Error ID: Tum2



Map Location



Review Areas

Error

Zoning Designation

GB
SFL & SFL2
RRR1/5

Base Data

Urban Growth Area Boundary
Zoning Boundary

0 50 Feet

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

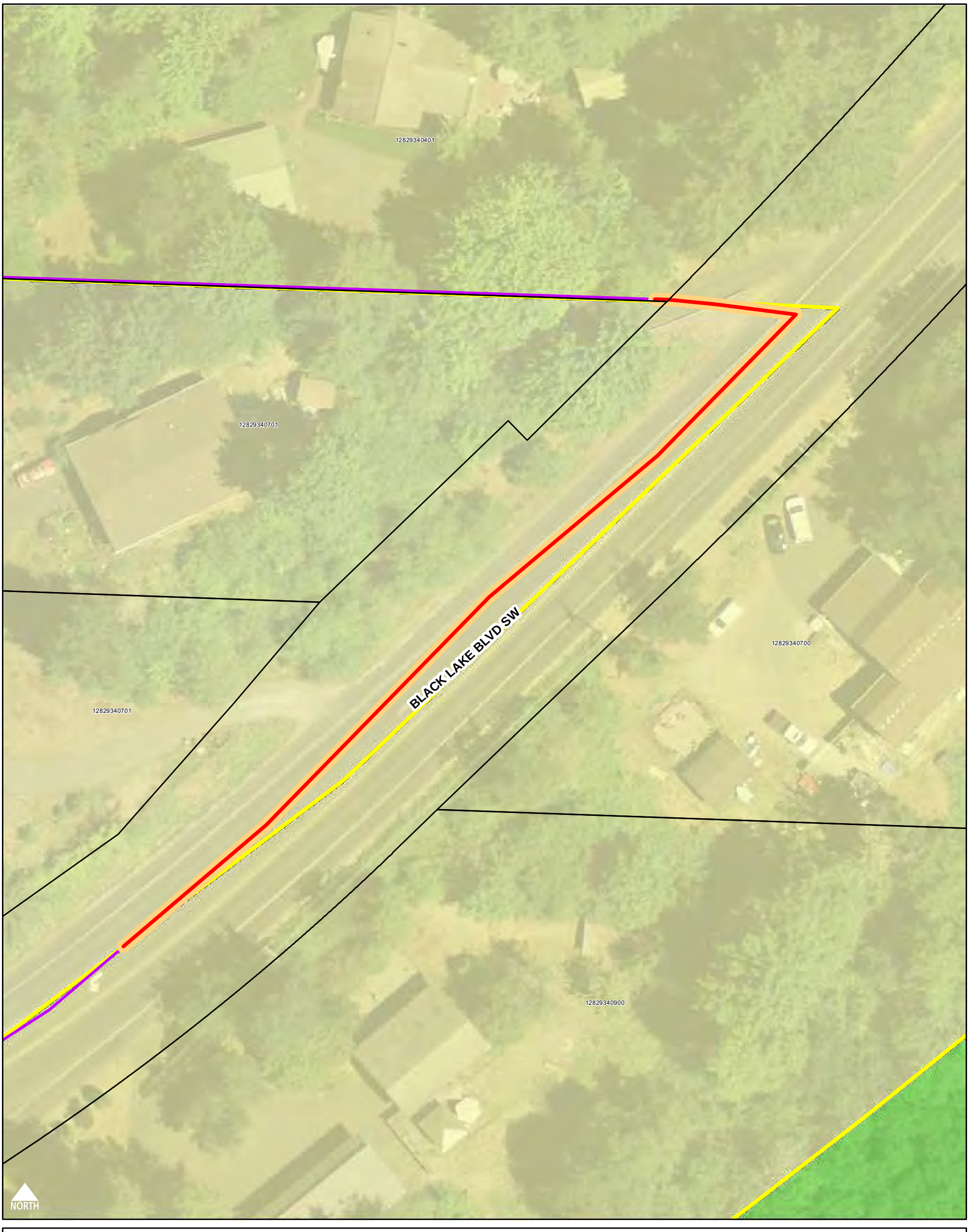
ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Created by SLS and LTR
on 6/10/2024

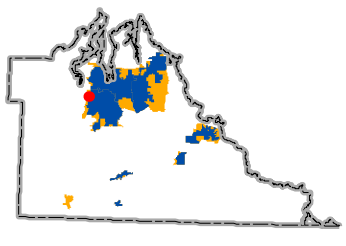
Thurston County Zoning Alignment Review

Issue: Zone not aligned w UGA. UGA in ROW.
Error in Feet: 11.6
Recommended Action: Move Zone to Match UGA

Error ID: Tum1



Map Location



Review Areas

Error

Zoning Designation

GB
SFL & SFL2
RRR1/5

Base Data

Urban Growth Area Boundary
Zoning Boundary

0 25 Feet

Created by SLS and LTR on 6/10/2024

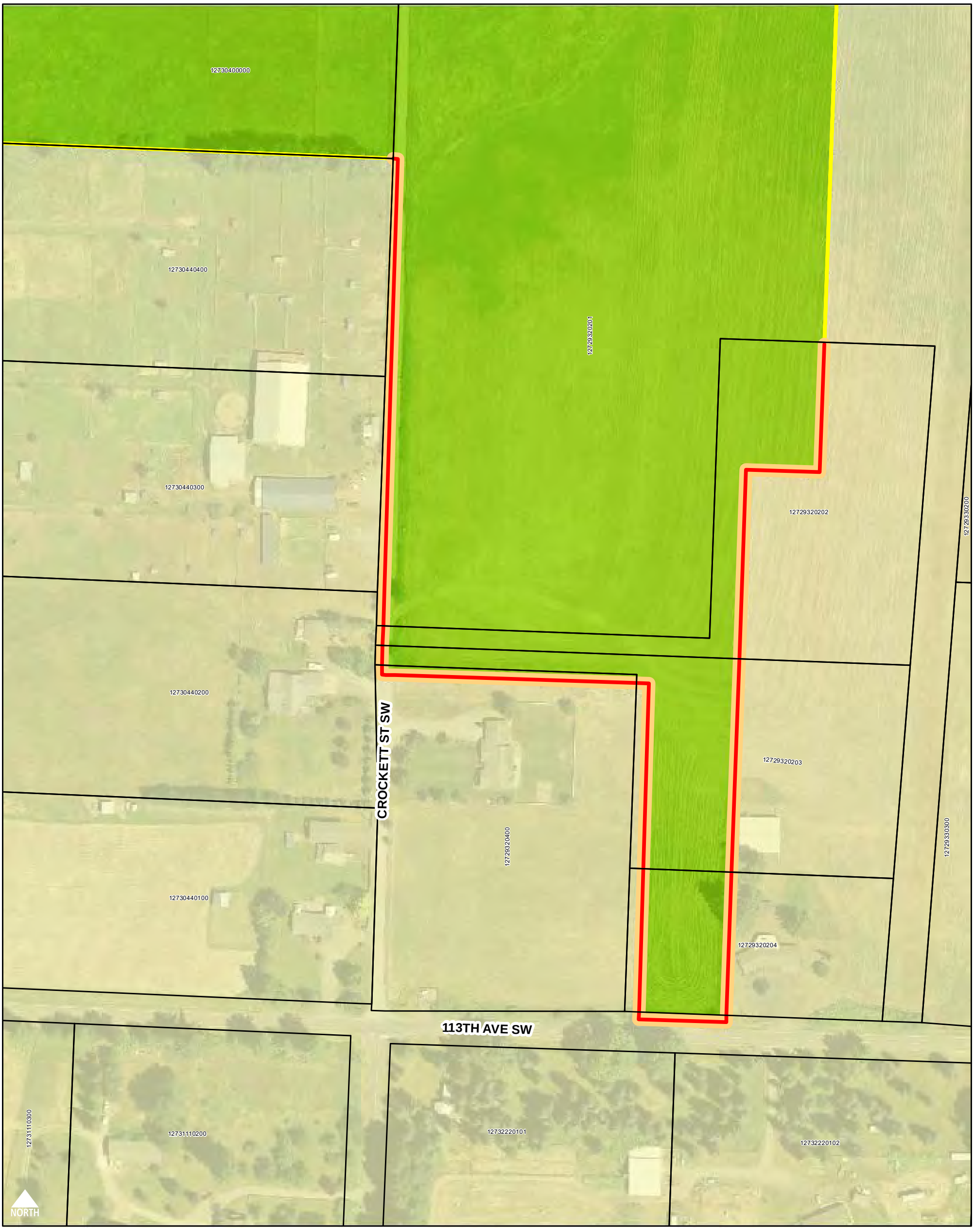
The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

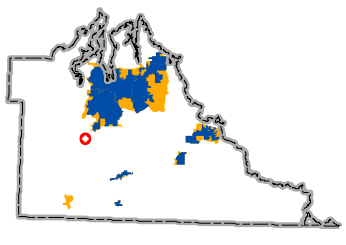
Thurston County Zoning Alignment Review

Issue: Zone doesn't follow Parcels. May be partially intentional.
Error in Feet: 20
Recommended Action: Move Zone to Match Parcels where appropriate.

Error ID: Oly17



Map Location



Review Areas

Error

Zoning Designation

LTA
RRR1/5

Base Data

Urban Growth Area Boundary
Zoning Boundary

0 100 Feet

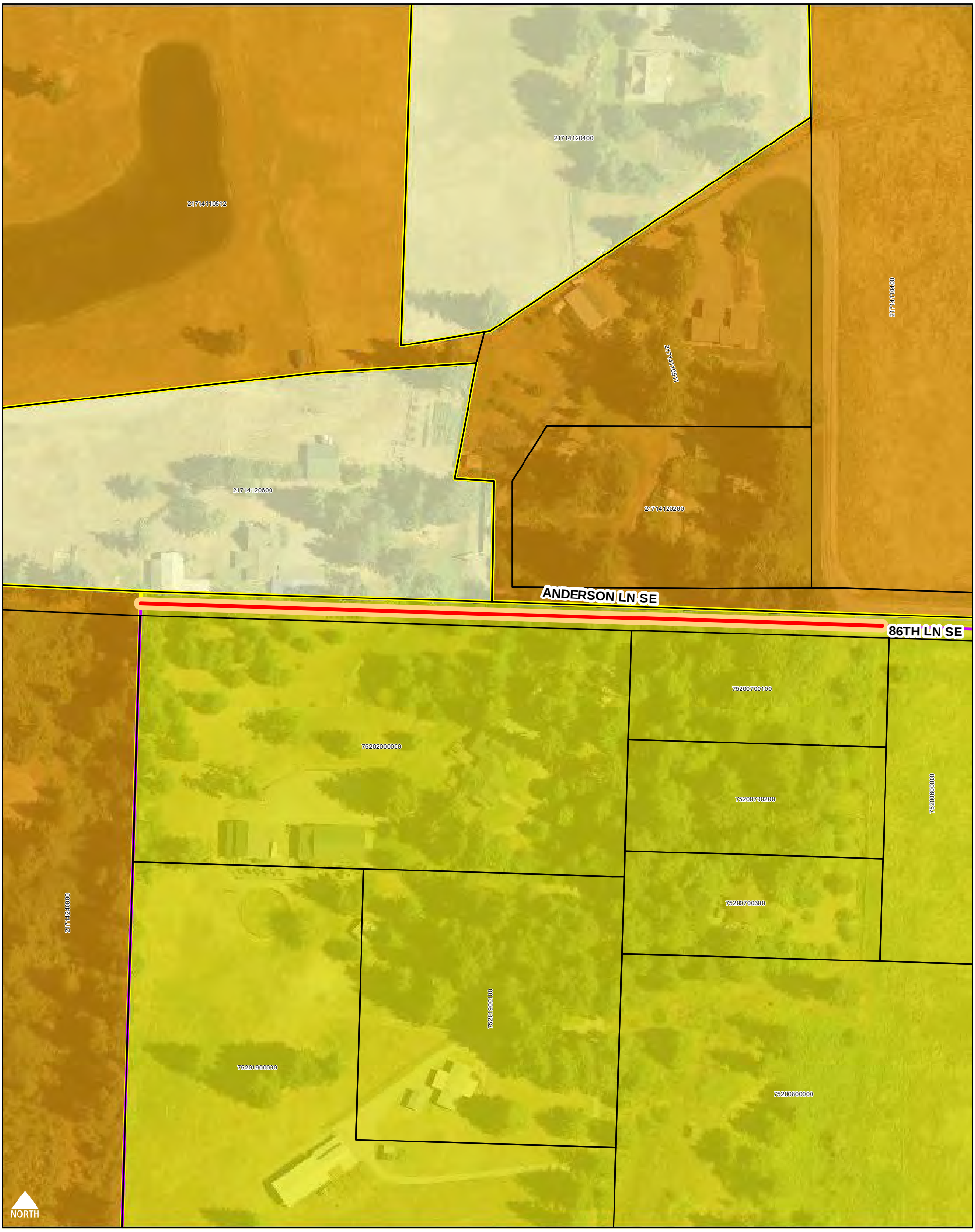
Created by SLS and LTR on 6/10/2024

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

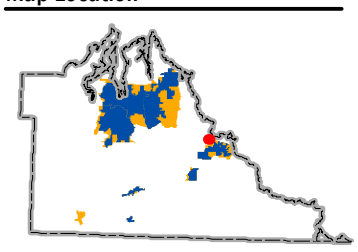
ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Thurston County Zoning Alignment Review

Issue: Zone not aligned w UGA. UGA in ROW. Zoning follows parcels.
Error in Feet: 15
Recommended Action: Move Zone to Match UGA



Map Location



Review Areas

Error

Zoning Designation

RR1/5
UR 1/5
RRR1/5

Base Data

Urban Growth Area Boundary
Zoning Boundary

0 90 Feet

Created by SLS and LTR on 6/10/2024

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

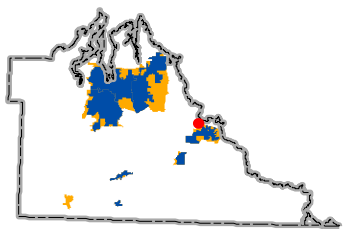
ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Thurston County Zoning Alignment Review

Issue: Zone not aligned w UGA. UGA in ROW. Zoning follows parcels.
Error in Feet: 15
Recommended Action: Move Zone to Match UGA

Error ID: Yelm5b

Map Location



Review Areas

Error

Zoning Designation

RR1/5
UR 1/5
RRR1/5

Base Data

Urban Growth Area Boundary
Zoning Boundary

0 80 Feet

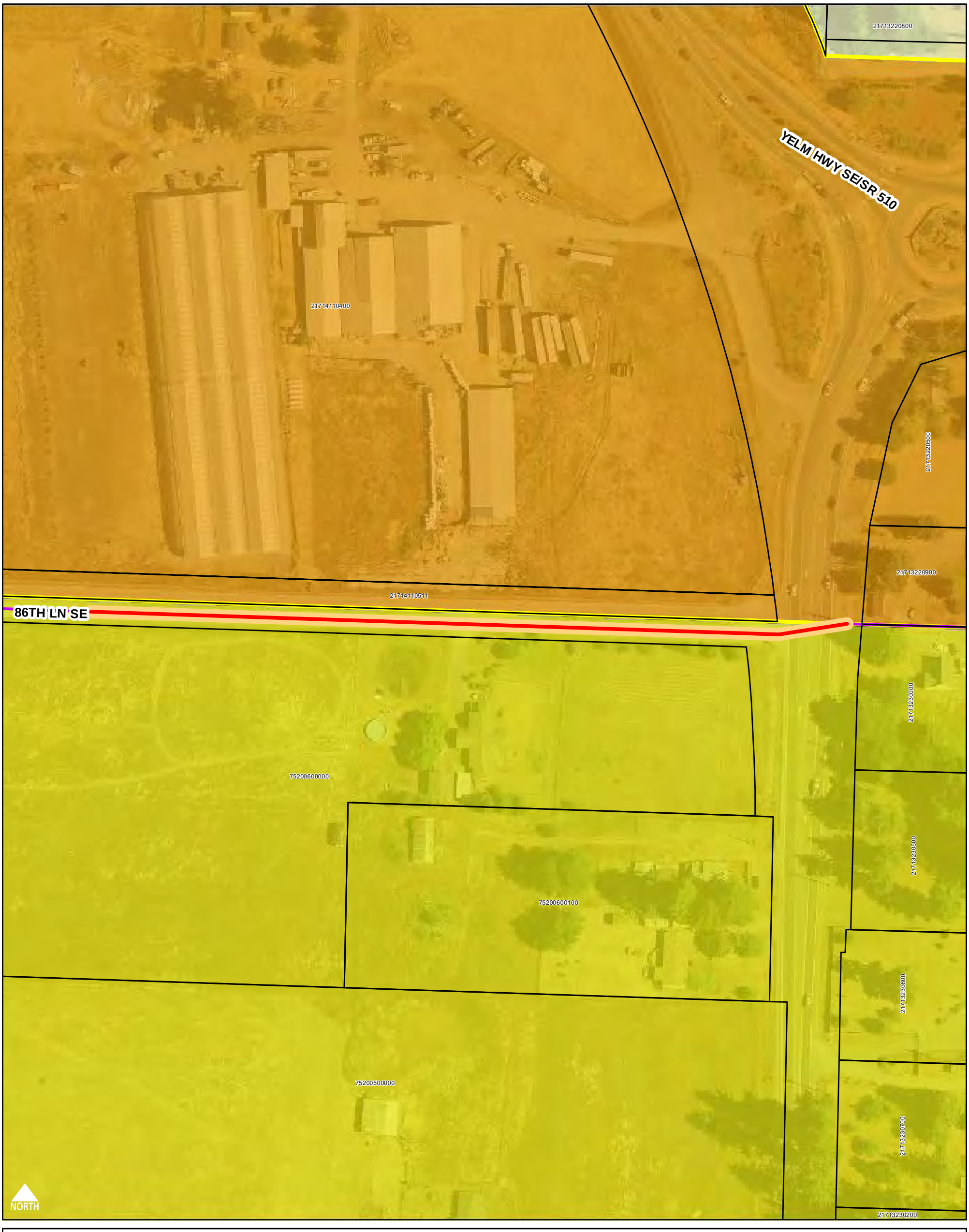
Created by SLS and LTR on 6/10/2024

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

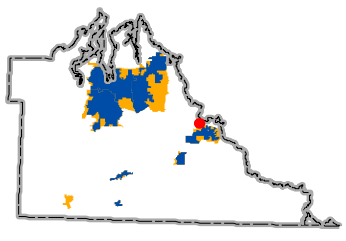
ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Thurston County Zoning Alignment Review

Issue: Zone not aligned w UGA. UGA in ROW. Zoning follows parcels.
Error in Feet: 14
Recommended Action: Move Zone to Match UGA



Map Location



Review Areas

Error

Zoning Designation

RR1/5
UR 1/5
RRR1/5

Base Data

Urban Growth Area Boundary
Zoning Boundary

0 80 Feet

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

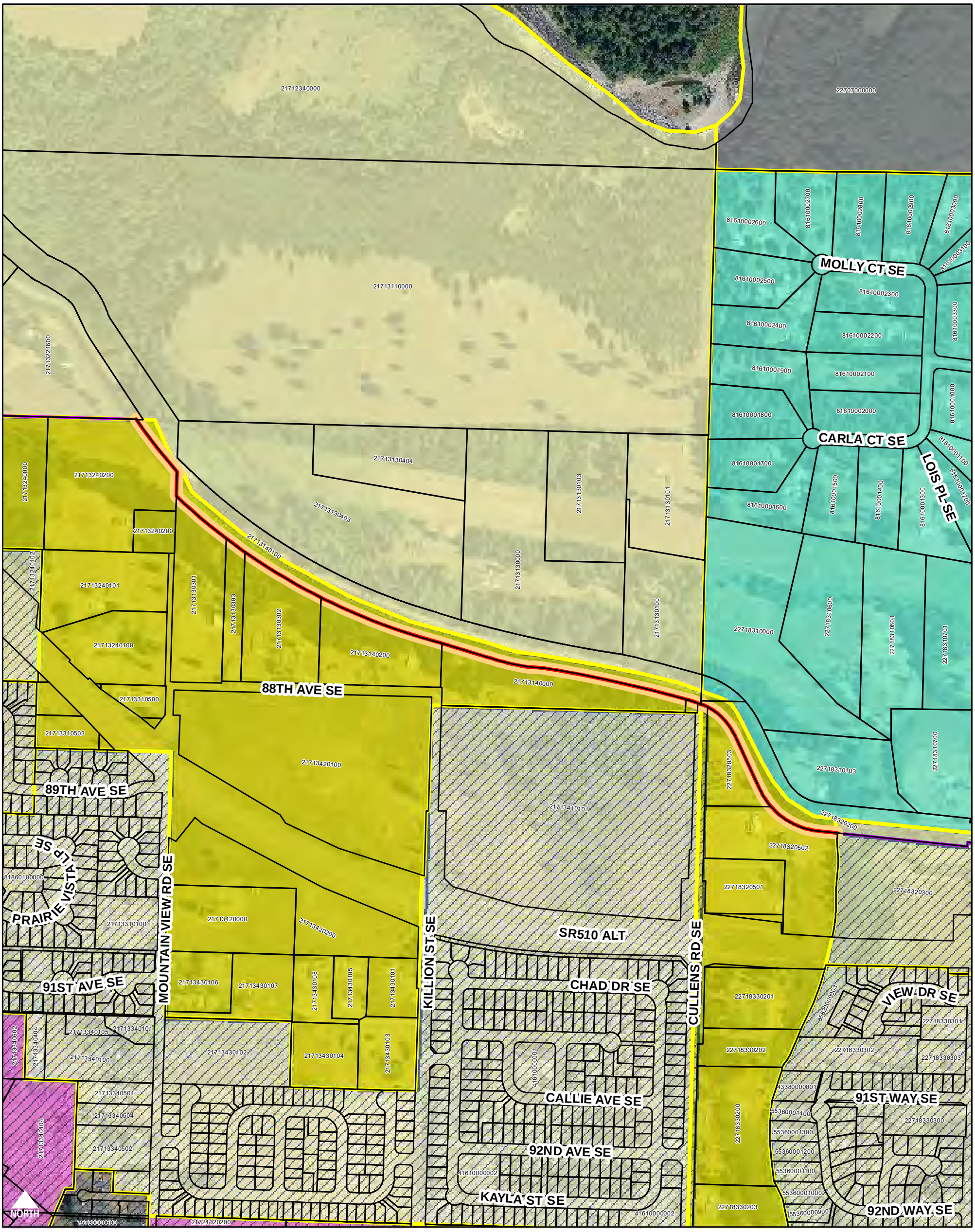
ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Created by SLS and LTR
on 6/10/2024

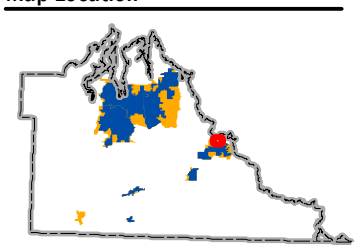
Thurston County Zoning Alignment Review

Issue: Zone not aligned w UGA. UGA follows parcels. Zoning in ROW.
Error in Feet: 75
Recommended Action: Move Zone to Match UGA

Error ID: Yelm7a



Map Location



Created by SLS and LTR on 6/10/2024

2025 CPAs Resolution 12-16-2025
p. 684 of 773

Review Areas

Error

Zoning Designation

- C-1
- MR
- R-4
- R-6
- RL1/2
- RR1/5
- RRR1/5

Base Data

- Urban Growth Area Boundary
- Zoning Boundary
- Cities

0 200 Feet

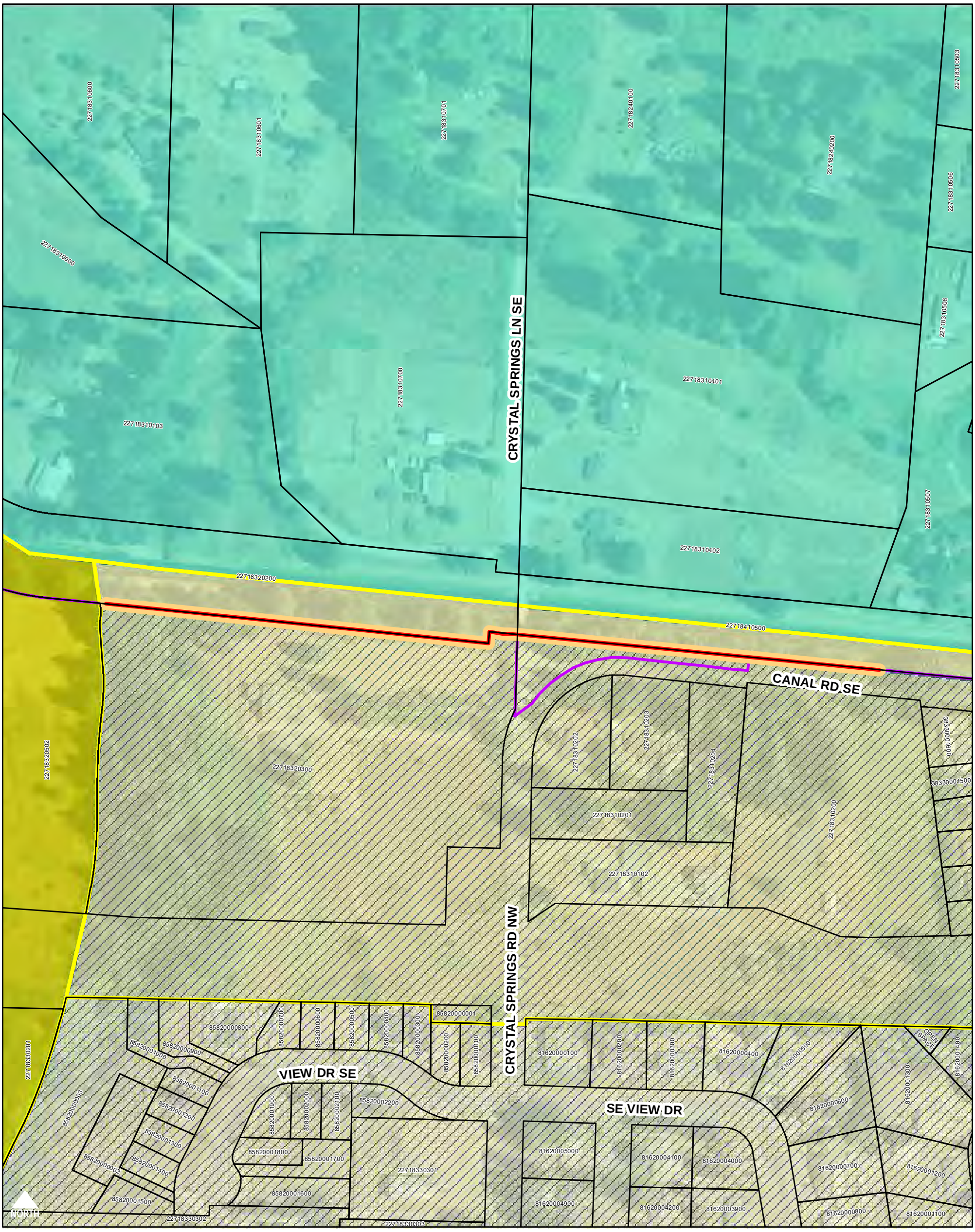
The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

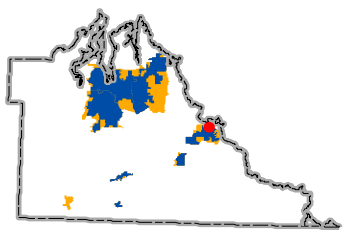
Thurston County Zoning Alignment Review

Issue: Zone not aligned w UGA. UGA follows parcels. Zoning in ROW.
Error in Feet: 67
Recommended Action: Move Zone to Match UGA

Error ID: Yelm7b



Map Location



Review Areas

Error

Zoning Designation

R-4 RL1/2
R-6 RR1/5

Base Data

Urban Growth Area Boundary
Zoning Boundary
Cities

0 100 Feet

Created by SLS and LTR on 6/10/2024

2025 CPAs Resolution 12-16-2025
p. 665 of 773

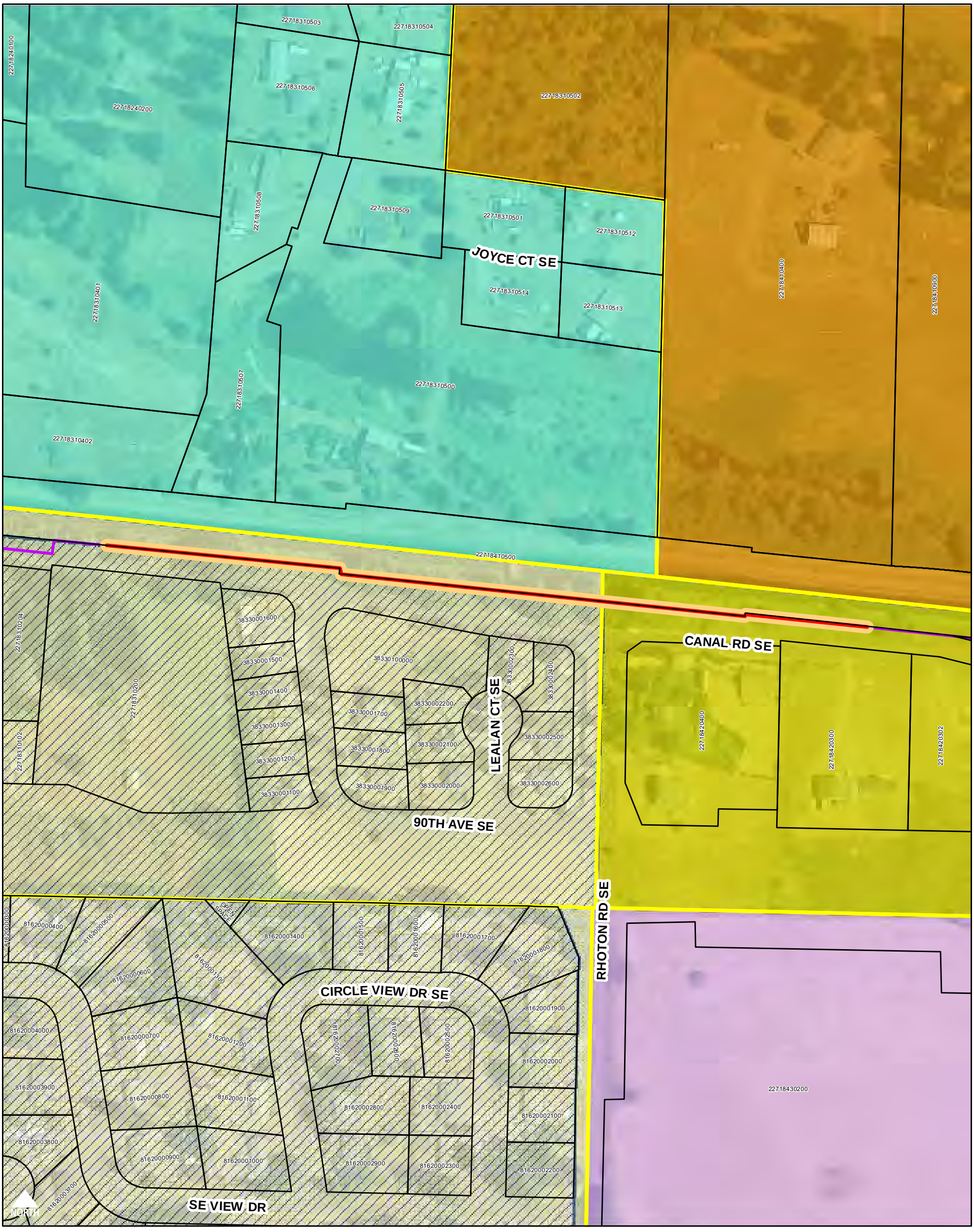
The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

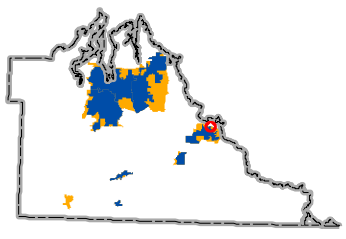
Thurston County Zoning Alignment Review

Issue: Zone not aligned w UGA. UGA follows parcels. Zoning in ROW.
Error in Feet: 53
Recommended Action: Move Zone to Match UGA

Error ID: Yelm 7c



Map Location



Review Areas

Error

Zoning Designation

- LI & LI2
- R-4
- R-6
- RL1/2
- RR1/5
- UR 1/5

Base Data

- Urban Growth Area Boundary
- Zoning Boundary
- Cities

0 100 Feet

Created by SLS and LTR on 6/10/2024

2025 CPAs Resolution 12-16-2025
p. 666 of 773

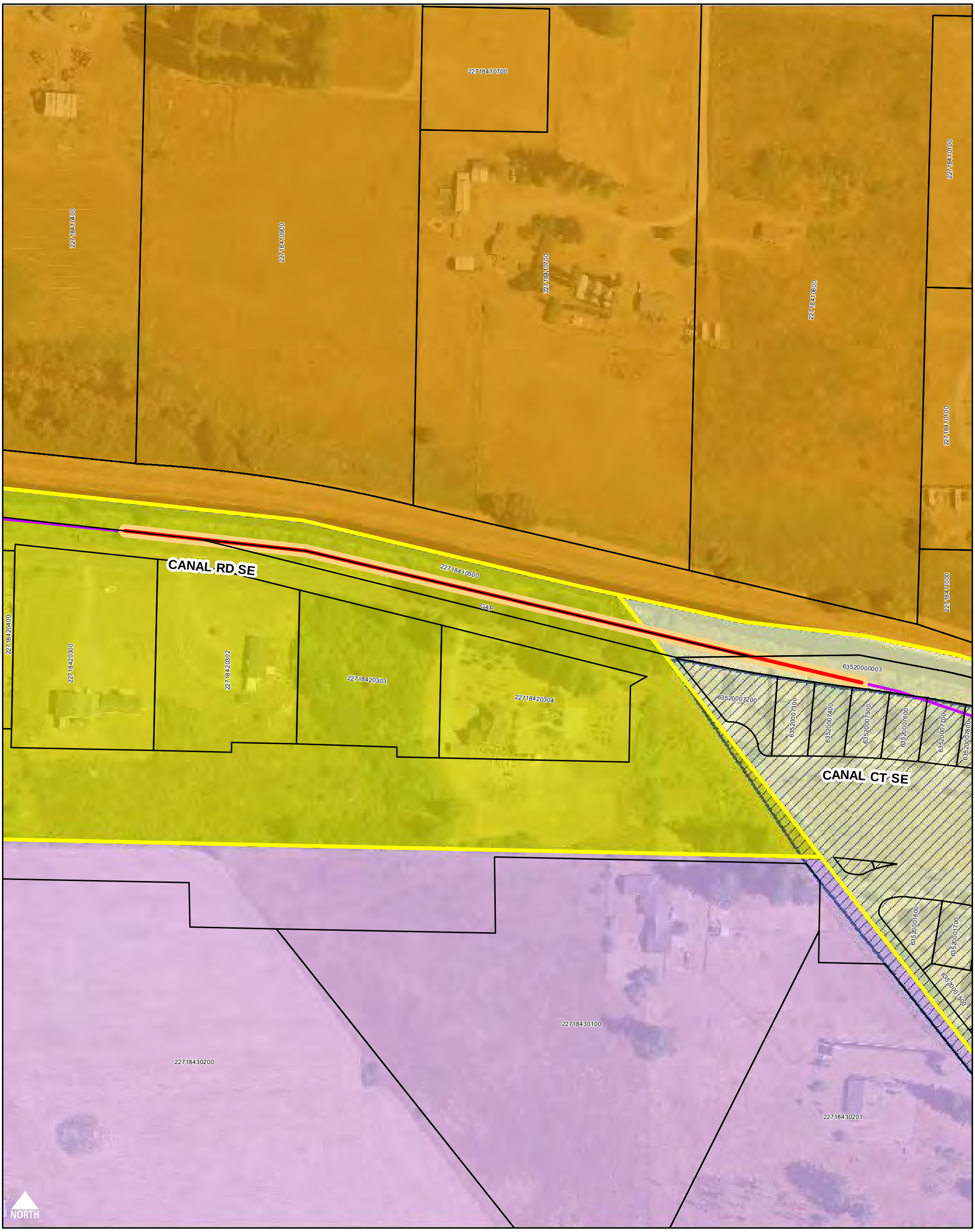
The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

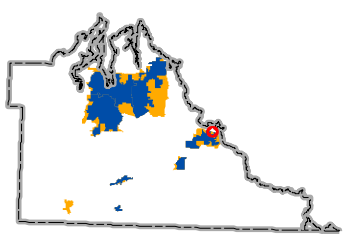
Thurston County Zoning Alignment Review

Issue: Zone not aligned w UGA. UGA follows parcels. Zoning in ROW.
Error in Feet: 46
Recommended Action: Move Zone to Match UGA

Error ID: Yelm7d



Map Location



Review Areas

Error

Zoning Designation

- LI & LI2
- R-4
- RR1/5
- UR 1/5

Base Data

- Urban Growth Area Boundary
- Zoning Boundary
- Cities

0 100 Feet

Created by SLS and LTR on 6/10/2024

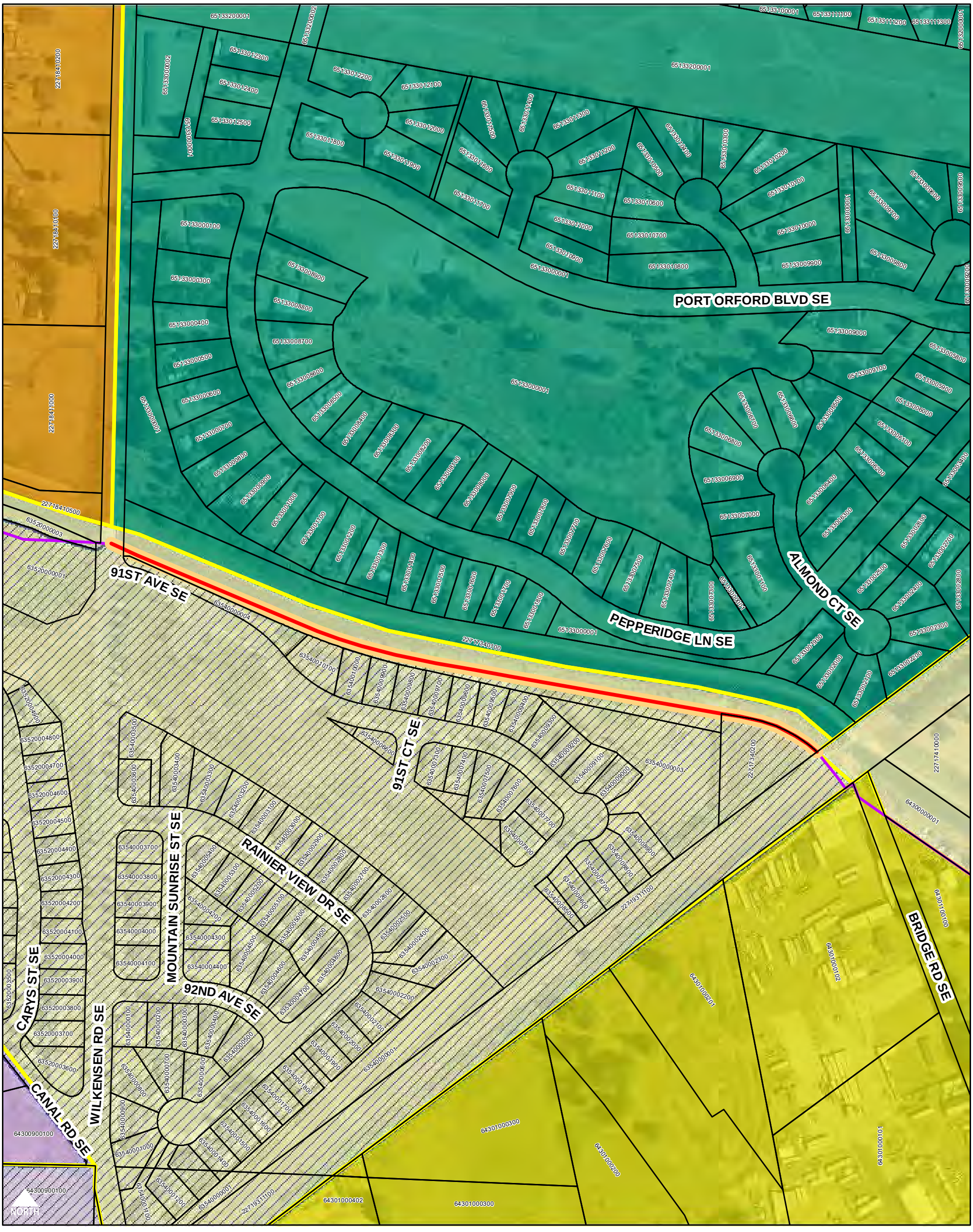
2025 CPAs Resolution 12-16-2025
p. 687 of 773

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

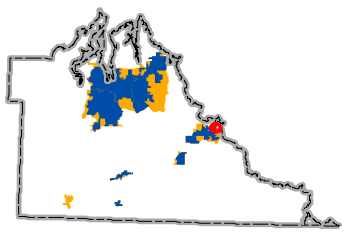
ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Thurston County Zoning Alignment Review

Issue: Zone not aligned w UGA. UGA follows parcels. Zoning in ROW.
Error in Feet: 49
Recommended Action: Move Zone to Match UGA



Map Location



Created by SLS and LTR
on 6/10/2024

2025 CPAs Resolution 12-16-2025
p. 688 of 773

Review Areas

Error

Zoning Designation

- I
- LI & LI2
- R-4
- RL2/1
- RR1/5
- RRR1/5
- UR 1/5

Base Data

- Urban Growth Area Boundary
- Zoning Boundary
- Cities

0 100 Feet

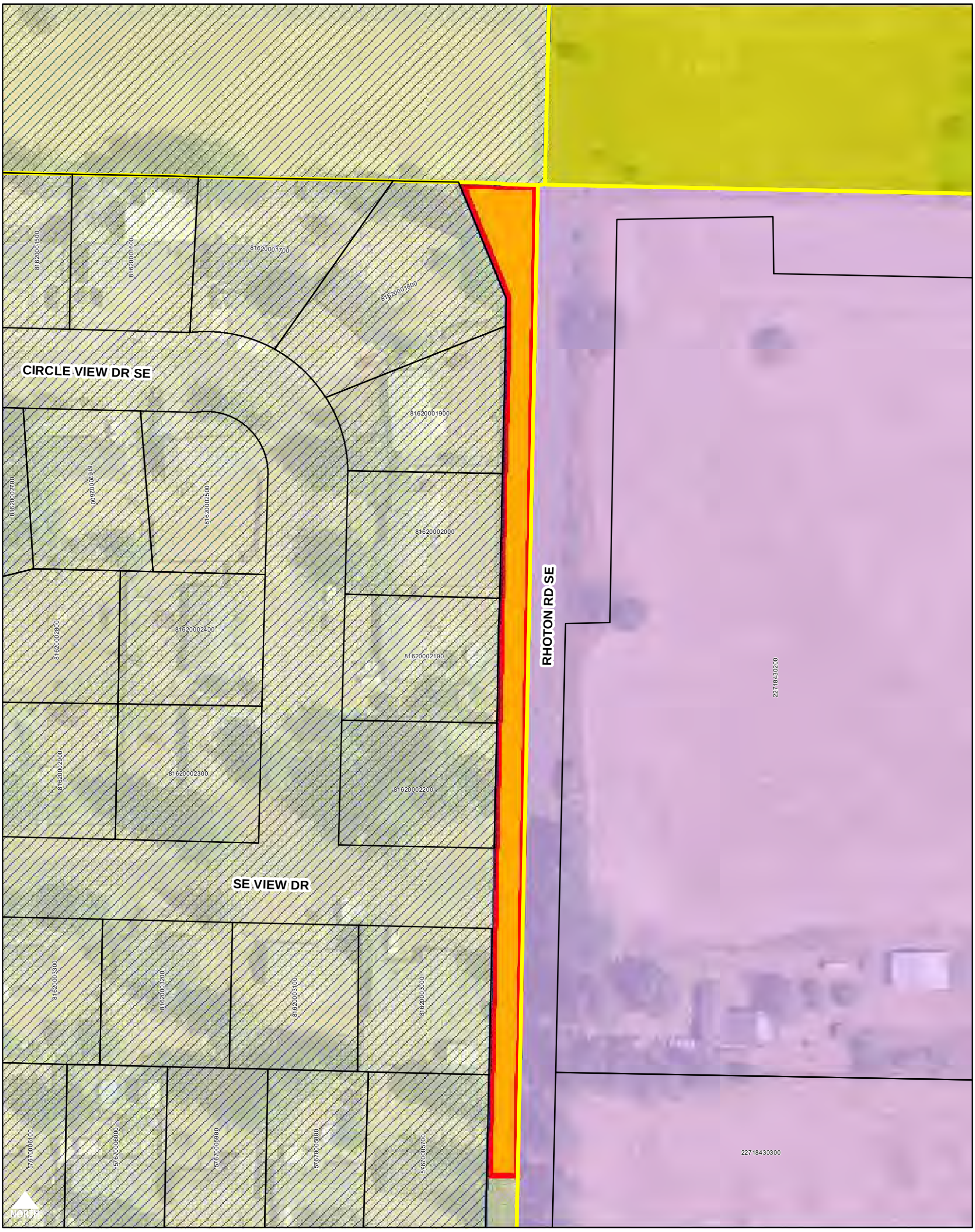
The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

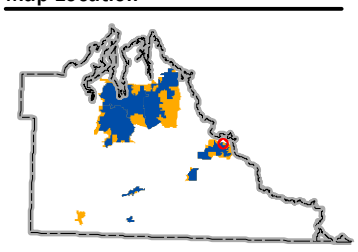
Thurston County Zoning Alignment Review

Issue: Zone not aligned with City. City follows parcels. Zoning in ROW.
Error in Feet: 60
Recommended Action: Move Zone to Match City

Error ID: Yelm9a



Map Location



Review Areas

Error

Zoning Designation

LI & LI2
R-4
R-6
RR1/5

Base Data

Urban Growth Area Boundary
Zoning Boundary
Cities

0 50 Feet

Created by SLS and LTR on 6/10/2024

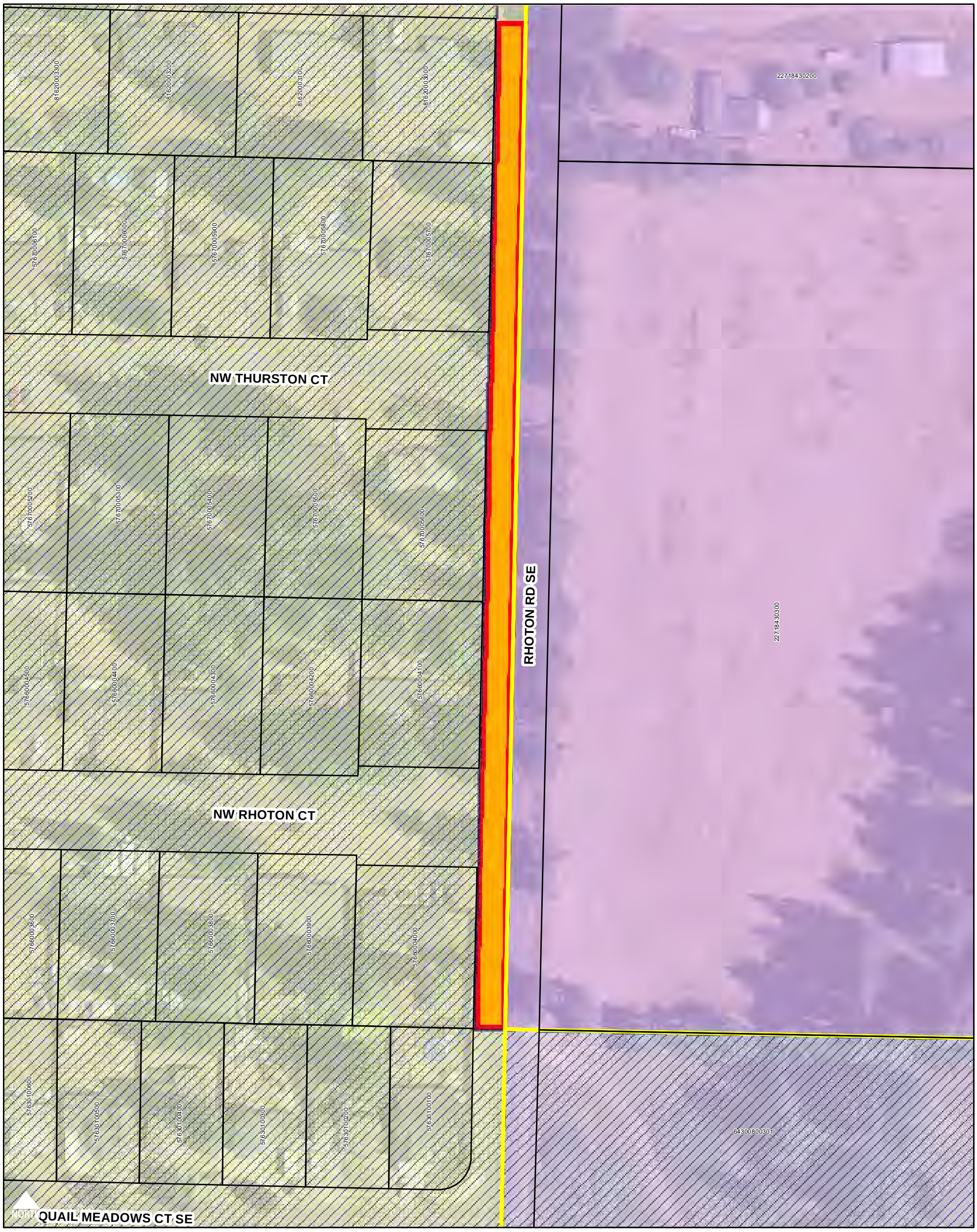
The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

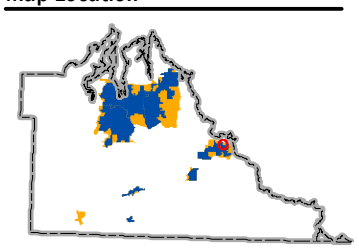
Thurston County Zoning Alignment Review

Issue: Zone not aligned with City. City follows parcels. Zoning in ROW.
Error in Feet: 24
Recommended Action: Move Zone to Match City

Error ID: Yelm9b



Map Location



Review Areas

Error

Zoning Designation

I
R-6
LI & LI2

Base Data

Urban Growth Area Boundary
Zoning Boundary
Cities

0 50 Feet

Created by SLS and LTR on 6/10/2024

2025 CPAs Resolution 12-16-2025
p. 690 of 773

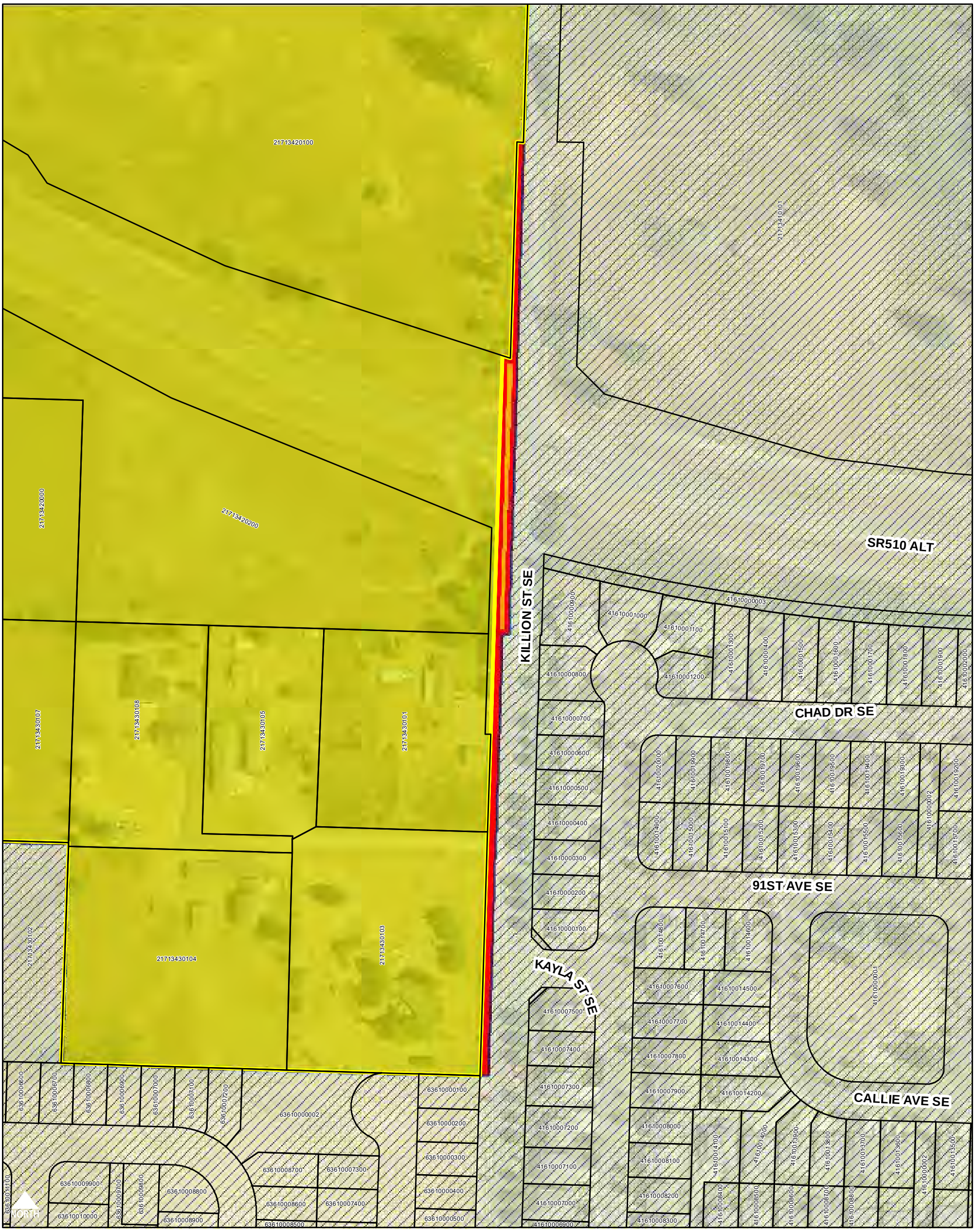
The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

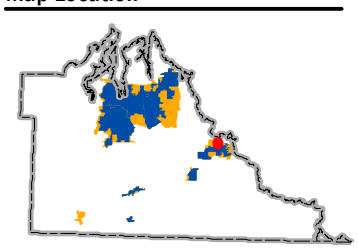
Thurston County Zoning Alignment Review

Issue: Zone not aligned with City. City follows parcels. Zoning in ROW.
Error in Feet: 22
Recommended Action: Move Zone to Match City

Error ID: Yelm10



Map Location



Review Areas

Error

Zoning Designation

R-6 RR1/5

Base Data

Urban Growth Area Boundary
Zoning Boundary
Cities

0 100 Feet

Created by SLS and LTR on 6/10/2024

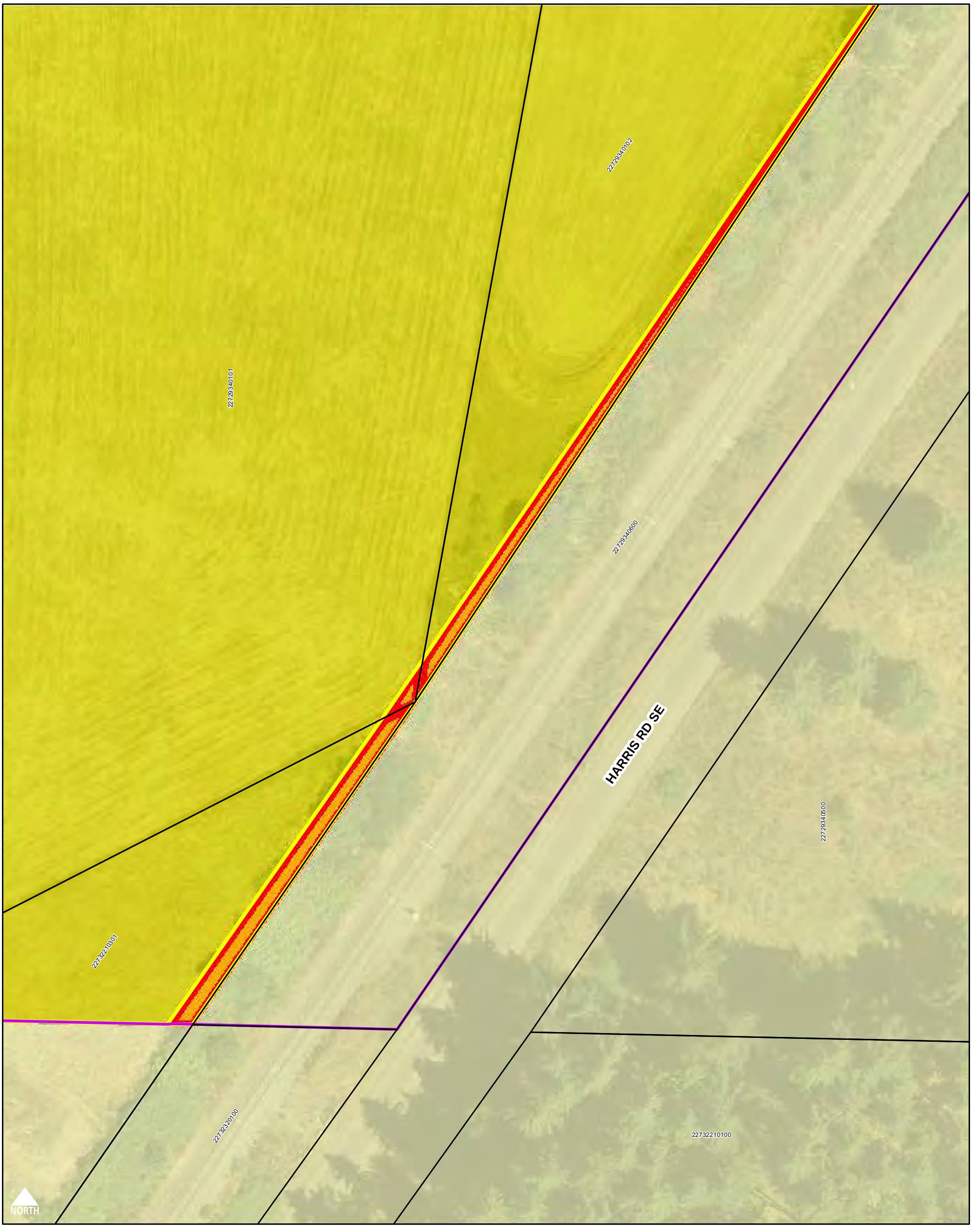
The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

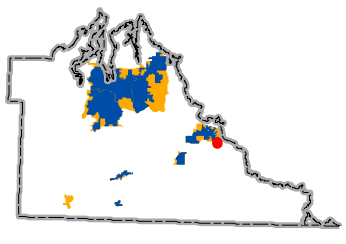
Thurston County Zoning Alignment Review

Issue: Gap between Zones
Error in Feet: 13
Recommended Action: Move zone to parcel boundary.

Error ID: Yelm3



Map Location



Review Areas

Error

Zoning Designation

RR1/5
RRR1/5

Base Data

Urban Growth Area Boundary
Zoning Boundary

0 40 Feet

Created by SLS and LTR on 6/10/2024

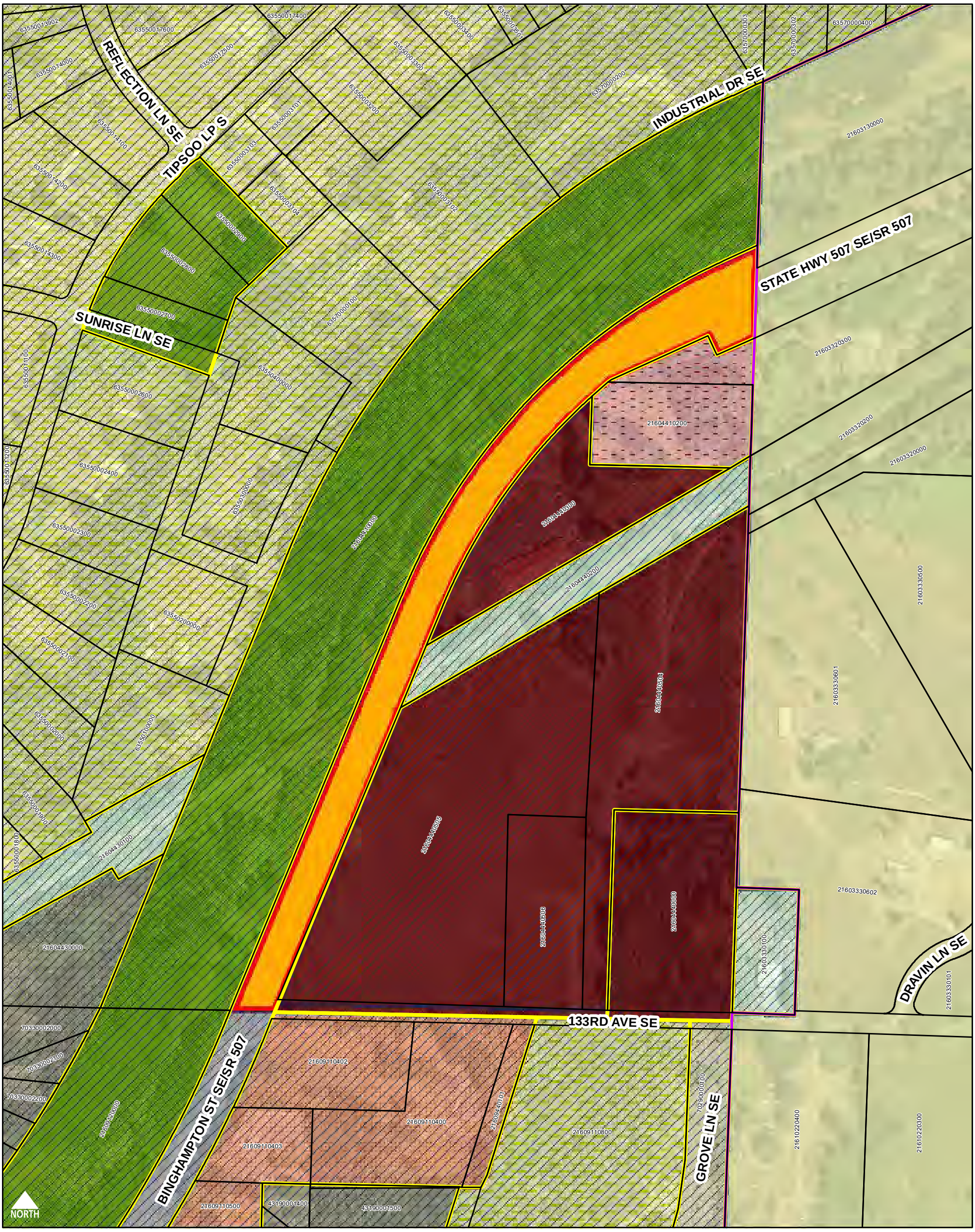
The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

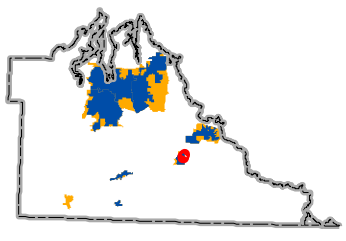
Thurston County Zoning Alignment Review

Issue: Zone has wrong jurisdiction assigned
Error in Feet: 222
Recommended Action: Create zone area for ROW area in UGA

Error ID: Rain01



Map Location



Review Areas

- Error

Zoning Designation

- HC
- NC & NC2
- PF
- R6/8
- REN - 0.25
- REN - 1.00
- ROW
- RRR1/5
- SC
- T/OS/P

Base Data

- Urban Growth Area Boundary
- Zoning Boundary
- Cities

0 100 Feet

Created by SLS and LTR on 6/10/2024

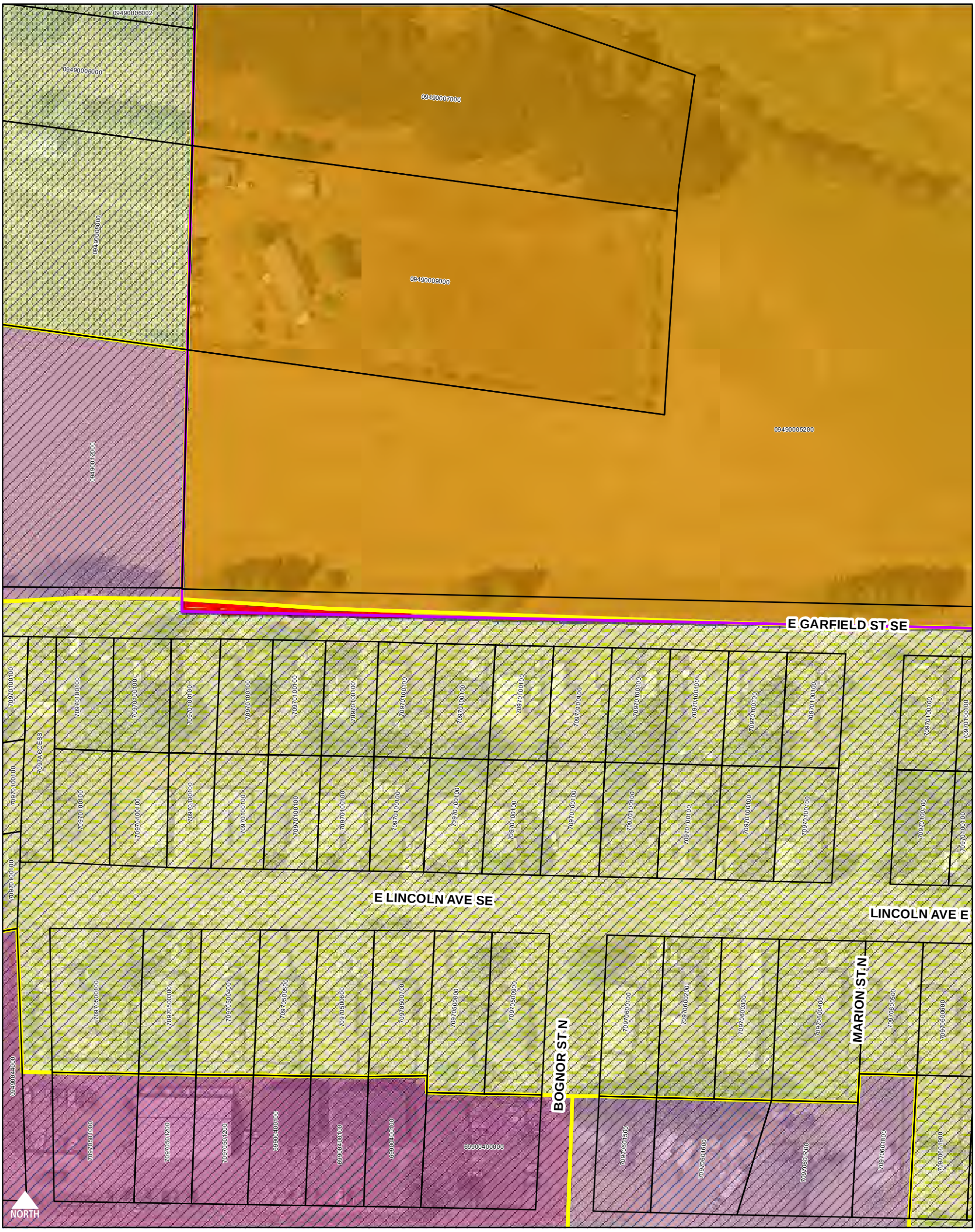
The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

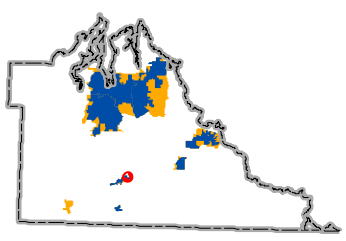
Thurston County Zoning Alignment Review

Issue: Zone not aligned with City. City and Zoning in ROW.
Error in Feet: 12
Recommended Action: Move Zone to Match City

Error ID: Ten8



Map Location



Review Areas

Error

Zoning Designation

C-2
C-3
SF
SF-ES
UR 1/5

Base Data

Urban Growth Area Boundary
Zoning Boundary
Cities

0 80 Feet

Created by SLS and LTR on 6/10/2024

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

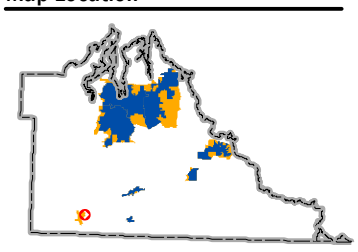
ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Thurston County Zoning Alignment Review

Issue: Zone not aligned w UGA across ROW. Splits 1 parcel tip.
Error in Feet: 27
Recommended Action: Move Zone to Match UGA

Error ID: GrM1

Map Location



Review Areas

Error

Zoning Designation

AC
RRR1/5

Base Data

Urban Growth Area Boundary
Zoning Boundary

0 20 Feet

Created by SLS and LTR on 6/10/2024

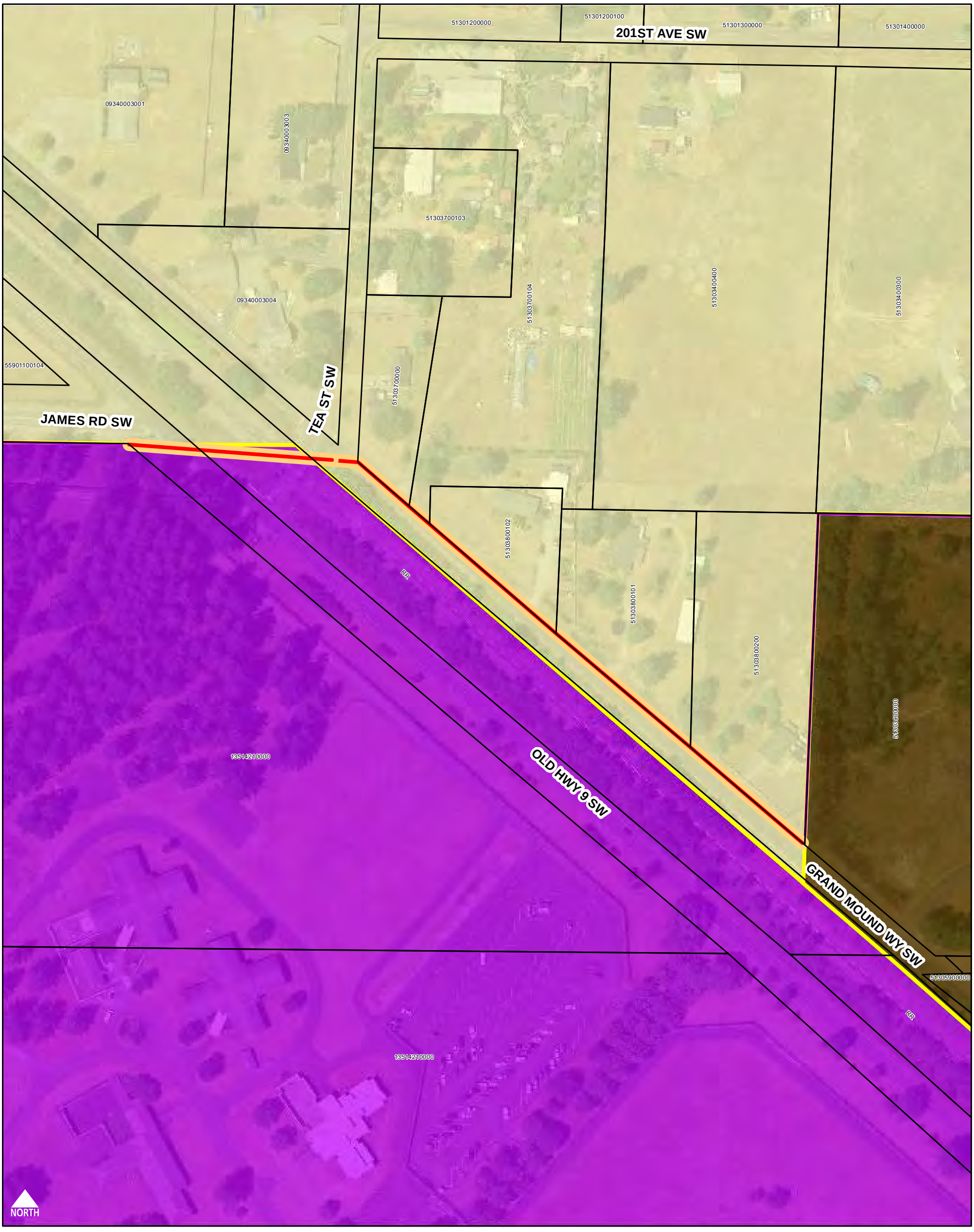
2025 CPAs Resolution 12-16-2025
p. 695 of 773

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

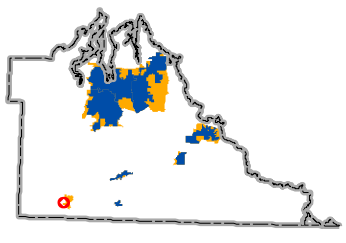
ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Thurston County Zoning Alignment Review

Issue: Zoning not aligned w UGA. UGA follows Parcels.
Error in Feet: 45
Recommended Action: Extend Zoning over ROW to Match UGA. Adjust North end of Zoning to align with UGA over the RR parcel.



Map Location



Review Areas

Error

Zoning Designation

PID
RRR1/5
R3-6/1

Base Data

Urban Growth Area Boundary
Zoning Boundary

0 100 Feet

Created by SLS and LTR
on 6/10/2024

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

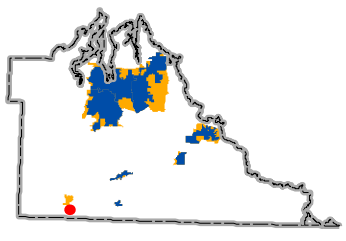
ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Thurston County Zoning Alignment Review

Issue: Zoning not aligned w UGA. UGA mapped at center of ROW.
Error in Feet: 40
Recommended Action: Move Zone to Match UGA

Error ID: GrM3

Map Location



Review Areas

Error

Zoning Designation

AC
RRR1/5

Base Data

Urban Growth Area Boundary
Zoning Boundary

0 30 Feet

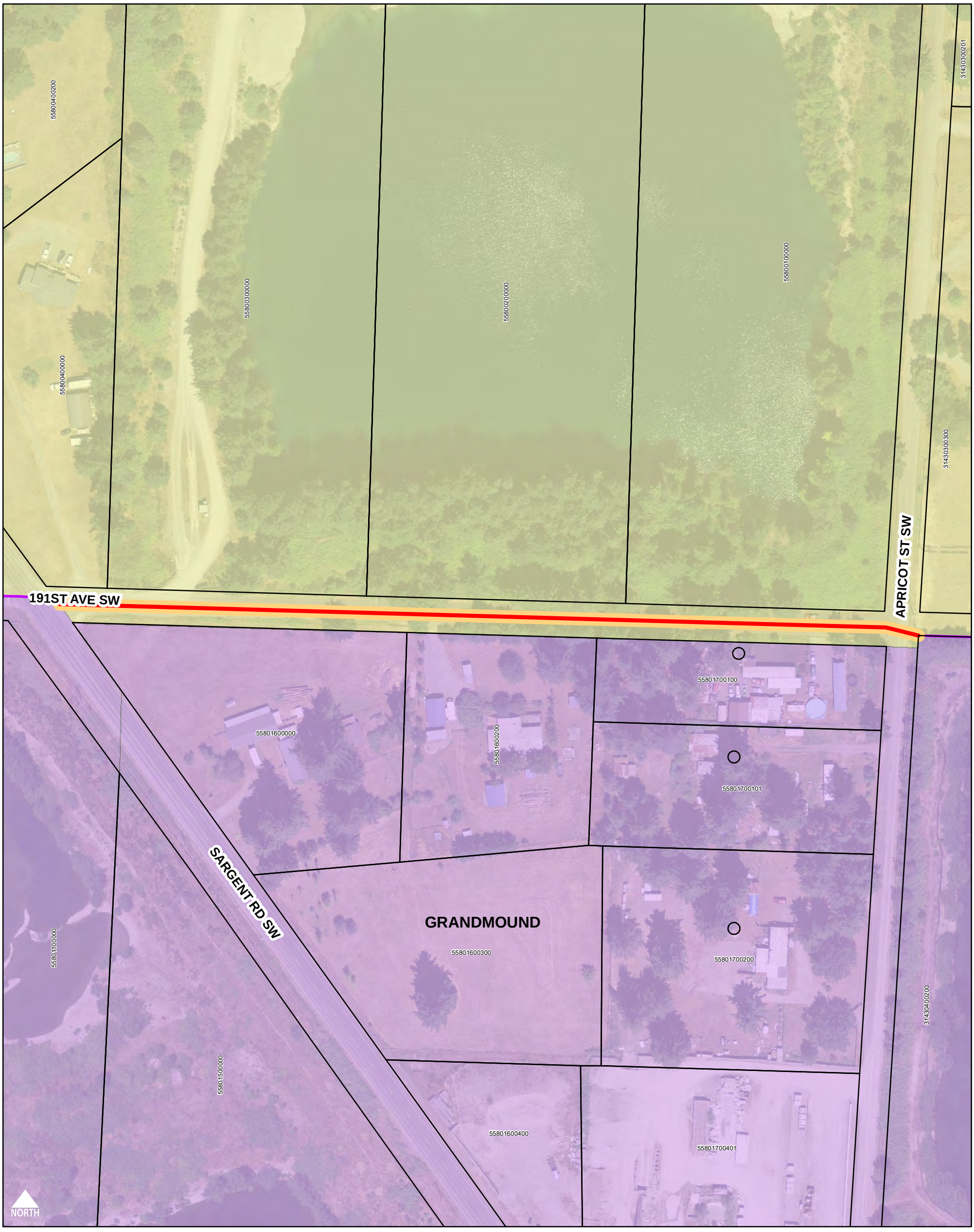
Created by SLS and LTR on 6/10/2024

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

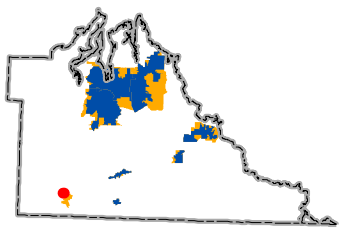
ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Thurston County Zoning Alignment Review

Issue: Zoning not aligned w UGA. UGA mapped at center of ROW.
Error in Feet: 23
Recommended Action: Move Zone to Match UGA



Map Location



Review Areas

Error Line

Base Data

Urban Growth Area Boundary

0 90 Feet

Zoning Designation

LI & LI2 RRR1/5

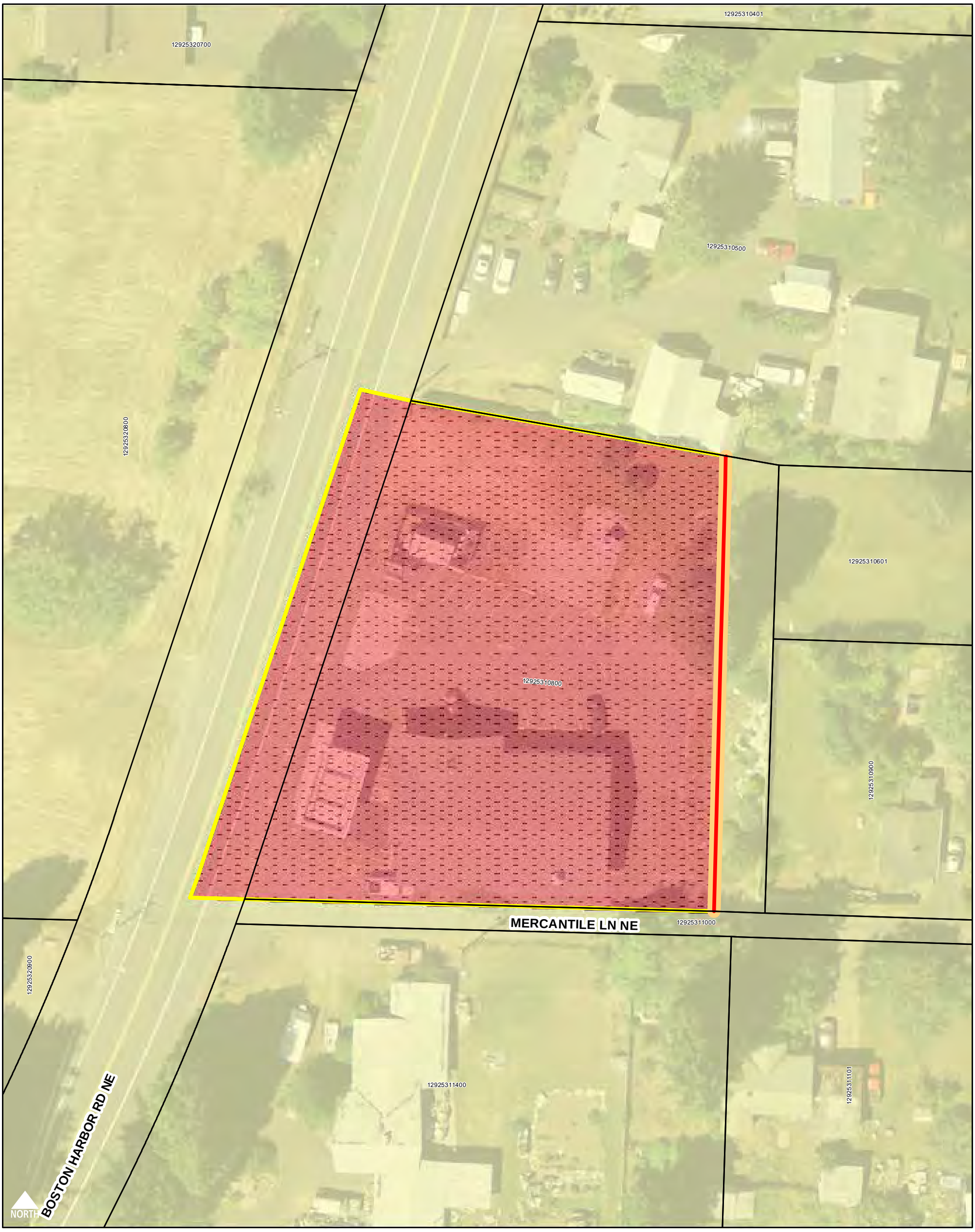
Created by SLS and LTR on 4/2/2025

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

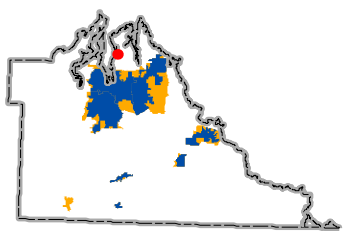
ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Thurston County Zoning Alignment Review

Issue: Zone not aligned to Parcel
Error in Feet: 19
Recommended Action: Move Zone to Match Parcel



Map Location



Review Areas

Error

Zoning Designation

NC
RRR1/5

Base Data

Urban Growth Area Boundary
Zoning Boundary

0 30 Feet

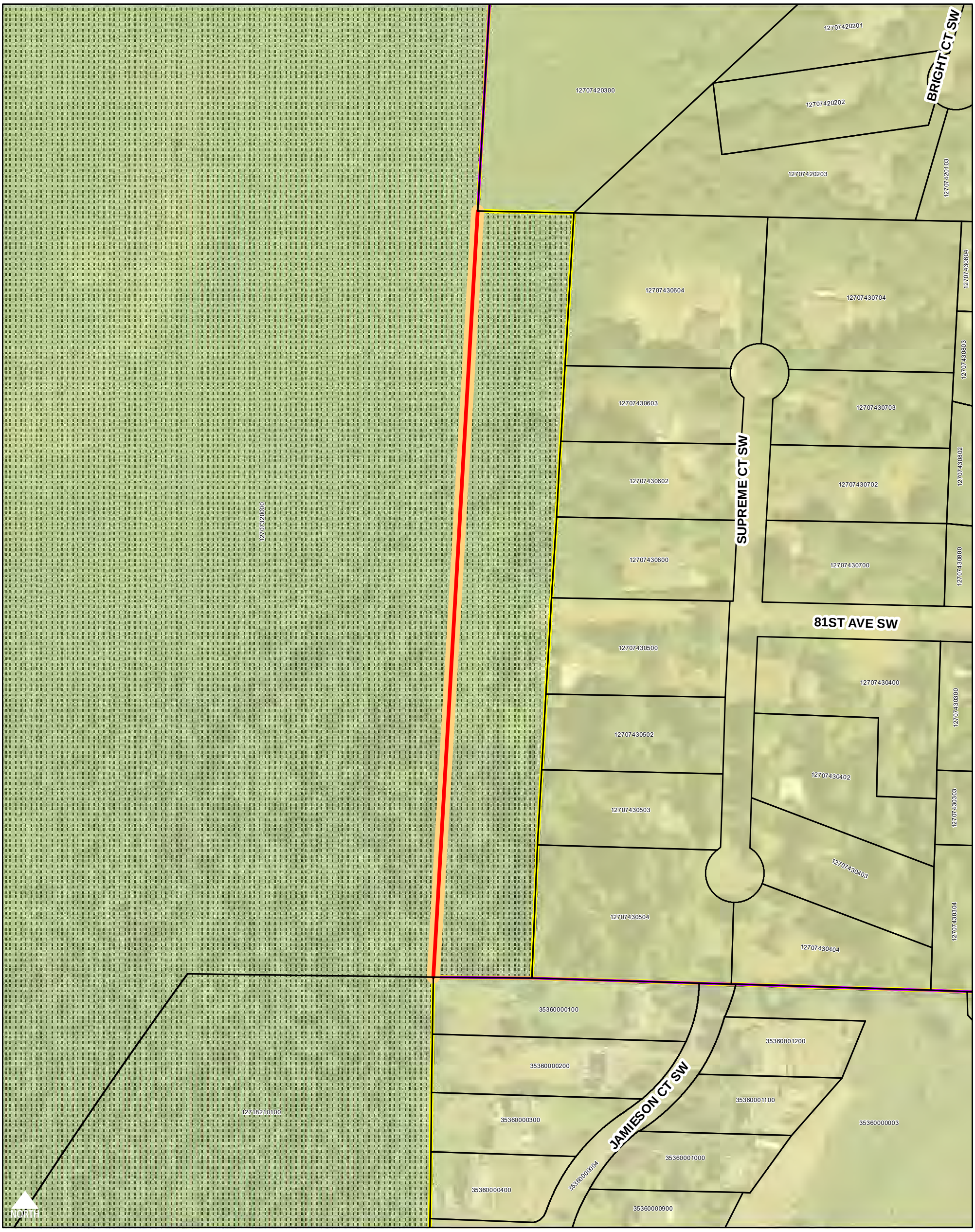
Created by SLS and LTR on 6/10/2024

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

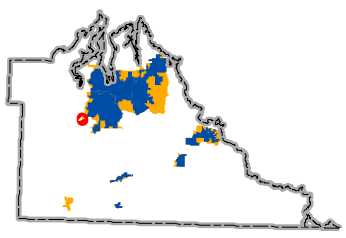
ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Thurston County Zoning Alignment Review

Issue: Part of Zone extends Beyond UGA
Error in Feet: 165
Recommended Action: Cut Zoning Area to assign parcel 12707320000 to Tumwater UGA. Zoning codes remain as mapped.



Map Location



Review Areas

Error

Zoning Designation

R 1/20
SFL & SFL2
RRR1/5

Base Data

Urban Growth Area Boundary
Zoning Boundary

0 100 Feet

Created by SLS and LTR on 6/10/2024

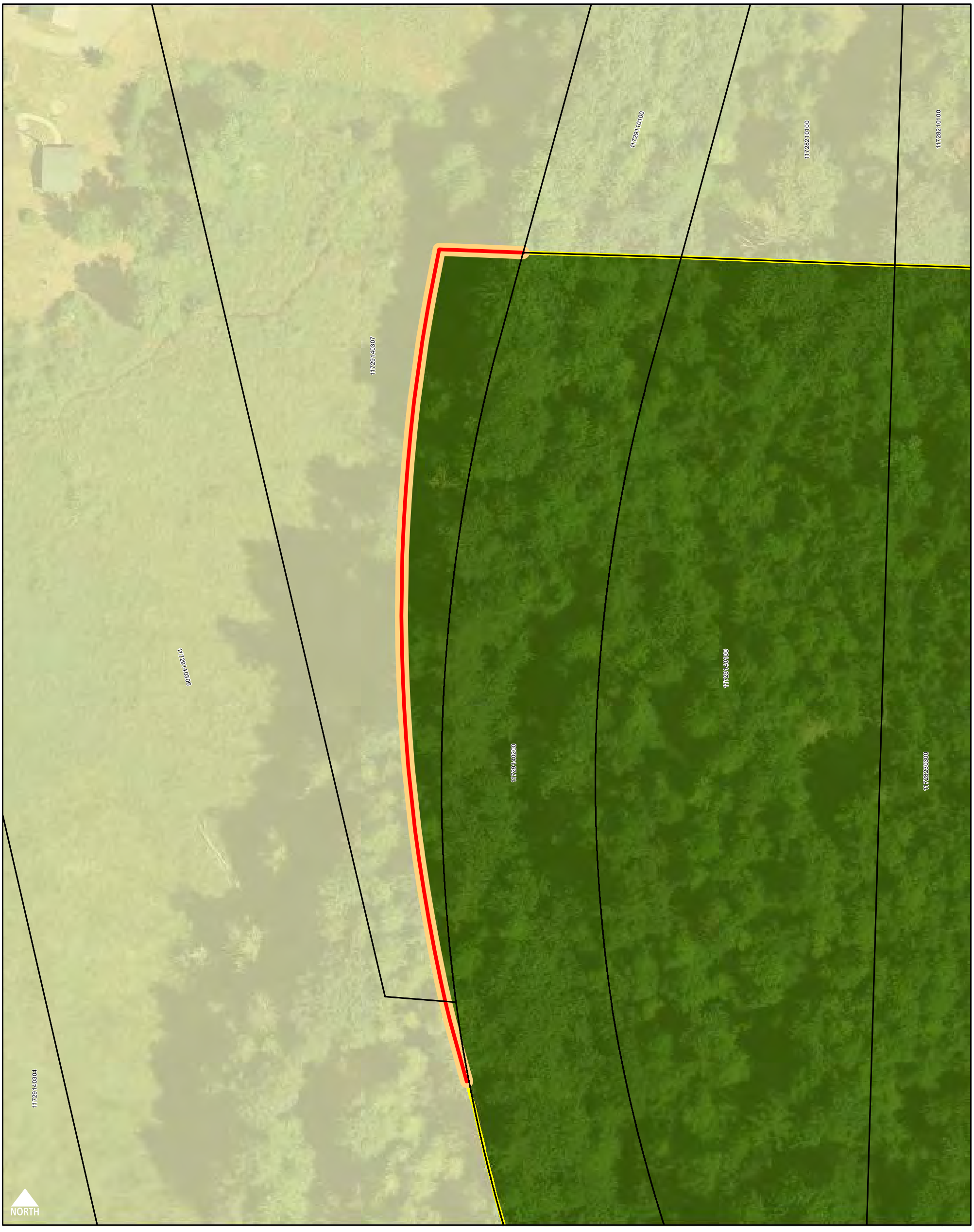
2025 CPAs Resolution 12-16-2025
p. 700 of 773

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

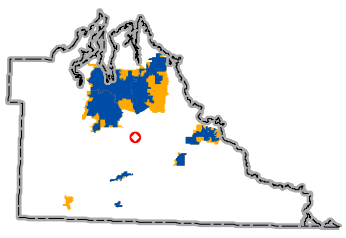
ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Thurston County Zoning Alignment Review

Issue: Zone cuts through Parcels
Error in Feet: 53
Recommended Action: Move Zone to Match Parcels



Map Location



Review Areas

Error

Zoning Designation

PP RRR1/5

Base Data

Urban Growth Area Boundary

Zoning Boundary

0 50 Feet

Created by SLS and LTR
on 6/10/2024

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

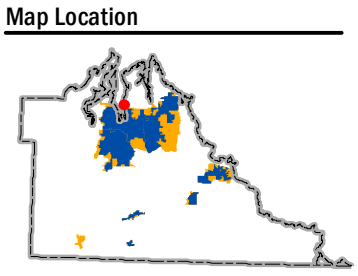
ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Thurston County Zoning Alignment Review

Issue: City Beyond UGA
Error in Feet: 40
Recommended Action: Align City and Zoning w UGA

Error ID: Oly06

Map Location



Review Areas

Error Area

Zoning Designation

R-4-8
RRR1/5

Base Data

Urban Growth Area Boundary
Zoning Boundary
Cities

0 40 Feet

Created by SLS and LTR
on 6/10/2024

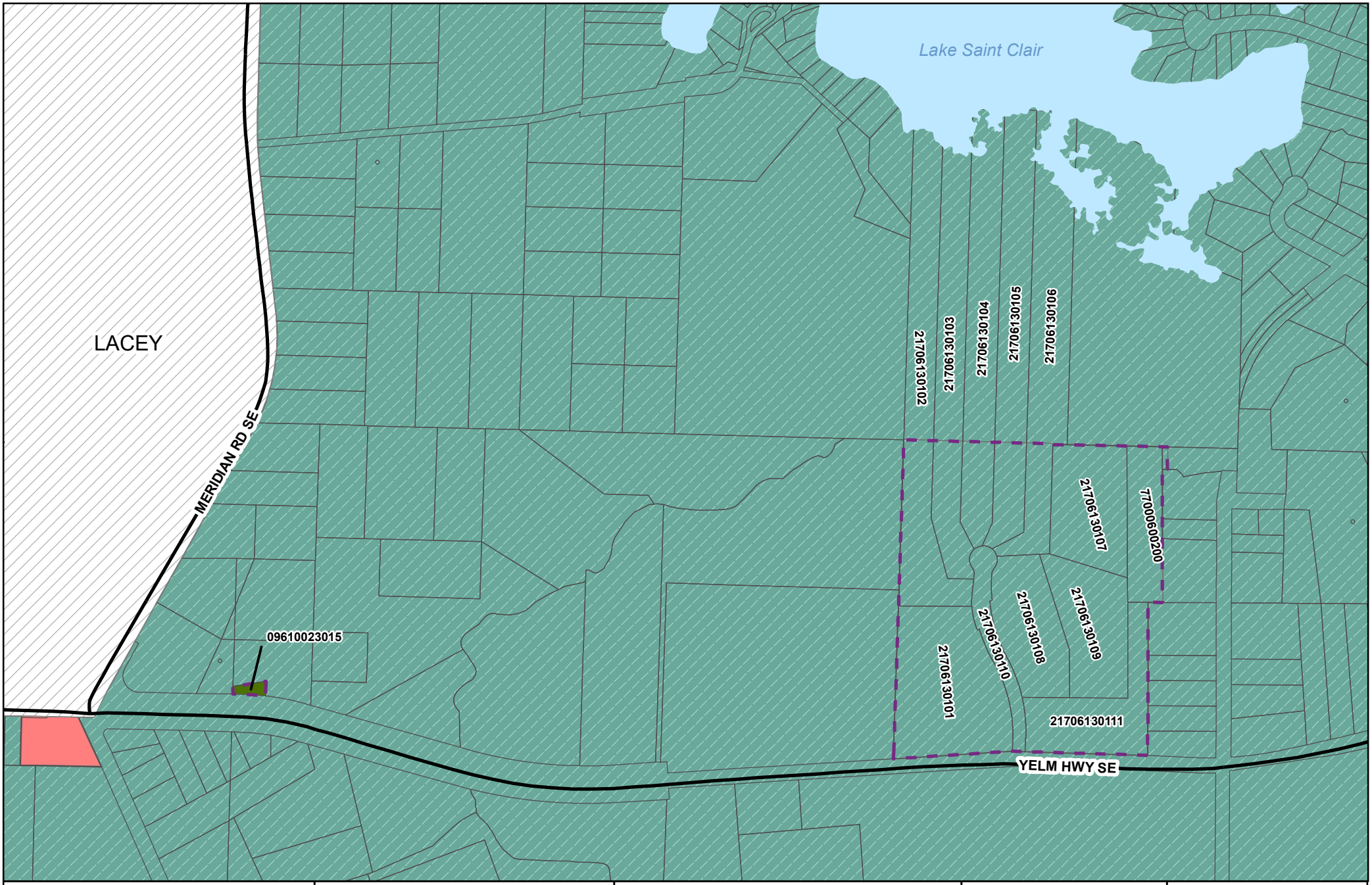
The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

THURSTON 2045
ADOPTING RESOLUTION

ATTACHMENT E

December 16, 2025



Public Parks Correction

Zoning

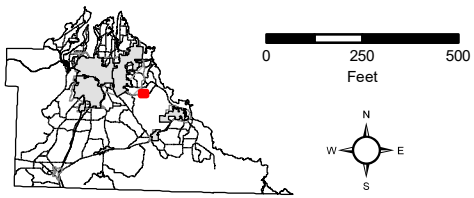
- McAllister Geologically Sensitive (MGSA)
- Public Parks, Trails & Preserves (PP)
- Neighborhood Convenience (NC)

Other

- Urban Growth Area (UGA)

2025 CPAs Resolution 12-16-2025
p. 704 of 773

Parcel 09610023015 corrected to PP. Parcels 21706130101, 21706130102, 21706130103, 21706130104, 21706130105, 21706130106, 21706130107, 21706130108, 21706130109, 21706130111, and 77000600200 corrected to MGSA.



THURSTON COUNTY
WASHINGTON
SINCE 1852

Thurston County makes every effort to ensure that this map is a true and accurate representation of the work of County Government. However, the county and all related personnel make no warranty, express or implied, regarding the accuracy, completeness or convenience of any information disclosed on this map. Nor does the County accept liability for any damage or injury caused by the use of this map.

To the fullest extent permissible pursuant to applicable law, Thurston County disclaims all warranties, express or implied, including, but not limited to implied warranties of merchantability, data fitness for a particular purpose, and non-infringements of proprietary rights.

Under no circumstances, including, but not limited to negligence, shall Thurston County be liable for any direct, indirect, incidental, special or consequential damages that result from the use of, or the inability to use, Thurston County materials.

THURSTON 2045
ADOPTING RESOLUTION

ATTACHMENT F

December 16, 2025

Resolution Attachment F 12-16-2025

SARG T RD SW

HWY 12/US 12

JAMES RD SW

OLD HWY 9 SW

I-5

OLD HWY 99 SW

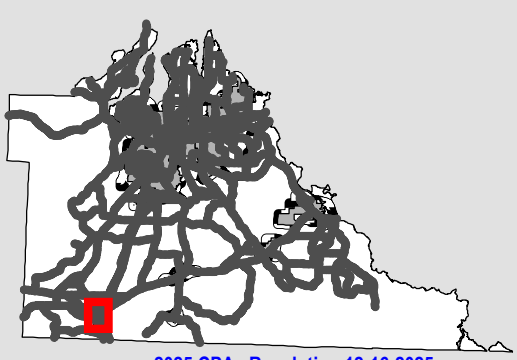
Land Use and Zoning District Changes

Residential 3-6/1 becomes
Residential 5-12/1

Land Use and Zoning District Changes

Residential 4-16/1 becomes
Residential 8-24/1

NORTH



2025 CPAs Resolution 12-16-2025
p. 706 of 773

Grand Mound Future Land Use

Urban Growth Area (UGA)

Zoning

- *RL 1/1* — *Residential LAMIRD - 1 Unit Per 1 Acre*
- *RRR 1/5* — *Rural Residential/Resource - 1 Unit Per 5 Acres*
- *R 5-12/1* — *Residential - 5-12 Units Per 1 Acre*
- *R 8-24/1* — *Residential - 8-24 Units Per 1 Acre*
- *LTA* — *Long-Term Agriculture*
- *AC* — *Arterial Commercial*
- *PI* — *Planned Industrial Park*
- *LI* — *Light Industrial*

0 0.25 0.5

Miles

THURSTON COUNTY
WASHINGTON
SINCE 1852

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Grand Mound Subarea Plan Update

~~November 28~~December 16, ~~2023~~2025

Thurston County
Community Planning and Economic Development

THURSTON COUNTY
WASHINGTON
SINCE 1852

Acknowledgments

THURSTON COUNTY BOARD OF COUNTY COMMISSIONERS

Tye Menser~~Carolina Mejia~~, Chair
~~Tye Menser~~Wayne Fournier, Vice-Chair
~~Gary Edwards, Commissioner~~Emily Clouse, Commissioner
Rachel Grant, Commissioner
Carolina Mejia, Commissioner

THURSTON COUNTY PLANNING COMMISSION

Joel Hansen ~~Eric Casino~~, Chair
~~Derek Day~~Daniel Bumbarger, Vice Chair
Colin Bartlett, Commissioner
Eric Casino~~Helen Wheatley~~, Commissioner
Bill Fishburn, Commissioner
Barry Halverson, Commissioner
Sandra Kaiser, Commissioner
Evon Miller, Commissioner
Scott Nelson, Commissioner
Kevin Pestinger, Commissioner
~~Scott Nelson, Commissioner~~
~~Joel Hansen~~, Commissioner
~~Barry Halverson, Commissioner~~
~~Jim Simmons, Commissioner~~
~~Vacant, Commissioner~~

THURSTON COUNTY STAFF

~~Kaitlynn Nelson~~Ana Rodriguez, Associate Planner, CPED
Amelia Schwartz, Associate Planner, CPED
Maya Teeple, Senior Planner, CPED
~~Ashley Arai~~Derek Day, Planning Manager, CPED
~~Shannon Shula, Strategic Planner, Public Works~~
Joe Plahuta, Senior Water Resources Engineer, Public Works

THURSTON REGIONAL PLANNING COUNCIL (TRPC) STAFF

Allison Osterberg, Planning Manager
Karen Parkhurst, Programs & Policy Director
Katrina Van Every, Senior Planner

Introduction

Michael Ambrogi, Senior Planner

GRAND MOUND & ROCHESTER CHAMBER OF COMMERCE
CHEHALIS TRIBE
ROCHESTER SCHOOL DISTRICT
SOUTH THURSTON ECONOMIC DEVELOPMENT COUNCIL
WASHINGTON STATE DEPARTMENT OF TRANSPORTATION

Adopting Resolution

Resolution No. 11219, effective July 1, 1996

Amendments

Resolution No. 11588, December 15, 1997 (document reprinted)

Resolution No. 13734, December 20, 2006 (transportation chapter updates)

Resolution No. ~~XXXXX~~16331, November 28, 2023 (complete repeal and replace)

Resolution No. XXXXX, December 16, 2025 (land use consistency updates)

Contents

Introduction 4
Land Use 11
Natural Resources 22~~21~~
Population and Housing Growth 25~~24~~
Transportation 30~~28~~
Capital Facilities & Utilities 46~~44~~
Economic Development 49~~47~~
Environment, Recreation, & Open Space 50
Archeological & Historic Resources 53~~51~~
Goals and Actions 54~~52~~

Maps

Map 1 – Grand Mound Study Area 5
Map 2 – Grand Mound Future Land Use 14
Map 3 – Grand Mound Census & County Boundaries 26

Figures

Figure 1 – Grand Mound Roadway Classifications 31
Figure 2 – Grand Mound Railroad Lines 34

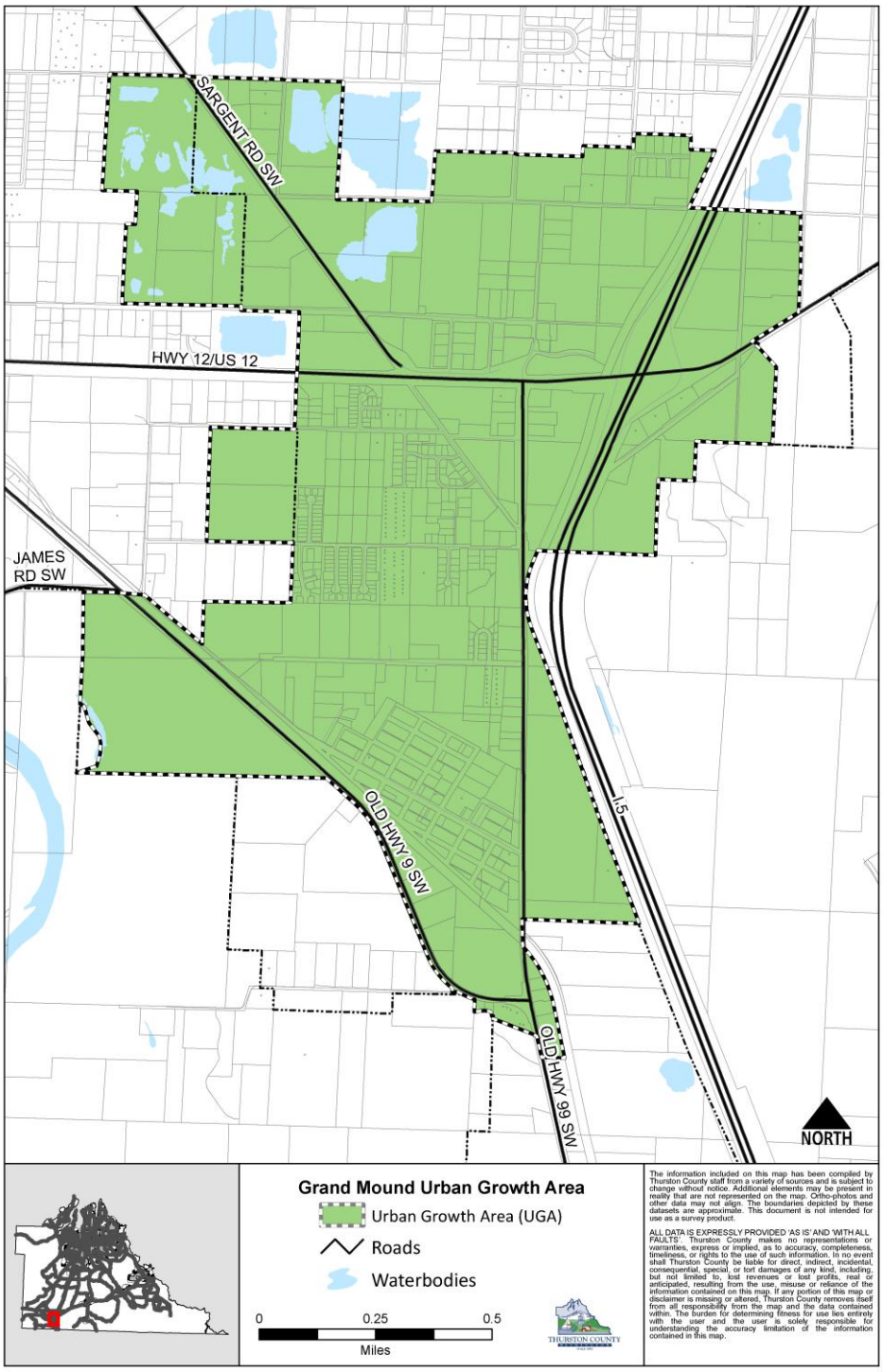
Introduction

The Grand Mound subarea is an Urban Growth Area (UGA) of 982 acres located along the I-5 corridor, 15 miles southwest of Olympia, in southwest Thurston County. The Grand Mound UGA is generally bounded by Ivan Street and I-5 to the east, 193rd Avenue to the north, Old Highway 9 to the south, and about midway between Tea Street and Old Highway 99 to the west. Its location at the nexus of US Route 12, I-5, and Old Highway 99 make Grand Mound attractive for commercial development to serve the traveling public, including a waterpark, hotels, and restaurants. Its population has more than doubled since the original UGA was established in 1995.

Grand Mound sits adjacent to the largest area of commercially significant farmland in the county and the Bountiful Byway, a 60-mile loop tour of the region's local farms and locally produced products. It is next to the Chehalis River, bisected by a salmon-bearing seasonal stream, and incorporates the natural features of Thurston County prairie lands. Parts of Grand Mound still retain a mixed-use character.

The Grand Mound subarea and UGA were first established by the county in 1995. At the time, it was comprised of approximately 950 acres and generally centered around the intersection of State Route 12 and Old Highway 99, just west of the Interstate 5 interchange. The area consisted of scattered low-density residential uses mixed with commercial and light industrial uses located primarily along the main arterials, and the area has roughly remained the same.

MAP 1: GRAND MOUND UGA



PURPOSE

The purpose of the Grand Mound Subarea Plan is to provide a document that serves as a guide for the growth of the Grand Mound community over the next 20 years. This plan is an update to the 1996 Grand Mound Subarea Plan and compliments the Thurston County Comprehensive Plan in addition to goals and objectives of Washington State's Growth Management Act by planning for urban growth and protecting the surrounding rural area. The county identified Grand Mound as an Urban Growth Area under state law (RCW 36.70a, 110), where urban growth shall be encouraged and outside of which growth can occur only if it is not urban in nature. Before this, the community had spearheaded a water system and sewer utility to protect the underlying aquifer.

The Thurston County Comprehensive Plan is the general policy plan that guides the overall development of the county.

Subarea plans are prepared for those areas where more detailed land use policies and designations are needed to address unique features or needs.

HISTORY

Planning for the Grand Mound area began in the 1970's with the development of the 1978 Rochester Subarea Plan, which covered the entire southwest corner of the county and identified a 15 square mile area around Rochester and Grand Mound as a "growth center" to promote growth and economic development in south Thurston County. Now, the Rochester subarea has a separate plan consisting of an unincorporated community covering 8,619 acres, and surrounds the area designated as the Grand Mound UGA. These communities are closely related and often referred to as the same place. Grand Mound is distinguished as the area of more development, filled with gas stations and

Refer to the Rochester Subarea Plan for more information on the surrounding area.

businesses, while Rochester is predominately zoned for low density residential. Planning between Rochester and Grand Mound remain connected in many ways. Grand Mound is part of the Rochester School District; there is interest in creating a shared use trail between them; and the Rochester subarea plan identifies the need to focus growth in Grand Mound. Many of the area residents identify and feel strongly that they are one community.

In 1980, the county adopted new zoning for the Rochester subarea to make the "growth center" a mixed-use district. It allowed residential, commercial, and industrial land uses to be located throughout the community. This mixed-use pattern is evident today in both the Rochester and Grand Mound subareas. In the mid-1980's, the local community expressed interest in developing sanitary sewer and water supply systems that would allow denser development in the Grand Mound area. In response, the county has continuously worked with the local citizen's committee to adopt a Grand Mound Sewer Service Area and develop sewer and water plans.

For more information on the Sanitary Sewer and Water Supply systems and how they relate to groundwater, see the Capital Facilities & Utilities chapter.

The 1988 Comprehensive Plan applied an Industrial land use designation to the overall Rochester-Grand Mound area.

The 1995 Thurston County Comprehensive Plan established the Grand Mound Urban Growth Area (UGA), covering 950 acres in the vicinity of the I-5 interchange. This UGA met the criteria of an urban growth area as defined by the State Growth Management Act and it is specifically intended to support the sewer and water planning in Grand Mound. It encompasses most of the 1988 sewer service area and extends beyond it to capture adjacent lands capable of being developed with urban uses. It is also intended to support the community's overall goals of:

- Enhancing economic development opportunities through sewer and water provision;
- Providing family wage job opportunities in the local community;
- Providing retail and service businesses for surrounding residents and the traveling public; and
- Providing an adequate supply of housing and variety of housing types to support the projected population growth.

Thurston County is in the process of updating both its Water System Plan and its General Sewer and Wastewater Facility Plan. See the Capital Facilities & Utilities chapter for more information.

The Grand Mound Subarea Plan was created for the UGA in 1996. Since then, the land use plan, UGA boundary, zoning, and sewer and water plans have been further evaluated and refined. This Grand Mound Subarea Plan presents the updated land use plan and UGA boundary.

In 2018, Thurston Regional Planning Council published a Transportation Current Conditions Report for the UGA and administered a Grand Mound community transportation and placemaking survey on behalf of Thurston County. Thurston County and TRPC facilitated community open houses in Grand Mound and Rochester in 2018.

COMMUNITY VISION AND PLANNING OBJECTIVES

Community visions and objectives are used to guide the future development of an area. These visions and objectives were identified by Grand Mound residents and property owners during the public workshop held 1995. These visions and objectives were revisited at the public workshops held in Grand Mound UGA in 2018:

1. *Grand Mound will continue to evolve into a commercial trade center, providing a variety of retail and service uses for residents in the general*

region and the traveling public. Commercial uses should be located where there is high visibility from major roadways and where good access can be provided for both local and regional traffic.

2. *Commercial centers should be developed rather than narrow strip development in order to protect the quality of the community and to improve traffic safety and flow.*
3. *Light manufacturing and storage/warehouse uses will continue to develop within Grand Mound. Industrial uses should be located where they can take maximum advantage of rail and freeway access in order to minimize impacts on traffic flow in the community.*
4. *Commercial and industrial development will benefit the community by enhancing job opportunities and the local tax base which, in turn, will increase support for schools, parks, and other community facilities.*
5. *Residential areas of the community will continue to infill with a variety of housing types and should maintain a low-density character. People working in local jobs should be able to afford to live within the community. Residential areas should be protected from the impacts of commercial and industrial uses and should have good pedestrian access to transit stops, bike routes and shopping areas.*
6. *Residential densities should be set at a level that will feasibly support sewer and water facilities, will preserve the open space character of the area, and will be compatible with adjacent low intensity uses outside of the UGA.*
7. *To the extent possible, existing land uses should not have to take on a non-conforming use status with new zoning. An exception would be for sparsely scattered residences that may be located within predominantly commercial and industrial areas.*

8. *Interim land uses should be allowed prior to sewer and water, as long as such uses are designed so that they allow for urban infill when utilities become available.*
9. *A safe, smooth flowing road system needs to be maintained within the community as future development occurs. Public transit services should continue to be monitored to ensure that adequate service is provided.*
10. *Properties that are predominantly covered with wetlands or floodplains should be located outside the UGA.*

These community objectives for Grand Mound supplement the land use goals, objectives and policies in the Thurston County Comprehensive Plan. The land use plan described later in this chapter, as well as the accompanying zoning, serve to implement this community vision and set of planning objectives.

During public outreach with the Grand Mound and Rochester community in 2018 and 2019, residents were asked if these vision statements still resonated with their community. Residents and business owners felt that some of these statements were still relevant today whereas others are less so.

Newly emergent issues for Grand Mound include traffic conditions that lead to unsafe conditions for pedestrians and bicyclists; a need for more public parks, open space, and trails; the need for a better balance between fast-food to serve travelers and sit down restaurants and grocery stores to serve the local community; and the desire for better communication among the local residents, the Chehalis Tribe, and the county regarding future development.

Land Use

The Grand Mound Urban Growth Area is composed primarily of lands zoned for industrial uses and accounts for ~~43~~46% of land in the UGA. Most of these industrial lands are designated as Planned Industrial Development (PI), which is unique to the Grand Mound UGA and allows for a mixture of service, retail, research, assembly, storage, and other mixtures of industrial and commercial uses. The purpose of this district is to encourage planning of the entire industrial site within a "park-like" environment. The other industrial lands are designated as Light Industrial, which allow for more intense industrial uses like manufacturing and assembly.

The County is in the process of conducting a Countywide Study of Industrial Lands (Industrial Lands Assessment). The purpose of the study is to determine whether an adequate supply of industrial lands exists to accommodate demand. The result of this study will include recommended changes to policies and regulatory requirements for the County's land use planning, including Grand Mound.

LAND USE TYPE	GROSS ACRES	PERCENT (%) OF TOTAL ACRES
Arterial Commercial (AC)	310	~~32~~29%
Light Industrial (LI)	~~109~~176	~~11~~16%
Planned Industrial Development (PID)	318	~~32~~30%
Residential ~~3-6~~5-12/1 (R~~3-6~~5-12/1)	228	~~23~~21%
Residential ~~4-16~~8-24/1 (R~~4-16~~8-24/1)	~~144~~3	~~2~~4%
Total	**~~979~~1,075**	**100.0%**

Source: Land Area by Land Use, Thurston County Geodata

A commercial core is located at the center of the UGA along Old Highway 99, off Interstate 5. The Arterial Commercial core accounts for roughly ~~32~~29% of lands, which allows for a range of commercial uses, as well as things like storage and medium to high density residential units.

The remaining 25% of the UGA is composed of medium to high density residential units.

The land use in the Grand Mound Subarea is consistent with the County's Official Zoning Map.

Other land use designations for unincorporated Thurston County can be found in the Land Use chapter and is displayed on the Future Land Use Map (Map L-1) in the Comprehensive Plan.

Zoning information is available and mapped online through the County's GeoData Center.

EXISTING LAND USE

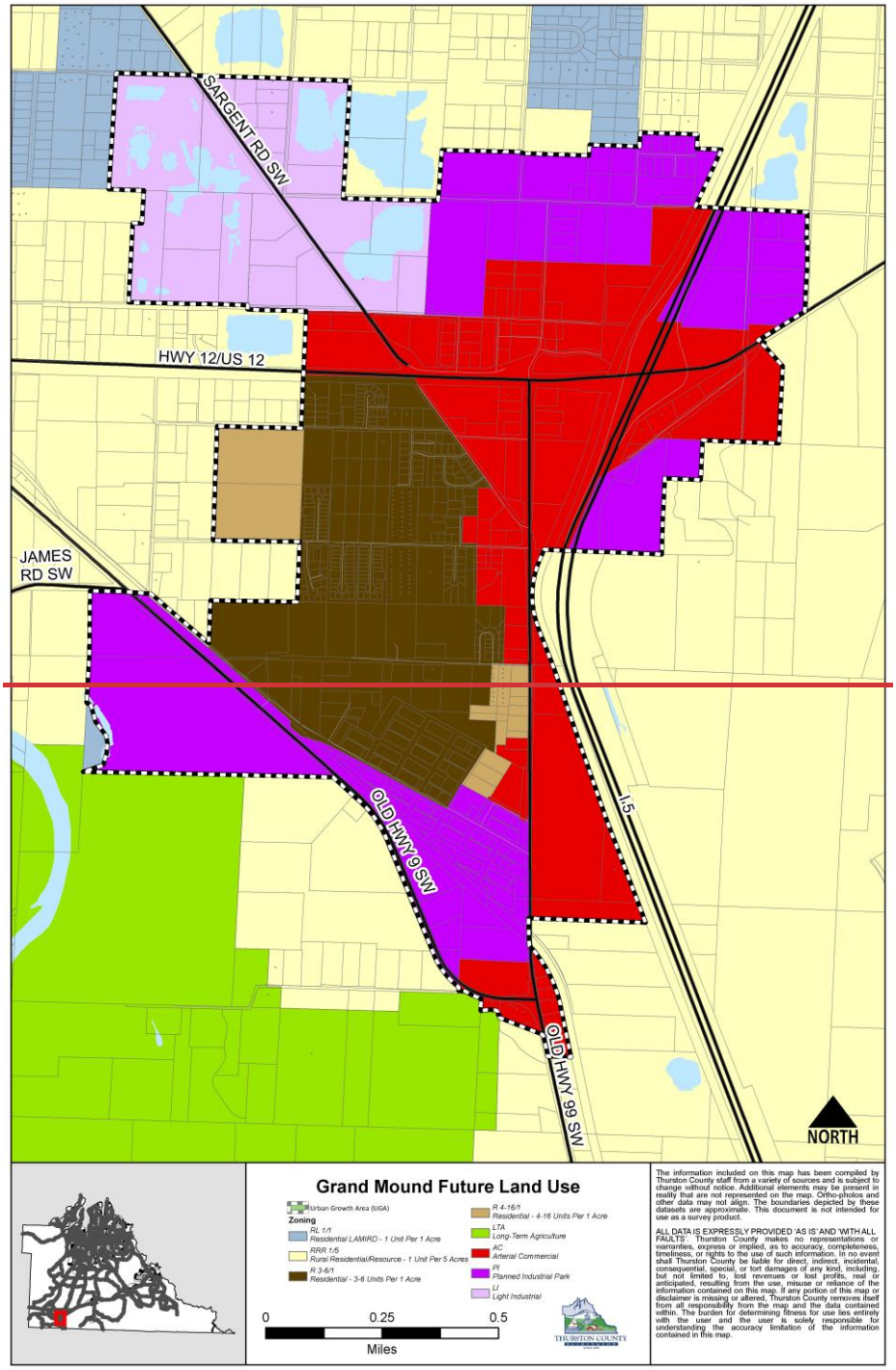
Based on the Buildable Lands Report completed by Thurston Regional Planning Council (TRPC) in 2021, there is a broad mixture of commercial, light industrial, and residential land uses within the Grand Mound UGA. The purpose of the report is to determine how much of each land type will be needed in the UGA to accommodate at least twenty years of projected urban growth (2045), in accordance with the State Growth Management Act. The analysis is based on the population and employment forecasts for the community. A substantial amount of the UGA is currently vacant, developable land.

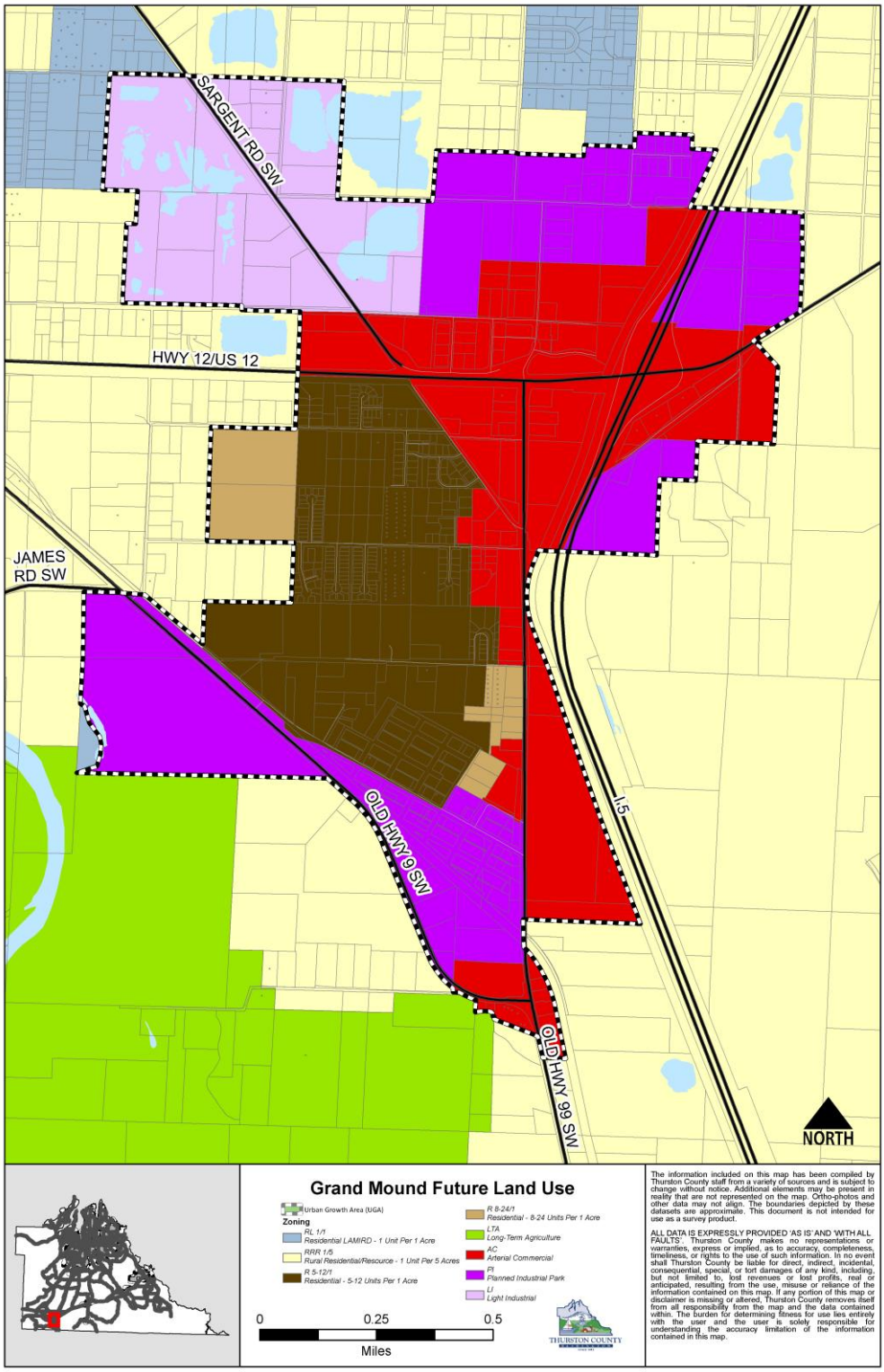
Thurston Regional Planning Council (TRPC) provides information available to the public on active land use mapping, population projections, development potential, and other land use planning considerations.

View the Land Use Chapter of the Thurston County Comprehensive Plan for more information on the Buildable Lands Report and population estimates.

Commercial uses within the Grand Mound UGA include highway-oriented businesses and community commercial use. Industrial uses include manufacturing business and non-manufacturing uses (like storage and repair). There are also several active and inactive gravel mines in the area. Residential uses range in housing type and density. For health code reasons, densities must be lower than four units per acre when sewer service is not available. Because of this, residential densities will require sewer hookup within the Grand Mound Urban Growth Area in order for development to occur. ~~This has limited densities to less than the maximum six units per acre allowed by the previous zoning.~~ Housing types include mobile home parks, ~~and~~ duplexes, triplexes, quadplexes, and low-rise multi-family apartments ~~(at a density of four units per acre), and single-family homes, including site-built, manufactured, and older mobile homes (with a density range of one unit per five acres to two units per acre)~~. Dwelling units can also have up to two Accessory Dwelling Units per structure. Several homes also have home-based businesses associated with them.

MAP 2: GRAND MOUND FUTURE LAND USE MAP




SARGENT RD SW
HWY 12/US 12
JAMES RD SW
OLD HWY 99 SW
I-5
OLD HWY 99 SW
NORTH
Grand Mound Future Land Use
Urban Growth Area (UGA)
Zoning
RL 1/1
Residential LAMIRD - 1 Unit Per 1 Acre
RRR 1/5
Rural Residential/Resource - 1 Unit Per 5 Acres
R 5-12/1
Residential - 5-12 Units Per 1 Acre
R 8-24/1
Residential - 8-24 Units Per 1 Acre
LTA
Long-Term Agriculture
AC
Arterial Commercial
PI
Planned Industrial Park
LI
Light Industrial
0
0.25
0.5
Miles
THURSTON COUNTY
The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.
ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

LAND USE DESIGNATIONS

The Grand Mound UGA includes the following zoning and land use designations:

See the Land Use chapter of the Thurston County Comprehensive Plan for more information on unincorporated land use designations.

Residential

A wide range of housing types should be supported in the UGA, including single family homes, duplexes, mobile home parks, and accessory dwelling units.

Residential ~~3-6~~5-12 units per acre (R ~~3-6~~5-12/1): Located in the western portion of the UGA and set back from main arterials in the community where the majority of commercial and industrial uses are located.

A wide range of housing types may be allowed, including single family homes, duplexes, mobile home parks, and accessory dwelling units. Development ~~occurring prior to sewer and water~~ should be configured ~~such that when~~to connect to sewer and water facilities ~~become available~~and may require developer-funded extensions.~~,~~ ~~the site~~Many sites are developed below the current minimum density because they were developed before these densities applied. Over time, sites may ~~can~~ be infilled to achieve the minimum density requirement.

~~This designation is a receiving area for the county-wide transfer of development rights program, which helps support the conservation of long-term farmlands in the rural part of the county~~.

Residential ~~4-16~~8-24 units per acre (R ~~4-16~~8-24/1): Located along Old Highway 99 that currently has a mixture of residential densities and

vacant land. This designation allows for ~~single family and~~ multifamily residences and can provide more affordable housing opportunities than the ~~3-6~~5-12 units per acre designation. Development within this designation should be at a minimum residential density of ~~4-~~5 units per acre, in order to ensure more compact development within the urban growth area and to ensure that development can feasibly support the necessary sewer and water ~~facilities~~connections.

In addition to single family and multifamily residences, mobile home parks and accessory dwelling units may be allowed. ~~Development occurring prior to sewer and water should be configured such that when sewer and water facilities become available, the~~ Many sites are developed below the current minimum density because they were developed before these densities applied. Over time, sites may be infilled to achieve the minimum density requirement. ~~site can be infilled to achieve the minimum density requirement.~~

Neighborhood commercial uses are also allowed within this designation as long as such uses can be designed to mitigate impacts on surrounding residential properties. Neighborhood commercial uses are intended to serve the everyday personal needs of the local neighborhood and are subject to approval of a special use permit.

~~This designation is a receiving area for the county-wide transfer of development rights program, which helps support the conservation of long-term farmlands in the rural part of the county.~~

Commercial

A broad range of highway oriented commercial uses for the traveling public and local community. This designation also allows high density residential uses (up to 16 units per acre) as well as residences in conjunction with an allowed commercial use.

See the Economic chapter for more information on employment growth.

Arterial Commercial (AC): Located surrounding the intersection of SR 12 and Old Highway 99 and extends outward to encompass other lands with high visibility and good access to the main arterials. It extends south along Old Highway 99 to 203rd Avenue to encompass the existing commercial uses along this stretch of the road. It extends to the east side of I-5 to include several properties adjacent to Old Highway 99. It also includes an area at the intersection of Old Highways 99 and 9.

This designation allows for a broad range of highway oriented commercial uses for the traveling public and community commercial uses, primarily to serve the local community. It also allows infilling on properties along the main arterials where existing commercial development is interspersed with vacant or underdeveloped parcels.

This designation also allows high density residential uses (up to ~~16~~ 24 units per acre) as well as residences in conjunction with an allowed commercial use. Residential development within this designation should be at a minimum density of ~~6~~ 8 units per acre, in order to ensure more compact development within the urban growth area and to provide a broader range of affordable housing opportunities.

Industrial

The largest land use designation in the UGA. It provides industrial development

in a way that protects areas surrounding the UGA and in turn protects industrial uses from others which may interfere with efficient industrial operations.

Planned Industrial Development (PI): Located to take maximum advantage of the two railroad lines through the community and where there is access to SR 12 and I-5. Also located where there are large vacant parcels that could accommodate industrial uses. This zone protects the character of adjacent commercial areas and encourages comprehensive planning of industrial sites that allow for a broad range of assembly, processing, and storage uses. This designation also includes the development portion of the Maple Lane School site (correctional facility) and commercial uses that primarily serve the industrial uses.

Light Industrial (LI): Located in the northwestern corner of the UGA where several light industrial uses already exist, such as gravel mining and concrete block manufacturing. Allows for industrial uses involved in processing, fabrication, and storage of products, as well as commercial uses that primarily serve industrial uses.

FUTURE LAND USE

The Buildable Lands Report also estimates the amount of land needed in order to accommodate the projected employment growth in the year 2045 and compares it to the vacant and underdeveloped land within the UGA.

Since there are limited wetlands, floodplains, and steep slopes within the Grand Mound UGA, nearly all of the existing vacant

Underdeveloped land includes parcels that are occupied by a use that does not cover the entire site and can be further developed (like a single house on a 2-acre parcel in an area designed for 3-6 units per acre) and parcels that are designated for more intensive use than that which currently occupies the property (like a single-family home on land designated for commercial uses).

and underdeveloped land is buildable. However, a certain amount of this buildable land can

be expected to be held out of the marketplace for investment, future expansion, or personal use. Based on the report, there is sufficient land supply within the Grand Mound UGA to accommodate the projected population and economic growth through the year 2045.

ACRES OF LAND AVAILABLE TO DEVELOP			
	Commercial or Mixed-Use Zones	Industrial Zones	**Total**
	13	20	33
ESTIMATED ACRES OF LAND NEEDED			
Vacant	93	122	216
Redevelopable	15	18	**33**
Total Available	108	140	249

Source: TRPC Buildable Lands Report (2021)

Although mitigation for impacts to species listed under the Endangered Species Act and covered by the Thurston County Habitat Conservation Plan may result in mitigation that could impact the development capacity in the Grand Mound UGA; the Thurston County Buildable lands analysis accounted for this by adding ten percent of the “more preferred” soil area to each parcel’s critical area acreage.

SURROUNDING LAND USES

The land surrounding the Grand Mound UGA consists largely of low density residential, designated natural resource lands for agriculture and forestry, and public parks land. Grand Mound acts as a commercial gateway for the surrounding area. The community has a particular interest in agricultural uses, which are supported by the commercial and industrial zones.

FINAL URBAN GROWTH AREA BOUNDARY

Boundary Description

The Grand Mound Urban Growth Area (UGA) boundary adopted in the 1995 Thurston County Comprehensive Plan encompassed 958 acres. Changes have since been made to the UGA that has been both reduced and expanded along different portions of the boundary, resulting in a total of ~~982~~ 1,075 acres. The final Grand Mound UGA described above meets the designation criteria of the Growth Management Act and County-Wide Planning Policies.

~~The UGA has sufficient land to accommodate projected growth and this Subarea Plan does not make any additional refinements to the size of the Grand Mound UGA.~~

Natural Resources

Grand Mound lies nestled in a broad reach of prairie and wooded landscape located in the Chehalis River basin. Most of the region is characterized by relatively lowland flat topography, with floodplains along the Chehalis River.

EXISTING ENVIRONMENTALLY SENSITIVE AREAS

Groundwater

Grand Mound is located over a shallow, highly productive aquifer which underlies the Scatter Creek and Chehalis River Valleys. This aquifer is unconfined and is, therefore, highly susceptible to contamination and land use impacts. Most of the land area in the Grand Mound UGA is classified as "extremely critical aquifer recharge area". This aquifer provides the sole source of drinking water to the community. One potential source of contamination that is a concern in Grand Mound is the high concentration of on-site sewage disposal systems. Well water nitrate levels have been found to be elevated in this area. There is also concern with the other types of wastes that are disposed of in on-site systems as well, such as chemicals used in households and businesses. Connection to the Sanitary Sewer and Water Supply systems help to prevent contamination of groundwater from septic leakage and overuse of unregulated water. Development within this extremely critical aquifer area is guided by the Thurston County Critical Areas Ordinance.

More information relating to critical aquifers, wetlands, fish and wildlife habitat areas, floodplains, and geologically hazardous areas for all rural unincorporated county are part of the Environment, Recreation, and Open Space Chapter of the Comprehensive Plan.

Maps of critical areas are available online through the County's GeoData Center.

Surface Water

Prairie Creek, a tributary of the Chehalis River, is a small seasonal stream that

winds through the Grand Mound UGA from the northeast to the southwest and drains much of the area. The County has classified Prairie Creek as a Type 3 stream since it supports a small run of chum salmon and possibly coho salmon. Development occurring adjacent to Prairie Creek is guided by the Thurston County Critical Areas Ordinance.

Wetlands and Floodplains

Wetlands have been identified in a few small areas in the northeastern and southern edges of the UGA; however, they do not appear to pose a significant development constraint. Based on maps produced by the Federal Emergency Management Agency (FEMA), there are no significant 100-year floodplains within the proposed UGA. The Thurston County Critical Areas Ordinance guides development adjacent to wetlands and within floodplains.

Habitat & Species

Historically, the UGA was covered by prairie oak ecosystem, which formed on the excessively well-drained soils generated from glacial outwash. Prairies persisted in an open space state and avoided succession to coniferous forest through their tendency toward drought and frequent but patchy burning by native peoples. Since Euro-American settlement, high-quality native prairies and oak woodland ecosystems have declined due to development, agricultural, and fire suppression. However, a significant stand of oak woodlands forms an almost continuous corridor along Prairie Creek through the community. The Thurston County Critical Areas Ordinance protects prairie and oak woodland habitat and the species they support. At the time of application, the County completes a review for rare and endangered plants, animals, and priority species. The Thurston County Critical Areas Ordinance guides development in and around these habitats.

Geologic Hazards

Geologically hazardous areas include those areas particularly subject to

erosion, siltation, landslide, or other seismic hazard. Due to the relatively flat topography of the Grand Mound UGA, there are no identified landslide hazard areas. However, potential areas include active and inactive gravel mining sites. Development within geologic hazard areas is guided by the Thurston County Critical Areas Ordinance.

Population and Housing Growth

PROJECTIONS FOR GROWTH

Thurston Regional Planning Council (TRPC) is the official agency that projects growth and employment forecasts for all of Thurston County. TRPC coordinates with the State Office of Financial Management (OFM) in determining realistic population and employment projections for the County. TRPC then allocates that growth by planning areas within the cCounty.

See the Economic Development chapter for more information on employment.

These projections are from the 2022 update to the Small Area Population Estimates and Population and Employment Forecast. Growth projections by 5-year increments for the period from 2020 to 2045 for the Grand Mound UGA are presented in the table below. TRPC projections and forecast estimate an overall slow and steady growth of approximately four percent per year between 2020 and 2045.

Table: Population and Housing Growth, 2020-2045

	2020	2025	2030	2035	2040	2045
Population	1,358	1,870	2,270	2,505	2,665	2,745
Dwelling Units	424	510	600	675	720	735

Source: TRPC Population and Housing Forecast, 2022 Update

	2020 DWELLING UNITS	2040 DWELLING UNITS	FUTURE DEMAND 2020-2040	FUTURE SUPPLY 2020-PLUS	EXCESS CAPACITY	PERCENT EXCESS CAPACITY
Grand Mound UGA	430	720	290	370	80	22%

Source: TRPC Buildable Lands, 2021 Update

While Buildable Lands (2021) estimates that there is sufficient supply for residential development existing within the Grand Mound UGA to accommodate projected growth through the year 20402045, additional actions are necessary to achieve housing availability, specifically for the 0-80% income brackets. With changes to minimum and maximum densities in zoning districts, there will be capacity to provide for the deficit noted in the 0-80% income bracket. A full description of capacity and deficit is available in Appendix A of the Thurston County Comprehensive Plan. Additional details on adequate provisions provided in order to provide capacity are available in the Housing Chapter (Chapter 7) of the Thurston County Comprehensive Plan.

In 1995, there were approximately 575 people living in the Grand Mound UGA, with a total of 237 dwelling units.

According to TRPC, in 2020 there were 1,358 people living in the Grand Mound UGA with a total of 430 dwelling units. In 2022, TRPC updated its Housing Estimates by Type, increasing the dwelling unit total from 430 to 470. Average household size using the 2020 TRPC population and dwelling units data, is approximately 3.2 persons per dwelling unit. The TRPC Average Household Size by Jurisdiction data does not list the Grand Mound UGA, but the two largest average household sizes are Yelm at 3.14 and the Nisqually Reservation at 3.40, while the county average household size sits at 2.51.

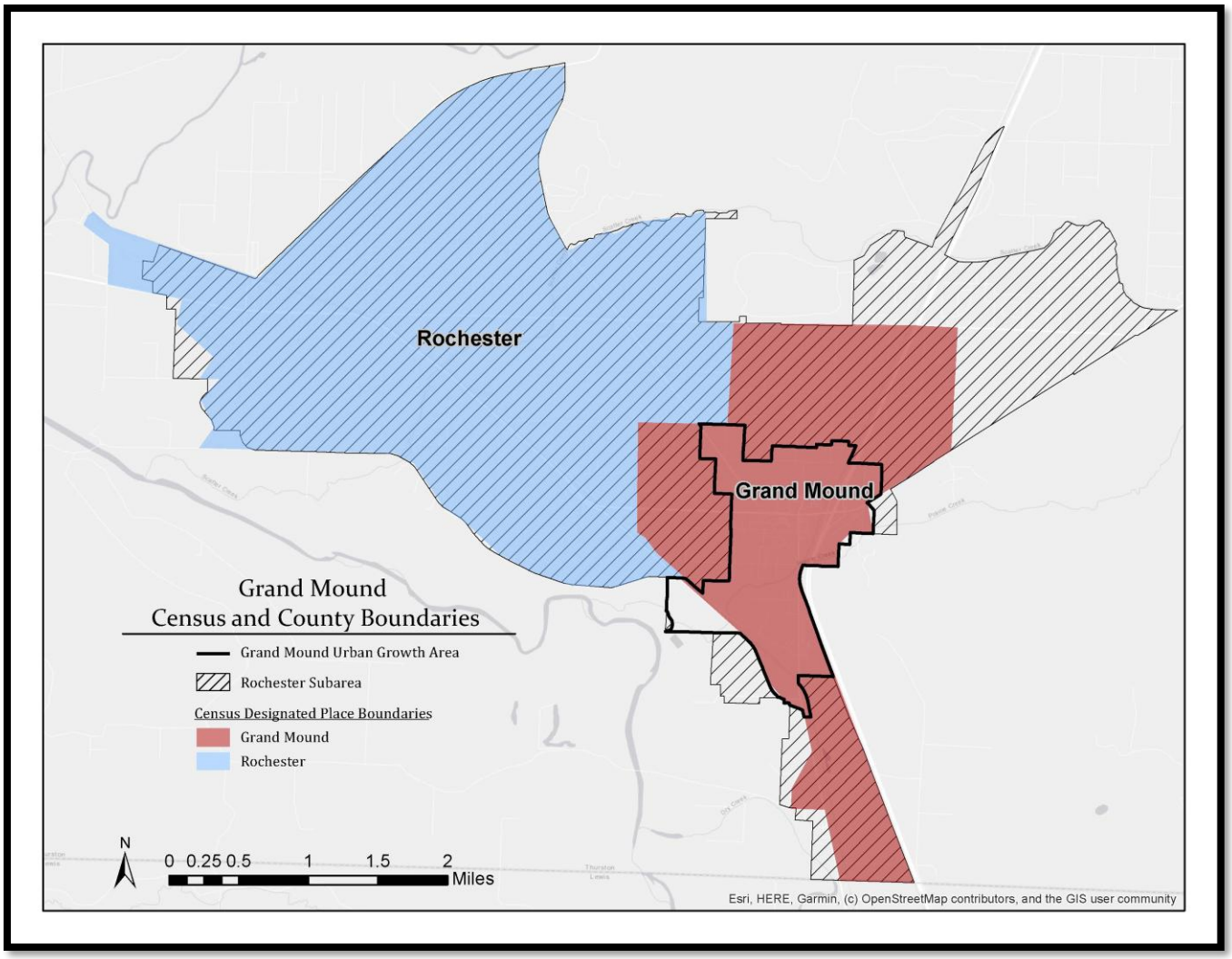
	SINGLE-FAMILY	MULTIFAMILY	MANUFACTURED HOME	TOTAL
Available Dwelling Units by Type 2020	230	85	155	470

Source: TRPC Housing Estimates by Type: Thurston County Cities and Urban Growth Areas, 2022 Update.

DEMOGRAPHICS

The U.S. Census Bureau conducts a national count of people living in the country by promoting surveys and hiring thousands to knock on doors to collect demographic information. The Bureau identifies a Grand Mound "Census Designated Place," or CDP, with boundaries stretching beyond the county-designated Thurston County Subarea borders. This border difference makes comparing data from the Census Bureau difficult in this area.

MAP 3: GRAND MOUND CENSUS AND COUNTY BOUNDARIES



Source: Thurston County Geodata

Within the larger CDP area, the population for 2020 was estimated at 3,301 people and 1,194 housing units. The CDP boundary that extends beyond the UGA boundary consists mostly of developed single-family homes. The Grand Mound UGA does not have specific census data but is roughly about 10% in size of the larger CDP boundaries that overlay both Rochester and Grand

Mound. TRPC's Buildable Lands report states that within the Grand Mound UGA, there is a population of 1,358 people and 424 dwelling units within the Grand Mound UGA.

Below is a Table illustrating the 2020 CDP data for Grand Mound/Rochester. When considering this data, it's important to understand that the Grand Mound UGA is a small subset, about 10%, of the broader CDP, and so this data may not accurately characterize the community within the Grand Mound UGA.

GRAND MOUND/ROCHESTER CENSUS DESIGNATED PLACE (CDP) QUICK FACTS	
CDP Population	3,301
CDP Dwelling Units	1,194
Median Household Income	$72,566
Bachelor's Degree or Higher	19.4%
Employment Rate	59.7%
Race and Ethnicity (Hispanic or Latino)	18.6% (615)
Median Age	34

Source: U.S. Census Bureau, 2020

Preliminary analysis of the Grand Mound UGA indicates a significantly higher than average Hispanic and Latino population compared to the rest of the County.

Transportation

The Grand Mound UGA is greatly impacted by pass-through traffic from outside the area along two state highways and includes several major arterials. Population and employment forecasts indicate Grand Mound will continue to grow significantly over the next 20 years. The transportation network will play a large role in the quality of experience for people who live and work in Grand Mound, and for the area's ability to serve as a gateway to the South Thurston County area.

Additional transportation-related information can be found in the Transportation Chapter of the Thurston County Comprehensive Plan.

The GMA requires an inventory of air, water, and ground transportation facilities and services to define existing capital facilities and travel levels. The GMA also requires that the land use assumptions used in estimating travel be included in the plan. The land use assumptions used in this chapter are consistent with those used in the Regional Transportation Plan, Thurston County Comprehensive Plan, and the Land Use Chapter of this Subarea Plan.

EXISTING INFRASTRUCTURE

Roads

State Highways: Interstate 5 and US 12. Interstate 5 (I-5) runs north-south and provides easy access to nearby urban areas, such as Tumwater and Olympia to the north and Centralia and Chehalis to the south.

For more information on roadway classifications, refer to the Transportation Chapter of the Thurston County Comprehensive Plan.

US 12 is a major east-west roadway through the UGA. It links Grand Mound with Rochester and Oakville to the west and Tenino, Rainier, and Yelm to the east. US 12 is designated as a Washington Highway of

Statewide Significance and is part of the National Highway System.

Arterials: The major UGA arterials are Old Highway 99, Elderberry Street SW (US 12 to 196th Avenue), 196th Avenue (Sargent Rd to Elderberry St SW), and Sargent Road (north of 196th Ave). They are intended to provide a high degree of mobility for all modes of travel and serve as community connections for goods, services, and employment. An Arterial Road is characterized as being of higher volume and speeds. They generally include paved shoulders, higher truck volumes, and fewer driveways. Since movement, not access, is their principal function, access management is essential in order to preserve capacity. In urbanized areas like Grand Mound, urban arterials provide continuity to rural arterials that intercept the urban boundary.

Old Highway 99 functions as a commercial corridor for the Grand Mound area and serves an increasing amount of freight traffic traveling between the I-5 exit and the Port of Chehalis, just south of Grand Mound in Lewis County. The arterial sections of Sargent Road, Elderberry Street, and 196th Avenue serve the developing commercial area north of US 12 and connect Grand Mound to the Littlerock area of Thurston County.

Collectors: Major Collectors include 193rd Avenue SW, 197th Avenue SW, Sargent Road (south of 196th Avenue), and Old Highway 9. Minor Collectors, including Grand Mound Way SW, Tea Street SW, and 201st Street SW, serve Grand Mound's residential neighborhoods. They provide both land access and mobility within residential, commercial, and industrial areas.

A Collector Road is characterized as being medium/high volume, with speeds ranging from 35-50 miles per hour. Such multimodal roadways connect communities with the arterial roadway system, and distribute trips from the arterial system into residential, commercial, and industrial areas using local

roads. They generally include paved shoulders, higher truck volumes, and fewer driveways.

Old Highway 9 serves as a vital connection to Rochester High School and Primary School (located just southwest of the UGA boundary) and will serve any future development at the Maple Lane School site operated by the Department of Corrections. Other Major Collectors link Grand Mound's growing commercial areas to lower density residential and industrial sections.

Local: Roads that provide access to land. A local road is characterized as being low volume, with speeds ranging from 25-50 miles per hour. Such roadways generally connect individual parcels with the arterial-collector roadway system. Local roads offer the lowest level of mobility among the previously mentioned road classifications.

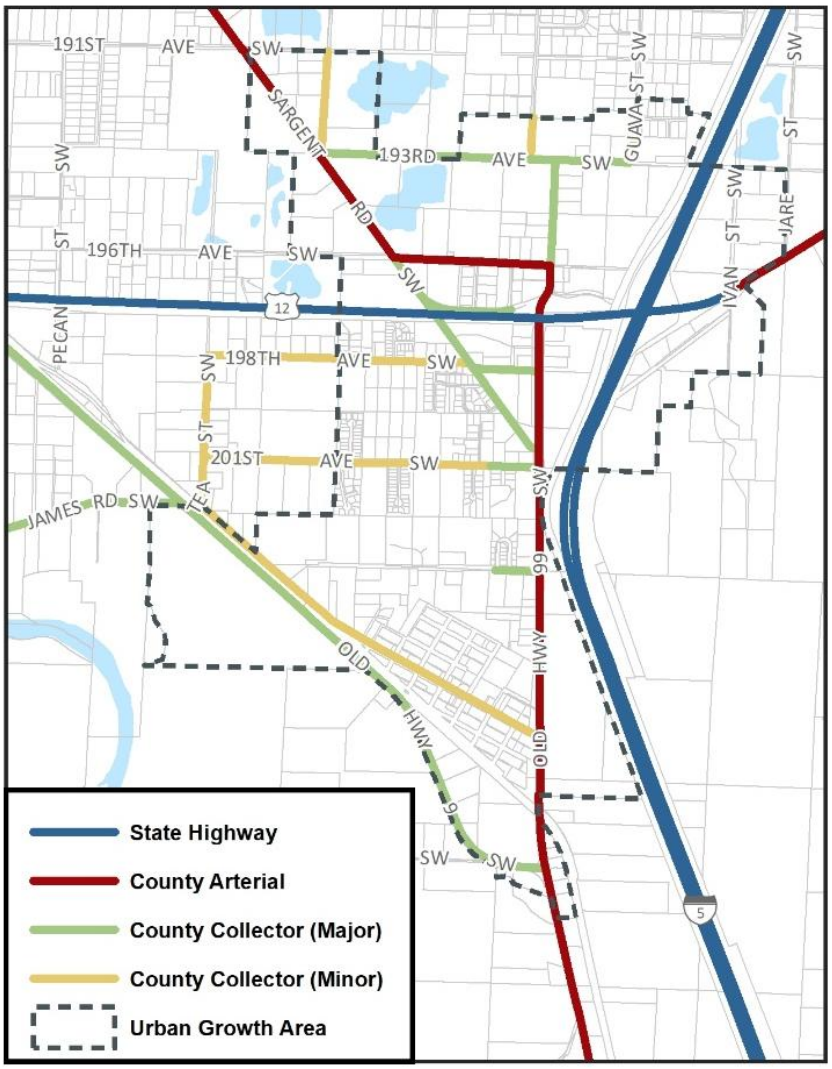


Figure 1. Roadway Classifications. Grand Mound Roadway Functional Classifications – see Map T-2a of the Thurston County Comprehensive Plan. Roads not classified here are considered local roads and shall be designed in accordance with the local roadway section (Grand Mound Transportation Study).

Freight Facilities

The Washington State Department of Transportation has designated certain roads as crucial to freight mobility using the Freight and Goods Transportation System (FGTS), which classifies roadways using five truck gross tonnage

classifications, T-1 through T-5. The Grand Mound UGA has several designated freight corridors within its boundaries, as follows:

- **T-1:** More than 10 million tons per year
  - Interstate 5
- **T-2:** 4 million to 10 million tons per year
  - US 12
  - Old Highway 99 SW
  - 196th Ave SW, between Sargent Rd and Elderberry
- **T-3:** 300,000 to 4 million tons per year
  - Sargent Rd, north of 196th Ave SW
  - Old Highway 9 SW
  - Elderberry St SW
- **T-4:** 100,000 to 300,000 tons per year
  - None in the Grand Mound UGA
- **T-5:** At least 20,000 tons in 60 days and less than 100,000 tons per year
  - None in the Grand Mound UGA

Bicycle Facilities

Thurston County designates bikeways consistent with standards defined by the Washington State Department of Transportation. The Grand Mound UGA does not have much safe and accessible bicycle infrastructure.

The Transportation Chapter of the Thurston County Comprehensive Plan identifies four bikeway classifications: Multiuse Trails, bike lanes, bike routes, and shared travel lanes.

Multiuse Trails: Paved or compact gravel paths, separated from roadways, for the primary use of bicyclists and pedestrians. There are no existing Multiuse Trails in the Grand Mound Urban Growth Area.

Bike Lanes: Paved or striped lanes within the roadway, for the primary use of bicyclists, and are typically found in urban areas. There are no existing Bike Lanes in the Grand Mound Urban Growth Area.

Bike Routes: Paved roadway shoulders for use by pedestrians and bicyclists, emergency pull-offs, and other roadways design functions. Map T-4 of the Comprehensive Plan identifies US 12, Sargent Road SW (north of US 12), and Old Highway 99 as bike routes. While some cyclists use these busy roads' shoulders and sidewalks, their proximity to large trucks and other fast-moving vehicles discourage more users of active transportation.

Shared Travel Lanes: (typically lower-volume rural roads) Accommodate both vehicles and bicycles in the same lane space. Most roads in Grand Mound meet this classification.

Pedestrian Facilities

Grand Mound has a patchwork of pedestrian infrastructure created in response to development requirements in place since the mid-2000s. The majority of existing sidewalks are located along Grand Mound's local roads, adjoining more recent residential development. Grand Mound's arterials and major connectors, such as US-12 and Old Highway 99, have fragmented sections of sidewalk, resulting in a lack of connectivity for pedestrians. Most of the existing sidewalks, curb cuts, and marked crossings are concentrated in the redeveloping commercial areas around the intersection of US 12 and Old Highway 99.

Transit

There is one Park and Ride within the limits of the Grand Mound UGA located just west of the interchange of I-5 with US-12 and Old Highway 99. Rural Transit (rT) (managed by TRPC) operates two routes that stop weekdays at the Park and Ride. Route 3 runs west, connecting Grand Mound to Rochester and the Chehalis Reservation, and north to Tumwater. Route 4 runs from Centralia, north on I-5 to the Grand Mound Park and Ride, then along Old Highway 99 toward Tenino. In 2020, rT began operating its service, fare free. The Grand

Mound Park and Ride also serves as a stop for vanpool routes, facilitated by Intercity Transit, that run from Centralia to Olympia. Twin Transit and Grays Harbor Transit formerly provided bus service to the Grand Mound area, have discontinued these routes as of 2020.

Railroads

Two active railroad lines pass through Grand Mound and provide rail access for future industrial use [Figure 2~~Figure 2~~].

The Puget Sound & Pacific Railroad, which runs parallel to Old Highways 9 and 99, on the way to Elma, is designated by the State of Washington as a railroad freight economic corridor. According to WSDOT's Freight Systems Division, the railroad corridor was considered an R2 line in 2016, which indicates between one and five million tons of freight traveled the corridor (WSDOT, 2016). The railroad is owned by Genesee

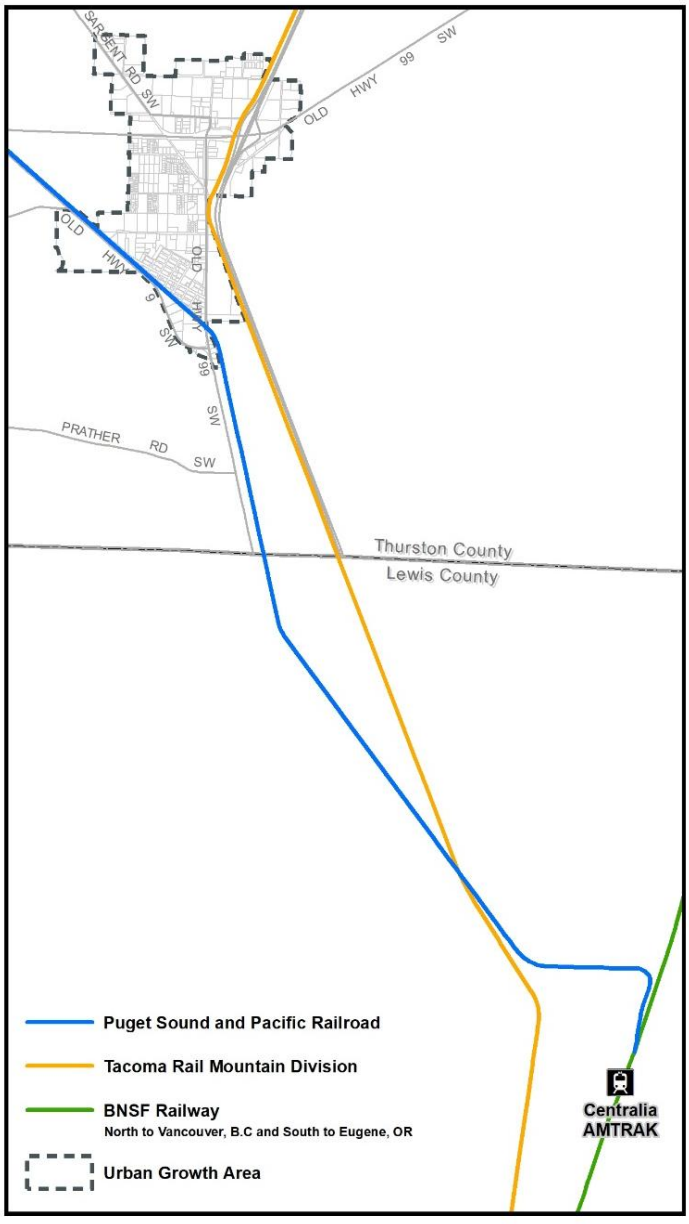


Figure 2. Railroad lines in the Grand Mound UGA area.

& Wyoming Inc. and is integral to the McFarland Cascade pole yard operations in nearby Rochester.

The Tacoma Rail Mountain Division line runs parallel to I-5's western edge through Grand Mound. The railroad line, which is owned by the City of Tacoma, is a handling line carrier for BNSF Railway (Tacoma, 2018). According to WSDOT's Freight Systems Division, the railroad corridor was considered an R5 line in 2016, which indicates that less than half a million tons of freight traveled the corridor (WSDOT, 2016).

The nearest passenger railroad stations are in Centralia and Lacey, on a line owned by the BNSF Railway. Amtrak Cascades trains that stop at these stations travel between Eugene, Ore., and Vancouver, B.C. The railroad line also is a critical route for freight trains traveling along the West Coast.

Air and Water Transportation

As of 2020, there are no air or water transportation facilities within the Grand Mound UGA.

Level of Service Standards

The level of service standards use qualitative measures that factor in things like speed, travel time, freedom to maneuver, traffic interruptions, comfort, convenience, and safety. The description of individual levels of service for intersections is the average stopped delay per vehicle. This measure is similar to the description of road segments in that it gauges driver discomfort and frustration, but it also recognizes fuel consumption and lost travel time.

The GMA requires level of service standards for all arterials and transit routes to determine future improvements.

Levels of service are given letter designations, from A to F, with A representing the best operating conditions (free flow, little delay) and level of service F the

worst (congestion, long delays). Generally, levels of service A and B are high, levels of service C and D are moderate, and levels of service E and F are low.

The adopted level of service for urban areas within Thurston County, including Grand Mound, is level of service "D." In Grand Mound, level of service "D" is used to determine when road improvements are needed.

See the Transportation Chapter of the County Comprehensive Plan for further information on these designations, intergovernmental coordination, and demand management strategies.

Compliance with level of service standard. The GMA requires specific actions and requirements for bringing into compliance any facilities or services that are below the established level of service standard. Thurston County uses the following plans and policies to address level of service compliance:

Grand Mound Transportation Study. This 2020 study outlines transportation improvements needed to support projected growth within the Grand Mound UGA. The study also established a vision for the transportation system in the UGA and identifies improvements needed to support growth through 2040.

Thurston County Capital Facilities Plan. This plan identifies the six-year bridge, road capacity, bike lane, preservation and safety improvement needs of the County roadway network. The plan also identifies funding strategies for each individual project. The GMA requires the identification of system expansion needs and transportation system management needs to meet current

Future transportation improvements were identified as part of the 2020 Grand Mound Transportation Plan and included in the Capital Facilities Plan, which is updated annually.

See the Transportation Plan for existing peak hour traffic volumes and for future projected (2040) traffic volumes.

and future demands, as well as a multi-year financing plan.

Concurrency. The GMA requires that adequate public facilities and services be provided concurrent with new development. The GMA defines "concurrent with development" for transportation as meaning "improvements or strategies are in place at the time of development, or that a financial commitment is in place to complete the improvements or strategies within six years" of the development. To be consistent with the GMA, Thurston County requires (under Thurston County Code, Chapter 17.10) all new developments to provide adequate transportation facilities. Any proposal that would cause transportation facilities to fall below level of service "D" in Grand Mound will be denied.

FUTURE TRANSPORTATION CONCERNS AND IMPROVEMENTS

The 2020 Grand Mound Transportation Study identified the following community concerns and priorities to guide future transportation improvements in the Grand Mound Urban Growth Area.

Safety. Grand Mound community members identified roadway safety as their greatest transportation-related concern during outreach events in 2018.

Based on safety data provided by WSDOT, between 2014 and 2018, 226 crashes occurred in the Grand Mound area, including seven that resulted in serious injuries and fatalities. The majority of collisions during this period occurred on US 12 and Old Highway 99, and nearly half of all crashes occurred at an intersection, with the highest density at the intersection of

Washington State has adopted Target Zero – a goal to reduce traffic fatalities and serious injuries on Washington's roadways to zero by the year 2030. Thurston County adopted the same transportation safety goal for County roadways in its Comprehensive Plan (Policy T.1.A.1).

those two roadways. Along US 12, disregarding stop lights, excessive speeding, improper turns, and following too closely were the most recorded conditions at crashes. These factors contribute to a high proportion of rear-end collisions on this roadway, and the concentration of incidents at the signaled intersection with Old Highway 99. Along Old Highway 99 SW, a substantial portion of crashes are related to vehicles entering or exiting driveways, rather than another street, and are caused in part by drivers not granting the right of way as vehicles entering traffic try to merge. In addition, a number of collisions that resulted in a fatality or injury have involved pedestrians and cyclists.

As Grand Mound continues to grow, the area is likely to see increased potential for conflict between different users of the transportation system (residential, commercial, freight), particularly along arterials and major collectors like Old Highway 99 and Sargent Road. Future transportation improvements in Grand Mound should be designed to address these concerns and improve safety for all travelers, such as by creating separated routes and safe crossings for pedestrians and cyclists.

Efficiency

Grand Mound's roadways will continue to serve as a transportation hub for the South County, providing access to I-5 for people and freight traveling east from the Rochester area, west from Tenino and north from Lewis County. Increased development in residential and commercial areas is likely to lead to greater congestion throughout Grand Mound. By 2040, drivers at two intersections, Old Highway 99/Elderberry Street/US 12 and Old Highway 99/Old Highway 9, are anticipated to experience delays that exceed the acceptable levels of service during the PM peak hour. The planned roundabout at US 12 and Sargent Road will alleviate some pressure but will not fully address the predicted delay and will shift traffic patterns in other locations. Future transportation improvements should ensure roadways and intersections in the UGA have adequate capacity

to avoid unacceptable levels of congestion for autos and freight, even as the region grows.

Character

Grand Mound has rich historic, cultural, and environmental amenities that provide the foundation for a strong and vibrant community. As a city that has grown around the intersection of two state highways, Grand Mound serves as a gateway to the agricultural areas, open space, and small towns and cities of south Thurston County. That same location, however, has favored highway-oriented development that contributes to Grand Mound's lack of a cohesive sense of place. Looking ahead, improvements to Grand Mound's transportation infrastructure should contribute to its identity as an urbanized hub that provides services to the South County area while highlighting aspects of its rural heritage and setting. Preferred options identified by community members to make Grand Mound more visible as a community include frontage improvements to Grand Mound's commercial core such as wider sidewalks, plazas, and landscaping; recreation opportunities, such as trails; and continuous sidewalks along the core commercial areas of US 12 and Old Highway 99.

Multi-modal Connections

An overall lack of continuous sidewalks and pathways makes the Grand Mound area challenging to navigate on foot or bicycle. In addition, transit service is limited, with Twin Transit and Grays Harbor Transit eliminating routes serving the Grand Mound area. The rT bus lines stop at the Park and Ride, which is located across the highway from Grand Mound's commercial core and residential areas, limiting its convenience as an access point for those traveling without a personal vehicle. Future transportation improvements should focus on enabling safe connections between the residential and commercial areas of

Grand Mound, and on linking the area to the rest of the region through trails and transit.

As residential development continues to occur within Grand Mound, street patterns will have a strong effect on accessibility and neighborhood character. Grand Mound's existing local streets have been laid out as development occurs, rather than on a planned grid system that considers the long-term operation of the transportation network for all modes of travel. Some subdivisions are laid out in loops or cul-de-sacs that reduce the opportunities for future pedestrian and vehicular connectivity; others are laid out at angles that could make alignment of future road connections more challenging. Future transportation improvements should consider how new development contributes to connectivity across Grand Mound.

Economic Diversity and Tourism. The opening of the Great Wolf Lodge and indoor water park on Old Highway 99 in 2008 marked a significant increase in the number of people visiting Grand Mound as a destination. Since 2008, Grand Mound's core has begun to fill in with a variety of commercial businesses, including additional gas stations, restaurants, a bank, a hotel, and a brewery/distillery. This commercial growth has also led to more congestion and greater difficulty accessing businesses, particularly along Old Highway 99. Continued investment in the region by the Chehalis Tribe and private entities will continue to draw different types of roadway users. Future transportation facilities should support economic growth in Grand Mound, ensuring visiting the area and accessing businesses is a pleasant experience.

The 2020 Grand Mound Transportation Study identified eight projects that best address future transportation needs in the Grand Mound UGA. Each of the projects described was evaluated to understand its benefit to all travel modes, impact to the built and natural environment, and cost.

Intersection Upgrades

- **196th Avenue SW/Sargent Road SW Intersection Improvements.** Construction of a single-lane roundabout at the intersection and widening of sidewalks to accommodate bicyclists and pedestrians.
- **196th Avenue SW/Elderberry Street SW Intersection Improvements.** Construction of a single-lane roundabout at the intersection, including converting the current driveway to provide access to potential development and widening of sidewalks to accommodate bicyclists and pedestrians.
- **US 12/Old Highway 99/Elderberry Street SW Intersection Improvements.** Construction of pedestrian refuge islands for pedestrians crossing the east, west, and south legs of the intersection.
- **Sargent Road SW/201st Avenue SW/Old Highway 99 Intersection Improvements.** Reconfigure Sargent Road to allow right-in/right-out access only at Old Highway 99 and construct a single lane roundabout at 201st Avenue SW.
- **Old Highway 9/Old Highway 99 Intersection Improvements.** Construction of a traffic signal at the existing intersection.

More detailed information on all projects, including operational analysis, project layouts, and cost estimates can be found in the Grand Mound Transportation Action Plan (2020).

Roadway Improvements

- **Old Highway 99 Improvements.** A major concern on Old Highway 99 today is the mix of users with little separation of modes. Improvements should focus on accommodating all modes in dedicated spaces along

Old Highway 99. In addition to the cross-section identified in Appendix A, improvements include:

- Consolidate business access and/or limit access to right-in/right-out only
- Create continuous shared-use path on west side of Old Highway 99 for use by pedestrians and bicyclists
- Connect sidewalks along east side of Old Highway 99 to create a continuous route for pedestrians
- Create at least two mid-block crossings on Old Highway 99. Locations should be identified to best align with destinations for pedestrians.

- **Sargent Road Improvements.** The construction of a roundabout at US12 will substantially change traffic use on Sargent Road, making it a viable alternative route through Grand Mound that avoids the signaled intersection of US 12 and Old Highway 99. Construction of shared-use path on the south side of Sargent Road to accommodate bicyclists and pedestrians, with widening to provide left-turn storage lanes and sidewalks on the north side of the road.

Trail Connections

- **Power Line Trail.** Construction of a multi-use trail following the current power lines alignment for bicyclists and pedestrians.

Other Improvements

Transportation

Several additional projects identified throughout the development of this plan could advance the vision of the transportation system in the Grand Mound UGA.

- Ivan Way/Old Highway 99 Intersection Improvements - Land to the east of I-5
- Park & Ride Improvements
- Transit Feasibility Study
- New North-South Connection
- Sargent Road/198th Way Intersection Improvements
- US 12 Pedestrian Overcrossing
- Roadway Maintenance and Preservation

These concepts are discussed in further detail in the Grand Mound Transportation Action Plan (Fehr & Peers, 2020) and were not evaluated as part of the 2020 Grand Mound Transportation Study but could be considered in the future.

Capital Facilities & Utilities

Grand Mound is not incorporated, so most public services are provided by either Thurston County government or special districts. Thurston County provides general government, sheriff, public works, social services, property assessment, public health, cooperative extension, county fair, jail, justice system, and election services. Currently, private companies provide the following services: refuse disposal, recycling, electricity, and telecommunications facilities.

SEWER AND WATER SYSTEMS

In the mid 1980's, a local citizen's committee expressed interest in developing a sanitary sewer system and water supply system that would allow denser development in Grand Mound. In response to this request, the county adopted a Grand Mound Sewer Service Area that covered 440 acres. A Utility Local Improvement District (ULID) was formed through approval by the Grand Mound community in late 1996 to provide water and sewer system improvements in the UGA. Both water and sewer systems are in operation and providing service to customers within the UGA. In 2002, the county established policies to provide water service to properties located outside the UGA, including the nearby Rochester subarea. Sewer and water utilities within the UGA and are on track to be able to continue providing adequate services with the anticipated growth projections over the 20-year planning period. Connection to the Sanitary Sewer and Water Supply systems helps to

The Capital Facilities and Utilities for all unincorporated rural county is described in the Capital Facilities and Utilities of the County's Comprehensive Plan.

For more information on environmentally sensitive areas, see the Natural Resources chapter.

protect the aquifer by preventing leakage from septic systems and overuse of unregulated water.

Thurston County plans for over $7 million in improvements and expansion of the Grand Mound water and sewer systems from 2023 through 2028.

Water Utility

Thurston County prepares a Water System Plan every ten years, in accordance with Department of Health (DOH) requirements. The purpose of the plan is to define growth trends in the water system service area, identify system deficiencies, and develop a capital improvement program to accommodate projected growth. Currently, the water system is limited by source capacity, the County is projected to exceed in 2034. The Capital Facilities Program (CIP) has a project that will add additional source capacity that is scheduled for completion in 2026.

The most recent Draft Grand Mound Water System Plan was submitted to DOH in 2022 for final review.

Sewer Utility

When a wastewater treatment facility reaches 85% of its permitted capacity, it is required to complete a Plan for Maintaining Adequate Capacity (PMAC), in accordance with Department of Ecology (DOE) requirements. These requirements are satisfied with the General Sewer and Wastewater Facility Plan currently being prepared by the County. Similar to the Water System Plan, the General Sewer and Wastewater Facility Plan defines growth trends in the sewer service area, identifies deficiencies, and develops a capital improvement program to accommodate projected growth. The Plan looks at both the sewer collection system and the wastewater treatment facility.

The most recent General Sewer and Wastewater Facility Plan is scheduled to be completed in 2023.

STORMWATER SYSTEMS

Stormwater facilities and maintenance associated with US 12, including rights-of-way, is managed by Washington State Department of Transportation.

Other stormwater facilities and requirements are maintained and enforced by the County.

Refer to Thurston County Public Works Stormwater Utility about additional regional projects and the Stormwater Management Program Plan (2019) for more information.

SCHOOLS

The Grand Mound UGA is served by Rochester School District 401, with no operating schools within the UGA's boundary. The district provides public education for grades K-12. "Maple Lane School", formerly the Washington State Training School for Girls, was a correctional school within the Grand Mound UGA. Washington State plans to expand the facility for residential treatment in upcoming year.

Economic Development

Grand Mound's economic core lies alongside I5, including several casual restaurants and coffeeshops, a large hotel, gas stations, and industrial and commercial miscellaneous businesses including retail, realty, and home-based occupations. The largest commercial entities easily accessed from the interstate include several of the Chehalis Tribal Enterprises' businesses, such as Great Wolf Lodge, End of the Trail, and Burger Claim. In addition, the tribally owned Talking Cedar contains a restaurant, brewery, and distillery that opened in 2020. The Chehalis Tribe has continued to be an active driver in Grand Mound's economic development and growth, bringing in some of the most successful commercial operations, which attract additional commercial interest. Grand Mound is currently a family vacation destination due to the siting of the Great Wolf Lodge resort and a frequented stop by commuters and travelers along I5 between Portland and Olympia. As industrial businesses expand along the I5 corridor, Grand Mound is expected to a favorable location for incoming industry.

Due to its development patterns, Grand Mound does not currently have an identifiable "downtown" or Main Street, and residents must leave the area to shop at a grocery store in nearby Rochester or Centralia. While the Grand Mound area has options for developers and incoming businesses, 2019 public meetings have indicated that residents have previously been most interested in gaining a local grocery store, parks and recreation areas, and more restaurants that are not fast food.

Agricultural uses surrounding the UGA are featured through the Thurston Bountiful Byway, which is a 60-mile loop tour of rural Thurston County, promoting farms, farmers markets with locally produced products, and businesses that source from local farms. Several hotels, farms, plant nurseries,

markets, and historic sites are featured within Grand Mound and the surrounding area.

EMPLOYMENT

In general, around 95% of new jobs will locate in urban areas. Within urban areas, like urban growth areas, 81% of new jobs are expected to locate in areas zoned for commercial or mixed commercial uses; 6% are expected in areas zoned for industrial uses; and the remaining 13% will locate in areas zoned for residential uses. These tend to include home-based teleworkers, residential site-specific work like construction contractors, natural resource based (such as forestry), or things like churches or apartment managers.

AREA	COMMERCIAL OR MIXED USE	INDUSTRIAL	RESIDENTIAL & SCHOOLS	TOTAL
Grand Mound UGA	190	90	30	310
Total Urban County	27,350	2,030	4,520	33,900

Source: TRPC Buildable Lands Report. 2020-2040 Employment Growth by Type of Zone, Thurston County Urban Areas. Total includes all cities and UGAs.

COMMERCIAL BUILDINGS			
	TOTAL BUILDING FLOOR AREA (SQ. FT.)	DEVELOPED AREA (ACRES)	EMPLOYEE PER AREA (JOBS/ACRE)
Grand Mound UGA	713,300	80	12
Urban South County	2,300,300	274	14
Total Urban County (Average)	26,857,600	2,400	26
INDUSTRIAL BUILDINGS			
	TOTAL BUILDING FLOOR AREA (SQ. FT.)	DEVELOPED AREA (ACRES)	EMPLOYEE PER AREA (JOBS/ACRE)
Grand Mound UGA	153,800	26	5
Urban South County	439,100	74	4
Total Urban County (Average)	13,767,333	1,072	9

Source: Building and Employment Density, TRPC Buildable Lands Report.

Inventory of buildings permitted up to the end of 2019. Urban South County includes the cities of Rainier, Tenino, and Yelm, the town of Bucoda, the Nisqually Indian Reservation, the Confederated Tribes of the Chehalis Reservation, and the Grand Mound UGA. The Total Urban County includes all of South County, plus Olympia, Lacey, Tumwater, Tenino, Yelm, and all associated UGAs within Thurston County.

To provide employment opportunities that meet the anticipated growth over the next 20 years, the UGA needs to have enough developable commercial, mixed use, and industrially zoned lands. As shown in the table above, there are 106 acres of commercial and industrial uses. TRPC projections show that Grand Mound will need to develop 33 more acres to accommodate 280 new jobs. There are 249 acres of commercial and industrially zoned lands that can be developed or have good potential for redevelopment.

See the Land Use chapter for more information on developable lands.

According to the 2020 US Census, Grand Mound had an employment rate of 53.3%, and a median income of approximately $51,765, both of which are lower than the state median. Approximately 63% of workers in the Census Designated Place (area data was collected), are employed by private companies, and the average commute is over 25 minutes. Incoming commercial and industrial development could mean an increase in job opportunity for residents of the subarea and reduce the need for long commutes to surrounding communities.

Note that the area identified in the Census as Grand Mound is different than the UGA boundary, as shown in the Population and Housing Growth chapter of this plan. This makes that data less accurate and difficult to evaluate.

Environment, Recreation, & Open Space

PARKS AND RECREATION

A primary comment received from the community during outreach in 2017-2023 was for more local amenities like including playgrounds and parks. There are currently no parks within the Grand Mound UGA. Nearby to the north is the Scatter Creek Wildlife Area, which has outdoor recreation opportunities for hikers, bird-watchers, hunters, horseback riders, and wildlife viewing.

Consistent with the 2045 Regional Transportation Plan, collaboration with Puget Sound and Pacific Railroad (PSAP), Thurston Regional Planning Council, Washington State Department of Transportation, and other regional stakeholders, work is on-going to formalize a bicycle corridor within existing rights-of-way to connect the southwestern terminus of the Yelm-Tenino Trail with the southern terminus of the Gate-Belmore Trail. Two significant non-motorized gaps remain at the western terminus of the Yelm-Tenino Trail that are not served by trails, but may benefit from on-street enhancements like wider shoulders and signs: a connection to the Town of Bucoda along State Route 507, and a connection to Grand Mound along Old Highway 99.

Archeological & Historic Resources

LOCAL INDIGENOUS HISTORY: CHEHALIS TRIBE, “PEOPLE OF THE SAND”

For many centuries, the Upper and Lower Chehalis people lived in villages along the Chehalis River. They fished the Chehalis, Black, Cowlitz, and Satsop rivers. The Chehalis hunted and gathered from the mountains, across the prairies, to Grays Harbor and in the lower Puget Sound. They lived in cedar longhouses with one end open to the water from which they received a bounty of salmon and other river-based sustenance. The Salish-speaking people thrived for a long time in this region until colonization and their ancestral lands were lost. Their current reservation was established in1860 and is in Thurston and Grays Harbor Counties, near Oakville (Chehalistribe.org, 2019).

Today, the Confederated Tribes of the Chehalis Reservation operate several thriving enterprises such as the Lucky Eagle Casino, Eagles Landing Hotel, the Great Wolf Lodge, End of the Trail and Talking Cedar. In addition, they have recently built new community and wellness centers that have dramatically enhanced the quality of life for their people.

Goals and Actions

LAND USE

Goal 1. Provide sufficient land use capacities to maintain the rural character and projected population forecasts for Grand Mound.

- Action 1.1. Monitor land supply and use to ensure a variety of rural densities within the UGA.
- Action 1.2. Help to focus future growth in the UGA to accommodate higher densities.

Goal 2. Provide land availability for public and private gathering places and diverse opportunities for arts, recreation, entertainment, and culture.

- Action 2.1. Consider public-private partnership opportunities for community squares, cooperative markets, public art walks, and outdoor festivals that focus on the community's identity and sense of place.

NATURAL RESOURCES

Goal 1. Develop strategies to conserve groundwater and surface water resources where feasible to ensure water availability and to protect instream flows.

- Action 1.1. Evaluate approaches to protect long-term groundwater availability and quality.
- Action 1.2. Consider needs for long-term protection of instream flows in Prairie Creek tributary.

POPULATION AND HOUSING

Goal 1. Develop strategies to preserve existing affordable housing where feasible to prevent displacement and create social equity.

- Action 1.1. Prioritize infill in areas that create the least amount of displacement.
- Action 1.2. Consider the impacts of zoning amendments and regularly evaluate zoning within the UGA.
- Action 1.3. Ensure outreach includes underrepresented community members, especially related to changes that may impact housing.
- Action 1.4. Consider further evaluation of Grand Mound housing needs in collaboration with the County Comprehensive Plan.

TRANSPORTATION

Goal 1. Reduce traffic fatalities and serious injuries by addressing factors that contribute to collisions.

- Action 1.1. Support transportation improvements that address priority safety concerns identified in the 2020 Grand Mound Transportation Study, such as by constructing roundabouts at the following intersections:
    - 196th Avenue/Sargent Road
    - 196th Avenue/Elderberry Street
    - Sargent Road/201st Ave/Old Highway 99
- Action 1.2. Create safe routes and crossing for pedestrians and bicyclists, where possible, separated from automobile traffic, especially on arterials and freight routes.

Goal 2: Reduce conflict among users by managing access points between private property and the public street system to provide safe and convenient access to land uses for all transportation modes, while preserving the flow of traffic.

- Action 2.1. Limit and provide access to the street network in a manner consistent with the function and purpose of each roadway. Restrict number of driveways located along arterials. Coordinate with local businesses and property owners to consolidate access in commercial and residential areas.
- Action 2.2. Require new development to consolidate and minimize access points along all state highways and arterials.
- Action 2.3. Design the street system so that the majority of direct residential access is provided via local streets.

Goal 3. Maintain access for emergency services, sufficient for a growing community.

- Action 3.1. Consider emergency service needs in the design of transportation facilities, such as considering access by fire trucks and placement of fire suppressant infrastructure.

Goal 4. Meet concurrency requirements under the State Growth Management Act.

- Action 4.1. Provide transportation improvements to raise the level of service of the US 12/Old Hwy 99/Elderberry and Old Highway 99/Old Highway 9 intersections enough to meet the needs of future growth.
- Action 4.2. Ensure future streets and their classifications follow a regular distribution pattern that anticipates potential land uses, allows for connectivity, and provides for orderly development.
- Action 4.3. Require development proponents to dedicate right-of-way, build frontage improvements, and provide fair share mitigation toward impacted off-site improvements to avoid future concurrency problems.

Goal 5. Increase recognition of Grand Mound as a community by incorporating placemaking elements into the design of future transportation improvements.

- Action 5.1. Include welcome signage or other placemaking improvements as part of the design of transportation improvements at "gateway" locations like US 12/Old Hwy 99/Elderberry, US 12/Sargent, and Old Highway 99/Old Highway 9 intersections.
- Action 5.2. Review and create updated design guidelines for landscaping, frontage, and wayfinding that provide a consistent look for people traveling in Grand Mound, especially for the commercial core areas and any trail connections.
- Action 5.3. Include placemaking elements into the design of future transportation improvements along the commercial core area of Grand Mound, such as wider sidewalks, plazas and landscaping.

Goal 6. Increase the share of people who feel safe and comfortable walking or biking in Grand Mound by increasing connectivity of active transportation routes.

- Action 6.1. Create a coordinated system of trails and walkways within the Grand Mound UGA, including improvements identified in the 2020 Grand Mound Transportation Study.
- Action 6.2. Identify appropriate locations along Old Highway 99 SW for at least two mid-block crossings, aligned with destinations for pedestrians.
- Action 6.3. Align bicycle and pedestrian infrastructure with future connections to regional trail network, such as a multiuse trail connecting Rochester and Grand Mound.

- Action 6.4. Require new development to provide pedestrian and bicycle infrastructure consistent, such as sidewalks, crosswalks, and links and signs to the trail system.
- Action 6.5. Find ways to fund and fill gaps in the existing sidewalk network, where adjacent property has not developed or redeveloped, prioritizing improvements that would create contiguous sidewalks along arterials and collectors that connect residential areas to the commercial core.
- Action 6.6. Encourage street networks in new development that create circulation options for all modes. Street patterns should be planned as grid systems without dead ends or long blocks; or, should provide trail connections with adjacent rights-of-way or developed trails to support alternative routes for pedestrian travel.

Goal 7. Increase share of trips made by public transportation by providing reliable, effective public transit connections between Grand Mound and other regional destinations.

- Action 7.1. Work with regional transit operators to identify future placement of transit stops within Grand Mound to enable convenient access to commercial core and residential areas.

Goal 8. Maintain access to businesses and operation levels for freight corridors, while balancing the needs of residents of and visitors to Grand Mound.

- Action 8.1. Support transportation improvements consistent with the 2020 Grand Mound Transportation Study, which incorporated the perspectives, feedback, and priorities of the Grand Mound business community.

- Action 8.2. Provide safe and convenient pedestrian access to businesses in Grand Mound's commercial core area along Old Highway 99, including through continuous sidewalks or multiuse trail and marked crossings.
- Action 8.3. Explore strategies to maintain freight access to and from state highways, while minimizing conflict and optimizing safety for all transportation system users in Grand Mound's commercial core. Coordinate with Lewis County and the Port of Centralia to track the impact of Port traffic to and from Interstate 5.

Goal 9. Maintain community support for transportation improvements in Grand Mound.

- Action 9.1. Integrate land use and transportation decisions to ensure that the transportation system supports the community land use vision.
- Action 9.2. Provide timely and comprehensive opportunities for Grand Mound residents to be informed about and provide input into future transportation priorities and improvements.
- Action 9.3. Coordinate with Washington Department of Transportation (WSDOT) in planning for improvements to US 12, including multimodal infrastructure, the intersection of US 12/Old Hwy 99/Elderberry, the US 12/I-5 interchange, and future connections to Sargent Road from US 12.
- Action 9.4. Coordinate with the Chehalis Tribe and Chehalis Tribal Enterprises to ensure transportation infrastructure matches future development plans to ensure the ongoing safety and efficiency of the roadway network.
- Action 9.5. At a minimum meet federal, state, and local regulations including stormwater runoff improvements related to improvements to public facilities.

- Action 9.6. Provide predictability during the development review process, including minimizing the scope of site-specific traffic studies.

Goal 10. Secure adequate funding to implement the goals and policies in this plan.

- Action 10.1. Obtain equitable roadway improvement funding from new development in Grand Mound, with other sources addressing traffic impacts from “through” traffic using area arterial roads.
- Action 10.2. Use a combination of road funds, federal and state grants, loans, and other sources to fund transportation improvements in the Grand Mound UGA.

CAPITAL FACILITIES AND UTILITIES

Goal 1. Support the development of a comprehensive approach to stormwater management that encourages coordination between transportation, stormwater, and private development projects.

- Action 1.1. Identify areas needing improved and/or updated stormwater drainage infrastructure within the UGA.
- Action 1.2. Involve the Grand Mound community in the assessment and prioritization of stormwater facility projects through the Storm and Surface Water Advisory Board.

Goal 2. Ensure stormwater management systems that utilize and preserve natural drainage systems, such as streams, and construct facilities that complement these systems by taking advantage of opportunities for filtration, infiltration, and flow control where feasible.

- Action 2.1. Require the use of permeable surfaces and other Low Impact Development (LID) technologies in new building construction and property development.
- Action 2.2. Mitigate impacts of stormwater management regulations on private property by hosting meetings, workshops, and trainings with property owners and the community when new regulations are proposed.
- Action 2.3. Determine cumulative impacts of development on surrounding properties and help to minimize the negative consequences of stormwater runoff on properties.

Goal 3. Continue Regional Stormwater Improvements.

- Action 3.1. Develop a natural approach for future stormwater management to implement projects that control flows, reduce flooding, and enhance water quality.

Goal 4. Support planning for long-term water availability to accommodate projected growth and potential source capacity constraints.

- Action 4.1. Evaluate opportunities to ensure water availability beyond the 20-year planning cycles.
- Action 4.2. Explore options that contribute to long-term source capacity within water service area to support Water System Plan and Capital Improvement Program projects.

ECONOMIC DEVELOPMENT

Goal 1. Achieve diversification of Grand Mound's economic base through supporting the establishment and expansion of locally-owned businesses within the commercial corridor.

- Action 1.1. Collaborate with the Chehalis Tribe, South Thurston Economic Development Initiative (STEDI), Thurston Economic Development Council (EDC), Thurston County and other organizations to foster and promote a business-oriented atmosphere that supports the local businesses in the Old Highway 99 Commercial Corridor.
- Action 1.2. Identify and encourage business opportunities that support the local economy and community.

Goal 2. Support the maintenance of local businesses.

- Action 2.1. Encourage and promote small business development that build projects compatible with the community vision.
- Action 2.2. Develop Partnerships with the future Southwest Washington Regional Agricultural Business & Innovation Park.

Goal 3. Support tourism and enhance the local community.

- Action 3.1. Promote and strengthen the development of a downtown commercial corridor along Old Hwy 99 to SR 12.
- Action 3.2. Facilitate the development of a downtown that has a design consistent with the area identity to create a sense of place for Grand Mound.
- Action 3.3. Foster partnerships with the Chehalis Tribe, STEDI, EDC, Experience Olympia & Beyond, and other organizations to promote tourism and business development.

PARKS, TRAILS, AND OPEN SPACE

Goal 1. Coordinate an integrated network of spaces that could expand recreational opportunities for both residents and visitors and utilizes the open space amenities and natural environment.

- Action 1.1. Identify future park sites and related property acquisition needs areas that could benefit the Grand Mound community.
- Action 1.2. As feasible, work with non-profit groups, the County, and other organizations to acquire land for open space conservation, trails network, and future parks.

Goal 2. Coordinate efforts among the community, Rochester School District, and the County to provide and maintain existing and future parks and fields to support sports, recreational, educational, and social activities for the community.

- Action 2.1. Improve and maintain park maintenance at existing facilities.
- Action 2.2. Implement upgrades and improvements to Independence Park and Hoss Fields.
- Action 2.3. As feasible, partner with non-profit groups and other organizations to locate funding opportunities for future improvements.
- Action 2.4. Consult with county, state agencies and local organizations to provide parks, open space, fields, and facilities that support active and passive recreation.
- Action 2.5. Encourage public participation in development of plans for maintenance and operation for parks, open space, fields, and facilities in the Grand Mound area including volunteer efforts.
- Action 2.6. Coordinate with community organizations and residents in the planning, development, operation, authorized use and maintenance of parks, trails, community facilities, and sports fields.

Goal 3. Develop a more walkable community by supporting pedestrian pathways, sidewalks and trails that connect people to places.

- Action 3.1. Coordinate with county, state, Tribal, local organizations and residents to acquire land for trails, community connectors and open

space corridors, such as the extension of the Gate-Belmore trail to Rochester and future trail expansion to Grand Mound.

- Action 3.2. Coordinate maintenance and operation support for parks, trails and open space with other jurisdictions and supporting community groups.
- Action 3.3. Safety and security shall be considered when reviewing and implementing plans for future trails, pathways, and greenways.
- Action 3.4. Encourage the establishment of a trails system sign program that identifies access points and destinations throughout the region.

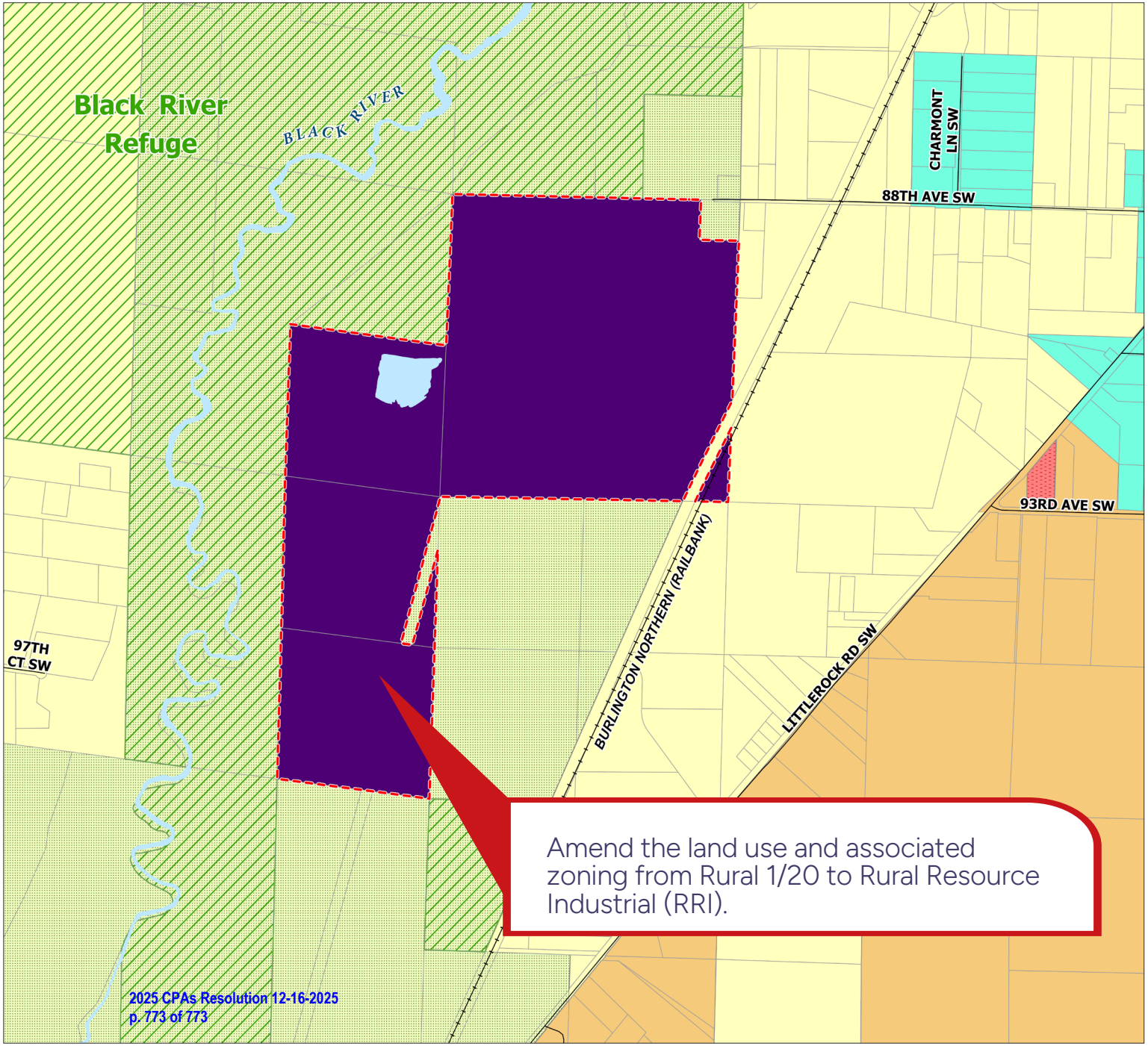
Goal 4. Create bicycle routes and multiuse pathways to provide safe, secure, and efficient bicycle connections for commuter, visitor, fitness, and recreational riders.

- Action 4.1. Consult and coordinate with Grand Mound area community groups to define and prioritize local bicycle routes.
- Action 4.2. Ensure that local bicycle routes connect with regional bicycle routes throughout the county and adjacent jurisdictions.
- Action 4.3. Support and promote the Thurston County Trails Plan, the future Gate-Belmore and Grand Mound-Rochester trails, and any future trails to and from Grand Mound.

THURSTON 2045
ADOPTING RESOLUTION

ATTACHMENT G

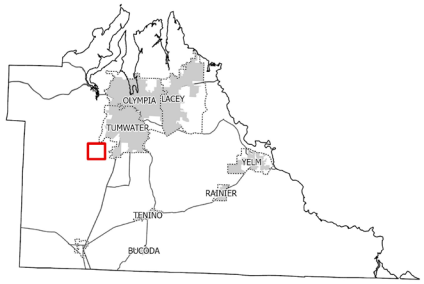
December 16, 2025



Black Lake Quarry (Littlerock) Rezone Proposal

Applicant: Black Lake Quarry LLC
Amendment: From Rural 1/20 to Rural Resource Industrial
Project Info: +/-270 acres

- Study Area
- RRI - Rural Resource Industrial (Proposed Change from R 1/20)
- NC - Neighborhood Convenience Commercial
- R 1/10 - Rural 1/10
- R 1/20 - Rural 1/20
- RL1/2 - Residential LAMIRD 1/2
- RRR1/5 - Rural Residential Resource 1/5
- Parks



THURSTON COUNTY

NORTH

0 0.13 0.25
Miles

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Authorized for 3rd Party reproduction for personal use only.

Created on 4/1/2025 10:40 AM by WE.

S:\Projects\Comp_Plan\2025\BLQ_Littlerock_Rezone\BLQ_Littlerock_Rezone.aprx

Board of County Commissioners
AGENDA ITEM SUMMARY

Agenda Date: Date Created: 11/26/2025 Agenda Item #:

Created by: Angela Celestine, Administrative Assistant I - Public Works - 360-786-5833

Creator = Presenter? ○ Yes ◉ No Is this a presentation by more than one person? ☐

Presenter: **Matt Unzelman, County Engineer - Public Works - 360-867-2335**

Item Title:
Resolution Adopting the Six-Year Transportation Improvement Program for the Calendar Years 2026-2031

Action Needed: Class of Item:

List of Exhibits

Resolution-TIP2026-2031KH.pdf
PDF File
4.06 MB

Attach any materials such as spreadsheets, powerpoint presentations, word documents, etc.

Click Additional Attachment to attach more materials.

NOTE: If you attach a file and get a message saying " ***You have chosen to attach a large file...*** ", you need to optimize the file to make it smaller. Contact Dan Murray at 4593 for assistance.

Clearance from other Departments? ☑

☑ PAO ☐ FinSvcs ☐ HR

☐ Budget Office ☐ CAO ☐ Other

Notes:

Budget Effect Summary? ☐

Recommended Action:
Move to approve the resolution adopting the Six-Year Transportation Improvement Program for the calendar years 2026-2031.

Item Description:
The county is required to annually prepare and adopt a Six-Year Transportation Program and an Annual Road Program pursuant to RCW 36.81. Adoption of the proposed 2026-2031 Transportation Improvement Program (TIP) satisfies the requirements of both the Six-Year Transportation Program and Annual Road Program. The TIP is a planning and programming document that identifies the scope, timing, and funding for county road projects and programs for the next six years. The proposed 2026-2031 TIP is qualified upon the availability of financial support. The proposed 2026-2031 TIP was made available to the cities of Thurston County, Chambers of Commerce, community, and neighborhood groups, and interested residents for review and comment. Once adopted, the TIP is submitted to the Thurston Regional Planning Council for

inclusion in the Regional Transportation Improvement Program annual update. A public hearing was held on October 7, 2025.

This AIS is complete and ready for the Clerk of the Board to include in the Board Agenda: ☑

Date Submitted: 11/26/2025

RESOLUTION NO._____

A RESOLUTION relating to the adoption of Thurston County's Six-Year Transportation Improvement Program for the calendar years 2026-2031, and the adoption of the 2026 Annual Road Program.

WHEREAS, pursuant to RCW 36.81.121 and Chapter 136-15 WAC, prior to the adoption of the budget, the county legislative authority, with the advice and assistance of the county road engineer, and after one or more public hearings thereon, shall prepare and adopt a comprehensive transportation program for the ensuing six calendar years; and

WHEREAS, the County Engineer has submitted to the Board of County Commissioners the 2026-2031 Transportation Improvement Program for review and approval; and

WHEREAS, priority arrays and the 2024 Bridge Index were available and were consulted during the preparation of the Six-Year Transportation Program pursuant to WAC 136-14-050 and WAC 136-20-060; and

WHEREAS, the Board of County Commissioners finds that the 2026-2031 Six-Year Transportation Program is consistent with the Thurston County Comprehensive Plan; and

WHEREAS, a public hearing on the proposed Six-Year Transportation Improvement Program for Thurston County for the calendar years 2026-2031 was held on October 7, 2025; and

WHEREAS, the Board of County Commissioners, after considering the testimony presented at the public hearing, finds that the 2026-2031 Six-Year Transportation Improvement Program is necessary and required, and should be adopted; and

WHEREAS, pursuant to RCW 36.81.130 and Chapter 136-16 WAC, the county legislative authority shall adopt an annual road program prior to the adoption of the budget for the ensuing year; and

WHEREAS, the County Engineer has submitted to the Board of County Commissioners a recommended Annual Road Program for the laying out, construction, and maintenance of County roads for 2026; and

WHEREAS, the Board of County Commissioners has considered the recommended 2026 Annual Road Program, has made all revisions deemed necessary, and has determined that the program conforms as nearly as practicable to the County's long range road program; and

WHEREAS, the Board of County Commissioners finds that all the requirements and elements of a Six-Year Transportation Program pursuant to RCW 36.81.121 and RCW 36.81.122, and Chapter 136-15 WAC, and the requirements and elements of an Annual Road Program pursuant to RCW 36.81.130 and Chapter 136-16 WAC are incorporated into each Program; and

WHEREAS, the adoption of the Six-Year Transportation Improvement Program and Annual Road Program by the Board of County Commissioners authorizes the County Engineer to approve right-of-way plans in accordance with the projects set forth in the Transportation Improvement Program and Annual Road Program;

NOW, THEREFORE, the Board of County Commissioners of Thurston County, State of Washington, does resolve as follows:

Section 1. The Six-Year Transportation Improvement Program for Thurston County, as attached hereto and by this reference incorporated herein, is hereby adopted for the calendar years 2026-2031.

Section 2. The 2026 Annual Road Program, as attached hereto and by this reference incorporated herein, is hereby adopted.

Section 3. The Board of County Commissioners hereby certifies that priority arrays and the engineer's report with respect to deficient bridges were available to the Board during the preparation of the Six-Year Transportation Improvement Program.

Section 4. Copies of this resolution, the 2026-2031 Six-Year Transportation Improvement Program, and the 2026 Annual Road Program shall be filed with the County Road Administration Board not more than 30 days after their adoption by the Board of County Commissioners.

Section 5. Copies of this resolution and the 2026-2031 Six-Year Transportation Improvement Program shall be filed with the Secretary of the Washington State Department of Transportation not more than 30 days after their adoption by the Board of County Commissioners.

ADOPTED: _____

BOARD OF COUNTY COMMISSIONERS
Thurston County, Washington

ATTEST:

_____
Clerk of the Board

_____
TYE MENSER, Chair

APPROVED AS TO FORM:

JON TUNHEIM
PROSECUTING ATTORNEY

By: Karen Hanaway
Deputy Prosecuting Attorney

_____
WAYNE FOURNIER, Vice-chair

_____
RACHEL GRANT, Commissioner

_____
CAROLINA MEJIA, Commissioner

_____
EMILY CLOUSE, Commissioner

THURSTON COUNTY

WASHINGTON

SINCE 1852

PUBLIC WORKS

TRANSPORTATION IMPROVEMENT PROGRAM

2026-2031

Resolution

RESOLUTION NO._____

A RESOLUTION relating to the adoption of Thurston County's Six-Year Transportation Improvement Program for the calendar years 2026-2031, and the adoption of the 2026 Annual Road Program.

WHEREAS, pursuant to RCW 36.81.121 and Chapter 136-15 WAC, prior to the adoption of the budget, the county legislative authority, with the advice and assistance of the county road engineer, and after one or more public hearings thereon, shall prepare and adopt a comprehensive transportation program for the ensuing six calendar years; and

WHEREAS, the County Engineer has submitted to the Board of County Commissioners the 2026-2031 Transportation Improvement Program for review and approval; and

WHEREAS, priority arrays and the 2024 Bridge Index were available and were consulted during the preparation of the Six-Year Transportation Program pursuant to WAC 136-14-050 and WAC 136-20-060; and

WHEREAS, the Board of County Commissioners finds that the 2026-2031 Six-Year Transportation Program is consistent with the Thurston County Comprehensive Plan; and

WHEREAS, a public hearing on the proposed Six-Year Transportation Improvement Program for Thurston County for the calendar years 2026-2031 was held on October 7, 2025; and

WHEREAS, the Board of County Commissioners, after considering the testimony presented at the public hearing, finds that the 2026-2031 Six-Year Transportation Improvement Program is necessary and required, and should be adopted; and

WHEREAS, pursuant to RCW 36.81.130 and Chapter 136-16 WAC, the county legislative authority shall adopt an annual road program prior to the adoption of the budget for the ensuing year; and

WHEREAS, the County Engineer has submitted to the Board of County Commissioners a recommended Annual Road Program for the laying out, construction, and maintenance of County roads for 2026; and

WHEREAS, the Board of County Commissioners has considered the recommended 2026 Annual Road Program, has made all revisions deemed necessary, and has determined that the program conforms as nearly as practicable to the County's long range road program; and

WHEREAS, the Board of County Commissioners finds that all the requirements and elements of a Six-Year Transportation Program pursuant to RCW 36.81.121 and RCW 36.81.122, and Chapter 136-15 WAC, and the requirements and elements of an Annual Road Program pursuant to RCW 36.81.130 and Chapter 136-16 WAC are incorporated into each Program; and

WHEREAS, the adoption of the Six-Year Transportation Improvement Program and Annual Road Program by the Board of County Commissioners authorizes the County Engineer to approve right-of-way plans in accordance with the projects set forth in the Transportation Improvement Program and Annual Road Program;

NOW, THEREFORE, the Board of County Commissioners of Thurston County, State of Washington, does resolve as follows:

Section 1. The Six-Year Transportation Improvement Program for Thurston County, as attached hereto and by this reference incorporated herein, is hereby adopted for the calendar years 2026-2031.

Section 2. The 2026 Annual Road Program, as attached hereto and by this reference incorporated herein, is hereby adopted.

Section 3. The Board of County Commissioners hereby certifies that priority arrays and the engineer's report with respect to deficient bridges were available to the Board during the preparation of the Six-Year Transportation Improvement Program.

Section 4. Copies of this resolution, the 2026-2031 Six-Year Transportation Improvement Program, and the 2026 Annual Road Program shall be filed with the County Road Administration Board not more than 30 days after their adoption by the Board of County Commissioners.

Section 5. Copies of this resolution and the 2026-2031 Six-Year Transportation Improvement Program shall be filed with the Secretary of the Washington State Department of Transportation not more than 30 days after their adoption by the Board of County Commissioners.

ADOPTED: _____

BOARD OF COUNTY COMMISSIONERS
Thurston County, Washington

ATTEST:

_____
Clerk of the Board

_____
TYE MENSER, Chair

APPROVED AS TO FORM:

JON TUNHEIM
PROSECUTING ATTORNEY

By: Karen Hanauer
Deputy Prosecuting Attorney

_____
WAYNE FOURNIER, Vice-chair

_____
RACHEL GRANT, Commissioner

_____
CAROLINA MEJIA, Commissioner

_____
EMILY CLOUSE, Commissioner

Table of Contents

Overview **4**

Transportation improvement programs and projects 4

Chapter 1 ..... **5**

Legal and regulatory requirements 5

Chapter 2 ..... **7**

Funding sources 7

Chapter 3 ..... **10**

Transportation–related revenues and expenditures 10

Chapter 4 ..... **16**

Transportation programs and project prioritization 16

Chapter 5 ..... **19**

Planned transportation projects for 2025 19

Chapter 6 ..... **22**

6-year planned transportation projects 22

Summary of project changes 27

2026-2031 project maps 28

Project standard abbreviations 34

Chapter 7 ..... **52**

20-year capacity transportation projects 52

Chapter 8 ..... **56**

2024 Annual Bridge Report 56

Overview

Transportation improvement programs and projects

This document outlines Thurston County's transportation program, including statutory requirements, project prioritization, program groups, identified construction needs and projects, as well as revenues and expenditures for capital and road fund budgets. It is prepared as part of the annual update to Thurston County Comprehensive Plan Chapter 6 - Capital Facilities. Chapter 5 lists Thurston County's 1-year construction projects, 6-year project priorities, and 20-year growth management projects scheduled for funding.

The Transportation Improvement Program (TIP) is submitted to the Thurston Regional Planning Council (TRPC) for review and inclusion in the Regional Transportation Improvement Program annual update. TRPC reviews projects receiving federal funding to ensure expenditures are consistent with regionally- adopted goals and plans.

Prepared as required in the Revised Code of Washington Chapters 36.81 and Washington Administrative Code 136, Chapters 15 and 16, counties must file adopted programs annually with the Washington State Department of Transportation (WSDOT) and the Washington State County Road Administration Board (CRAB). The program plan must include projects funded by the Transportation Improvement Board (TIB) and CRAB. This annual update also informs other jurisdictions of Thurston County's current planning direction for transportation needs.

Thurston County's Comprehensive Plan Transportation Goals

Thurston County's Comprehensive Plan, Chapter 5 - Transportation, details the county goals which guide the type of transportation improvement projects Thurston County Public Works plans and builds.

GOAL 1: Enhance the safety and security of those who use, operate, and maintain the transportation system.

GOAL 2: Ensure the design, function, and capacity of transportation facilities are consistent with and support sustainable, economically vibrant, healthy urban, suburban, and rural communities.

GOAL 3: Provide mobility for all residents, regardless of age, handicap, or income.

GOAL 4: Protect investments that have been made in the transportation system.

GOAL 5: Create and preserve a transportation system that supports and promotes economic vitality.

GOAL 6: Support a rail network that provides viable options for passenger, freight, and shared-use rail.

GOAL 7: Support appropriate infrastructure to meet the aviation needs of residents and businesses in the region.

GOAL 8: Support appropriate marine infrastructure to meet the needs of residents and businesses in the region.

GOAL 9: Ensure transportation facilities and programs function seamlessly across community boarders and between regions.

GOAL 10: Minimize transportation impacts on the natural environment and the people who live and work in the Thurston County region.

Chapter 1

Legal and regulatory requirements

RCW 36.40.020

Purpose
Requires the County Commissioners to annually submit a detailed statement showing all new road and bridge construction to be financed from the county road fund, and issued bonds, if any. For the ensuing fiscal year, the statement must also show the county road engineer's estimated construction costs for road and bridge maintenance.

How does Thurston County meet this requirement?
New road and bridge construction, as well as maintenance and roads preservation budgets for county roads and bridges are submitted as part of the Thurston County Public Works budget and are identified as 2026 forecasted expenditures in Chapter 3.

RCW 36.81.121

Purpose
Requires the county legislative authority to adopt a revised and extended comprehensive transportation improvement program for six years. Assures that each county will perpetually create advanced plans to guide the implementation of a coordinated transportation program.

How does Thurston County meet this requirement?
Thurston County's current 2025-2030 Transportation Improvement Program (TIP) was adopted December 2024. Thurston County Public Works will present the 2026-2031 TIP to the Board of County Commissioners in late 2025 for adoption.

RCW 36.81.130

Purpose
Requires a county legislative authority approve an annual road program prior to adopting a budget for the ensuing six-year period.

How does Thurston County meet this requirement?
Thurston County Annual Road Construction Program is prepared in conjunction with the TIP prior to adoption of the budget for the ensuing six-year period. It can be found in Chapter 5.

RCW 36.82

Purpose
Requires the creation of a road fund for each county in the state. Any county funds which accrue for use on county roads must be credited to and deposited in the county road fund.

How does Thurston County meet this requirement?
Thurston County Public Works has established a road fund (no. 1190) and manages the fund in accordance with the requirements of RCW 36.82.

RCW 36.70A

Purpose
Requires counties and cities to develop comprehensive land use plans, including construction and transportation planning.

How does Thurston County meet this requirement?
Thurston County develops and updates a Comprehensive Plan that manages growth and development. This TIP developed by the Thurston County Public Works Department, is used as a basis for the transportation projects in the Capital Facilities Plan, Chapter 6 of the Comprehensive Plan.

RCW 82.02.050

Purpose
Allows the county to assess a Transportation Impact Fee for all new development. The fee provides funds for transportation-related projects that help the county meet growing infrastructure demands resulting from new development. County code requires Thurston County Public Works to provide information about fees collected, and how they are used.

How does Thurston County meet this requirement?
Chapter 3 of this document provides information on the fees collected in 2024 and the amounts used for transportation-related projects.

Legal and regulatory requirements

WAC 136-14

Purpose
Requires counties to use a documented prioritization method for road construction projects. This assures dedicated fuel tax funds are used in accordance with their constitutional and statutory purposes.

How does Thurston County meet this requirement?
The TIP follows a prioritization process for ranking projects in different project groups. The process scores each project to determine the priority of projects described in the TIP. The priority process is outlined in Chapter 4.

WAC 136-15

Purpose
Requires the development of a six-year program forecast that considers priorities and fiscal capabilities. Assures citizens can see and affect decisions made regarding county transportation needs and priorities. The six-year forecast provides a foundation for effective annual programming decisions.

How does Thurston County meet this requirement?
Thurston County Public Works has a process to score projects for priority status. The draft TIP is advertised for public review and comment and is available on Thurston County Public Works' website. The TIP demonstrates that expenditures do not exceed revenues.

WAC 136-16

Purpose
Requires the County Engineer to provide an annual road program to the Board of County Commissioners with recommendations for all road and bridge construction projects and road equipment purchases for the ensuing year.

How does Thurston County meet this requirement?
The TIP includes all road and bridge construction project recommendations for the ensuing year in Chapter 5, Planned Transportation Projects. Equipment purchases for the ensuing year are captured in Chapter 3, Revenue and Expenditures.

WAC 136-20

Purpose
Requires the County Engineer to have county bridges regularly inspected and provide an annual bridge inspection report. In addition, it requires staff to consult the annual bridge report when selecting projects for the six-year TIP.

How does Thurston County meet this requirement?
The bridge projects listed in the TIP are derived from the annual Thurston County Bridge Inspection Index submitted to the Board of County Commissioners in this report, Chapter 8.

WAC 197-11

Purpose
Requires staff to implement uniform SEPA procedures in compliance with statewide regulations. Environmental review is required unless categorically exempt per WAC 197-11-800.

How does Thurston County meet this requirement?
All Thurston County Public Works projects are reviewed under the Washington State Environmental Policy Act and follow the appropriate review processes or fall under the appropriate categorical exemption.

Chapter 2

Funding sources

Property taxes

Purpose
The portion of property taxes collected for the county road fund is called a road levy. These funds are used in the administration, engineering, construction, maintenance, and operation of the public road and bridge system in unincorporated areas. More than half is used on maintenance and operation of existing county roadways and bridges. They are also used to "match" state or federal transportation improvement funding programs.

Amount collected in 2024
$.74 per $1,000 of assessed property value, totaling **$19.5 Million**.

Motor vehicle fuel taxes

Purpose
Revenue from the motor vehicle fuel tax is distributed to the Thurston County road fund. These funds are used for roadway maintenance and capital projects.

Amount collected in 2025
All counties within the state receive a share of the gas tax based on population, road miles, and other factors. In 2025, CRAB estimates Thurston County will receive **$5.1 Million** in motor vehicle fuel taxes.

Transportation impact fees

Purpose
Charged on new development, these fees pay for capital projects that improve the transportation system and accommodate travel demand caused by new development. Revenues are distributed to the capital projects fund.

Authority
Pursuant to RCW 82.02.050, the Board of County Commissioners passed Ordinance 14819, authorizing assessment of transportation impact fees for land development actions. The ordinance was adopted December 2012 and updated August 2021 with Ordinance 16059.

Amount collected
The amount varies from year-to-year. However, since 2013, between $750,000 to $1.92 Million has been collected annually.

Federal programs

The Fixing America's Surface Transportation (FAST) Act is the federal law authorizing funding for surface transportation infrastructure planning and investment/construction. The federal funding programs for County roads and bridges are selected by the county Metropolitan Planning Organization (MPO), which is TRPC, by WSDOT, or by the Regional Federal Highway Administration (FHWA) and are administered by the WSDOT local programs Olympic Region office.
Federal fund contributions are typically 80% to 100%, with non-federal money typically required for the match.
The following descriptions provide specifics on each federal and state funding program.

Local Bridge Program

Purpose
This program funds the replacement or rehabilitation of roadway bridges conveying public roads over waterways, railroads, adjacent roads, canals, ferry landings, and other barriers. These projects include repair or replacement of deteriorating structures or obsolete features. Typical projects may include total replacement of a bridge near its current location, replacement by a new structure in the same corridor, or rehabilitation/replacement of structural members to increase bridge integrity and lifespan.

Funding Sources Overview

- Property taxes
- Motor vehicle fuel tax
- Transportation impact fees
- Federal & state funding programs

Share and local match
Federal share is generally 80% with a 20% local match. Preventative maintenance projects are limited to a maximum of $3 million in federal funds, with a 10% local match.

Emergency Relief Program

Purpose
This program provides supplemental funds to states, their political subdivisions, and other federal agencies, to repair or reconstruct roads damaged by natural disasters or catastrophic failures from an external cause. The extent and intensity of the disaster determines if these funds can be used. Damage to highways must be severe, occur over a wide area, and result in unusually high expenses to the highway agency. To receive funding for catastrophic failures from external cause(s), the failure cannot be the result of an inherent flaw in the facility, and a natural disaster must be declared.

Share and local match
Emergency relief funding is available to each state for each natural disaster or catastrophic failure eligible for funding. The federal share is 80% with a 20% local match.

Federal Lands Access Program

Purpose
This program provides funding for projects on federal lands that are located on or adjacent to, or that provide access to, federal lands. Funds are distributed by formula among states that have federal lands managed by the National Park Service, the U.S. Forest Service, the U.S. Fish and Wildlife Service, the Bureau of Land Management, and the U.S. Army Corps of Engineers.

Share and local match
$250 million is provided annually for projects that improve access to federal lands on infrastructure owned by states and local governments. Programming decisions will be made locally using a tri-party model comprised of representatives from the FHWA, WSDOT, and local government.

Highway Safety Improvement Program

Purpose
This program allows states to target funds toward critical safety needs to achieve a significant reduction in traffic fatalities and serious injuries on all public roads, including non state-owned public roads and tribal land roads. States must develop and implement a safety plan that identifies highway safety programs and a performance-based strategy to address them. A new special rule for high risk rural roads will require funds if the fatality rate increases.

Share and local match
The federal share is 90% with a 10% local match except for certain safety projects which can be up to 100% federally funded.

Surface Transportation Block Grant

Purpose
This program funds the construction, reconstruction, resurfacing, restoration, and rehabilitation of roads federally classified as arterials or collectors. Additionally, it supports funding for transportation enhancements, operational improvements, highway and transit safety improvements, surface transportation planning, capital and operating costs for traffic management and control, carpool and vanpool projects, development and establishment of management systems, participation in wetland mitigation and wetland banking, bicycle facilities, and pedestrian walkways. Eligible projects must be on the regional transportation improvement program and ranked high enough in the regional or countywide project selection process.

Share and local match
The distribution of funds is based on the amounts of funds each state receives; however, funding is based on a maximum federal share of 86.5% with a 13.5% local match. Certain safety projects can be federally funded up to 100%.

Safe Routes to School Program

Purpose
Administered through WSDOT, Washington's Safe Routes to School Program provides technical assistance and resources to cities, counties, schools, school districts and state agencies for improvements that get more children walking and bicycling to school safely, reduce congestion around schools, and improve air quality. Funding for this program comes from a variety of federal and state fees and taxes.

Share and local match
Selected projects are eligible for 100% cost reimbursement. No local match required.

Pedestrian and Bicycle Program

Purpose
Administered through WSDOT, the Pedestrian and Bicycle Program objective is to improve the transportation system to enhance safety and mobility for people who choose to walk or bike.

Share and local match
Selected projects are eligible for 100% cost reimbursement. No local match required.

State programs

There are various funding sources funded at the state level. Competitive funding programs for counties are administered by the **Transportation Improvement Board (TIB**), The TIB administers the Urban Arterial Program and the Sidewalk Program.

The **County Road Administration Board (CRAB)** is a state agency responsible for providing accountability through standards of good practice, fair administration of funding programs, and engineering and technology assistance to the 39 Washington State county road departments in accordance with (RCW 36.78.070). CRAB administers the Rural Arterial Program and the County Arterial Pavement Preservation Program (CAPP).

Most of the state funding for these programs originates from the motor vehicle fuel tax.

Urban Arterial Program

Purpose
Administered through the TIB, this program supports projects meeting statewide transportation priorities: safety, growth and development, physical condition, mobility, and sustainability and constructability.

Share and local match
Selected projects are eligible for a cost reimbursement with maximum of 80% reimbursement with a 20% local match.

Sidewalk Program

Purpose
Administered through the TIB, projects funded under this program are required to improve pedestrian safety, access, connectivity, and address system continuity.

Completed projects must be consistent with the Americans with Disabilities Act.

Share and local match
Selected projects are eligible for a cost reimbursement up to 80% with a 20% local match.

Rural Arterial Program

Purpose
Administered through CRAB, this program provides funding to counties for improvements on rural arterial roads. It uses a portion of the motor vehicle fuel tax to finance projects. Projects are selected based on accident history, roadway alignment, traffic volume, roadway structural condition, and local significance.

Share and local match
Selected projects are eligible for a cost reimbursement up to 90% with a 10% local match.

County Arterial Pavement Preservation Program (CAPP)

Purpose
Administered through CRAB, this program funds counties in the implementation of their pavement management programs, including surveys, condition assessment, and resurfacing activities. This program funds Thurston County's Pavement Preservation Program.

Share and local match
Varies annually, depending on local program funding.

County transportation related budget funds

Revenue from the taxes, fees, and grants described above contribute to the Department of Public Works two primary transportation-related budget funds: 1190 and 3010.

Fund 1190 (Road Budget Fund)

Fund 1190 generally pays for operations, maintenance, system preservation, administration, indirect costs, and provides an annual transfer to the construction fund. Most revenue is from the property tax road levy and the motor vehicle fuel tax. As required in WAC 136-15-030, the TIP includes a revenue and expenditure summary, by source and expense category (see next chapter).

Fund 3010 (Capital Budget Fund)

Fund 3010 generally pays for capital construction projects, such as culverts, mobility improvements, bridges, and other related programs. Most revenue is from federal and state grants, Real Estate Excise Tax 2 transfer from the road fund, and impact fees. As required in WAC 136-15-030, the TIP includes a revenue and expenditure summary, by source and expense category (see next chapter).

Chapter 3

Transportation–related revenues and expenditures

Transportation Impact Fees

Charged on new development, these fees pay for capital projects that improve the transportation system and accommodate increased travel demand caused by new development.

2024 Revenue

Total **$1,396,465**

2024 Expenditures

$ 450,000	Reimbursement of previously built projects
$ 179,532	Marvin Rd Upgrade Phase 1 (22nd Ave to Union Mills Rd)
$ 54,549	Old Hwy 99/Sargent Rd
$ 51,690	Johnson Point Rd & Hawks Prairie Rd Intersection
$ 23,475	Spurgeon Creek and Yelm Hwy
$ 23,343	Littlerock Rd/113th Intersection
$ 19,841	Old Pacific Hwy/Kuhlman Rd
$ 4,704	Old Hwy 99/Tilley Rd Intersection
$ 1,135	Indirect Costs
Total	**$808,270**

Transportation Impact Fees fund

Beginning balance:	**$8,907,275**
Investment earnings:	**$274,362**
Fund Total:	**$10,578,102**
2024 Expenditures:	**$808,270**

Revenues and expenditures overview

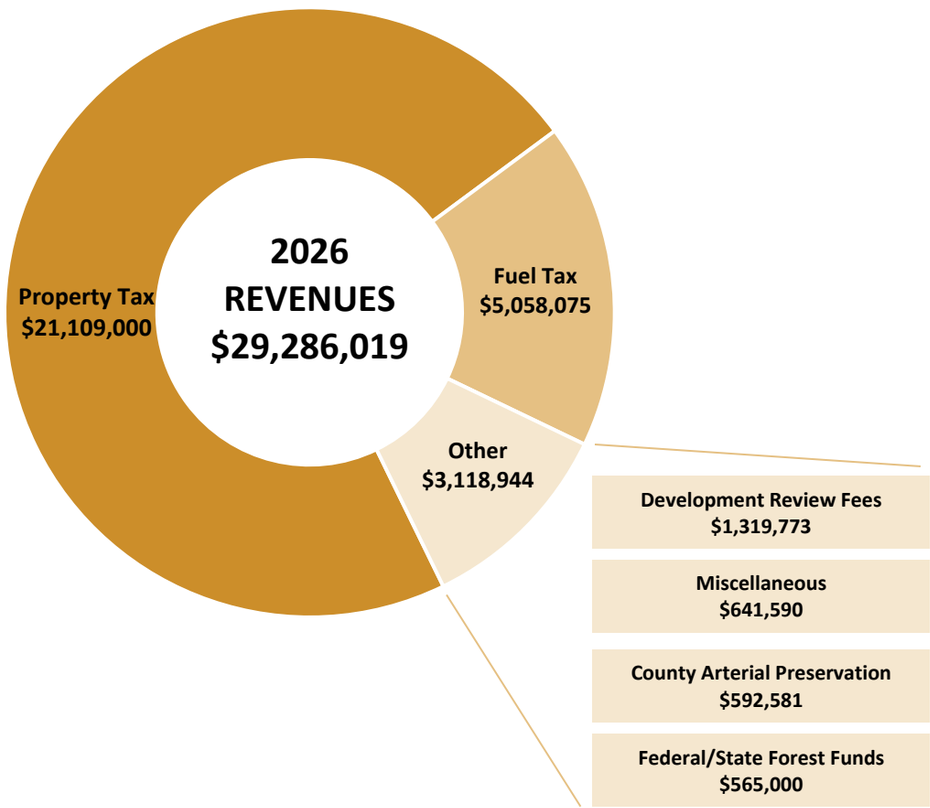
- Transportation Impact Fees
  - 2024
- Road Fund 1190 Forecasts
  - 2026
  - 2027
  - 2028
  - 2029-2031
- Capital Construction Fund 3010
  - 2026 (revenues only)

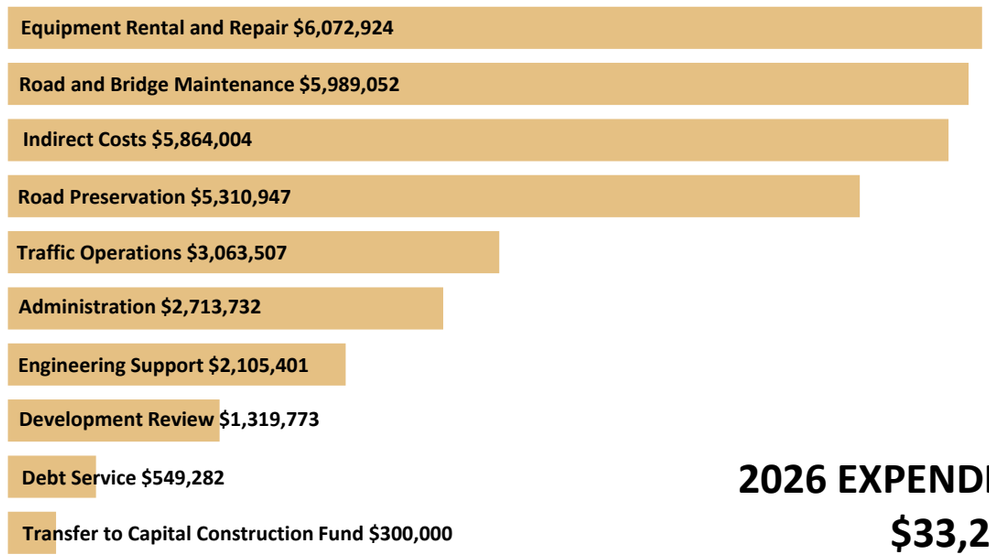
Net available Transportation Impact Fees:

$9,769,832

Road Fund 1190 – 2026 forecast

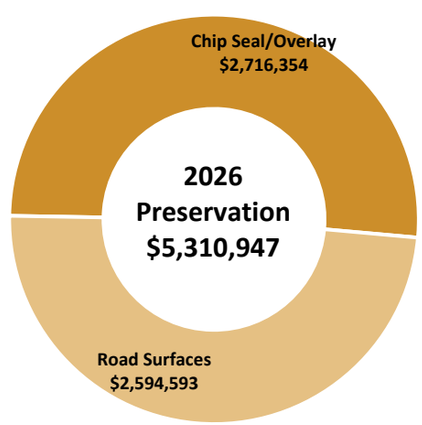
Beginning fund balance: $12,799,109



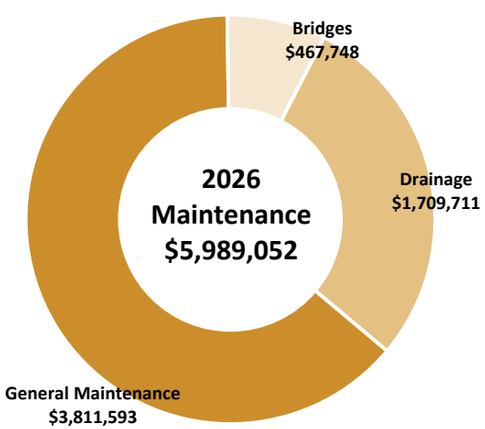


2026 EXPENDITURES
$33,288,622

Road Preservation Details

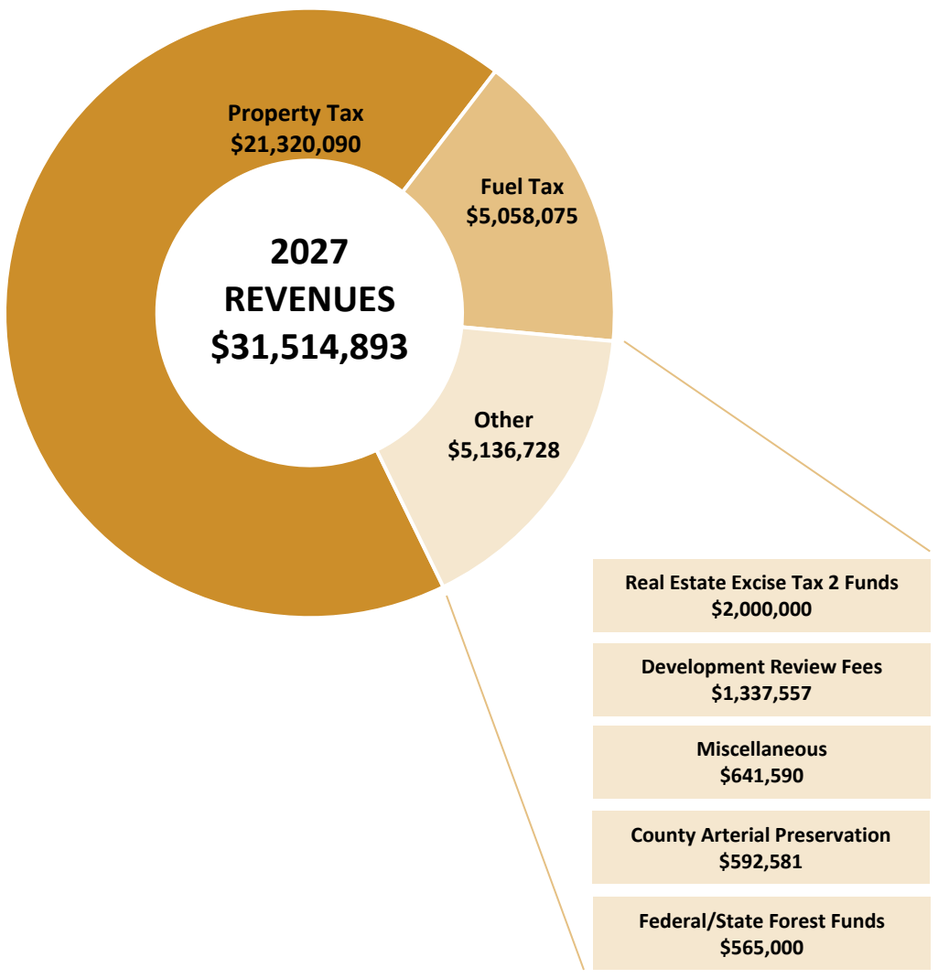


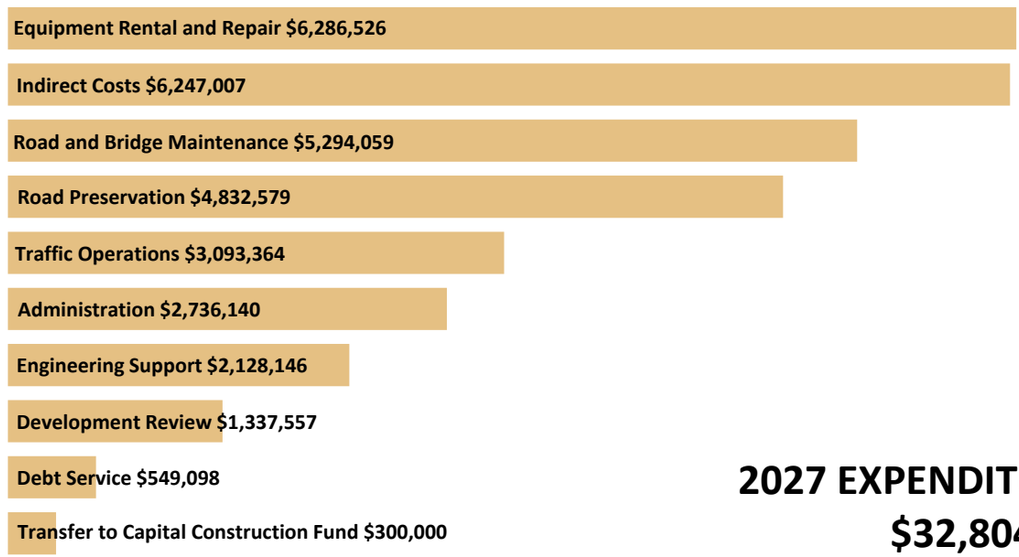
Road & Bridge Maintenance Details



Road Fund 1190 – 2027 forecast

Beginning fund balance: $8,796,506

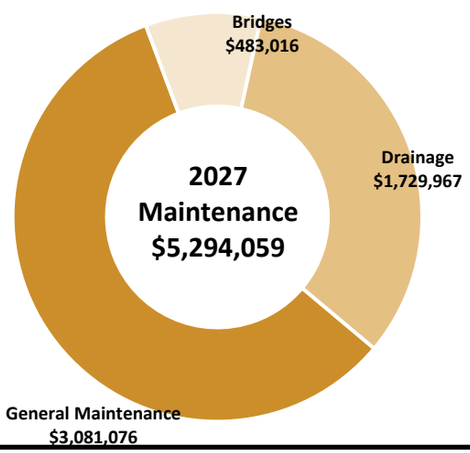




2027 EXPENDITURES
$32,804,476

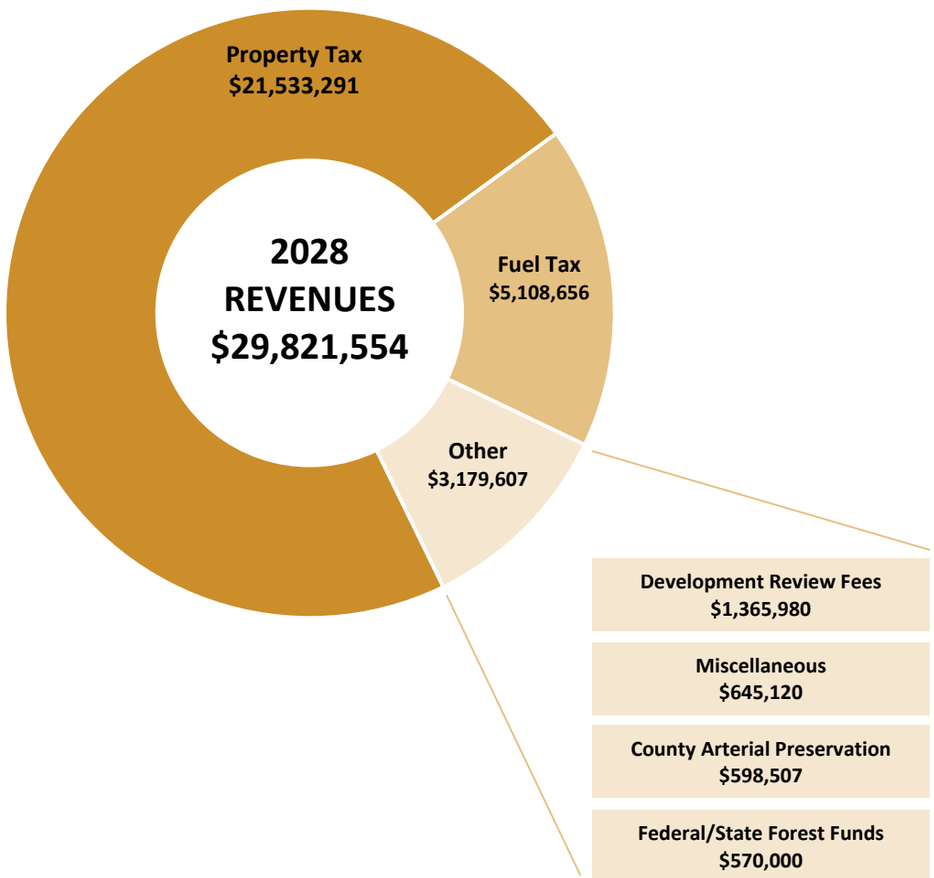
Road Preservation Details

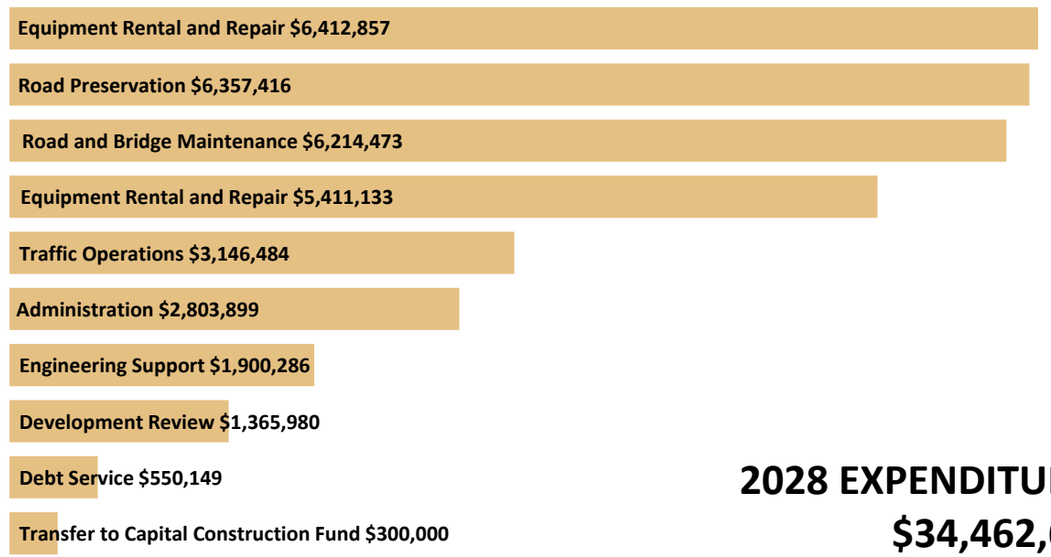
Road & Bridge Maintenance Details



Road Fund 1190 – 2028 forecast

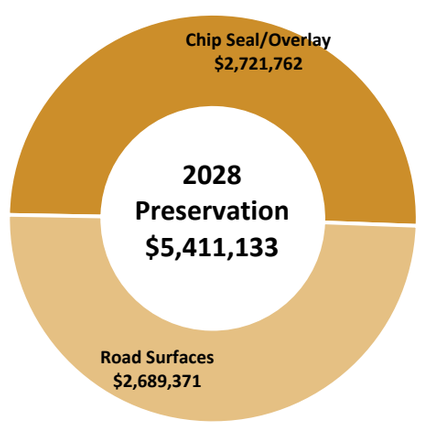
Beginning fund balance: $7,506,922



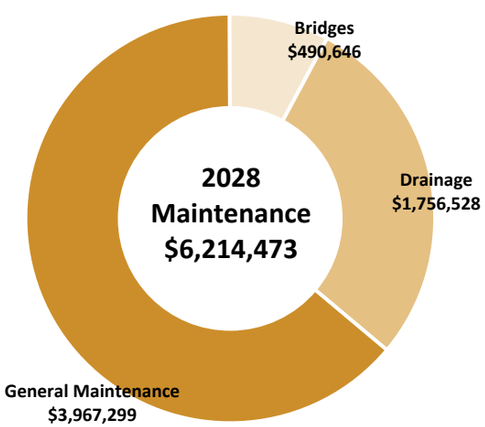


2028 EXPENDITURES
$34,462,677

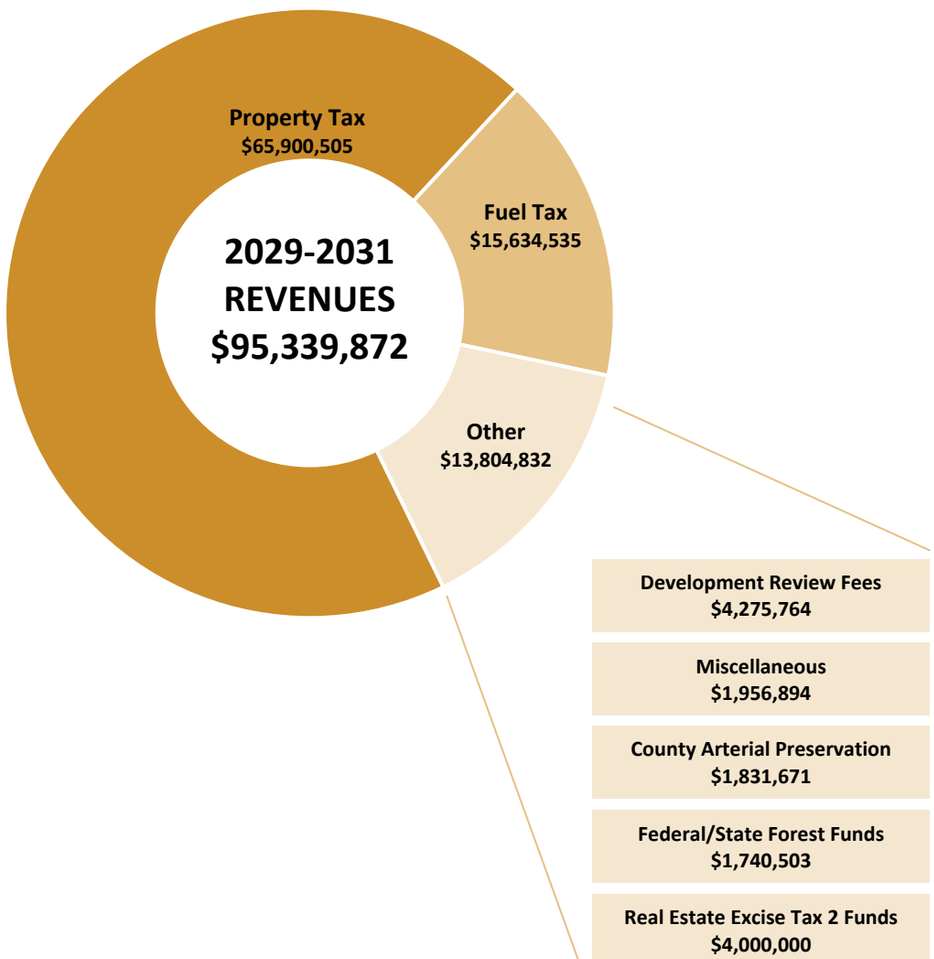
Road Preservation Details

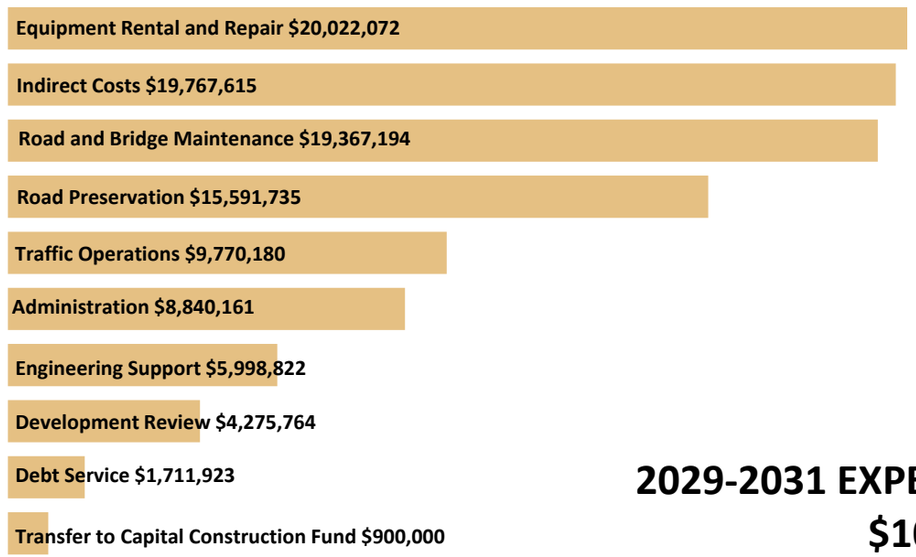


Road & Bridge Maintenance Details



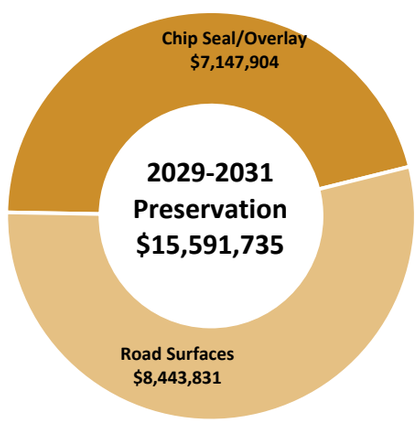
Road Fund 1190 – 2029-2031 forecast



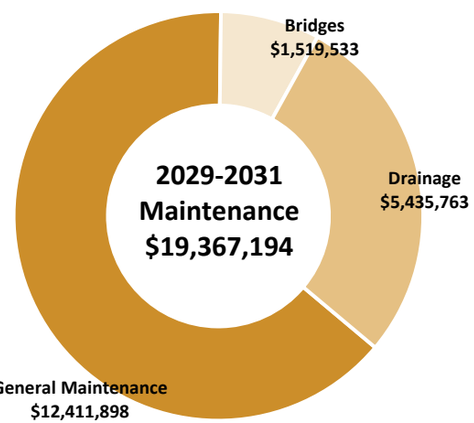


2029-2031 EXPENDITURES
$106,245,466

Road Preservation Details



Road & Bridge Maintenance Details



Capital Construction Fund 3010

2026 Revenues

2026 REVENUES & FUND BALANCE: $26,468,767

Chapter 4

Transportation programs and project prioritization

Transportation programs define Thurston County Public Works' priorities in the operation and maintenance of the county's transportation system. Each transportation project reflects those priorities. Program groups also can serve as a way of identifying a project's overall purpose in order to secure state and federal funding.

ADA Improvements

The Americans with Disabilities Act (ADA) requires government agencies to design, construct, retrofit, and maintain infrastructure that allows access for persons with disabilities or limited mobility. This program funds projects that primarily improve sidewalks, ramps, crosswalks, and electrical crosswalk warning systems.

Criteria considered

- Percent of local population in poverty
- Percent of local population over 65
- Percent of local population disabled
- Proximity to school
- Proximity to park
- Proximity to public transportation
- Proximity to traffic signal
- Number of adjacent travel lanes

Bridges

Thurston County is responsible for more than 150 bridges, the oldest built in the 1920s. Bridge projects are prioritized based on criteria that reflects the county's overall network and regional needs. They are updated on a regular basis to reflect changing bridge conditions, bridge inspections, annexations.

Criteria considered

- Bridge sufficiency rating
- Scour critical
- Secured funding
- Route priority
- Functionally obsolete
- Average daily volume
- Professional judgment

Capacity

Capacity projects improve mobility and circulation by adding vehicle capacity to existing streets, roads, and bridges through addition of general-purpose travel lanes, roundabouts, and corridor access management. In urban areas, capacity projects upgrade streets and roads to community design standards, and usually include sidewalks, bicycle lanes, landscaping, and lighting. Rural projects in this category typically widen shoulders, serving people who walk or bike.

Criteria considered

- Network significance
- Regional significance
- Level of service
- Proximity to urban and rural commercial areas
- Secured funding
- Professional judgment

Culverts

Thurston County maintains approximately 2,500 culverts, primarily within county road right-of-way. Thurston County Public Works performs regular maintenance for roadside ditch lines, including culvert cleanout, repairs, and replacement.

Criteria considered

- Culvert conditions
- Maintenance history
- Environmental considerations
- Secured funding
- Professional judgment

Fish Passage Enhancement

Thurston County has over 300 culverts which hinder fish passage. Thurston County Public Works is improving fish passage conditions by removing and replacing barriers which increases fish habitat and protects the biological health of waterways.

Criteria considered

- Barrier status (full barrier, partial barrier, no barrier)
- Presence of anadromous fish
- Habitat gained
- Construction cost
- Public impacts
- Regional significance
- Condition of culvert

Highway safety improvement

Current national and statewide highway safety planning focuses on reducing or eliminating serious and fatal collisions. Thurston County Public Works plans and implements measures that improve safety performance and align with national and state priorities.

Highway safety improvement projects are selected from the traffic safety/intersection priority analysis system. It serves as a guide for staff to identify safety projects and projects for capital planning consideration.

Criteria considered

- Traffic volume
- Roadway classification
- Collision history
- Project identification in Local Road Safety Plan
- Affected area
- Partnerships
- Funding availability
- Professional judgment

Maintenance and operations

Thurston County Public Works preserves public infrastructure and provides daily services for roadway system operation. Infrastructure maintenance is preventive, routine, and reactive.
Projects can transition from maintenance into a capital project for a variety of reasons, including funding, resources, and maintenance costs.

Criteria considered

- Cost
- Funding source
- Project scope
- Timing
- Project duration
- Professional judgment

Pavement preservation

Pavement preservation is a proactive, long-term strategy for maintaining the integrity of existing roads. It reduces costly, time-consuming reconstruction of roads and minimizes traffic disruptions. A significant number of road segments need preservation; therefore it is critical projects are prioritized to meet legal requirements and user needs.

Two sub-programs for pavement maintenance are:

- Chipseal
- Preservation

Criteria considered

- Pavement surface condition
- Road core data
- International roughness index
- Average daily traffic
- Truck routes
- Professional judgment

Pedestrians and bicycles

Pedestrian travel is a vital mode of transportation. Federal requirements detail that non-motorized projects support pedestrian and bicycle accessibility.
Thurston County primarily uses outside grant sources of funding for non-motorized projects.

Three sub-programs for non-motorized projects are:

- Pedestrian and Bicycle
- Safe Routes to School
- Trails

Criteria considered

- Posted travel speed
- Capacity and number of travel lanes
- Project identification in plan
- Traffic signal proximity
- Transit corridor
- Trip generators
- School proximity
- Missing link
- Socioeconomics
- Funding availability
- Professional judgment

Project prioritization

The projects included in this document are the result of evaluation and the prioritization of needs in various transportation areas. Evaluation includes input from other divisions in Thurston County Public Works, other agencies, and the public. Funding availability can change from year to year, which can affect project priorities. The 1-year and 6-year projects detailed in Chapters 5 and 6 have been selected based on prioritization criteria including:

- Public safety concerns
- Funding sources
- Input from citizens, agencies, and councils
- Traffic volume (see Level of Service below)

Funding for a project is based on its contribution to the overall transportation system. Given the system's needs and available financing, not all identified projects are fully funded.

The projects listed in Chapter 6 demonstrate to other agencies what the county could accomplish if additional funding was obtained. If an unexpected source of funding for a project should become available, that project moves forward in the prioritization process.

Level of Service

Thurston County uses Level of Service, a measure of traffic congestion, to describe how well a roadway is functioning from a user's perspective. There are six Level of Service standards, similar to an academic grading system, that represent conditions from free- flowing traffic (A) to gridlock (F).

Level of Service A:
Highest driving comfort; free-flowing traffic.

Level of Service B:
High degree of driver comfort; little delay.

Level of Service C:
Acceptable level of driver comfort; some delay.

Level of Service D:
Some driver frustration; moderate delay.

Level of Service E:
High level of driver frustration; high delay.

Level of Service F:
Highest level of driver frustration; excessive delay.

Chapter 5

Planned transportation projects for 2026

Project listings

Thurston County must satisfy transportation-related planning and reporting requirements for various federal, state, regional, and local agencies. As these mandates have similar requirements but different project planning timeframes, Thurston County Public Works aims to streamline how projects are chosen, prioritized, and reported, by creating a 1-year, 6-year, and 20- year listing of projects needed to maintain, preserve, and improve the county's transportation system.

Annual Road Program

This chapter focuses on the county's 1-year list of projects, also known as the Annual Road Program. These projects have secured funding and are scheduled to be worked on in 2026. The list provides the description, location, and budgeting information for each project.

The Annual Road Program is a reporting requirement of WAC 136-16.

Annual Road Program

COUNTY PROJECT				ROAD SEGMENT INFORMATION							3010 FUNDING SOURCES				3010 PROJECT/PROGRAM EXPEDITURES						
												OTHER FUNDS			PE & FE		REAL ESTATE		Construction		
PROJECT NAME	CP#	WORK TYPE	ENVIRO TYPE	ROAD #	FFC	ROAD NAME	BMP	EMP	LENGTH (mi.)	COUNTY ROAD FUNDS	AMOUNT	PROGRAM SOURCE	TOTAL FUNDING	LABOR	CONSULT	ACQUISITION	CM	CONTRACT	COUNTY FORCE	BUDGETED COSTS
Old Hwy 99 at Intersections of Sargent Rd and 201st Ave	61548	IS	I	13765	07	**Road Name:** Old Hwy 99 SW **From:** 201st Ave SW **To:** Sargent Rd SW	2.315	2.344	0.029	$392,985	$900,000 $1,464,000	TIF STBG	$2,756,985	$80,000	$20,000		$365,000	$2,291,985		$2,756,985
Littlerock Rd & 113th Ave SW Bridge and Intersection Improvements	61320	IS	I	12945	16	**Road Name:** Littlerock Rd SW **From:** 113th Ave SW **To:** 400 ft N of 113th	8.926	9.240	0.314	$350,000	$1,150,000	STBG	$1,500,000				$350,000	$1,150,000		$1,500,000
Green Cove Creek Fish Barrier Removal - Phase 1	63023	FP	I	10975	16	**Road Name:** Country Club Rd NW **From:** Green Cove Creek **To:** Green Cove Creek	0.000	0.038	0.038	$10,000			$10,000				$10,000			$10,000
State Route 507 and Vail Rd SE Roundabout	61566	IS	I	15276	19	**Road Name:** SR 507 **From:** Vail Rd SE **To:** Vail Rd SE	6.814	7.014	0.200		$5,430,000	WDOT	$5,430,000	$11,111			$304,666	$5,114,223		$5,430,000
Yelm Hwy and Spurgeon Crk Rd SE Intersection Improvements	61525	IS	E	15725	16	**Road Name:** Yelm Hwy SE **From:** Spurgeon Creek Rd **To:** Spurgeon Creek Rd	7.353	7.553	0.200	$27,500	$200,000 $47,500	TIB TIF	$275,000	$90,000	$10,000	$175,000				$275,000
183rd Ave Phase 1 - (Empire Rd SW to Sargent Rd SW)	61348	RC	I	16125	14	**Road Name:** 183rd Ave SW **From:** Empire Rd SW **To:** Sargent Rd SW	6.631	7.710	1.079	$77,559	$698,030	RAP	$775,589					$775,589		$775,589
Rochester Main Street Improvements (US 12)	TBD	RC	I	N/A	17	**Road Name:** US 12 **From:** IGA Bailey's Supermarket **To:** Foster St SW	N/A	N/A	N/A		$250,000	WDOT	$250,000	$250,000						$250,000
Tilley Rd S (Old Hwy 99 SW to Goddard Rd SW)	61317	RC	I	15065	16	**Road Name:** Tilley Rd S **From:** Old Hwy 99 SW **To:** Goddard Rd SW	0.000	1.849	1.849	$374,750			$374,750	$125,000		$249,750				$374,750
Old Pacific Hwy SE/Kuhlman Rd SE Intersection Improvements	61553	IS	I	13755	Varies	**Road Name:** Old Pacific Hwy SE **From:** Kuhlman Rd SE **To:** Kuhlman Rd SE	2.675	2.875	0.200	$10,000	$90,000	TIF	$100,000	$80,000	$20,000					$100,000
Marvin Rd Upgrade Phase 1 (22nd Ave to Union Mills Rd)	61478	RC	I	13195	Varies	**Road Name:** Marvin Rd SE **From:** 22nd Ave SE **To:** Union Mills Rd SE	1.848	2.318	0.470	$15,000			$15,000				$15,000			$15,000
Johnson Point Rd & Hawks Prairie Rd Intersection Improvements	61364	IS	I	12440	19	**Road Name:** Johnson Point Rd NE **From:** Hawks Prairie Rd NE **To:** Hawks Prairie Rd NE	0.000	0.200	0.200	$7,000			$7,000				$7,000			$7,000
Countywide Electrical Services Project (HSIP)	61550	Safety	I	Countywide	14	**Road Name:** VARIES **From:** VARIES **To:** VARIES	Varies	Varies	Varies	$10,000			$10,000					$10,000		$10,000
2024 County Road Safety (HSIP)	61546	Safety	E	Countywide	16	**Road Name:** VARIES **From:** VARIES **To:** VARIES	Varies	Varies	Varies	$10,000			$10,000					$10,000		$10,000
Pleasant Glade Elementary Pedestrian Improvments (SRTS)	61523	SW	E	10020	09	**Road Name:** Abernathy St NE **From:** 15th Ave NE **To:** 20th Way NE	0.000	0.309	0.309	$10,000			$10,000				$10,000			$10,000
Thompson Creek Rd SE at Thompson Creek Fish Passage	63025	FP	I	15005	17	**Road Name:** Thompson Creek Rd **From:** Thompson Creek **To:** Thompson Creek	2.609	2.685	0.076		$10,000	REET	$10,000				$10,000			$10,000
Cooper Rd SW at Mox Chehalis Creek Culvert Replacement	61554	Other	I	10930	14	**Road Name:** Cooper Rd SW **From:** Mox Chehalis Creek **To:** Mox Chehalis Creek	0.066	0.142	0.076	$10,000			$10,000				$10,000			$10,000
Shawn Dr SW at UNT to Dempsey Creek Fish Passage	63024	FP	I	14545	Varies	**Road Name:** Shawn Dr SW **From:** Dempsey Creek **To:** Dempsey Creek	0.076	0.160	0.084		$10,000	REET	$10,000				$10,000			$10,000
Marvin Rd Upgrade Phase 3 (Union Mills Rd to Pacific Ave)	61552	RC	I	13195	17	**Road Name:** Marvin Rd SE **From:** Union Mills Rd SE **To:** Pacific Ave SE	2.318	2.849	0.531	$10,000	$90,000	TIF	$100,000	$60,000	$5,000	$35,000				$100,000
Tilley Rd Bridge Replacement (T-2)	61547	FA	I	15065	09	**Road Name:** Tilley Rd S **From:** T-2 Bridge **To:** T-2 Bridge	3.920	4.170	0.250	$11,705	$75,000	STBG	$86,705	$66,705	$20,000					$86,705

Annual Road Program

COUNTY PROJECT				ROAD SEGMENT INFORMATION							3010 FUNDING SOURCES				3010 PROJECT/PROGRAM EXPEDITURES						
												OTHER FUNDS			PE & FE		REAL ESTATE		Construction		
PROJECT NAME	CP#	WORK TYPE	ENVIRO TYPE	ROAD #	FFC		ROAD NAME	BMP	EMP	LENGTH (mi.)	COUNTY ROAD FUNDS	AMOUNT	PROGRAM SOURCE	TOTAL FUNDING	LABOR	CONSULT	ACQUISITION	CM	CONTRACT	COUNTY FORCE	BUDGETED COSTS
Mud Bay Pavement Preservation (US 101 to Evergreen Parkway)	60002	2R	E	13476	09	Road Name:	Mud Bay Rd NW	0.000	1.055	1.055	$90,000	$2,840,000	NHS	$2,930,000	$90,000	$10,000		$285,000	$2,545,000		$2,930,000
						From:	US 101														
						To:	Evergreen Pkwy NW														
196th Ave SW - Sargent Rd SW to Elderberry St SW	61564	RC	I	16175	0	Road Name:	196th Ave SW	8.671	9.053	0.382	$11,561	$4,049	TIF	$115,610	$105,610	$10,000					$115,610
						From:	Sargent Rd SW					$100,000	STBG								
						To:	Elderberry St SW														
Americans with Disabilities Act (ADA) Program	64000	SW	I	N/A	N/A	Road Name:	N/A				$50,000			$50,000	$10,000				$40,000		$50,000
						From:	N/A														
						To:	N/A														
Culvert Program	66001					Road Name:	A, B, D, L, M, S				$200,000			$200,000	$125,000	$75,000					$200,000
						From:	N/A														
						To:	N/A														
Fish Passage Enhancement Program	63006	FP	I	N/A	N/A	Road Name:	N/A					$1,500,000	REET	$1,500,000	$1,200,000		$300,000				$1,500,000
						From:	N/A														
						To:	N/A														
Transportation Impact Fee - 2025 Update		Other	DCE	Varies	Varies	Road Name:	Varies	Varies	Varies	Varies		$195,000	TIF	$195,000	$10,000	$185,000					$195,000
						From:	Varies														
						To:	Varies														
											1190 FUNDING SOURCES				1190 PROJECT/PROGRAM EXPENDITURES						
Pavement Preservation Program	TBD	2R	I	N/A	N/A	Road Name:	N/A				$2,500,000			$2,500,000	$50,000				$2,450,000		$2,500,000
						From:	N/A														
						To:	N/A														
2026 Miscellaneous projects											$500,000			$500,000	$80,000	$20,000	$50,000	$50,000	$200,000	$100,000	$500,000
TOTAL CRP PROJECTS											**$4,678,060**	**$15,053,579**		**$19,731,639**	**$2,433,426**	**$375,000**	**$809,750**	**$1,426,666**	**$14,586,797**	**$100,000**	**$19,731,639**

Chapter 6

6-year planned transportation projects

Project listings

Thurston County must satisfy transportation-related planning and reporting requirements for various federal, state, regional, and local agencies. As these mandates have similar requirements but different project planning timeframes, Thurston County Public Works aims to streamline how projects are chosen, prioritized, and reported, by creating a 1-year, 6-year, and 20- year listing of projects needed to maintain, preserve, and improve the county's transportation system.

6-Year Transportation Improvement Program

This chapter focuses on the county's 2026-2031 TIP. The TIP details prioritized projects that are reasonably expected to be funded, designed, and constructed over the next six years. Projects are re-prioritized each year due to changes in funding acquisition, infrastructure maintenance and repair needs, as well as environmental concerns, and public input. All projects that are included in the Annual Road Program are derived from this 6-year list. See Chapter 4 for more information on how Thurston County Public Works prioritizes transportation projects. This 6-year Transportation Improvement Program is required by the Washington State Legislature.

What to expect in this chapter

As the 6-year Transportation Improvement Program is the bulk of this report, here is a quick reference of what you can expect in this chapter:

- A spreadsheet overview of all 6-year planned projects and the projected budget allocation for each stage of implementation. Page 23.
- Project changes from last years' 2025-2030 TIP. Page 27.
- Maps showing the locations and extents of all 6-year planned projects. Page 28.
- Transportation project tables that provide project-specific information, in order of project priority. Page 32.

2026-2031 TIP overview

RANK	PROJECT NAME	2026	2027	2028	2029-2031	TOTAL
1	**Old Hwy 99 at Intersections of Sargent Rd and 201st Ave**	$2,756,985	$50,000	$0	$0	$2,806,985
2	**Littlerock Rd & 113th Ave SW Bridge and Intersection Improvements**	$1,500,000	$7,000	$0	$0	$1,507,000
3	**Green Cove Creek Fish Barrier Removal - Phase 1**	$10,000	$0	$0	$0	$10,000
4	**State Route 507 and Vail Rd SE Roundabout**	$5,430,000	$1,010,000	$0	$0	$6,440,000
5	**Yelm Hwy and Spurgeon Crk Rd SE Intersection Improvements**	$275,000	$970,000	$3,257,350	$0	$4,502,350
6	**183rd Ave Phase 1 - (Empire Rd SW to Sargent Rd SW)**	$775,589	$1,171,318	$10,000	$0	$1,956,907
7	**Martin Way Corridor Mobility Stategy**	$0	$5,000	$0	$0	$5,000
8	**Rochester Main Street Improvements (US 12)**	$250,000	$300,000	$200,000	$250,000	$1,000,000
9	**Tilley Rd S (Old Hwy 99 SW to Goddard Rd SW)**	$374,750	$3,546,935	$10,000	$0	$3,931,685
10	**Old Pacific Hwy SE/Kuhlman Rd SE Intersection Improvements**	$100,000	$100,000	$150,000	$2,375,000	$2,725,000
11	**Marvin Rd Upgrade Phase 1 (22nd Ave to Union MIlls Rd)**	$15,000	$0	$0	$0	$15,000
12	**Johnson Point Rd & Hawks Prairie Rd Intersection Improvements**	$7,000	$0	$0	$0	$7,000
13	**Countywide Electrical Services Project (HSIP)**	$10,000	$0	$0	$0	$10,000
14	**2024 County Road Safety (HSIP)**	$10,000	$0	$0	$0	$10,000
15	**Pleasant Glade Elementary Pedestrian Improvments (SRTS)**	$10,000	$0	$0	$0	$10,000
16	**Thompson Creek Rd SE at Thompson Creek Fish Passage**	$10,000	$0	$0	$0	$10,000

2026-2031 TIP overview

RANK	PROJECT NAME	2026	2027	2028	2029-2031	TOTAL
17	**183rd Ave Phase 2 - (US 12 to Empire Rd SW)**	$0	$0	$50,000	$0	$50,000
18	**Cooper Rd SW at Mox Chehalis Creek Culvert Replacement**	$10,000	$0	$0	$0	$10,000
19	**Shawn Dr SW at UNT to Dempsey Creek Fish Passage**	$10,000	$0	$0	$0	$10,000
20	**Evergreen Pkwy NW/Mud Bay Rd NW Interchange Improvements**	$0	$0	$150,000	$250,000	$400,000
21	**Yelm Hwy SE Bridge Replacement (O-12)**	$0	$0	$0	$50,000	$50,000
22	**Marvin Rd Upgrade Phase 3 (Union Mills Rd to Pacific Ave)**	$100,000	$100,000	$5,100,000	$400,000	$5,700,000
23	**Tilley Rd Bridge Replacement (T-2)**	$86,705	$86,705	$115,610	$635,850	$924,870
24	**61st Ave NW at Frye Cove Tributary Fish Passage**	$0	$0	$2,301,590	$0	$2,301,590
25	**Meridian Rd SE/Mullen Rd SE Intersection Improvements**	$150,000	$200,000	$0	$0	$350,000
26	**Churchill Rd SE at Unnamed Tributary Culvert Replacement (Fish Passage)**	$0	$0	$50,000	$0	$50,000
27	**Mud Bay Pavement Preservation (US 101 to Evergreen Parkway)**	$2,930,000	$10,000	$0	$0	$2,940,000
28	**Kingham St SE - 3rd Ave SE to Martin Way E Pedestrian Improvements**	$0	$0	$0	$50,000	$50,000
29	**Old Hwy 99 SW/Old Hwy 9 SW Intersection Improvements**	$0	$150,000	$0	$0	$150,000
30	**Sargent Rd SW - US 12 to Old Hwy 99 SW (South Grand Mound UGA Improvements)**	$0	$0	$50,000	$0	$50,000

2026-2031 TIP overview

RANK	PROJECT NAME	2026	2027	2028	2029-2031	TOTAL
31	**196th Ave SW - Sargent Rd SW to Elderberry St SW**	$115,610	$57,805	$57,805	$615,610	$846,830
32	**Kellogg Dr NE at Henderson Inlet Tributary Culvert Replacement**	$0	$0	$0	$50,000	$50,000
33	**Morris Rd SE Pavement Preservation (143rd Ave SE to 133rd Ave SE)**	$0	$0	$0	$3,860,000	$3,860,000
34	**Yelm Hwy SE Pavement Preservation (Lacey City Limits to Meridian Rd SE)**	$0	$0	$0	$50,000	$50,000
35	**Green Cove Creek Fish Barrier Removal - Phase 2 (36th/Kaiser at GCC)**	$10,000	$0	$0	$0	$10,000
36	**Rainier Rd SE/Fir Tree Rd SE Intersection Improvements**	$150,000	$0	$0	$0	$150,000
37	**Old Hwy 99 Rural Capactiy Project (193rd Ave SW to S UGA Boundary)**	$0	$0	$0	$50,000	$50,000
38	**Independence Rd Bridge (I-5) Scour Repair**	$0	$0	$50,000	$0	$50,000
39	**Transportation Impact Fee Program Update**	$195,000	$5,000	$0	$0	$200,000

2026-2031 TIP overview

	PROGRAM	2026	2027	2028	2029-2031	TOTAL
NA	**Americans with Disabilities Act (ADA) Program**	$50,000	$50,000	$50,000	$150,000	$300,000
NA	**Fish Passage Enhancement Program**	$1,500,000	$1,500,000	$1,500,000	$4,500,000	$9,000,000
NA	**Road Preservation & Rehabilitation Program**	$2,500,000	$2,000,000	$5,000,000	$9,000,000	$18,500,000
NA	**Pedestrian & Bicycle Program**	$0	$0	$0	$10,000	$10,000
NA	**Safe Routes to School Program**	$0	$0	$0	$10,000	$10,000
NA	**Bridge Program**	$0	$0	$0	$10,000	$10,000
NA	**County Road Safety Improvement Program**	$0	$0	$0	$10,000	$10,000
NA	**Culvert Program**	$200,000	$200,000	$200,000	$600,000	$1,200,000
NA	**Roadway Capacity Program**	$0	$0	$0	$10,000	$10,000

Summary of project changes

Projects adjusted from the six-year plan (2025)

- 183rd Ave Phase 1 – (US 12 to Sargent Rd) split into two projects named 183rd Ave Phase 1 – (Empire Rd SW to Sargent Rd SW) and 183rd Ave Phase 2 – (Us 12 to Empire Rd SW)
- Elderberry St SW Upgrade (US 12 to 196th Ave) incorporated into 196th Ave SW - Sargent Rd SW to Elderberry St SW
- Morris Rd SE (143rd Ave SE to 133rd Ave SE) renamed to Morris Rd SE Pavement Preservation (143rd Ave SE to 133rd Ave SE)

Projects removed from the six-year plan (2025)

- 113th Ave SE (SR 121/Tilley Rd S to McCorkle Rd SE)
- McCorkle Rd SE (113th Ave SE to Old Hwy 99)
- Carpenter Road Pedestrian Improvement – Affordable Housing
- Trail Crossing Enhancement Study
- Marvin Rd Upgrade Phase 2 (Mullen Rd Intersection)
- Complete Streets ADA Program 1 – Pedestrian Crossing Improvements
- Thurston County Action Plan

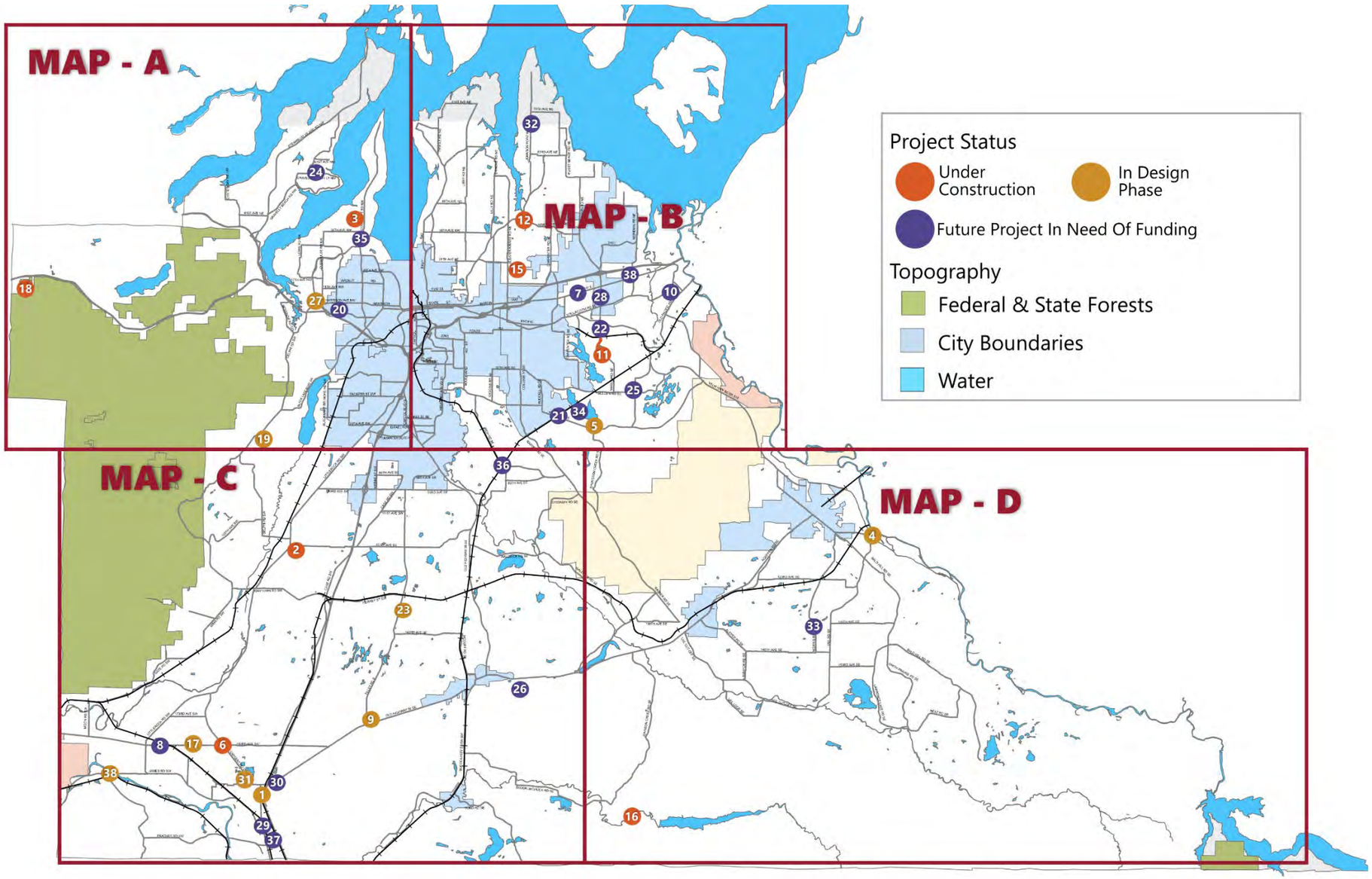
Projects added to the six-year plan (2026)

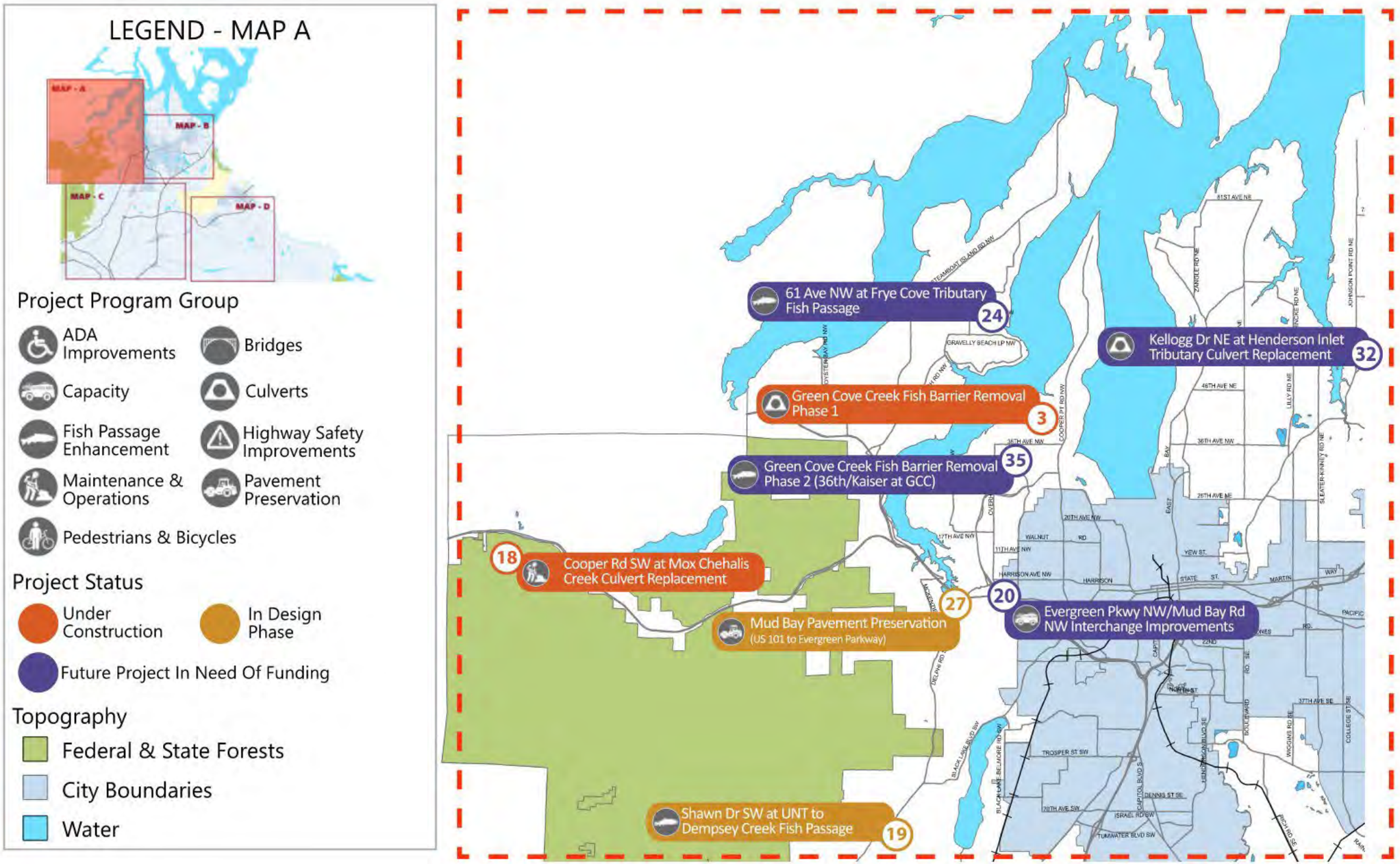
- Churchill Rd SE at Unnamed Tributary Culvert Replacement (Fish Passage)
- Yelm Hwy SE Pavement Preservation (City Limits to Meridian Rd)
- Independence Rd Bridge (I-5) Scour Repair
- Transportation Impact Fee Program Update

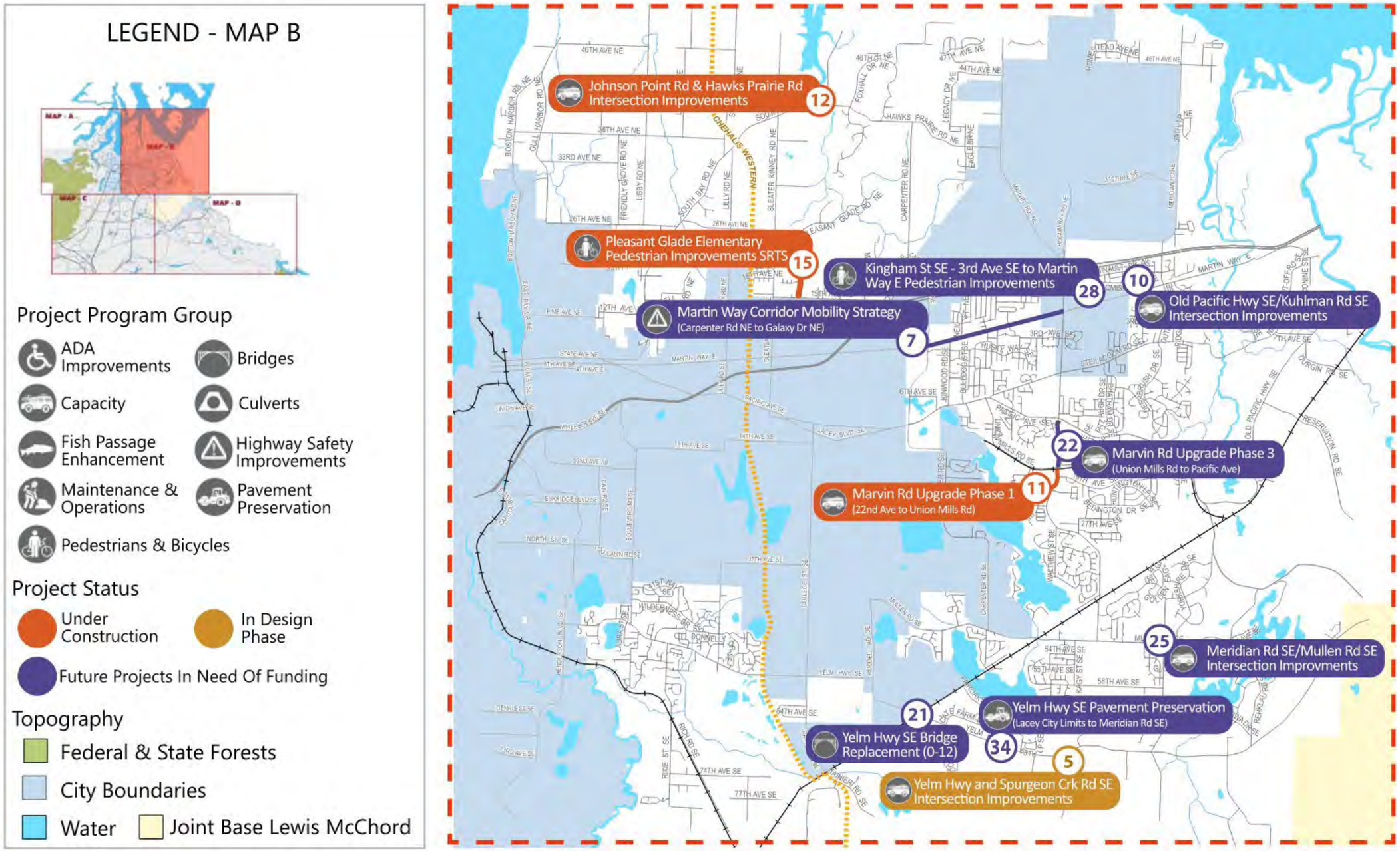
Projects completed in 2025

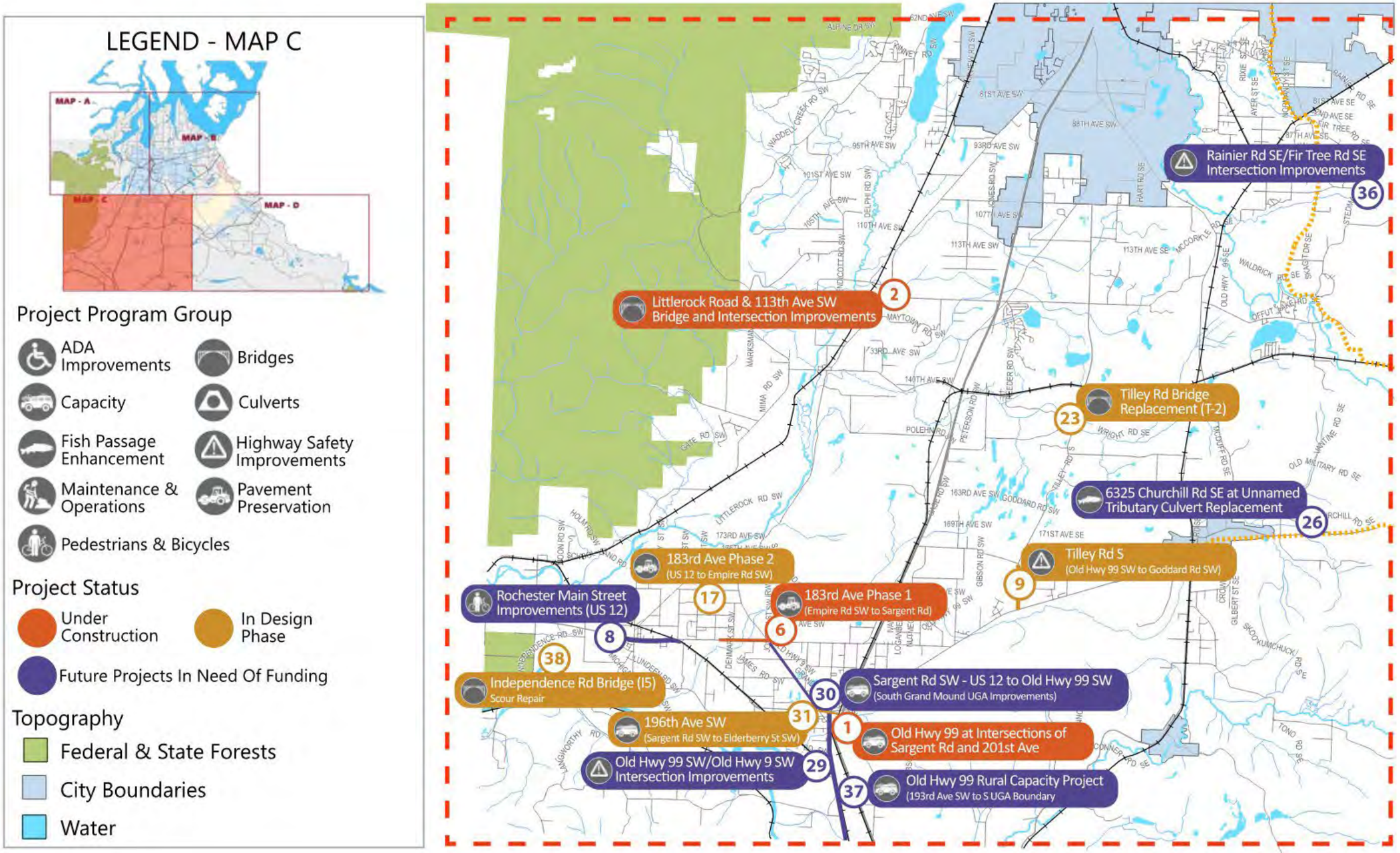
	Complete Streets ADA Program 1 – Pedestrian Crossing Improvements Construct ADA accessible crossings through the installation of pedestrian refuge islands, improving curb ramps, and improving sidewalks along Yelm Highway SE. **Estimated Project Cost**: $600,000
	Thurston County Action Plan Update the current Thurston County Local Road Safety Plan to keep it relevant for future grant opportunities. **Estimated Project Cost**: $250,000

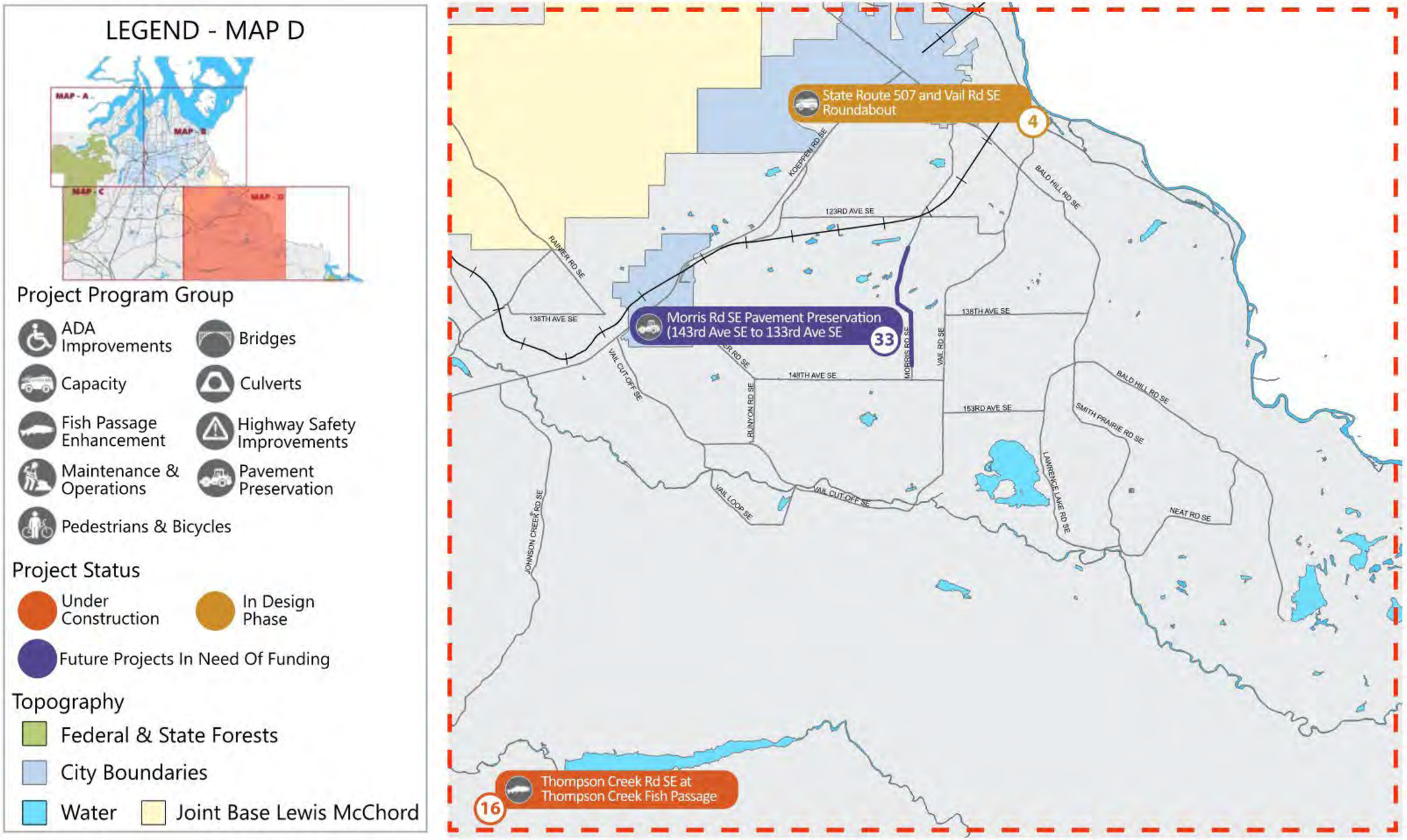
2026-2031 project maps




LEGEND - MAP A
MAP - A
MAP - B
MAP - C
MAP - D
Project Program Group
ADA Improvements
Bridges
Capacity
Culverts
Fish Passage Enhancement
Highway Safety Improvements
Maintenance & Operations
Pavement Preservation
Pedestrians & Bicycles
Project Status
Under Construction
In Design Phase
Future Project In Need Of Funding
Topography
Federal & State Forests
City Boundaries
Water
61 Ave NW at Frye Cove Tributary Fish Passage
24
Kellogg Dr NE at Henderson Inlet Tributary Culvert Replacement
32
Green Cove Creek Fish Barrier Removal Phase 1
3
Green Cove Creek Fish Barrier Removal Phase 2 (36th/Kaiser at GCC)
35
18
Cooper Rd SW at Mox Chehalis Creek Culvert Replacement
27
Mud Bay Pavement Preservation
(US 101 to Evergreen Parkway)
20
Evergreen Pkwy NW/Mud Bay Rd NW Interchange Improvements
Shawn Dr SW at UNT to Dempsey Creek Fish Passage
19


LEGEND - MAP B
MAP - A
MAP - B
MAP - C
MAP - D
Project Program Group
ADA Improvements
Bridges
Capacity
Culverts
Fish Passage Enhancement
Highway Safety Improvements
Maintenance & Operations
Pavement Preservation
Pedestrians & Bicycles
Project Status
Under Construction
In Design Phase
Future Projects In Need Of Funding
Topography
Federal & State Forests
City Boundaries
Water
Joint Base Lewis McChord
Johnson Point Rd & Hawks Prairie Rd Intersection Improvements 12
Pleasant Glade Elementary Pedestrian Improvements SRTS 15
Martin Way Corridor Mobility Strategy (Carpenter Rd NE to Galaxy Dr NE) 7
Kingham St SE - 3rd Ave SE to Martin Way E Pedestrian Improvements 28
Old Pacific Hwy SE/Kuhlman Rd SE Intersection Improvements 10
Marvin Rd Upgrade Phase 3 (Union Mills Rd to Pacific Ave) 22
Marvin Rd Upgrade Phase 1 (22nd Ave to Union Mills Rd) 11
Meridian Rd SE/Mullen Rd SE Intersection Improvments 25
Yelm Hwy SE Pavement Preservation (Lacey City Limits to Meridian Rd SE) 21
Yelm Hwy SE Bridge Replacement (0-12) 34
Yelm Hwy and Spurgeon Crk Rd SE Intersection Improvements 5


LEGEND - MAP C
MAP - A
MAP - B
MAP - C
MAP - D
Project Program Group
ADA Improvements
Bridges
Capacity
Culverts
Fish Passage Enhancement
Highway Safety Improvements
Maintenance & Operations
Pavement Preservation
Pedestrians & Bicycles
Project Status
Under Construction
In Design Phase
Future Projects In Need Of Funding
Topography
Federal & State Forests
City Boundaries
Water
Littlerock Road & 113th Ave SW Bridge and Intersection Improvements
2
Rainier Rd SE/Fir Tree Rd SE Intersection Improvements
36
Tilley Rd Bridge Replacement (T-2)
23
6325 Churchill Rd SE at Unnamed Tributary Culvert Replacement
26
Tilley Rd S (Old Hwy 99 SW to Goddard Rd SW)
9
183rd Ave Phase 2 (US 12 to Empire Rd SW)
17
183rd Ave Phase 1 (Empire Rd SW to Sargent Rd)
6
Rochester Main Street Improvements (US 12)
8
38
Independence Rd Bridge (I5) Scour Repair
Sargent Rd SW - US 12 to Old Hwy 99 SW (South Grand Mound UGA Improvements)
30
196th Ave SW (Sargent Rd SW to Elderberry St SW)
31
1
Old Hwy 99 at Intersections of Sargent Rd and 201st Ave
Old Hwy 99 SW/Old Hwy 9 SW Intersection Improvements
29
37
Old Hwy 99 Rural Capacity Project (193rd Ave SW to S UGA Boundary


LEGEND - MAP D
MAP - A
MAP - B
MAP - C
MAP - D
Project Program Group
ADA Improvements
Bridges
Capacity
Culverts
Fish Passage Enhancement
Highway Safety Improvements
Maintenance & Operations
Pavement Preservation
Pedestrians & Bicycles
Project Status
Under Construction
In Design Phase
Future Projects In Need Of Funding
Topography
Federal & State Forests
City Boundaries
Water
Joint Base Lewis McChord
State Route 507 and Vail Rd SE Roundabout
4
Morris Rd SE Pavement Preservation (143rd Ave SE to 133rd Ave SE
33
Thompson Creek Rd SE at Thompson Creek Fish Passage
16
KOEPPEN RD SE
123RD AVE SE
BALD HILL RD SE
RAINIER RD SE
138TH AVE SE
VAIL CUT-OFF SE
RUNYON RD SE
148TH AVE SE
MORRIS RD SE
VAIL RD SE
153RD AVE SE
SMITH PRAIRIE RD SE
LAWRENCE LAKE RD SE
VAIL LOOP SE
JOHNSON CREEK RD SE
NEAT RD SE

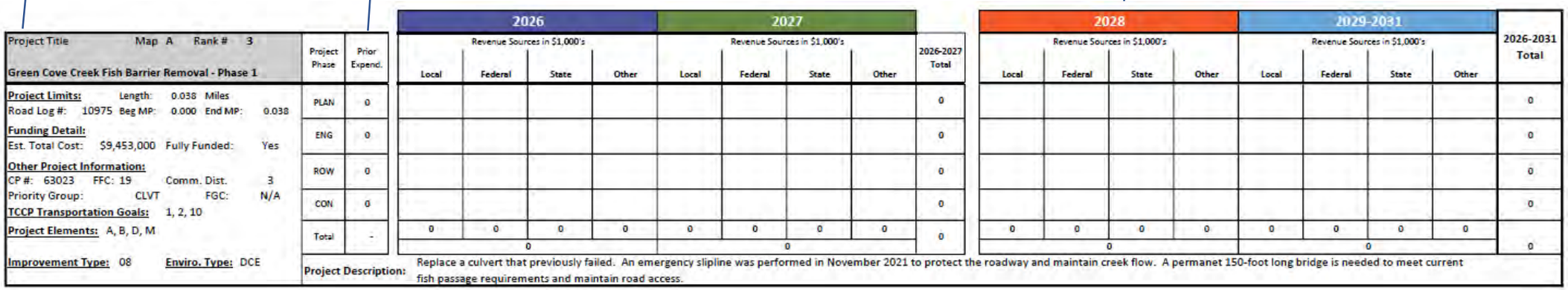
Six-year projects detail

How to read the transportation projects detail section

Name of the project, and where to find it on the maps

What phase the project is currently in, planning (PLAN), engineering (ENG), right of way (ROW) or construction (CON), and what has already been spent on the project, in thousands

Budget allocations are listed in thousands, and can include one of the standard funding source abbreviations detailed at the bottom of this page



Project Title: Green Cove Creek Fish Barrier Removal - Phase 1	Map: A	Rank #: 3
Project Limits: Road Log #: 10975	Length: 0.038 Miles	Beg MP: 0.000 End MP: 0.038
Funding Detail: Est. Total Cost: $9,453,000	Fully Funded: Yes	
Other Project Information: CP #: 63023	FFC: 19	Comm. Dist.: 3
Priority Group: CLVT		FGC: N/A
TCCP Transportation Goals: 1, 2, 10		
Project Elements: A, B, D, M		
Improvement Type: 08	**Enviro. Type:** DCE	

Project Phase	Prior Expend.	2026 Revenue Sources in $1,000's: Local	Federal	State	Other	2027 Revenue Sources in $1,000's: Local	Federal	State	Other	2026-2027 Total	2028 Revenue Sources in $1,000's: Local	Federal	State	Other	2029-2031 Revenue Sources in $1,000's: Local	Federal	State	Other	2026-2031 Total
PLAN	0									0									0
ENG	0									0									0
ROW	0									0									0
CON	0									0									0
Total	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		0				0					0				0				

Project Description: Replace a culvert that previously failed. An emergency slipline was performed in November 2021 to protect the roadway and maintain creek flow. A permanet 150-foot long bridge is needed to meet current fish passage requirements and maintain road access.

Project details including estimated total cost and other project information. Abbreviations for project details can be found on the next pages.

Written description of the project.

Project standard abbreviations

Funding sources

ARPA = American Rescue Plan Act
BRS = Bridge Replacement
BAFB = Brian Abbott Fish Barrier Removal Board
CITY = Other City Agency Funds
CAOP = Culvert Aquatic Organism Passage
CAPP = Capital Arterial Preservation Program
CRF = County Road Fund
DEV = Developer Contributions
ER = Emergency Relief
HSIP = Highway Safety Improvement Program
NHS = National Highway System Asset Management Program
OTHR = Outside Sources (Other Agencies)
PROT = Promoting Resilient Operation for Transformative, Efficient, and Cost Saving Transportation
PUD = Thurston County Public Utility District
PWTF = Public Works Trust Fund
RAP = Rural Arterial Program
REET = Real Estate Excise Tax
SP = Sidewalk Program
SRTS = Safe Routes to School
SRFB = Salmon Recovery Funding Board
SSWU = Stormwater Utility Fund
SS4A = Safe Streets and Roads For All
STBG = Surface Trans. Block Grant
TIB = Transportation Improvement Board
TIF = Transportation Impact Fee
UAP = Urban Arterial Program
WDOT = Washington State Department of Transportation

Other

TCCP = Thurston County Comprehensive Plan Chapter 5 (Transportation)

Project priority groups

BR = Bridges
CAP = Capacity
CLVT = Culverts
HSIP = Hwy. Safety Improvement Prog.
MPRJ = Miscellaneous Projects
MPRGM = Miscellaneous Programs
PB = Pedestrian and Bicycle
PRSV = Preservation
SR = School Route
ADA = ADA Improvements
FP = Fish Passage Enhancement

Project improvement type

01 = New Construction Roadway
03 = Reconstruction, Added Capacity
04 = Reconstruction, No Added Capacity
05 = 4R Maintenance Resurfacing
06 = 4R Maintenance - Restoration & Rehabilitation
07 = 4R Maintenance – Relocation
08 = Bridge, New Construction
10 = Bridge Replacement, Added Capacity
11 = Bridge Replacement, No Added Capacity
13 = Bridge Rehabilitation, Added Capacity
14 = Bridge Rehabilitation, No Added Capacity
15 = Preliminary Engineering
16 = Right of Way
17 = Construction engineering
18 = Planning
19 = Research
20 = Environmental Only
21 = Safety
28 = Facilities for Pedestrians and Bicycles

Environmental type

CE = Categorically Exempt
E = Exempt
DCE = Documented Categorically Exempt
EIS = Environmental Impact Statement
EA = Environmental Assessment
I = Insignificant Impact
S= Significant Impact

Project elements

A = Grading
B = Drainage
C = Light Bituminous Surface
D = Asphalt/Cement Conc. Pav.
E = Sealcoat
F = Curb and Gutter
G = Sidewalk
H = Channelization
I = Signalization
J = Roundabout
K = Lighting
L = Signing and Marking
M = Bridge
N = Landscape
O = Paths and Trails
P = Bikeways
Q = Transit Facility
R = Project Study
S = Guardrails
T = Shoulders
U = Right-of-Way Preservation

Project standard abbreviations (cont.)

Work/Type

NEW = New Alignment
RC = Reconstruction
3R = Rehabilitate-Resurface-Restore
2R = Resurface and Restore
FA = Federal Aid Bridge
Br = Short Span or Other Bridge
DR = Drainage Structure
HMA = HMA Overlay-Grind Inlay-etc
IS = Intersection
Safety = Signing-stripings-markings-etc
Ferry = Boats docks etc
P&T = Paths-trails-bikeways-etc
SW = Sidewalk-ADA
Illm = Illumination
FP = Fish passage
Other = other
MN&M = Marine navigation and moorage
CS = Cost share

Function Class

Rural Federal Function Class (County)
00 = Proposed, Non-county system road
02 = Major arterial
06 = Minor arterial
07 = Major collector
08 = Minor collector
09 = Local access

Urban Federal Function Class (County)
12 = Principal arterial, freeways or expressways
14 = Principal arterial, other
16 = Minor arterial
17 = Major collector
18 = Minor collector
19 = Local access

6-year project list

Project Title Map **C** Rank # **1**

Old Hwy 99 at Intersections of Sargent Rd and 201st Ave

Project Limits: Length: 0.029 Miles
Road Log #: 13765 Beg MP: 2.315 End MP: 2.344

Funding Detail:
Est. Total Cost: $4,000,000 Fully Funded: Yes

Other Project Information:
CP #: 61548 FFC: 16 Comm. Dist. 4
Priority Group: CAP FGC: T-2
TCCP Transportation Goals: 1, 2, 3

Project Elements: A, B, D, F, G, H, J, K, L

Improvement Type: 03 **Enviro. Type:** DCE

Project Phase	Prior Expend.	2026 Revenue Sources in $1,000's Local	2026 Federal	2026 State	2026 Other	2027 Revenue Sources in $1,000's Local	2027 Federal	2027 State	2027 Other	2026-2027 Total	2028 Revenue Sources in $1,000's Local	2028 Federal	2028 State	2028 Other	2029-2031 Revenue Sources in $1,000's Local	2029-2031 Federal	2029-2031 State	2029-2031 Other	2026-2031 Total
PLAN	127									0									0
ENG	580	20 CRF	80 STBG							100									100
ROW	369									0									0
CON	0	373 CRF 900 TIF	1384 STBG			50 CRF				2707									2707
Total	1076	1293	1464	0	0	50	0	0	0	2807	0	0	0	0	0	0	0	0	2807
		2757				50					0				0				

Project Description: Construct access control at Old Hwy 99 SW and Sargent Rd SW and a roundabout at the intersection of Old Hwy 99 SW and 201st Ave SW

Project Title Map **C** Rank # **2**

Littlerock Rd & 113th Ave SW Bridge and Intersection Improvements

Project Limits: Length: 0.314 Miles
Road Log #: 12945 Beg MP: 8.926 End MP: 9.240

Funding Detail:
Est. Total Cost: $3,830,000 Fully Funded: Yes

Other Project Information:
CP #: 61320 FFC: 07 Comm. Dist. 4
Priority Group: BR, CAP, HSIP FGC: T-3
TCCP Transportation Goals: 1, 2, 4

Project Elements: A, B, D, H, K, L, M, P, S

Improvement Type: 10 **Enviro. Type:** DCE

Project Phase	Prior Expend.	2026 Revenue Sources in $1,000's Local	2026 Federal	2026 State	2026 Other	2027 Revenue Sources in $1,000's Local	2027 Federal	2027 State	2027 Other	2026-2027 Total	2028 Revenue Sources in $1,000's Local	2028 Federal	2028 State	2028 Other	2029-2031 Revenue Sources in $1,000's Local	2029-2031 Federal	2029-2031 State	2029-2031 Other	2026-2031 Total
PLAN	79									0									0
ENG	135									0									0
ROW	103									0									0
CON	2,014	350 CRF	1150 STBG			7 CRF				1507									1507
Total	2331	350	1150	0	0	7	0	0	0	1507	0	0	0	0	0	0	0	0	1507
		1500				7					0				0				

Project Description: Replace Littlerock Rd Bridge over Blooms Ditch (L-5) and improve intersection conditions at the intersection of 113th Ave SW and Littlerock Rd SW.

Project Title Map **A** Rank # **3**

Green Cove Creek Fish Barrier Removal - Phase 1

Project Limits: Length: 0.038 Miles
Road Log #: 10975 Beg MP: 0.000 End MP: 0.038

Funding Detail:
Est. Total Cost: $8,020,000 Fully Funded: Yes

Other Project Information:
CP #: 63023 FFC: 19 Comm. Dist. 3
Priority Group: CLVT FGC: N/A
TCCP Transportation Goals: 1, 2, 10

Project Elements: A, B, D, M

Improvement Type: 08 **Enviro. Type:** DCE

Project Phase	Prior Expend.	2026 Revenue Sources in $1,000's Local	2026 Federal	2026 State	2026 Other	2027 Revenue Sources in $1,000's Local	2027 Federal	2027 State	2027 Other	2026-2027 Total	2028 Revenue Sources in $1,000's Local	2028 Federal	2028 State	2028 Other	2029-2031 Revenue Sources in $1,000's Local	2029-2031 Federal	2029-2031 State	2029-2031 Other	2026-2031 Total
PLAN	306									0									0
ENG	785									0									0
ROW	194									0									0
CON	6,721	10 CRF								10									10
Total	8006	10	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	10
		10				0					0				0				

Project Description: Replace a culvert that previously failed. An emergency slipline was performed in November 2021 to protect the roadway and maintain creek flow. A permanet 150-foot long bridge is needed to meet current fish passage requirements and maintain road access.

6-year project list

Project Title Map **D** Rank # **4**

State Route 507 and Vail Rd SE Roundabout

Project Limits: Length: 0.200 Miles
Road Log #: 15276 Beg MP: 6.814 End MP: 0.000

Funding Detail:
Est. Total Cost: $7,000,000 Fully Funded: Yes

Other Project Information:
CP #: 61566 FFC: 17 Comm. Dist. 2
Priority Group: CAP FGC: T-3
TCCP Transportation Goals: 1, 2, 3, 9

Project Elements: A, B, D, F, H, J, K, L, N, T

Improvement Type: 03 **Enviro. Type:** DCE

Project Phase	Prior Expend.	2026 Revenue Sources in $1,000's Local	2026 Federal	2026 State	2026 Other	2027 Revenue Sources in $1,000's Local	2027 Federal	2027 State	2027 Other	2026-2027 Total	2028 Revenue Sources in $1,000's Local	2028 Federal	2028 State	2028 Other	2029-2031 Revenue Sources in $1,000's Local	2029-2031 Federal	2029-2031 State	2029-2031 Other	2026-2031 Total
PLAN	258									0									0
ENG	292			11 WDOT						11									11
ROW	10									0									0
CON	0			5419 WDOT				1010 WDOT		6429									6429
Total	560	0	0	5430	0	0	0	1010	0	6440	0	0	0	0	0	0	0	0	6440
		5430				1010					0				0				

Project Description: Construct a single-lane roundabout at the intersection of SR 507 and Vail Rd SE.

Project Title Map **B** Rank # **5**

Yelm Hwy and Spurgeon Crk Rd SE Intersection Improvements

Project Limits: Length: 0.200 Miles
Road Log #: 15725 Beg MP: 7.353 End MP: 7.553

Funding Detail:
Est. Total Cost: $4,948,000 Fully Funded: Yes

Other Project Information:
CP #: 61525 FFC: 14 Comm. Dist. 4, 5
Priority Group: CAP, HSIP FGC: T-3
TCCP Transportation Goals: 1, 2, 3

Project Elements: A, B, D, F, G, J, K, L, P

Improvement Type: 03 **Enviro. Type:** DCE

Project Phase	Prior Expend.	2026 Revenue Sources in $1,000's Local	2026 Federal	2026 State	2026 Other	2027 Revenue Sources in $1,000's Local	2027 Federal	2027 State	2027 Other	2026-2027 Total	2028 Revenue Sources in $1,000's Local	2028 Federal	2028 State	2028 Other	2029-2031 Revenue Sources in $1,000's Local	2029-2031 Federal	2029-2031 State	2029-2031 Other	2026-2031 Total
PLAN	346									0									0
ENG	50	13 CRF 10 TIF		77 TIB		12 CRF 18 TIF		90 TIB		220									220
ROW	50	14 CRF 38 TIF		123 TIB		13 CRF 18 TIF		94 TIB		300									300
CON	0					72 CRF 107 TIF		546 TIB		725	717 TIF		2540 TIB						3982
Total	446	75	0	200	0	240	0	730	0	1245	717	0	2540	0	0	0	0	0	4502
		275				970					3257				0				

Project Description: Construct a roundabout at the intersection of Yelm Hwy SE and Spurgeon Creek Rd SE.

Project Title Map **C** Rank # **6**

183rd Ave Phase 1 - (Empire Rd SW to Sargent Rd SW)

Project Limits: Length: 1.079 Miles
Road Log #: 16125 Beg MP: 6.631 End MP: 7.710

Funding Detail:
Est. Total Cost: $2,800,000 Fully Funded: Yes

Other Project Information:
CP #: 61348 FFC: 17 Comm. Dist. 4
Priority Group: PRSV, CAP FGC: T-3
TCCP Transportation Goals: 1, 2, 4

Project Elements: A, B, D, S, T

Improvement Type: 04 **Enviro. Type:** DCE

Project Phase	Prior Expend.	2026 Revenue Sources in $1,000's Local	2026 Federal	2026 State	2026 Other	2027 Revenue Sources in $1,000's Local	2027 Federal	2027 State	2027 Other	2026-2027 Total	2028 Revenue Sources in $1,000's Local	2028 Federal	2028 State	2028 Other	2029-2031 Revenue Sources in $1,000's Local	2029-2031 Federal	2029-2031 State	2029-2031 Other	2026-2031 Total
PLAN	247									0									0
ENG	257									0									0
ROW	340									0									0
CON	0	78 CRF		698 CRAB		68 CRF		1,104 CRAB		1948	10 TIF								1958
Total	844	78	0	698	0	68	0	1104	0	1948	10	0	0	0	0	0	0	0	1958
		776				1172					10				0				

Project Description: Widen and rehabilitate pavement, pave and widen shoulders, and remove obstructions in the clear zone.

6-year project list

Project Title Map **B** Rank # **7**

Martin Way Corridor Mobility Stategy

Project Limits: Length: 2.720 Miles
Road Log #: 13190 Beg MP: 3.480 End MP: 6.200

Funding Detail:
Est. Total Cost: $700,000 Fully Funded: No

Other Project Information:
CP #: 61337 FFC: 14 Comm. Dist. 2, 5
Priority Group: PB, HSIP FGC: T-2
TCCP Transportation Goals: 1, 2, 3

Project Elements: R

Improvement Type: 15 **Enviro. Type:** DCE

Project Phase	Prior Expend.	2026 Revenue Sources in $1,000's Local	2026 Federal	2026 State	2026 Other	2027 Revenue Sources in $1,000's Local	2027 Federal	2027 State	2027 Other	2026-2027 Total	2028 Revenue Sources in $1,000's Local	2028 Federal	2028 State	2028 Other	2029-2031 Revenue Sources in $1,000's Local	2029-2031 Federal	2029-2031 State	2029-2031 Other	2026-2031 Total
PLAN	0									0									0
ENG	0					5 CRF				5									5
ROW	0									0									0
CON	0									0									0
Total	0	0	0	0	0	5	0	0	0	5	0	0	0	0	0	0	0	0	
		0				5					0				0				5

Project Description: Regional Martin Way corridor study was completed in 2023. Mid-block crossing locations are being selected to facilitiate safe and efficent travel for pedestian traffic along Martin Way.

Project Title Map **C** Rank # **8**

Rochester Main Street Improvements (US 12)

Project Limits: Length: N/A Miles
Road Log #: N/A Beg MP: N/A End MP: N/A

Funding Detail:
Est. Total Cost: TBD Fully Funded: No

Other Project Information:
CP #: 48310 FFC: N/A Comm. Dist. 4
Priority Group: SR, PB FGC: T-2
TCCP Transportation Goals: 1, 2, 3, 9

Project Elements: A, B, D, F, G, K, L, N, P

Improvement Type: 03 **Enviro. Type:** DCE

Project Phase	Prior Expend.	2026 Revenue Sources in $1,000's Local	2026 Federal	2026 State	2026 Other	2027 Revenue Sources in $1,000's Local	2027 Federal	2027 State	2027 Other	2026-2027 Total	2028 Revenue Sources in $1,000's Local	2028 Federal	2028 State	2028 Other	2029-2031 Revenue Sources in $1,000's Local	2029-2031 Federal	2029-2031 State	2029-2031 Other	2026-2031 Total
PLAN	100			250 WDOT				50 WDOT		300									300
ENG	0							250 WDOT		250			150 WDOT				150 WDOT		550
ROW	0									0			50 WDOT				100 WDOT		150
CON	0									0									0
Total	100	0	0	250	0	0	0	300	0	550	0	0	200	0	0	0	250	0	
		250				300					200				250				1000

Project Description: Reconstruct roadway to provide 2 to 3 lanes with intersection improvements, bike lanes, pedestrian refuge islands, planter strips, medians, sidewalks, lighting, and drainage.

Project Title Map **C** Rank # **9**

Tilley Rd S (Old Hwy 99 SW to Goddard Rd SW)

Project Limits: Length: 1.849 Miles
Road Log #: 15065 Beg MP: 0.000 End MP: 1.849

Funding Detail:
Est. Total Cost: $4,821,000 Fully Funded: Yes

Other Project Information:
CP #: 61317 FFC: 17 Comm. Dist. 4
Priority Group: HSIP, CAP FGC: T-3
TCCP Transportation Goals: 1, 2, 4

Project Elements: A, B, D, L, M, S

Improvement Type: 11 **Enviro. Type:** DCE

Project Phase	Prior Expend.	2026 Revenue Sources in $1,000's Local	2026 Federal	2026 State	2026 Other	2027 Revenue Sources in $1,000's Local	2027 Federal	2027 State	2027 Other	2026-2027 Total	2028 Revenue Sources in $1,000's Local	2028 Federal	2028 State	2028 Other	2029-2031 Revenue Sources in $1,000's Local	2029-2031 Federal	2029-2031 State	2029-2031 Other	2026-2031 Total
PLAN	513									0									0
ENG	235	125 CRF				64 CRF				189									189
ROW	152	250 CRF				83 CRF				333									333
CON	0					308 CRF 47 TIF	1079 STBG	1966 CRAB		3400	10 CRF								3410
Total	900	375	0	0	0	502	1079	1966	0	3922	10	0	0	0	0	0	0	0	
		375				3547					10				0				3932

Project Description: Widen and reconstruct roadway at intersection to provide additional turning lanes, illumination, and drainage.

6-year project list

Project Title Map **B** Rank # **10**
Old Pacific Hwy SE/Kuhlman Rd SE Intersection Improvements

Project Limits: Length: 0.200 Miles
Road Log #: 13755 Beg MP: 2.675 End MP: 2.875

Funding Detail:
Est. Total Cost: $3,040,000 Fully Funded: Yes

Other Project Information:
CP #: 61553 FFC: 16 Comm. Dist. 2
Priority Group: CAP, HSIP FGC: T-2
TCCP Transportation Goals: 1, 2

Project Elements: A, B, D, F, G, H, J, K, L, N, P

Improvement Type: 03 **Enviro. Type:** DCE

Project Phase	Prior Expend.	2026 Revenue Sources in $1,000's Local	2026 Federal	2026 State	2026 Other	2027 Revenue Sources in $1,000's Local	2027 Federal	2027 State	2027 Other	2026-2027 Total	2028 Revenue Sources in $1,000's Local	2028 Federal	2028 State	2028 Other	2029-2031 Revenue Sources in $1,000's Local	2029-2031 Federal	2029-2031 State	2029-2031 Other	2026-2031 Total
PLAN	315	10 CRF 90 TIF				10 CRF 90 TIF				200									200
ENG	0									0	93 TIF				63 TIF				156
ROW	0									0	14 TIF	43 STP			6 TIF	87 STP			150
CON	0									0					687 TIF	1532 STP			2219
Total	315	100	0	0	0	100	0	0	0	200	107	43	0	0	756	1619	0	0	2725
		100				100					150				2375				

Project Description: Construct a roundabout at the intersection of Old Pacific Hwy SE and Kuhlman Rd SE.

Project Title Map **B** Rank # **11**
Marvin Rd Upgrade Phase 1 (22nd Ave to Union MIlls Rd)

Project Limits: Length: 0.470 Miles
Road Log #: 13195 Beg MP: 1.848 End MP: 2.318

Funding Detail:
Est. Total Cost: $11,560,000 Fully Funded: Yes

Other Project Information:
CP #: 61478 FFC: 16 Comm. Dist. 2, 5
Priority Group: HSIP, CAP FGC: T-3
TCCP Transportation Goals: 1, 2, 3

Project Elements: A, B, D, F, G, H, J, K, L, N, P

Improvement Type: 03 **Enviro. Type:** DCE

Project Phase	Prior Expend.	2026 Revenue Sources in $1,000's Local	2026 Federal	2026 State	2026 Other	2027 Revenue Sources in $1,000's Local	2027 Federal	2027 State	2027 Other	2026-2027 Total	2028 Revenue Sources in $1,000's Local	2028 Federal	2028 State	2028 Other	2029-2031 Revenue Sources in $1,000's Local	2029-2031 Federal	2029-2031 State	2029-2031 Other	2026-2031 Total
PLAN	581									0									0
ENG	589									0									0
ROW	1,608									0									0
CON	8,768	15 CRF								15									15
Total	11546	15	0	0	0	0	0	0	0	15	0	0	0	0	0	0	0	0	15
		15				0					0				0				

Project Description: Reconstruct roadway to provide 2 to 3 lanes, bike lanes, pedestrian refuge islands, planter strips, medians, sidewalks, lighting and drainage. Intersection improvements include a roundabout at 19th Ave SE and access control at Union Mills Rd SE.

Project Title Map **B** Rank # **12**
Johnson Point Rd & Hawks Prairie Rd Intersection Improvements

Project Limits: Length: 0.200 Miles
Road Log #: 12440 Beg MP: 0.000 End MP: 0.200

Funding Detail:
Est. Total Cost: $4,512,000 Fully Funded: Yes

Other Project Information:
CP #: 61364 FFC: 17 Comm. Dist. 1, 5
Priority Group: HSIP, CAP FGC: T-3
TCCP Transportation Goals: 1, 2, 3

Project Elements: A, B, D, F, G, J, K, L, P

Improvement Type: 03 **Enviro. Type:** DCE

Project Phase	Prior Expend.	2026 Revenue Sources in $1,000's Local	2026 Federal	2026 State	2026 Other	2027 Revenue Sources in $1,000's Local	2027 Federal	2027 State	2027 Other	2026-2027 Total	2028 Revenue Sources in $1,000's Local	2028 Federal	2028 State	2028 Other	2029-2031 Revenue Sources in $1,000's Local	2029-2031 Federal	2029-2031 State	2029-2031 Other	2026-2031 Total
PLAN	223									0									0
ENG	233									0									0
ROW	194									0									0
CON	3,863	7 CRF								7									7
Total	4513	7	0	0	0	0	0	0	0	7	0	0	0	0	0	0	0	0	7
		7				0					0				0				

Project Description: Construct a roundabout at the intersection of Johnson Point Rd NE, Hawks Prairie Rd NE and South Bay Rd NE.

6-year project list

Project Title: **Countywide Electrical Services Project (HSIP)** — Map **N/A** Rank # **13**

Project Limits: Countywide — Length: Varies Miles; Beg MP: Varies; End MP: Varies

Funding Detail: Est. Total Cost: $2,428,000 — Fully Funded: Yes

Other Project Information: CP #: 61550 — FFC: Varies — Comm. Dist.: 2, 3, 4 — Priority Group: HSIP — FGC: Varies

TCCP Transportation Goals: 1, 2

Project Elements: H, K

Improvement Type: 21 — **Enviro. Type:** DCE

Project Phase	Prior Expend.	2026 Revenue Sources in $1,000's: Local	Federal	State	Other	2027 Revenue Sources in $1,000's: Local	Federal	State	Other	2026-2027 Total	2028 Revenue Sources in $1,000's: Local	Federal	State	Other	2029-2031 Revenue Sources in $1,000's: Local	Federal	State	Other	2026-2031 Total
PLAN	21									0									0
ENG	45									0									0
ROW	0									0									0
CON	2,351	10 CRF								10									10
Total	2417	10	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	10
		10				0					0				0				

Project Description: Provide street lighting and channelization improvements at several locations throughout the county. This aligns with Washinton State's Target Zero plan to reduce fatal and serious injury colliisions to zero by the year 2030.

Project Title: **2024 County Road Safety (HSIP)** — Map **N/A** Rank # **14**

Project Limits: Countywide — Length: Varies Miles; Beg MP: Varies; End MP: Varies

Funding Detail: Est. Total Cost: $2,878,000 — Fully Funded: Yes

Other Project Information: CP #: 61546 — FFC: Varies — Comm. Dist.: 1, 2, 3, 4 — Priority Group: HSIP — FGC: Varies

TCCP Transportation Goals: 1, 2, 4

Project Elements: H, K, L, S, T

Improvement Type: 21 — **Enviro. Type:** DCE

Project Phase	Prior Expend.	2026 Revenue Sources in $1,000's: Local	Federal	State	Other	2027 Revenue Sources in $1,000's: Local	Federal	State	Other	2026-2027 Total	2028 Revenue Sources in $1,000's: Local	Federal	State	Other	2029-2031 Revenue Sources in $1,000's: Local	Federal	State	Other	2026-2031 Total
PLAN	68									0									0
ENG	46									0									0
ROW	0									0									0
CON	2,764	10 CRF								10									10
Total	2878	10	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	10
		10				0					0				0				

Project Description: Install improvements including signing, pavement markings, guardrails, and lighting. This aligns with Washington State's Target Zero plan to reduce fatal and serious injury collisions to zero by the year 2030.

Project Title: **Pleasant Glade Elementary Pedestrian Improvments (SRTS)** — Map **B** Rank # **15**

Project Limits: Road Log #: 10020 — Length: 0.309 Miles; Beg MP: 0.000; End MP: 0.309

Funding Detail: Est. Total Cost: $1,595,000 — Fully Funded: Yes

Other Project Information: CP #: 61523 — FFC: 19 — Comm. Dist.: 1 — Priority Group: SR — FGC: N/A

TCCP Transportation Goals: 1, 2, 3

Project Elements: F, G, K, L

Improvement Type: 28 — **Enviro. Type:** DCE

Project Phase	Prior Expend.	2026 Revenue Sources in $1,000's: Local	Federal	State	Other	2027 Revenue Sources in $1,000's: Local	Federal	State	Other	2026-2027 Total	2028 Revenue Sources in $1,000's: Local	Federal	State	Other	2029-2031 Revenue Sources in $1,000's: Local	Federal	State	Other	2026-2031 Total
PLAN	77									0									0
ENG	77									0									0
ROW	51									0									0
CON	1,390	10 CRF								10									10
Total	1595	10	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	10
		10				0					0				0				

Project Description: Construct new sidewalk, ADA ramps, and other features that will improve safety concerns for children who walk to school.

6-year project list

Project Title Map **D** Rank # **16**

Thompson Creek Rd SE at Thompson Creek Fish Passage

Project Limits: Length: 0.076 Miles
Road Log #: 15005 Beg MP: 2.609 End MP: 2.685

Funding Detail:
Est. Total Cost: $2,528,000 Fully Funded: Yes

Other Project Information:
CP #: 63025 FFC: 09 Comm. Dist. 4
Priority Group: FP FGC: T-5

TCCP Transportation Goals: 1, 2, 10

Project Elements: A, B, C, M

Improvement Type: 11 **Enviro. Type:** DCE

Project Phase	Prior Expend.	2026 Revenue Sources in $1,000's Local	Federal	State	Other	2027 Revenue Sources in $1,000's Local	Federal	State	Other	2026-2027 Total	2028 Revenue Sources in $1,000's Local	Federal	State	Other	2029-2031 Revenue Sources in $1,000's Local	Federal	State	Other	2026-2031 Total
PLAN	144									0									0
ENG	161									0									0
ROW	10									0									0
CON	2,212	10 REET								10									10
Total	2527	10	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	
		10				0					0				0				10

Project Description: Replace a 8-foot diameter, fish barrier culvert with a 70-foot long bridge to meet current fish passage requirements. Perform roadway repairs as required by the culvert replacement.

Project Title Map **C** Rank # **17**

183rd Ave Phase 2 - (US 12 to Empire Rd SW)

Project Limits: Length: 0.631 Miles
Road Log #: 16125 Beg MP: 6.000 End MP: 6.631

Funding Detail:
Est. Total Cost: TBD Fully Funded: No

Other Project Information:
CP #: TBD FFC: 17 Comm. Dist. 4
Priority Group: PRSV, CAP FGC: T-3

TCCP Transportation Goals: 1, 2, 4

Project Elements: A, B, D, S, T

Improvement Type: 04 **Enviro. Type:** DCE

Project Phase	Prior Expend.	2026 Revenue Sources in $1,000's Local	Federal	State	Other	2027 Revenue Sources in $1,000's Local	Federal	State	Other	2026-2027 Total	2028 Revenue Sources in $1,000's Local	Federal	State	Other	2029-2031 Revenue Sources in $1,000's Local	Federal	State	Other	2026-2031 Total
PLAN	0									0									0
ENG	0									0	50 CRF								50
ROW	0									0									0
CON	0									0									0
Total	0	0	0	0	0	0	0	0	0	0	50	0	0	0	0	0	0	0	
		0				0					50				0				50

Project Description: Widen and rehabilitate pavement, pave and widen shoulders, remove obstructions in the clear zone, and replace bridge approach guardrail.

Project Title Map **A** Rank # **18**

Cooper Rd SW at Mox Chehalis Creek Culvert Replacement

Project Limits: Length: 0.076 Miles
Road Log #: 10930 Beg MP: 0.066 End MP: 0.142

Funding Detail:
Est. Total Cost: $777,829 Fully Funded: Yes

Other Project Information:
CP #: 61554 FFC: 09 Comm. Dist. 3
Priority Group: CLVT FGC: N/A

TCCP Transportation Goals: 1, 2, 3, 10

Project Elements: A, B, D, O, S

Improvement Type: ='2026 **Enviro. Type:** DCE

Project Phase	Prior Expend.	2026 Revenue Sources in $1,000's Local	Federal	State	Other	2027 Revenue Sources in $1,000's Local	Federal	State	Other	2026-2027 Total	2028 Revenue Sources in $1,000's Local	Federal	State	Other	2029-2031 Revenue Sources in $1,000's Local	Federal	State	Other	2026-2031 Total
PLAN	0									0									0
ENG	104									0									0
ROW	10									0									0
CON	654	10 CRF								10									10
Total	768	10	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	
		10				0					0				0				10

Project Description: Replace a pair of shotgun culverts that previously failed after the January 2022 storm. A temporary bridge on loan from Mason County was placed in the interim. A permanent 40-foot long bridge is needed that meets current fish passage requirements and maintains road access.

6-year project list

Project Title Map **A** Rank # **19**

Shawn Dr SW at UNT to Dempsey Creek Fish Passage

Project Limits: Length: 0.084 Miles
Road Log #: 14545 Beg MP: 0.076 End MP: 0.160

Funding Detail:
Est. Total Cost: $1,971,000 Fully Funded: Yes

Other Project Information:
CP #: 63024 FFC: 09 Comm. Dist. 4
Priority Group: FP FGC: N/A

TCCP Transportation Goals: 1, 2, 10

Project Elements: A, B, D, M

Improvement Type: 08 **Enviro. Type:** DCE

Project Phase	Prior Expend.	2026 Revenue Sources in $1,000's Local	2026 Federal	2026 State	2026 Other	2027 Revenue Sources in $1,000's Local	2027 Federal	2027 State	2027 Other	2026-2027 Total	2028 Revenue Sources in $1,000's Local	2028 Federal	2028 State	2028 Other	2029-2031 Revenue Sources in $1,000's Local	2029-2031 Federal	2029-2031 State	2029-2031 Other	2026-2031 Total
PLAN	117									0									0
ENG	58									0									0
ROW	19									0									0
CON	1,767	10 CRF								10									10
Total	1961	10	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	10
		10				0					0				0				

Project Description: Replace a 3-foot diameter, fish barrier culvert with a 33-foot long bridge to meet current fish passage requirements. Perform roadway repairs as required by the culvert replacement.

Project Title Map **A** Rank # **20**

Evergreen Pkwy NW/Mud Bay Rd NW Interchange Improvements

Project Limits: Length: 0.255 Miles
Road Log #: 13476 Beg MP: 0.800 End MP: 1.055

Funding Detail:
Est. Total Cost: $4,500,000 Fully Funded: No

Other Project Information:
CP #: 61161 FFC: 14 Comm. Dist. 3
Priority Group: CAP, HSIP FGC: T-3

TCCP Transportation Goals: 1, 2, 3

Project Elements: A, B, D, F, G, J, K, L, P

Improvement Type: 03 **Enviro. Type:** DCE

Project Phase	Prior Expend.	2026 Revenue Sources in $1,000's Local	2026 Federal	2026 State	2026 Other	2027 Revenue Sources in $1,000's Local	2027 Federal	2027 State	2027 Other	2026-2027 Total	2028 Revenue Sources in $1,000's Local	2028 Federal	2028 State	2028 Other	2029-2031 Revenue Sources in $1,000's Local	2029-2031 Federal	2029-2031 State	2029-2031 Other	2026-2031 Total
PLAN	104									0	150 TIF				50 TIF				200
ENG	0									0					140 TIF				140
ROW	0									0					60 TIF				60
CON	0									0									0
Total	104	0	0	0	0	0	0	0	0	0	150	0	0	0	250	0	0	0	400
		0				0					150				250				

Project Description: Construct two roundabouts at the intersections of Mud Bay Rd NW and the Evergreen Parkway NW off-ramps.

Project Title Map **B** Rank # **21**

Yelm Hwy SE Bridge Replacement (O-12)

Project Limits: Length: 0.080 Miles
Road Log #: 15725 Beg MP: 6.058 End MP: 6.138

Funding Detail:
Est. Total Cost: $16,800,000 Fully Funded: No

Other Project Information:
CP #: 61309 FFC: 14 Comm. Dist. 1, 4, 5
Priority Group: BR, CAP FGC: T-3

TCCP Transportation Goals: 1, 2, 3

Project Elements: A, B, D, F, G, L, M, P, S

Improvement Type: 10 **Enviro. Type:** DCE

Project Phase	Prior Expend.	2026 Revenue Sources in $1,000's Local	2026 Federal	2026 State	2026 Other	2027 Revenue Sources in $1,000's Local	2027 Federal	2027 State	2027 Other	2026-2027 Total	2028 Revenue Sources in $1,000's Local	2028 Federal	2028 State	2028 Other	2029-2031 Revenue Sources in $1,000's Local	2029-2031 Federal	2029-2031 State	2029-2031 Other	2026-2031 Total
PLAN	131									0									0
ENG	0									0					50 CRF				50
ROW	0									0									0
CON	0									0									0
Total	131	0	0	0	0	0	0	0	0	0	0	0	0	0	50	0	0	0	50
		0				0					0				50				

Project Description: Replace existing functionally obsolete bridge with a 4-5 lane bridge with bike lanes and sidewalks. Yelm Hwy SE approaches will be widened to 4-5 lanes with bike lanes and sidewalks.

6-year project list

Project Title Map **B** Rank # **22**

Marvin Rd Upgrade Phase 3 (Union Mills Rd to Pacific Ave)

Project Limits: Length: 0.531 Miles
Road Log #: 13195 Beg MP: 2.318 End MP: 2.849

Funding Detail:
Est. Total Cost: $5,850,000 Fully Funded: No

Other Project Information:
CP #: 61552 FFC: 16 Comm. Dist. 2, 5
Priority Group: CAP FGC: T-3

TCCP Transportation Goals: 1, 2, 3

Project Elements: A, B, D, F, G, H, K, L, N, P

Improvement Type: 03 **Enviro. Type:** DCE

Project Phase	Prior Expend.	2026 Revenue Sources in $1,000's Local	2026 Federal	2026 State	2026 Other	2027 Revenue Sources in $1,000's Local	2027 Federal	2027 State	2027 Other	2026-2027 Total	2028 Revenue Sources in $1,000's Local	2028 Federal	2028 State	2028 Other	2029-2031 Revenue Sources in $1,000's Local	2029-2031 Federal	2029-2031 State	2029-2031 Other	2026-2031 Total
PLAN	0									0									0
ENG	150	6 CRF 59 TIF				5 CRF 50 TIF				120									120
ROW	0	4 CRF 31 TIF				5 CRF 40 TIF				80									80
CON	0									0	1600 TIF		3500 TIB		400 TIF				5500
Total	150	100	0	0	0	100	0	0	0	200	1600	0	3500	0	400	0	0	0	
		100				100					5100				400				5700

Project Description: Reconstruct roadway to provide 2 to 3 lanes, bike lanes, pedestrian refuge islands, planter strips, medians, sidewalks, lighting, and drainage.

Project Title Map **C** Rank # **23**

Tilley Rd Bridge Replacement (T-2)

Project Limits: Length: 0.250 Miles
Road Log #: 15065 Beg MP: 3.920 End MP: 4.170

Funding Detail:
Est. Total Cost: $3,500,000 Fully Funded: No

Other Project Information:
CP #: 61547 FFC: 07 Comm. Dist. 4
Priority Group: BR FGC: T-3

TCCP Transportation Goals: 1, 2, 4

Project Elements: A, B, D, L, M, S

Improvement Type: 11 **Enviro. Type:** DCE

Project Phase	Prior Expend.	2026 Revenue Sources in $1,000's Local	2026 Federal	2026 State	2026 Other	2027 Revenue Sources in $1,000's Local	2027 Federal	2027 State	2027 Other	2026-2027 Total	2028 Revenue Sources in $1,000's Local	2028 Federal	2028 State	2028 Other	2029-2031 Revenue Sources in $1,000's Local	2029-2031 Federal	2029-2031 State	2029-2031 Other	2026-2031 Total
PLAN	4	12 CRF	75 STP			12 CRF	75 STP			174	16 CRF	100 STP			3 CRF	20 STP			313
ENG	0									0					28 CRF	180 STP			208
ROW	0									0					155 CRF	250 STP			405
CON	0									0									0
Total	4	12	75	0	0	12	75	0	0	174	16	100	0	0	186	450	0	0	
		87				87					116				636				925

Project Description: Replace existing functionally obsolete Tilley Rd Bridge (T-2) over Beaver Creek with concrete voided slab girder bridge.

Project Title Map **A** Rank # **24**

61st Ave NW at Frye Cove Tributary Fish Passage

Project Limits: Length: 0.100 Miles
Road Log #: 16565 Beg MP: 10.852 End MP: 10.952

Funding Detail:
Est. Total Cost: $2,475,000 Fully Funded: No

Other Project Information:
CP #: 63028 FFC: 08 Comm. Dist. 3
Priority Group: FP FGC: N/A

TCCP Transportation Goals: 1, 2, 10

Project Elements: A, B, D, S

Improvement Type: 04 **Enviro. Type:** DCE

Project Phase	Prior Expend.	2026 Revenue Sources in $1,000's Local	2026 Federal	2026 State	2026 Other	2027 Revenue Sources in $1,000's Local	2027 Federal	2027 State	2027 Other	2026-2027 Total	2028 Revenue Sources in $1,000's Local	2028 Federal	2028 State	2028 Other	2029-2031 Revenue Sources in $1,000's Local	2029-2031 Federal	2029-2031 State	2029-2031 Other	2026-2031 Total
PLAN	0									0									0
ENG	0									0	32 REET		180 Misc. Sta						212
ROW	0									0	9 REET		34 Misc. Sta						43
CON	0									0	307 REET		1740 Misc. Sta						2047
Total	0	0	0	0	0	0	0	0	0	0	348	0	1954	0	0	0	0	0	
		0				0					2302				0				2302

Project Description: Replace a 6-foot diameter, fish barrier culvert with a 15-foot wide box culvert to meet current fish passage requirements. Perform roadway repairs as required by the culvert replacement.

6-year project list

Project Title Map **B** Rank # **25**

Meridian Rd SE/Mullen Rd SE Intersection Improvements

Project Limits: Length: 0.250 Miles
Road Log #: 13290 Beg MP: 2.916 End MP: 3.166

Funding Detail:
Est. Total Cost: TBD Fully Funded: No

Other Project Information:
CP #: 60005 FFC: 16 Comm. Dist. 2, 5
Priority Group: HSIP, CAP FGC: T-3

TCCP Transportation Goals: 1, 2, 3

Project Elements: A, B, D, F, G, H, K, L, N, P

Improvement Type: 03 **Enviro. Type:** DCE

Project Phase	Prior Expend.	2026 Revenue Sources in $1,000's Local	2026 Federal	2026 State	2026 Other	2027 Revenue Sources in $1,000's Local	2027 Federal	2027 State	2027 Other	2026-2027 Total	2028 Revenue Sources in $1,000's Local	2028 Federal	2028 State	2028 Other	2029-2031 Revenue Sources in $1,000's Local	2029-2031 Federal	2029-2031 State	2029-2031 Other	2026-2031 Total
PLAN	0	150 CRF								150									150
ENG	0					20 CRF 180 DEV				200									200
ROW	0									0									0
CON	0									0									0
Total	0	150	0	0	0	200	0	0	0	350	0	0	0	0	0	0	0	0	
		150				200					0				0				350

Project Description: Conduct a traffic alternatives analysis to determine future intersection improvements at the intersection of Meridian Rd SE and Mullen Rd SE.

Project Title Map **C** Rank # **26**

Churchill Rd SE at Unnamed Tributary Culvert Replacement (Fish Passage)

Project Limits: Length: 0.5 Miles
Road Log #: 10810 Beg MP: 1.326 End MP: 1.826

Funding Detail:
Est. Total Cost: TBD Fully Funded: No

Other Project Information:
CP #: 66002 FFC: 09 Comm. Dist. 4
Priority Group: CLVT, BR FGC: N/A

TCCP Transportation Goals: 1, 2, 10

Project Elements: A, B, D, L, M, S

Improvement Type: 11 **Enviro. Type:** DCE

Project Phase	Prior Expend.	2026 Revenue Sources in $1,000's Local	2026 Federal	2026 State	2026 Other	2027 Revenue Sources in $1,000's Local	2027 Federal	2027 State	2027 Other	2026-2027 Total	2028 Revenue Sources in $1,000's Local	2028 Federal	2028 State	2028 Other	2029-2031 Revenue Sources in $1,000's Local	2029-2031 Federal	2029-2031 State	2029-2031 Other	2026-2031 Total
PLAN	0									0									0
ENG	0									0	50 REET								50
ROW	0									0									0
CON	0									0									0
Total	0	0	0	0	0	0	0	0	0	0	50	0	0	0	0	0	0	0	
		0				0					50				0				50

Project Description: Replace a fish barrier culvert with a box culvert to meet current fish passage requirements. Perform roadway repairs as required by the culvert replacement.

Project Title Map **A** Rank # **27**

Mud Bay Pavement Preservation (US 101 to Evergreen Parkway)

Project Limits: Length: 1.055 Miles
Road Log #: 13476 Beg MP: 0 End MP: 1.055

Funding Detail:
Est. Total Cost: $3,100,000 Fully Funded: Yes

Other Project Information:
CP #: 60002 FFC: 14 Comm. Dist. 3
Priority Group: PRSV FGC: T-3

TCCP Transportation Goals: 1, 2, 3, 4

Project Elements: D, G

Improvement Type: 05 **Enviro. Type:** DCE

Project Phase	Prior Expend.	2026 Revenue Sources in $1,000's Local	2026 Federal	2026 State	2026 Other	2027 Revenue Sources in $1,000's Local	2027 Federal	2027 State	2027 Other	2026-2027 Total	2028 Revenue Sources in $1,000's Local	2028 Federal	2028 State	2028 Other	2029-2031 Revenue Sources in $1,000's Local	2029-2031 Federal	2029-2031 State	2029-2031 Other	2026-2031 Total
PLAN	50									0									0
ENG	100		100 NHS							100									100
ROW	0									0									0
CON	0	90 CRF	2740 NHS				10 NHS			2840									2840
Total	150	90	2840	0	0	0	10	0	0	2940	0	0	0	0	0	0	0	0	
		2930				10					0				0				2940

Project Description: Replace the top layer of existing pavement with fiber-reinforced asphalt.

6-year project list

Project Title Map **B** Rank # **28**
Kingham St SE - 3rd Ave SE to Martin Way E Pedestrian Improvements

Project Limits: Length: 0.155 Miles
Road Log #: 12600 Beg MP: 0.000 End MP: 0.155

Funding Detail:
Est. Total Cost: $1,200,000 Fully Funded: No

Other Project Information:
CP #: 61565 FFC: 19 Comm. Dist. 5
Priority Group: PB FGC: N/A

TCCP Transportation Goals: 1, 2, 3

Project Elements: A, B, D, F, G, H, L, N

Improvement Type: 04 **Enviro. Type:** DCE

Project Phase	Prior Expend.	2026 Revenue Sources in $1,000's Local	2026 Federal	2026 State	2026 Other	2027 Revenue Sources in $1,000's Local	2027 Federal	2027 State	2027 Other	2026-2027 Total	2028 Revenue Sources in $1,000's Local	2028 Federal	2028 State	2028 Other	2029-2031 Revenue Sources in $1,000's Local	2029-2031 Federal	2029-2031 State	2029-2031 Other	2026-2031 Total
PLAN	48									0					50 CRF				50
ENG	0									0									0
ROW	0									0									0
CON	0									0									0
Total	48	0	0	0	0	0	0	0	0	0	0	0	0	0	50	0	0	0	50
		0				0					0				50				

Project Description: Construct new sidewalk and ADA ramps to improve mobility along Kingham St SE.

Project Title Map **C** Rank # **29**
Old Hwy 99 SW/Old Hwy 9 SW Intersection Improvements

Project Limits: Length: 0.2 Miles
Road Log #: 13765 Beg MP: 1.243 End MP: 1.443

Funding Detail:
Est. Total Cost: TBD Fully Funded: No

Other Project Information:
CP #: TBD FFC: 16 Comm. Dist. 4
Priority Group: HSIP, CAP FGC: T-2

TCCP Transportation Goals: 1, 2, 3

Project Elements: R

Improvement Type: 18 **Enviro. Type:** DCE

Project Phase	Prior Expend.	2026 Revenue Sources in $1,000's Local	2026 Federal	2026 State	2026 Other	2027 Revenue Sources in $1,000's Local	2027 Federal	2027 State	2027 Other	2026-2027 Total	2028 Revenue Sources in $1,000's Local	2028 Federal	2028 State	2028 Other	2029-2031 Revenue Sources in $1,000's Local	2029-2031 Federal	2029-2031 State	2029-2031 Other	2026-2031 Total
PLAN	0					150 CRF				150									150
ENG	0									0									0
ROW	0									0									0
CON	0									0									0
Total	0	0	0	0	0	150	0	0	0	150	0	0	0	0	0	0	0	0	150
		0				150					0				0				

Project Description: Conduct a traffic alternatives analysis to determine future intersection improvements at the intersection of Old Hwy 9 SW and Old Hwy 99 SW.

Project Title Map **C** Rank # **30**
Sargent Rd SW - US 12 to Old Hwy 99 SW (South Grand Mound UGA Improvements)

Project Limits: Length: 0.413 Miles
Road Log #: 14420 Beg MP: 0 End MP: 0.413

Funding Detail:
Est. Total Cost: $4,000,000 Fully Funded: No

Other Project Information:
CP #: 61507 FFC: 17 Comm. Dist. 4
Priority Group: CAP FGC: T-4

TCCP Transportation Goals: 1, 2, 3, 9

Project Elements: A, B, D, F, G, K, L, P

Improvement Type: 04 **Enviro. Type:** DCE

Project Phase	Prior Expend.	2026 Revenue Sources in $1,000's Local	2026 Federal	2026 State	2026 Other	2027 Revenue Sources in $1,000's Local	2027 Federal	2027 State	2027 Other	2026-2027 Total	2028 Revenue Sources in $1,000's Local	2028 Federal	2028 State	2028 Other	2029-2031 Revenue Sources in $1,000's Local	2029-2031 Federal	2029-2031 State	2029-2031 Other	2026-2031 Total
PLAN	57									0	50 CRF								50
ENG	0									0									0
ROW	0									0									0
CON	0									0									0
Total	57	0	0	0	0	0	0	0	0	0	50	0	0	0	0	0	0	0	50
		0				0					50				0				

Project Description: Widen and rehabilitate existing roadway, and construct urban improvements such as lighting, sidewalks, and bike lanes.

6-year project list

Project Title Map **C** Rank # **31**

196th Ave SW - Sargent Rd SW to Elderberry St SW

Project Limits: Length: 0.382 Miles
Road Log #: 16175 Beg MP: 8.671 End MP: 9.053

Funding Detail:
Est. Total Cost: $14,000,000 Fully Funded: No

Other Project Information:
CP #: 61564 FFC: 17 Comm. Dist. 4
Priority Group: CAP FGC: T-2

TCCP Transportation Goals: 1, 2, 3

Project Elements: A, B, D, F, G, K, L, P

Improvement Type: 04 **Enviro. Type:** DCE

Project Phase	Prior Expend.	2026 Local	2026 Federal	2026 State	2026 Other	2027 Local	2027 Federal	2027 State	2027 Other	2026-2027 Total	2028 Local	2028 Federal	2028 State	2028 Other	2029-2031 Local	2029-2031 Federal	2029-2031 State	2029-2031 Other	2026-2031 Total
PLAN	239	12 CRF 4 TIF		100 STP		6 CRF 2 TIF		50 STP		174	8 TIF		50 STP		8 TIF		50 STP		290
ENG	0									0					28 TIF		183 STP		211
ROW	0									0					180 TIF		167 STP		347
CON	0									0									0
Total	239	16	0	100	0	8	0	50	0	174	8	0	50	0	216	0	400	0	847
		116				58					58				616				

Project Description: Widen and rehabilitate existing roadway, and construct urban improvements such as lighting, sidewalks, and bike lanes on 196th, and Elderberry from 196th to US12. Construct roundabouts at at the intersections of 196th Ave SW/Elderberry St SW and 196th Ave SW/Sargent Rd SW.

Project Title Map **B** Rank # **32**

Kellogg Dr NE at Henderson Inlet Tributary Culvert Replacement

Project Limits: Length: 0.1 Miles
Road Log #: 12535 Beg MP: 0.34 End MP: 0.440

Funding Detail:
Est. Total Cost: TBD Fully Funded: No

Other Project Information:
CP #: TBD FFC: 09 Comm. Dist. 5
Priority Group: CLVT, FP FGC: N/A

TCCP Transportation Goals: 1, 2, 10

Project Elements: R

Improvement Type: 18 **Enviro. Type:** DCE

Project Phase	Prior Expend.	2026 Local	2026 Federal	2026 State	2026 Other	2027 Local	2027 Federal	2027 State	2027 Other	2026-2027 Total	2028 Local	2028 Federal	2028 State	2028 Other	2029-2031 Local	2029-2031 Federal	2029-2031 State	2029-2031 Other	2026-2031 Total
PLAN	175									0					5 REET				5
ENG	0									0					10 REET				10
ROW	0									0					35 REET				35
CON	0									0									0
Total	175	0	0	0	0	0	0	0	0	0	0	0	0	0	50	0	0	0	50
		0				0					0				50				

Project Description: Perform a pre-design study to identify the preferred alternative for replacing a failed 3-foot diameter culvert at Kellogg Dr NE. The culvert is scheduled for a temporary in-kind replacement by the end of 2024. This study will identify the long-term replacement structe that meets current fish passage requirements.

Project Title Map **D** Rank # **33**

Morris Rd SE Pavement Preservation (143rd Ave SE to 133rd Ave SE)

Project Limits: Length: 1.125 Miles
Road Log #: 13440 Beg MP: 0.506 End MP: 1.631

Funding Detail:
Est. Total Cost: $3,850,000 Fully Funded: No

Other Project Information:
CP #: 60003 FFC: 08 Comm. Dist. 2
Priority Group: PRSV FGC: T-4

TCCP Transportation Goals: 1, 2, 3, 4

Project Elements: D

Improvement Type: 05 **Enviro. Type:** DCE

Project Phase	Prior Expend.	2026 Local	2026 Federal	2026 State	2026 Other	2027 Local	2027 Federal	2027 State	2027 Other	2026-2027 Total	2028 Local	2028 Federal	2028 State	2028 Other	2029-2031 Local	2029-2031 Federal	2029-2031 State	2029-2031 Other	2026-2031 Total
PLAN	0									0					37 CRF		329 CRAB		366
ENG	0									0					10 CRF		90 CRAB		100
ROW	0									0					738 CRF				738
CON	0									0					140 CRF		2516 CRAB		2656
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	925	0	2935	0	3860
		0				0					0				3860				

Project Description: Proposed improvements include 1.13 miles of full road reconstruction, 5-foot paved shoulders, drainage facilities, striping, removal of clear zone obstructions, and a new fish passable structure at the crossing of Yelm Creek.

6-year project list

Project Title Map **B** Rank # **34**
Yelm Hwy SE Pavement Preservation (Lacey City Limits to Meridian Rd SE)

Project Limits: Length: 2.728 Miles
Road Log #: 15725 Beg MP: 6.09 End MP: 8.818

Funding Detail:
Est. Total Cost: TBD Fully Funded: No

Other Project Information:
CP #: TBD FFC: 14 Comm. Dist. 2, 4, 5
Priority Group: PRSV FGC: T-3
TCCP Transportation Goals: 1, 2, 3, 4

Project Elements: D

Improvement Type: 05 **Enviro. Type:** DCE

Project Phase	Prior Expend.	2026 Revenue Sources in $1,000's Local	2026 Federal	2026 State	2026 Other	2027 Revenue Sources in $1,000's Local	2027 Federal	2027 State	2027 Other	2026-2027 Total	2028 Revenue Sources in $1,000's Local	2028 Federal	2028 State	2028 Other	2029-2031 Revenue Sources in $1,000's Local	2029-2031 Federal	2029-2031 State	2029-2031 Other	2026-2031 Total
PLAN	0									0					50 CRF				50
ENG	0									0									0
ROW	0									0									0
CON	0									0									0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50	0	0	0	
		0				0					0				50				50

Project Description: Replace the top layer of existing pavement with fiber-reinforced asphalt.

Project Title Map **A** Rank # **35**
Green Cove Creek Fish Barrier Removal - Phase 2 (36th/Kaiser at GCC)

Project Limits: Length: 0.100 Miles
Road Log #: 12510 Beg MP: 2.963 End MP: 3.063

Funding Detail:
Est. Total Cost: $625,000 Fully Funded: No

Other Project Information:
CP #: 63026 FFC: 16 Comm. Dist. 3
Priority Group: FP FGC: N/A
TCCP Transportation Goals: 1, 2, 10

Project Elements: R

Improvement Type: 18 **Enviro. Type:** DCE

Project Phase	Prior Expend.	2026 Revenue Sources in $1,000's Local	2026 Federal	2026 State	2026 Other	2027 Revenue Sources in $1,000's Local	2027 Federal	2027 State	2027 Other	2026-2027 Total	2028 Revenue Sources in $1,000's Local	2028 Federal	2028 State	2028 Other	2029-2031 Revenue Sources in $1,000's Local	2029-2031 Federal	2029-2031 State	2029-2031 Other	2026-2031 Total
PLAN	500	10 REET								10									10
ENG	0									0									0
ROW	0									0									0
CON	0									0									0
Total	500	10	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	
		10				0					0				0				10

Project Description: Perform a pre-design study to identify the preferred alternative for replacing two pairs of shotgun, fish barrier culverts to meet current fish passage requirements. Both sites are located along Green Cove Creek at 36th Ave NW and Kaiser Rd NW.

Project Title Map **C** Rank # **36**
Rainier Rd SE/Fir Tree Rd SE Intersection Improvements

Project Limits: Length: 0.200 Miles
Road Log #: 14115 Beg MP: 7.199 End MP: 7.399

Funding Detail:
Est. Total Cost: TBD Fully Funded: No

Other Project Information:
CP #: TBD FFC: 16 Comm. Dist. 4
Priority Group: HSIP, CAP FGC: T-3
TCCP Transportation Goals: 1, 2, 3

Project Elements: R

Improvement Type: 18 **Enviro. Type:** DCE

Project Phase	Prior Expend.	2026 Revenue Sources in $1,000's Local	2026 Federal	2026 State	2026 Other	2027 Revenue Sources in $1,000's Local	2027 Federal	2027 State	2027 Other	2026-2027 Total	2028 Revenue Sources in $1,000's Local	2028 Federal	2028 State	2028 Other	2029-2031 Revenue Sources in $1,000's Local	2029-2031 Federal	2029-2031 State	2029-2031 Other	2026-2031 Total
PLAN	0	150 CRF								150									150
ENG	0									0									0
ROW	0									0									0
CON	0									0									0
Total	0	150	0	0	0	0	0	0	0	150	0	0	0	0	0	0	0	0	
		150				0					0				0				150

Project Description: Conduct a traffic alternative study to determine future intersection improvements at the intersection of Fir Tree Rd SE and Rainier Rd SE.

6-year project list

Project Title Map **C** Rank # **37**
Old Hwy 99 Rural Capactiy Project (193rd Ave SW to S UGA Boundary)

Project Limits: Length: 1.536 Miles
Road Log #: 13765 Beg MP: 1.148 End MP: 2.684

Funding Detail:
Est. Total Cost: $8,000,000 Fully Funded: No

Other Project Information:
CP #: 61497 FFC: 16 Comm. Dist. 4
Priority Group: PB, CAP FGC: T-2
TCCP Transportation Goals: 1, 2, 3

Project Elements: A, D, F, G, K, L, P

Improvement Type: 03 **Enviro. Type:** DCE

Project Phase	Prior Expend.	2026 Revenue Sources in $1,000's Local	2026 Federal	2026 State	2026 Other	2027 Revenue Sources in $1,000's Local	2027 Federal	2027 State	2027 Other	2026-2027 Total	2028 Revenue Sources in $1,000's Local	2028 Federal	2028 State	2028 Other	2029-2031 Revenue Sources in $1,000's Local	2029-2031 Federal	2029-2031 State	2029-2031 Other	2026-2031 Total
PLAN	0									0					50 CRF				50
ENG	0									0									0
ROW	0									0									0
CON	0									0									0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50	0	0	0	
		0				0					0				50				50

Project Description: Construct a travel lane in each direction with turn lanes or medians. Other improvements will include shared use paths, sidewalks, midblock crossing, street lights, and bike lanes.

Project Title Map **C** Rank # **38**
Independence Rd Bridge (I-5) Scour Repair

Project Limits: Length: 0.082 Miles
Road Log #: 12310 Beg MP: 2.551 End MP: 2.633

Funding Detail:
Est. Total Cost: TBD Fully Funded: No

Other Project Information:
CP #: TBD FFC: 08 Comm. Dist. 4
Priority Group: BR FGC: T-3
TCCP Transportation Goals: 1, 2, 4

Project Elements: M

Improvement Type: 14 **Enviro. Type:** DCE

Project Phase	Prior Expend.	2026 Revenue Sources in $1,000's Local	2026 Federal	2026 State	2026 Other	2027 Revenue Sources in $1,000's Local	2027 Federal	2027 State	2027 Other	2026-2027 Total	2028 Revenue Sources in $1,000's Local	2028 Federal	2028 State	2028 Other	2029-2031 Revenue Sources in $1,000's Local	2029-2031 Federal	2029-2031 State	2029-2031 Other	2026-2031 Total
PLAN	0									0	50 CRF								50
ENG	0									0									0
ROW	0									0									0
CON	0									0									0
Total	0	0	0	0	0	0	0	0	0	0	50	0	0	0	0	0	0	0	
		0				0					50				0				50

Project Description: Implement scour mitigation along the Chehalis River bed at the I-5 bridge to stabilize the soil at the bridge foundations.

Project Title Map **C** Rank # **39**
Transportation Impact Fee Program Update

Project Limits: Length: Varies Miles
Road Log #: Countywide Beg MP: Varies End MP: Varies

Funding Detail:
Est. Total Cost: $200,000 Fully Funded: No

Other Project Information:
CP #: FFC: Varies Comm. Dist. All
Priority Group: CAP FGC: Varies
TCCP Transportation Goals: 2, 3, 5

Project Elements: R

Improvement Type: 18 **Enviro. Type:** DCE

Project Phase	Prior Expend.	2026 Revenue Sources in $1,000's Local	2026 Federal	2026 State	2026 Other	2027 Revenue Sources in $1,000's Local	2027 Federal	2027 State	2027 Other	2026-2027 Total	2028 Revenue Sources in $1,000's Local	2028 Federal	2028 State	2028 Other	2029-2031 Revenue Sources in $1,000's Local	2029-2031 Federal	2029-2031 State	2029-2031 Other	2026-2031 Total
PLAN	0	195 TIF				5 TIF				200									200
ENG	0									0									0
ROW	0									0									0
CON	0									0									0
Total	0	195	0	0	0	5	0	0	0	200	0	0	0	0	0	0	0	0	
		195				5					0				0				200

Project Description: Perform a study to reassess the current Transportation Impact Fee (TIF) project list, service areas, and rates.

6-year program list

County Program Title	Project Phase	2026 Revenue Sources in $1,000's				2027 Revenue Sources in $1,000's				2024-2025 Total	2028 Revenue Sources in $1,000's				2029-2031 Revenue Sources in $1,000's				2026-2031 Total
Americans with Disibilities Act (ADA) Program		Local	Federal	State	Other	Local	Federal	State	Other		Local	Federal	State	Other	Local	Federal	State	Other	
Program Limits (Length): Countywide	PLAN									0									0
	ENG									0									0
Other Project Information:	ROW									0									0
CP #: 64000 Comm. Dist. 1, 2, 3, 4, 5	CON	50 CRF				50 CRF				100	50 CRF				150 CRF				300
Priority Group: ADA	Total	50	0	0	0	50	0	0	0	100	50	0	0	0	150	0	0	0	
TCCP Transportation Goals: 3		50				50					50				150				300
Program Elements B, F, G, K, L																			
Improvement Type: 28 **Enviro. Type:** DCE																			

Program Description: This program prioritizes and performs curb ramp and sidewalk improvements to align with the Americans with Disabilites Act (ADA).

County Program Title	Project Phase	2026 Revenue Sources in $1,000's				2027 Revenue Sources in $1,000's				2024-2025 Total	2028 Revenue Sources in $1,000's				2029-2031 Revenue Sources in $1,000's				2026-2031 Total
Fish Passage Enhancement Program		Local	Federal	State	Other	Local	Federal	State	Other		Local	Federal	State	Other	Local	Federal	State	Other	
Program Limits (Length): Countywide	PLAN	800 REET				50 REET				850	1500 REET				4500 REET				6850
	ENG	400 REET								400									400
Other Project Information:	ROW	300 REET								300									0
CP #: 63006 Comm. Dist. 1, 2, 3, 4, 5	CON					1450 REET				1450									1450
Priority Group: FP	Total	1500	0	0	0	1500	0	0	0	3000	1500	0	0	0	4500	0	0	0	
TCCP Transportation Goals: 1, 2, 4, 5		1500				1500					1500				4500				9000
Program Elements A, B, D, S																			
Improvement Type: 08 **Enviro. Type:** DCE																			

Program Description: This program is for the identification of dedicated projects that improve fish passage conditions, including habitat restoration and removal of fish passage barriers.

County Program Title	Project Phase	2026 Revenue Sources in $1,000's				2027 Revenue Sources in $1,000's				2024-2025 Total	2028 Revenue Sources in $1,000's				2029-2031 Revenue Sources in $1,000's				2026-2031 Total
Pavement Preservation Program		Local	Federal	State	Other	Local	Federal	State	Other		Local	Federal	State	Other	Local	Federal	State	Other	
Program Limits (Length): Countywide	PLAN									0									0
	ENG	50 CRF				50 CRF				100	50 CRF				150 CRF				300
Other Project Information:	ROW									0									0
CP #: TBD Comm. Dist. 1, 2, 3, 4, 5	CON	2450 CRF				1950 CRF				4400	4950 CRF				8850 CRF				18200
Priority Group: PRSV	Total	2500	0	0	0	2000	0	0	0	4500	5000	0	0	0	9000	0	0	0	
TCCP Transportation Goals: 1, 4, 5		2500				2000					5000				9000				18500
Program Elements A, B, C, D, G, L																			
Improvement Type: 05/06 **Enviro. Type:** DCE																			

Program Description: This program prioritiezes and performs preservation and minor rehabilitation of various roadway surfaces to extend the life of road sections 10-20 years.

6-year program list

County Program Title **Culvert Program**	Project Phase	2026				2027				2024-2025 Total	2028				2029-2031				2026-2031 Total
		Revenue Sources in $1,000's				Revenue Sources in $1,000's					Revenue Sources in $1,000's				Revenue Sources in $1,000's				
		Local	**Federal**	**State**	**Other**	**Local**	**Federal**	**State**	**Other**		**Local**	**Federal**	**State**	**Other**	**Local**	**Federal**	**State**	**Other**	
Program Limits (Length): Countywide	PLAN									0									0
	ENG									0									0
Other Project Information: CP #: TBD Comm. Dist. 1, 2, 3, 4, 5 Priority Group: CLVT **TCCP Transportation Goals:** 1, 3	ROW									0									0
	CON	200 CRF				200 CRF				400	200 CRF				600 CRF				1200
Program Elements A, B, D, L, M, S	Total	200	0	0	0	200	0	0	0	400	200	0	0	0	600	0	0	0	
Improvement Type: 08/14 **Enviro. Type:** DCE		200				200					200				600				1200
Program Description: This program prioritizes and performs culvert improvement projects designed to install, enhance or rehabilitate county culverts.																			

6-year program list

County Program Title
Pedestrian & Bicycle Program

Program Limits (Length):
Countywide

Other Project Information:
Priority Group: PB Comm. Dist. 1, 2, 3, 4, 5
TCCP Transportation Goals: 1, 3

Program Elements A, B, F, G, K, L, P

Improvement Type: 28 **Enviro. Type:** DCE

Program Description:
This program prioritiezes and performs projects that seek to improve conditions for biking and walking, and to protect and preserve community environment and character.

County Program Title
Safe Routes to School Program

Program Limits (Length):
Countywide

Other Project Information:
Priority Group: SR Comm. Dist. 1, 2, 3, 4, 5
TCCP Transportation Goals: 1, 3

Program Elements: A, B, F, G, K, L

Improvement Type: 28 **Enviro. Type:** DCE

Program Description:
This program prioritizes and performs projects that include new sidewalk, ADA ramps and other features that seek to improve safety for children who walk to school.

County Program Title
Bridge Program

Program Limits (Length):
Countywide

Other Project Information:
Priority Group: BR Comm. Dist. 1, 2, 3, 4, 5
TCCP Transportation Goals: 1

Program Elements: A, B, D, F, G, H, K, L, M, R, S, T

Improvement Type: 08-14 **Enviro. Type:** DCE

Program Description:
This program prioritizes and performs projects that keep bridges open and safe for public use. Projects could include bridge installment, enhancement and replacements. An annual Bridge Index Report is required

County Program Title
County Road Safety Imrpovement Program

Program Limits (Length):
Countywide

Other Project Information:
Priority Group: HSIP Comm. Dist. 1, 2, 3, 4, 5
TCCP Transportation Goals: 1, 3

Program Elements A, H, K, L, R, S, T, U

Improvement Type: 21 **Enviro. Type:** DCE

Program Description:
This program prioritizes and performs projects that seek to align with the Washington State Target Zero plan, to reduce fatal and serious injury collisions to zero by the year 2030. Improvements include signing, pavement markings, guardrails, grading, lighting, studies and data collection.

County Program Title
Roadway Capacity Program

Program Limits (Length):
Countywide

Other Project Information:
Priority Group: CAP Comm. Dist. 1, 2, 3, 4, 5
TCCP Transportation Goals: 1, 3, 4

Program Elements: A, B, D, F, G, H, K, L, S, T, U

Improvement Type: 08-14 **Enviro. Type:** DCE

Program Description:
This program prioritizes and performs projects that seek to accommodate future traffic conditions and volume by enhancing intersections, widening roadways, and adding other urban improvements.

Chapter 7

20-year capacity transportation projects

Project listings

Thurston County must satisfy transportation-related planning and reporting requirements for various federal, state, regional, and local agencies. As these mandates have similar requirements but different project planning timeframes, Thurston County Public Works aims to streamline how projects are chosen, prioritized, and reported, by creating a one-year, six-year, and 20- year listing of projects needed to maintain, preserve, and improve the county's transportation system.

20-Year Capacity Projects List

This chapter focuses on the county's 20-year list of projects, also known as the 2026-2045 Capacity Projects List. Capacity projects are transportation investments needed to support continued growth in Thurston County. This 20-year list is required by county code in order to collect Transportation Impact Fees and to qualify for certain state-issued grant funding opportunities. Capacity projects included in the six-year plan are derived from this 20-year outlook.

2026-2045 Capacity Project List (20-year transportation plan)

Project Location	Project Description	Total Cost (2021 estimates)
Meridian Rd NE Martin Way E to Interstate 5	Widen to 2-3 lanes, urban improvements, shoulders.	$2,500,000
Pacific Ave SE Union Mills Rd to SR 510	Phase I - widen road to 2-3 lanes, urban improvements, shoulders, and intersection modifications at Steilacoom Rd.	$5,000,000
Yelm Hwy SE & Meridian Rd SE Intersection Improvements	Install roundabout at intersection.	$3,500,000
Marvin Rd SE Pacific Ave SE/SR 510 to Mullen Rd SE	Widen to 2-3 lanes, intersection modifications and urban improvements.	$20,000,000
Steilacoom Rd SE Pacific Ave SE to Dutterow Rd SE	Widen to 2-3 lanes, shoulders and urban improvements.	$20,000,000
Mullen Rd SE Timberline High School to Marvin Rd SE	Widen to 2-3 lanes, shoulders and urban improvements.	$20,000,000
Yelm Hwy SE BNSF Crossing to Meridian Rd SE	Phase 1-3 Replace and widen Bridge O-12 at BNSF railroad crossing, roundabout at Spurgeon Creek Rd SE, corridor improvements between Spurgeon Creek Rd and conceptual Marvin Rd extension.	$20,000,000
Carpenter Rd NE Martin Way E to 1,300 ft North of Martin Way E	Widen to 2-3 lanes, shoulders and urban improvements.	$1,500,000
Old Pacific Hwy SE Reservation Rd SE to Nisqually River Bridge	Widen to 2-3 lanes, shoulders and urban improvements.	$8,000,000
McCorkle Rd SE from 113th Ave SE to Old Hwy 99 SE and **113th Ave SE** from SR 121 for McCorkle Rd SE	Rural Mobility Improvements include widening, geometrics, shoulders, and turn lanes if necessary.	$5,000,000
Rich Rd SE Deschutes River to Normandy Rd SE	Rural Mobility Improvements include widening, geometrics, shoulders, turn lanes if necessary and bridge over Spurgeon Creek.	$6,372,219
Rich Rd SE Rixie Rd SE to Yelm Hwy SE	Widen to 2-3 lanes, shoulders and urban improvements.	$4,500,000
Yelm Hwy SE Capacity Project 5 Orvas Ct SE to Rich Rd SE	Widen to 4-5 lanes, access management, and urban improvements.	$19,226,223
Old Hwy 99 SE Rich Rd SE to 500 ft South of Silverspot Dr SE	Widen to 2-3 lanes, shoulders and urban improvements.	$2,500,000
Rainier Rd SE at Fir Tree Rd SE Intersection	Widen to 2-3 lanes, shoulders and intersection improvements.	$5,000,000

2026-2045 Capacity Project List (20-year transportation plan)

Project Location	Project Description	Total Cost (2021 estimates)
Elderberry Rd SW US 12 to 196th Ave SW	Widen to 3 lanes, urban improvements, access management, intersection improvements at 196th and US 12.	$3,000,000
Old Highway 99 S & Tilley Rd S Intersection	Provide left turn lane on EB Old Hwy 99 and provide illumination, rural mobility improvements, potentially a roundabout.	$1,500,000
Albany St SW James Rd SW to Littlerock Rd SW	Rural mobility improvements include widening, geometrics, shoulders, sidewalks, and turn lanes if necessary.	$2,500,000
183rd Ave SW Old Hwy 99 SW to SR 12	Rural mobility improvements include widening, geometrics, shoulders, intersection improvements, and turn lanes if necessary.	$4,000,000
US 12 West UGA boundary to Old Hwy 99 SW	New US 12 Intersection at west UGA, and US 12/Old Hwy 99/Elderberry intersection improvements, additional EB lane, EB turn lane.	$9,300,000
North Grand Mound UGA Improvements 196th Ave SW Sargent Rd SW to Elderberry St SW	Widen to 2-3 lanes, intersection modifications and urban improvements.	$10,020,000
South Grand Mound UGA Improvements Sargent Rd SW US 12 to Old Hwy 99 SW	Widen to 2-3 lanes, intersection modifications and urban improvements.	$2,930,000
US 12 & Elderberry/Old Hwy 99	Improve pedestrian right-of-way to decrease crossing times; implement a right-turn overlap phase for the NB approach.	$200,000
Old Hwy 99 US 12 to Old Hwy 9	Develop a cross-section for Old Highway 99 that provides adequate vehicle capacity while providing separated space for bicyclists and pedestrians.	$8,240,000
Old Hwy 99 at Intersections of Sargent Rd and 201st Ave	Combine the Sargent Road and 201st intersections with Old Highway 99 with a roundabout.	$3,480,000
Old Hwy 9 & Old Hwy 99	Construct a traffic signal or roundabout at the intersection.	$1,680,000
15th Ave NE & Draham St NE Sleater Kinney Rd NE to Carpenter Rd NE	Phase I - widen road to 2-3 lanes, urban improvements, shoulders and intersection improvements.	$8,000,000
Johnson Pt Rd NE & Hawks Prairie Rd NE Intersection Improvements	Intersection improvements.	$4,000,000
South Bay Rd NE 33rd Lane NE to Chehalis Western Trail	Widen to 2-3 lanes, intersection modifications and urban improvements.	$6,000,000
Marvin Road NE & 56th Ave NE Intersection	Widen to 2-3 lanes, shoulders and intersection improvements.	$3,000,000
Delphi Rd SW 62nd Ave SW to SR 101	Rural Mobility Improvements include widening, geometrics, shoulders, and turn lanes and if necessary.	$10,000,000
Mud Bay Rd NW & Evergreen Pkwy NW Intersection	Intersection improvements at Evergreen Pkwy ramps and Mud Bay Rd.	$2,500,000

2026-2045 Capacity Project List (20-year transportation plan)

Project Location	Project Description	Total Cost (2021 estimates)
Sexton Dr NW Steamboat Island Rd NW to 32nd Ave NW	Widen to 2-3 lanes, intersection modifications and urban improvements.	$250,000
Bald Hill Rd SE Smith Prairie SE to Clear Lake Rd SE	Rural Mobility Improvements include widening, geometrics, shoulders, and turn lanes if necessary.	$10,000,000
153rd Ave SE and Vail Rd SE Intersection Improvements	Intersection improvements.	$2,000,000
Littlerock Rd & 113th Ave. SW Bridge and Intersection Improvements	Install left turn lane, lighting, replace Bridge L-5, realignment of 113th Ave SE.	$3,500,000
Vail Rd Phase 2 153rd to 138th	Rural Mobility Improvements include widening, geometrics, shoulders, and turn lanes if necessary.	$2,800,000
Vail Rd 138th to Bald Hill Rd	Rural Mobility Improvements include widening, geometrics, shoulders, and turn lanes if necessary.	$960,338

Chapter 8

2024 Annual Bridge Report

Introduction

As required by Washington Administrative Code (WAC) 136-20-060, each county engineer in Washington State must submit a written report of findings to the legislative body concerning the county's annual bridge inspection effort. Before adoption of the annual budget, the Board of County Commissioners is required to adopt a six-year plan for transportation improvements. WAC 136-20-060 also requires that the resolution adopting the six-year plan state that this engineer's report with respect to deficient bridges was available to the board during preparation of the plan.

This report summarizes the County's 2024-2025 bridge program. The three main goals of the bridge program are:

1. Keep the bridges open and safe for public use.
2. Preserve the bridge infrastructure by having a formal bridge report filed containing the history of inspections and evaluations of the condition of each structure. This data can be used to maximize the useful life of bridges through active maintenance and rehabilitation.
3. Replace bridges with new structures when repair and rehabilitation are not feasible.

This report also contains a summary on bridges scheduled to be reconstructed or retrofitted in 2025 and 2026.

Program goal

Zero structurally deficient, functionally obsolete, or scour critical bridges in Thurston County.

Credits

This report was prepared by the Thurston County Public Works bridge program staff. The bridge program is responsible for the inspection and reporting required by the Washington Administrative Code (WAC) but also for providing engineering services that are necessary for maintenance repairs, load ratings and scour evaluations. The bridge program staff reports directly to the County Engineer and is supported by federally certified bridge inspectors, engineers and other personnel.

Management & Inspection

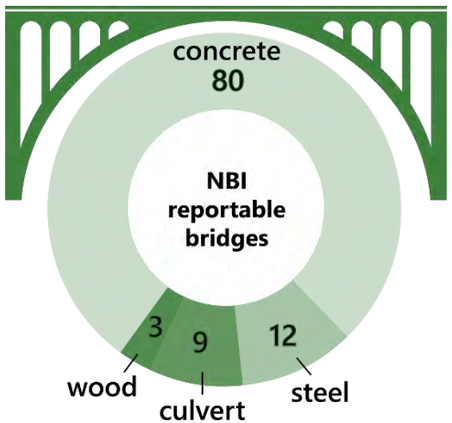
Matt Unzelman
P.E., County Engineer

Brian Meier
P.E., Design Engineering Manager, Bridge Program Lead

Maintenance

Mike Lowman
Road Operations Manager

Inventory



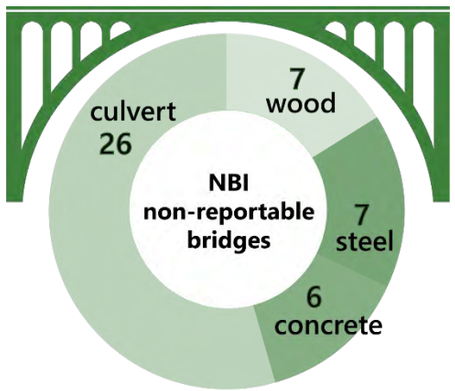
Thurston County Public Works has 145 county owned bridges in its bridge inventory.

Thurston County Public Works also has inter-local agreements to inspect two bridges for the City of Yelm and three bridges for the City of Tenino. However, the cities are required to complete any necessary maintenance on their bridges.

Five bridges are owned and operated by railroads per the Washington State Bridge Inspection Manual because they cross over a county road.

Seven bridges on the Chehalis Western Trail, four bridges on the Yelm-Rainier-Tenino Trail and two bridges on the Gate Belmore Trail are included in the bridge inventory. Thurston County Public Works is working toward incorporating other existing trail bridges into its inventory.

Thurston County Public Works is responsible for inspecting 99 National Bridge Inventory (NBI) reportable bridges which are categorized by superstructure in the figure above. The Chehalis Tribe is now responsible for five bridges previously a part of Thurston County's inventory, A-1, A-2, M-8, M-9, and M-10.

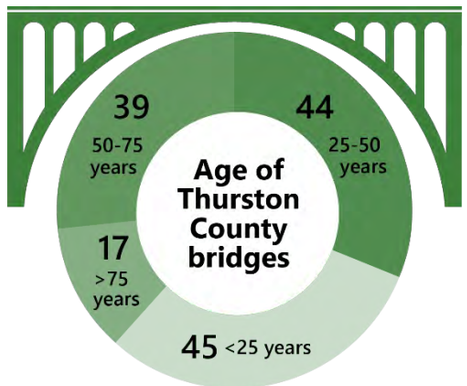


Thurston County Public Works is responsible for inspecting 46 NBI non-reportable bridges which are categorized by superstructure in the figure to the right. These bridges are not eligible for federal replacement or rehabilitation funding.

Inspections and findings

The National Bridge Inspection Standards (NBIS) and WAC 136-20-060 mandate that public agencies inspect and report on all bridges at least once every two years. Per these requirements, the County is required to document and report the current condition of each bridge, determine the degree of wear and deterioration, and recommend repairs or required service.

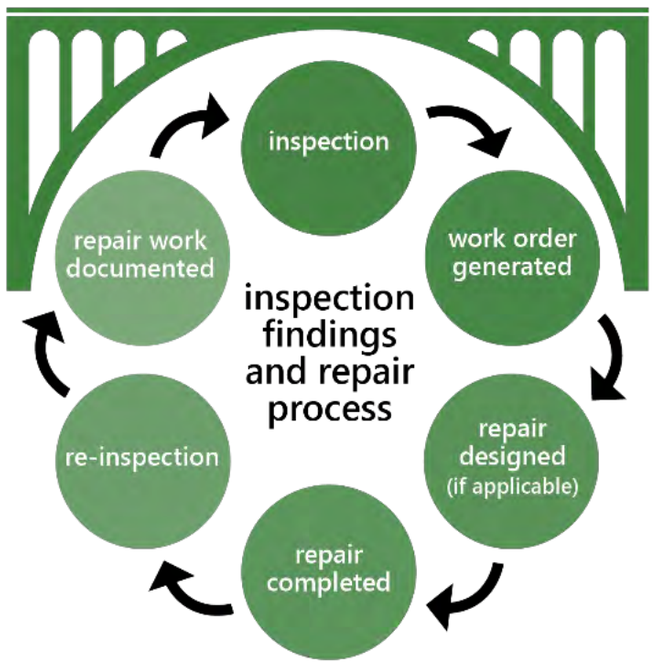
A total of seventy-eight routine bridge inspections were performed by Thurston County Public Works staff and four underwater bridge inspections were performed by Washington State Department of Transportation Bridge office for Thurston County in 2024. Bridge inspectors evaluated bridge conditions and documented observable defects. If necessary, inspectors created repair work orders, coordinated with road operations crews to complete the work and then performed follow up inspections once the work had been completed. Some work items were urgent and repaired quickly, while others were prioritized lower as longer-term maintenance items that will help preserve the service life of the bridge.



Several times each year, updated inspection reports are forwarded to the Washington State Department of Transportation (WSDOT) Local Programs which verifies compliance with the NBIS and reports to the Federal Highway Administration (FHWA). More frequent inspections and evaluations are completed on bridges determined in need of more frequent review due to their age, exposure, or condition. This program has served the citizens of Thurston County well because maintenance needs have been identified sufficiently early so that costs of repairs have remained relatively economical.
However, maintenance needs and costs are continuing to increase due to the aging bridge inventory.

Seventeen bridges in the bridge inventory have exceeded their theoretical design life of seventy-five years. Ten of these bridges were built in the 1920s or earlier and four of them have a similar design as Salmon Creek Bridge (L-4) on Littlerock Road that was replaced in 2014. These four bridges are more frequently inspected due to the suspected lack of steel reinforcement in the

superstructure or substructure. More frequent inspections are also completed on the Tilley Road (T-2), Holmes Island (H-3), Mays Road (M-17) and McLane Delphi (MC-7) bridges due to their condition.



Load ratings

All load ratings meet the latest federal requirements (23 CFR 650) including the criteria for Special Hauling Vehicles (SHVs) and Emergency Vehicles (EVs). Two bridges are posted with weight restrictions:

- Yelm Hwy Bridge (O-12) – Weight restricted to 30 tons for 5 axles, 33 tons for 6 and 37 tons for 7 or more axles. Typical traffic will not be impacted.
- Holmes Island Road Bridge (H-3) – Weight restriction will only affect vehicles with 4 or more axles carrying heavy loads. Typical traffic will not be impacted.

Scour evaluations

The term “scour critical” is used to categorize bridge foundations in water where supporting material could be washed out by a flood event. Thurston County Public Works reviewed and updated scour evaluations for all bridges in the inventory resulting in nineteen bridges being categorized as scour critical. Attached to this report is a map showing scour critical bridge locations.

Bridge Conditions

Agency	Number of Bridges	Scour Critical
Thurston County	145	19
City of Tenino	3	0
City of Yelm	2	0
Railroad bridges	5	0

Condition Codes

Another measure that provides an overview of the condition of the inventory is the condition code rating of load barring components of the structure. These components are the deck, superstructure, substructure and culvert. Scores range from zero (a bridge that is closed and not restorable) to nine (a new bridge with no deficiencies). Component ratings that are within the seven to nine range are considered in good condition with minor to no defects. Component ratings within the five and six range are considered in fair condition with minor to some moderate defects. Ratings of a 4 or below are in poor condition with widespread moderate to bridge failure.

Federal bridge replacement and rehabilitation funding eligibility is determined by the following specific criteria. The structure must meet one of the following:

- Have a culvert, deck, superstructure and/or substructural overall condition code of 4 or less.
- Have an inventory rating factor of less than 0.3 and be load posted for all legal vehicles.
- Have a waterway adequacy code of 2 or less, or overtopping likelihood of 5 or higher.

Completed repairs

Repair and/or maintenance is completed as needed or scheduled to keep our bridges safe. Bridge repairs and maintenance in 2024 included guardrail replacement, log jam removal, brush removal, approach repairs, beaver dam removal, paving and more.

- **Black Lake Belmore Bridge Approach Repair** – Thurston County Public Works contracted and completed a $2.5 million repair of the Black Lake Belmore Bridge Approached. This work included the removal of existing approach slabs and driving over 500 timber piles to stabilize the bridge approaches.

Upcoming repairs and replacements

Several bridge repairs are planned for 2025. These repairs include bridge approach reconstruction, scour repairs, crack repairs and brush removal. Approach reconstruction consists of excavating the bridge approaches and replacing with suitable backfill material that will prevent settlement. Scour repairs generally include placing rip rap material around piers or foundations to prevent material from washing downstream.

- **Littlerock Road Bridge (L-5)** – Thurston County Public Works has secured $1.8 million in federal funding to replace this bridge in 2026. The proposed bridge will have steel pile foundation and precast prestressed concrete girders. The new bridge opening will be 50 feet to better accommodate high flow events and fish passage.

- **Independence Rd Bridge (I-5) Scour Repair** – Thurston County Public Works is proposing to implement scour mitigation measures along the Chehalis Riverbed at the I-5 bridge to stabilize the soil at the bridge foundations.

Planned bridge repairs in 2025		
Bridge	**Repair**	**Approx. Cost**
Multiple Bridges	Approach Repair	$ 10,000
Multiple Bridges	Small Repairs	$ 15,000
Multiple Bridges	Brush Removal	$ 10,000
Multiple Bridges	HMA Crack Seal	$ 1,500
Multiple Bridges	Guardrail Damage Repair	$20,000

Completed construction

- **No new bridges were constructed in 2024.**

On-network bridges

For purposes of prioritizing individual projects, criteria were established to reflect overall network and regional needs. The criteria considered:

- **Structural Score** – The condition code of load barring components of the structure.
- **Inventory Rating** – The evaluation of the adequacy of a structure to carry a predetermined load. A rating factor greater or less than 1 determines a structures ability to carry a load.
- **Scour critical** – Are the bridge foundations in water where supporting material could be washed out by a flood event?
- **Overtopping Likelihood** - the likelihood of the waterway overtopping the structure.
- **Funding secure** – Does the county have other funds secured for the project or portion of the project?
- **Route classification** – Is the bridge located on an arterial or collector classified route?
- **Average daily traffic** – Traffic volume carried by bridge.
- **Professional judgment** – Reflective of professional knowledge of the roadway network, traffic conditions, planning or pending development activity and other factors as appropriate.

Criteria	Percent emphasis
Structural Score	18%
Professional judgment	15%
Inventory Rating	15%
Funding secure	13%
Scour critical	11%
Average daily traffic	11%
Route classification	11%
Overtopping Likelihood	7%

Route classification	Score
Arterial	6
Collector	3
None	0
Professional judgment	
High	8
Medium	4
Low	0
Structural Score	
Code of 0 to 2	10
Code of 3 to 4	8
Code of 5 to 6	4
Code of 7 to 9	0

Inventory Rating	
Rating of 0.5 or less	8
Rating of 0.5 to 0.75	6
Rating of 0.75 to 1	4
Rating of 1 or more	0
Scour critical	
Yes	6
No	0
Overtopping Likelihood	
Code of 5 to 6	4
Code of 4	2
Code of 0 to 3	0
Average daily traffic	
5,000-20,000	6
2,000-5,000	4
500-2,000	2
0-500	0
Funding secure	
Secure	7
Partially secure	4
Not secure	0

Off-network bridges

For purposes of prioritizing individual projects, criteria were needed to reflect the off-network bridges and regional needs. The criteria considered:

- **Structural Score** – The condition code of load barring components of the structure.
- **Scour critical** – Are the bridge foundations in water where supporting material could be washed out by a flood event?
- **Funding secure** – Does the county have other funds secured for the project or portion of the project?
- **Average daily traffic** – The number of users that are carried by bridge.
- **Professional judgment** - Reflective of professional knowledge of the roadway network, traffic conditions, planning or pending development activity and other factors as appropriate.

Criteria	Percent emphasis
Bridge sufficiency rating	27
Professional judgment	22
Funding secure	19
Scour critical	16
Average daily traffic	16

Professional judgment	
High	6
Medium	4
Low	0
Structural Score	
Code of 0 to 2	10
Code of 3 to 4	8
Code of 5 to 6	4
Code of 7 to 9	0
Scour critical	
Yes	6
No	0

Average daily traffic	
5,000-20,000	6
2,000-5,000	4
500-2,000	2
0-500	0

Funding Secure	
Secure (S)	7
Partially Secure (PS)	4
Not Secured (NS)	0

2025 program goals

Staff are continually looking for ways to improve the bridge program. Below are some goals for the next year:

- Continue to work towards having all trail bridges included in the inventory.
- Better cost tracking of all bridge program activities to build a better work program budget in 2026.
- Thurston County Public Works began to use a pool of certified bridge inspectors to complete routine inspections. This allowed Thurston County Public Works to reassign the vacant bridge inspection position to provide further support for construction inspection. The pool of certified bridge inspectors will need to continue to coordinate and work together closely to continue to improve the bridge inspection program.

Based on the previously described criteria, the following bridges are prioritized for replacement:

Yelm Hwy Bridge (O-12)

The bridge has a sufficiency of 37.78 and a length of 183 feet and is a candidate for replacement funding. This bridge is federally classified as an Urban Principal Arterial and is used by more than 11,000 vehicles per day. It is located over the railroad tracks and is just east of the Lacey city limits. Both the east and west approaches of Yelm Hwy are three lane sections making the two lanes, twenty-six-foot total width, bridge a choking point for traffic. A Type, Size and Location report was completed by Otak Inc. for the project in 2017. The following are some of the highlights from the report:

- Preferred bridge alternative includes 95” spliced post tension girders which would be a single span across the railroad right-of-way.
- Foundation abutments supported by drilled shafts.
- Roadway section includes a travel lane in both directions, a center turn lane, bike lanes, sidewalks and street lighting.
- A large amount of gravity block walls would be needed to retain roadway approaches.
- Total estimated project cost is $16,000,000 (2017).

This report allows Thurston County Public Works to be better positioned for future funding opportunities.

Tilley Road Bridge (T-2)

This bridge is located north of 140th Ave over Beaver Creek on Tilley Rd and was constructed in 1950. The bridge has a deteriorating timber pile substructure that requires frequent maintenance.

This portion of Tilley Rd provides resiliency to I-5 when closures are necessary between the Grand Mound (Exit 88) and Maytown (Exit 95).

The Tilley Road Bridge Replacement Type, Size, & Location Report was completed by OTAK Inc. for the project in 2021. The preferred combination of alternatives for the structure is concrete voided slab girders for the bridge superstructure, driven piles for the bridge substructure, and soldier pile retaining walls.

This bridge does not qualify for federal bridge replacement funding because is shorter than 20 feet. Other funding options, including local funding, need to be considered for a replacement project.

Churchill Rd Culvert Replacement (CH-2)

This culvert is located along Churchill Rd SE, about 3 miles from Tenino. The culvert is over 65 years old. Routine inspections over the last several years noted rust throughout the entire length of this 9-foot diameter, open-bottom metal culvert. In March 2025, a portion of the metal half-pipe near the outlet rusted completely through and resulted in significant section loss. Temporary repairs were made in May 2025.

A new, permanent structure is needed to replace this failed 9-foot diameter culvert. Thurston County Public Works staff will prepare a Type, Size & Location report to identify the preferred alternative and associated costs for construction within five years.

This bridge does not qualify for federal bridge replacement funding because is shorter than 20 feet. Other funding options, including local funding, need to be considered for a replacement project.

Bridge index

County reference	WSDOT ID	Bridge name	Feature the bridge is constructed over	Roadway, railroad, or trail connected to the bridge	Year built/rebuilt	Length	Width	Avg. daily traffic	Sufficiency rating
A-3	08905800	ALPINE CULVERT	NONAME CREEK	ALPINE DRIVE SW	1960	11	0	1528	100
B-2	08893500	BEAVER CREEK BRIDGE	BEAVER CREEK	BEAVER CREEK ROAD	2017	40	20	430	70.83
B-3	08343200	BLOOM CREEK BRIDGE	BLOOM CREEK	110 TH AVE S.W.	1966	20	24	2634	79.73
B-4	08343100	BLOOM ROAD BRIDGE	BLOOM CREEK	110 TH. AVE. S.W.	1966	20	24	2238	77.9
B-5	08343000	BLOOM BRIDGE	BLACK RIVER	110TH AVE SW	1986	180	28.8	2339	88.78
BR-1	08652400	BORDEAUX RANCH BRIDGE	OVERFLOW	BARBOUILLAT STREET	1999	31	29.5	50	94.53
BT-1	08905700	BEAV TRIB CULVERT	NO NAME CREEK	140TH AVE SW	1986	11	0	255	99.88
C-1	08754400	CASE ROAD EXT BRIDG	ALLEN CREEK	CASE RD EXT	2007	29	24	28	94.74
C-2	08485700	CASE RD (PEARCE BRIDGE)	SCATTER CREEK	CASE ROAD SW	1965	66	24	2751	75.61
C-3	08082600	CASE ROAD BRIDGE	BEAVER CREEK	CASE ROAD	1970	59	28	3040	79.65
C-4	08384600	CASE ROAD BRIDGE	SALMON CREEK	CASE ROAD	1965	22	24.2	4154	66.59
C-5	08891900	CARPENTER ROAD CULVERT	LAKE LOIS	CARPENTER ROAD	2014	24	54	10192	80.01
C-6	08899200	140TH AVE CULVERT	NO NAME CREEK	140TH AVE SW	1960	14	0	121	98.94
C-7	08918600	CASE RD FISH CULVERT	NO NAME CREEK	CASE ROAD	2020	16	0	2719	98.6
CF-1	08796600	TAELYNN B	SWIFT CREEK	CEDAR FLATS ROAD	2008	91	28	887	77.31
CH-2	08918700	CHURCHILL CULVERT	NO NAME CREEK	CHURCHILL RD SE	1960	10	0	282	91.34
CW-1	08827400	MARTIN WAY PED CROSSING	MARTIN WAY	CHEHALIS WEST TR	2010	182	14	24466	TRAIL
CW-2	08870900	PACIFIC AVE PED BRIDGE	PACIFIC AVE.	CHEHALIS WESTERN TR	2014	157	14	24185	TRAIL
CW-3	08879000	14 AVE PED TRESTLE	14TH AVE SE	CHEHALIS WESTERN TR	1900	67	8.7	7256	TRAIL
CW-4	08883300	CHEHALIS W. TRL CW-4 TRE	CHAMBERS LAKE DRAINAGE	CHEHALIS W. TRL.	1900	17	13.5	0	TRAIL
CW-5	08883400	CHEHALIS W. TRL CW-5 TRE	CHAMBERS LAKE DRAINAGE	CHEHALIS W. TRL.	1900	49	13	0	TRAIL
CW-6	08929000	CHEHALIS W. TRL CW-6	SPURGEON CREEK	CHEHALIS W. TRL.	2021	57		0	TRAIL
D-2	08104600	GOEBEL BRIDGE	SKOOKUMCHUCK RIVER	GOEBEL RD SE	1982	144	16	27	80.21

Bridge index

County reference	WSDOT ID	Bridge name	Feature the bridge is constructed over	Roadway, railroad, or trail connected to the bridge	Year built/rebuilt	Length	Width	Avg. daily traffic	Sufficiency rating
D-3	08918900	DRAHAM CULVERT	WOODLAND CREEK	DRAHAM ST NE	1960	10	0	2749	98.58
E-1	08245700	RICH BRIDGE	DESCHUTES RIVER	RICH ROAD	1981	295	40	3843	96.58
E-2	08610200	DEMPSEY CREEK BRIDGE	DEMPSEY CREEK	DELPHI ROAD	1995	24	35.1	4432	93.53
E-3	08350500	ENDICOTT ROAD BRIDGE	CREEK	ENDICOTT ROAD	1958/1992	38	25.2	458	89.81
E-4	08342800	VOLMER BRIDGE	BLACK RIVER	123RD. S.W.	1986	180	28.8	229	97.91
E-5	0009749B	MUD BAY RD OXING	MUD BAY ROAD	EVERGREEN PARKWAY	1975	211	40	6090	92
F-1	08652700	FISH POND CREEK	FISH POND CREEK	FAIRVIEW ROAD	2000	23	0	1401	81.93
F-2	08902100	FLUMERFELT BRIDGE	OCONNER CREEK	FLUMERFELT ROAD	2018	36	24	140	94.43
FP-1	08901000	26TH AVE CULV	WOODLAND CK TRIBUTARY	26TH AVE NE	2018	12	0	738	99.9
G-1	08430600	GIBSON ROAD BRIDGE	SCATTER CREEK	GIBSON ROAD SW	1967	62	24	535	80.81
G-2	08928800	GATE ROAD BRIDGE	BAKER CREEK	GATE ROAD	2021	28	28	508	98.3
G-3	08928900	GATE ROAD CULVERT	MIMA CREEK	GATE ROAD	2021	9	28	508	97.29
GB-12	08899300	GATE BELMORE BRIDGE-12	NO NAME CREEK	TRAIL	1900	43	9.3	0	Trail
GB-13	08899400	GATE BELMORE BRIDGE-13	NONAME CREEK	TRAIL	1900	45	9.3	0	Trail
GM-1	08880000	PRAIRIE CREEK CULVERT	PRAIRIE CREEK	GRAND MOUND WAY SW	1950	9	0	344	98.95
H-1	08443200	STEARNS BRIDGE	WOODLAND CREEK	HAWKS PRAIRIE ROAD	1955	61	24.1	5737	57.93
H-3	08295400	HOLMES ISLAND BRIDGE	LONG LAKE	HOLMES ISD RD	1962	53	18.8	177	50.79
H-4	08932100	HOUSTON DR CULVERT	HOUSTON CREEK	HUSTON DR	2022	12	14	98	77.87
HP-1	08902000	HUNTER BRIDGE	UNAMED CREEK	HUNTER POINT RD NW	2018	81	24	387	80.91
HV-1	08904900	HOLIDAY VALLEY CULVERT	SCHNEIDER CREEK	HOLIDAY VALLEY DR	1960	12	0	630	89.12
I-3	08827500	INDEPENDENCE RD BRIDGE	STREAM	INDEPENDENCE RD	2010	106	30	888	94.85
I-5	07972100	INDEPENDENCE BRIDGE	CHEHALIS RIVER	INDEPENDENCE ROAD	1976	436	28	1409	81.83
I-6	08041800	INDEPENDENCE RD BRIDGE	OVERFLOW CHANNEL	MARBEL ST. SW	1940/1964	22	24.7	1360	81.02
J-1	08041900	JAMES RD. BRDG (CULVERT)	OVERFLOW CHANNEL	JAMES ROAD	1985	26	0	1265	99.82
J-2	08093500	JAMES BRIDGE	SCATTER CREEK	JAMES ROAD SW	1982	84	26	1265	84.4

Bridge index

County reference	WSDOT ID	Bridge name	Feature the bridge is constructed over	Roadway, railroad, or trail connected to the bridge	Year built/rebuilt	Length	Width	Avg. daily traffic	Sufficiency rating
J-3	08171400	JAMES ROAD BRIDGE	PRAIRIE CREEK	OLD HWY NO. 9	1936	43	24.1	3433	65.24
J-4	08137300	JOHNSON CREEK ROAD BRDG	JOHNSON CREEK	JOHNSON CREEK ROAD	1985	40	26.2	324	86.9
J-5	08047000	JOHNSON CREEK RD BRIDGE	JOHNSON CREEK	JOHNSON CREEK ROAD	1977	52	26.2	324	91.94
J-6	08917100	JONES BRIDGE	SALMON CREEK	JONES ROAD	2020	50	24	659	85.84
JP-1	08899100	63RD UNDERCROSS	FOOT PATH	63RD AVE NE	1960	10	0	1078	99.85
L-1	08754500	128TH AVE. BRIDGE	UNNAMED STREAM	128TH AV SW	2007	29	35.3	3047	98.57
L-2	08419200	LEITNER BRIDGE	SCATTER CREEK	LEITNER ST.	1978	70	26.2	282	92.42
L-3	07992500	BLACK RIVER BRIDGE	BLACK RIVER	128TH AVE SW	1968	100	28	3047	75.89
L-4	08867800	SALMON CREEK BRIDGE	SALMON CREEK	LITTLEROCK ROAD	2014	77	41.5	6458	94.1
L-5	08341900	LITTLEROCK ROAD BRIDGE	BLOOM DITCH	LITTLEROCK ROAD	1924/1966	20	24.7	7927	76.96
L-6	0004057A	W. ULRY	CREEK	LITTLEROCK RD.	1951	60	26	3164	72.46
L-7	0004057B	W. ANDERSON	BEAVER CREEK	LITTLE ROCK RD	1951	137	26	3577	78.62
L-8	08932200	LITTLEROCK ROAD CULVERT	TRIB TO BLACK RIVER	LITTLEROCK ROAD	2022	15	26	3200	75.78
L-9	08932300	LATIGO BRIDGE	SPURGEON CREEK	LATIGO RD	2022	57	24	40	94.63
LC-1	08741900	LACKAMAS CREEK	LACKAMAS CREEK	BALD HILLS ROAD	2006	29	35.2	3480	95.04
M-2	08905500	ALLEN CRK BOX CULVERT	ALLEN CREEK	MAYTOWN ROAD SW	1960	8	0	3331	98.44
M-3	08708000	MULL ROAD BRIDGE	SCATTER CREEK	MULL ROAD	2003	18	20	69	96.99
M-4	08618900	MEADOWS BRIDGE	OVERFLOW CHANNEL	MEADOWS ROAD	1995	208	16	12	83.37
M-5	08652500	MILITARY ROAD	SCATTER CR	OLD MILITARY ROAD	1999	28	23.8	290	88.95
M-6	08142800	MILITARY BRIDGE	DESCUTES RIVER	MILITARY ROAD	1984	150	26	911	85.95
M-7	08352000	GATE BRIDGE	BLACK RIVER	MOON ROAD	1976	203	28	1003	87.87
M-12	08652600	MULLEN ROAD BRIDGE	CREEK	MULLEN ROAD	1999	92	25.6	7703	64.53
M-14	08652200	MARTIN WAY BRIDGE (WEST)	MC ALLISTER CREEK	MARTIN WAY EAST	2000	118	71	17895	92.21
M-15	08652300	MARTIN WAY BRIDGE (EAST)	SLOUGH	MARTIN WAY E	2000	118	71	17895	92.21
M-17	08279300	MAYS ROAD BRIDGE (215TH)	ZEKNOR CREEK	215TH AVE SW	1984/1990	19	14.8	74	66.48
M-18	08223700	MIMA CREEK BRIDGE	MIMA CREEK	GATE ROAD	1972	32	28	508	98.3

Bridge index

County reference	WSDOT ID	Bridge name	Feature the bridge is constructed over	Roadway, railroad, or trail connected to the bridge	Year built/rebuilt	Length	Width	Avg. daily traffic	Sufficiency rating
MC-1	08618800	MCELFRESH ROAD BRIDGE	ZEKNOR CREEK	MCELFRESH ROAD SW	1995	56	24	79	88.23
MC-2	08633700	MCCORMICK ROAD BRIDGE	OVERFLOW CHANNEL	175 TH S.W.	1997	42	27.6	77	99.98
MC-5	08597400	MCLANE BRIDGE	MCLANE CREEK	DELPHI ROAD SW	1993	110	34	2686	98.24
MC-6	08597300	MCLANE DELPHI RD BRIDGE	MCLANE CREEK	MCLANE DELPHI ROAD	1992	62	34	2686	96.71
MC-7	08257700	MCLANE DELPHI RD BRIDGE	MCLANE CREEK	DELPHI ROAD SW	1924	24	24	2150	57.83
MC-8	08342400	MCLANE DELPHI RD BRIDGE	MCLANE CREEK	DELPHI ROAD SW	1924	24	24	2612	53.48
N-1	08061600	NISQUALLY CUTOFF BRIDGE	OVERFLOW CHANNEL	NISQUALLY CUTOFF	1936	92	44	5226	86.55
N-2	08833700	NOSCHKA BRIDGE	NOSKI CREEK	NOSCHKA ROAD	2011	42	18.5	51	92.51
O-1	08181900	O'CONNOR BRIDGE	SKOOKUMCHUCK RIVER	CONNOR ROAD	1989	245	26	152	87.47
O-2	08157100	PERRY CREEK BRIDGE	PERRY CREEK	OLD HWY 410	1937	98	24	587	87.65
O-3	08154400	OLD 101 BRIDGE	PERRY CREEK	MADRONA BEACH ROAD	1958	102	24.1	1325	81.61
O-4	08231400	MUD BAY BRIDGE	MUD BAY	MUD BAY ROAD	1978	208	44	12249	97.13
O-6	08827700	OLD HWY 99	PRAIRIE CREEK	OLD HWY 99	2010	63	66.2	11240	96.84
O-7	08439800	OLD HWY 99	SCATTER CREEK	OLD HWY 99 SW	1923	66	24.1	7789	64.36
O-9	08754300	OLD HIGHWAY 99	SCATTER CREEK	OLD HWY 99	2007	115	40	5656	92.02
O-11	08639000	OLD PACIFIC HWY BRIDGE	NISQUALLY RIVER	OLD PACIFIC HWY	1998	325	40	13122	90.91
O-12	08006700	OLY-YELM RD.RR.OC	RAILROAD	YELM HWY S.E.	1951	183	26	12500	37.78
OB-1	08827600	OYSTER BAY CULVERT	SCHNEIDER CREEK	OYSTER BAY ROAD	2009	20	0	715	93.8
P-1	08904500	PRATHER CULVERT	NO NAME CREEK	PRATHER ROAD SW	1960	10	0	513	99.42
P-2	08338900	PRATHER BRIDGE	CHEHALIS RIVER	PRATHER ROAD SW	1988	366	34	620	97.3
P-3	08416200	LAKE ST.CLAIR BRIDGE	ST.CLAIR LAKE	PENINSULA DRIVE	1963	54	20	329	66.92
P-4	08917200	PEISSNER RD BRIDGE	ELBOW LAKE CREEK	PEISSNER RD	2020	60	24	240	87.11
PG-1	08708100	PLEASANT GLADE BRIDGE	WOODLAND CREEK	PLEASANT GLADE RD	2003	51	22.5	420	76.31
R-1	08222100	RESERVATION RD RR BRIDGE	RAIL ROAD	RESERVATION ROAD	1993	331	36	8901	93.3
R-2	08854600	RICH ROAD BRIDGE	SPURGEON CREEK	RICH ROAD	2012	67	46.3	3843	96.58

Bridge index

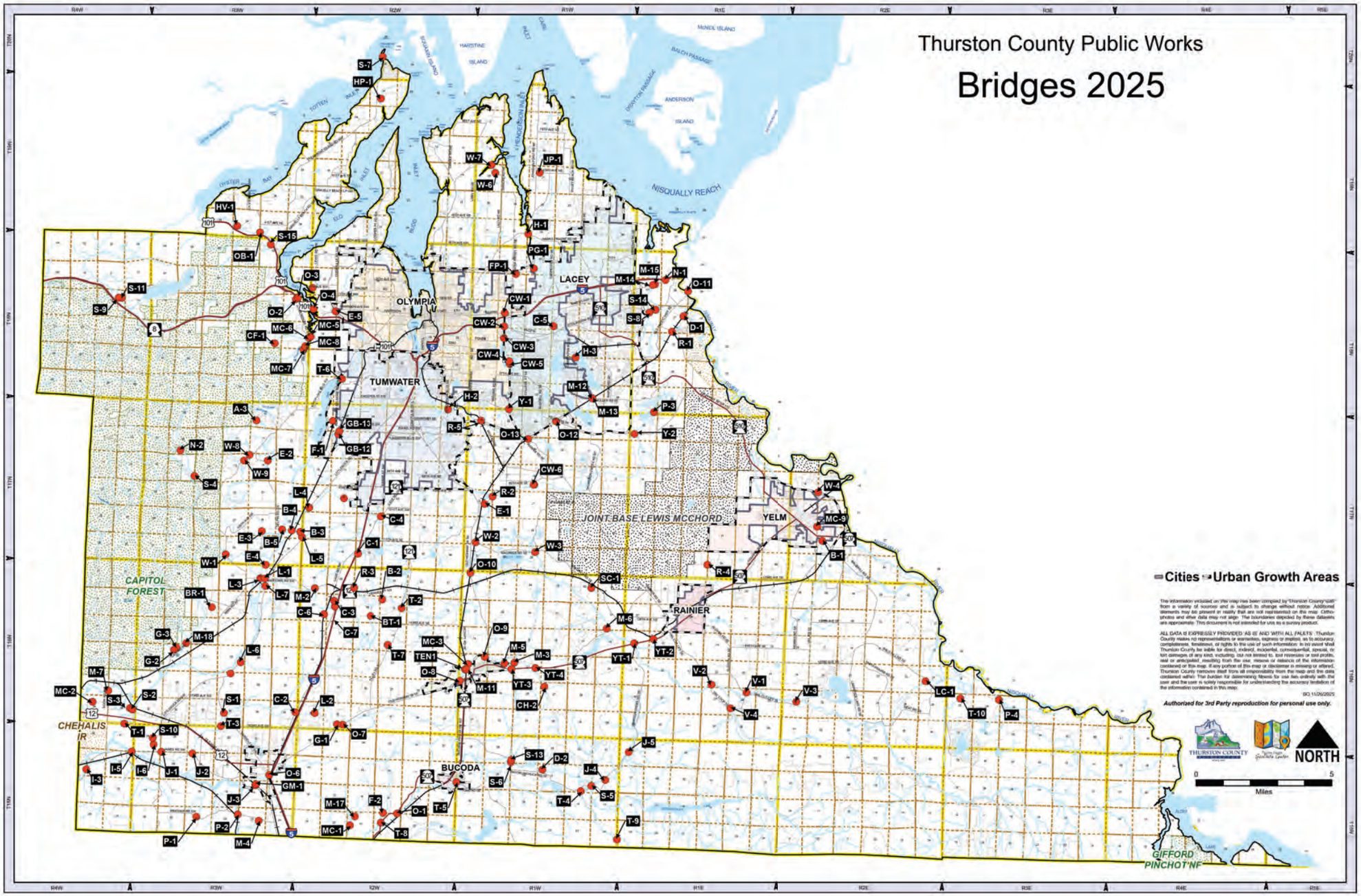
County reference	WSDOT ID	Bridge name	Feature the bridge is constructed over	Roadway, railroad, or trail connected to the bridge	Year built/rebuilt	Length	Width	Avg. daily traffic	Sufficiency rating
R-3	08015400	REEDER ROAD BRIDGE	BEAVER CREEK	REEDER ROAD N	1985	54	11.1	10	17.02
R-4	08904600	RAINIER CULVERT	DITCH	118TH AVE SE	1960	10	0	498	99.74
R-5	08918800	RICH ROAD CULVERT	NO NAME CREEK	RICH RD SE	1960	10	0	7974	94.02
S-1	08464100	SARGENT ROAD BRIDGE	SCATTER CREEK	SARGENT ROAD	1984	136	28	2812	81.18
S-2	08486500	SCHOOL LAND BRG. (CULV)	OVERFLOW CHANNEL	SCH. LND. RD. CULV	1981	53	0	345	96.95
S-3	08486300	SCHOOL LAND CULVERT	OVERFLOW CHANNEL	SCHOOL LAND ROAD	1981	25	0	381	99.91
S-4	08217600	WELLERS BRIDGE	WADDELL CREEK	SHERMAN VALLEY RD	1982	70	26	352	83.99
S-5	08625900	RAY BRIDGE	SKOOKUMCHUCK RIVER	SKOOKUMCHUCK ROAD	1996	156	28	246	98.62
S-6	08093600	ISMAY BRIDGE	SKOOKUMCHUCK RIVER	SKOOKUMCHUCK ROAD	1984	150	28	981	89.86
S-7	08454700	STEAMBOAT ISLAND BRIDGE	TOTTEN INLET	STEAMBOAT IS. RD.	1982	706	15	146	68.05
S-8	08239000	MCALLISTER BRIDGE	MCALLISTER CREEK	STEILACOOM ROAD	1964	128	24.2	1384	69.23
S-9	08176200	SUMMIT LAKE BRIDGE	KENNEDY CREEK	SUMMIT LAKE ROAD	1985	47	26	671	87.21
S-10	08050600	SODERLUND RD CULVERTS	OVERFLOW CHANNEL	188 SW	1981	30	0	291	98.93
S-11	08904800	SUMMIT LK CULVERT	NONAME CREEK	SUMMIT LK SHORE RD	1960	13	0	1195	99.27
S-13	08633600	SKOOKUMCHUCK CULVERTS	SKOOKUMCHUCK OVERFLOW	SKOOKUMCHUCK ROAD	1996	33	0	981	98.52
S-14	08664100	STEILACOOM ROAD BRIDGE	HARTMAN CREEK	STEILACOOM ROAD	2001	29	30	1001	94.85
S-15	0014577B	SCHNEIDER CREEK CULVERT	SCHNEIDER CR	OLD HWY 101	1995	23	0	3915	99.63
SC-1	08684800	SILVER CREEK	SILVER CREEK	SILVER CREEK RD	2002	22	26.2	109	90.95
T-1	07973300	TIAPO RD (183rd)	OVERFLOW CHANNEL	183RD SW	1924	26	21.4	301	82.91
T-2	08114200	TILLEY RD BRIDGE	BEAVER CREEK	TILLEY ROAD	1950	21	24.2	3396	41.42
T-3	08467800	TOWNSHIP RD BRIDGE	SCATTER CREEK	183RD SW	1949	68	24.1	2813	79.49
T-4	08128700	THOMPSON CK BRIDGE	THOMPSON CREEK	THOMPSON CREEK RD.	1987	30	26	89	94.17

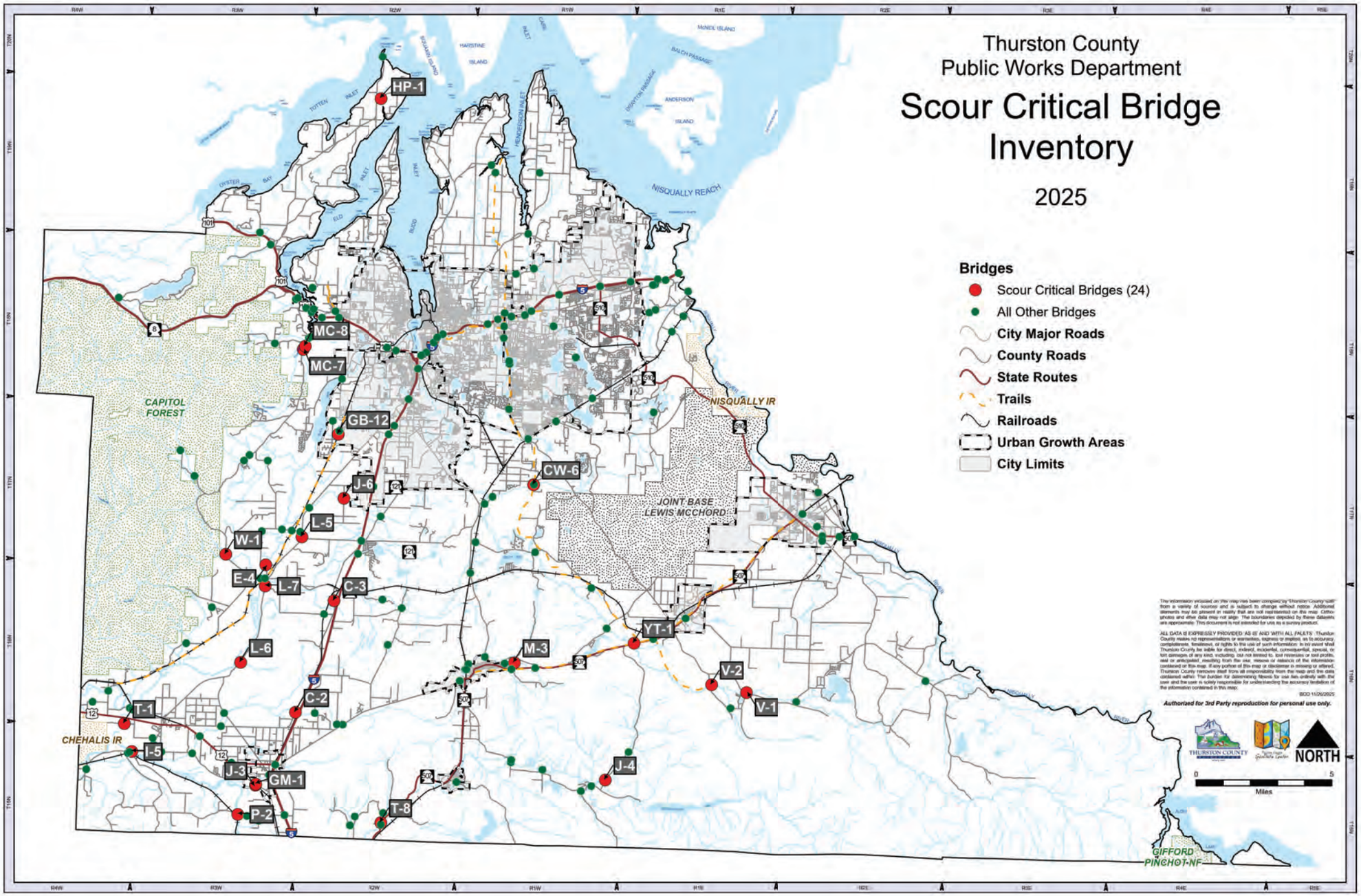
Bridge index

County reference	WSDOT ID	Bridge name	Feature the bridge is constructed over	Roadway, railroad, or trail connected to the bridge	Year built/rebuilt	Length	Width	Avg. daily traffic	Sufficiency rating
T-5	07963300	TONO BRIDGE	SKOOKUMCHUCK RIVER	TONO ROAD	1972	161	28	333	98.39
T-6	08597200	BLACK LAKE BRIDGE	BLACK LAKE DRAINAGE DITC	BLK-BELMORE RD.	1992	60	40	5172	91.94
T-7	08885100	TILLEY CURVE CULVERT	UNNAMED WETLAND	TILLEY ROAD	2016	13	0	3396	96.97
T-8	08902200	TROY BRIDGE	OCONNER CREEK	TROY AVE SE	2018	56	24	20	94.81
T-9	08904700	THOMPSON CK CULVERT	THOMPSON CREEK	THOMPSON CK RD SE	1960	11	0	118	93.9
T-10	08908900	TOBOTON CULVERT	TOBOTON CREEK	PEISSNER RD SE	2019	17	0	235	92.81
V-1	08354700	BENSON BRIDGE	DESCHUTES RIVER	VAIL CUTOFF RD	1956	122	24.1	1079	79.49
V-2	08295500	RUTH BRIDGE	DESCHUTES RIVER	VAIL LOOP ROAD	1982	149	28	851	91.15
V-3	08626000	BALLETTI BRIDGE	DESCHUTES RIVER	VAIL ROAD	1997	156	34.8	2194	96.31
V-4	08892700	VAIL LOOP BOX CULVERT	NONAME CREEK	VAIL LOOP RD SE	1950	11	0	521	99.76
W-1	08461100	WADDELL CRK BRIDGE	WADDELL CREEK	WADDELL CREEK ROAD	1969	130	28	1164	72.73
W-2	08610300	WALDRICK RD RR OVERPASS	RAILROAD	WALDRICK ROAD	1995	150	34	2391	97.75
W-3	08451100	COLLINS BRIDGE	DESCHUTES RIVER	WALDRICK ROAD	1986	150	34	1957	97.35
W-4	08215700	WILKENSEN	CENTRALIA CANAL	WILKENSEN ROAD	1986	60	34	5357	76
W-6	08252900	WOODARD BAY RD BRIDGE	WALKING TRAIL	WOODARD BAY	1958	76	24.2	1137	82.6
W-7	08251800	WOODARD BAY BRIDGE	WOODARD BAY	WOODARD BAY ROAD	1958/1977	60	24.1	1137	71.13
W-8	08193500	STONEY CREEK BRIDGE	STONEY CREEK	WADDELL CREEK RD.	1976	23	28	1531	88.22
W-9	08901900	PANTS CREEK CULVERT	PANTS CREEK	WADDELL CREEK RD	2018	18	0	1478	98.75
Y-1	08639100	YELM HWY PED OVERPASS	YELM HIGHWAY	PARKS PED. TRAIL	1998	126	12	24000	Trail
Y-2	08905600	SLUICE BOX CULVERT	EATON CREEK	YELM HWY	1950	8	0	7978	95.89
YT-1	08872200	DESCHUTES RIVER TRESTLE	DESCHUTES RIVER	YELM-TENINO TRAIL	1900	268	9	0	Trail
YT-2	08891600	RAILROAD GRADE BRIDGE	OBSOLETE RR	YELM TENINO TRAIL	1900	123	7.7	0	Trail
YT-3	08893000	YELM-TENINO TRAIL	CHURCH HILL CREEK	YELM-TENINO TRAIL	2004	30	9.6	0	Trail
YT-4	08899000	YELM TENINO TRAIL-RR GRADE BRIDGE	NO-NAME CREEK	YELM-TENINO TRAIL	1900	17	9.6	0	Trail

Bridge index

County reference	WSDOT ID	Bridge name	Feature the bridge is constructed over	Roadway, railroad, or trail connected to the bridge	Year built/rebuilt	Length	Width	Avg. daily traffic	Sufficiency rating
Railroad Bridges									
D-1	08216400	DURGIN ROAD TUNNEL	DURGIN ROAD	RAILROAD	1912	229	19.1	557	RR
M-13	08477000	MULLEN RD RR OVERPASS	MULLEN ROAD	N P RAILROAD	1950/2003	250	27.6	5211	RR
O-10	08053600	OLD 99 RAILROAD UNDERCRO	OLD 99	RAILROAD	1922	28	28	6729	RR
O-13	08022300	OLY-RAINIER RR OVERPASS	RAINIER RD.	BNRR MAIN LINE	1920/2015	90	13	8230	RR
TENINO 1	08532000	BN INC U'XING	SUSSEX AVE W	BN INC RR MAINLINE	1985	125	24	22	RR
City of Yelm									
B-1	08389700	BALD HILL ROAD BRIDGE	YELM CREEK	BALD HILL ROAD	1960/1983	20	33.7	6500	81.84
MC-9	08414700	MCKENNA BRIDGE	YELM CREEK	103RD AVE. SW SE	1930	20	26.7	1800	56.47
City of Tenino									
MC-3	08243200	MCDUFF ROAD BRIDGE	SCATTER CREEK	143RD AVE S W	1987	62	34	1256	96.88
O-8	08413300	OLD HWY 99	SCATTER CREEK	OLD HWY 99 SW	1923	66	24	5042	63.06
M-11	08619000	MORNINGSIDE BRIDGE	SCATTER CREEK	MORNINGSIDE DRIVE	1995	35	15.5	26	75.69


Thurston County Public Works
Bridges 2025
OLYMPIA
LACEY
TUMWATER
YELM
RAINIER
BUCODA
JOINT BASE LEWIS MCCHORD
CAPITOL FOREST
CHEHALIS IR
GIFFORD PINCHOT NF
NISQUALLY REACH
Cities
Urban Growth Areas
NORTH
0
5
Miles
Authorized for 3rd Party reproduction for personal use only.


Thurston County
Public Works Department
Scour Critical Bridge Inventory
2025
Bridges
Scour Critical Bridges (24)
All Other Bridges
City Major Roads
County Roads
State Routes
Trails
Railroads
Urban Growth Areas
City Limits
HP-1
MC-8
MC-7
GB-12
CW-6
J-6
L-5
W-1
E-4
L-7
C-3
L-6
C-2
T-1
I-5
J-3
GM-1
P-2
T-8
M-3
YT-1
V-2
V-1
J-4
CAPITOL FOREST
NISQUALLY IR
JOINT BASE LEWIS MCCHORD
CHEHALIS IR
GIFFORD PINCHOT NF
NISQUALLY REACH
NORTH
0
5
Miles
Authorized for 3rd Party reproduction for personal use only.

Board of County Commissioners
AGENDA ITEM SUMMARY

Agenda Date: Date Created: 11/26/2025 Agenda Item #:

Created by: Melissa Hutchens, Financial Services Manager - Auditor - 360-867-2263

Creator = Presenter? ○ Yes ◉ No Is this a presentation by more than one person? ☐

Click this button to find Presenter:

Presenter: **, - -**

Additional Presenters:
Summer Miller

Item Title:
Resolution Adopting the 2026 Indirect Cost Plan

Action Needed: Class of Item:

List of Exhibits

Resolution Indirect Cost Plan-2026 - KAH.pdf
PDF File
127 KB

Copy of Billing Reports - Revised Billables Resolution With Consolidation Correction.pdf
PDF File
183 KB

Attach any materials such as spreadsheets, powerpoint presentations, word documents, etc.

Click Additional Attachment to attach more materials.

NOTE: If you attach a file and get a message saying " ***You have chosen to attach a large file...*** ", you need to optimize the file to make it smaller. Contact Dan Murray at 4593 for assistance.

Clearance from other Departments? ☐
Budget Effect Summary? ☐

Recommended Action:
Move to approve the resolution to adopt 2026 Indirect Cost Allocation Plan.

Item Description:
The 2026 Indirect Cost Allocation Plan distributes the cost of services provided to County offices and departments that are originally paid from the General Fund. Services include, but are not limited to, Human Resources, Prosecuting Attorney Civil Division, Financial Services, Commissioners Offices, Planning Services, the Assessor's Office, and the Treasurer's Office. Costs

are allocated to restricted fund as authorized by RCW 42.09.210, costs are distributed in a fair and equitable manner, using best practice cost allocation methods for each cost item. Attachment A shows the amount distributed to each fund and department.

This AIS is complete and ready for the Clerk of the Board to include in the Board Agenda: ☑

Date Submitted: 11/30/2025

RESOLUTION NO. _____

A RESOLUTION adopting the Thurston County 2026 Indirect Cost Allocation Plan.

WHEREAS, Thurston County adopted an Indirect Cost Allocation Plan and has used it since 1989; and

WHEREAS, the Cost Allocation Plan has been updated to reflect the cost of support activities to all funds and agencies for 2026; and

WHEREAS, the Board of County Commissioners wishes to further implement the Plan in 2026.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THURSTON COUNTY as follows:

1. The Indirect Cost Allocation Plan Update for 2026 is hereby adopted in a modified Full Cost Form.

2. The 2026 Indirect Cost Allocations Payable, as shown on Attachment A, which is attached hereto and incorporated herein by reference, is hereby adopted.

ADOPTED: December 16, 2025

BOARD OF COUNTY COMMISSIONERS
Thurston County, Washington

ATTEST:

_____
Clerk of the Board

_____
TYE MENSER, Chair

APPROVED AS TO FORM:

JON TUNHEIM
PROSECUTING ATTORNEY

_____
WAYNE FOURNIER, Vice-chair

By: Karen Hanaway
Deputy Prosecuting Attorney

_____
CAROLINA MEJIA, Commissioner

_____
EMILY CLOUSE, Commissioner

_____
RACHEL GRANT, Commissioner

2026 Billable Service Cost Budget Resolution - *Attachment A*

Fund No.	Dept/ Prog No.	Fund/Agency Name	Total Full Cost					
			2025 Cost		Billable			
			Allocated	Excluded	Ref	2026	2025	Change
0010	01	Assessor	$ 264,462	$ (264,462)	1	$ -	$ -	$ -
0010/02	A200-79	Auditor	406,705	(406,705)	1	-	-	-
0010/02	A280-99	Auditor - Financial Services	108,909	(108,909)	1	-	-	-
0010	03	Commissioners	513,146	(513,146)	1	-	-	-
0010	04	Treasurer	61,542	(61,542)	1	-	-	-
0010	05	Clerk	313,110	(313,110)	1	-	-	-
0010	06	Superior Court	613,859	(613,859)	1	-	-	-
0010	07	District Court	259,568	(259,568)	1	-	-	-
0010	08	Juvenile Probation	1,225,599	(1,225,599)	1	-	-	-
0010	09	Prosecuting Attorney	729,058	(729,058)	1	-	-	-
0010	10	Sheriff	1,302,972	(1,302,972)	1	-	-	-
0010	11	Corrections	2,325,232	(2,325,232)	1	-	-	-
0010	12	Coroner	150,134	(150,134)	1	-	-	-
0010	22	Human Resources	189,383	(189,383)	1	-	-	-
0010	23	Non-Departmental	445,628	(445,628)	1	-	-	-
0010	24	Public Defense	325,338	(325,338)	1	-	-	-
0010	27	WSU Extension	53,439	(53,439)	1	-	-	-
0010	29	Emergency Management	181,591	(181,591)	1	-	-	-
0010	34	Public Works	37,885	(37,885)	1	-	-	-
0010	36	Planning	99,156	(99,156)	1	-	-	-
0010	37	Pre-Trial Services	69,913	(69,913)	1	-	-	-
0010	40	Public Health Recreation	2,963	(2,963)	1	-	-	-
0010	41	PHSS Recreation	773	(773)	1	-	-	-
1010	04	Treasurer's M & O	8,480	(2,801)	6	5,793	5,679	114
0011	23	Budget Stabilization Fund	4	(4)		-	-	-
1020	05	Family Court Services - Clerk	-	-	9	-	-	-
1030	27	Fair	37,412	-		38,161	37,412	749
1040	06	Law Library	2,586	-		2,638	2,586	52
1050	02	Auditor - M & O	12,459	-		12,711	12,459	252
1080	06	Family Court - Superior Court	771	(588)	5	187	183	4
1090	02	Auditor - Election Reserve	1,554	-		1,585	1,554	31
1100	03	Det. Fac. Sales Tax Hold.	135,152	-		137,854	135,152	2,702
1110	09	Victim Advocate Program	32,646	-		33,298	32,646	652
1120	04	Investment Administration	9,756	(9,756)	3	-	-	-
1140	29	Emergency Management Council	2,592	-		2,644	2,592	52
1160	04	REET Technology	4,622	(4,622)	8	-	-	-
1170	03	Trial Court Improvement	745	(180)	5	576	565	11
1180	40	Treatment Sales Tax	188,480	-		192,246	188,480	3,766
1190	34	County Roads	1,956,723	-		1,995,858	1,956,723	39,135
1200	40	Veterans	17,418	-		17,768	17,418	350
1280/90	29	Medic One & Reserve	510,668	-		422,703	510,668	(87,965)
1300	03	Stadium/Convention/Art Center	1,419	-		1,448	1,419	29
1330	34	Parks and Trails	68,527	(68,527)	3, 11	-	-	-
1350	34	Noxious Weed	20,182	-		20,586	20,182	404
1360	04	Tax Refunds	3	(3)	3	-	-	-
1380	03	Conservation Futures	36,601	-		37,333	36,601	732
1390	27	Abatement	16,627	-		16,959	16,627	332
1400	41	Housing & Community Renewal	340,766	(48,323)	5	298,290	292,443	5,847
1440	10	Sheriff's Special Programs	1,779	(267)	5	1,543	1,512	31
1450	11	Prisoner's Concession	11,135	-		11,360	11,135	225
1470	09	Interlocal Drug Enforcement	4,540	-		4,630	4,540	90
1470	10	Interlocal Drug Enforcement	16,929	-		17,268	16,929	339
1490	40	PHSS Technology	263	-		267	263	4
1500	40	Public Health	879,889	(417,791)	5	471,341	462,098	9,243
1500	41	Social Services	140,308	(19,572)	5	123,152	120,736	2,416

2026 Billable Service Cost Budget Resolution - *Attachment A*									
Fund No.	Dept/ Prog No.	Fund/Agency Name	Total Full Cost						
			2025 Cost			Billable			
			Allocated	Excluded	Ref	2026	2025	Change	
1540	40	Opioid Settlement	10	(2)		8	8	-	
1550	02	Communications - 911 Excise Tax	7,701	(7,701)	2	-	-	-	
1610	02	Election Stabilization Fund	55	-		56	55	1	
1620	03	Public, Educational & Govt Access	1,504	-		1,532	1,504	28	
1720	40	Long Lake - LMD	5,379	-		5,485	5,379	106	
1740	40	Lake Lawrence - LMD	2,944	-		3,004	2,944	60	
1770	40	Pattison Lake - LMD	470	-		479	470	9	
1780	27	WRIA Water & Waste	11	(11)	3	-	-	-	
1900	09	Anti-Profiteering	70	(70)	3	-	-	-	
1910	05	Clerk's Collection	3,736	(908)	5	2,882	2,828	54	
1920	03	Tourism Promotion Area	7,009	-		7,150	7,009	141	
1930	03	Historic Preservation	1,603	-		1,634	1,603	31	
1940	03	COVID Local Fiscal Recovery	253,502	(253,502)	5	-	-	-	
2260	03 & 04	GO Bonds 2010	127	(127)	7	-	-	-	
2261	03 & 04	GO Bonds 2010 - Sinking Fund	36	(36)	7	-	-	-	
2270	03 & 04	GO Bonds 2015	407	(407)	7	-	-	-	
2290	04	GO Bonds 2016	1,363	(1,363)	7	-	-	-	
2310	04	GO Bonds 2021A	-	-	7	-	-	-	
2320	04	GO Bonds 2321B	401	(401)	7	-	-	-	
2330	04	GO Bonds 2021 ERP	318	(318)	7	-	-	-	
2340	03/04	GO Bonds 2022	925	(925)	7	-	-	-	
3010	34	Roads Construction In Progress	140,354	-		143,161	140,354	2,807	
3080	03	Jail Capital Projects	281	-		287	281	6	
3160	03	Real Estate Excise Tax	4,363	(4,363)	8	-	-	-	
3170	03	2010 Debt Holding	5	(5)	7	-	-	-	
3190	34	Transportation Impact Fees	2,276	-		2,321	2,276	45	
3200	34	Parks Impact Fees	1,103	-		1,126	1,103	23	
3210	03	Real Estate Excise Tax 2	3,913	(3,913)	8	-	-	-	
3220	03	Courthouse Project	16,599	-		16,930	16,599	331	
3230	03	2021 Debt Holding	967	(967)	7	-	-	-	
3240	03	2022 Debt Holding	1,386	(1,386)	7	-	-	-	
4030	34	Solid Waste - M & O	717,539	-		731,887	717,539	14,348	
4040	34	Solid Waste - Res. For Closure	18,991	-		19,369	18,991	378	
4050	34	Solid Waste Reserve	40,457	-		41,265	40,457	808	
4060	27	Storm & Surface Water Utility	234,474	-		239,164	234,474	4,690	
4060	34	Storm & Surface Water Utility	438,517	-		447,288	438,517	8,771	
4070	34	Storm & Surface Water Capital	28,499	-		29,066	28,499	567	
4124	27	Land Use & Permitting	647,202	-		660,146	647,202	12,944	
4200	34	Boston Harbor Water/Wastewater	45,060	(45,060)	12			-	
4210	04 & 34	Boston Harbor Reserve	7,604	(7,604)	12			-	
4300	34	Tamoshan/Beverly Beach Sewer	28,108	(28,108)	12			-	
4340	34	Grand Mound Wastewater	253,050	(253,050)	12			-	
4350	04 & 34	Grand Mound Water	152,708	(152,708)	12			-	
4400	34	Tamoshan Utility	20,299	(20,299)	12			-	
4410	34	Olympic View Sewer	13,503	(13,503)	12			-	
4420	04 & 34	Tamoshan Reserve	7,404	(7,404)	12			-	
4440	34	GM Wastewater Reserve	7,587	(7,587)	12			-	
4450	34	Grand Mound Water Reserve	2,074	(2,074)	12			-	
4460	04	Tamoshan Beverly Beach Debt	38	(38)	7	-	-	-	
4480	04 & 34	Grand Mound Debt Service	8	(8)	7	-	-	-	
4510	04 & 40	Community Loan Repayment #1	101	-		103	101	2	
4520	40	Environmental Health	304,991	-		311,091	304,991	6,100	
4530	27	Habitat Conservation Plan Mitigation	6,251	-		6,375	6,251	124	

2026 Billable Service Cost Budget Resolution - *Attachment A*

Fund No.	Dept/ Prog No.	Fund/Agency Name	Total Full Cost					
			2025 Cost		Billable			
			Allocated	Excluded	Ref	2026	2025	Change
4600		Sewer Utility Maintenance and Operations (Includes Funds 4300,4340, 4410, 64% of 4200)		323,499	12	329,972	323,499	6,472
4650		Sewer Utility Reserve (Includes Funds 4440, 81% of 4210, 60% of 4420)		18,189	12	18,550	18,189	362
4700		Water Utility Maintenance and Operations (Includes Funds 4400, 4700, 36% of 4200)		189,229	12	193,014	189,229	3,786
4750		Water Utility Reserve (Includes Funds 4450, 19% of 4210, 40% of 4420		6,480	12	6,609	6,480	128
5030	22	Unemployment Compensation	5,137	-		5,237	5,137	100
5050	22	Insurance Risk	95,189	-		97,093	95,189	1,904
5060	22	Benefits Administration	12,074	-		12,314	12,074	240
5080	22	Leave Buyout	1,769	-		1,804	1,769	35
5210	04 & 25	Central Services/Facilities	624,270	-		636,755	624,270	12,485
5220	25	Central Services Reserve	32,330	-		32,977	32,330	647
5230	25	CS Facilities Engineering	21,307	-		21,734	21,307	427
5240	25	System Reserve	46,080	-		47,003	46,080	923
5250	38	Information Technology	292,959	-		298,822	292,959	5,863
5260	38	Info Tech Reserves	18,442	-		18,813	18,442	371
5270	38	Large System Replacement	-	-		-	-	-
5410	25	E.R.&R. Maintenance	128,595	-		131,168	128,595	2,573
5420	25	E.R.&R. Replacement	81,064	-		82,686	81,064	1,622
6331		Forest Excise	-	-	2	-	-	-
6334		Treasurer's Trust	-	-	2	-	-	-
6335		Taxes & Refunds Pending	-	-	2	-	-	-
6336		Performance Bonds	-	-	2	-	-	-
6338-9,A-D		State Agencies	1,511,398	(1,511,398)	2	-	-	-
633F		Inmate Concessions	183	(183)	2	-	-	-
6350-54		Drainage Districts	338	(338)	2	-	-	-
6410-11		Cemetery Districts	4,289	(4,289)	2	-	-	-
6420-29,F-P		PUD #1	8,641	(8,641)	2	-	-	-
6431		Tanglewilde Parks	1,168	(1,168)	2	-	-	-
6440-49,A-J		Housing Authority	15,554	(15,554)	2	-	-	-
6450		Intercity Transit	6,175	(6,175)	2	-	-	-
6460-64		Timberland Regional Library	161,854	(161,854)	2	-	-	-
6471		ORCAA	1,011	(1,011)	2	-	-	-
6480		Conservation District	-	-	2	-	-	-
6490		Thurston Regional Planning	8,406	(787)	2, 4	7,771	7,619	152
6500-06		ESD #113	12,595	(12,595)	2	-	-	-
6500-6620		School Districts	2,452,373	(2,452,373)	2	-	-	-
6630-6777		Fire Districts	563,524	(563,524)	2	-	-	-
6780,67A		West Thurston Fire	3,208	(3,208)	2	-	-	-
67B		SE Thurston Regional Fire	68,821	(68,821)	2	-	-	-
6802-07		Port of Olympia	90,542	(90,542)	2	-	-	-
6810-70		Cities & Towns	492,744	(492,744)	2	-	-	-
6910-11		CapCom	1,875	(1,875)	2	-	-	-
6920		Visitor & Convention's Bureau	-	-	2	-	-	-
6930		Olympia Metropolitan Park District	60,225	(60,225)	2	-	-	-
6940		Dispute Resolution Center	-	-	2	-	-	-
6950		Area Agency On Aging	36,362	(36,362)	2	-	-	-
6960		Thurston Mason BHO	5,588	(5,588)	2	-	-	-
6970		Wash State Trans Insur Pool	3,294	(3,294)	2	-	-	-
6980		LOTT	5,386	(5,386)	2	-	-	-
6990		Tumwater Metro Park District	22,141	(22,141)	2	-	-	-

2026 Billable Service Cost Budget Resolution - *Attachment A*

Fund No.	Dept/ Prog No.	Fund/Agency Name	Total Full Cost					
			2025 Cost		Billable			
			Allocated	Excluded	Ref	2026	2025	Change
Total Billable Cost Per Budget Resolution			**$ 24,471,595**	**$ (16,059,326)**		**$ 8,482,330**	**$ 8,412,269**	**$ 70,061**

Reasons for Unbilled Costs:

1. General Fund has already funded its share of service costs because total service cost is directly funded out of the General Fund
2. Service costs to these agency funds cannot be billed because services are statutorily mandated and any billings must be by mutual agreement
3. Not billable per BOCC and therefore indirect charges to these funds are directly funded out of the General Fund
4. Billable amounts are contractually approved through inter-local agreements with the Auditor based on provided services
5. Costs prohibited per federal guidelines are not billed to funds that receive substantial reimbursements from federal agencies
6. Only costs traceable to the foreclosure function are billable to this Fund per statute
7. Debt service and holding funds are not charged because specific authorization is excluded from bond agreements, ordinances and resolutions
8. REET Funds are not charged because regulatory statutes specify that billable charges must be directly tied to the allowed activity
9. This Fund was eliminated in 2022 by the BOCC
10. Not billable because Fund is fully funded by Federal Agencies and these agencies have already been billed any allowable indirect costs
11. Amount was billable in the budget resolution and is not billable in the finalized cost plan because this Fund is funded by the General Fund and therefore should not be billed as noted above in Footnote # 1 resulting in a difference from budget resolution only in form and not in substance
12. Utility Consolidation

Board of County Commissioners
AGENDA ITEM SUMMARY

Agenda Date: Date Created: 11/25/2025 Agenda Item #:

Created by: Jessica Hildreth, Executive Assistant - Central Services - 360-709-3001

Creator = Presenter? ○ Yes ◉ No Is this a presentation by more than one person? ☑

Presenter: **Kim Burnett, Central Services Director - Central Services -**

Presenter #2: **Bruce Rohrbough, Fleet Services Manager - Central Services - 360-867-2397**

Additional Presenters:
Summer Miller

Item Title:
Resolution Establishing the 2026-2027 Equipment Rental Rates

Action Needed: Class of Item:

List of Exhibits

2026-2027 ERR Budget Adoption Resolution and Attachments.pdf
PDF File
1.43 MB

Attach any materials such as spreadsheets, powerpoint presentations, word documents, etc.

Click Additional Attachment to attach more materials.

NOTE: If you attach a file and get a message saying " ***You have chosen to attach a large file...*** ", you need to optimize the file to make it smaller. Contact Dan Murray at 4593 for assistance.

Clearance from other Departments? ☑

☑ PAO ☐ FinSvcs ☐ HR

☑ Budget Office ☐ CAO ☐ Other

Notes:

Budget Effect Summary? ☐

Recommended Action:
Move to approve the resolution to adopt the Equipment Rental Rates for equipment owned by the Equipment Rental and Revolving fund for 2026-2027.

Item Description:
RCW 36.33A requires counties to establish an Equipment Rental and Revolving Fund and directs its use and administration. In accordance with this statute, rates are established to pay for the maintenance and operation of equipment and to save for the future replacement of county

equipment.

The 2026-2027 Equipment Rental and Revolving Fund resolution establishes the rates for equipment owned by the fund, determined and certified by the County Engineer, and subject to approval by the Board of County Commissioners. The resolution further states that the Director of Central Services has determined the rates identified in attachments A, B, C, D, and E are appropriate for maintenance, operation, and replacement expenditures.

Attachment A provides the 2026-2027 maintenance, operation, and replacement rates.

Attachment B is the 2026-2027 Equipment List.

Attachment C is the 2026 Equipment Hourly Rate List

Attachment D is the 2026 County Engineer ER&R & M&O rates Certification Memo

Attachment E is the 2026/2027 Pool Vehicles Rental Rate sheet

This AIS is complete and ready for the Clerk of the Board to include in the Board Agenda: ☑

Date Submitted: 11/25/2025

Resolution #_____

A RESOLUTION establishing equipment rental rates for equipment owned by the Equipment Rental and Revolving Fund for 2026-2027.

WHEREAS, a County-wide equipment rental program was established by Resolution #6087 on December 19, 1978 and amended by Resolution 13158 on April 26, 2004; and

WHEREAS, RCW 36.33A.040 provides that the County Engineer or other appointee of the county legislative body shall determine the equipment rental rates subject to annual review by the Board of County Commissioners, and the Board has appointed the Director of Central Services to determine the rates; and

WHEREAS, WACs 136-600-050 and 136-600-060 requires the County Engineer to certify the equipment rental rates as an appropriate use of county road funds; and

WHEREAS, the Director of Central Services has determined that the rates identified in Attachments A, B, C, D, and E which are attached and incorporated herein by reference, are appropriate for maintenance, operation and replacement expenditures associated with the County vehicle fleet; and

WHEREAS, the Board of County Commissioners has reviewed the attached equipment rental rates.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THURSTON COUNTY that the equipment rental rates for the Equipment Rental and Revolving Fund as identified in Attachments A, B, C, D, and E are approved for 2026-2027.

ADOPTED: December 16, 2025

ATTEST:

_____
Clerk of the Board

APPROVED AS TO FORM:

JON TUNHEIM
PROSECUTING ATTORNEY

By: _____
Scott Cushing
Senior Deputy Prosecuting Attorney

BOARD OF COUNTY COMMISSIONERS
Thurston County, Washington

_____
Chair

_____
Commissioner

_____
Commissioner

_____
Commissioner

_____
Commissioner

ATTACHMENT A

Summary by Department/Division
Funds 5410 and 5420 for Fiscal Year 2026
M&O and Replacement Revenues

		M&O				REPLACEMENT		
FUND # - DEPT	**DEPT/DIVISION NAME**	**2026 PROPOSED**	**2025 RATE**	**DIFFERENCE**		**2026 PROPOSED**	**2025 RATE**	**DIFFERENCE**
GENERAL FUND								
0010-01	ASSESSOR	62,127	66,030	(3,903)		69,778	76,415	(6,637)
0010-02	AUDITOR/ELECTIONS	17,332	12,738	4,594		42,491	17,843	24,649
0010-08	JUVENILE PROBATION	47,289	32,472	14,817		87,015	39,905	47,111
0010-10	SHERIFF	2,217,303	1,628,183	589,119		1,896,922	1,390,540	506,383
0010-10	SHERIFF SMALL ASSETS	-	2,922	(2,922)		208,772	244,375	(35,603)
0010-11	SHERIFF/CORRECTIONS	37,854	75,974	(38,119)		214,218	158,286	55,932
0010-12	CORONER	21,656	13,194	8,462		78,212	40,378	37,834
0010-27	WSU	5,322	3,597	1,726		15,686	15,672	14
0010-29	EMERGENCY SERVICES (E109)	4,597	1,824	2,773		30,268	22,812	7,456
0010-29	EMERGENCY MANAGEMENT (E114)	16,474	4,774	11,700		23,866	24,413	(547)
		2,429,954	1,841,707	588,246		2,667,229	2,030,637	636,592
CENTRAL SERVICES								
5210-25	CENTRAL SERVICES	80,926	63,555	17,372		159,056	107,418	51,639
5410-25	ER&R	100,049	121,445	(21,396)		114,511	197,366	(82,855)
		180,975	184,999	(4,024)		273,567	304,784	(31,216)
COMMUNITY PLANNING AND ECONOMIC DEVELOPMENT								
1030-27	FAIR	9,735	15,994	(6,260)		25,315	27,258	(1,943)
4060-27	STORM & SURFACE WATER	8,099	17,510	(9,411)		30,566	31,715	(1,149)
4124-27	LAND USE & PERMITTING	51,213	63,998	(12,785)		70,919	49,324	21,595
		69,048	97,503	(28,456)		126,800	108,296	18,503
PUBLIC WORKS								
1190-34	PARKS	92,925	149,903	(56,978)		76,579	126,385	(49,806)
1190-34	ROADS ENGINEERING	95,491	116,090	(20,598)		158,597	167,083	(8,486)
1190-34	ROADS MAINTENANCE	2,313,200	2,406,438	(93,238)		3,230,353	2,298,302	932,051
1190-34	ROADS TRAFFIC	143,421	144,316	(895)		225,400	130,935	94,465
1350-34	NOXIOUS WEEDS	19,209	29,726	(10,517)		12,192	42,610	(30,418)
4030-34	SOLID WASTE	71,490	111,883	(40,393)		112,736	136,743	(24,007)
4040-34	SOLID WASTE RESERVE	7,715	5,079	2,636		41,801	35,221	6,581
4060-34	STORMWATER UTILITY	103,474	223,208	(119,734)		229,811	138,535	91,276
4200-34	UTILITIES	38,657	48,765	(10,109)		88,280	75,518	12,763
		2,885,581	3,235,408	(349,826)		4,175,750	3,151,330	1,024,419
INFORMATION TECHNOLOGY								
5250-38	INFORMATION TECHNOLOGY	4,195	7,056	(2,861)		23,553	18,089	5,464
		4,195	7,056	(2,861)		23,553	18,089	5,464
PUBLIC HEALTH AND SOCIAL SERVICES								
1500-40	PUBLIC HEALTH	100,104	76,925	23,179		127,921	121,915	6,006
1720-40	LONG LAKE	-	3,431	(3,431)		-	-	-
1500-41	RECREATION	2,548	2,392	156		-	-	-
		102,652	82,748	19,904		127,921	121,915	6,006
	GRAND TOTALS	5,672,404	5,449,421	222,983		7,394,820	5,735,052	1,659,768

ATTACHMENT A

Summary by Department/Division
Funds 5410 and 5420 for Fiscal Year 2027
M&O and Replacement Revenues

		M&O				REPLACEMENT		
FUND # - DEPT	**DEPT/DIVISION NAME**	**2026 PROPOSED**	**2027 PROPOSED**	**DIFFERENCE**		**2026 PROPOSED**	**2027 PROPOSED**	**DIFFERENCE**
GENERAL FUND								
0010-01	ASSESSOR	62,127	64,301	2,174		69,778	72,220	2,442
0010-02	AUDITOR/ELECTIONS	17,332	17,938	607		42,491	43,979	1,487
0010-08	JUVENILE PROBATION	47,289	48,944	1,655		87,015	90,061	3,046
0010-10	SHERIFF	2,217,303	2,294,908	77,606		1,896,922	1,963,315	66,392
0010-10	SHERIFF SMALL ASSETS	-	-	-		208,772	216,079	7,307
0010-11	SHERIFF/CORRECTIONS	37,854	39,179	1,325		214,218	221,716	7,498
0010-12	CORONER	21,656	22,414	758		78,212	80,949	2,737
0010-27	WSU	5,322	5,509	186		15,686	16,235	549
0010-29	EMERGENCY SERVICES (E109)	4,597	4,758	161		30,268	31,328	1,059
0010-29	EMERGENCY MANAGEMENT (E114)	16,474	17,050	577		23,866	24,701	835
		2,429,954	2,515,002	85,048		2,667,229	2,760,582	93,353
CENTRAL SERVICES								
5210-25	CENTRAL SERVICES	80,926	83,758	2,832		159,056	164,623	5,567
5410-25	ER&R	100,049	103,551	(3,502)		114,511	118,519	4,008
		180,975	187,309	(669)		273,567	283,142	9,575
COMMUNITY PLANNING AND ECONOMIC DEVELOPMENT								
1030-27	FAIR	9,735	10,076	341		25,315	26,201	886
4060-27	STORM & SURFACE WATER	8,099	8,383	283		30,566	31,636	1,070
4124-27	LAND USE & PERMITTING	51,213	53,006	1,792		70,919	73,401	2,482
		69,048	71,464	2,417		126,800	131,238	4,438
PUBLIC WORKS								
1190-34	PARKS	92,925	96,178	3,252		76,579	79,259	2,680
1190-34	ROADS ENGINEERING	95,491	98,833	3,342		158,597	164,148	5,551
1190-34	ROADS MAINTENANCE	2,313,200	2,394,162	80,962		3,230,353	3,343,416	113,062
1190-34	ROADS TRAFFIC	143,421	148,441	5,020		225,400	233,289	7,889
1350-34	NOXIOUS WEEDS	19,209	19,881	672		12,192	12,619	427
4030-34	SOLID WASTE	71,490	73,992	2,502		112,736	116,682	3,946
4040-34	SOLID WASTE RESERVE	7,715	7,985	270		41,801	43,264	1,463
4060-34	STORMWATER UTILITY	103,474	107,095	3,622		229,811	237,854	8,043
4200-34	UTILITIES	38,657	40,010	1,353		88,280	91,370	3,090
		2,885,581	2,986,577	100,995		4,175,750	4,321,901	146,151
INFORMATION TECHNOLOGY								
5250-38	INFORMATION TECHNOLOGY	4,195	4,341	147		23,553	24,378	824
		4,195	4,341	147		23,553	24,378	824
PUBLIC HEALTH AND SOCIAL SERVICES								
1500-40	PUBLIC HEALTH	100,104	103,608	3,504		127,921	132,398	4,477
1720-40	LONG LAKE	-	-	-		-	-	-
1500-41	RECREATION	2,548	2,637	89		-	-	-
		102,652	106,245	3,593		127,921	132,398	4,477
	GRAND TOTALS	5,672,404	5,870,938	191,531		7,394,820	7,653,639	258,819

ER&R 2026 EQUIPMENT LIST

Dept Name	Program	Asset #	Description	Sum of Replacement Cost
Health	VRG	8944	2014 FORD FUSION	65,000
		8945	2014 FORD FUSION	65,000
	VRG Total			130,000
Health Total				130,000
Roads Maint	VRJ	9355	2015 FORD F350	75,000
		9378	2016 FORD F150	65,000
		9381	2015 FORD F350	75,000
		9382	2015 CHEVROLET SILVERADO	70,000
		9423	2014 CATERPILLAR CB34B ROLLER	80,000
		9425	2014 INTERNATIONAL 7500 HOOKLIFT	330,000
		9426	2014 INTERNATIONAL 4400 HOOKLIFT	330,000
		9435	2013 INTERNATIONAL 7600 HOOKLIFT	330,000
		F0075	2005 MEGGA BAGGER (REFURBISHED 2016)	40,000
		F4060	2009 ASPHALT ZIPPER GRINDER	120,000
		F4200	2012 PALIFT HOOK LOADER	47,000
		F4201	2013 13' FLATBED W/RUMBER DECK	15,000
		F4202	2013 13' FLATBED W/RUMBER DECK	15,000
		F4204	2013 PALFINGER HOOK LOADER	47,000
		F4205	2013 13' FLATBED W/RUMBER DECK	15,000
		F4206	2013 13' FLATBED W/RUMBER DECK	15,000
		F4207	2013 AMERICAN 3910-P1TE 10' PLOW	27,000
		F4208	ROLL DECK DUMP BODY	45,000
	VRJ Total			1,741,000
Roads Maint Total				1,741,000
Roads Traffic	VRL	9362	2015 FORD EXPLORER	65,000
	VRL Total			65,000
Roads Traffic Total				65,000
Land Use	VR6	8893	2014 FORD ESCAPE AWD	50,000
		8894	2014 FORD ESCAPE AWD	50,000
		8895	2014 FORD ESCAPE AWD	50,000
	VR6 Total			150,000
Land Use Total				150,000
Auditor	VR2	8933	2012 CHEVROLET EXPRESS VAN	65,000
	VR2 Total			65,000
Auditor Total				65,000
Sheriff	VRO	1165	2006 ALMAR BOAT (1166 motor, S7465 trailer)	65,000
		8992	2016 YAMAHA MOTOR	30,000
		9018	2018 CHEVROLET TAHOE	110,000
		9026	2020 FORD EXPLORER	105,000
		9082	2020 FORD EXPLORER	105,000
		9083	2020 FORD EXPLORER	105,000
		9086	2020 FORD EXPLORER	105,000
		9088	2019 FORD F150	105,000
		9089	2020 FORD EXPLORER	105,000
		9090	2020 FORD EXPLORER	105,000
		9092	2020 FORD EXPLORER	105,000
		9095	2020 FORD EXPLORER	105,000
		9101	2020 FORD EXPLORER	105,000
		9294	2021 FORD EXPLORER PPV	105,000
	VRO Total			1,360,000
Sheriff Total				1,360,000
Sheriff Small Asset	VRP		0 AERO PRECISION RIFLE (10)	21,210
			PBT INTOXIMETERS AS FST F381-03 (25)	15,550
			PBT INTOXIMETERS AS F224-02 (10)	6,220
		S10244	BULLET PROOF VESTS Patrol (6)	12,270
	VRP Total			55,250
Sheriff Small Asset Total				55,250
Corrections	VRZ		0 TASERS (84)	126,000
		S10242	Corrections Protective Vests (24)	28,000
	VRZ Total			154,000
Corrections Total				154,000
Emerg	VRH	8970	2015 FORD EXPLORER	75,000
	VRH Total			75,000
Emerg Total				75,000
Solid Waste	VRQ	9186	2018 ISUZU SWEEPER	290,000
		F4172	2011 HOPPER SANDER	20,000
	VRQ Total			310,000
Solid Waste Total				310,000
Solid Waste Post Closure	VRR	8883	2012 FORD F350	90,000
	VRR Total			90,000
Solid Waste Post Closure Total				90,000
Facilities	VR3	8936	2014 CHEVROLET SILVERADO	75,000
		8937	2014 CHEVROLET SILVERADO	75,000
		8940	2014 EXPRESS CARGO VAN	75,000
		9229	2019 FORD ESCAPE	50,000
	VR3 Total			275,000
Facilities Total				275,000
ER&R	VR9	1491	HYDRAULIC IRON WORK	30,000
		8980	2014 FORD ESCAPE	55,000
		F3808	CHARGEPOINT	10,000
	VR9 Total			95,000
ER&R Total				95,000
Fair	VRA	8712	2006 JOHN DEERE UTILITY TR.	45,000
	VRA Total			45,000
Fair Total				45,000
IT	VRB	8939	2014 FORD FUSION	50,000
	VRB Total			50,000
IT Total				50,000
Juv	VRC	8979	2017 FORD ESCAPE	50,000
		8990	2014 FORD INTERCEPTOR PURSUIT	70,000
		8991	2014 CHEVROLET EXPRESS VAN	65,000
	VRC Total			185,000
Juv Total				185,000
Storm - CPED	VR7	1071	1990 SHORELANDER BOAT TRAILER (F4130 & S1099)	7,500
		1099	YAMAHA OUTBOARD MOTOR	10,000
		F4130	15' DUROBOAT	10,000
	VR7 Total			27,500
Storm - CPED Total				27,500
Storm - PW	VRK	9517	2016 CHEVROLET SILVERADO	65,000
	VRK Total			65,000
Storm - PW Total				65,000
Utilities	VRM	8890	2013 FORD F150	70,000
		9220	2019 FORD F250	100,000
	VRM Total			170,000
Utilities Total				170,000
Grand Total				5,107,750

ER&R 2027 EQUIPMENT LIST

Dept Name	Program	Asset #	Description	Sum of Replacement Cost
Health	VRG	8946	2014 CHEVROLET SILVERADO	75,000
		8947	2014 FORD ESCAPE 4WD	50,000
		8948	2014 FORD ESCAPE 4WD	50,000
		8949	2014 FORD ESCAPE 4WD	50,000
		8950	2014 FORD ESCAPE	50,000
	VRG Total			275,000
Health Total				275,000
Roads Eng	VRI	9573	2020 FORD EXPLORER	65,000
	VRI Total			65,000
Roads Eng Total				65,000
Roads Maint	VRJ	0969	2004 A.T.B. PUP TRAILER (refurbished 2020)	130,000
		0970	2004 A.T.B. PUP TRAILER (refurbished 2019)	130,000
		0971	2004 A.T.B. PUP TRAILER (refurbished 2019)	130,000
		0972	2004 A.T.B. PUP TRAILER (refurbished 2020)	130,000
		0973	2004 A.T.B. PUP TRAILER (refurbished 2020)	130,000
		0975	2004 A.T.B. PUP TRAILER (refurbished 2020)	130,000
		0976	2004 A.T.B. PUP TRAILER (refurbished 2019)	130,000
		0977	2005 SMITH SIDE DUMP TRAILER (refurbished 2021)	140,000
		9361	2017 FORD F350	75,000
		9374	2015 DOOSAN TRAILER MOUNTED COMPRESSOR	30,000
		9379	2016 FORD F150	65,000
		9390	2015 OLYMPIC OM16-2E TRAILER	25,000
		9406	2005 ICE BREAKER/SANDER	20,000
		9407	2005 ICE BREAKER/SANDER	20,000
		9418	2015 CATERPILLAR CB54B ROLLER	250,000
		9428	2016 JOHN DEERE 85G MINI EXCAVATOR	140,000
		9443	2016 FORD F150	65,000
		9456	2018 FREIGHTLINER VACTOR	600,000
		9458	2017 SUPERIOR ROAD BROOM	120,000
		9459	2017 SUPERIOR ROAD BROOM	120,000
		9460	2017 SUPERIOR ROAD BROOM	120,000
		9470	2017 NEW HOLLAND T6 BOOM FLAIL MOWER	190,000
		9487	2007 AEROMULCHER STRAW BLOWER	40,000
		9553	2017 DIAMOND 22' BOOM 50" FLAIL	85,000
		9558	2017 TRAIL KING TKT16U TRAILER	35,000
		9560	2017 TRAIL KING TKT16U TRAILER	35,000
		9561	2017 TRAIL KING TKT16U TRAILER	35,000
		9566	2016 DOOSAN COMPRESSOR	30,000
		9568	2017 SIMEX ASPHALT FLOAT	35,000
		9591	2019 FORD F550	108,800
		9596	2020 ELGIN SWEEPER	435,000
		F4176	2012 INCLINE SCREEN	235,000
		F4178	2013 FLATBED WITH RUMBER DECK	12,000
		F4179	2013 FLATBED WITH RUMBER DECK	12,000
		F4294	2019 HUSQVARNA 36" WALK BEHIND SAW	44,000
	VRJ Total			4,031,800
Roads Maint Total				4,031,800
Land Use	VR6	8897	2014 FORD ESCAPE AWD	50,000
		8898	2014 FORD ESCAPE AWD	50,000
		9348	2017 FORD ESCAPE AWD	50,000
	VR6 Total			150,000
Land Use Total				150,000
Coroner	VR4	8960	2015 CHEVROLET SILVERADO/BOX	110,000
	VR4 Total			110,000
Coroner Total				110,000
Assessor	VR1	9198	2015 CHEVROLET EQUINOX	50,000
	VR1 Total			50,000
Assessor Total				50,000
Sheriff	VRO	9005	2018 FORD F150	85,000
		9029	2018 FORD EXPLORER PPV	80,000
		9033	2018 FORD EXPLORER PPV	80,000
		9045	2018 FORD F150 PPV	105,000
		9087	2020 FORD EXPLORER	105,000
		9102	2020 FORD EXPLORER	105,000
		9103	2019 CHEVROLET TAHOE	110,000
		9140	2020 FORD F-150 CC PRV	105,000
		9143	2020 FORD EXPLORER AWD PPV	105,000
	VRO Total			880,000
Sheriff Total				880,000
Sheriff Small Asset	VRP		0 PBT INTOXIMETERS AS F224-02 (6)	3,732
		S10250	BULLET PROOF VEST Patrol (9)	21,924
		S10252	IN CAR CAMERAS (80)	
	VRP Total			25,656
Sheriff Small Asset Total				25,656
Corrections	VRZ	S10248	Corrections Protective Vests (37)	41,800
	VRZ Total			41,800
Corrections Total				41,800
Solid Waste	VRQ	9188	2017 KUBOTA RTV	26,000
		9190	2017 KUBOTA MOWER	27,000
		F4085	USED MINI EXCAVATOR	110,000
	VRQ Total			163,000
Solid Waste Total				163,000
ER&R	VR9	9344	2016 JCB FORKLIFT	100,000
	VR9 Total			100,000
ER&R Total				100,000
Fair	VRA	8957	2014 CHEVROLET EXPRESS VAN	75,000
	VRA Total			75,000
Fair Total				75,000
IT	VRB	8941	2014 FORD TRANSIT CONNECT	60,000
	VRB Total			60,000
IT Total				60,000
Storm - CPED	VR7	8981	2014 CHEVROLET EXPRESS CARGO VAN	75,000
	VR7 Total			75,000
Storm - CPED Total				75,000
Storm - PW	VRK	9521	2016 CHEVROLET COLORADO	60,000
	VRK Total			60,000
Storm - PW Total				60,000
Weeds	VRE	8966	2017 G3 BOAT (S10213 & S10214)	17,500
		S10213	2017 YAMAHA MOTOR (8966 & S10214)	7,500
		S10214	2017 EZ LOADER TRAILER (8966 & S10213)	3,000
	VRE Total			28,000
Weeds Total				28,000
WSU	VRS	8958	2014 CHEVY EXPRESS CARGO VAN	75,000
	VRS Total			75,000
WSU Total				75,000
Grand Total				6,265,256

ATTACHMENT C

THURSTON COUNTY 2026 EQUIPMENT HOURLY RATES

Description	Hourly rate
10 YD DUMP	$75.69
15' G3 BOAT	$275.15
5 YD DUMP TRUCK/FLATBED/HOOKLIFT	$326.66
BACKHOE	$74.61
BELT LOADER	$162.65
BRINE SYSTEM	$420.39
BROOM	$133.54
BUCKET TRUCK	$90.32
BUTTON TRUCK	$276.35
CHIP TRUCK	$38.38
CHIPPER	$38.63
CRACK SEALER	$71.95
CRAMBO	$2,025.58
DISTRIBUTOR	$77.95
EXCAVATOR	$69.58
FLAIL MOWER	$157.58
GRADER	$151.88
GRAPPLE ARM "TRASH TRUCK"	$117.11
LIGHT TRUCK < 10,000 LBS	$28.23
LOADER	$174.22
LOWBOY	$156.47
MEDIUM TRUCKS 10,001-26,000 LBS	$31.13
MEDIUM UTILITY TRACTOR	$123.52
PATCH TRUCK	$116.12
PAVER	$274.91
POWERSCREEN	$278.21
PUP TRAILER	$398.49
ROLLER	$104.95
ROTARY MOWER	$94.51
SERVICE TRUCKS F550	$33.73
SKID STEER	$23.87
SMALL UTILITY TRACTOR	$157.09
STRIPER	$232.03
SWEEPER	$137.92
TILT DECK TRAILER	$22.74
VACTOR	$132.36
WATER TRUCK	$116.31
ZERO TURN MOWER	$50.28
	Daily rate
14K TILT DECK TRAILER	$8.82
ENCLOSED TRAILER	$26.00
READER BOARD TRAILER	$26.67

THURSTON COUNTY
WASHINGTON
SINCE 1852

PUBLIC WORKS
9605 Tilley Road S, Suite C | Olympia, WA 98512-1093
Office: (360) 867-2300 | TDD line: 711 or 1 (800) 833-6388
Karen Weiss, Director

MEMORANDUM

DATE: November 22, 2025

TO: Thurston County Board of County Commissioners

FROM: Matt Unzelman, P.E., County Engineer

CC: Bruce Rohrbough, Central Services Fleet Service Manager

Teresa Wollan, Public Works Fiscal Manager

RE: 2026 Review of ER&R and M&O Rates

I have reviewed the 2026 ER&R rates for materials and supplies, replacement, and M&O funded by county road funds for 2026 and certify to the Thurston County Board of County Commissioners that the proposed rates are appropriate as required by RCW 36.80.030.

References:

WAC 136-600-050 Equipment Rental Rates

Rental rates of equipment shall be reviewed annually, or every two years for counties that budget on a biennial basis, by the county's legislative authority. Rental rates must include, but are not limited to, the following:

(1) Estimated service life in years and service life remaining;
(2) Replacement cost;
(3) Salvage value;
(4) Estimated operating and maintenance cost;
(5) Direct and indirect cost of maintaining and operating facilities specific for ER&R equipment;
(6) ER&R program administration.

ER&R rates for equipment shall be determined by the county engineer or other appointee of the county legislative body. However, if the rates are set by an appointee other than the county engineer, the county engineer shall review the proposed rates and certify to the legislative body that the proposed rates are an appropriate use of county road funds as required by RCW 36.80.030 prior to adoption of the proposed rates by the legislative authority.

The resolution by the legislative authority adopting the rental rates must include reference to the fact that the rental rates for county road equipment have been reviewed by the county engineer and certified as an appropriate use of county road funds as required by RCW 36.80.030.

ATTACHMENT E

THURSTON COUNTY
CENTRAL SERVICES
ER&R FLEET SERVICES

2026-2027 POOL VEHICLES RENTAL RATES (SHORT TERM)		
Description	Daily Rate	Per Mile Rate
Hybrid Sedan	$40	$0.46
7 Passenger Van	$50	$1.01
Compact SUV	$42	$0.44
Compact Electric SUV	$50	$0.21
Full Size Electric Truck	$67	$0.21
BBQ (Daily rental rate only)	$210	N/A

2026-2027 POOL VEHICLES RENTAL RATES (LONG TERM)		
Description	Monthly Rate	Per Mile Rate
Hybrid Sedan	$670	$0.46
7 Passenger Van	$838	$1.01
Compact SUV	$704	$0.44
Compact Electric SUV	$838	$0.21
Full Size Electric Truck	$1,122	$0.21

ADDITIONAL FEES	
Description	Fee
Fee for vehicles not picked up and reservation not cancelled:	Daily Rate
Fee for vehicles returned with less than 3/4 tank of fuel:	$55

The daily rate is not prorated and is applicable for any portion of a day

Per mile Rates are in addition to daily rental rates

Per mile Rates are in addition to monthly rental rates

Board of County Commissioners
AGENDA ITEM SUMMARY

Agenda Date: Date Created: 11/26/2025 Agenda Item #:

Created by: Tara Wickline, Compensation and Benefits Manager - Human Resources - 360-867-2493

Creator = Presenter? ○ Yes ◉ No Is this a presentation by more than one person? ☐

Presenter: **Maria Aponte, Director - Human Resources - 360-709-3066**

Item Title:
Amending the Leave Buy Out Fund (Fund 5080)

Action Needed: Class of Item:

List of Exhibits

Leave Buy Out Fund Amendment.pdf
PDF File
569 KB

Attach any materials such as spreadsheets, powerpoint presentations, word documents, etc.

Click Additional Attachment to attach more materials.

NOTE: If you attach a file and get a message saying " ***You have chosen to attach a large file...*** ", you need to optimize the file to make it smaller. Contact Dan Murray at 4593 for assistance.

Clearance from other Departments? ☑

☐ PAO ☐ FinSvcs ☐ HR

☑ Budget Office ☐ CAO ☐ Other

Notes:

Budget Effect Summary? ☐

Recommended Action:
Move to Amend the Leave Buy Out Fund (Fund 5080) to include payments for leave cash outs paid due to a layoff situation.

Item Description:
The Leave Buy Out Fund (5080) was created in 2022 to assist offices and departments with the financial impact of employee retirements. The fund currently covers 25% of an employee's leave cash out at retirement, helping to offset what was previously a 100% cost absorbed by each office or department.

This resolution expands the fund's use to include employee leave cash outs resulting from layoffs. The Leave Buy Out Fund will cover 100% of leave cash outs in layoff situations. This will help mitigate the financial burden on offices and departments during times of budget and workforce

reductions, while maintaining the fund's original intent of supporting transition-related costs.

This AIS is complete and ready for the Clerk of the Board to include in the Board Agenda: ☑
Date Submitted: 11/26/2025

RESOLUTION NO. _____

A RESOLUTION amending qualifying disbursements from the Leave Buy Out fund (Fund 5080).

WHEREAS, the Leave Buy Out fund was created on December 17, 2021, with Resolution 16118, and;

WHEREAS, the Board of County Commissioners set the amount or percentage of cash outs paid from this fund, and;

WHEREAS, Leave cash outs not paid from this fund must be paid from other funds within the budgets of county offices and departments, and;

NOW, THEREFORE, the Board of County Commissioners of Thurston County, State of Washington, does resolve as follows:

Section 1. The Leave Buy Out Fund (Fund 5080) shall fund 25% of all leave cash outs paid out to employees that retire from the county as defined in the Thurston County Personnel Rules or the Collective Bargaining Agreement.

Section 2. The Leave Buy Out Fund (Fund 5080) shall fund 100% of all leave cash outs paid to employees that are laid off from the county as defined in the Thurston County Personnel Rules or the Collective Bargaining Agreement.

Section 3. Leave cash outs paid from the fund will be issued based on the order in which separation notices are received. In the event the Leave Buy Out Fund is depleted, leave cash outs will be paid from other funds within the budgets of county offices and departments.

Section 4. The effective date of this resolution shall be December 1, 2025.

ADOPTED: _____

ATTEST:

_____
Clerk of the Board

APPROVED AS TO FORM:

Maria Aponte

_____
Maria Aponte
Human Resources Director

BOARD OF COUNTY COMMISSIONERS
Thurston County, Washington

_____
Chair

_____
Vice-Chair

_____
Commissioner

_____
Commissioner

_____
Commissioner

Board of County Commissioners
AGENDA ITEM SUMMARY

Agenda Date: Date Created: 11/26/2025 Agenda Item #:

Created by: Tara Wickline, Compensation and Benefits Manager - Human Resources - 360-867-2493

Creator = Presenter? ○ Yes ◉ No Is this a presentation by more than one person? ☐

Presenter: **Maria Aponte, Director - Human Resources - 360-709-3066**

Item Title:
Resolution to Amend the 2026-2027 Position Control Schedule

Action Needed: Class of Item:

List of Exhibits

Biennial Position Control.pdf
PDF File
445 KB

Attach any materials such as spreadsheets, powerpoint presentations, word documents, etc.

Click Additional Attachment to attach more materials.

NOTE: If you attach a file and get a message saying " ***You have chosen to attach a large file...*** ", you need to optimize the file to make it smaller. Contact Dan Murray at 4593 for assistance.

Clearance from other Departments? ☐
Budget Effect Summary? ☐

Recommended Action:
Move to approve the resolution amending the 2026-2027 Position Control Schedule.

Item Description:
The 2026-2027 biennial budget adoption process contains changes to be adopted into the Position Control Schedule. These changes including adding and elimination positions, reclassifications, extending end dates and removing end dates. The resolution also includes the suspension of several positions that will remain in the position control schedule without funding pending further board action.

This AIS is complete and ready for the Clerk of the Board to include in the Board Agenda: ☑
Date Submitted: 12/8/2025

RESOLUTION NO. _____

A RESOLUTION amending the Thurston County position control schedule.

WHEREAS, it has been brought to the attention of the Thurston County Commissioners that the position control schedule should be amended as documented in the 2026 and 2027 operating budget; and

WHEREAS, it has been brought to the attention of the Thurston County Commissioners that the Thurston County position control schedule should be amended as follows;

NOW, THEREFORE, the Board of County Commissioners of Thurston County, State of Washington, does resolve as follows:

Section 1. The amendments to the Thurston County position control schedule, as shown in Attachment A, are hereby adopted.

ADOPTED: _____

ATTEST:

_____
Clerk of the Board

APPROVED AS TO FORM:

Tara Wickline

_____
Tara Wickline
Compensation & Benefits Manager

BOARD OF COUNTY COMMISSIONERS
Thurston County, Washington

_____
Chair

_____
Vice-Chair

_____
Commissioner

_____
Commissioner

_____
Commissioner

Add the following positions to the Thurston County Position Control Schedule:

Office or Department: Emergency Management

Position No.: 29R01818
Classification: Business Applications Analyst
Spec. No.: 0542
FTE: 1.0
Range: 16 (nonu)

Effective January 1, 2027:

Position No.: 29R01819
Classification: Project Coordinator
Spec. No.: 7006
FTE: 1.0
Range: 15 (nonu)

Office or Department: Prosecuting Attorney

Position No.: 09R01802
Classification: Chief Criminal Deputy Prosecuting Attorney
Spec. No.: 1022
FTE: 1.0
Range: $11,691-$15,587 (at-will)

Position No.: 09R01803, 09R01804
Classification: Paralegal I
Spec. No.: 0317
FTE: 1.0, 1.0
Range: 10 (618u)

Position No.: 09R01805, 09R01806, 09R01807, 09R01808
Classification: Deputy Prosecuting Attorney
Spec. No.: 1010
FTE: 1.0, 1.0, 1.0, 1.0
Range: 01 (dpa)

Effective January 1, 2027:

Position No.: 09R01809, 09R01810
Classification: Paralegal I
Spec. No.: 0317
FTE: 1.0, 1.0
Range: 10 (618u)

Add the following positions to the Thurston County Position Control Schedule (continued):

Office or Department: Prosecuting Attorney (continued)

Effective January 1, 2027:

Position No.: 09R01811, 09R01812, 09R01813, 09R01814, 09R01815
Classification: Deputy Prosecuting Attorney
Spec. No.: 1010
FTE: 1.0, 1.0, 1.0, 1.0, 1.0
Range: 01 (dpa)

Position No.: 09R01816, 09R01817
Classification: Legal Assistant II
Spec. No.: 0316
FTE: 1.0, 1.0
Range: 08 (618u)

Office or Department: Public Defense

Position No.: 24R01820
Classification: Legal Assistant II
Spec. No.: 0316
FTE: 1.0
Range: 08 (nonu)

Position No.: 24R01823
Classification: Defense Attorney II
Spec. No.: 1050
FTE: 1.0
Range: 01 (dpanonu)

Position No.: 24R01825, 24R01826, 24R01827
Classification: Defense Attorney III
Spec. No.: 1052
FTE: 1.0, 1.0, 1.0
Range: 01 (dpanonu)

Effective January 1, 2027:

Position No.: 24R01821
Classification: Legal Assistant II
Spec. No.: 7006
FTE: 1.0
Range: 08 (nonu)

Add the following positions to the Thurston County Position Control Schedule (continued):

Office or Department: Public Defense (continued)

Effective January 1, 2027:

Position No.: 24R01822
Classification: Public Defender Investigator
Spec. No.: 0250
FTE: 1.0
Range: 12 (nonu)

Position No.: 24R01824
Classification: Defense Attorney II
Spec. No.: 1050
FTE: 1.0
Range: 01 (dpanonu)

Position No.: 24R01828, 24R01829
Classification: Defense Attorney III
Spec. No.: 1052
FTE: 1.0
Range: 01 (dpanonu)

Office or Department: Public Works

Position No.: 40R01830
Classification: Asset Management Specialist II
Spec. No.: 7017
FTE: 1.0
Range: 14 (618u)

Amend the FTE of the following position on the Thurston County Position Control Schedule:

Office or Department: Emergency Management

Previous:		New:	
Position No.:	29R00892	Position No.:	29R00892
Classification:	Administrative Assistant I	Classification:	Administrative Assistant I
Spec. No.:	0330	Spec. No.:	0330
FTE:	1.0	FTE:	0.50
Range:	08 (nonu)	Range:	08 (nonu)

Reclassify the following positions on the Thurston County Position Control Schedule:

Office or Department: Human Resources

Previous:		New:	
Position No.:	22R00569	Position No.:	22R00569
Classification:	Senior Human Resources Analyst	Classification:	Human Resources Specialist
Spec. No.:	0818	Spec. No.:	0802
FTE:	1.0	FTE:	1.0
Range:	MTP (470)	Range:	10 (nonu)

Previous:		New:	
Position No.:	22R00560	Position No.:	22R00560
Classification:	Human Resources Manager	Classification:	Senior Human Resources Analyst
Spec. No.:	0819	Spec. No.:	0818
FTE:	1.0	FTE:	1.0
Range:	MTP (586)	Range:	MTP (470)

Office or Department: Public Health

Previous:		New:	
Position No.:	40R01104	Position No.:	40R01104
Classification:	Education & Outreach Program Assistant	Classification:	Education & Outreach Specialist I
Spec. No.:	1350	Spec. No.:	1351
FTE:	1.0	FTE:	1.0
Range:	09 (618u)	Range:	12 (618u)

Previous:		New:	
Position No.:	40R01460	Position No.:	40R01460
Classification:	Accounting Assistant II	Classification:	Accounting Assistant III
Spec. No.:	0721	Spec. No.:	0722
FTE:	1.0	FTE:	1.0
Range:	07 (618u)	Range:	09 (618u)

Reclassify the following positions on the Thurston County Position Control Schedule (continued):

Office or Department: Public Health (continued)

Previous:		New:	
Position No.:	40R01025	Position No.:	40R01025
Classification:	Public Health Program Assistant	Classification:	Administrative Supervisor
Spec. No.:	4410	Spec. No.:	0344
FTE:	1.0	FTE:	1.0
Range:	06 (618u)	Range:	11 (nonu)

Previous:		New:	
Position No.:	40R01747	Position No.:	40R01747
Classification:	Grants & Contracts Analyst I	Classification:	Grants & Contracts Analyst II
Spec. No.:	0737	Spec. No.:	0738
FTE:	1.0	FTE:	1.0
Range:	12 (618u)	Range:	16 (618u)

Previous:		New:	
Position No.:	40R01755	Position No.:	40R01755
Classification:	Office Assistant II	Classification:	Administrative Assistant I
Spec. No.:	0111	Spec. No.:	0330
FTE:	1.0	FTE:	1.0
Range:	04 (618u)	Range:	08 (618u)

Previous:		New:	
Position No.:	40R01275	Position No.:	40R01275
Classification:	Program Manager	Classification:	Senior Program Manager
Spec. No.:	1318	Spec. No.:	1317
FTE:	1.0	FTE:	1.0
Range:	MTP (444)	Range:	$7,537-$10,050 (at-will)

Reclassify the following positions on the Thurston County Position Control Schedule (continued):

Office or Department: Sheriff-Law Enforcement

Previous:		New:	
Position No.:	10R01677	Position No.:	10R01677
Classification:	Evidence Technician	Classification:	Support Specialist
Spec. No.:	XXXX	Spec. No.:	5221
FTE:	1.0	FTE:	1.0
Range:	09 (admin)	Range:	09 (admin)

Office or Department: Superior Court

Previous:		New:	
Position No.:	06R00184	Position No.:	06R00184
Classification:	Drug Court Program Manager	Classification:	Senior Program Manager
Spec. No.:	0183	Spec. No.:	1317
FTE:	1.0	FTE:	1.0
Range:	MTP (426)	Range:	$7,537 - $10,050 (at-will)

Extend the ending dates of the following positions on the Thurston County Position Control Schedule:

Office or Department: Auditor

Position No.:	02R01432, 02R01517
Classification:	Recording Specialist
Spec. No.:	0160
FTE:	1.0, 1.0
Range:	06 (618u)

Extend the ending date of the above positions as established in resolution 16344 from December 31, 2025 to December 31, 2027.

Extend the ending dates of the following positions on the Thurston County Position Control Schedule (continued):

Office or Department: Clerk

Position No.: 05R01489
Classification: Clerk's Judicial Information Specialist
Spec. No.: 0117
FTE: 0.50
Range: 06 (618u)

Extend the ending date of the above position as established in resolution 16484 from December 31, 2025 to December 31, 2026.

Remove the ending dates of the following position on the Thurston County Position Control Schedule:

Office or Department: Auditor

Position No.: 02R01665
Classification: Election Supervisor
Spec. No.: 0147
FTE: 1.0
Range: 13 (618u)

Remove the ending date of the above position as established in resolution 16344.

Abolish the following positions effective January 9, 2026 due to the 2026-2027 general fund budget reductions:

Office or Department: Central Services

Position No.:	25R00614	Position No.:	25R01494
Classification:	Procurement & Contracts Specialist	Classification:	Program Manager
Spec. No.:	0536	Spec. No.:	1318
FTE:	1.0	FTE:	1.0
Range:	16 (618u)	Range:	MTP (444)
Position No.:	25R00603	Position No.:	25R00675
Classification:	Administrative Assistant I	Classification:	Fiscal Manager
Spec. No.:	0330	Spec. No.:	0727
FTE:	1.0	FTE:	1.0
Range:	08 (618u)	Range:	MTP (470)

Abolish the following positions effective January 9, 2026 due to the 2026-2027 general fund budget reductions (continued):

Office or Department: Commissioners

Position No.:	03R01520	Position No.:	03R01666
Classification:	Senior Program Manager	Classification:	Senior Management Analyst
Spec. No.:	1317	Spec. No.:	0740
FTE:	1.0	FTE:	1.0
Range:	$7,537-$10,050 (at-will)	Range:	MTP (562)

Position No.:	03R01668
Classification:	Public Information Specialist
Spec. No.:	1330
FTE:	1.0
Range:	MTP (374)

Office or Department: Community Planning & Economic Development

Position No.:	27R01580	Position No.:	27R00785
Classification:	Administrative Assistant I	Classification:	Permit Assistance Technician I
Spec. No.:	0330	Spec. No.:	7008
FTE:	1.0	FTE:	1.0
Range:	08 (618u)	Range:	06 (618u)

Office or Department: Coroner

Position No.:	12R01577
Classification:	Forensic Pathologist
Spec. No.:	1222
FTE:	1.0
Range:	$16,178-$23,097 (at-will)

Office or Department: Emergency Management

Position No.:	29R01442
Classification:	Emergency Management Coordinator
Spec. No.:	1269
FTE:	0.50
Range:	MTP (386)

Abolish the following positions effective January 9, 2026 due to the 2026-2027 general fund budget reductions (continued):

Office or Department: Pretrial Services

Position No.: 37R01525
Classification: Pretrial Services Officer I
Spec. No.: 0179
FTE: 1.0
Range: 12 (nonu)

Office or Department: Prosecuting Attorney

Position No.: 09R01671
Classification: Community Program Manager
Spec. No.: 0815
FTE: 0.50
Range: MTP (374)

Office or Department: Public Works

Position No.: 34R00881
Classification: Right of Way Agent II
Spec. No.: 1533
FTE: 1.0
Range: 13 (618u)

Position No.: 34R00915
Classification: Environmental Coordinator
Spec. No.: 2142
FTE: 1.0
Range: 13 (618u)

Position No.: 34R00874
Classification: Engineering Technician II
Spec. No.: 2145
FTE: 1.0
Range: 13 (618u)

Office or Department: Sheriff-Corrections

Position No.: 11R00460, 11R00464, 11R00471, 11R00481, 11R00492, 11R00495, 11R00499, 11R01196, 11R01203, 11R01208, 11R01209, 11R01423
Classification: Corrections Deputy
Spec. No.: 5310
FTE: 1.0, 1.0, 1.0, 1.0, 1.0, 1.0, 1.0, 1.0, 1.0, 1.0, 1.0, 1.0
Range: 01 (corr)

Abolish the following positions effective January 9, 2026 due to the 2026-2027 general fund budget reductions (continued):

Office or Department: Sheriff-Corrections (continued)

Position No.: 11R01233
Classification: Corrections Sergeant
Spec. No.: 5315
FTE: 1.0
Range: 03 (corr)

Funding is removed for the following positions through the 2026-2027 Biennium, placing the positions into a suspended status:

Office or Department: Juvenile Court

Position No.: 08R00218
Classification: Court Assistant II
Spec. No.: 0135
FTE: 1.0
Range: 09 (nonu)

Position No.: 08R00228, 08R00233
Classification: Juvenile Detention Officer
Spec. No.: 4110
FTE: 1.0, 1.0
Range: 09 (juvdet)

Position No.: 08R00248, 08R00261, 08R00272
Classification: Juvenile Probation Counselor I
Spec. No.: 4210
FTE: 1.0, 1.0, 1.0
Range: 14 (nonu)

Unless otherwise required by law or judicial order, reinstatement of funding—and a change in status from suspended to active—may occur when General fund revenues demonstrate sustained improvement, at the discretion of the Board of County Commissioners through majority action, and consistent with the County's "grow back" plan.

If General Fund revenues do not improve sufficiently and/or if a "grow back" plan is not initiated during the 2026–2027 Biennium, the proviso shall remain in effect and continue into the 2028–2029 Biennium, or until such time as the positions are fully reinstated by Board action.

Board of County Commissioners
AGENDA ITEM SUMMARY

Agenda Date: Date Created: 11/20/2025 Agenda Item #:

Created by: Amy Davis, Clerk of the Board - Commissioners - 360-786-5447

Creator = Presenter? ○ Yes ◉ No Is this a presentation by more than one person? ☐

Click this button to find Presenter:

Presenter: , - -

Item Title:
Resolution to Increase Property Tax Revenue

Action Needed: Class of Item:

List of Exhibits

Resolution_2026_Property Tax Levy Increase (TBsign).pdf
PDF File
236 KB

Attach any materials such as spreadsheets, powerpoint presentations, word documents, etc.

Click Additional Attachment to attach more materials.

NOTE: If you attach a file and get a message saying " ***You have chosen to attach a large file...*** ", you need to optimize the file to make it smaller. Contact Dan Murray at 4593 for assistance.

Clearance from other Departments? ☐
Budget Effect Summary? ☐

Recommended Action:
Move to approve the resolution authorizing an increase in property tax revenue in dollars and percentage for the roads, conservation futures, and medic one funds, as authorized by RCW 84.55.010.

Item Description:
Resolution to Increase Property Tax Revenue

This AIS is complete and ready for the Clerk of the Board to include in the Board Agenda: ☑
Date Submitted: 12/4/2025

Resolution #_____

A RESOLUTION authorizing an increase in property tax revenue in both dollars and percentage for the current expense, road, conservation futures and medic one funds.

WHEREAS RCW 84.55.120 states that no increase in property tax revenue, other than that resulting from the addition of new construction and improvements to property and any increase in the value of state-assessed property, may be authorized by the County legislative body, except by adoption of a resolution, pursuant to notice, specifically authorizing the increase in terms of both dollars and percentage; and

WHEREAS RCW 84.55.010 limits the annual increase of property taxes to one percent or the rate of inflation, whichever is less, in addition to any amount resulting from the addition of new construction and improvements to property and any increase in the value of state-assessed property; and

WHEREAS, pursuant to RCW 84.52.070, it is the duty of the county legislative authority of each county to certify to the county assessor the amount of the taxes levied upon the property in the county for county purposes; and

WHEREAS, the Thurston County Assessor provided preliminary values on November 10, 2025 and certified values on November 20, 2025; and

WHEREAS the Thurston County Board of Commissioners has properly given notice of the public hearing held on December 1, 2025, to consider Thurston County's revenue sources, including increases in property tax revenues for the 2026 calendar year, pursuant to RCW 84.55.120; and

WHEREAS Thurston County Board of Commissioners, after hearing and after duly considering all relevant evidence and testimony presented, has determined that Thurston County requires an increase in property tax revenue from the previous year, in addition to the increase resulting from the addition of new construction and improvements to property and any increase in the value of state-assessed property, in order to discharge the expected expenses and obligations of Thurston County and in its best interest.

NOW, THEREFORE, BE IT RESOLVED, by the Thurston County Board of Commissioners of Thurston County as follows:

In accordance with RCW 84.55.120, the following property tax levies are specifically authorized in terms of both dollars and percentage:

1. An increase in the estimated Current Expense property tax levy is hereby authorized for the levy to be collected in the 2026 tax year. The dollar amount of the increase over the actual levy amount from the previous year shall be $0.00 which is a percentage of increase of 0.00% from the previous year; and

2. An increase in the estimated Roads property tax levy is hereby authorized for the

levy to be collected in the 2026 tax year. The dollar amount of the increase over the actual levy amount from the previous year shall be $169,581.95 which is a percentage of increase of 0.645113219265% from the previous year; and

3. An increase in the estimated Medic One property tax levy is hereby authorized for the levy to be collected in the 2026 tax year. The dollar amount of the increase over the actual levy amount from the previous year shall be $0.00 which is a percentage of increase of 0.00% from the previous year; and

4. An increase in the estimated Medic One Lid Lift property tax levy is hereby authorized for the levy to be collected in the 2026 tax year. The dollar amount of the increase over the actual levy amount from the previous year shall be $1,047,621.96 which is a percentage increase of 4.902560064839% from the previous year as authorized by voters in the August 3, 2021, election under Proposition 1, Thurston County Medic One Levy Lid Lift; and

5. An increase in the estimated Conservation Futures property tax levy is hereby authorized for the levy to be collected in the 2026 tax year. The dollar amount of the increase over the actual levy amount from the previous year shall be $0.00 which is a percentage of increase of 0.00% from the previous year; and

6. These increases are exclusive of additional revenue resulting from new construction, improvements to property, newly constructed wind turbines, solar, biomass, and geothermal facilities, any increase in the value of state assessed property, any annexations that have occurred and refunds made. They also exclude diversions and shifts from the road fund to the current expense fund.

ADOPTED: _____

BOARD OF COUNTY COMMISSIONERS

Thurston County, Washington

ATTEST:

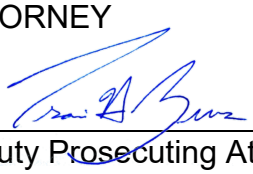
Clerk of the Board

TYE MENSER, Chair

APPROVED AS TO FORM:

JON TUNHEIM PROSECUTING ATTORNEY

WAYNE FOURNIER, Vice-chair

By: 

Deputy Prosecuting Attorney

RACHEL GRANT, Commissioner

CAROLINA MEJIA, Commissioner

EMILY CLOUSE, Commissioner

Board of County Commissioners
AGENDA ITEM SUMMARY

Agenda Date: Date Created: 11/26/2025 Agenda Item #:

Created by: Angela Celestine, Administrative Assistant I - Public Works - 360-786-5833

Creator = Presenter? ○ Yes ◉ No Is this a presentation by more than one person? ☐

Presenter: **Karen Weiss, Public Works Director - Public Works - 360-867-2327**

Additional Presenters:
Tim Wilson, Jeff Bickford

Item Title:
Resolutions for Updates to the Thurston County Public Works Utilities and Noxious Weed Assessment Rates

Action Needed: Class of Item:

List of Exhibits

Resolution2026-SolidWaste-RateIncreaseFinalSD.pdf
PDF File
291 KB

Resolution-2026-2027StormwaterRatesFinalSD.pdf
PDF File
253 KB

Resolution-2026-2027WaterSewerRateIncreaseFinal-SD.pdf
PDF File
377 KB

Resolution-2026NoxiousWeedRateAdjustmentFinalSD.pdf
PDF File
129 KB

Attach any materials such as spreadsheets, powerpoint presentations, word documents, etc.

Click Additional Attachment to attach more materials.

NOTE: If you attach a file and get a message saying " ***You have chosen to attach a large file...*** ", you need to optimize the file tc

make it smaller. Contact Dan Murray at 4593 for assistance.

Clearance from other Departments? ☑

☑ PAO ☐ FinSvcs ☐ HR

☐ Budget Office ☐ CAO ☐ Other

Notes:

Budget Effect Summary? ☐

Recommended Action:

Move to approve the resolutions adjusting Thurston County Solid Waste, Stormwater, Water and Sewer Utilities Rates, and the Noxious Weed Program annual assessment.

Item Description:

Thurston County Code Sections 8.12, 15.06, and 15.12 authorize the Board of County Commissioners (BoCC) to set rates and charges for Thurston County's solid waste, stormwater, and water and sewer utilities and provides for periodic adjustments to the rates, charges and fees for these utilities.

RCW 17.10.240 authorizes the BoCC to set or adjust an annual assessment for noxious weed control, following a public process administered by the Noxious Weed Control Board.

The cost of operating these programs increases every year due to escalating costs in staffing, benefits, repairs, supplies, power, contractual services, and other expenses necessary to run the systems including investment in needed infrastructure.

A briefing was held with the Board on July 30, 2025, in which proposed 2026-2027 rates and charges were introduced to the Board.

The appropriate advisory committees have been briefed on the recommended adjustments. Additionally, a communication and outreach plan was implemented including posting of proposed rates on the respective web pages, inclusion in utility bill inserts and newsletters, and posting of proposed Solid Waste rates at County disposal facilities. A public hearing was held December 1, 2025.

This AIS is complete and ready for the Clerk of the Board to include in the Board Agenda: ☑

Date Submitted: 11/26/2025

RESOLUTION NO. _____

A **RESOLUTION** of the Board of County Commissioners relating to the adoption of Thurston County rates, charges and fees for the deposit of waste at the Waste and Recovery Center, Rainier Drop-box, and Rochester Drop-box, at HazoHouse for conditionally exempt small quantity generators, and when there are disabled scales or an inability to weigh.

WHEREAS, Thurston County has jurisdiction for fee collection at transfer station locations within Thurston County under County Code Chapter 8.12; and

WHEREAS, for the purpose of assessing necessary solid waste disposal rates, charges and fees, the Public Works Department prepared a detailed review of the solid waste revenues, expenditures, and capital facilities project costs reflecting a 10-year financial period; and,

WHEREAS, the County Solid Waste Advisory Committee reviewed the funding plan and options, recommending approval of the funding plan incorporating annual rates, charges and fee adjustments; and,

WHEREAS, a public hearing on the proposed Thurston County Solid Waste rates, charges and fee adjustments was held on December 1, 2025; and,

WHEREAS, the Thurston County Board of County Commissioners, after considering testimony presented at the public hearing, finds it necessary and appropriate to adjust solid waste rates, charges and fees; and,

NOW THEREFORE, the Board of County Commissioners of Thurston County, Washington, does resolve as follows:

Section 1. The 2026-2027 Solid Waste rates, charges and fee schedule for Thurston County owned and managed solid waste facilities, as attached hereto and by this reference incorporated herein, are hereby adopted.

ADOPTED this _____ day of _____, 2025.

BOARD OF COUNTY COMMISSIONERS
Thurston County, Washington

ATTEST:

_____
Clerk of the Board

_____
TYE MENSER, Chair

APPROVED AS TO FORM:

JON TUNHEIM PROSECUTING ATTORNEY

By: _____
Deputy Prosecuting Attorney

_____
WAYNE FOURNIER, Vice-chair

_____
RACHEL GRANT, Commissioner

_____
CAROLINA MEJIA, Commissioner

_____
EMILY CLOUSE, Commissioner

THURSTON COUNTY
WASHINGTON
SINCE 1852

2026 - 2027 SOLID WASTE RATES AND CHARGES

Public Works, Solid Waste Utility
(Resolution #_____ effective January 1, 2026)

THURSTON COUNTY SOLID WASTE RATES, CHARGES AND FEES FOR 2026 - 2027

Rates, charges and fees for the Waste and Recovery Center (WARC)

Material	Unit	Current Rate	2026 Rate	2027 Rate
Municipal Solid Waste (MSW) Tip Fee	$ / ton	$119.00	$136.00	$154.00
MSW Non-Tax Rate	$ / ton	$119.00	$131.00	$148.00
MSW Tip Fee (Minimum)	NA	$18.00	$21.00	$23.00
Yard & Garden (<10yds.)	$ / ton	$45.00		
Yard & Garden (>10yds.)	$ / ton	$37.00		
Organic Materials	$ / ton		$75.00	$90.00
Organic Materials (Minimum)		$9.00	$16.00	$19.00
Asbestos	$ / ton	$143.00	$162.00	$184.00
Asbestos (Minimum)	NA	$22.00	$25.00	$28.00

Notes:

1. Tax is included in all rates, charges and fees where applicable.

2. One ton equals 2,000 pounds.

Rates, charges and fees for the Rainier Drop-box and Rochester Drop-box Facilities

Material	Current Rate	2026 Rate	2027 Rate
Volume Rate Categories (See Notes #1 and #3)			
MSW per Cubic Yard	$18.00	$21.00	$23.00
Construction and Demolition Debris per Cubic Yard	$31.00	$35.00	$40.00
Roofing Debris per Cubic Yard	$48.00	$54.00	$61.00

Notes:

1. Tax is included in all rates, charges, and fees where applicable.

2. Refrigerated appliances, CRTs, TVs and major vehicle component parts are not accepted.

3. Loads of one cubic yard or less will be charged a minimum fee of one cubic yard. One cubic yard of Municipal Solid Waste (non-compacted) weight = 300 pounds. Sources: National Recycling Coalition Measurement Standards and Reporting guidelines; EPA; FEECO, Ecology and CIWMB 2006.

4. Loads are charged based upon the type of waste. Mixed loads (those which contain two waste types) are charged the fee for the waste type which constitutes the greatest percentage of the load. For example, if a load contains more old fencing and decking than general municipal wastes, the entire load is charged the construction and demolition debris rate.

Rates, charges and fees for conditionally exempt small quantity generators at HazoHouse

Material	Unit	Current Rate	2026 Rate	2027 Rate
Acids	per lb.	$1.19	$ 1.35	$1.53
Alternative - Fuel	per lb.	$0.28	$ 0.32	$0.36
Antifreeze	per lb.	$0.09	$ 0.10	$0.11
Bases	per lb.	$1.22	$ 1.38	$1.57
Flammable Acids	per lb.	$ 2.19	$2.49	$2.83
Flammable Bases	per lb.	$ 2.26	$2.57	$2.92
Flammable Gases	per lb.	$1.36	$1.54	$1.75
Flammable Liquids	per lb.	$0.28	$0.32	$0.36
Flammable Solids	per lb.	$7.75	$8.80	$9.99
Non-Regulated Materials	per lb.	$0.26	$0.30	$0.34
Oxidizers	per lb.	$2.10	$2.38	$2.70
Paint Related Material	per lb.	$0.77	$0.87	$0.99
Toxic Liquids	per lb.	$1.53	$1.74	$1.97
Toxic Solids	per lb.	$1.58	$1.79	$2.03
Used Oil - Filters	per lb.	$0.90	$1.02	$1.16

Rates, charges and fees - disabled scales or inability to weigh at the WARC

Material	Current Rate	Effective January 1, 2026
Non-compacted MSW per Cubic Yard	$17.00	Refer to Drop-box Volume Rate for MSW

2026 - 2027 SOLID WASTE RATES AND CHARGES

Public Works, Solid Waste Utility
(Resolution #_____ effective January 1, 2026)

Compacted MSW per Cubic Yard	$42.00	Refer to Drop-box Volume Rate for MSW
Construction and Demolition Debris per Cubic Yard	$29.00	Refer to Drop-box Volume Rate for Construction and Demolition Debris
Roofing Debris and Specially Handled Waste per Cubic Yard	$44.00	Refer to Drop-box Volume Rate for Roofing Debris
Asbestos per Cubic Yard	$44.00	Refer to Drop-box Volume Rate for Roofing Debris
Yard and Garden Trimmings per Cubic Yard	$8.00	
Organic Materials		$10.00 per cubic yard
Tires per Cubic Yard (Limited to Five per Customer per Day)	$17.00	Refer to Drop-box Volume Rate for MSW
Appliances per Cubic Yard	$17.00	Refer to Drop-box Volume Rate for MSW
CRTs/TVs per Item	$17.00	Refer to Drop-box Volume Rate for MSW

Note:

1. When scales at the WARC are temporarily disabled or if the county determines that a vehicle cannot be properly weighed, vehicles which would be subject to the weight category fee schedule will be assessed a rate, charge or fee based on the estimated cubic yard measurement of the load by the toll house operator. The rate, charge or fee shall be established by the Board of County Commissioners.

RESOLUTION NO. _____

A **RESOLUTION** of the Board of County Commissioners relating to the adoption of Thurston County Storm and Surface Water Utility rates and charges.

WHEREAS, Resolution No. 8069, adopted in 1985, established the Thurston County Storm and Surface Water Utility pursuant to RCW Chapter 36.89 and created a storm and surface water utility fund; and

WHEREAS, the Thurston County Board of County Commissioners has authority per Chapter 15.06.040 of Thurston County Code to adjust storm and surface water rates and charges; and

WHEREAS, outreach to rate payers occurred to solicit comments and feedback regarding proposed rate increases for the storm and surface water utility; and

WHEREAS, a public hearing on the proposed Thurston County storm and surface water rate adjustments was held on December 1, 2025; and

WHEREAS, the Thurston County Board of County Commissioners, after considering testimony presented at the public hearing, finds the adoption of a storm and surface water rates and charges schedule for 2026-2027 is necessary and appropriate, and should be adopted; and

NOW THEREFORE, the Board of County Commissioners of Thurston County, Washington, does resolve as follows:

Section 1. The 2026-2027 storm and surface water rates and charges schedule for storm and surface water rates and charges, as attached hereto and by this reference incorporated herein, are hereby adopted.

ADOPTED: _____

BOARD OF COUNTY COMMISSIONERS
Thurston County, Washington

ATTEST:

_____
Clerk of the Board

_____
TYE MENSER, Chair

APPROVED AS TO FORM:

JON TUNHEIM
PROSECUTING ATTORNEY

_____
WAYNE FOURNIER, Vice-chair

By:

_____
Deputy Prosecuting Attorney

_____
RACHEL GRANT, Commissioner

_____
CAROLINA MEJIA, Commissioner

_____
EMILY CLOUSE, Commissioner

THURSTON COUNTY STORMWATER RATES AND CHARGES IN 2026

Base Rates for the Year 2026

Class of Property	Rate Per Parcel	Basis of Charge
1. Parcels containing only single-family residences, including mobile homes.	$69.98 per dwelling unit plus $1.08 per acre in excess of 0.5 acres.	Average of 3,600 square feet impervious times the rate of $19.44 per 1,000 square feet impervious.
2. Parcels containing duplex, triplex, or four-plex residential units.	$50.54 per dwelling unit plus $1.08 per acre in excess of 0.5 acres per unit.	Average of 2,600 square feet impervious times the rate of $19.44 per 1,000 square feet impervious.
3. Parcels containing multi-family units over four-plex, residential condominiums or mobile home parks.	$21.00 per dwelling unit plus $1.08 per acre in excess of 0.5 acres per unit.	Average of 1,080 square feet impervious times the rate of $19.44 per 1,000 square feet impervious.
4. Commercial, industrial, schools, churches or government services.	$19.44 per 1,000 square feet of impervious plus $1.08 per acre for vacant area.	Actual impervious area per parcel.
5. Public and private roads.	$5.83 per 1,000 square feet impervious.	Estimated impervious areas per ownership.
6. Other parcels, including vacant land.	$1.08 per acre.	Acreage per parcel.

Capital Facilities Rates (CFP) for the Year 2026

Class of Property	Rate Per Parcel NPDES[1]	Rate Per Parcel Rural	Basis of Charge
1. Parcels containing only single-family residences, including mobile homes.	$37	$9	Per dwelling unit with an average of 3,600 square feet impervious.
2. Parcels containing duplex, triplex, or four-plex residential units.	$26.72	$6.50	Per dwelling unit with an average of 2,600 square feet impervious.
3. Parcels containing multi-family units over four-plex, residential condominiums or mobile home parks.	$11.10	$2.70	Per dwelling unit with an average of 1,080 square feet impervious.
4. Commercial, industrial, schools,	$447.70	$108.90	Per acre of actual impervious.

churches or government services.			
5. Public and private roads.	$134.31	$32.67	Per acre of estimated actual impervious areas per ownership.
6. Other parcels, including vacant land.	$0	$0	Exempt from CFP charge.

THURSTON COUNTY STORMWATER RATES AND CHARGES IN 2027

Base Rates for the Year 2027

Class of Property	Rate Per Parcel	Basis of Charge
1. Parcels containing only single-family residences, including mobile homes.	$75.58 per dwelling unit plus $1.17 per acre in excess of 0.5 acres.	Average of 3,600 square feet impervious times the rate of $21.00 per 1,000 square feet impervious.
2. Parcels containing duplex, triplex, or four-plex residential units.	$54.58 per dwelling unit plus $1.17 per acre in excess of 0.5 acres per unit.	Average of 2,600 square feet impervious times the rate of $21.00 per 1,000 square feet impervious.
3. Parcels containing multi-family units over four-plex, residential condominiums or mobile home parks.	$22.68 per dwelling unit plus $1.17 per acre in excess of 0.5 acres per unit.	Average of 1,080 square feet impervious times the rate of $21.00 per 1,000 square feet impervious.
4. Commercial, industrial, schools, churches or government services.	$21.00 per 1,000 square feet of impervious plus $1.17 per acre for vacant area.	Actual impervious area per parcel.
5. Public and private roads.	$6.30 per 1,000 square feet impervious.	Estimated impervious areas per ownership.
6. Other parcels, including vacant land.	$1.17 per acre.	Acreage per parcel.

Capital Facilities Rates (CFP) for the Year 2027

Class of Property	Rate Per Parcel NPDES[1]	Rate Per Parcel Rural	Basis of Charge
1. Parcels containing only single-family residences, including mobile homes.	$37	$9	Per dwelling unit with an average of 3,600 square feet impervious.
2. Parcels containing duplex, triplex, or four-plex residential units.	$26.72	$6.50	Per dwelling unit with an average of 2,600 square feet impervious.

2026 - 2027 STORMWATER RATES AND CHARGES

Public Works, Storm and Surface Water Utility
(Resolution #_____ effective January 1, 2026)

3. Parcels containing multi-family units over four-plex, residential condominiums or mobile home parks.	$11.10	$2.70	Per dwelling unit with an average of 1,080 square feet impervious.
4. Commercial, industrial, schools, churches or government services.	$447.70	$108.90	Per acre of actual impervious.
5. Public and private roads.	$134.31	$32.67	Per acre of estimated actual impervious areas per ownership.
6. Other parcels, including vacant land.	$0	$0	Exempt from CFP charge.

Notes:

1. National Pollutant Discharge Elimination System (NPDES) is defined in Section 15.06.040(A).

(Ord. 19877 § 1, 2007: Ord. 13444 § 3 (part), 2005: Ord. 13135 §§ 2, 3, 2004; Ord. 12829 § 4, 2002)
(Ord. No. 14266, § 1, 8-17-2009; Ord. No. 14807, § 1, 11-13-2012; Ord. No. 15057, § 1, 9-16-2014; Ord. No. 15835, § 1, 11-5-2019)

RESOLUTION NO. _____

A **RESOLUTION** of the Board of County Commissioners relating to the adoption of Thurston County Water and Sewer Utilities rates and charges.

WHEREAS, Thurston County is responsible for managing a consolidated water utility and a consolidated sewer utility; and

WHEREAS, the Board of County Commissioners has authority per Chapter 15.12.100 of Thurston County Code to adjust rates and charges for water and sewer utilities owned and operated by Thurston County; and

WHEREAS, outreach to customers and future customers occurred to solicit comments and feedback regarding proposed rate increases for the water and sewer utilities owned and managed by Thurston County; and

WHEREAS, a public hearing on the proposed Thurston County water and sewer rates adjustments was held on December 1, 2025; and

WHEREAS, the Board of County Commissioners, after considering the testimony presented at the public hearing, finds that the adoption of a water and sewer rate and charges schedule for 2026-2027 is necessary and required, and should be adopted; and

NOW THEREFORE, the Board of County Commissioners of Thurston County, Washington, does resolve as follows:

Section 1. The 2026-2027 water and sewer rates and charges schedule for Thurston County owned and managed water and sewer utilities, as attached hereto and by this reference incorporated herein, are hereby adopted.

ADOPTED: _____

BOARD OF COUNTY COMMISSIONERS
Thurston County, Washington

ATTEST:

_____
Clerk of the Board

_____
TYE MENSER, Chair

APPROVED AS TO FORM:

JON TUNHEIM PROSECUTING ATTORNEY

_____
WAYNE FOURNIER, Vice-chair

By:

_____
Deputy Prosecuting Attorney

_____
RACHEL GRANT, Commissioner

_____
CAROLINA MEJIA, Commissioner

_____
EMILY CLOUSE, Commissioner

THURSTON COUNTY WATER AND SEWER UTILITY RATES AND CHARGES IN 2026

Tamoshan Water/Tamoshan & Beverly Beach Sewer

Water Utility/Service (*see Notes 1, 2, 10, 11*)	
Fixed Monthly Service Charge per ERU (*see Note 6*)	$76.75
Water Consumption Rate $ per 100 Cubic Feet	$3.33
Inspection Fees (*see Plan Review and Inspection Fees table*)	$1,111.60
Temporary Connection Fee Hydrant Meter Each Occurrence (*see Notes 8, 9*)	$160.00
Hydrant Meter Monthly Service Charge (*see Note 9*)	$52.00
Service Fee Each Occurrence	*See Note 12*
Sewer Utility/Service (*see Notes 1, 10, 11*)	
Fixed Monthly Service Charge per ERU (*see Note 6*)	$137.09
Inspection Fees (*see Plan Review and Inspection Fees table*)	$1,111.60

Boston Harbor

Water Utility/Service (*see Notes 4, 10, 11*)	
General Facilities Charge per ERU (*see Note 6, 13*)	$6,919.72
Fixed Monthly Service Charge per ERU (*see Note 6*)	$55.58
Water Consumption Rate $ per 100 Cubic Feet	$3.34
Inspection Fees (*see Plan Review and Inspection Fees table*)	$1,111.60
Temporary Connection Fee Hydrant Meter Each Occurrence (*see Notes 8, 9*)	$160.00
Hydrant Meter Monthly Service Charge (*see Note 9*)	$52.00
Service Fee Each Occurrence	*See Note 12*
Sewer Utility/Service (*see Notes 1, 10, 11*)	
General Facilities Charge per ERU (*see Note 6, 13*)	$12,745.69
Fixed Monthly Service Charge per ERU (*see Note 6*)	$122.01
Inspection Fees (*see Plan Review and Inspection Fees table*)	$1,111.60

Grand Mound

Water Utility/Service (*see Notes 5, 10, 11*)	
General Facilities Charge per ERU (*see Notes 6, 13*)	$6,919.72
Fixed Monthly Service Charge per ERU (*see Note 6*)	$56.46
Water Consumption Rate $ per 100 Cubic Feet	$3.21
Inspection Fees (*see Plan Review and Inspection Fees table*)	$1,111.60
Temporary Connection Fee Hydrant Meter Each Occurrence (*see Notes 8, 9*)	$160.00
Hydrant Meter Monthly Service Charge (*see Note 9*)	$52.00
Standard Backflow Prevention Assembly Testing (*see Note 14*)	$65.00
Fire Suppression Backflow Assembly Testing (*see Note 14*)	$95.00
Service Fee Each Occurrence	*See Note 12*
Latecomers Agreement Application Fee	$624.89 *plus $124.98 per hour for every hour in excess of five hours*

THURSTON COUNTY WATER AND SEWER UTILITY RATES AND CHARGES IN 2026

Grand Mound (cont.)

Sewer Utility/Service (*see Notes 10, 11*)

General Facilities Charge per ERU (*see Notes 6, 13*)	$12,745.69
Fixed Monthly Service Charge per ERU (*see Note 6*)	$112.69
Inspection Fees (*see Plan Review and Inspection Fees table*)	$1,111.60
Service Fee Each Occurrence	*See Note 12*
Latecomers Agreement Application Fee	$624.89 *plus $124.98 per hour for every hour in excess of five hours*

For Utility Services in Grand Mound Outside ULID No. 96-2

Water Utility/Service (*see Notes 5, 10, 11*)

Latecomers Agreement Application Fee	$624.89 *plus $124.98 per hour for every hour in excess of five hours*

Outside the UGA Boundary

Water Rights Mitigation	*See Note 7*
Water System Modeling Fee (*see Note 13*)	$810.13

Sewer Utility/Service (*see Notes 5, 10, 11*)

Latecomers Agreement Application Fee	$624.89 *plus $124.98 per hour for every hour in excess of five hours*

Woodland Creek

Sewer Utility/Service

General Facilities Charge per ERU	*See Code Section 15.12.400*
Fixed Monthly Service Charge per ERU	*See Code Section 15.12.400*

Olympic View

Sewer Utility/Service (*see Notes 3, 10, 11*)

Fixed Monthly Service Charge per ERU (*see Note 6*)	$120.89

* See Notes section on the next page.

THURSTON COUNTY WATER AND SEWER UTILITY RATES AND CHARGES IN 2026

Notes:

1. Properties in these utility areas are subject to Utility Local Improvement District (ULID) property assessments.
2. Tamoshan Division I, as recorded in Volume 18 of Plats, page 41, and within Tamoshan Division II, as recorded in Volume 19 of Plats, page 42, Thurston County, Washington.
3. Recorded in Volume 13 of Plats, page 46, and within Olympic View, First Addition, as recorded in Volume 14 of Plats, page 73, Thurston County, Washington.
4. Thurston County Utility Local Improvement District Nos. 1 and 2 and any other property connected to the Boston Harbor water system.
5. Thurston County Utility Local Improvements District No. 96-2 and any property connected to the Grand Mound water and/or sewer system(s).
6. Equivalent residential unit (E.R.U.) is defined in Section 15.12.030.
7. Valid water rights of a quantity adequate to support the planned development must be deeded to the County; see Code Sections 15.12.260 and 15.12.270. The applicant shall pay a water rights acquisition fee per Code Section 15.12.100(B).
8. File application for service and pay non-refundable connection and hydrant meter set fees listed in this Resolution for each Thurston County water utility system.
9. Applicant for temporary water service for hydrant meters pay monthly service fee for operation and maintenance of hydrant and/or hydrant meter as listed in the Thurston County Water and Sewer Utility Rates and Charges in 2026. Water usage shall be charged at the current rate per one hundred cubic feet of water.
10. Miscellaneous fees of $30.00 for NSF checks.
11. Water and sewer rates do not include applicable Washington State Utility Tax. This tax shall be included separately on each utility billing. See Code Section 15.12.140.
12. See details regarding service calls in Code Section 15.12.130. Fees for service calls are as follows:
    a. Posting Delinquent Account/Shut Off Notice - $35.00 per notice, if a physical notice is posted, see Code Section 15.12.130(A).
    b. Service Disconnection - $100.00, in addition to any charges owed, see Code Section 15.12.130(B).
    c. After Hours Service Charges - $100.00 see Code Section 15.12.130(C).
    d. Labor Charges - Based upon individual operator rates, see Code Section 15.12.100.
13. Adjusted for January 2026 based upon 2024 Utility Construction Cost Index published in the Engineering News-Record; see Code Section 15.12.100(A).
14. Annual Backflow Prevention Assembly Testing is required for commercial connections. Customers have the option to contract with a Certified Backflow Assembly Tester in lieu of Thurston County performing the test.

(Ord. 1399 § 1, 2007; Ord. 13989 § (3 part), 2007; Ord. 13697 § (part), 2006; Ord. 13486 § 1, 2005: Ord. 13479 § 1 (part), 2005; Ord. 13441 Exh, 2005; Ord. 13278 § 1 (part), 2004; Ord. 13105 § 1, 2003; Ord. 12878 §□1 (part), 2002)

(Ord. No. 14156, § 3, 12-15-2008; Ord. No. 14318, § 4, 12-15-2009; Ord. No. 14446, § 6, 12-14-2010; Ord. No. 14688, § 1, 12-16-2011; Ord. No. 14749, § 5, 5-15-2012; Ord. No. 14815, § 1, 12-4-2012; Ord. No. 14959, §□1, 11-15-2013; Ord. No. 15212, § 1, 11-10-2015; Ord. No. 15411, 12-13-2016; Ord. No. 15524, 10-2-2017;□ Ord. No. 15556, 12-12-2017; Ord. No. 15695, 12-11-2018; Ord. No. 15966, 12-18-2020; Res. No. 16110, 12-17-2021; Res. No. 16240, 12-16-2022; Ord. No. 16293, 08-15-2023; Res. No. 16349, 12-15-2023; Res. No. 16489, 12-17-2024)

THURSTON COUNTY WATER AND SEWER UTILITY RATES AND CHARGES IN 2026

Thurston County Plan Review and Inspection Fees – Boston Harbor, Grand Mound, and Tamoshan

Service	Fee Schedule
Pre-submission Conference	$312.44
Plan Check	
[1] Preliminary Review/Will Serve Letter	$245.15
[2] Water Plan Check	$624.89
[2] Sewer Plan Check	$624.89
Preliminary Review and Plan Check Subtotal	$1,807.37
Re-submittal	$124.89 per hour
Water Construction Inspections	
Pre-construction	$222.32
Bedding and excavation	$222.32
Main Tap	$222.32
Pressure Test and Bacteriological Test	$222.32
Final	$222.32
Water Construction Inspection Sub Total	$1,111.60
Re-inspection	$88.92 per hour
Residential/Individual Water Service Inspection	$177.84
Sewer Construction Inspection	
Pre-construction	$222.32

THURSTON COUNTY WATER AND SEWER UTILITY RATES AND CHARGES IN 2026

Service	Fee Schedule
Bedding and excavation	$222.32
Main Tap and/or S.T.E.P Inspection	$222.32
[3] Vacuum Pit Inspections – This inspection is not required for gravity sewers.	$222.32 minimum Plus $88.92 per hour
Final	$222.32
Sewer Construction Inspection Sub Total	$666.96–$1,111.60
Re-inspection	$88.92 per hour
Residential/Individual Sewer Service Inspection	$177.84
[4] **Final Review and Process**	
As Builts Plan Check	$374.94
Financial Surety Posted	$499.91
Bill of Sale	$124.98
As Builts Mapping	$249.95
Final Review Sub Total	$1,249.78
Re-inspection/Re-submittal Latecomer	$88.92 per hour
Application fee if applicable	$624.89 plus $124.98 per hour for every hour in excess of five hours

1. Preliminary review and Will Serve Letter fees are due to Development Services at application.
2. Plan checks which require more than two reviews, beginning with the third review, those hours will be billed at the hourly rate of $124.98.
3. The number of vacuum pits is determined by the number of residential units. Inspectors will charge an hourly rate for vacuum pit inspections. For example, it's estimated that it will take thirty minutes to inspect a vacuum pit. Therefore, eighteen vacuum pits at thirty minutes per inspection results in nine hours of inspection. At $88.92 per hour for nine hours, the total vacuum pit inspection fee will be $800.28.
4. Final review and processing fees are due when final plat is requested by the applicant.

THURSTON COUNTY WATER AND SEWER UTILITY RATES AND CHARGES IN 2027

Tamoshan Water/Tamoshan & Beverly Beach Sewer

Water Utility/Service	
Fixed Monthly Service Charge per ERU	$71.37
Water Consumption Rate $ per 100 Cubic Feet	$3.49
Sewer Utility/Service	
Fixed Monthly Service Charge per ERU	$131.54

Boston Harbor

Water Utility/Service	
Fixed Monthly Service Charge per ERU	$59.95
Water Consumption Rate $ per 100 Cubic Feet	$3.49
Sewer Utility/Service	
Fixed Monthly Service Charge per ERU	$123.49

Grand Mound

Water Utility/Service	
Fixed Monthly Service Charge per ERU	$60.42
Water Consumption Rate $ per 100 Cubic Feet	$3.43
Sewer Utility/Service	
Fixed Monthly Service Charge per ERU	$119.07

Olympic View

Sewer Utility/Service	
Fixed Monthly Service Charge per ERU	$123.26

Notes:

1. All other Thurston County Water and Sewer Utility Rates and Charges for 2027 will be calculated in accordance with Code Section 15.12.100.

RESOLUTION NO. _____

A **RESOLUTION** of the Board of County Commissioners relating to the adoption of annual assessments against land in Thurston County for financing the Noxious Weed Control Program and superseding the assessments adopted October 6, 2015, in Resolution 15193.

WHEREAS, Noxious weeds have been found to pose a serious environmental threat. Noxious weeds displace native species, mar natural landscapes, reduce natural habitat relied upon by local wildlife, and complicate agricultural tasks.

WHEREAS, RCW 17.10.240(i) authorizes the Board of County Commissioners to levy an assessment against land for the purpose of funding the Thurston County Noxious Weed Control program.

WHEREAS, An adjustment in the annual assessment is necessary to fund the continuing operating costs of the Noxious Weed Control program.

WHEREAS, The control of noxious weeds is a benefit to the lands within Thurston County.

WHEREAS, The Noxious Weed Control Board held a public hearing on June 23, 2025, to gather information to serve as a basis for classifying the lands of Thurston County pursuant to RCW 17.10.240(1) (a) and classified all lands in the County for purposes of noxious weed assessment.

WHEREAS, The Noxious Weed Control Board developed and forwarded to the Board of County Commissioners a proposed level of assessment for each class of property.

WHEREAS, A public hearing on the proposed adjustments to the noxious weed assessment was held by the Board of County Commissioners on December 1, 2025; and

WHEREAS, The Thurston County Board of County Commissioners, after considering testimony presented at the public hearing, finds the adjustment of the noxious weed assessment for 2026-2027 is necessary and appropriate, and should be adopted; and

NOW THEREFORE, The Board of County Commissioners of Thurston County, Washington, does resolve as follows:

Section 1. There is hereby levied against all land in Thurston County for collection in 2026 and collection in each year thereafter, an annual assessment, pursuant to RCW 17.10.240, for financing the Noxious Weed Control Program as follows:

A. Lands that are classified in the Thurston County Assessor's classification system as forest are assessed at $0.55 per parcel, plus $0.0359 per acre (partial acreages included).

B. All other lands are assessed at $5.50 per parcel, plus $0.50 per acre for parcels up to five acres, and $0.19 per acre for each acre in excess of five acres, except for those

listed in subsection C (partial acreages included).

C. Non-Assessed:

1. Lands owned by the US Government classified in the Thurston County Assessor's classification system as Government Exempt lands;

2. Any tribal properties that currently receive a property tax exemption;

3. Any parcel classified in the Thurston County Assessor's classification system as Senior Exempt A, B, and C which is exempt from real property tax;

4. Lands classified in the Thurston County Assessor's classification system as State Assessed Utilities, PARCEL SERIES 190;

5. Mineral Rights only

6. Parcels with building value only;

7. Parcels with less than $500 value per RCW 84.36.015

Section 2. The annual assessments shall be collected each year, beginning with 2026, until the year following any year in which the Noxious Weed Control Board is deactivated pursuant to RCW 17.10.890.

Section 3. The amount of assessment constitutes a lien against the property. Notice of the assessments shall be included on the Thurston County property tax statements. The assessments provided for herein shall be collected by the County Treasurer in the same manner as real property taxes with the same dates of delinquency as real property tax. Liens treated as delinquent taxes shall bear interest at the rate of twelve percent per annum.

Section 4. Upon collection, interest on delinquent assessments shall be credited to the noxious weed control fund.

Section 5. The provisions of this resolution supersede the provisions of Resolution 15193 adopted October 6, 2015, for all assessments levied for collection in 2026 and each year thereafter.

ADOPTED: _____

BOARD OF COUNTY COMMISSIONERS
Thurston County, Washington

ATTEST:

_____
Clerk of the Board

_____
TYE MENSER, Chair

APPROVED AS TO FORM:

JON TUNHEIM PROSECUTING ATTORNEY

_____
WAYNE FOURNIER, Vice-chair

By:

_____
Deputy Prosecuting Attorney

_____
RACHEL GRANT, Commissioner

_____
CAROLINA MEJIA, Commissioner

_____
EMILY CLOUSE, Commissioner

Board of County Commissioners
AGENDA ITEM SUMMARY

Agenda Date: Date Created: 11/20/2025 Agenda Item #:

Created by: Amy Davis, Clerk of the Board - Commissioners - 360-786-5447

Creator = Presenter? ○ Yes ◉ No Is this a presentation by more than one person? ☐

Click this button to find Presenter:

Presenter: , - -

Item Title:
Resolution to Rename Department 240 to Countywide Services

Action Needed: Class of Item:

List of Exhibits

Resolution_Renaming Department 240 from NonDepartmental to Countywide Services js 12.15.25(TBsign).pdf
PDF File
214 KB

Attach any materials such as spreadsheets, powerpoint presentations, word documents, etc.

Click Additional Attachment to attach more materials.

NOTE: If you attach a file and get a message saying " ***You have chosen to attach a large file...*** ", you need to optimize the file to make it smaller. Contact Dan Murray at 4593 for assistance.

Clearance from other Departments? ☐

Budget Effect Summary? ☐

Recommended Action:
Move to approve the resolution renaming Department 240 from Non-Departmental to Countywide Services.

Item Description:
Resolution to Rename Department 240 to Countywide Services

This AIS is complete and ready for the Clerk of the Board to include in the Board Agenda: ☑

Date Submitted: 12/4/2025

RESOLUTION NO. _____

A RESOLUTION of the Board of County Commissioners, amending the name of the Non-Departmental department, Department 240, to a new department, Countywide Services.

WHEREAS, it has been called to the attention of the Board of County Commissioners that the department should be renamed as set forth herein; and

WHEREAS, pursuant to the Constitution and laws of the State of Washington, Thurston County, Washington ("County") is a class A county duly organized and existing; and

WHEREAS, pursuant to RCW 36.32.120(6), the power of Thurston County can only be exercised through the Board of County Commissioners of Thurston County, Washington ("Board"); and

WHEREAS, pursuant to RCW 36.32.120(6), the Board has the care of County property and the management of County funds and business; and

NOW, THEREFORE, BE IT RESOVED, by the Thurston County Board of Commissioners as follows:

1. Department 240, Non-Departmental, is hereby renamed to Department 240, Countywide Services.

ADOPTED: _____

BOARD OF COUNTY COMMISSIONERS
Thurston County, Washington

ATTEST:

_____
Clerk of the Board

_____
TYE MENSER, Chair

APPROVED AS TO FORM:

JON TUNHEIM PROSECUTING ATTORNEY

By: _____

_____
WAYNE FOURNIER, Vice-chair

Deputy Prosecuting Attorney

RACHEL GRANT, Commissioner

CAROLINA MEJIA, Commissioner

EMILY CLOUSE, Commissioner

Board of County Commissioners
AGENDA ITEM SUMMARY

Agenda Date: Date Created: 11/20/2025 Agenda Item #:

Created by: Amy Davis, Clerk of the Board - Commissioners - 360-786-5447

Creator = Presenter? ○ Yes ◉ No Is this a presentation by more than one person? ☐

Click this button to find Presenter:

Presenter: , - -

Item Title:
Resolution to Create Fund 1250: Public Safety Sales Tax - HB 2015

Action Needed: Class of Item:

List of Exhibits

Resolution_Imposing HB2015_Public Safety Sales Tax(TBsign).pdf
PDF File
199 KB

Attach any materials such as spreadsheets, powerpoint presentations, word documents, etc.

Click Additional Attachment to attach more materials.

NOTE: If you attach a file and get a message saying " ***You have chosen to attach a large file...*** ", you need to optimize the file to make it smaller. Contact Dan Murray at 4593 for assistance.

Clearance from other Departments? ☐
Budget Effect Summary? ☐

Recommended Action:
Move to approve the resolution creating Fund 1250: Public Safety Sales Tax - HB 2015.

Item Description:
Resolution creating Fund 1250: Public Safety Sales Tax - HB 2015.

This AIS is complete and ready for the Clerk of the Board to include in the Board Agenda: ☑
Date Submitted: 12/4/2025

RESOLUTION NO. _____

A RESOLUTION to adopt, when eligible, a councilmanic one-tenth of one percent (0.1%) percent sales and use tax for criminal justice purposes that substantially assist the criminal justice system, including those activities where ancillary benefits are provided to the civil justice and behavioral health systems in Thurston County.

WHEREAS public safety continues to be a top priority for Thurston County; and

WHEREAS the Thurston County law and justice system provides mandated countywide services through Superior Court, District Court, Juvenile Court, Prosecuting Attorney, Public Defense, Clerk's Office, Jail Services and law enforcement services through the Sheriff's Office in the unincorporated areas of Thurston County; and

WHEREAS the Washington State Legislature approved ESHB 2015 during the 2025 legislative session, supporting two additional funding mechanisms to support law and justice, including a local law enforcement grant and a new public safety sales and use tax; and

WHEREAS, the first additional funding opportunity includes a local law enforcement grant program managed by Criminal Justice Training Commission (CJTC) to eligible law enforcement agencies for specified uses including, but not limited to: recruiting, funding and retaining new law enforcement officers, user of force, de-escalation, crisis intervention trainings and broader law enforcement and public safety efforts including emergency management planning, security, alternative response programs, etc.; and

WHEREAS the second additional funding opportunity includes a councilmanic one tenth of one percent (0.1%) sales and use tax for a broad range of public safety purposed, including but not limited to law enforcement, domestic violence, staffing public defenders, reentry work for inmates, programs that help reduce the number of people interacting with the criminal justice system, including reducing homelessness and improving behavioral health, and other related purposes; and

WHEREAS, for the Thurston County Board of County Commissioners to take the councilmanic one-tenth of one percent (0.1%) sales and use tax, the County must meet the same requirements as those needed to receive the CJTC Grant and the County must not have had a rejected or repealed criminal just sales and use tax under RCW 82.14.340 in the previous twelve (12) months; and

NOW, THEREFORE, BE IT RESOLVED by the Thurston County Board of County Commissioners, as follows:

The Thurston County Board of Commissioner's adopts the councilmanic one-tenth of one percent (0.1%) sales and use tax for a broad range of public safety purposes when the eligibility requirements are met.

ADOPTED: _____

BOARD OF COUNTY COMMISSIONERS

Thurston County, Washington

ATTEST:

_____

Clerk of the Board

_____

TYE MENSER, Chair

APPROVED AS TO FORM:

JON TUNHEIM PROSECUTING ATTORNEY

_____

WAYNE FOURNIER, Vice-chair

By: _____

Deputy Prosecuting Attorney

_____

CAROLINA MEJIA, Commissioner

_____

EMILY CLOUSE, Commissioner

_____

RACHEL GRANT, Commissioner

Board of County Commissioners
AGENDA ITEM SUMMARY

Agenda Date: Date Created: 11/20/2025 Agenda Item #:

Created by: Amy Davis, Clerk of the Board - Commissioners - 360-786-5447

Creator = Presenter? ○ Yes ◉ No Is this a presentation by more than one person? ☐

Click this button to find Presenter:

Presenter: , - -

Item Title:
Resolution Adopting the 2026-2027 Biennial Operating Budget

Action Needed: Class of Item:

List of Exhibits

Resolution_2026-2027 Biennial Operating Budget (with attachments 12.12.25) (TBsign).pdf
PDF File
0.98 MB

Attach any materials such as spreadsheets, powerpoint presentations, word documents, etc.

Click Additional Attachment to attach more materials.

NOTE: If you attach a file and get a message saying " ***You have chosen to attach a large file...*** ", you need to optimize the file to make it smaller. Contact Dan Murray at 4593 for assistance.

Clearance from other Departments? ☐
Budget Effect Summary? ☐

Recommended Action:
Move to approve the resolution adopting the 2026-2027 Biennial Operating Budget.

Item Description:
This item adopts the Operating Budget for the 2026-2027 Biennial Budget. Public hearings regarding the budget were held on December 1, 2025.

This AIS is complete and ready for the Clerk of the Board to include in the Board Agenda: ☑
Date Submitted: 12/4/2025

RESOLUTION NO. _____

A RESOLUTION relating to the shift of road levy to general levy and the adoption of the 2026 and 2027 Biennium Thurston County Operating Budget, including the General Fund, the Road Fund, and all other county funds.

WHEREAS, pursuant to RCW 36.40.070, RCW 36.40.071 and RCW 36.40.250, the Board of Thurston County Commissioners held a Public Hearing on December 1, 2025, for the purpose of receiving public comments on the Preliminary 2026 and 2027 Biennium Thurston County Operating Budget; and

WHEREAS, the Board of Thurston County Commissioners have conducted deliberations on the Preliminary 2026 and 2027 Biennium Thurston County Operating Budget and is prepared to adopt the operating budget pursuant to RCW 36.40.080; and

WHEREAS RCW 36.40.090 and RCW 36.82.040 allows county government to collect two separate property tax levies through the county general levy and road levy; and

WHEREAS, at the option of the county legislative authority, some of the levy capacity of the road levy may be shifted to increase the county general levy pursuant to RCW 84.52.043(1); and

WHEREAS a road levy shift enables the general operating budget of a county to receive additional operating revenues without increasing the total amount of property tax the county is entitled to receive, as funds are shifted from the road levy to the county general levy; and

WHEREAS all funds accruing from the county road property tax levy shall be credited to and deposited in the county road fund except levy revenue diverted under RCW 36.33.220 shall be placed in a separate and identifiable account within the county General Fund; and

WHEREAS RCW 36.33.220 permits expenditure of road fund monies derived from the county road property tax levy for services to be provided in the unincorporated area of the County notwithstanding any other provision of law; and

WHEREAS the Board of Thurston County Commissioners and the County Treasurer share the goal of collecting all sales tax due to the county; and

NOW, THEREFORE, BE IT RESOLVED, by the Thurston County Board of Commissioners as follows:

1. The adopted 2026 and 2027 Biennium Thurston County Operating Budget,

including the General Fund, the Road Fund, and all other county funds, shall be as provided in Attachment A, Operating Budget and FTE by Department, which is attached and incorporated herein by reference.

2. The 2026 and 2027 Biennium Thurston County Operating Budget is adopted at the department and fund management level according to the Budget Accounting Reporting System.

3. (BARS) for counties, promulgated by the Washington State Auditor.

4. County road property tax levy proceeds in the amount of $4,700,000 in 2026 and $4,700,000 in 2027 shall be shifted to the General Fund.

5. County road property tax levy proceeds in the amount of $1,500,000 in 2026 and $1,500,000 in 2027 shall be diverted to the General Fund for the purpose of contributing resources to fund the County's traffic-related law and justice services.

6. Upon action by the Board of County Commissioners, the County Manager or designee may distribute, to any General Fund officers or departments, amounts consistent with said decisions, from the General Fund Non-Departmental (Countywide Services) reserve line items.

7. Funds appropriated shall be conditioned as described in Attachment B, Proviso List, attached and incorporated herein by reference.

8. On a regular basis, the Thurston County Treasurer's Office shall conduct an audit of sales and use taxes as reported by the Washington State Department of Revenue to determine if additional revenue is due to the county.

ADOPTED: _____

BOARD OF COUNTY COMMISSIONERS
Thurston County, Washington

ATTEST:

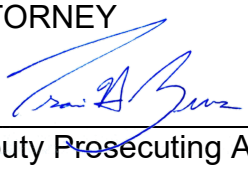
_____
Clerk of the Board

_____
TYE MENSER, Chair

APPROVED AS TO FORM:

_____

JON TUNHEIM PROSECUTING ATTORNEY

By: 

Deputy Prosecuting Attorney

WAYNE FOURNIER, Vice-chair

RACHEL GRANT, Commissioner

CAROLINA MEJIA, Commissioner

EMILY CLOUSE, Commissioner

THURSTON COUNTY
WASHINGTON
SINCE 1852

Operating Budget and FTEs by Department

FTE reflected are adjustments only.

FTE total count may be affected by Department budget reductions.

020-ASSESSOR	FY26 Expenditures	FY27 Expenditures
0010-GENERAL FUND	5,900,743	6,007,638
1200-VETERANS	107,231	109,293
020-ASSESSOR Total	**6,007,974**	**6,116,931**

040-AUDITOR	FY26 Expenditures	FY27 Expenditures
FTE	3	3
0010-GENERAL FUND	8,492,037	8,538,942
1050-AUDITOR-M&O	605,082	572,100
1090-AUDITOR-ELECTION RESERVE	1,090,956	545,535
1240-PUBLIC SAFETY SALES TAX-JUSTIC	1,400,000	1,400,000
1610-ELECTION STABILIZATION RESERVE	56	59
040-AUDITOR Total	**11,588,131**	**11,056,636**

300-CENTRAL SERVICES	FY26 Expenditures	FY27 Expenditures
FTE	(3)	(3)
5210-CENTRAL SERVICES/FACILITIES	13,498,205	13,621,129
5220-CENTRAL SERVICES RESERVE	137,977	134,626
5230-CENTRAL SVS/FAC ENGINEERING	545,561	532,562
5410-ER&R-MAINTENANCE	5,612,498	5,800,738
5420-ER&R-REPLACEMENT	5,593,808	6,712,159
300-CENTRAL SERVICES Total	**25,388,048**	**26,801,214**

080-CLERK	FY26 Expenditures	FY27 Expenditures
FTE	1	1
0010-GENERAL FUND	4,525,779	4,569,186
1910-LFO COLLECTION FUND	2,882	3,026
080-CLERK Total	**4,528,661**	**4,572,212**

060-COMMISSIONERS	FY26 Expenditures	FY27 Expenditures
FTE	(3)	(3)
0010-GENERAL FUND	4,359,346	4,318,558
1100-DETENTION FACILITY SALES TAX	198,947	205,840
1170-TRIAL COURT IMPROVEMENT	100,576	100,605
1180-TREATMENT SALES TAX	50,000	50,000
1200-VETERANS	20,000	20,000
1300-STADIUM/CONVENTION/ART CENTER	301,448	301,520
1380-CONSERVATION FUTURES	6,086,105	1,087,972
1400-HOUSING & COMMUNITY RENEWAL	20,000	20,000

Operating Budget and FTEs by Department

FTE reflected are adjustments only.

FTE total count may be affected by Department budget reductions.

1500-PUBLIC HEALTH & SOCIAL SERVICS	91,423	83,839
1550-THURSTON COMMUNICATIONS	20,500,000	20,500,000
1920-TOURISM PROMOTION AREA	1,001,098	1,001,456
1930-HISTORIC PRESERVATION	76,934	77,016
1940-COVID LOCAL FISCAL RECOVERY	2,151,732	123,637
3080-JAIL CAPITAL PROJECTS	287	301
3160-REAL ESTATE EXCISE TAX 1	3,532,473	3,533,046
3210-REAL ESTATE EXCISE TAX 2	1,731,554	106,250
3220-COURTHOUSE PROJECT	121,597	125,584
060-COMMISSIONERS Total	**40,343,520**	**31,655,623**

330-PLANNING DEPARTMENT	**FY26 Expenditures**	**FY27 Expenditures**
FTE	(3)	(3)
0010-GENERAL FUND	5,635,636	2,880,070
330-PLANNING DEPARTMENT Total	**5,635,636**	**2,880,070**

320-COMMUNITY PLANNING & ECON DEV	**FY26 Expenditures**	**FY27 Expenditures**
0010-GENERAL FUND	3,002,084	3,016,930
1030-FAIR	711,174	459,521
1390-ABATEMENT	61,959	62,807
4060-STORM & SURFACE WATER UTILITY	3,431,775	3,468,284
4124-LAND USE & PERMITTING	7,368,417	7,519,898
4530-HABITAT CONSERVATION PLAN MIT	5,155,214	1,157,022
320-COMMUNITY PLANNING & ECON DEV Total	**19,730,623**	**15,684,463**

100-CORONER	**FY26 Expenditures**	**FY27 Expenditures**
FTE	(1)	(1)
0010-GENERAL FUND	2,405,986	2,383,814
100-CORONER Total	**2,405,986**	**2,383,814**

120-DISTRICT COURT	**FY26 Expenditures**	**FY27 Expenditures**
FTE	18	18
0010-GENERAL FUND	6,668,438	6,787,922
1180-TREATMENT SALES TAX	1,369,910	1,399,895
120-DISTRICT COURT Total	**8,038,348**	**8,187,817**

340-MEDIC ONE	**FY26 Expenditures**	**FY27 Expenditures**
FTE	2	3
1280-MEDIC ONE-RESERVE	600,000	862,000

1290-MEDIC ONE	24,780,818	25,207,118
340-MEDIC ONE Total	**25,380,818**	**26,069,118**

350-EMERGENCY MANAGEMENT	**FY26 Expenditures**	**FY27 Expenditures**
FTE	(1)	1
0010-GENERAL FUND	2,048,642	1,712,272
1140-EMERGENCY MANAGEMENT COUNCIL	197,615	185,382
350-EMERGENCY MANAGEMENT Total	**2,246,257**	**1,897,654**

380-INFORMATION TECHNOLOGY	**FY26 Expenditures**	**FY27 Expenditures**
FTE	1	1
5240-LARGE SYSTEM REPLACEMENT RESRV	5,795,530	3,792,892
5250-INFORMATION TECHNOL OPERATIONS	13,238,211	13,028,505
5260-INFORMATION TECHNOLOG RESERVES	930,368	928,809
380-INFORMATION TECHNOLOGY Total	**19,964,109**	**17,750,206**

160-JUVENILE COURT	**FY26 Expenditures**	**FY27 Expenditures**
FTE	(2)	(2)
0010-GENERAL FUND	7,488,701	7,672,340
1100-DETENTION FACILITY SALES TAX	874,165	876,359
1180-TREATMENT SALES TAX	400,033	390,536
160-JUVENILE COURT Total	**8,762,900**	**8,939,235**

240-NON DEPARTMENTAL	**FY26 Expenditures**	**FY27 Expenditures**
0010-GENERAL FUND	9,124,535	6,868,920
1620-PEG-PUBLIC, EDUC & GOVTL ACCES	51,532	51,609
240-NON DEPARTMENTAL Total	**9,176,067**	**6,920,528**

400-PRETRIAL SERVICES	**FY26 Expenditures**	**FY27 Expenditures**
FTE	(1)	(1)
0010-GENERAL FUND	1,141,007	1,110,242
1180-TREATMENT SALES TAX	838,466	823,813
400-PRETRIAL SERVICES Total	**1,979,474**	**1,934,055**

180-PROSECUTING ATTORNEY	**FY26 Expenditures**	**FY27 Expenditures**
FTE	7	17
0010-GENERAL FUND	13,479,564	13,749,915
1110-VICTIM ADVOCATE PROGRAM	633,731	713,625

1180-TREATMENT SALES TAX	98,817	98,817
1240-PUBLIC SAFETY SALES TAX-JUSTIC	1,639,126	1,843,756
1470-INTERLOCAL DRUG ENFORCEMENT	125,285	120,821
1900-ANTI-PROFITEERING	10,000	10,000
180-PROSECUTING ATTORNEY Total	**15,986,522**	**16,536,934**

420-PUBLIC DEFENSE	**FY26 Expenditures**	**FY27 Expenditures**
FTE	5	10
0010-GENERAL FUND	9,970,472	9,916,226
1180-TREATMENT SALES TAX	300,181	292,982
1240-PUBLIC SAFETY SALES TAX-JUSTIC	232,769	225,558
1250-PUBLIC SAFETY SALES TAX - HB2015	1,027,232	1,959,193
1940-COVID LOCAL FISCAL RECOVERY	475,439	0
420-PUBLIC DEFENSE Total	**12,006,094**	**12,393,959**

440-PUBLIC HEALTH	**FY26 Expenditures**	**FY27 Expenditures**
FTE	1	1
0010-GENERAL FUND	327,140	321,524
1180-TREATMENT SALES TAX	6,521,302	6,538,239
1490-PH & SS-TECHNOLOGY	30,472	30,485
1500-PUBLIC HEALTH & SOCIAL SERVICS	20,861,421	21,288,028
1540-OPIOID SETTLEMENT FUND	12,350,008	2,350,008
1720-LONG LAKE-LMD	391,134	391,185
1740-LAKE LAWRENCE-LMD	384,677	307,935
1760-OFFUT LAKE-LMD	37,650	37,650
1770-PATTISON LAKE-LMD	146,972	202,578
4030-SOLID WASTE	952,955	927,448
4510-COMMUNITY LOAN REPAYMENT #1	1,103	1,108
4520-ENVIRONMENTAL HEALTH	8,443,592	7,720,748
440-PUBLIC HEALTH Total	**50,448,426**	**40,116,936**

460-PUBLIC WORKS	**FY26 Expenditures**	**FY27 Expenditures**
FTE	1	1
0010-GENERAL FUND	1,127,072	1,157,687
1190-ROADS & TRANSPORTATION	34,268,970	35,020,202
1330-PARKS AND TRAILS	683,347	349,076
1350-NOXIOUS WEED	671,135	688,336
1380-CONSERVATION FUTURES	421,359	424,896
3010-ROADS CONSTRUCTION IN PROGRESS	6,172,147	2,143,722
3190-TRANSPORTATION IMPACT FEES	1,352,321	602,437

Operating Budget and FTEs by Department

FTE reflected are adjustments only.

FTE total count may be affected by Department budget reductions.

3200-PARKS IMPACT FEES	106,761	4,432
4030-SOLID WASTE	33,701,780	33,859,499
4040-SOLID WASTE RESERVE FOR CLOSRE	1,103,079	1,112,249
4050-SOLID WASTE RESERVES	10,195,778	2,465,442
4060-STORM & SURFACE WATER UTILITY	5,724,014	5,697,028
4070-STORM & SURFACE WATER CAPITAL	2,285,301	2,236,900
4530-HABITAT CONSERVATION PLAN MIT	38,822	40,702
4600-SEWER UTILITY M&O	3,464,733	3,512,274
4650-SEWER UTILITY RESERVE	1,615,966	211,506
4700-WATER UTILITY M&O	2,389,289	2,407,622
4750-WATER UTILITY RESERVE	135,566	109,505
460-PUBLIC WORKS Total	**105,457,441**	**92,043,514**

200-SHERIFF-OPERATIONS	**FY26 Expenditures**	**FY27 Expenditures**
FTE	1	1
0010-GENERAL FUND	28,378,943	29,383,497
1230-PUBLIC SAFETY SALES TAX-LAW	8,493,462	8,560,776
1440-SHERIFF'S SPECIAL PROGRAMS	74,497	74,574
1470-INTERLOCAL DRUG ENFORCEMENT	481,197	314,529
200-SHERIFF-OPERATIONS Total	**37,428,099**	**38,333,376**

210-SHERIFF-CORRECTIONS	**FY26 Expenditures**	**FY27 Expenditures**
FTE	(13)	(13)
0010-GENERAL FUND	20,854,034	21,282,382
1100-DETENTION FACILITY SALES TAX	7,529,057	7,600,682
1180-TREATMENT SALES TAX	665,832	668,583
1450-PRISONER'S CONCESSIONS	63,114	63,682
210-SHERIFF-CORRECTIONS Total	**29,112,038**	**29,615,329**

450-SOCIAL SERVICES	**FY26 Expenditures**	**FY27 Expenditures**
0010-GENERAL FUND	27,939	28,042
1200-VETERANS	1,138,032	1,137,531
1400-HOUSING & COMMUNITY RENEWAL	26,631,475	26,652,352
1500-PUBLIC HEALTH & SOCIAL SERVICS	9,829,050	9,819,951
450-SOCIAL SERVICES Total	**37,626,496**	**37,637,875**

140-SUPERIOR COURT	**FY26 Expenditures**	**FY27 Expenditures**
FTE	2	2
0010-GENERAL FUND	8,615,087	8,582,636

1040-LAW LIBRARY	102,278	102,669
1080-SUP CT-FAMILY CT SVS	52,342	52,351
1180-TREATMENT SALES TAX	1,140,048	1,177,746
1940-COVID LOCAL FISCAL RECOVERY	190,898	0
140-SUPERIOR COURT Total	**10,100,654**	**9,915,402**

220-TREASURER	**FY26 Expenditures**	**FY27 Expenditures**
0010-GENERAL FUND	1,767,279	1,788,038
1010-TREASURER'S M&O	1	(1)
1120-INVESTMENT ADMINISTRATION	0	1
1160-REET TECHNOLOGY FUND	22,731	23,040
2260-GO BONDS 2010	102,805	102,805
2290-GO BONDS 2016	3,577,850	3,582,850
2320-GO BONDS 2021B	960,010	954,960
2330-GO BONDS 2021 - ERP	771,340	770,470
2340-GO BONDS 2022	3,480,650	3,481,150
2350-GO BONDS 2024	1,429,150	3,189,150
4510-COMMUNITY LOAN REPAYMENT #1	4,025	3,417
4700-WATER UTILITY M&O	155	155
5410-ER&R-MAINTENANCE	21,300	19,225
220-TREASURER Total	**12,137,296**	**13,915,260**

360-HUMAN RESOURCES	**FY26 Expenditures**	**FY27 Expenditures**
0010-GENERAL FUND	2,349,167	2,331,705
1190-ROADS & TRANSPORTATION	88,794	86,996
1500-PUBLIC HEALTH & SOCIAL SERVICS	124,998	123,422
4030-SOLID WASTE	24,600	24,284
4060-STORM & SURFACE WATER UTILITY	14,437	14,142
5030-UNEMPLOYMENT COMPENSATION	298,861	296,506
5050-INSURANCE RISK	8,524,571	8,534,621
5060-BENEFITS ADMINISTRATION	443,445	430,224
5080-LEAVE BUYOUT	1,804	1,894
360-HUMAN RESOURCES Total	**11,870,677**	**11,843,795**

Grand Total	**513,350,294**	**475,201,957**

Resolution
Attachment B - Proviso

The 2025-26 Thurston County Operating Budget shall be contingent upon the following provisions:

1. Provided that the Board of County Commissioners approval may be required prior to filling any vacant position.
2. Provided that $100,000 of Property Tax millage transferred to the Thurston Mason Behavioral Health Administrative Service Organization shall be used only for services for persons with mental health problems in accordance with RCW 71.20.110. Payment will be made in two equal installments, the first shall be after April 15th and the second after November 15th.
3. Provided that liquor distribution revenue received from the State of Washington and appropriated to the Thurston County Department of Public Health and Social Services shall be passed through to the Thurston Mason Behavioral Health Administrative Service Organization to be spent to support alcoholism and/or drug addiction programs.
4. Provided that the appropriation for the position for North Thurston School Resource Officer approved August 14, 2018, for the Sheriff's Office, is only approved so long as funding provided by the North Thurston School District covers at least 75% of the costs of the position.
5. Provided that the appropriation for the position for Rochester School Resource Officer, approved December 18, 2020, for the Sheriff's Office, is only approved so long as funding provided by the Rochester School District covers at least 75% of the costs of the position.
6. Provided that Fund 1550, Communications, payments to Thurston 9-1-1 Communications are limited to the revenue received from the State of Washington pursuant to RCW 90.14.420. The amount received by Thurston County is passed through to Thurston 9-1-1 Communications. Budgeted expenditures do not constitute a commitment to pay the full amount to Thurston 9-1-1 Communications.
7. Provided that $265,040 in FY26 of General Fund Countywide appropriation is provided solely for the implementation of the Thurston Climate Mitigation Plan. If the amount spent is less than $264,040, the difference may roll over into the FY27 appropriations.
8. Provided that Fund 1920, Tourism Promotion Area payments to the Visitor Convention Bureau are limited to revenue received from the State of Washington pursuant to RCW 82.14 less the budgeted indirect costs. Budgeted expenditures do not constitute a commitment to pay the full amount to the Visitor Convention Bureau.

9. Provided that the Assessor shall be allowed to shift costs for position 01R01312 between the General Fund and the Real Estate Excise Tax Technology Fund at the Assessor's discretion.
10. Provided that the Auditor may transfer unspent General Fund 2025 appropriations intended to pay for elections to the Auditor's Elections Reserve Fund.
11. Provided that all new reclassifications in the 2025-26 biennium must have agreement of Human Resources.
12. The Board has authorized and directed staff to proceed with collective bargaining. Final wage increases for represented employees shall be adopted by the Board upon ratification of negotiated agreements between Labor and Management. Funding for these wage adjustments is contingent upon subsequent Board action confirming the final amounts and terms, and no funds may be expended until such action is taken.
    a. Following proper public notice of the Board's intent to amend the budget to reflect the bargained amounts, the Board will take action to approve the necessary budget amendment.
    b. If, during the fiscal year, the Board approves cost-of-living adjustments (COLAs) for non-represented County staff, that decision and corresponding amount shall be included in the public notice and in the Board's intent to amend the budget.
13. Provided that appropriation for the grant-funded position in Public Defense for Not Guilty by Reason of Insanity will be approved for as long as the grant continues.
14. Funding is provided for the following positions, which will be added to Position Control after the classifications are created by Human Resources and approved by the Board: Victim Advocate Program Coordinator.
15. Funding for the following positions is removed for the 2026-27 biennium. The Board of County Commissioners (BoCC) directs Human Resources and Budget staff to classify these positions as *suspended* within HR Position Control and the budget system, rather than eliminating them. The suspension of these unfunded positions shall contribute toward meeting the Juvenile Court's 2026 reduction targets.

0135-08R00218	COURT ASSISTANT II	Juvenile Court	1.00
4110-08R00228	JUVENILE DETENTION OFFICER	Juvenile Court	1.00
4110-08R00233	JUVENILE DETENTION OFFICER	Juvenile Court	1.00
4210-08R00248	JUVENILE PROBATION COUNSELOR I	Juvenile Court	1.00
5210-08R00261	JUVENILE PROBATION COUNSELOR I	Juvenile Court	1.00
4210-08R00272	JUVENILE PROBATION COUNSELOR I	Juvenile Court	1.00

Unless otherwise required by law or judicial order, reinstatement of funding—and a change in status from suspended to active—may occur when general fund

revenues demonstrate sustained improvement, at the discretion of the BoCC through majority action, and consistent with the County's "grow back" plan.

a. Requests to reinstate any of the positions listed above shall follow the same streamlined process established in 2025, without requiring the creation or re-establishment of a new classification. The required steps are as follows:
    i. Submit a reinstatement request to Human Resources and Budget for review and approval.
    ii. Submit the approved HR/Budget request to the Clerk of the Board for inclusion on an AIS.
    iii. BoCC consideration and potential action to adopt/reinstate the position(s).
    iv. If general fund revenues do not improve sufficiently and/or if a "grow back" plan is not initiated during the 2026–2027 Biennium, the proviso shall remain in effect and continue into the 2028–2029 Biennium, or until such time as the positions are fully reinstated by Board action.

Board of County Commissioners
AGENDA ITEM SUMMARY

Agenda Date: Date Created: 11/20/2025 Agenda Item #:

Created by: Amy Davis, Clerk of the Board - Commissioners - 360-786-5447

Creator = Presenter? ○ Yes ◉ No Is this a presentation by more than one person? ☐

Click this button to find Presenter:

Presenter: , - -

Item Title:
Resolution Adopting the 2026-2027 Biennial Capital Budget

Action Needed: Class of Item:

List of Exhibits

Resolution_2026-2027 Biennial Capital Budget (with attachments) 12.12.25(TBsign).pdf
PDF File
1.10 MB

Attach any materials such as spreadsheets, powerpoint presentations, word documents, etc.

Click Additional Attachment to attach more materials.

NOTE: If you attach a file and get a message saying " ***You have chosen to attach a large file...*** ", you need to optimize the file to make it smaller. Contact Dan Murray at 4593 for assistance.

Clearance from other Departments? ☐
Budget Effect Summary? ☐

Recommended Action:
Move to approve the resolution adopting the 2026-2027 Biennial Capital Budget.

Item Description:
This item adopts the Capita l Budget for the 2026-2027 Biennial Budget. Public hearings regardin g the budget were held on December 1, 2025.

This AIS is complete and ready for the Clerk of the Board to include in the Board Agenda: ☑
Date Submitted: 12/4/2025

RESOLUTION NO. _____

A RESOLUTION of the Board of County Commissioners, relating to the adoption of the 2026 and 2027 Biennium Thurston County Capital Budget, including the Road Fund, and all other county funds.

WHEREAS, pursuant to RCW 36.40.070, RCW 36.40.071 and RCW 36.40.250, the Board of Thurston County Commissioners held a Public Hearing on December 1, 2025, for the purpose of receiving public comments on the Preliminary 2026 and 2027 Biennium Thurston County Capital Budget; and

WHEREAS, the Board of Thurston County Commissioners have conducted deliberations on the Preliminary 2026 and 2027 Biennium Thurston County Capital Budget and is prepared to adopt the capital budget pursuant to RCW 36.40.080; and

NOW, THEREFORE, BE IT RESOLVED, by the Thurston County Board of Commissioners as follows:

1. The adopted 2026 and 2027 Biennium Thurston County Capital Budget including the Road Fund, and all other County funds, shall be as provided in Attachments A, Capital Budget by Department, and B, Capital Improvement Project Summary, which are attached and incorporated herein by reference.

2. The 2026 and 2027 Biennium Thurston County Capital Budget is adopted at the fund, department, and project level according to the Budget Accounting Reporting System (BARS) for counties, promulgated by the Washington State Auditor.

3. Funds appropriated for individual capital projects shall be used for the projects as listed in Attachment B. Project budgets are authorized for the full term of the project and funding may be shifted between years without Board of County Commissioners action.

4. Increases in the overall cost of a project and changes in scope require Board of County Commissioners action.

5. Project budgets may not be shifted to other projects.

6. Unspent project budgets lapse at the conclusion of the project.

ADOPTED: _____

BOARD OF COUNTY COMMISSIONERS
Thurston County, Washington

ATTEST:

_____
Clerk of the Board

_____
TYE MENSER, Chair

APPROVED AS TO FORM:

JON TUNHEIM PROSECUTING ATTORNEY

_____
WAYNE FOURNIER, Vice-chair

By: _____
Deputy Prosecuting Attorney

_____
RACHEL GRANT, Commissioner

_____
CAROLINA MEJIA, Commissioner

_____
EMILY CLOUSE, Commissioner

THURSTON COUNTY
WASHINGTON
SINCE 1852

Capital Budget by Department

300-CENTRAL SERVICES	FY26 Expenditure	FY27 Expenditure
5220-CENTRAL SERVICES RESERVE	6,865,000	200,000
300-CENTRAL SERVICES Total	**6,865,000**	**200,000**

060-COMMISSIONERS	FY26 Expenditure	FY27 Expenditure
1380-CONSERVATION FUTURES	10,000	10,000
3210-REAL ESTATE EXCISE TAX 2	2,114,054	4,175,000
3220-COURTHOUSE PROJECT	5,000,000	-
3240-2022 DEBT HOLDING	5,000,000	-
3250-2024 DEBT HOLDING	10,250,000	-
060-COMMISSIONERS Total	**22,374,054**	**4,185,000**

460-PUBLIC WORKS	FY26 Expenditure	FY27 Expenditure
1190-ROADS & TRANSPORTATION	4,200,000	2,200,000
1330-PARKS AND TRAILS	1,724,000	1,502,000
3010-ROADS CONSTRUCTION IN PROGRESS	5,870,915	2,404,510
3190-TRANSPORTATION IMPACT FEES	904,049	152,024
3200-PARKS IMPACT FEES	840,635	725,750
4050-SOLID WASTE RESERVES	11,733,884	3,949,650
4070-STORM & SURFACE WATER CAPITAL	2,100,000	2,685,000
4650-SEWER UTILITY RESERVE	1,765,000	355,000
4750-WATER UTILITY RESERVE	400,000	400,000
460-PUBLIC WORKS Total	**29,538,483**	**14,373,934**

Grand Total	**58,777,537**	**18,758,934**

Projects	Fund	Total Budget Amount	Life to Date Spend	First Fiscal Year	Second Fiscal Year	Total Future Spend
Central Services - County Building Projects						
C30952-COUNTY WIDE VEHICLE CHARGING STATION- CENTRAL STORES	5220	22,000	-	-	-	22,000
C30953-COUNTY WIDE VEHICLE CHARGING STATION- ADMINISTRATION	5220	22,000	-	-	-	22,000
C30954-COUNTY WIDE VEHICLE CHARGING STATION- ESC	5220	22,000	-	-	-	22,000
C30955-COUNTY WIDE VEHICLE CHARGING STATION- PHSS	5220	22,000	-	-	-	22,000
C30956-COUNTY WIDE VEHICLE CHARGING STATION- Tilley E	5220	44,000	-	-	-	44,000
C90002-RAINIER PORTABLE MINI OFFICE	4050	98,154	98,317	-	-	(163)
C34101-MOTTMAN COMPLEX REMODEL	3250	-	-	0	-	0
C34101-MOTTMAN COMPLEX REMODEL	5220	4,804,712	-	0	-	4,804,712
C34301-VOTER REGISTRATION CENTER	5220	1,898,846	-	-	-	1,898,846
C33902-Family & Juvenile Court Improvements	5220	50,000	-	-	-	50,000
C33901-FAMILY & JUVENILE SECURITY IMPROVMN	5220	400,000	-	0	-	400,000
C30011-COUNTY-WIDE SECURITY IMPROVEMENTS	5220	1,265,555	-	0	-	1,265,555
C30027-TC INFRA/COURTHOUSE- BOND COST	3220	46,109,022	-	0	-	46,109,022
C30027-TC INFRA/COURTHOUSE- BOND COST	3240	-	-	0	-	0
C33801-TCCF IT ROOM AC UPGRADES	5220	273,719	-	-	-	273,719
C31301- Courthouse Mansard Roof Repair/Replacement	5220	1,000,000	-	-	-	1,000,000
C33803-TCCF CAMERA UPGRADES	5220	961,618	-	0	-	961,618
C33501-Coroner Interior Upgrades	5220	100,000	-	0	-	100,000
C30958-COUNTY WIDE VEHICLE CHARGING STATION	5220	18,000	-	0	-	18,000
C33601-PHSS FIRE SPRINKLER REPAIRS	5220	223,000	-	-	-	223,000
C33301-EMERGENCY SERVICES UPS UPGRADES	5220	425,000	-	-	-	425,000
C32501-TILLEY MAIN CAMPUS GENERATOR IMPROV	5220	79,000	-	-	-	79,000
C32503-TILLEY SKYBRIDGE REPAIRS	5220	700,000	-	0	-	700,000
C32502-TILLEY PUMP HOUSE REPAIRS/MAINT	5220	150,000	-	-	-	150,000
C33101-FAIRGROUNDS BLDG INFRAST IMPROVE	5220	454,476	-	-	-	454,476
C33802-TCCF SECURE PARKING	5220	203,635	-	-	-	203,635
C11001-MAJOR MAINTENANCE-SPECIAL PROJECTS	5220	600,000	-	-	-	600,000
C30964-COUNTY WIDE VEHICLE CHARGING STATIO	5220	22,000	-	-	-	22,000
C31201-COURTHOUSE ROOF REPAIR/REPLACEMENT	5220	500,000	-	-	-	500,000
C31501	5220	-	-	0	-	0
C33401-NEW SHERIFFS OFFICE RENO/BLDG	3250	-	-	0	-	0
C35200-WA COMMERCE CLEAN ENERGY COMMUNITY GRANT	5220	400,000	-	200,000	200,000	0
Central Services - County Building Totals		**60,868,737**	**98,317**	**200,000**	**200,000**	**60,370,420**

Central Services - County Building - Summary by Fund						
3220-COURTHOUSE PROJECT	3220	46,109,022	-	0	-	46,109,022
3240-2022 DEBT HOLDING	3240	-	-	0	-	0
3250-2024 DEBT HOLDING	3250	-	-	0	-	0

Projects	Fund	Total Budget Amount	Life to Date Spend	First Fiscal Year	Second Fiscal Year	Total Future Spend
4050-SOLID WASTE RESERVES	4050	98,154	98,317	-	-	(163)
5220-CENTRAL SERVICES RESERVE	5220	14,261,561	-	0	-	14,261,561
3250-2024 DEBT HOLDING	3250	-	-	0	-	0
5220-CENTRAL SERVICES RESERVE	5220	400,000	-	200,000	200,000	0
Central Services Totals		**60,868,737**	**98,317**	**200,000**	**200,000**	**60,370,420**

Projects	Fund	Total Budget Amount	Life to Date Spend	First Fiscal Year	Second Fiscal Year	Total Future Spend
Public Works - Parks and Open Space Projects						
C50001-KENNEYDELL PARK RESTROOM REPLACEMENT	1330	845,218	823,425	-	-	21,793
C50002-BURFOOT PARK RESTROOM REPLACEMENT	1330	1,099,428	1,038,421	-	-	61,008
C50003-BURFOOT PARK - LEVEL AND GRADE LAWN AREA	1330	100,000	-	-	-	100,000
C50004-BURFOOT TRAIL SYSTEM - FOOTBRIDGE/STAIRWAY	1330	698,971	41,138	89,500	89,500	478,833
C50004-BURFOOT TRAIL SYSTEM - FOOTBRIDGE/STAIRWAY	3210	-	-	0	-	0
C50005-YELM-RAINIER-TENINO TRAIL RESTROOM-CITY RAINIER	1330	829,999	54,749	-	-	775,251
C50006-DESCHUTES FALLS PARK - PARKING EXPANSION	1330	175,000	1,678	5,000	5,000	163,322
C50006-DESCHUTES FALLS PARK - PARKING EXPANSION	3200	6,500	-	3,250	3,250	0
C50006-DESCHUTES FALLS PARK - PARKING EXPANSION	3210	-	-	0	-	0
C50007-FRYE COVE PARK - LAWN RENOVATION	1330	50,000	-	-	-	50,000
C50008-YELM-RAINIER-TENINO TRAIL-CITY RAINIER REC COURTS PARK IMPR	1330	430,000	-	-	-	430,000
C50009-FIR TREE RD TRAILHEAD PARKING ACCESS IMPROVEMENTS	1330	50,000	419	0	-	49,581
C50009-FIR TREE RD TRAILHEAD PARKING ACCESS IMPROVEMENTS	3200	-	-	0	-	0
C50009-FIR TREE RD TRAILHEAD PARKING ACCESS IMPROVEMENTS	3210	-	-	0	-	0
C53001-TRAIL PRESERVATION & REHABILITATION PROGRAM 2024-2025	1330	925,000	85,035	200,000	200,000	439,964
C53001-TRAIL PRESERVATION & REHABILITATION PROGRAM 2024-2025	3210	400,000	-	200,000	200,000	0
C54001-TRAIL CONNECTIVITY PROGRAM	1330	2,763,199	13,199	1,000,000	1,000,000	750,000
C54001-TRAIL CONNECTIVITY PROGRAM	3200	1,400,000	-	700,000	700,000	0
C54001-TRAIL CONNECTIVITY PROGRAM	3210	600,000	-	300,000	300,000	0
C54002-GATE-BELMORE TRIAL - GLACIAL HERITAGE	1330	2,134,801	70,001	-	-	2,064,800
C54003-YELM-RAINIER-TENINO TRAIL EXTENSION-CROWDER RD	1330	352,000	78,387	-	-	273,613
C55001-PARKS, TRAILS AND OPEN SPACE ACQUISITION PROGRAM 2024 - 2025	1330	500,000	-	25,000	25,000	450,000
C55001-PARKS, TRAILS AND OPEN SPACE ACQUISITION PROGRAM 2024 - 2025	1380	20,000	-	10,000	10,000	0
C55001-PARKS, TRAILS AND OPEN SPACE ACQUISITION PROGRAM 2024 - 2025	3200	30,000	-	15,000	15,000	0
C56001-PARKS & TRAILS IMPROVEMENTS AND DEVELOPMENT PROGRAM 2024 - 2025	1330	50,000	-	-	-	50,000
C56003	1330	65,000	-	32,500	32,500	0
C56003	3200	15,000	-	7,500	7,500	0
C56003	3210	50,000	-	25,000	25,000	0
C50012	1330	-	-	0	-	0
C50012	3200	-	-	0	-	0
C50012	3210	-	-	0	-	0
C50013	1330	300,000	-	150,000	150,000	0

Projects	Fund	Total Budget Amount	Life to Date Spend	First Fiscal Year	Second Fiscal Year	Total Future Spend
C50013	3210	300,000	-	150,000	150,000	0
Public Works - Parks and Open Space Totals		**14,190,116**	**2,206,451**	**2,912,750**	**2,912,750**	**6,158,165**

Public Works - Parks and Open Space - Summary by Fund						
1330-PARKS AND TRAILS	1330	11,003,616	2,206,451	1,319,500	1,319,500	6,158,165
1380-CONSERVATION FUTURES	1380	20,000	-	10,000	10,000	0
3200-PARKS IMPACT FEES	3200	1,436,500	-	718,250	718,250	0
3210-REAL ESTATE EXCISE TAX 2	3210	1,000,000	-	500,000	500,000	0
1330-PARKS AND TRAILS	1330	365,000	-	182,500	182,500	0
3200-PARKS IMPACT FEES	3200	15,000	-	7,500	7,500	0
3210-REAL ESTATE EXCISE TAX 2	3210	350,000	-	175,000	175,000	0
Public Works Totals		**14,190,116**	**2,206,451**	**2,912,750**	**2,912,750**	**6,158,165**

Projects	Fund	Total Budget Amount	Life to Date Spend	First Fiscal Year	Second Fiscal Year	Total Future Spend
Public Works - Solid Waste Projects						
C90001-RAINIER TOLLHOUSE	4050	1,791,957	60,697	0	-	1,731,260
C90003-ROCHESTER TOLLHOUSE	4050	1,779,529	55,280	0	-	1,724,249
C90004-ROCHESTER PORTABLE MINI OFFICE	4050	98,155	97,854	-	-	301
C90005-WARC-SITE SECURITY	4050	154,831	-	0	-	154,831
C90007-TRNSFR STATION COMPACTOR REPLCMNT	4050	25,000	21,578	-	-	3,422
C90008-WARC/ CL PUMP SYSTEMS IMPROVEMENTS	4050	6,252,002	4,909,115	-	-	1,342,887
C90009-TRSFR ST OPS FACILITIES UPGRD & IMP	4050	290,000	-	100,000	100,000	90,000
C90010-WARC SITE RECONFIGURATION	4050	16,849,300	92,859	2,149,650	2,149,650	12,457,141
C90011-CLOSED LANDFILL-DIFF SETTLMNT RPR	4050	206,596	6,596	-	-	200,000
C90012-TRANSFER STATION SITING EVALUATION	4050	6,750,000	166,197	100,000	100,000	6,383,803
C93001-SOLID WASTE GEN FAC RENOV	4040	200,000	-	-	-	200,000
C93001-SOLID WASTE GEN FAC RENOV	4050	200,000	-	100,000	100,000	0
C90013	4050	3,000,000	-	1,500,000	1,500,000	0
C90014	4050	-	-	0	-	0
Public Works - Solid Waste Totals		**37,597,368**	**5,410,176**	**3,949,650**	**3,949,650**	**24,287,892**

Public Works - Solid Waste - Summary by Fund						
4040-SOLID WASTE RESERVE FOR CLOSRE	4040	200,000	-	-	-	200,000
4050-SOLID WASTE RESERVES	4050	34,397,368	5,410,176	2,449,650	2,449,650	24,087,892
4050-SOLID WASTE RESERVES	4050	3,000,000	-	1,500,000	1,500,000	0
Public Works Totals		**37,597,368**	**5,410,176**	**3,949,650**	**3,949,650**	**24,287,892**

Projects	Fund	Total Budget Amount	Life to Date Spend	First Fiscal Year	Second Fiscal Year	Total Future Spend
Public Works - Storm and Surface Water Utility Projects						
C61525-SPURGEON CREEK AND YELM HWY INTER	3010	482,317	82,317	-	-	400,000
C70001-WOODARD CREEK RETROFIT - SITE 4	4070	2,330,037	137,882	-	-	2,192,155
C70002-BOSTON HARBOR ROAD NE STORMWATER CONVEYANCE AND OUTFALL IMPROVEMENTS	4070	1,632,920	1,622,925	-	-	9,994
C70003-MADRONA BEACH ROAD NW VICINITY RETROFITS	4070	197,072	168,991	-	-	28,081
C70004-MEADOWS SUBDIVISION PND 4C RETROFIT	4070	1,817,958	236,321	0	-	1,581,637
C70005-LITTLEROCK AREA STORMWATER RETROFIT	4070	2,004,142	56,906	600,000	600,000	747,236
C70006-WOODARD CREEK RETROFIT SITE 1	4070	1,563,089	1,510,996	-	-	52,093
C70007-WSDOT US101 SCHNEIDER CREEK	4070	1,410,000	216,146	-	-	1,193,854
C70008-SHERWOOD FIRS STORMWATER RETROFIT	4070	-	13,008	-	-	(13,008)
73002-CANNING ST SW CULVERT SW REPLACEMENT 2024	4070	-	2,901	-	-	(2,901)
C74001-STORMWATER LAND ACQUISITION/CONSERVATION FUTURE PROGRAM 2024-2025	4070	200,000	-	50,000	50,000	100,000
C75001	4070	1,400,000	-	700,000	700,000	0
C70009	4070	800,000	-	400,000	400,000	0
C75002	4070	1,070,000	-	535,000	535,000	0
C73003	4070	800,000	-	400,000	400,000	0
Public Works - Storm and Surface Water Utility Totals		**15,707,534**	**4,048,392**	**2,685,000**	**2,685,000**	**6,289,142**

Public Works - Storm and Surface Water Utility - Summary by Fund						
3010-ROADS CONSTRUCTION IN PROGRESS	3010	482,317	82,317	-	-	400,000
4070-STORM & SURFACE WATER CAPITAL	4070	11,155,217	3,966,075	650,000	650,000	5,889,142
4070-STORM & SURFACE WATER CAPITAL	4070	4,070,000	-	2,035,000	2,035,000	0
Public Works Totals		**15,707,534**	**4,048,392**	**2,685,000**	**2,685,000**	**6,289,142**

Projects	Fund	Total Budget Amount	Life to Date Spend	First Fiscal Year	Second Fiscal Year	Total Future Spend
Public Works - Transportation Projects						
C61161-MUD BAY RD CAPACITY	3010	927,460	207,760	150,000	150,000	419,700
C61161-MUD BAY RD CAPACITY	3190	300,000	-	150,000	150,000	0
C61317-TILLEY RD S-OLD HWY 99 S TO GODDARD	3010	4,064,475	148,531	-	-	3,915,943
C61320-LITTLEROCK RD/113TH INTERSECTION	3010	2,995,061	269,416	0	-	2,725,645
C61348-183RD AVE-US 12 TO SARGENT RD	3010	3,356,600	259,969	10,000	10,000	3,076,630
C61364-JOHNSON PT RD/HAWKS PRAIRIE RD INTE	3010	4,903,102	639,634	0	-	4,263,469
C61478-MARVIN RD-PACIFIC AVE/SR 510 TO MUL	3010	13,214,017	2,795,335	0	-	10,418,683
C61502-US12/SARGENT ROAD ROUNDABOUT	3010	6,007,920	5,990,168	-	-	17,752
C61507-SARGENT RD NW (US12 TO OLD HWY 99)	3010	450,403	46,781	-	-	403,622
C61523-PLEASANT GLAD ELEM PED IMPROV	3010	1,605,000	157,620	0	-	1,447,380
C61544-CARPENTER ROAD PEDESTRIAN IMPROVEMENTS - AFFORDABLE HOUSING	3010	-	-	0	-	0
C61544-CARPENTER ROAD PEDESTRIAN IMPROVEMENTS - AFFORDABLE HOUSING	3210	-	-	0	-	0
C61545-MARVIN RD UPGRADE PHASE 2	3010	191,797	-	-	-	191,797
C61546-2024 COUNTY RD SAFETY PHASE 1	3010	2,880,000	105,113	-	-	2,774,887
C61547-TILLEY RD BRIDGE OVER BEAVER CREEK	3010	173,410	-	86,705	86,705	0
C61548-OLD HWY 99 AT INTRSCT OF SARGENT RD	3010	3,990,452	190,224	50,000	50,000	3,700,229
C61548-OLD HWY 99 AT INTRSCT OF SARGENT RD	3190	-	-	0	-	0
C61550-COUNTYWIDE ELECTRICAL SERVICES	3010	1,600,000	21,156	-	-	1,578,844
C61553-OLD PACIFIC HWY AT KUHLMAN RD INTER	3010	294,928	144,092	-	-	150,837
C61554-COOPER RD SW AT MOX CHEHALIS CRK	3010	688,376	68,535	0	-	619,841
C61564 - 196TH AVE SW - SARGENT RD SW TO ELDERBERRY	3010	359,293	35,016	57,805	57,805	208,667
C61564 - 196TH AVE SW - SARGENT RD SW TO ELDERBERRY	3190	4,048	-	2,024	2,024	0
C61566-SR507 AND VAIL RD SE ROUNDABOUNT	3010	7,000,000	12,265	-	-	6,987,735
C63001-FISH PASSAGE ENHANCEMENT	3010	3,000,000	1,209,057	1,500,000	1,500,000	(1,209,057)
C63001-FISH PASSAGE ENHANCEMENT	3210	3,000,000	-	1,500,000	1,500,000	0
C63023-GREEN COVE CREEK FISH BARRIER REMOVAL - PHASE 1	1190	-	237,496	-	-	(237,496)
C63023-GREEN COVE CREEK FISH BARRIER REMOVAL - PHASE 1	3010	9,452,532	909,348	0	-	8,543,184
C63024-SHAWN DR SW AT UNT TO DEMPSEY CRK FI	3010	1,904,858	31,409	-	-	1,873,449
C63025-THOMPSON CRK RD SE FISH PASSAGE	3010	2,443,466	221,788	-	-	2,221,678
C63026-GREEN COVE CREEK FISH BARRIER REMOVAL - PHASE 2	3010	500,000	1,578	-	-	498,422
C64001-ADA PEDESTRIAN IMPROVEMENT	3010	470,359	-	50,000	50,000	370,359
C64002-MARTIN WAY/NEIL ST SIGNAL & CHANNEL	3010	83,554	15,261	-	-	68,293
C64004-CMPLT STRTS MARTIN WY/RANGER&HENSLY	3010	100,000	7,228	-	-	92,772
C64005-MARTIN WAY/MERIDIAN RD INTERSECTION	3010	264,358	24,302	-	-	240,056
C64006-MARTIN WAY/CARPENTER RD INTERSECT	3010	2,815	2,815	-	-	0
C64007-MARTIN WY/SCHLS ST&RIDGEVIEW DR	3010	50,000	4,612	-	-	45,388
C65002-OVERLAY 2025	1190	5,000,000	-	2,000,000	2,000,000	1,000,000
C65002-OVERLAY 2025	3210	4,000,000	-	2,000,000	2,000,000	0

Projects	Fund	Total Budget Amount	Life to Date Spend	First Fiscal Year	Second Fiscal Year	Total Future Spend
C77180-HART RD SE/HOPKINS DITCH CLVRT RPLC	1190	39,999	6,465	-	-	33,534
C90006-TRNSFR STATION COMPACTOR OVERHAUL	4050	3,075,000	518	-	-	3,074,482
C98408-PACIFIC AVE OVERLAY-LACEY CITY LIM	3010	3,393,000	159,877	-	-	3,233,123
C98409-YELM HWY OVERLAY-RICH RD TO LACEY	3010	4,183,250	173,011	-	-	4,010,238
C61565-KINGHAM ST SE - 3RD AVE SE TO MARTIN WAY E PEDESTRIAN IMPROVEMENTS	3010	86,827	288	-	-	86,540
C60001-BLACK LAKE BELMORE RD BRIDGE APPROA	1190	3,686,528	564,103	-	-	3,122,425
C66001	1190	400,000	-	200,000	200,000	0
C60005	3010	400,000	-	200,000	200,000	0
C65003	1190	-	-	0	-	0
C61538	3010	600,000	-	300,000	300,000	0
Public Works - Transportation Totals		**101,142,888**	**14,660,769**	**8,256,534**	**8,256,534**	**69,969,051**

Public Works - Transportation - Summary by Fund						
1190-ROADS & TRANSPORTATION	1190	8,726,527	808,064	2,000,000	2,000,000	3,918,463
3010-ROADS CONSTRUCTION IN PROGRESS	3010	80,637,313	13,852,187	1,904,510	1,904,510	62,976,106
3190-TRANSPORTATION IMPACT FEES	3190	304,048	-	152,024	152,024	0
3210-REAL ESTATE EXCISE TAX 2	3210	7,000,000	-	3,500,000	3,500,000	0
4050-SOLID WASTE RESERVES	4050	3,075,000	518	-	-	3,074,482
1190-ROADS & TRANSPORTATION	1190	400,000	-	200,000	200,000	0
3010-ROADS CONSTRUCTION IN PROGRESS	3010	1,000,000	-	500,000	500,000	0
Public Works Totals		**101,142,888**	**14,660,769**	**8,256,534**	**8,256,534**	**69,969,051**

Projects	Fund	Total Budget Amount	Life to Date Spend	First Fiscal Year	Second Fiscal Year	Total Future Spend
Public Works - Water and Sewer Utility Projects						
C80101-SCADA CONTROL SYSTEM EVALUATION/UPGRADE	4650	-	26,534	-	-	(26,534)
C80101-SCADA CONTROL SYSTEM EVALUATION/UPGRADE	4750	191,666	225	-	-	191,442
C80401-GMS WWTP PHASE 1 IMPROVEMENTS	4650	4,850,000	7,265	0	-	4,842,735
C80402-GMS CLARIFIER #2 REBUILD/RECOATING	4440	-	6,261	-	-	(6,261)
C80402-GMS CLARIFIER #2 REBUILD/RECOATING	4650	135,001	-	0	-	135,001
C80501-GMW NEW WATER SOURCES	4450	-	34,469	-	-	(34,469)
C80501-GMW NEW WATER SOURCES	4750	1,929,000	-	-	-	1,929,000
C80701-TMW WATER TREATMENT UNIT ASSESSMENT/UPGRADE	4420	-	83,807	-	-	(83,807)
C80701-TMW WATER TREATMENT UNIT ASSESSMENT/UPGRADE	4750	225,156	-	-	-	225,156
C83001-BHS INFRASTRUCTURE IMP PROGRAM	4650	449,756	-	130,000	130,000	189,756
C84001-BHW INFRASTRUCTURE IMP PROGRAM	4750	200,000	-	100,000	100,000	0
C85001-GMS INFRASTRUCTURE IMP PROGRAM	4650	820,000	40,214	100,000	100,000	579,786
C86001-GMW INFRASTRUCTURE IMP PROGRAM	4750	1,120,000	-	110,000	110,000	900,000
C87001-TMS INFRASTRUCTURE IMP PROGRAM	4650	530,000	41,208	120,000	120,000	248,792
C88001-TMW INFRASTRUCTURE IMP PROGRAM	4750	595,000	-	190,000	190,000	215,000
C89001-OVS INFRASTRUCTURE IMP PROGRAM	4650	20,000	-	5,000	5,000	10,000
CA053A-TAMOSHAN SEWER IMPROVEMENTS	4650	3,060,000	52,597	-	-	3,007,403
CA053B-BOSTON HARBOR SEWER IMPROVEMENTS	4650	3,500,000	74,880	-	-	3,425,120
CA511A-TAMOSHAN WATER IMPROVEMENTS	4750	2,500,000	47,382	-	-	2,452,617
CA511B-BOSTON HARBOR WATER IMPROVEMENTS	4750	3,500,000	74,892	-	-	3,425,107
Public Works - Water and Sewer Utility Totals		**23,625,578**	**489,734**	**755,000**	**755,000**	**21,625,844**

Public Works - Water and Sewer Utility - Summary by Fund						
4420-TAMOSHAN RESERVE	4420	-	83,807	-	-	(83,807)
4440-GRAND MOUND WASTEWATER CAP RES	4440	-	6,261	-	-	(6,261)
4450-GRAND MOUND WATER CAPITAL RES	4450	-	34,469	-	-	(34,469)
4650-SEWER UTILITY RESERVE	4650	13,364,756	242,698	355,000	355,000	12,412,058
4750-WATER UTILITY RESERVE	4750	10,260,822	122,499	400,000	400,000	9,338,322
Public Works Totals		**23,625,578**	**489,734**	**755,000**	**755,000**	**21,625,844**

Projects	Fund	Total Budget Amount	Life to Date Spend	First Fiscal Year	Second Fiscal Year	Total Future Spend
Overall Summary Capital Improvement Projects						
Central Services - County Buildings Projects Totals		60,868,737	98,317	200,000	200,000	60,370,420
Public Works - Parks and Open Space Project Totals		14,190,116	2,206,451	2,912,750	2,912,750	6,158,165
Public Works - Solid Waste Projects Totals		37,597,368	5,410,176	3,949,650	3,949,650	24,287,892
Public Works - Storm and Surface Water Utility Projects Totals		15,707,534	4,048,392	2,685,000	2,685,000	6,289,142
Public Works - Transportation Projects Totals		101,142,888	14,660,769	8,256,534	8,256,534	69,969,051
Project Works - Water and Sewer Utility Projects Totals		23,625,578	489,734	755,000	755,000	21,625,844
Grand Total Capital Improvement Projects		**253,132,221**	**26,913,838**	**18,758,934**	**18,758,934**	**188,700,514**

Board of County Commissioners
AGENDA ITEM SUMMARY

Agenda Date: Date Created: 12/3/2025 Agenda Item #:

Created by: Ana Rodriguez, Associate Planner - Community Planning and Economic Development - 360-867-2087

Creator = Presenter? ○ Yes ◉ No Is this a presentation by more than one person? ☐

Presenter: **Ashley Arai, Director - Community Planning and Economic Development - 360-786-5486**

Item Title:
Permit Review Process Annual Code Update

Action Needed: Class of Item:

List of Exhibits

Permit Review Process Annual Update 12.16.25 - PAO Signature.pdf
PDF File
1.04 MB

File Attachment

Attach any materials such as spreadsheets, powerpoint presentations, word documents, etc.

Click Additional Attachment to attach more materials.

NOTE: If you attach a file and get a message saying " ***You have chosen to attach a large file...*** ", you need to optimize the file to make it smaller. Contact Dan Murray at 4593 for assistance.

Clearance from other Departments? ☑

☑ PAO ☐ FinSvcs ☐ HR

☐ Budget Office ☐ CAO ☐ Other

Notes:

Budget Effect Summary? ☐

Recommended Action:

Move to approve an ordinance adopting amendments to Titles 2, 14, 17, 18, and 20-25 of the Thurston County Code to to address general clerical edits, permit review timelines, and SEPA categorical exemption thresholds.

Item Description:

The Permit Review Process Annual Code Update is item A-31 on the 2024-2025 Development Code Docket.

Changes proposed as part of this update include three primary components:

- General clerical edits.
- Permit review timeline updates to align with the new state Local Project Review Act (SB 5290).
- Amendments to State Environmental Policy Act (SEPA) categorical exemption thresholds, which reflect the recent changes in housing law (SB 5412) and other standards.

In 2026, the Board will continue discussion of quasi-judicial land use appeals within 120 days from the date of final action on this agenda item.

Process Overview to Date:

- Planning Commission - 4 work sessions and 1 public hearing from July 2024-July 2025
- Planning Commission Recommendation and Findings - July 2, 2025
    - Recommended (10-0) to approve the proposed package of code amendments for clerical edits, permit review timeline updates, and SEPA categorical exemptions.
    - Their recommendation includes maintaining the Board as the final decision-maker in quasi-judicial land use permit appeals.
- 60-Day Notice of Intent to Adopt submitted to Dept. of Commerce - July 7, 2025
- SEPA Determination of Nonsignificance (DNS) Issued - July 10, 2025
- Board of County Commissioners Review - September 24, 2025
- Board of County Commissioners Public Hearing - November 12, 2025
- Board of County Commissioners Follow Up - December 2, 2025

More information and public hearing drafts for this project may be found on CPED's Amendments webpage. The ordinance is effective 60 days from date of adoption.

This AIS is complete and ready for the Clerk of the Board to include in the Board Agenda: ☑
Date Submitted: 12/3/2025

ORDINANCE NO. _____

AN ORDINANCE ADOPTING AMENDMENTS TO THURSTON COUNTY CODE TITLE 2 CHAPTERS 2.05 AND 2.06, TITLE 14 CHAPTER 14.17, TITLE 17 CHAPTERS 17.09 AND 17.25, TITLE 18 CHAPTERS 18.08 AND 18.10, TITLE 20 CHAPTERS 20.03, 20.07, 20.08A, 20.08D, 20.27, 20.28, 20.34, 20.39, 20.52, 20.60, AND 20.64, TITLE 21 CHAPTERS 21.50, 21.81, AND 21.87, TITLE 22 CHAPTERS 22.24, 22.36, 22.56, AND 22.62, TITLE 23 CHAPTERS 23.57 AND 23.72, TITLE 24 CHAPTERS 24.03, 24.05, 24.35, AND 24.70, AND TITLE 25 CHAPTERS 25.04 RELATED TO CLERICAL EDITS, SEPA THRESHOLD EXEMPTIONS, PERMIT REVIEW TIMELINES, AND APPEALS.

WHEREAS, Thurston County is required to plan under Chapter 36.70A RCW, the Growth Management Act (GMA), which contains fourteen goals intended to guide development and adoption of comprehensive plans and development regulations, which relate to urban growth, rural development, reduced sprawl, transportation, housing, economic development, property rights, permits, natural resource industries, open space, recreation, the environment, citizen participation and coordination, public facilities and services, historic preservation; and shoreline management act goals and policies; and

WHEREAS, the GMA requires the comprehensive plan and development regulations to demonstrate and uphold the concepts of internal consistency, conformity, and concurrency; and

WHEREAS, the GMA also requires a process of early and continuous community participation for amending comprehensive plans and development regulations; and

WHEREAS, the development regulations, including the official zoning maps, in Thurston County adopted under GMA must be consistent with the Thurston County Comprehensive Plan and associated Joint Plans; and

WHEREAS, Thurston County has performed professional review, provided public notice, and received public comment with respect to these development code amendments; and

WHEREAS, the amendments to the Thurston County Code adopted by this ordinance were prepared, considered and adopted in compliance with the county-wide planning policies; and

WHEREAS, Thurston County-wide Planning Policy 1.6 states that the county will break down institutional barriers to communication and cooperation, fostering open communication and transparent processes that encourage community-wide participation; and

WHEREAS, Thurston County-wide Planning Policy 3.1(B) states that the county will concentrate development in urban growth areas and protect rural areas; and

WHEREAS, in 2023, Washington State amended 36.70B RCW to amend permit review timelines and related rules to ensure efficient review processes on applications for land use review; and

WHEREAS, in 2023, Washington State amended 43.21C RCW to expand infill development State Environmental Policy Act (SEPA) categorical exemption to include residential housing units in order to reduce local governments' land use permitting workloads and facilitate more housing development;

WHEREAS, the amendments as contained in this ordinance have been reviewed with planning staff, the Prosecuting Attorney's Office, and Public Health and Social Services in order to identify standards that are legal and permissible; and

WHEREAS, this proposal is a Board-initiated amendment and was included by the Board of County Commissioners on the 2024-2025 Official Development Code Docket as item A-31; and

WHEREAS, the Thurston County Planning Commission reviewed this proposal at work sessions on July 10, 2024, May 21, 2025, and June 4, 2025; and

WHEREAS, the Thurston County Planning Commission held a public hearing on July 2, 2025 on the amendments to all chapters of Thurston County Code included in the Permit Review Process Annual Update package in rural Thurston County and all Urban Growth areas and made a recommendation of approval (10-0) of the proposed amendments; and

WHEREAS, pursuant to RCW 36.70A.106, a notice of intent to adopt was sent to the Washington State Department of Commence on July 7, 2025; and

WHEREAS, pursuant to the State Environmental Policy Act (SEPA) and WAC 197-11, a non-project Determination of "Non-Significance" (DNS) was issued July 10, 2025; and

WHEREAS, the Planning Commission's recommendation dated July 2, 2025 on the proposed code text amendments was received by the Board on September 24, 2025 at a regularly scheduled briefing; and

WHEREAS, the Board held a public hearing with notice requirements consistent with the Thurston County Code and state law on November 12, 2025 to take public testimony on the proposed Permit Review Process Annual Update ordinance; and

WHEREAS, the Board agrees with the findings of the Thurston County Planning Commission and has determined that the amendments contained in this ordinance are consistent with the Thurston County Code (TCC) and other titles, chapters, and sections of the TCC; and

WHEREAS, the Board finds that the proposed amendments will improve consistency across the code and transparency for citizens of Thurston County; and

WHEREAS, the Board believes adopting the amendments is necessary for the preservation of the public health, safety, and general welfare of Thurston County residents.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF THURSTON COUNTY, AS FOLLOWS:

SECTION 1. TITLE 2 ADMINISTRATION AND PERSONNEL. The Thurston County Code Chapters 2.05 and 2.06 are hereby amended as shown in Attachment A.

SECTION 2. TITLE 14 BUILDINGS AND CONSTRUCTION. The Thurston County Code, Chapter 14.17 is hereby amended as shown in Attachment B.

SECTION 3. TITLE 17 ENVIRONMENT. The Thurston County Code Chapters 17.09 and 17.25 are hereby amended as shown in Attachment C.

SECTION 4. TITLE 18 PLATTING AND SUBDIVISIONS. The Thurston County Code Chapters 18.08 and 18.10 are hereby amended as shown in Attachment D.

SECTION 5. TITLE 20 ZONING. The Thurston County Code Chapters 20.03, 20.07, 20.27, 20.08A, 20.08D, 20.27, 20.28, 20.34, 20.39, 20.52, 20.60, and 20.64 are hereby amended as shown in Attachment E.

SECTION 6. TITLE 21 LACEY URBAN GROWTH AREA ZONING. The Thurston County Code Chapters 21.50, 21.81, 21.84, 21.87 are hereby amended as shown in Attachment F.

SECTION 7. TITLE 22 TUMWATER URBAN GROWTH AREA ZONING. The Thurston County Code Chapters 22.24, 22.36, 22.56, and 22.62 are hereby amended as shown in Attachment G.

SECTION 8. TITLE 23 OLYMPIA URBAN GROWTH AREA ZONING. The Thurston County Code Chapters 23.57 and 23.72 are hereby amended as shown in Attachment H.

SECTION 9. TITLE 24 CRITICAL AREAS. The Thurston County Code Chapters 24.03, 24.05, 24.35, and 24.70 are hereby amended as shown in Attachment I.

SECTION 10. TITLE 25 IMPACT FEES. The Thurston County Code Chapter 25.04 is hereby amended as shown in Attachment J.

SECTION 11. SEVERABILITY. If any section, subsection, sentence, clause, phrase or other portion of this Ordinance or its application to any person is, for any reason, declared invalid, illegal, or unconstitutional in whole or in part by any court or agency of competent jurisdiction, said decision shall not affect the validity of the remaining portions hereof.

SECTION 12. CORRECTIONS. Upon approval of the Prosecuting Attorney's Office, the Clerk of the Board is authorized to make any necessary corrections to any section, subsection, sentence, clause, phrase, or other portion of this Ordinance for scriveners or clerical errors, references, ordinance numbering, section/subsection numbers, and any reference thereto.

SECTION 13. EFFECTIVE DATE. This Ordinance shall take effect 60 days after adoption.

ADOPTED: _____

ATTEST:

_____

Clerk of the Board

BOARD OF COUNTY COMMISSIONERS

Thurston County, Washington

_____

Chair

APPROVED AS TO FORM:

JON TUNHEIM

PROSECUTING ATTORNEY

10/13/25

_____

Travis Burns,

Deputy Prosecuting Attorney

_____

Vice-Chair

_____

Commissioner

_____

Commissioner

_____

Commissioner

ATTACHMENT A

Permit Review Process Annual Update

TITLE 2 AMENDMENTS

Deleted Text: ~~Strikethrough~~ / Changes: Underlined / Unaffected Omitted Text: (…)

I. Thurston County Code Chapter 2.05 TCC (GROWTH MANAGEMENT PUBLIC PARTICIPATION) shall be amended to read as follows:

…

2.05.020 – Docketing.

4. At the discretion of the board, official dockets shall include:

a. ~~Citizen~~Applicant-initiated amendment proposals, for which complete applications have been submitted by the applicant;

b. Amendment proposals that are submitted by cities or towns for amendments to joint plans or development regulations affecting unincorporated portions of urban growth areas, for which review by the public, the board of county commissioners and its appointees can be accommodated within the time frames and resources available; and

c. Other legislative amendment proposals initiated by the Thurston County board of commissioners or selected by the board from the preliminary docket for further consideration, which may include ~~citizen~~applicant-initiated amendments.

…

2.05.025 – ~~Citizen~~ Applicant initiated amendments.

A. ~~Citizen~~Applicant-initiated amendments are permitted for Thurston County's comprehensive plan and development regulations following the docketing and public participation procedure in this chapter. Applicant-initiated amendments require a presubmission conference before submitting materials for consideration (TCC 20.60.020, 21.81.040, 22.62.020 23.72.040.

B. Fees are required for citizen-initiated amendment proposals. Applicable fees for ~~citizen~~ applicant-initiated amendments are identified on the fee schedule, which is adopted by reference, and incorporated in this section.

C. Review of ~~citizen~~ applicant-initiated amendments shall not occur until review fees have been paid. Fees for docketing proposed amendments do not constitute review fees.

D. At any time after the application is submitted, additional information or studies may be requested that are needed to complete the review due to the particular aspects of the project or site or if substantial changes are made to the proposed amendment. If this occurs, the applicant shall be notified in writing as to what additional information is needed, and the review may stop during the time that the applicant is assembling this information. The review shall begin again once the additional information is submitted. If the additional information or studies are not submitted in time to continue review with the current docket cycle, then the review may be delayed until the next docket cycle.

E. The applicant shall pay applicable fees and the cost of any studies required in this section as well as fees and costs for review and other studies under SEPA for proposed amendments. Applicants of amendments selected by the board of county commissioners under Section 2.05.020.B.4.c may not be required to pay these costs.

F. ~~Citizen~~ Applicant-initiated amendments shall be submitted on forms provided by the county.

2.05.030 – Minimum public participation measures.

In addition to the public review required by Section 2.05.020 C above, Thurston County will use a variety of methods for early and continuous ~~citizen~~ public participation in the development and amendment of comprehensive plans and development regulations implementing such plans. The methods may vary from proposal to proposal. The following measures are the minimum requirements for public participation opportunities in the development or amendment of the plans and regulations identified in Section 2.05.020 A above:

A. Dissemination of Public Participation Program. A fact sheet describing the county's minimum public participation program shall be placed on the Thurston County internet page~~,~~ and sent to ~~citizens~~ community members upon request; it shall be available at the Thurston County Permit Assistance Center; and it shall be brought to public meetings related to proposals.

B. Dissemination of Proposals.

1. The official docket shall include a public participation fact sheet, and shall be posted on the Thurston County internet page, and provided in the Thurston County Permit Assistance Center, and sent to ~~citizens~~ community members upon request; and a press release shall be sent to local media. Thurston County may charge copying and shipping fees for copies of the official docket.

2. For the proposals being considered each year, a fact sheet shall be available on the Thurston County internet page, or in the Thurston County Permit Assistance Center. The fact sheet shall include a description of the proposals, reasons why they are needed, target timelines for the review process, and a staff contact for additional information.

3. Proposals shall be available at least twenty days prior to each public hearing. Short summaries shall be included, explaining how the proposal changes policy or regulation, and the reasons for the changes proposed. News releases shall be sent to local media announcing when and where proposals are available for the public.

C. Open Discussion of Proposals. County staff shall be available by phone or by appointment to discuss with interested ~~citizens~~ community members proposed comprehensive plans, development regulations, or amendments. County staff may also attend neighborhood or civic organization meetings upon request to facilitate open discussion of proposals.

D. Provision of Information Services.

1. Fact sheets, staff reports, and notices of public meetings concerning proposed comprehensive plans, development regulations, or amendments shall be sent to individuals upon request. In addition, proposal drafts, maps, summaries, and other public information that has been prepared shall be available at the Thurston County Permit Assistance Center. Thurston County may charge copying and shipping fees for copies of requested documents.

2. Adopted comprehensive plans and development regulations are available for review on the Thurston County internet page and at the Thurston County Permit Assistance Center.

3. The County shall maintain a notification list to send public hearing notices, and other legally required meeting notices, to interested parties. Sign-up sheets for the notification list shall be provided at meetings. The notification list shall also include applicants for ~~citizen~~ applicant-initiated amendments, which may be maintained in a separate list. Subscribing and unsubscribing to the notification list shall be the responsibility of the party who wishes to be notified. A separate notification list for each proposal is not required. The county may charge for copying and postage.

4. Notices of meetings shall include information on ways to participate for those who cannot attend meetings.

5. There may be times when the Thurston County internet is not available due to reasons beyond the control of the county, or for maintenance. Thurston County shall not be required to provide information through the internet during such

times. Thurston County is not responsible for lost or stolen notifications, or other notifications that are undeliverable.

E. Public Hearings.

1. A public hearing shall be held before the Thurston County planning commission for amendments to comprehensive plans, zoning ordinances, or other proposals as required by law. Other proposals may be referred to the planning commission at the discretion of the board of county commissioners. The board of county commissioners also holds a public hearing prior to amending comprehensive plans and development regulations. ~~Citizens~~ Community members may participate in public hearings by attending and offering verbal testimony or by submitting written comments to the county in advance of the public hearing.

    a. Minor amendments to the capital improvement program shall be exempt from review by the Thurston County Planning Commission if adopted by October 1. A minor amendment will include changes to up to two capital projects. All other public participation process steps shall remain unchanged.

2. Public hearings shall be held at times and locations convenient to the public.

3. Notification of public hearings shall describe the time, place and purpose of the hearing, and shall be published in the county's official newspaper of record at least twenty days prior to the public hearing, unless a waiver has been granted by the Thurston County board of commissioners, subject to the following criteria:

    a. Publishing the notice within the period of time otherwise required by law will afford adequate notice to the public; and

    b. The waiver is necessary to allow action to be taken in a timely manner.

4. A waiver still requires notification at least ten days prior to a public hearing. News releases shall be mailed to local media announcing public hearings. Additional notification measures shall also be employed as appropriate.

5. For site specific land use plan amendments only, written notice shall also be mailed not less than ten days before the hearing to all owners of property under consideration and property owners within three hundred feet of the property involved if it is located within an urban growth area and within five hundred feet of the property involved if it is located outside an urban growth area, using for this purpose the names and addresses of owners as shown on the records of the Thurston County assessor.

6. Notice of public hearing for comprehensive plan amendments and development code amendments in the unincorporated urban growth area for the cities of

Olympia, Tumwater, and Lacey shall be given by publishing the required notice in a newspaper of general circulation within the affected unincorporated urban growth area.

7. Proposals shall be available at least twenty days prior to public hearings; refer to Section 2.05.030 B.3. above.

…

II. Thurston County Code Chapter 2.06 TCC (HEARING EXAMINER) shall be amended to read as follows:

…

2.06.030 – Standards of conduct.

A. In order to assure an appearance of fairness in matters considered by the examiner ~~or by the board~~ on appeal, no person shall have an ex parte (one sided) contact with the examiner ~~or board~~ regarding such matter, and no person, including government officials and employees, shall attempt to interfere with or influence the examiner ~~or board~~ outside a public hearing; provided, that a county official or employee may, in the performance of his official duties, provide information to the examiner when the action is disclosed at the hearing or meeting.

B. No examiner shall conduct or participate in any hearing or decision in which the examiner may have a direct or indirect financial or personal interest or in which such conduct or participation would violate any rule of law applicable thereto.

2.06.040 – Rules.

The examiner may prescribe rules for the scheduling and conduct of hearings and other rules of procedure. Application for the consideration of cases to be heard by the examiner shall be made to Community Planning & Economic Development ~~the resource stewardship department~~.

2.06.050 – Examiner's decision.

A. Within ten working days of the conclusion of a hearing, unless a longer period is mutually agreed to by the applicant and the examiner, the examiner shall render a written decision which shall include findings and conclusions based on the record.

B. The decision of the examiner shall be final and conclusive on the fifteenth day after the date of the decision unless reconsideration is sought pursuant to TCC 2.06.060. ~~unless a notice of appeal to the board of county commissioners is filed pursuant to Section 2.06.070~~.

C. The hearing examiner's decision shall be issued no~~t~~ later than one hundred seventy ~~twenty~~ days after a complete permit application is filed, pursuant to

Chapter 36.70B.0790 RCW~~, and not later than ninety days after an administrative open record appeal is filed.~~

2.06.060 – Reconsideration by examiner.

Any aggrieved person or agency who disagrees with the decision of the examiner may make a written request for reconsideration by the examiner within ten days of the date of the written decision. The request for reconsideration shall be filed with Community Planning & Economic Development ~~the resource stewardship department~~ upon forms prescribed by the department. If the examiner chooses to reconsider, the examiner may take such further action as he or she deems proper and may render a revised decision, within five working days after the date of filing. The examiner's decision upon reconsideration is final and conclusive. ~~Filing a request for reconsideration is not a prerequisite to filing an appeal pursuant to Section 2.06.070.~~

~~2.06.070 – Appeal of examiner's decision.~~

~~The final decision by the examiner may be appealed to the board by any aggrieved person or agency directly affected by the examiner's decision, except threshold determinations (TCC Section 17.09.160) and innocent purchaser determinations (TCC Section 18.48.030), in the following manner:~~

~~A. The appellant must file a complete written notice of appeal with the resource stewardship department upon forms prescribed by the department, and pay the appeal fee within fourteen days of the date of the examiner's final decision; provided, that if the examiner was requested to reconsider the decision, then the appeal must be filed within ten days of the date of the examiner's decision on the reconsideration request.~~

~~B. The notice of appeal shall concisely specify the error or issue which the board is asked to consider on appeal, and shall cite in the notice of appeal or accompanying memorandum, by reference to section, paragraph and page, the provisions of law which are alleged to have been violated. Issues which are not so identified need not be considered by the board. Memoranda shall not include the presentation of new evidence and shall be based only upon facts presented to the examiner.~~

~~C. The county shall notify parties of record that an appeal has been filed and that copies of the notice of appeal and appellant's memorandum may be obtained from the clerk. The notice to parties shall also state that parties of record wishing to respond to the appeal may submit written memoranda to the board within fourteen days from the date that notice to parties is mailed by the county.~~

~~D. The appellant may submit a responsive memoranda within seven days from the date that memoranda from parties of record is due.~~

~~E. The timely filing of a notice of appeal shall stay the effective date of the examiner's decision until the appeal is adjudicated by the board of county commissioners or until the appeal is withdrawn.~~

F. All appeals of hearing examiner decisions are considered to be closed record appeals, following an open record hearing on a project permit application or administrative appeal, when the appeal is on the record with no or limited new evidence or information allowed to be submitted and only appeal argument allowed.

2.06.080 Board action on appeals.

A. General. When an appeal has been timely filed and the deadline for receipt of memoranda has expired, the resource stewardship department shall deliver to the board a copy of the examiner's decision, and the evidence presented to the examiner, and an audio recording of the hearing before the examiner. The board may view the site either individually or together, only to gain background information on the general appearance of the property; no one other than county staff can accompany the board members during the view. When board members have read the decision, memoranda and evidence, and heard the recording, the clerk of the board shall schedule a date for a closed record appeal meeting by the board at which time the board shall render a decision. The date of the closed record appeal meeting should be not later than fifty-three days following the date the appeal was filed.

B. Public Notice of Closed Record Appeals. The clerk of the board shall mail written notice to all parties of record to apprise them of the meeting date before the board. "Parties of record" are persons who have:

1. Given oral or written comments to the examiner; or

2. Listed their names, as persons wishing a copy of the decision, on a sigh up sheet which is available during examiner's hearings.

2.06.085 Reconsideration by board.

The board's decision is final and no reconsideration requests shall be considered.

2.06.090 Annual report.

The examiner shall annually report in writing to and meet with the board of county commissioners for the purpose of reviewing the administration of land use policies and regulating ordinances. The report shall include a summary of the examiner's decisions since the prior report.

…

ATTACHMENT B

Permit Review Process Annual Update

TITLE 14 AMENDMENTS

Deleted Text: ~~Strikethrough~~ / Changes: Underlined / Unaffected Omitted Text: (…)

I. Thurston County Code Chapter 14.17 (BUILDING CODE) shall be amended to read as follows:

…

14.17.030 – Section [A] 105 amended – Permits.

…

Building:

1. One-story detached accessory structures not exceeding 200 gross square feet (18.58 m^2) that meet the requirements for property line protection and occupancy separation of IBC chapters 5 and 6 and are used for tool and non-business related storage, playhouses and similar uses. Shipping containers permanently placed on a property, or when occupied for any length of time shall be treated as structures. When temporary in nature, shipping containers are permissible as an accessory structure.

…

ATTACHMENT C

Permit Review Process Annual Update

TITLE 17 AMENDMENTS

Deleted Text: ~~Strikethrough~~ / Changes: Underlined / Unaffected Omitted Text: (…)

I. Thurston County Code Chapter 17.09 TCC (STATE ENVIRONMENTAL POLICY ACT) shall be amended to read as follows:

…

17.09.055 – Categorical exemptions.

Pursuant to WAC 197-11-800(1)(c) and notwithstanding the provisions of WAC 197-11-800(1)(b), the following types of construction shall be exempt, except when undertaken wholly or partly on lands covered by water.~~:~~ While proposals may be potentially exempt under this section, these exemptions are not automatic.

A. In an urban growth area, the construction or location of any single-family residential structures of ~~nine~~ 30 dwelling units or multifamily residential structures of 60 dwelling units;

B. Outside an urban growth area, construction or location of any residential structures of ~~four~~ six units;

C. The construction of a barn, loafing shed, farm equipment storage building, produce storage or packing structure, or similar agriculture structure, covering ~~twenty~~ forty thousand (40,000) square feet, and to be used only by the property owner or his or her agent in the conduct of farming the property. This exemption shall not apply to feed lots;

D. ~~T~~Outside an urban growth area, the construction of an office, school, commercial, recreational, service or storage building with eight thousand (8,000) square feet of gross floor area and associated parking facilities designed for thirty (30) automobiles;

E. The construction of a parking lot designed for ~~thirty~~ forty (40) ~~automobiles~~ or fewer parking spaces;

F. Any landfill or excavation of ~~five hundred~~ one thousand (1,000) cubic yards throughout the total lifetime of the fill or excavation; and any fill or excavation

classified as a Class I, II, or III forest practice under RCW 76.09.050 or regulations thereunder;

G. The construction of a building for marijuana production (producer), processing (processor), or retail with eight thousand square feet of gross floor area~~.~~;

H. The construction of an attached or detached accessory dwelling unit (ADU).

…

17.09.160 – Environmental appeals.

…

B. Who May Appeal. Any person aggrieved by a threshold determination may appeal; provided, however, if there is a comment period required by WAC 197-11-340, only those persons who previously submitted written comments during the comment period may appeal the threshold determination.

~~C. Time to Appeal. A written notice of appeal, meeting the requirements of subsection (D) of this section, and the appeal fee must be received by the resource stewardship department within fourteen calendar days of the date of issuance of the threshold determination or, if there is a comment period under WAC 197-11-340, within seven calendar days of the last day of the comment period. If the last day of the appeal period is a holiday or a weekend, the appeal must be filed by five p.m. on the first weekday following such holiday or weekend.~~

C. Time to Appeal. A written notice of appeal, meeting the requirements of subsection (D) of this section, and the appeal fee must be received by Community Planning & Economic Development within fourteen calendar days after the issuance of the threshold determination or, if there is a comment period under WAC 197-11-340, within seven calendar days after the last day of the comment period. If the last day of the appeal period is a holiday or a weekend, the appeal must be filed by five p.m. on the first weekday following such holiday or weekend.

…

F. Public Notice of Appeal Before the Hearing Examiner. When Thurston County receives a timely notice of appeal and timely filing of appropriate fees under this chapter, the county shall give public notice of such appeal by mailing notice to:

~~1. The appellant, project sponsor, the environmental review officer, and any individuals or organizations who have submitted a written request for notice of SEPA appeals to the resource stewardship department;~~

1. The appellant, project sponsor, the environmental review officer, and any individuals or organizations who have submitted a written request for notice

of SEPA appeals to Community Planning & Economic Development ~~the resource stewardship department~~;

2. Adjacent property owners within three hundred feet of the project, or such greater distance as specified in the notice provisions of the underlying governmental action, as of the time the threshold determination is issued;

3. Agencies who have received written notice of the threshold determination; and

4. The appropriate media, as determined by Community Planning & Economic Development ~~the resource stewardship department~~, but only if the appeal is of a nonproject action.

…

II. Thurston County Code Chapter 17.25 TCC (THURSTON COUNTY FOREST LANDS CONVERSION ORDINANCE) shall be amended to read as follows:

…

17.25.400 - Class VI – General permit requirements.

…

B. Application Requirements. All Class IV-General applications subject to review under this chapter, shall contain the following, where applicable:

1. A Site Plan:

   a. As described in TCC Subsection 20.60.30.3(C); and

   b. Harvest boundaries and tree retention areas; and

   c. Tree conservation plan consistent with the provisions of TCC Section ~~17.27.500~~ 17.27.400; and

   d. Location of all existing and proposed skid roads, haul roads, and landings within the harvest area.

2. A completed "forest lands conversion application" form as provided by the department;

3. A completed environmental checklist when required by the State Environmental Policy Act, the State Forest Practices Act, and Chapter 17.09 of the Thurston County Code;

4. An application fee, as established by resolution from the Thurston County Board of County Commissioners.

…

17.25.700 – Development moratorium requirements.

…

D. Allowable Activities.

~~1. Repair or remodeling within the existing footprint of existing structures.~~

~~2~~1. Reconstruction of a structure damaged or destroyed due to fire, explosion, wind, flood, earthquake, or other similar calamity.

~~3~~2. Essential public facility uses specified under the special use chapter, TCC Chapter 20.54.

~~4~~3. A development permit application may be submitted, reviewed and approved to address any site development violations on the site.

~~5~~4. Applicants may submit critical area, shoreline, and habitat conservation plan applications to address any related violations on the site.

~~6~~5. The department may review and approve critical area, shoreline and habitat conservation plan applications to address any related violations on the site.

…

ATTACHMENT D

Permit Review Process Annual Update

TITLE 18 AMENDMENTS

Deleted Text: ~~Strikethrough~~ / Changes: Underlined / Unaffected Omitted Text: (…)

I. Thurston County Code Chapter 18.08 TCC (DEFINITIONS) shall be amended to read as follows:

…

18.08.035 – Alteration.

"Alteration", when used to describe 'alteration of a plat', means any change made to a recorded plat of a subdivision or land division, such as changes to boundaries of lots, dedications or easements within an existing final plat, or changes to a short plat that includes changes to any public dedications. An alteration does not include fixing or errors or omissions, such as typographical errors or inaccurate dimensions.

…

II. Thurston County Code Chapter 18.10 TCC (ADMINISTRATIVE PROCEDURES) shall be amended to read as follows:

The requirements in this Title shall be followed during the application review and administrative process prescribed under applicable zoning.

…

~~18.10.010 Administration.~~

~~The Thurston County resource stewardship department director and department staff, referred to as "planner," is vested with the duty of administering this title and may prepare and require the use of such additional forms which are necessary to effectuate the provisions of this title. Unless otherwise specified in this title, the term "department" means the resource stewardship department, or its designee.~~

~~18.10.020 Application types and classification.~~

~~Applications for land use actions, as listed in Table 1, shall be subject to a Type I, Type II, Type III or Type IV review process.~~

A. Type I process involves an application that is subject to clear, objective and nondiscretionary standards or standards that require the exercise of professional judgment about technical issues, and that is exempt from State Environmental Policy Act (SEPA) review.

B. A Type II process involves an application that is subject to objective and subjective standards which require the exercise of limited discretion about nontechnical issues and about which there may be a limited public interest.

C. A Type III process involves an application that is subject to standards which require the exercise of substantial discretion and about which there may be a broad public interest.

D. A Type IV process involves the creation, implementation or amendment of land use policies or regulations.

18.10.030 Application review procedures.

A. Type I Procedure – Ministerial Decision (See Appendix Figure 1).

1. Within twenty-eight calendar days of receiving a Type I application, the department shall decide whether the application includes the applicable information listed in Section 18.10.050. If the application is deemed complete, the department shall begin substantive review of the application. If the application is deemed incomplete, the department shall notify the applicant in writing as to what basic submittal information is required to make the application complete. The department shall make a determination of completeness within fourteen calendar days of submittal of any additional information. An application shall be deemed complete if the department does not provide a written determination to the applicant that the application is incomplete as provided in this subsection.

2. Within three calendar days of application submittal (or six calendar days if application is mailed in or dropped off), the applicant shall post an identification sign at a location on the project site that is visible from the access road, giving the name and general description of the proposed project and a contact name and phone number for more information. The sign is for the purpose of project identification rather than public notification. The sign shall be provided by Thurston County. The posted sign may be removed no earlier than fourteen calendar days after the decision on the application.

3. Within fifty-eight calendar days of the date that the Type I application is submitted, the approval authority, as provided in Table 1, shall approve, approve with conditioning, or deny the application, and shall mail the decision to the applicant. In determining the number of days that have elapsed after the application submittal date, the following periods shall be excluded:

a. Any period during which the applicant has been requested by the department to correct plans, perform required studies, or provide additional required information;

b. Any period of time during which an administrative appeal is being processed;

c. Any extension of time mutually agreed upon in writing by the applicant and the department.

4. At any time after the application is submitted, the department may request additional information or studies that are needed to complete the review due to the particular aspects of the project or site or if substantial changes are made to the proposed project. If this occurs, the applicant will be notified in writing as to what additional information is needed and the review clock will stop during the time that the applicant is assembling this information. The review clock will begin again once this additional information is submitted and deemed complete. The department shall make a determination of completeness within fourteen calendar days of submittal of any additional information.

5. The decision may be appealed pursuant to Section 18.10.070.

6. If the approval authority is unable to issue its decision within the time limits provided for in subsection (A)(3) above, the department shall provide written notice of this fact to the project applicant. The notice shall include a statement of reasons why the time limits have not been met and an estimated date for issuance of a decision. A copy of this notice shall be forwarded to the board of county commissioners.

Table 1

Permit Review Matrix

Platting and Subdivision Ordinance

Permit/Review	Staff/Director	Hearing Examiner (open hearing)	Planning Commission (open hearing)	Board of County Commissioners (closed hearing)	Review Process Timeline			
					Type I	Type II	Type III	Type IV
Boundary line adjustment	D	A		A	✓			
Final binding site plan	D*				✓			
Large lot	D	A		A	✓ (if SEPA exempt)	✓		
Minor/major adjustments	D	A		A	✓			
Short plat	D	A		A	✓ (if SEPA exempt)	✓		

Minor/major adjustments	D	A		A	✓			
Extension of time	D	A		A	✓			
Preliminary (long) plat	R	D*		A			✓	
Minor adjustments	A	A		A	✓			
Major adjustments	R	D		A			✓	
Extension of time	D	A		A	✓			
Variance	R	D		A			✓	
Subdivision Ordinance text amendments	R			D* (open hearing)				✓
Other administrative decisions/code interpretations	D	A		A (unless otherwise provided by this chapter)	✓			

*Decision-making authority mandated by state law.

Approval authority	Review Process
R = Recommendations	I = Ministerial process
D = Decision	II = Administrative process
A = Appeal	III = Quasi-judicial process
	IV = Legislative process

B. Type II Procedure—Administrative Decision (See Appendix Figure 2).

1. Within twenty-eight calendar days of receiving a Type II application, the department shall decide whether the application includes the applicable information listed in Section 18.10.050. If the application is deemed complete, the department shall send a letter of complete application to the applicant and shall begin substantive review of the application. If the application is deemed incomplete, the department shall send a letter of incomplete application to the applicant, listing the basic submittal information that is required to make the application complete. An application shall be deemed complete if the department does not provide a written determination to the applicant that the application is incomplete as provided in this subsection.

2. Within fourteen calendar days after an applicant has submitted the additional information identified in the letter of incomplete application as being necessary for a complete application, the department shall notify the applicant in writing whether the application is complete or what basic submittal information is still needed to make the application complete.

3. Once the application is deemed complete, a one hundred calendar day review clock begins. Either as part of the letter of complete application or as a separate written notification during the formal review period, the department may request additional information or studies that are needed to complete the review due to proposed project. If this occurs, the applicant will be notified in writing as to what additional information is needed and the review clock will stop during the time that the applicant is assembling this information. The department shall make a determination of completeness within fourteen calendar days of submittal of any additional information. The review clock will

~~begin again once this additional information is submitted and deemed complete.~~

~~4. Within nine calendar days after the application is deemed complete, the department shall mail a notice of application to all owners of property within a radius of three hundred feet of the project site if the site is inside an urban growth area or to owners of property within a radius of five hundred feet of the project site if the site is outside an urban growth area. It shall also be mailed to the applicant and other interested parties. The notice of application shall include the following:~~

~~a. The date of application, the date of the letter of complete application, and the date of the notice of application;~~

~~b. A description of the proposed project and a list of the project permits included in the application and, if applicable, a list of any additional information or studies requested under Section 18.10.030B3 above;~~

~~c. The identification of other permits not included in the application to the extent known by the department;~~

~~d. The identification of existing environmental documents that evaluate the proposed project, and the location where the application and any studies can be reviewed;~~

~~e. A statement of the public comment period and statements of the right of any person to comment on the application, receive notice of and participate in any hearings if applicable, request a copy of the decision once made, and any appeal rights;~~

~~f. A statement of the preliminary determination, if one has been made at the time of notice, of those development regulations that will be used for project mitigation and of consistency;~~

~~g. A map showing the project site in relation to other properties; and~~

~~h. Any other information determined appropriate by the department.~~

~~5. The department shall accept public comments in response to the notice of application for up to twenty calendar days from the date of such notice. The department shall mail to the applicant a copy of comments timely received in response to the notice and shall consider such comments in the review of the application. The department may consider comments received after the twenty-day period has elapsed.~~

~~6. Except for a determination of significance, the department shall not issue its SEPA threshold determination nor issue a decision on the application until the expiration of the public comment period on the notice of application.~~

However, the department may combine the comment period for a determination of nonsignificance with the comment period on the notice of application. Once the combined comment period ends, the department shall issue the threshold determination with or without a comment period, pursuant to Chapter 17.09 TCC.

7. Within one hundred calendar days of the date of the letter of complete application, the approval authority, as provided in Table 1, shall approve, approve with conditions, or deny the application.

8. If the SEPA threshold determination is appealed, the hearing examiner shall hold a combined open record hearing on both the SEPA appeal and the Type II application and shall render a decision on both actions.

9. Within the time limits provided in subsection (B)(7) above, the department shall mail a notice of decision to the applicant, the county assessor and to any person who, prior to the rendering of the decision, requested notice of the decision or submitted substantive comments on the application. The notice of decision shall include a description of the decision, any mitigating conditions, a statement of any SEPA threshold determination made under Chapter 17.09 TCC, notice that affected property owners may request a change in valuation for property tax purposes, and the procedures for appeal. The decision may be appealed pursuant to Section 18.10.070.

10. In determining the number of days that have elapsed after the department has issued the letter of complete application, the following periods shall be excluded:

a. Any period during which the applicant has been requested by the department to correct plans, perform required studies, or provide additional required information;

b. Any period of time during which an administrative appeal is being processed;

c. Any period of time during which an environmental impact statement is being prepared;

d. Any extension of time mutually agreed upon in writing by the applicant and the department.

11. The time limits in subsection B7 above do not apply if a Type II application:

a. Requires an amendment to the Comprehensive Plan or a development regulation;

b. Requires approval of a new fully contained community, a master planned resort, or the siting of an essential public facility; or

c. Is substantially revised by the applicant, in which case the time period shall start from the date on which the revised project application is determined to be complete.

12. If the approval authority is unable to issue its decision within the time limits provided for in subsection (B)(7) above, the department shall provide written notice of this fact to the project applicant. The notice shall include a statement of reasons why the time limits have not been met and an estimated date for issuance of the notice of decision. A copy of this notice shall be forwarded to the board of county commissioners.

C. Type III Procedure—Quasi-Judicial Decision (See Appendix Figure 3).

1. Within twenty-eight calendar days of receiving a Type III application, the department shall decide whether the application includes the applicable information listed in Section 18.10.050. The department shall render its decision on the completeness of the application in the manner prescribed in Section 18.10.030(B)(1) and (2) above.

2. Once the application is deemed complete, a one hundred twenty calendar day review clock begins. Either as part of the letter of complete application or as a separate written notification during the one-hundred-twenty-day review period, the department may request additional information or studies that are needed to complete the review due to the particular aspects of the project or site or if substantial changes are made to the proposed project. If this occurs, the applicant will be notified in writing as to what additional information is needed and the review clock will stop during the time that the applicant is assembling this information. The department shall make a determination of completeness within fourteen calendar days of submittal of any additional information. The review clock will begin again once this additional information is submitted and deemed complete.

3. Within nine calendar days after the application is deemed complete, the department shall mail out a notice of application in the manner prescribed in Section 18.10.030(B)(4) above.

4. The department shall accept public comments in response to the notice of application in the manner prescribed in Section 18.10.030(B)(5) above.

5. Except for a determination of significance, the department shall not issue its SEPA threshold determination nor shall the hearing examiner hold its public hearing on the permit application, until the expiration of the public comment period on the notice of application. However, the department may combine the comment period for a determination of nonsignificance with the comment period on the notice of application. Once the combined comment period ends,

the department shall issue the threshold determination with or without a comment period, pursuant to Chapter 17.09 TCC.

6. At least ten calendar days prior to the hearing examiner public hearing, the department shall complete the SEPA review and appeal process, pursuant to Chapter 17.09 TCC.

7. At least ten calendar days prior to the hearing examiner public hearing on a Type III application, the department shall provide notice of the public hearing as follows:

   a. Publish notice, including the project location, description, type of permit(s) required, comment period dates, and location where the complete application may be reviewed, in the newspaper of general circulation in Thurston County and newspaper of general circulation in the area of the proposed subdivision;

   b. Mail notice, including all items described in subsection C7a above, to owners of property surrounding the project site, the applicant and other interested parties in the same manner prescribed in Section 18.10.030B4 above;

   c. Mail notice to any town, city or county whose boundaries are adjacent to or within one mile of the proposed subdivision;

   d. Mail notice to the state department of transportation on every proposed subdivision located within three hundred feet of the right-of-way of a state highway;

   e. Mail notice to the State Department of Ecology, Division of Water Resources, if the land is situated in a floodplain or flood control zone as provided in Chapter 86.16 RCW, and to any other federal, state or local agency as may be relevant to determine if the public use and interest may be served by the proposed subdivision;

   f. Mail notice to any city or town whose utilities are contemplated to be used by the proposed subdivision; and

   g. Post notice, including the project number, name and description, parcel number, date, time and location of public hearing, and telephone number where the county staff can be contacted for more information, in a conspicuous place visible to the public on or near the project site.

8. Within one hundred twenty calendar days of the date of the letter of complete application, the hearing examiner shall hold an open record public hearing on the Type III application and shall approve, approve with conditions, or deny the application.

9. If the SEPA threshold determination is appealed, the hearing examiner shall hold a combined open record hearing on both the SEPA appeal and Type III application and shall render a decision on both actions.

10. Within the time limits provided in subsection (C)(8) above, the department shall mail a notice of decision to the applicant, the county assessor and to any person who, prior to the rendering of the decision, requested notice of the decision or submitted substantive comments on the application. The notice of decision shall include a description of the decision, any mitigating conditions, a statement of any SEPA threshold determination made under Chapter 17.09 TCC, notice that affected property owners may request a change in valuation for property tax purposes, and the procedures for appeal. The decision may be appealed pursuant to Section 18.10.070

11. In determining the number of days that have elapsed after the department has issued the letter of complete application, the following periods shall be excluded:

a. Any period during which the applicant has been requested by the department to correct plans, perform required studies, or provide additional required information;

b. Any period of time during which an administrative appeal is being processed;

c. Any period of time during which an environmental impact statement is being prepared;

d. Any extension of time mutually agreed upon in writing by the applicant and the department.

12. The time limits in subsection C8 above do not apply if a Type III application:

a. Requires an amendment to the Comprehensive Plan or a development regulation;

b. Requires approval of a new fully contained community, a master planned resort, or the siting of an essential public facility; or

c. Is substantially revised by the applicant, in which case the time period shall start from the date on which the revised project application is determined to be complete.

13. If the approval authority is unable to issue its decision within the time limits provided for in subsection (C)(8) above, the department shall provide written notice of this fact to the project applicant. The notice shall include a statement of reasons why the time limits have not been met and an estimated

~~date for issuance of the notice of decision. A copy of this notice shall be forwarded to the board of county commissioners.~~

~~D. Type IV Procedure – Legislative Decision. Amendments to this title are Type IV actions, as provided in Table 1, and shall be processed in accordance with the docketing and public participation requirements of Chapter 2.05 TCC.~~

~~18.10.040 – Optional consolidated permit processing.~~

~~A proposed project action involving two or more land use permit applications is encouraged to be processed in a consolidated manner, following the review and approval process of the highest numbered permit type represented among the required permits (see Table 1). The department shall designate a permit coordinator when two or more permit applications are processed concurrently.~~

~~The applicant may determine whether the multiple permit applications shall be processed concurrently or individually, except that a variance associated with a preliminary plat, short plat or large lot application shall be processed concurrently with the proposed division. For applications that are processed individually, the highest numbered permit type (see Table 1) shall be acted upon prior to the processing of the lower numbered permit types.~~

18.10.050 – Contents of application.

For an application to be deemed complete for purposes of beginning the formal project review and starting the review clock, the following basic submittal information shall be provided. During project review, additional information or studies may be requested in writing by the county if needed to address particular aspects of the project or site. While the project review clock will formally stop during the time that the additional information is being assembled, county review of other aspects of the project will continue.

If the application is deemed incomplete or if additional information is required, the applicant shall have one hundred eighty calendar days to submit the required information to the department. The department shall notify the applicant as to when the one-hundred-eighty-day period will end. If the applicant does not submit the required information within the one-hundred-eighty-day period, the application shall lapse. Prior to the expiration date, the applicant may request in writing an extension of time. The department director may grant an extension if the required studies or information warrants additional time.

~~Exception: Effective on March 12, 2020, the applicant or agent of record for any unexpired development application submitted shall be granted an automatic six-month extension of the one hundred eighty-day resubmittal requirement without requirement for request or justification from the applicant or agent. This automatic one hundred eighty-day extension shall only apply to unexpired and incomplete~~

~~applications in possession of the department between March 12, 2020 and December 31, 2021.~~

…

~~18.10.060 Fees.~~

~~Applicants for permits or other approvals pursuant to this title shall pay to the department the applicable fees identified on the approved fee schedule, which is adopted by reference.~~

~~18.10.070 Appeal procedures.~~

~~A. Appeals of Administrative Decisions. Appeals may be taken to the hearing examiner by any person aggrieved or by any officer, department, board or commission of the county affected by any order, requirement, permit, decision or determination made by an administrative official in the administration or enforcement of this title or any amendment thereto (Type I and II actions; see Table 1). Appeals shall be filed in writing with the department within fourteen calendar days of the date of the notice of the decision being appealed, on a form provided by the department. Appeals shall be considered in the manner prescribed by Chapter 2.06 TCC.~~

~~B. Appeals of Hearing Examiner Decisions. The final decision by the hearing examiner on Type III actions and on Type I and II appeals, as provided in Table 1, may be appealed to the board of county commissioners by any aggrieved person or agency directly affected by the hearing examiner's decision, unless otherwise provided in this title. Appeals shall be filed in writing with the department within fourteen calendar days of the date of the notice of the decision being appealed, on a form provided by the department. Appeals shall be considered in the manner prescribed by Chapter 2.06 TCC.~~

~~C. Judicial Appeals. The final decision by the board of county commissioners on Type I, II and III appeals, as provided in Table 1, may be appealed to superior court, as follows:~~

~~1. Any judicial action to challenge, set aside or void any amendment to this title or any decisions made pursuant to the provisions of this title must be commenced within twenty calendar days from the date of amendment or decision.~~

~~2. The plaintiff bringing any such action shall pay the full cost of transcription of the record prepared for judicial review of the matter being appealed.~~

~~18.10.080 Code interpretations.~~

~~Any person may request in writing an interpretation of any provision of this title that pertains to an application under review or to a proposal that has been the subject of a presubmission conference. The department shall issue a written determination to the~~

person requesting the interpretation in accordance with the Type I procedures in Section 18.10.030A. The letter of request shall serve as the Type I application for code interpretations.

18.10.090 Permit Approval Limitations.

No permit or approval shall be granted pursuant to this title if there exists on the subject property any land use violation known by the approval authority unless expressly authorized by this section. For purposes of this section, a land use violation is any violation of the Thurston County Critical Areas Ordinance (Title 24 of the Thurston County Code), the Thurston County Agricultural Activities Critical Areas Ordinance (Chapter 17.15 of the Thurston County Code), Thurston County Forest Land Conversion Ordinance (Chapter 17.25 of the Thurston County Code), Thurston County Zoning Ordinances (Titles 20, 21, 22 and 23 of the Thurston County Code), Thurston County Platting and Subdivision Ordinance (Title 18 of the Thurston County Code), Sanitary Code for Thurston County, Shoreline Master Program for the Thurston Region or Title 14 of the Thurston County Code (Buildings and Construction).

A permit or approval may be granted if conditioned on having the violation remedied within a reasonable time as provided by the approval authority. If a permit or approval is conditioned on remedial action, security in the form of a letter of credit or similar instrument shall be required unless waived by the approval authority for good cause. This section shall not apply to requests for a permit or approval to remedy a violation.

…

ATTACHMENT E

Permit Review Process Annual Update

TITLE 20 AMENDMENTS

Deleted Text: ~~Strikethrough~~ / Changes: Underlined / Unaffected Omitted Text: (…)

I. Thurston County Code Chapter 20.03 TCC (STRUCTURE, INTERPRETATIONS AND DEFINITIONS) shall be amended to read as follows:

…

20.03.040 – Definitions.

…

7. Automobile Service Station. ~~See "Service station."~~ Building and premises for dispensing motor vehicle fuels, oil, grease and related supplies, and which may provide automobile servicing and repair or automobile washing.

…

~~57. "Gasoline dispensing station" means building and premises for dispensing motor vehicle fuels, oil, grease and related supplies, and which may provide automobile servicing and repair.~~

57~~.~~2 "Geo-tourism" means best practice tourism that sustains or enhances the geographical character of a place, culture, environment, heritage and well-being of its residents and often includes many elements of nature tourism and ecotourism.

…

66.5 "Hobby-Farm Animals" include a small number of farm animals (less than 10 total) that are for personal use or pleasure rather than profit and include chickens, rabbits, ducks, goats, geese, and sheep.

…

70 "Junk vehicle" means any inoperable, abandoned, disassembled, or extensively damaged automobile, truck, bus, van, sport utility vehicle, motorcycle, recreational vehicle, boat, trailer, or other vehicle, or any parts thereof, excluding farm equipment or prominently displayed, ornamental machinery. A

combination of two or more of the following conditions, as determined by the compliance officer constitute prima facie evidence of a junk vehicle: a buildup of debris moss or weeds on, in, under, or around the vehicle that obstructs use; damage to the frame or more than one vehicle panel/surface; more than one missing or shattered window/windshield; more than one inoperable or missing headlight or taillight; more than one flat tire; a missing or inoperable engine or transmission; a missing wheel, tire, body panel, door, hood, or other obvious part, not including a bumper; a missing license plate; a license plate that has been invalid for more than sixty days; a missing exterior mirror on the driver's side; or evidence demonstrating that the vehicle has not moved in at least sixty days. This does not include special interest vehicles undergoing active restoration that are free of debris, moss and weeds that could obstruct their use or associated parts vehicles consistent with ~~§ 20.34.020~~ 20.34.030. This definition only applies to privately owned land.

…

97.3 "Outdoor recreation" means a type of passive and low-impact recreation type that occurs outdoors and can consist of bird watching, boating, bicycling, canoeing, fishing, hiking, hunting, jogging, photography, swimming, and similar activities.

…

129.9 "Storage Container" means a freight shipping container that is a hollow reusable box and is used to store items or transport goods.

…

138.4 "Swimming pool" means any structure intended for swimming or recreational bathing that includes water over 24 inches. It may be prefabricated, above-ground, or in-ground. It can also be temporary or permanent.

a. "Swimming pool, temporary" is a pool that is erected and dismantled easily for seasonal use. It typically includes above-ground pools and may be inflatable or metal frames with liners.

b. "Swimming pool, permanent" is a pool that is designed to be a long-term fixture and is typically in-ground or partially in-ground with durable materials and cannot be easily moved.

…

II. Thurston County Code Chapter 20.07 TCC (LOT, YARD, USE AND STRUCTURE REGULATIONS) shall be amended to read as follows:

…

20.07.030 – Minimum yards required for building setbacks.

1. General Requirements. Except where specifically provided in this title, all structures over two hundred square feet in floor area shall meet the following minimum yard (setback) requirements:

~~Front Yards~~				
~~Building Type~~	~~Arterial, State Highway and RR ROW~~	~~Collector, Local and Private Roads~~	~~Side Yard~~	~~Rear Yard~~
~~a. Commercial, industrial and other nonresidential~~	~~20' from right-of-way easement or property line; 10' from right-of-way of a flanking street~~	~~10' from right-of-way easement or property line; 10' from right-of-way of a flanking street~~	~~5'~~	~~5'~~
~~b. Residential exceeding two units per structure~~	~~25': 10' from right-of-way of a flanking street~~	~~20': 10' from right-of-way of a flanking street~~	~~5'~~	~~5'~~
~~c. Single-family and two-family structures~~	~~25': 10' from right-of-way of a flanking street~~	~~20': 10' from right-of-way of a flanking street~~	~~5'~~	~~5'~~
~~d. Buildings housing animals~~	~~50'~~	~~50'~~	~~35'~~	~~35'~~

Building Type	Front Yard		Flanking Front Street	Side Yard	Rear Yard
	Arterial, State Highway, and RR ROW	Collector, Local, and private roads			
Commercial, industrial, and other nonresidential	20'	10'	10'	5'	5'
Residential and residential accessory	25'	20'	10'	5'	5'
Buildings housing animals	50'	50'	35'	35'	35'

Buildings housing hobby farm animals (less than 10 total)	25’	20’	10’	10’	10’
All above setbacks are measured from the edge of public right of way, easement, or property lines, whichever is closer to the proposed structure.					

2. Yard Regulations for Through Lots. For through lots, minimum front yard requirements shall apply to the yard oriented to the structure's front door. The opposing yard shall be deemed to be the rear yard.

…

20.07.040 – Measurement of required yards.

…

5. A private swimming pool shall not be constructed in any required yard. Private swimming pools shall be enclosed by a fence or other barrier ~~at least forty-two inches in height, with a self-latching gate. Above ground pools with a vertical barrier of at least forty-two inches that are made inaccessible by removal of the ladder or similar measure are allowed without a fence or other barrier. The fence or other barrier shall not allow passage of a four inch diameter sphere.~~ consistent with Title 14 and the International Building Code (IBC).

…

20.07.060 – Unclassified uses.

1. Determination. In the event a use is proposed which is not listed in the title as permitted, accessory or special use, the director shall determine whether the use should be treated as one of the listed uses. Such determination shall be based on:

   a. Similarity to a listed use;

   b. Consistency with the intent of the district in which the use is listed.

~~2. Appeal. Appeals of this determination may be made to the hearing examiner pursuant to Chapter 20.60, or a request submitted to the board of county commissioners for consideration of a text amendment.~~

…

III. Thurston County Code Chapter 20.08A TCC (LONG-TERM AGRICULTURE DISTRICT (LTA)) shall be amended to read as follows:

…

20.08A.040 – Design standards.

The following standards are established as the minimum necessary to ensure that the purpose of this district is achieved and maintained as new lots are created, new uses are established, and new buildings are constructed:

1. Minimum Lot Size: Twenty (20) acres

~~1.~~2. Building Type and Size:

a. New non-residential uses in structure(s) that include less than twenty thousand square feet shall be subject to an administrative site plan review process (Section 20.60 TCC).

b. New non-residential uses in structure(s) that include more than twenty thousand square feet shall be subject to a special use permit process (Section 20.54 TCC).

c. New non-residential uses may be located within an existing, nonconforming structure that does not meet the minimum lot size or setback requirements if the director determines the use and all related appurtenances can be accommodated on site.

~~2.~~3. Maximum Building Height: thirty-five feet (also see Chapter 20.07.080 for agricultural structures excluded from maximum height regulations).

~~3.~~4. Minimum Yard Requirements:

a. Single-Family Residential.
i. Front yard—see Chapter 20.07;

ii. Side yard—fifteen feet;

iii. Rear yard—twenty-five feet;

b. Single-family residential on lots created in accordance with the planned rural residential development chapter: see Chapter 20.30A,

c. All other commercial, industrial and non-residential structures: see Chapters 20.07 and 20.54.

~~4.~~5. Maximum Coverage by Hard Surfaces. Maximum hard surface coverage for new development in this district is as follows (also see Chapter 20.07):

a. Lots one and one-half acres or greater: Fifteen percent.

b. Lots less than one and one-half acres: Sixty percent or ten thousand square feet, whichever is less.

…

IV. Thurston County Code Chapter 20.08D TCC (LONG-TERM FORESTRY DISTRICT (LTF)) shall be amended to read as follows:

…

20.08D.040 – Design standards.

1. Minimum Lot Size: Twenty (20) acres

~~1.~~2. Maximum Building Height: thirty-five feet;

~~2.~~3. Minimum Yard Requirements.

a. Single-Family Residential.

i. Front yard—varies, see Chapter 20.07;

ii. Side yard—fifteen feet;

iii. Rear yard—twenty-five feet;

Note: Residences are encouraged to be located at least one hundred fifty feet from any property line abutting or within this district to better ensure land use compatibility between residential uses and adjacent long-term forestry operations; however, such setback is not required.

b. Single-family residential on lots created in accordance with the planned rural residential development chapter: See Chapter 20.30A,

c. All other structures: See Chapters 20.07 and 20.54;

~~3.~~4. Where parcels of contiguous ownership total less than six hundred forty acres as of the effective date of this chapter, the parcels may be developed in accordance with the following development standards:

a. Maximum residential density of one unit per twenty acres,

b. All subdivisions shall be in conformance with Chapter 20.30A, Planned Rural Residential Development, except that such residential lots shall be a minimum of one acre in size and no larger than five acres in size. Where the requirements of Chapter 20.30A conflict with the requirements of this section, the more restrictive standards shall apply;

~~4.~~5. Legal lots from ten to 39.99 acres in size, under the same ownership since August 23, 1993, may be subdivided one time into a maximum of two lots with a minimum lot size of five acres. Further division of a lot created pursuant to this subsection is prohibited.

~~5.~~6. Maximum Coverage by Hard Surfaces. Maximum hard surface coverage for new development in this district is as follows (also see Chapter 20.07):

a. Lots two and one-half acres or greater: Ten percent.

b. Lots less than two and one-half acres: Sixty percent or ten thousand square feet, whichever is less.

…

V. Thurston County Code Chapter 20.27 TCC (PLANNED INDSUTRIAL PARK DISTRICT (PI)*) shall be amended to read as follows:

…

20.27.020 – Permitted uses.

Subject to the provisions of this title, the following uses are permitted in planned industrial districts:

…

5. Other.

…

f. Unclassified uses.

i. Determination. In the event a use is proposed which is not listed in the title as permitted, the director shall determine whether the use should be treated as one of the listed uses. Such determination shall be based on:

(A) Similarity to a listed use,

(B) Consistency with the intent of the district,

~~ii. Appeal. Appeals of this determination may be made to the hearing examiner pursuant to Section~~ 20.60.060 ~~(Appeal procedures), or a request submitted to the board of county commissioners for consideration of a text amendment,~~

g. Public facilities and utilities except sanitary land fills.

…

VI. Thurston County Code Chapter 20.28 TCC (LIGHT INDUSTRIAL DISTRICT (LI)*) shall be amended to read as follows:

…

20.28.020 – Permitted uses.

Subject to the provisions of this title, the following uses are permitted in the light industrial district:

…

5. Other.

…

i. Unclassified Uses.

i. Determination. In the event a use is proposed which is not listed in the title as permitted, the director shall determine whether the use should be treated as one of the listed uses. Such determination shall be based on:

(A) Similarity to a listed use,

(B) Consistency with the intent of the district,

~~ii. Appeal. Appeals of this determination may be made to the hearing examiner pursuant to Section 20.60.060 (Appeal procedures), or a request submitted to the board of county commissioners for consideration of a text amendment.~~

…

VII. Thurston County Code Chapter 20.34 TCC ('ACCESSORY USE STRUCTURES') shall be amended to read as follows:

…

20.34.030 – Limitations on accessory uses.

…

9. Storage.

a. General Provision. Outside storage shall be maintained in an orderly manner and shall create no fire, safety, health or sanitary hazard.

b. Residential Districts. Outside storage incidental to permitted uses is allowed in all residential districts listed in this title subject to the following:

i. Required front yard shall not be used for storage (except firewood).

ii. Storage containers are permitted in residential districts on a temporary basis provided they are not inhabited. They shall not exceed thirty days in any six-month period or two thirty-day occupancies within any twelve-month period. They must only be used for personal use and directly related to an approved building permit or clearing and grading permit for the site.

iii. Any storage container placed on the property longer is considered permanent and is treated as a structure subject to building permit requirements.

~~ii~~iv. Junk vehicles.

(A) A maximum of two junk vehicles or parts vehicles may be stored on a lot, or contiguous lots in a single ownership, in the RL 2/1, R 3-6/1, R 4-16/1 districts and on lots of one-half acre (21,780 square feet) or less in the R 1/20, R 1/10, UR 1/5, RR 1/5, RRR 1/5, RL 1/2, RL 1/1, LTF, LTA and MGSA districts.

…

VIII. Thurston County Code Chapter 20.39 TCC (PLANNED COMMUNITY REVIEW) shall be amended to read as follows:

…

20.39.070 – Administration and enforcement.

1. Building permits and other permits required for the construction or development of property under the provisions of this chapter shall be issued only when the work to be performed meets the requirements of the master plan.

2. Amendments to the Master Plan. The hearing examiner may make changes in the master plan or the zoning as long as the changes are consistent with conceptual approval and other applicable county plans and policies. Such changes shall be considered pursuant to the procedures for master plan approval as contained in this title~~, except that the examiner's decision shall be final unless appealed to the board of county commissioners.~~ Other changes to the master plan or zoning map may be made only if conceptual approval or other plans or policies are first amended accordingly.

~~3. Minor Administrative Alterations. Once a preliminary plat, site plan or other development permit reviewed by the hearing examiner has been approved, it shall not be altered unless approved by both the planner and the public works department upon a determination that the alteration is not substantial enough to constitute a change to the master plan.~~

3. Minor Administrative Alterations. Once a preliminary plat, site plan or other development permit reviewed by the hearing examiner has been approved, it shall not be altered unless approved by both the planner and the public works department upon a determination that the alteration is not substantial enough to constitute a change to the master plan.

…

IX. Thurston County Code Chapter 20.52 TCC (VARIANCES*) shall be amended to read as follows:

…

20.52.080 – Action final.

The order of the hearing examiner on an application for a variance shall be final and conclusive unless appealed to superior court ~~the board of county commissioners~~ in accordance with Chapter 2.06 TCC (Hearing Examiner). The filing of the appeal within such time limit shall stay the effective date of the order of the hearing examiner until such time the appeal has been adjudicated or withdrawn.

…

X. Thurston County Code Chapter 20.60 TCC (ADMINISTRATIVE PROCEDURES) shall be amended to read as follows:

…

20.60.020 – Application review procedures.

1. Type I Procedure—Ministerial Decision ~~(see Appendix Figure 15).~~

~~a. Within twenty-eight calendar days of receiving a Type I application, the department shall decide whether the application includes the applicable information listed in Section 20.60.030. If the application is deemed complete, the department shall begin substantive review of the application. If the application is deemed incomplete, the department shall notify the applicant in writing as to what basic submittal information is required to make the application complete. The department shall make a determination of completeness within fourteen calendar days of submittal of any additional information. An application shall be deemed complete if the department does not provide a written determination to the applicant that the application is incomplete as provided in this subsection.~~

a. Within twenty-eight (28) calendar days of receiving a Type I application, the department shall decide whether the application includes the applicable information listed in Section 20.60.030. If the application is deemed complete, the department shall notify the applicant of complete application and shall begin substantive review of the application. If the application is deemed incomplete, the department shall notify the applicant of incomplete application, listing the basic submittal information that is required to make the application complete. The department shall make a determination of completeness within fourteen (14) calendar days of submittal of any additional information. An application shall be deemed complete if the department does not provide a written determination to the applicant that the application is incomplete as provided in this subsection.

b. Within three calendar days of application submittal ~~(or six calendar days if application is mailed in or dropped off),~~ the applicant shall post an identification sign at a location on the project site that is visible from the access road, giving the name and general description of the proposed project and a contact name and phone number for more information. This sign is for

the purpose of project identification rather than public notification. The sign shall be provided by Thurston County. The posted sign may be removed no earlier than fourteen calendar days after the decision on the application.

c. Within sixty-five (65) ~~fifty-eight~~ calendar days of the date that the Type I application is ~~submitted~~ deemed complete, the approval authority, as provided in Table 2, shall approve, approve with conditions, or deny the application, and shall ~~mail the decision to~~ notify the applicant of the decision. In determining the number of days that have elapsed after the application submittal date, the following periods shall be excluded:

i. Any period during which the applicant has been requested by the department to correct plans, perform required studies, or provide additional required information;

ii. Any period of time during which an administrative appeal is being processed;

iii. Any extension of time mutually agreed upon in writing by the applicant and the department.

d. At any time after the application is submitted, the department may request additional information or studies that are needed to complete the review due to the particular aspects of the project or site or if substantial changes are made to the proposed project. If this occurs, the applicant will be notified in writing as to what additional information is needed and the review clock will stop during the time that the applicant is assembling this information. The review clock will begin again once this additional information is submitted and deemed complete. The department shall make a determination of completeness within fourteen (14) calendar days of submittal of any additional information.

Table 2

Permit Review Matrix

Thurston County Zoning Ordinance

Permit/Review	Staff/ Director	Hearing Examiner	Planning Commission	Board of County Commissioners	Required Presubmission Conference	Review Process Timeline			
						Type I	Type II	Type III	Type IV
Administrative variance	D	A		~~A~~		✓			
Variance	R	D*		~~A~~				✓	
Family member units	D	A		~~A~~		✓			
Unclassified uses	D	A		~~A~~		✓			
~~S~~Administrative site plan review	D	A		~~A~~	✓***	if SEPA exempt	✓		
Waiver of standards	R	D		~~A~~				✓	
Planned residential development (PRD)	R	D		~~A~~	✓			✓	
Minor adjustments	D	A		~~A~~		✓			
Major adjustments	R	D		~~A~~				✓	
Planned rural residential development (PRRD)			(Initial PRRD approval follows process of accompanying plat, per Chapter 18.12, 18.28 or 18.32 TCC)						
Minor adjustments (short plats and long plats)	D	A		~~A~~		✓			
Major adjustments (short plats)	D	A		~~A~~		✓ (if SEPA exempt)	✓		
Major adjustments (long plats)	R	D		~~A~~				✓	
Preliminary (long) plat	R	D*		~~A~~	✓			✓	
Planned community conceptual approval	R		R	D ~~(open hearing)~~	✓				✓
Master plan	R	R		D ~~(open hearing)~~	✓				✓
Time extension	R	D		~~A~~				✓	
Boundary line adjustment	D	A		~~A~~		✓			
Final binding site plan	D*			~~A~~		✓			
Large lot	D	A		~~A~~		✓ (if SEPA exempt)	✓		
Amendments	R	D		~~A~~				✓	
Minor administrative alterations	D	A		~~A~~		✓			
Administrative special use permits ~~(e.g., home occupations, mobile home parks (two to four per lot and certain temporary uses), expansion of nonconforming uses over five percent)~~	D	A		~~A~~		✓			
Hearing examiner ~~S~~special use permits~~: all others (including expansion of nonconforming uses over five percent or conversion and certain temporary uses)~~	R	D		~~A~~	✓***			✓	
Site-specific rezones**	R	D	A		✓			✓	✓ (if Comp Plan amendment required)

Comprehensive Plan and zoning text amendments, and legislative rezones	R		R	D* ~~(open hearing)~~	✓				✓
Designation of future mineral resource lands (reviewed as a comprehensive plan amendment)	R		R	D ~~(open hearing)~~	✓				✓
Removal of designated mineral resource lands status (reviewed as a comprehensive plan amendment)	R		R	D ~~(open hearing)~~	✓				✓
Classification of essential public facilities (for review purposes)	D	A				✓			
Transfer of development rights allocation	D					✓			
Extension of time				(Same approval authority and review process as for original permit)					
Other administrative decisions/code interpretations	D	A				✓			
Temporary use permit for homeless encampments (20.35 TCC)[1]	D		~~Appealable directly to superior court~~			✓			
Amendments to administrative actions	D	A				✓			

[1] Permits for homeless encampments are considered a temporary use. Where application requirements and procedures for review differ from those laid out in this chapter, the requirements and procedures in Chapter 20.35 TCC apply. Administrative decisions made by the director are considered final and are directly appealable to superior court.

* Decision-making authority mandated by state law.

** Site-specific rezones for which a corresponding joint plan amendment is required, which are approved by the board of county commissioners, follows the process for comprehensive plan amendments, zoning text amendments, and legislative rezones.

*** Refer to TCC 20.37.020 and/or 20.54.060 for additional requirements.

Approval Authority
R = Recommendations
D = Decision
A = Appeal

Review Process
I = Ministerial process
II = Administrative process
III = Quasi-judicial process
IV = Legislative process

e. The decision may be appealed pursuant to Section 20.60.060.

f. If the approval authority is unable to issue its decision within the time limits provided for in subsection (1)(c) of this section, the department shall provide written notice of this fact to the project applicant. The notice shall include a statement of reasons why the time limits have not been met and an estimated date for issuance of a decision. ~~A copy of this notice shall be forwarded to the board of county commissioners.~~

2. Type II Procedure—Administrative Decision ~~(see Appendix Figure 16).~~

a. Within twenty-eight (28) calendar days of receiving a Type II application, the department shall decide whether the application includes the applicable information listed in Section 20.60.030. If the application is deemed complete, the department shall send a letter of complete application to the applicant and shall begin substantive review of the application. If the application is deemed incomplete, the department shall send a letter of incomplete application to the applicant, listing the basic submittal information that is required to make the application complete. ~~An application shall be deemed complete if the department does not provide a written determination to the applicant that the application is incomplete as provided in this subsection.~~

b. The department shall make a determination of completeness within fourteen (14) calendar days of submittal of any additional information. An application shall be deemed complete if the department does not provide a written determination to the applicant that the application is incomplete as provided in this subsection. ~~Within fourteen calendar days after an applicant has submitted the additional information identified in the letter of incomplete application as being necessary for a complete application, the department shall notify the applicant in writing whether the application is complete or what basic submittal information is still needed to make the application complete.~~

c. Once the application is deemed complete, a one hundred (100) calendar day review clock begins. ~~Either as part of the letter of complete application or as a separate written notification during the formal review period, t~~The department may request additional information or studies that are needed to complete the review due to the particular aspects of the project or site or if substantial changes are made to the proposed project. If this occurs, the applicant will be notified in writing as to what additional information is needed and the review clock will stop during the time that the applicant is assembling this information. The department shall make a determination of completeness within fourteen calendar days of submittal of any additional information. The review clock will begin again once this additional information is submitted and deemed complete.

d. Within ~~nine~~ fourteen (14) calendar days after the application is deemed complete, the department shall ~~mail a notice of application to~~ notify all owners of property within a radius of three hundred feet of the project site if the site is inside an urban growth area or to owners of property within a radius of five hundred feet of the project site if the site is outside an urban growth area. It

shall also be mailed to the applicant and other interested parties. The notice of application shall include the following:

i. The date of application, the date of the letter of complete application, and the date of the notice of application;

ii. A description of the proposed project and a list of the project permits included in the application and, if applicable, a list of any additional information or studies requested under Section 20.60.020(2)(c) above;

iii. The identification of other permits not included in the application to the extent known by the department;

iv. The identification of existing environmental documents that evaluate the proposed project, and the location where the application and any studies can be reviewed;

v. A statement of the public comment period and statements of the right of any person to comment on the application, receive notice of and participate in any hearings if applicable, request a copy of the decision once made, and any appeal rights;

vi. A statement of the preliminary determination, if one has been made at the time of notice, of those development regulations that will be used for project mitigation and of consistency;

vii. A map showing the project site in relation to other properties; and

viii. Any other information determined appropriate by the department.

e. The department shall accept public comments in response to the notice of application for up to twenty (20) calendar days from the date of such notice. The department shall ~~mail to~~ provide the applicant a copy of comments timely received in response to the notice and shall consider such comments in the review of the application. The department may consider comments received after the twenty-day period has elapsed.

f. Except for a determination of significance, the department shall not issue its SEPA threshold determination or issue a decision on the application until the expiration of the public comment period on the notice of application. However, the department may combine the comment period for a determination of nonsignificance with the comment period on the notice of application. Once the combined comment period ends, the department shall issue the threshold determination with or without a comment period, pursuant to Chapter 17.09 of this code.

g. Within one hundred (100) calendar days of the date of the ~~letter~~ notification of complete application, the approval authority, as provided in Table 2, shall approve, approve with conditions, or deny the application.

h. If the SEPA threshold determination is appealed, the hearing examiner shall hold a combined open record hearing on both the SEPA appeal and the Type II application and shall render a decision on both actions.

i. Within the time limits provided in subsection (2)(g) of this section, the department shall ~~mail a~~ provide notice of decision to the applicant, to the county assessor, and to any person who, prior to the rendering of the decision, requested notice of the decision or submitted substantive comments on the application. The notice of decision shall include a description of the decision, any mitigating conditions, a statement of any SEPA threshold determination made under Chapter 17.09 of this code, notice that affected property owners may request a change in valuation for property tax purposes, and the procedures for appeal. The decision may be appealed pursuant to Section 20.60.060.

j. In determining the number of days that have elapsed after the department has issued the ~~letter~~ notice of complete application, the following periods shall be excluded:

i. Any period during which the applicant has been requested by the department to correct plans, perform required studies, or provide additional required information;

ii. Any period of time during which an administrative appeal is being processed;

iii. Any period of time during which an environmental impact statement is being prepared;

iv. Any extension of time mutually agreed upon in writing by the applicant and the department.

k. The time limits in subsection (2)(g) of this section do not apply if a Type II application:

i. Requires an amendment to the Comprehensive Plan or a development regulation;

ii. Requires approval of a new fully contained community, a master planned resort, or the siting of an essential public facility; or

iii. Is substantially revised by the applicant, in which case the time period shall start from the date at which the revised project application is determined to be complete.

l. If the approval authority is unable to issue its decision within the time limits provided for in subsection (2)(g) of this section, the department shall provide written notice of this fact to the project applicant. The notice shall include a statement of reasons why the time limits have not been met and an estimated date for issuance of the notice of decision. ~~A copy of this notice shall be forwarded to the board of county commissioners.~~

3. Type III Procedure—Quasi-Judicial Decision ~~(see Appendix Figure 17).~~

a. Within twenty-eight (28) calendar days of receiving a Type III application, the department shall decide whether the application includes the applicable information listed in Section 20.60.030. The department shall render its

decision on the completeness of the application in the manner prescribed in Section 20.60.020(2)(a) and (b) above.

b. Once the application is deemed complete, a one hundred seventy (170) ~~twenty~~ calendar day review clock begins. ~~Either as part of the letter of complete application or as a separate written notification during the one hundred twentyday review period, t~~The department may request additional information or studies that are needed to complete the review due to the particular aspects of the project or site or if substantial changes are made to the proposed project. If this occurs, the applicant will be notified ~~in writing~~ as to what additional information is needed and the review clock will stop during the time that the applicant is assembling this information. The department shall make a determination of completeness within fourteen calendar days of submittal of any additional information. The review clock will begin again once this additional information is submitted and deemed complete.

c. Within ~~nine~~ fourteen (14) calendar days after the application is deemed complete, the department shall mail out a notice of application in the manner prescribed in subsection (2)(d) of this section, except that the mailing radius from the project site shall be expanded for the following special use permit applications:

   i. One thousand four hundred-foot radius: airfields and landing strips, jails, juvenile detention facilities, junk yards—wrecking yards, and work release facilities;

   ii. Two thousand six hundred-foot radius: composting facilities, feed lots, mineral extraction, petroleum products—processing/storage, plastics, paints, commercial chemicals—manufacture, prisons and prerelease facilities, secure community transition facilities, rifle, pistol and archery ranges, solid waste disposal facilities, and freestanding WCFs and other antenna support structures.

d. The department shall accept public comments in response to the notice of application in the manner prescribed in Section 20.60.020(2)(e) above.

e. Except for a determination of significance, the department shall not issue its SEPA threshold determination or issue a decision on the application until the expiration of the public comment period on the notice of application. However, the department may combine the comment period for a determination of nonsignificance with the comment period on the notice of application. Once the combined comment period ends, the department shall issue the threshold determination with or without a comment period, pursuant to Chapter 17.09 of this code.

f. At least ten (10) calendar days prior to the hearing examiner public hearing, the department shall complete the SEPA review and appeal process, pursuant to Chapter 17.09 of this code.

g. At least ten (10) calendar days prior to the hearing examiner public hearing on a Type III application, the department shall provide notice of the public hearing as follows:

i. Publish N~~n~~otice:~~,~~ The Department shall provide published notice, including the project location, description, type of permit(s) required, comment period dates and location where the complete application may be reviewed, in the newspaper of ~~general circulation in~~ record for Thurston County;

ii. Mail N~~n~~otice:~~,~~ The Department shall provide mail notice, including all items described in subsection (3)(g)(i) of this section, to owners of property surrounding the project site, the applicant and other interested parties in the same manner prescribed in Section 20.60.020(3)(c) above;

iii. Posted N~~n~~otice:~~,~~ The Department shall prepare a sign board for the applicant, including the project number, name and description, parcel number, date, time and location of public hearing, and telephone number where the county staff can be contacted for more information, in a conspicuous place visible to the public on or near the project site.

A. The applicant shall post one (1) county-provided sign board on the property subject to the development application as follows:

i. The sign board shall be installed in a conspicuous place visible to the public, the midpoint along the site street frontage at a location five (5) feet inside the property line, or as otherwise directed by the responsible official to maximize visibility.

ii. The sign board shall be secured to a stationary object such as a fence, post, or other object that may be able to withstand typical weather conditions including high wind and heavy rain. The top of the sign board shall be designed to be between four (4) and six (6) feet above grade.

iii. Installation and Removal Requirements. The sign board shall be installed on the site at least ten (10) calendar days in advance of the public hearing. The applicant shall maintain the sign board in good condition throughout the application review period, which shall extend through the time of the final county decision on the proposal. ~~including the expiration of the applicable appeal period of the hearings examiner's superior court's decision if submitted~~. If the sign board is removed, county review of the land use application may be discontinued until the board is replaced and has remained in place for the required period of time.

iv. The applicant shall remove the sign board within fourteen (14) calendar days after final county decision on the application, including expiration of applicable appeal periods, and return the sign board to the county.

v. Affidavit of Installation. The applicant shall execute an affidavit certifying where and when the sign board was posted

and submit to the responsible official for inclusion in the project file at least seven (7) days prior to the hearing. The applicant shall provide digital proof to the responsible official that the sign has bee posted according to the requirements.

vi. If for some reason the required posted sign boards in the area or on the site for which the public hearing is being held is inadvertently moved through no fault of the county of applicant, this in no way invalidates the legal notice requirements of the scheduled public hearing or other public comment opportunity.

h. ~~Within one hundred twenty calendar days of the date of the letter of complete application, t~~The hearing examiner shall hold an open record public hearing on the Type III application and shall approve, approve with conditions, or deny the application.

i. If the SEPA threshold determination is appealed, the hearing examiner shall hold a combined open record hearing on both the SEPA appeal and Type III application and shall render a decision on both actions.

j. Within the time limits provided in subsection (3)(h) of this section, the department shall ~~mail a notice of decision to~~ notify the applicant, the county assessor, and ~~to~~ any person who, prior to the rendering of the decision, requested notice of the decision or submitted substantive comments on the application. The notice of decision shall include a description of the decision, any mitigating conditions, a statement of any SEPA threshold determination made under Chapter 17.09 of this code, notice that affected property owners may request a change in valuation for property tax purposes, and the procedures for appeal. The decision may be appealed pursuant to Section 20.60.060.

k. In determining the number of days that have elapsed after the department has issued the letter of complete application, the following periods shall be excluded:

   i. Any period during which the applicant has been requested by the department to correct plans, perform required studies, or provide additional required information;

   ii. Any period of time during which an administrative appeal is being processed;

   iii. Any period of time during which an environmental impact statement is being prepared;

   iv. Any extension of time mutually agreed upon in writing by the applicant and the department.

l. The time limits in subsection (3)(h) of this section do not apply if a Type III application:

i. Requires an amendment to the Comprehensive Plan or a development regulation;

ii. Requires approval of a new fully contained community, a master planned resort, or the siting of an essential public facility; or

iii. Is substantially revised by the applicant, in which case the time period shall start from the date at which the revised project application is determined to be complete.

m. If the approval authority is unable to issue its decision within the time limits provided for in subsection (3)(h) of this section, the department shall provide written notice of this fact to the project applicant. The notice shall include a statement of reasons why the time limits have not been met and an estimated date for issuance of the notice of decision. ~~A copy of this notice shall be forwarded to the board of county commissioners.~~

4. Type IV Procedure—Legislative Decision. Type IV actions shall be processed pursuant to Chapter 20.59. Amendments to comprehensive plans and development regulations shall also be processed in accordance with the docketing and public participation requirements of Chapter 2.05 of this code. Planned communities shall also be reviewed in accordance with Chapter 20.39.

5. The following permit types are exempt from the permitting timelines within 20.60.020:

a. Building permits exempt from the State Environmental Policy Act (SEPA) as minor new construction under TCC 17.09.55.
b. Land disturbing activity permits exempt from SEPA.
c. All other construction permits under 17.09.55 that are exempt from SEPA; and
d. Project permits for which a SEPA review and threshold determination were completed in connection with other project permits for the same proposal, to the extent the proposal has no substantively changed in a manner requiring further review.

For purposes of this section, interior alterations include construction activities that do not modify the existing site layout or current use and do not involve exterior work that adds to the building footprint. Per RCW 36.70B.140, building permits for interior alterations are exempt from site plan review provided the alterations do not result in:

a. Additional sleeping quarters or bedrooms;
b. Nonconformity with federal emergency management agency substantial improvement thresholds; or
c. An increase in the total square footage or valuation of the structure that would require upgraded fire access or fire suppression systems.

Per RCW 36.70B.080, the following permit, use, and critical areas are exempt from the established permitting timelines:

a. Type VI Permits (Legislative)
b. Mining Applications
c. Oregon Spotted Frog (January to April)
d. Prairie Review (April to September)

…

20.60.030 – Contents of application.

…

3. Type II and III Applications. Each application for a Type II or III permit shall contain the following in clear and intelligible form (with exceptions as provided in Section 20.60.030(3)(p) and (q) below):

…

q. Each application for the designation or removal of mineral lands of long-term commercial significance requires a comprehensive plan amendment and shall contain the information listed in 20.30B.030, 20.30B.040, and the Thurston County Comprehensive Plan. ~~shall contain only the information listed in Section 20.30B.030(2). Each application for removal of designation status shall contain the information required in Section 20.30B.040~~.

…

20.60.060 – Appeal procedures.

…

2. Appeals of Hearing Examiner Decisions. The final decision by the hearing examiner on Type III permits and on Type I and II appeals, as provided in Table 2 is conclusive and final.~~, may be appealed to the board of county commissioners by any aggrieved person or agency directly affected by the hearing examiner's decision. Appeals shall be filed in writing with the department within fourteen calendar days of the date of the notice of the decision being appealed, on a form provided by the department. Appeals shall be considered in the manner prescribed by Chapter 2.06 TCC.~~

~~3. Judicial Appeals. The final decision by the board of county commissioners on Type IV actions and on Type I, II and III appeals, as provided in Table 2, may be appealed to Superior Court, as follows:~~

~~1. Any judicial action to challenge, set aside or void any amendment to this title or any decisions made pursuant to the provisions of this title must be commenced within twenty calendar days from the date of amendment or decision.~~

~~2. The plaintiff bringing any such action shall pay the full cost of transcription of the record prepared for judicial review of the matter being appealed.~~

…

XI. Thurston County Code Chapter 20.64 TCC (MAJOR EDUCATIONAL INSTITUTION (MEI)) shall be amended to read as follows:

…

20.64.020 – Permitted uses.

Subject to the provisions of this title, the permitted uses within this district include:

…

3. Similar or related uses as are typical on residential and nonresidential higher education campuses. Criteria for determination of similarity or relatedness, are as follows:

a. Uses similar to, or related to, those listed in Section 20.64.020 are permitted upon a finding of the department that a particular unlisted use does not conflict with the intent of this chapter or the policies of the Comprehensive Plan;

b. The criteria for such finding of similarity shall include but not be limited to the following:

i. The proposed use is appropriate in this area;

ii. The development standards for permitted uses can be met by the proposed use;

iii. The public need is served by the proposed use.

~~c. Appeals of this determination may be made to the hearing examiner pursuant to Section 20.60.060 (Appeal procedures), or a request submitted to the board of county commissioners for consideration of a text amendment.~~

…

ATTACHMENT F

Permit Review Process Annual Update

TITLE 21 AMENDMENTS

Deleted Text: ~~Strikethrough~~ / Changes: Underlined / Unaffected Omitted Text: (…)

I. Thurston County Code Chapter 21.50 TCC (VILLAGE CENTER ORDINANCE) shall be amended to read as follows:

…

21.50.030 – Review process.

…

D. Binding Master Plan.

…

4. The determination of the hearing examiner shall be binding and final. ~~unless appealed to the board of county commissioners pursuant to TCC Section 2.06.070.~~

…

II. Thurston County Code Chapter 21.81 TCC (ADMINISTRATION AND ENFORCEMENT) shall be amended to read as follows:

…

21.81.040 – Application review procedures.

A. Type I Procedure—Ministerial Decision ~~(see Appendix Figure 15).~~

1. Within twenty-eight (28) calendar days of receiving a Type I application, the department shall decide whether the application includes the applicable information listed in Section 21.81.060. If the application is deemed complete, the department shall notify the applicant of complete application and shall begin substantive review of the application. If the application is deemed incomplete, the department shall notify the applicant ~~in writing as to what basic submittal~~ of incomplete application, listing the basic submittal information that is required to make the application complete. The department shall make a determination of completeness within fourteen (14) calendar

days of submittal of any additional information. An application shall be deemed complete if the department does not provide a written determination to the applicant that the application is incomplete as provided in this subsection.

2. Within three calendar days of application submittal ~~(or six calendar days if application is mailed in or dropped off),~~ the applicant shall post an identification sign at a location on the project site that is visible from the access road, giving the name and general description of the proposed project and a contact name and phone number for more information. This sign is for the purpose of project identification rather than public notification. The sign shall be provided by Thurston County. The posted sign may be removed no earlier than fourteen calendar days after the decision on the application.

3. Within sixty-five (65) ~~fifty-eight~~ calendar days of the date that the Type I application is ~~submitted~~ deemed complete, the approval authority, as provided in Illustration 1 of this chapter, shall approve, approve with conditions, or deny the application, and shall ~~mail~~ notify the applicant of the decision ~~to the applicant~~. In determining the number of days that have elapsed after the application submittal date, the following periods shall be excluded:

   a. Any period during which the applicant has been requested by the department to correct plans, perform required studies, or provide additional required information;

   b. Any period of time during which an administrative appeal is being processed;

   c. Any extension of time mutually agreed upon in writing by the applicant and the department.

Illustration 1.

Permit Review Matrix

Lacey UGA Zoning Ordinance

Permit/Review	Staff/ Director	Hearing Examiner	Planning Commission	Board of County Commissioners	Required Presubmission Conference	Review Process Timeline			
						Type I	Type II	Type III	Type IV
Administrative variance	D	A		~~A~~		✓			
Variance	R	D*		~~A~~				✓	
Unclassified uses	D	A		~~A~~		✓			
Sign permit	D	A		~~A~~		✓			
Design review	D	A		~~A~~		✓			
Planned industrial development (< twenty acres)	D	A		~~A~~		if SEPA exempt			
Planned industrial development (>/= twenty acres)	D	A		~~A~~		if SEPA exempt			
Site plan review (administrative)	D	A		~~A~~	✓***	✓			
Mobile home park	R	D		~~A~~				✓	
Planned residential development (PRD)	R	D		~~A~~	✓			✓	
Minor adjustments	D	A		~~A~~		✓			
Major adjustments	R	D		~~A~~				✓	
Preliminary (long) plat	R	D*		~~A~~	✓			✓	
Planned community conceptual approval	R		R	D ~~(open hearing)~~	✓				✓
Master plan	R	R		D ~~(open hearing)~~	✓				✓
Time extension	R	D		~~A~~				✓	
Amendments	R	D		~~A~~				✓	
Minor administrative alterations	D	A		~~A~~		✓			
Administrative special use permits ~~(e.g., expansion of nonconforming uses up to five percent)~~	D	A		~~A~~		✓			Special use permits
Hearing examiner special use permits ~~All others (including expansion of nonconforming uses over five percent or conversion)~~	R	D		~~A~~	✓***			✓	
Site-specific rezones**	R	D	R	~~A~~	✓			✓	✓ (if Joint Plan amendment required)
Joint plan and zoning text amendments, and legislative rezones	R		R	D* ~~(open hearing)~~	✓				✓
Village center – binding master plan	R	D		~~A~~				✓	
Townhouse development (≤ four lots)	D	A		~~A~~		✓			
Townhouse development (> four lots)	R	D		~~A~~				✓	
Classification of essential public facilities (for review purposes)	D	A				✓			
Transfer of development rights approval	D					✓			

Extension of time			(Same approval process and review process as for original permit)						
Other administrative decisions/code interpretations	D	A		~~A~~		✓			
Temporary use permit for homeless encampments (21.64 TCC)[1]	D					✓			
Amendments to administrative actions	D	A			~~A~~	✓			
Temporary use permit for homeless encampments (20.35 TCC)[1]	D		~~Appealable directly to superior court~~			✓			

[1] Permits for homeless encampments are considered a temporary use. Where application requirements and procedures for review differ from those laid out in this chapter, the requirements and procedures in Chapter 21.64 TCC apply. Administrative decisions made by the director are considered final and are directly appealable to superior court.

* Decision-making authority mandated by state law.

** Except for site-specific rezones for which a corresponding joint plan amendment is required, which are approved by the board of county commissioners, follows the process for comprehensive plan amendments, zoning text amendments, and legislative rezones.

*** Refer to TCC 21.66.030 and/or TCC 21.84.050 for additional requirements.

Approval Authority
R = Recommendations
D = Decision
A = Appeal

Review Process
I = Ministerial process
II = Administrative process
III = Quasi-judicial process
IV = Legislative process

4. At any time after the application is submitted, the department may request additional information or studies that are needed to complete the review due to the particular aspects of the project or site or if substantial changes are made to the proposed project. If this occurs, the applicant will be notified in writing as to what additional information is needed and the review clock will stop during the time that the applicant is assembling this information. The review clock will begin again once this additional information is submitted and deemed complete. The department shall make a determination of completeness within fourteen (14) calendar days of submittal of any additional information.

5. The decision may be appealed pursuant to Section 21.81.070.

6. If the approval authority is unable to issue its decision within the time limits provided for in subsection (A)(3) above, the department shall provide written notice of this fact to the project applicant. The notice shall include a statement of reasons why the time limits have not been met and an estimated date for issuance of a decision. ~~A copy of this notice shall be forwarded to the board of county commissioners.~~

7. For applications requiring design review, the process requirements of Section 21.70.040 shall also apply.

8. Final review of planned industrial developments shall also follow the procedures in Chapter 21.43.

B. Type II Procedure – Administrative Decision ~~(see Appendix Table 21T.27).~~

1. Within twenty-eight (28) calendar days of receiving a Type II application, the department shall decide whether the application includes the applicable information listed in Section 21.81.060. If the application is deemed complete, the department shall send a letter of complete application to the applicant and shall begin substantive review of the application. If the application is deemed incomplete, the department shall send a letter of incomplete application to the applicant, listing the basic submittal information that is required to make the application complete. ~~An application shall be deemed complete if the department does not provide a written determination to the applicant that the application is incomplete as provided in this subsection.~~

2. The department shall make a determination of completeness within fourteen days of submittal of any additional information. An application shall be deemed complete if the department does not provide a written determination to the applicant that the application is incomplete as provided in this subsection. ~~Within fourteen calendar days after an applicant has submitted the additional information identified in the letter of incomplete application as being necessary for a complete application, the department shall notify the applicant in writing whether the application is complete or what basic submittal information is still needed to make the application complete.~~

3. Once the application is deemed complete, a one hundred (100) calendar day review clock begins. ~~Either as part of the letter of complete application or as a separate written notification during the formal review period, t~~The department may request additional information or studies that are needed to complete the review due to the particular aspects of the project or site or if substantial changes are made to the proposed project. If this occurs, the applicant will be notified in writing as to what additional information is needed and the review clock will stop during the time that the applicant is assembling this information. The department shall make a determination of completeness within fourteen calendar days of submittal of any additional information. The review clock will begin again once this additional information is submitted and deemed complete.

4. Within ~~nine~~ fourteen (14) calendar days after the application is deemed complete, the department shall ~~mail a notice of application to~~ notify all owners of property within a radius of three hundred feet of the project site. It shall also be mailed to the applicant and other interested parties. The notice of application shall include the following:

a. The date of application, the date of the letter of complete application, and the date of the notice of application;

b. A description of the proposed project and a list of the project permits included in the application and, if applicable, a list of any additional information or studies requested under Section 21.81.040(B)(3) above;

c. The identification of other permits not included in the application to the extent known by the department;

d. The identification of existing environmental documents that evaluate the proposed project, and the location where the application and any studies can be reviewed;

e. A statement of the public comment period and statements of the right of any person to comment on the application, receive notice of and participate in any hearings if applicable, request a copy of the decision once made, and any appeal rights;

f. A statement of the preliminary determination, if one has been made at the time of notice, of those development regulations that will be used for project mitigation and of consistency;

g. A map showing the project site in relation to other properties; and

h. Any other information determined appropriate by the department.

5. The department shall accept public comments in response to the notice of application for up to twenty (20) calendar days from the date of such notice. The department shall ~~mail to~~ provide the applicant a copy of comments timely received in response to the notice and shall consider such comments in the review of the application. The department may consider comments received after the twenty-day period has elapsed.

6. Except for a determination of significance, the department shall not issue its SEPA threshold determination or issue a decision on the application until the expiration of the public comment period on the notice of application. However, the department may combine the comment period for a determination of nonsignificance with the comment period on the notice of application. Once the combined comment period ends, the department shall issue the threshold determination with or without a comment period, pursuant to Chapter 17.09 ~~TCC~~ of this code.

7. Within one hundred (100) calendar days of the date of the ~~letter~~ notification of complete application, the approval authority, as provided in Illustration 1, shall approve, approve with conditions, or deny the application.

8. If the SEPA threshold determination is appealed, the hearing examiner shall hold a combined open record hearing on both the SEPA appeal and the Type II application and shall render a decision on both actions.

9. Within the time limits provided in subsection (B)(7) above, the department shall ~~mail a notice of decision to~~ notify the applicant, the county assessor, and to any person who, prior to the rendering of the decision, requested notice of the decision or submitted substantive comments on the application. The notice of decision shall include a description of the decision, any mitigating conditions, a statement of any SEPA threshold determination made under Chapter 17.09 ~~TCC~~ of this code, notice that affected property owners may request a change in valuation for property tax purposes, and the procedures for appeal. The decision may be appealed pursuant to Section 21.81.070.

10. In determining the number of days that have elapsed after the department has issued the ~~letter~~ notice of complete application, the following periods shall be excluded:

    a. Any period during which the applicant has been requested by the department to correct plans, perform required studies or provide additional required information;

    b. Any period of time during which an administrative appeal is being processed;

    c. Any period of time during which an environmental impact statement is being prepared;

    d. Any extension of time mutually agreed upon in writing by the applicant and the department.

11. The time limits in subsection (B)(7) above do not apply if a Type II application:

    a. Requires an amendment to the Comprehensive Plan or a development regulation;

    b. Requires approval of a new fully contained community, a master planned resort, or the siting of an essential public facility; or

    c. Is substantially revised by the applicant, in which case the time period shall start from the date at which the revised project application is determined to be complete.

12. If the approval authority is unable to issue its decision within the time limits provided for in subsection (B)(7) above, the department shall provide written notice of this fact to the project applicant. The notice shall include a

statement of reasons why the time limits have not been met and an estimated date for issuance of the notice of decision. ~~A copy of this notice shall be forwarded to the board of county commissioners.~~

13. Final review of planned industrial developments shall also follow the procedures in Chapter 21.43.

C. Type III Procedure—Quasi-Judicial Decision ~~(see Appendix Table 21T.28).~~

1. Within twenty-eight (28) calendar days of receiving a Type III application, the applicable information listed in Section 21.81.060. The department shall render its decision on the completeness of the application in the manner prescribed in Section 21.81.040(B)(1) and (2) above.

2. Once the application is deemed complete, a one hundred seventy (170) ~~twenty~~ calendar day review clock begins. ~~Either as part of the letter of complete application or as a separate written notification during the one hundred twentyday review period, t~~The department may request additional information or studies that are needed to complete the review due to the particular aspects of the project or site or if substantial changes are made to the proposed project. If this occurs, the applicant will be notified ~~in writing~~ as to what additional information is needed and the review clock will stop during the time that the applicant is assembling this information. The department shall make a determination of completeness within fourteen calendar days of submittal of any additional information. The review clock will begin again once this additional information is submitted and deemed complete.

3. Within ~~nine~~ fourteen (14) calendar days after the application is deemed complete, the department shall mail out a notice of application in the manner prescribed in Section 21.81.040(B)(4) above, except that the mailing radius from the project site shall be expanded for the following special use permit applications:

   a. One-thousand-four-hundred-foot radius: airports, landing strips and freestanding WCFs;

   b. Two-thousand-six-hundred-foot radius: solid waste disposal facilities and secure community transition facilities.

4. The department shall accept public comments in response to the notice of application in the manner prescribed in Section 21.81.040(B)(5) above.

5. Except for a determination of significance, the department shall not issue its SEPA threshold determination or issue a decision on the application until the expiration of the public comment period on the notice of application. However, the department may combine the comment period for a

determination of nonsignificance with the comment period on the notice of application. Once the combined comment period ends, the department shall issue the threshold determination with or without a comment period, pursuant to Chapter 17.09 of this code.

6. At least ten (10) calendar days prior to the hearing examiner public hearing, the department shall complete the SEPA review and appeal process, pursuant to Chapter 17.09 of this code.

7. At least ten (10) calendar days prior to the hearing examiner public hearing on a Type III application, the department shall provide notice of the public hearing as follows:

   a. Publish Nnotice:~~,~~ The Department shall provide published notice, including the project location, description, type of permit(s) required, comment period dates and location where the complete application may be reviewed, in the newspaper of ~~general circulation in~~ record for Thurston County;

   b. Mail Nnotice:~~,~~ The Department shall provide mail notice, including all items described in subsection (3)(g)(i) of this section, to owners of property surrounding the project site, the applicant and other interested parties in the same manner prescribed in Section 21.81.040(C)(3) above;

   c. Posted Nnotice:~~,~~ The Department shall prepare a sign board for the applicant, including the project number, name and description, parcel number, date, time and location of public hearing, and telephone number where the county staff can be contacted for more information, in a conspicuous place visible to the public on or near the project site.

      i. The applicant shall post one (1) county-provided sign board on the property subject to the development application as follows:

         A. The sign board shall be installed in a conspicuous place visible to the public, the midpoint along the site street frontage at a location five (5) feet inside the property line, or as otherwise directed by the responsible official to maximize visibility.

         B. The sign board shall be secured to a stationary object such as a fence, post, or other object that may be able to withstand typical weather conditions including high wind and heavy rain. The top of the sign board shall be designed to be between four (4) and six (6) feet above grade.

         C. Installation and Removal Requirements. The sign board shall be installed on the site at least ten (10) calendar days in advance of the public hearing. The applicant shall maintain the sign board in good condition throughout the application review

period, which shall extend through the time of the final county decision on the proposal. ~~including the expiration of the applicable appeal period of the hearings examiner's decision if submitted.~~ If the sign board is removed, county review of the land use application may be discontinued until the board is replaced and has remained in place for the required period of time.

D. The applicant shall remove the sign board within fourteen (14) calendar days after final county decision on the application, including expiration of applicable appeal periods, and return the sign board to the county.

E. Affidavit of Installation. The applicant shall execute an affidavit certifying where and when the sign board was posted and submit to the responsible official for inclusion in the project file at least seven (7) days prior to the hearing. The applicant shall provide digital proof to the responsible official that the sign has bee posted according to the requirements.

F. If for some reason the required posted sign boards in the area or on the site for which the public hearing is being held is inadvertently moved through no fault of the county of applicant, this in no way invalidates the legal notice requirements of the scheduled public hearing or other public comment opportunity.

8. ~~Within one hundred twenty calendar days of the date of the letter of complete application, t~~The hearing examiner shall hold an open record public hearing on the Type III application and shall approve, approve with conditions or deny the application.

9. If the SEPA threshold determination is appealed, the hearing examiner shall hold a combined open record hearing on both the SEPA appeal and Type III application and shall render a decision on both actions.

10. Within the time limits provided in subsection (C)(8) of this section, the department shall ~~mail a notice of decision to~~ notify the applicant, the county assessor, and ~~to~~ any person who, prior to the rendering of the decision, requested notice of the decision or submitted substantive comments on the application. The notice of decision shall include a description of the decision, any mitigating conditions, a statement of any SEPA threshold determination made under Chapter 17.09 of this code, notice that affected property owners may request a change in valuation for property tax purposes, and the procedures for appeal. The decision may be appealed pursuant to Section 21.81.070 ~~Chapter 2.06~~ of this code.

11. In determining the number of days that have elapsed after the department has issued the letter of complete application, the following periods shall be excluded:

    a. Any period during which the applicant has been requested by the department to correct plans, perform required studies, or provide additional required information;

    b. Any period of time during which an administrative appeal is being processed;

    c. Any period of time during which an environmental impact statement is being prepared;

    d. Any extension of time mutually agreed upon in writing by the applicant and the department.

12. The time limits in subsection (C)(8) of this section do not apply if a Type III application:

    a. Requires an amendment to the Comprehensive Plan or a development regulation;

    b. Requires approval of a new fully contained community, a master planned resort, or the siting of an essential public facility; or

    c. Is substantially revised by the applicant, in which case the time period shall start from the date at which the revised project application is determined to be complete.

13. If the approval authority is unable to issue its decision within the time limits provided for in subsection (C)(8) of this section, the department shall provide written notice of this fact to the project applicant. The notice shall include a statement of reasons why the time limits have not been met and an estimated date for issuance of the notice of decision. ~~A copy of this notice shall be forwarded to the board of county commissioners.~~

14. Village Center proposals shall also follow the procedures in Chapter 21.50.

15. Final review of planned residential developments shall also follow the procedures in Chapter 21.60.

16. Final review of planned industrial developments shall also follow the procedures in Chapter 21.43.

D. Type IV Procedure–Legislative Decision. Type IV actions shall be processed pursuant to Chapter 21.96. Amendments to comprehensive plans, joint plans and development regulations shall also be processed in accordance with the docketing

and public participation requirements of Chapter 2.05 of this code. Review of planned communities shall also follow the procedures in Chapter 21.44.

E. The following permit types are exempt from the permitting timelines within 21.81.040:

1. Building permits exempt from the State Environmental Policy Act (SEPA) as minor new construction under TCC 17.09.55.
2. Land disturbing activity permits exempt from SEPA.
3. All other construction permits under 17.09.55 that are exempt from SEPA; and
4. Project permits for which a SEPA review and threshold determination were completed in connection with other project permits for the same proposal, to the extent the proposal has no substantively changed in a manner requiring further review.

For purposes of this section, interior alterations include construction activities that do not modify the existing site layout or current use and do not involve exterior work that adds to the building footprint. Per RCW 36.70B.140, building permits for interior alterations are exempt from site plan review provided the alterations do not result in:

1. Additional sleeping quarters or bedrooms;
2. Nonconformity with federal emergency management agency substantial improvement thresholds; or
3. An increase in the total square footage or valuation of the structure that would require upgraded fire access or fire suppression systems.

Per RCW 36.70B.080, the following permit, use, and critical areas are exempt from the established permitting timelines:

1. Type VI Permits (Legislative
2. Mining Applications
3. Oregon Spotted Frog (January to April)
4. Prairie Review (April to September)

…

21.81.070 – Appeal procedures.

…

B. Appeals of Hearing Examiner Decisions. The final decision by the hearing examiner on Type III permits and on Type I and II appeals, as provided in Illustration 1, is conclusive and final. ~~may be appealed to the board of county commissioners by any aggrieved person or agency directly affected by the hearing examiner's decision. Appeals shall be filed in writing with the department within fourteen calendar days of the date of the notice of the decision being appealed, on a form provided by the~~

~~department. Appeals shall be considered in the manner prescribed by Chapter 2.06 TCC.~~

~~C. Judicial Appeals. The final decision by the board of county commissioners on Type IV actions and on Type I, II and III appeals, as provided in Table 2, may be appealed to Superior Court, as follows:~~

~~1. Any judicial action to challenge, set aside or void any amendment to this title or any decisions made pursuant to the provisions of this title must be commenced within twenty calendar days from the date of amendment or decision.~~

~~2. The plaintiff bringing any such action shall pay the full cost of transcription of the record prepared for judicial review of the matter being appealed.~~

C~~D~~. The filing of an appeal shall suspend the issuance of either a construction or land use permit related to the appeal until final action is taken on the appeal.

…

III. Thurston County Code Chapter 21.84 TCC (SITE PLAN REVIEW) shall be amended to read as follows:

…

21.84.030 – Appeal of decision to hearing examiner.

The hearing examiner shall, in accordance with Section 21.81.070 and Chapter 2.06 of this code, review site plan applications appealed to the examiner.

~~21.84.040 – Appeal of decision to board of county commissioners.~~

~~Appeals of all site plan review decisions of the hearing examiner may be taken to the board in accordance with Section 21.81.070 and Chapter 2.06 of this code.~~

21.84.04~~5~~0 – Summary site plan – Presubmission conference.

…

IV. Thurston County Code Chapter 21.87 TCC (SPECIAL USE PERMITS) shall be amended to read as follows:

…

21.87.050 – Appeal to board of county commissioners.

The decision of the hearing examiner shall be binding and final. ~~may be appealed to the board of county commissioners pursuant to the provisions of TCC Section 2.06.070 of this code.~~

…

ATTACHMENT G

Permit Review Process Annual Update

TITLE 22 AMENDMENTS

Deleted Text: ~~Strikethrough~~ / Changes: Underlined / Unaffected Omitted Text: (…)

I. Thurston County Code Chapter 22.24 TCC (LIGHT INDUSTRIAL ZONE DISTRICT (LI)) shall be amended to read as follows:

…

22.24.060 – Screening and buffering requirements.

…

Table 22.24

Industrial Zone Districts Permitted and Special Uses

Industrial Districts	LI	HI	Applicable Regulations
…			
Storage, manufacture or sale of highly volatile or extremely hazardous substances or materials other than airport fueling facilities			~~Section 22.56.240~~
…			

…

II. Thurston County Code Chapter 22.36 TCC (PLANNED UNIT DEVELOPENT OVERLAY (PUD)) shall be amended to read as follows:

…

22.36.060 – Appeal.

The decision of the hearing examiner shall be binding and final. ~~unless appealed to the board of county commissioners in accordance with the provisions of Section 2.06.070.~~

…

III. Thurston County Code Chapter 22.56 TCC (SPECIAL USE PERMITS) shall be amended to read as follows:

…

22.56.060 – Appeals.

The decision of the hearing examiner ~~may~~ shall be binding and final. ~~appealed to the board of county commissioners pursuant to the provisions of Section 2.06.070 of this code.~~

…

IV. Thurston County Code Chapter 22.62 TCC (ADMINISTRATION AND APPEALS) shall be amended to read as follows:

…

22.62.020 – Application and review procedures.

A. Type I Procedure—Ministerial Decision ~~(see Appendix Figure 1).~~

1. Within twenty-eight (28) calendar days of receiving a Type I application, the department shall decide whether the application includes the applicable information listed in Section 22.62.030. If the application is deemed complete, the department shall notify the applicant of complete application and shall begin substantive review of the application. If the application is deemed incomplete, the department shall notify the applicant ~~in writing as to what basic submittal~~ of incomplete application, listing the basic submittal information that is required to make the application complete. The department shall make a determination of completeness within fourteen (14) calendar days of submittal of any additional information. An application shall be deemed complete if the department does not provide a written determination to the applicant that the application is incomplete as provided in this subsection.

2. Within three calendar days of application submittal ~~(or six calendar days if application is mailed in or dropped off)~~, the applicant shall post an identification sign at a location on the project site that is visible from the access road, giving the name and general description of the proposed project and a contact name and phone number for more information. This sign is for the purpose of project identification rather than public notification. The sign shall be provided by Thurston County. The posted sign may be removed no earlier than fourteen calendar days after the decision on the application.

3. Within sixty-five (65) ~~fifty-eight~~ calendar days of the date that the Type I application is ~~submitted~~ deemed complete, the approval authority, as provided in Illustration 1 of this chapter, shall approve, approve with conditions, or

deny the application, and shall ~~mail~~ notify the applicant of the decision ~~to the applicant~~. In determining the number of days that have elapsed after the application submittal date, the following periods shall be excluded:

a. Any period during which the applicant has been requested by the department to correct plans, perform required studies, or provide additional required information;

b. Any period of time during which an administrative appeal is being processed;

c. Any extension of time mutually agreed upon in writing by the applicant and the department

4. At any time after the application is submitted, the department may request additional information or studies that are needed to complete the review due to the particular aspects of the project or site or if substantial changes are made to the proposed project. If this occurs, the applicant will be notified in writing as to what additional information is needed and the review clock will stop during the time that the applicant is assembling this information. The review clock will begin again once this additional information is submitted and deemed complete. The department shall make a determination of completeness within fourteen (14) calendar days of submittal of any additional information.

Table 22.62

Permit Review Matrix

Tumwater UGA Zoning Ordinance

Permit/Review	Staff/ Director	Hearing Examiner	Planning Commission	Board of County Commissioners	Required Presubmission Conference	Review Process Timeline			
						Type I	Type II	Type III	Type IV
Administrative variance	D	A		~~A~~		✓			
Variance	R	D*		~~A~~				✓	
Unclassified uses	D	A		~~A~~		✓			
Sign permit	D	A		~~A~~		✓			
Site plan review (administrative)	D	A		~~A~~	✓***	✓			
Mobile home park (four or fewer sites)	D	A		~~A~~		✓			Mobile home park
~~m~~Minor alteration	D	A		~~A~~		✓			
Mobile home park (five + sites)	R	D		~~A~~				✓	Mobile home park
~~s~~Substantial alteration	R	D		~~A~~				✓	
Planned unit development (PUD)	R	D		~~A~~				✓	
Minor adjustments	D	A		~~A~~		✓			
Major adjustments	R	D		~~A~~				✓	
Preliminary (long) plat	R	D*		~~A~~	✓			✓	Preliminary (long) plat
Administrative special use permits ~~(e.g., expansion of nonconforming uses up to five percent)~~	D	A		~~A~~		✓			
Temporary use permit for homeless encampments (22.51 TCC)[1]	D					✓			
Hearing examiner ~~S~~special use permits~~: all others (including expansion of nonconforming uses over five percent or conversion)~~	R	D		~~A~~	✓***			✓	
Site-specific rezones**	R	D	R	~~A~~	✓			✓	✓ (if Joint Plan amendment required)
Joint plan and zoning text amendments, and legislative rezones	R		R	D* ~~(open hearing)~~	✓				✓
Classification of essential public facilities (for review purposes)	D	A				✓			
Transfer of development rights approval	D					✓			
Boundary line adjustment	D	A		~~A~~		✓			
Final binding site plan	D*			~~A~~		✓			
Large lot	D	A		~~A~~		✓ (if SEPA exempt)	✓		
Extension of time			(Same approval process and review process as for original permit)						
Other administrative decisions/code interpretations	D	A		~~A~~		✓			
Temporary use permit for homeless encampments (22.51 TCC)[1]	D		~~Appealable directly to superior court~~			✓			
Amendments to administrative actions	D	A		~~A~~		✓			

[1] Permits for homeless encampments are considered a temporary use. Where application requirements and procedures for review differ from those laid out in this chapter, the requirements and procedures in ~~e~~Chapter 22.51 TCC apply. Administrative decisions made by the director are considered final and are directly appealable to superior court.

* Decision-making authority mandated by state law.

** Site-specific rezones for which a corresponding joint plan amendment is required, which are approved by the board of county commissioners, follows the process for comprehensive plan amendments, zoning text amendments, and legislative rezones.

*** Refer to TCC 22.56.020 and/or 22.59.080 for additional requirements

Approval Authority	Review Process
R = Recommendations	I = Ministerial process
D = Decision	II = Administrative process
A = Appeal	III = Quasi-judicial process
	IV = Legislative process

5. The decision may be appealed pursuant to Section 22.62.050.

6. If the approval authority is unable to issue its decision within the time limits provided for in subsection (A)(3) above, the department shall provide written notice of this fact to the project applicant. The notice shall include a statement of reasons why the time limits have not been met and an estimated date for issuance of a decision. ~~A copy of this notice shall be forwarded to the board of county commissioners.~~

B. Type II Procedure—Administrative Decision ~~(see Appendix Figure 2).~~

1. Within twenty-eight (28) calendar days of receiving a Type II application, the department shall decide whether the application includes the applicable information listed in Section 22.62.030. If the application is deemed complete, the department shall send a letter of complete application to the applicant and shall begin substantive review of the application. If the application is deemed incomplete, the department shall send a letter of incomplete application to the applicant, listing the basic submittal information that is required to make the application complete. ~~An application shall be deemed complete if the department does not provide a written determination to the applicant that the application is incomplete as provided in this subsection.~~

2. The department shall make a determination of completeness within fourteen (14) calendar days of submittal of any additional information. An application shall be deemed complete if the department does not provide a written determination to the applicant that the application is incomplete as provided in this subsection. ~~Within fourteen calendar days after an applicant has submitted the additional information identified in the letter of incomplete application as being necessary for a complete application, the department shall notify the applicant in writing whether the application is complete or what basic submittal information is still needed to make the application complete.~~

3. Once the application is deemed complete, a one hundred (100) calendar day review clock begins. ~~Either as part of the letter of complete application or as a~~

~~separate written notification during the formal review period, t~~The department may request additional information or studies that are needed to complete the review due to the particular aspects of the project or site or if substantial changes are made to the proposed project. If this occurs, the applicant will be notified in writing as to what additional information is needed and the review clock will stop during the time that the applicant is assembling this information. The department shall make a determination of completeness within fourteen calendar days of submittal of any additional information. The review clock will begin again once this additional information is submitted and deemed complete.

4. Within ~~nine~~ fourteen (14) calendar days after the application is deemed complete, the department shall ~~mail a notice of application to~~ notify all owners of property within a radius of three hundred feet of the project site. It shall also be mailed to the applicant and other interested parties. The notice of application shall include the following:

   a. The date of application, the date of the letter of complete application, and the date of the notice of application;

   b. A description of the proposed project and a list of the project permits included in the application and, if applicable, a list of any additional information or studies requested under Section 22.62.020(B)(3) above;

   c. The identification of other permits not included in the application to the extent known by the department;

   d. The identification of existing environmental documents that evaluate the proposed project, and the location where the application and any studies can be reviewed;

   e. A statement of the public comment period and statements of the right of any person to comment on the application, receive notice of and participate in any hearings if applicable, request a copy of the decision once made, and any appeal rights;

   f. A statement of the preliminary determination, if one has been made at the time of notice, of those development regulations that will be used for project mitigation and of consistency;

   g. A map showing the project site in relation to other properties; and

   h. Any other information determined appropriate by the department.

5. The department shall accept public comments in response to the notice of application for up to twenty calendar days from the date of such notice. The department shall ~~mail to~~ provide the applicant a copy of comments timely received in response to the notice and shall consider such comments in the

review of the application. The department may consider comments received after the twenty-day period has elapsed.

6. Except for a determination of significance, the department shall not issue its SEPA threshold determination or issue a decision on the application until the expiration of the public comment period on the notice of application. However, the department may combine the comment period for a determination of nonsignificance with the comment period on the notice of application. Once the combined comment period ends, the department shall issue the threshold determination with or without a comment period, pursuant to Chapter 17.09 ~~TCC~~ of this code.

7. Within one hundred calendar days of the date of the ~~letter~~ notification of complete application, the approval authority, as provided in Table 22.62, shall approve, approve with conditions, or deny the application.

8. If the SEPA threshold determination is appealed, the hearing examiner shall hold a combined open record hearing on both the SEPA appeal and the Type II application and shall render a decision on both actions.

9. Within the time limits provided in subsection (B)(7) above, the department shall ~~mail a notice of decision to~~ notify the applicant, the county assessor, and to any person who, prior to the rendering of the decision, requested notice of the decision or submitted substantive comments on the application. The notice of decision shall include a description of the decision, any mitigating conditions, a statement of any SEPA threshold determination made under Chapter 17.09 ~~TCC~~ of this code, notice that affected property owners may request a change in valuation for property tax purposes, and the procedures for appeal. The decision may be appealed pursuant to Section 22.62.050.

10. In determining the number of days that have elapsed after the department has issued the ~~letter~~ notice of complete application, the following periods shall be excluded:

    a. Any period during which the applicant has been requested by the department to correct plans, perform required studies or provide additional required information;

    b. Any period of time during which an administrative appeal is being processed;

    c. Any period of time during which an environmental impact statement is being prepared;

    d. Any extension of time mutually agreed upon in writing by the applicant and the department.

11. The time limits in subsection (B)(7) above do not apply if a Type II application:

    a. Requires an amendment to the Comprehensive Plan or a development regulation;

    b. Requires approval of a new fully contained community, a master planned resort, or the siting of an essential public facility; or

    c. Is substantially revised by the applicant, in which case the time period shall start from the date at which the revised project application is determined to be complete.

12. If the approval authority is unable to issue its decision within the time limits provided for in subsection (B)(7) above, the department shall provide written notice of this fact to the project applicant. The notice shall include a statement of reasons why the time limits have not been met and an estimated date for issuance of the notice of decision. ~~A copy of this notice shall be forwarded to the board of county commissioners.~~

C. Type III Procedure—Quasi-Judicial Decision ~~(see Appendix Figure 3).~~

1. Within twenty-eight (28) calendar days of receiving a Type III application, the department shall decide whether the application includes the applicable information listed in Section 22.62.030. The department shall render its decision on the completeness of the application in the manner prescribed in Sections 22.62.020(B)(1) and (2) above.

2. Once the application is deemed complete, a one hundred seventy (170) ~~twenty~~ calendar day review clock begins. ~~Either as part of the letter of complete application or as a separate written notification during the one hundred twentyday review period, t~~The department may request additional information or studies that are needed to complete the review due to the particular aspects of the project or site or if substantial changes are made to the proposed project. If this occurs, the applicant will be notified ~~in writing~~ as to what additional information is needed and the review clock will stop during the time that the applicant is assembling this information. The department shall make a determination of completeness within fourteen calendar days of submittal of any additional information. The review clock will begin again once this additional information is submitted and deemed complete.

3. Within ~~nine~~ fourteen (14) calendar days after the application is deemed complete, the department shall mail out a notice of application in the manner prescribed in Section 22.62.020(B)(4) above, except that the mailing radius from the project site shall be expanded for the following special use permit applications:

a. One-thousand-four-hundred-foot radius: jails, juvenile detention facilities, work release facilities, essential public facilities, and wireless communication facilities;

b. Two-thousand-six-hundred-foot radius: prisons and prerelease facilities; Secure community transition facilities; and solid waste handling facilities.

4. The department shall accept public comments in response to the notice of application in the manner prescribed in Section 22.62.020(B)(5) above.

5. Except for a determination of significance, the department shall not issue its SEPA threshold determination or issue a decision on the application until the expiration of the public comment period on the notice of application. However, the department may combine the comment period for a determination of nonsignificance with the comment period on the notice of application. Once the combined comment period ends, the department shall issue the threshold determination with or without a comment period, pursuant to Chapter 17.09 ~~TCC~~ of this code.

6. At least ten calendar days prior to the hearing examiner public hearing, the department shall complete the SEPA review and appeal process, pursuant to Chapter 17.09 ~~TCC~~ of this code.

7. At least ten (10) calendar days prior to the hearing examiner public hearing on a Type III application, the department shall provide notice of the public hearing as follows:

a. Publish N~~n~~otice~~:~~, The Department shall provide published notice, including the project location, description, type of permit(s) required, comment period dates and location where the complete application may be reviewed, in the newspaper of ~~general circulation in~~ record for Thurston County;

b. Mail N~~n~~otice~~:~~, The Department shall provide mail notice, including all items described in subsection (C)(7)(a) above, to owners of property surrounding the project site, the applicant and other interested parties in the same manner prescribed in Section 22.62.020(C)(3) above; and

c. Posted N~~n~~otice~~:~~, The Department shall prepare a sign board for the applicant, including the project number, name and description, parcel number, date, time and location of public hearing, and telephone number where the county staff can be contacted for more information, in a conspicuous place visible to the public on or near the project site.

i. The applicant shall post one (1) county-provided sign board on the property subject to the development application as follows:

A. The sign board shall be installed in a conspicuous place visible to the public, the midpoint along the site street frontage at a location five (5) feet inside the property line, or as otherwise directed by the responsible official to maximize visibility.

B. The sign board shall be secured to a stationary object such as a fence, post, or other object that may be able to withstand typical weather conditions including high wind and heavy rain. The top of the sign board shall be designed to be between four (4) and six (6) feet above grade.

C. Installation and Removal Requirements. The sign board shall be installed on the site at least ten (10) calendar days in advance of the public hearing. The applicant shall maintain the sign board in good condition throughout the application review period, which shall extend through the time of the final county decision on the proposal. ~~including the expiration of the applicable appeal period of the hearings examiner's decision if submitted.~~ If the sign board is removed, county review of the land use application may be discontinued until the board is replaced and has remained in place for the required period of time.

D. The applicant shall remove the sign board within fourteen (14) calendar days after final county decision on the application, including expiration of applicable appeal periods, and return the sign board to the county.

E. Affidavit of Installation. The applicant shall execute an affidavit certifying where and when the sign board was posted and submit to the responsible official for inclusion in the project file at least seven (7) days prior to the hearing. The applicant shall provide digital proof to the responsible official that the sign has bee posted according to the requirements.

F. If for some reason the required posted sign boards in the area or on the site for which the public hearing is being held is inadvertently moved through no fault of the county of applicant, this in no way invalidates the legal notice requirements of the scheduled public hearing or other public comment opportunity.

8. ~~Within one hundred twenty calendar days of the date of the letter of complete application, t~~The hearing examiner shall hold an open record public hearing on the Type III application and shall approve, approve with conditions or deny the application.

9. If the SEPA threshold determination is appealed, the hearing examiner shall hold a combined open record hearing on both the SEPA appeal and Type III application and shall render a decision on both actions.

10. Within the time limits provided in subsection (C)(8) above, the department shall ~~mail a notice of decision to~~ notify the applicant, the county assessor, and to any person who, prior to the rendering of the decision, requested notice of the decision or submitted substantive comments on the application. The notice of decision shall include a description of the decision, any mitigating conditions, a statement of any SEPA threshold determination made under Chapter 17.09 ~~TCC~~ of this code, notice that affected property owners may request a change in valuation for property tax purposes, and the procedures for appeal. The decision may be appealed pursuant to Chapter 2.06 TCC.

11. In determining the number of days that have elapsed after the department has issued the letter of complete application, the following periods shall be excluded:

    a. Any period during which the applicant has been requested by the department to correct plans, perform required studies or provide additional required information;

    b. Any period of time during which an administrative appeal is being processed;

    c. Any period of time during which an environmental impact statement is being prepared;

    d. Any extension of time mutually agreed upon in writing by the applicant and the department.

12. The time limits in subsection (C)(8) above do not apply if a Type III application:

    a. Requires an amendment to the Comprehensive Plan or a development regulation;

    b. Requires approval of a new fully contained community, a master planned resort, or the siting of an essential public facility; or

    c. Is substantially revised by the applicant, in which case the time period shall start from the date at which the revised project application is determined to be complete.

13. If the approval authority is unable to issue its decision within the time limits provided for in subsection (C)(8) above, the department shall provide written notice of this fact to the project applicant. The notice shall include a

statement of reasons why the time limits have not been met and an estimated date for issuance of the notice of decision. ~~A copy of this notice shall be forwarded to the board of county commissioners.~~

D. Type IV Procedure—Legislative Decision. Type IV actions shall be processed pursuant to Chapter 22.60. Amendments to comprehensive plans, joint plans and development regulations shall also be processed in accordance with the docketing and public participation requirements of Chapter 2.05 TCC.

E. The following permit types are exempt from the permitting timelines within 22.62.020:

1. Building permits exempt from the State Environmental Policy Act (SEPA) as minor new construction under TCC 17.09.55.
2. Land disturbing activity permits exempt from SEPA.
3. All other construction permits under 17.09.55 that are exempt from SEPA; and
4. Project permits for which a SEPA review and threshold determination were completed in connection with other project permits for the same proposal, to the extent the proposal has no substantively changed in a manner requiring further review.

For purposes of this section, interior alterations include construction activities that do not modify the existing site layout or current use and do not involve exterior work that adds to the building footprint. Per RCW 36.70B.140, building permits for interior alterations are exempt from site plan review provided the alterations do not result in:

1. Additional sleeping quarters or bedrooms;
2. Nonconformity with federal emergency management agency substantial improvement thresholds; or
3. An increase in the total square footage or valuation of the structure that would require upgraded fire access or fire suppression systems.

Per RCW 36.70B.080, the following permit, use, and critical areas are exempt from the established permitting timelines:

1. Type VI Permits (Legislative)
2. Mining Applications
3. Oregon Spotted Frog (January to April)
4. Prairie Review (April to September)

…

22.62.050 – Appeal procedures.

…

B. Appeals of Hearing Examiner Decisions. The final decision by the hearing examiner on Type III permits and on Type I and II appeals, as provided in Illustration 1, is conclusive and final. ~~may be appealed to the board of county commissioners by any aggrieved person or agency directly affected by the hearing examiner's decision. Appeals shall be filed in writing with the department within fourteen calendar days of the date of the notice of the decision being appealed, on a form provided by the department. Appeals shall be considered in the manner prescribed by Chapter 2.06 TCC.~~

~~C. Judicial Appeals. The final decision by the board of county commissioners on Type IV actions and on Type I, II and III appeals, as provided in Table 2, may be appealed to Superior Court, as follows:~~

~~1. Any judicial action to challenge, set aside or void any amendment to this title or any decisions made pursuant to the provisions of this title must be commenced within twenty calendar days from the date of amendment or decision.~~

~~2. The plaintiff bringing any such action shall pay the full cost of transcription of the record prepared for judicial review of the matter being appealed.~~

C~~D~~. The filing of an appeal shall suspend the issuance of either a construction or land use permit related to the appeal until final action is taken on the appeal.

…

ATTACHMENT H

Permit Review Process Annual Update

TITLE 23 AMENDMENTS

Deleted Text: ~~Strikethrough~~ / Changes: Underlined / Unaffected Omitted Text: (…)

I. Thurston County Code Chapter 23.57 TCC (MASTER PLANNED DEVELOPMENT – MPD) shall be amended to read as follows:

…

23.57.040 – Approval process overview.

…

C. Master Plan Approval Process. An approved MPD is a rezone which may include an amendment to the official zoning map. Applications for MPD shall be submitted to the department for review and recommendation to the hearing examiner as follows (see Section 23.57.080, Master plan approval process):

…

4. Appeal. The determination of the hearing examiner shall be binding and final. ~~unless appealed to the board of county commissioners pursuant to TCC Chapter 2.06~~.

…

23.57.080 – Master plan approval process.

…

D. MPD Approval

…

3. The action of the hearing examiner approving, conditionally approving, modifying, or rejecting the MPD shall be binding and final. ~~and conclusive unless appealed to the board of county commissioners pursuant to TCC Chapter 2.06.~~

…

23.57.100 – Development permit approval process.

…

Prior to the approval of an application, the hearing examiner shall conduct a public hearing thereon, and notice thereof shall be given as provided in ~~TCC~~ Chapter 23.72 of this code, Public Notification. Decisions by the hearing examiner are binding and final. ~~unless appealed to the board of county commissioners pursuant to TCC Chapter 2.06.~~

…

II. Thurston County Code Chapter 23.72 TCC (ADMINISTRATION) shall be amended to read as follows:

…

23.72.040 – Application review procedures.

A. Type I Procedure—Ministerial Decision ~~(see Appendix Figure 1).~~

1. Within twenty-eight (28) calendar days of receiving a Type I application, the department shall decide whether the application includes the applicable information listed in Section 22.62.030. If the application is deemed complete, the department shall begin substantive review of the application. If the application is deemed incomplete, the department shall notify the applicant in writing as to what basic submittal information is required to make the application complete. The department shall make a determination of completeness within fourteen (14) calendar days of submittal of any additional information. An application shall be deemed complete if the department does not provide a written determination to the applicant that the application is incomplete as provided in this subsection.

2. Within three calendar days of application submittal ~~(or six calendar days if application is mailed in or dropped off),~~ the applicant shall post an identification sign at a location on the project site that is visible from the access road, giving the name and general description of the proposed project and a contact name and phone number for more information. This sign is for the purpose of project identification rather than public notification. The sign shall be provided by Thurston County. The posted sign may be removed no earlier than fourteen calendar days after the decision on the application.

Table 72.01

Permit Review Matrix

Olympia UGA Zoning Ordinance

Permit/Review	Staff/ Director	Hearing Examiner	Planning Commission	Board of County Commissioners	Required Presubmission Conference	Review Process Timeline			
						Type I	Type II	Type III	Type IV
Administrative variance	D	A		~~A~~		✓			
Variance	R	D*		~~A~~				✓	
Unclassified uses	D	A		~~A~~		✓			
Sign permit	D	A		~~A~~		✓			
Design review	D	A		~~A~~		✓			
Site plan review (administrative)	D	A		~~A~~	✓***	✓			
Historic/archaeological review	D	A		~~A~~		✓			
Planned residential development (PRD)	R	D		~~A~~	✓			✓	
Time extension	D	A		~~A~~		✓			
Minor adjustments	D	A		~~A~~		✓			
Major adjustments	R	D		~~A~~				✓	
Preliminary (long) plat	R	D*		~~A~~	✓			✓	
Amendments	R	D		~~A~~				✓	
Administrative special use permits ~~(e.g., expansion of nonconforming uses up to five percent)~~	D	A		~~A~~		✓			
Hearing examiner S~~s~~pecial use permits ~~all others (including expansion of nonconforming uses over five percent or conversion)~~	R	D		~~A~~	✓***			✓	
Special use permit expansion up to twenty-five percent	D	A		~~A~~	✓		✓		
Master plan development (MPD)	R	D		~~A~~	✓			✓	
Site-specific rezones**	R	D	R	~~A~~	✓			✓	✓ (if Joint Plan amendment required)
Joint plan and zoning text amendments, and legislative rezones	R		R	D* ~~(open hearing)~~	✓				✓
Townhouses (≤ four lots)	D	A		~~A~~		✓			
Townhouses (> four lots)	R	D		~~A~~	✓			✓	
Classification of essential public facilities (for review purposes)	D	A				✓			
Transfer of development rights approval	D					✓			
Boundary line adjustment	D	A		~~A~~		✓			
Final binding site plan	D*			~~A~~		✓			
Large lot	D	A		~~A~~		✓ (if SEPA exempt)	✓		
Extension of time			(Same approval process and review process as for original permit)						
Other administrative decisions/code interpretations	D	A		~~A~~		✓			
Temporary use permit for homeless encampments (23.45 TCC)[1]	D					✓			

Amendments to administrative actions	D	A		~~A~~		✓			

[1] Permits for homeless encampments are considered a temporary use. Where application requirements and procedures for review differ from those laid out in this chapter, the requirements and procedures in ~~e~~Chapter 23.45 TCC apply. Administrative decisions made by the director are considered final and are directly appealable to superior court.

* Decision-making authority mandated by state law.

** Site-specific rezones for which a corresponding joint plan amendment is required, which are approved by the board of county commissioners, follows the process for comprehensive plan amendments, zoning text amendments, and legislative rezones.

*** Refer to TCC 23.48.020 and/or 23.60.080 for additional requirements.

Approval Authority
R = Recommendations
D = Decision
A = Appeal

Review Process
I = Ministerial process
II = Administrative process
III = Quasi-judicial process
IV = Legislative process

3. Within sixty-five (65) ~~fifty-eight~~ calendar days of the date that the Type I application is ~~submitted~~ deemed complete, the approval authority, as provided in Table 72.01 of this chapter, shall approve, approve with conditions, or deny the application, and shall ~~mail the decision to~~ notify the applicant of the decision. In determining the number of days that have elapsed after the application submittal date, the following periods shall be excluded:

   a. Any period during which the applicant has been requested by the department to correct plans, perform required studies, or provide additional required information;

   b. Any period of time during which an administrative appeal is being processed;

   c. Any extension of time mutually agreed upon in writing by the applicant and the department

4. At any time after the application is submitted, the department may request additional information or studies that are needed to complete the review due to the particular aspects of the project or site or if substantial changes are made to the proposed project. If this occurs, the applicant will be notified in writing as to what additional information is needed and the review clock will stop during the time that the applicant is assembling this information. The review clock will begin again once this additional information is submitted and deemed complete. The department shall make a determination of completeness within fourteen calendar days of submittal of any additional information.

5. The decision may be appealed pursuant to Chapter 23.72.190.

6. If the approval authority is unable to issue its decision within the time limits provided for in subsection (A)(3) above, the department shall provide written notice of this fact to the project applicant. The notice shall include a statement of reasons why the time limits have not been met and an estimated date for

issuance of a decision. ~~A copy of this notice shall be forwarded to the board of county commissioners.~~

B. Type II Procedure – Administrative Decision ~~(see Appendix Figure A-2).~~

1. Within twenty-eight (28) calendar days of receiving a Type II application, the department shall decide whether the application includes the applicable information listed in Section 23.72.060. If the application is deemed complete, the department shall send a letter of complete application to the applicant and shall begin substantive review of the application. If the application is deemed incomplete, the department shall send a letter of incomplete application to the applicant, listing the basic submittal information that is required to make the application complete. ~~An application shall be deemed complete if the department does not provide a written determination to the applicant that the application is incomplete as provided in this subsection.~~

2. The department shall make a determination of completeness within fourteen (14) calendar days of submittal of any additional information. An application shall be deemed complete if the department does not provide a written determination to the applicant that the application is incomplete as provided in this subsection. ~~Within fourteen calendar days after an applicant has submitted the additional information identified in the letter of incomplete application as being necessary for a complete application, the department shall notify the applicant in writing whether the application is complete or what basic submittal information is still needed to make the application complete.~~

3. Once the application is deemed complete, a one hundred (100) calendar day review clock begins. ~~Either as part of the letter of complete application or as a separate written notification during the formal review period, t~~The department may request additional information or studies that are needed to complete the review due to the particular aspects of the project or site or if substantial changes are made to the proposed project. If this occurs, the applicant will be notified in writing as to what additional information is needed and the review clock will stop during the time that the applicant is assembling this information. The department shall make a determination of completeness within fourteen (14) calendar days of submittal of any additional information. The review clock will begin again once this additional information is submitted and deemed complete.

4. Within ~~nine~~ fourteen (14) calendar days after the application is deemed complete, the department shall ~~mail a notice of application to~~ notify all owners of property within a radius of three hundred feet of the project site. It shall also be mailed to the applicant and other interested parties. The notice of application shall include the following:

a. The date of application, the date of the letter of complete application, and the date of the notice of application;

b. A description of the proposed project and a list of the project permits included in the application and, if applicable, a list of any additional information or studies requested under Section 23.72.040(B)(3) above;

c. The identification of other permits not included in the application to the extent known by the department;

d. The identification of existing environmental documents that evaluate the proposed project, and the location where the application and any studies can be reviewed;

e. A statement of the public comment period and statements of the right of any person to comment on the application, receive notice of and participate in any hearings if applicable, request a copy of the decision once made, and any appeal rights;

f. A statement of the preliminary determination, if one has been made at the time of notice, of those development regulations that will be used for project mitigation and of consistency;

g. A map showing the project site in relation to other properties; and

h. Any other information determined appropriate by the department.

5. The department shall accept public comments in response to the notice of application for up to twenty calendar days from the date of such notice. The department shall ~~mail to~~ provide the applicant a copy of comments timely received in response to the notice and shall consider such comments in the review of the application. The department may consider comments received after the twenty-day period has elapsed.

6. Except for a determination of significance, the department shall not issue its SEPA threshold determination or issue a decision on the application until the expiration of the public comment period on the notice of application. However, the department may combine the comment period for a determination of nonsignificance with the comment period on the notice of application. Once the combined comment period ends, the department shall issue the threshold determination with or without a comment period, pursuant to Chapter 17.09 ~~TCC~~ of this code.

7. Within one hundred (100) calendar days of the date of the ~~letter~~ notification of complete application, the approval authority, as provided in Table 72.01, shall approve, approve with conditions or deny the application.

8. If the SEPA threshold determination is appealed, the hearing examiner shall hold a combined open record hearing on both the SEPA appeal and the Type II application and shall render a decision on both actions.

9. Within the time limits provided in subsection (B)(7) above, the department shall ~~mail a notice of decision to~~ notify the applicant, the county assessor, and to any person who, prior to the rendering of the decision, requested notice of the decision or submitted substantive comments on the application. The notice of decision shall include a description of the decision, any mitigating conditions, a statement of any SEPA threshold determination made under Chapter 17.09 ~~TCC~~ of this code, notice that affected property owners may request a change in valuation for property tax purposes, and the procedures for appeal. The decision may be appealed pursuant to Section 23.72.190.

10. In determining the number of days that have elapsed after the department has issued the ~~letter~~ notice of complete application, the following periods shall be excluded:

    a. Any period during which the applicant has been requested by the department to correct plans, perform required studies or provide additional required information;

    b. Any period of time during which an administrative appeal is being processed;

    c. Any period of time during which an environmental impact statement is being prepared;

    d. Any extension of time mutually agreed upon in writing by the applicant and the department.

11. The time limits in subsection (B)(7) above do not apply if a Type II application:

    a. Requires an amendment to the Comprehensive Plan or a development regulation;

    b. Requires approval of a new fully contained community, a master planned resort, or the siting of an essential public facility; or

    c. Is substantially revised by the applicant, in which case the time period shall start from the date at which the revised project application is determined to be complete.

12. If the approval authority is unable to issue its decision within the time limits provided for in subsection (B)(7) above, the department shall provide written notice of this fact to the project applicant. The notice shall include a

statement of reasons why the time limits have not been met and an estimated date for issuance of the notice of decision. ~~A copy of this notice shall be forwarded to the board of county commissioners.~~

C. Type III Procedure—Quasi-Judicial Decision ~~(see Appendix Figure A-3).~~

1. Within twenty-eight (28) calendar days of receiving a Type III application, the department shall decide whether the application includes the applicable information listed in Section 23.72.060. The department shall render its decision on the completeness of the application in the manner prescribed in Sections 23.72.040(B)(1) and (2) above.

2. Once the application is deemed complete, a one hundred ~~twenty~~ seventy (170) calendar day review clock begins. ~~Either as part of the letter of complete application or as a separate written notification during the one-hundred-twenty-day review period, t~~The department may request additional information or studies that are needed to complete the review due to the particular aspects of the project or site or if substantial changes are made to the proposed project. If this occurs, the applicant will be notified ~~in writing~~ as to what additional information is needed and the review clock will stop during the time that the applicant is assembling this information. The department shall make a determination of completeness within fourteen calendar days of submittal of any additional information. The review clock will begin again once this additional information is submitted and deemed complete.

3. Within ~~nine~~ fourteen (14) calendar days after the application is deemed complete, the department shall mail out a notice of application in the manner prescribed in subsection (B)(4) of this section, except that the mailing radius from the project site shall be expanded for the following special use permit applications:

   a. One-thousand-four-hundred-foot radius: airports and landing strips, jails, juvenile detention facilities, junk yards—wrecking yards, and work release facilities;

   b. Two-thousand-six-hundred-foot radius: composting facilities, feed lots, mineral extraction, petroleum products—processing/storage, plastics, paints, commercial chemicals—manufacture, prisons and prerelease facilities, secure community transition facilities, rifle, pistol and archery ranges—outdoor, wireless communication facilities and other antenna support structures and solid waste disposal facilities.

4. The department shall accept public comments in response to the notice of application in the manner prescribed in Section 23.72.040(B)(5) above.

5. Except for a determination of significance, the department shall not issue its SEPA threshold determination or issue a decision on the application until the

expiration of the public comment period on the notice of application. However, the department may combine the comment period for a determination of nonsignificance with the comment period on the notice of application. Once the combined comment period ends, the department shall issue the threshold determination with or without a comment period, pursuant to Chapter 17.09.

6. At least ten (10) calendar days prior to the hearing examiner public hearing, the department shall complete the SEPA review and appeal process, pursuant to Chapter 17.09 of this code.

7. At least ten (10) calendar days prior to the hearing examiner public hearing on a Type III application, the department shall provide notice of the public hearing as follows:

   a. Publish N~~n~~otice:~~,~~ The Department shall provide published notice, including the project location, description, type of permit(s) required, comment period dates and location where the complete application may be reviewed, in the newspaper of ~~general circulation in~~ record for in Thurston County;

   b. Mail N~~n~~otice:~~,~~ The Department shall provide mail notice, including all items described in subsection (C)(7)(1) above, to owners of property surrounding the project site, the applicant and other interested parties in the same manner prescribed in Section 23.72.040(C)(3) above; and

   c. Posted N~~n~~otice:~~,~~ The Department shall prepare a sign board for the applicant., including the project number, name and description, parcel number, date, time and location of public hearing and telephone number where the county staff can be contacted for more information, in a conspicuous place visible to the public on or near the project site.

      i. The applicant shall post one (1) county-provided sign board on the property subject to the development application as follows:

         A. The sign board shall be installed in a conspicuous place visible to the public, the midpoint along the site street frontage at a location five (5) feet inside the property line, or as otherwise directed by the responsible official to maximize visibility.

         B. The sign board shall be secured to a stationary object such as a fence, post, or other object that may be able to withstand typical weather conditions including high wind and heavy rain. The top of the sign board shall be designed to be between four (4) and six (6) feet above grade.

         C. Installation and Removal Requirements. The sign board shall be installed on the site at least ten (10) calendar days in advance of the public hearing. The applicant shall maintain the sign board in

good condition throughout the application review period, which shall extend through the time of the final county decision on the proposal. ~~including the expiration of the applicable appeal period of the hearings examiner's decision if submitted.~~ If the sign board is removed, county review of the land use application may be discontinued until the board is replaced and has remained in place for the required period of time.

D. The applicant shall remove the sign board within fourteen (14) calendar days after final county decision on the application, including expiration of applicable appeal periods, and return the sign board to the county.

E. Affidavit of Installation. The applicant shall execute an affidavit certifying where and when the sign board was posted and submit to the responsible official for inclusion in the project file at least seven (7) days prior to the hearing. The applicant shall provide digital proof to the responsible official that the sign has bee posted according to the requirements.

F. If for some reason the required posted sign boards in the area or on the site for which the public hearing is being held is inadvertently moved through no fault of the county of applicant, this in no way invalidates the legal notice requirements of the scheduled public hearing or other public comment opportunity.

8. ~~Within one hundred twenty calendar days of the date of the letter of complete application, t~~The hearing examiner shall hold an open record public hearing on the Type III application and shall approve, approve with conditions or deny the application.

9. If the SEPA threshold determination is appealed, the hearing examiner shall hold a combined open record hearing on both the SEPA appeal and Type III application and shall render a decision on both actions.

10. Within the time limits provided in subsection (C)(8) above, the department shall ~~mail a notice of decision to~~ notify the applicant, the county assessor, and to any person who, prior to the rendering of the decision, requested notice of the decision or submitted substantive comments on the application. The notice of decision shall include a description of the decision, any mitigating conditions, a statement of any SEPA threshold determination made under Chapter 17.09 of this code, notice that affected property owners may request a change in valuation for property tax purposes, and the procedures for appeal. The decision may be appealed pursuant to Chapter 2.06.

11. In determining the number of days that have elapsed after the department has issued the letter of complete application, the following periods shall be excluded:

a. Any period during which the applicant has been requested by the department to correct plans, perform required studies or provide additional required information;

b. Any period of time during which an administrative appeal is being processed;

c. Any period of time during which an environmental impact statement is being prepared;

d. Any extension of time mutually agreed upon in writing by the applicant and the department.

12. The time limits in subsection (C)(8) above do not apply if a Type III application:

a. Requires an amendment to the Comprehensive Plan or a development regulation;

b. Requires approval of a new fully contained community, a master planned resort, or the siting of an essential public facility; or

c. Is substantially revised by the applicant, in which case the time period shall start from the date at which the revised project application is determined to be complete.

13. If the approval authority is unable to issue its decision within the time limits provided for in subsection (C)(8) above, the department shall provide written notice of this fact to the project applicant. The notice shall include a statement of reasons why the time limits have not been met and an estimated date for issuance of the notice of decision. ~~A copy of this notice shall be forwarded to the board of county commissioners.~~

14. Master planned developments shall also follow the procedures in Chapter 23.57.

15. Townhouse developments (five or more lots) shall also follow the procedures in Chapter 23.64.

D. Type IV Procedure—Legislative Decision. Type IV actions shall be processed pursuant to Chapter 23.58. Amendments to comprehensive plans, joint plans and development regulations shall also be processed in accordance with the docketing and public participation requirements of Chapter 2.05.

E. The following permit types are exempt from the permitting timelines within 23.72.040:

1. Building permits exempt from the State Environmental Policy Act (SEPA) as minor new construction under TCC 17.09.55.

2. Land disturbing activity permits exempt from SEPA.
3. All other construction permits under 17.09.55 that are exempt from SEPA; and
4. Project permits for which a SEPA review and threshold determination were completed in connection with other project permits for the same proposal, to the extent the proposal has no substantively changed in a manner requiring further review.

For purposes of this section, interior alterations include construction activities that do not modify the existing site layout or current use and do not involve exterior work that adds to the building footprint. Per RCW 36.70B.140, building permits for interior alterations are exempt from site plan review provided the alterations do not result in:

1. Additional sleeping quarters or bedrooms;
2. Nonconformity with federal emergency management agency substantial improvement thresholds; or
3. An increase in the total square footage or valuation of the structure that would require upgraded fire access or fire suppression systems.

Per RCW 36.70B.080, the following permit, use, and critical areas are exempt from the established permitting timelines:

1. Type VI Permits (Legislative)
2. Mining Applications
3. Oregon Spotted Frog (January to April)
4. Prairie Review (April to September)

…

23.72.190 – Appeal procedures.

…

B. Appeals of Hearing Examiner Decisions. The final decision by the hearing examiner on Type III permits and on Type I and II appeals, as provided in Table 72.01, is conclusive and final. ~~may be appealed to the board of county commissioners by any aggrieved person or agency directly affected by the hearing examiner's decision. Appeals shall be filed in writing with the department within fourteen calendar days of the date of the notice of the decision being appealed, on a form provided by the department. Appeals shall be considered in the manner prescribed by Chapter 2.06 TCC.~~

~~C. Judicial Appeals. The final decision by the board of county commissioners on Type IV actions and on Type I, II and III appeals, as provided in Table 2, may be appealed to Superior Court, as follows:~~

~~1. Any judicial action to challenge, set aside or void any amendment to this title or any decisions made pursuant to the provisions of this title must be commenced within twenty calendar days from the date of amendment or decision.~~

~~2. The plaintiff bringing any such action shall pay the full cost of transcription of the record prepared for judicial review of the matter being appealed.~~

C~~D~~. The filing of an appeal shall suspend the issuance of either a construction of land use permit related to the appeal until final action is taken on the appeal.

…

ATTACHMENT I

Permit Review Process Annual Update

TITLE 24 AMENDMENTS

Deleted Text: ~~Strikethrough~~ / Changes: Underlined / Unaffected Omitted Text: (…)

I. Thurston County Code Chapter 24.03 TCC (DEFINITIONS) shall be amended to read as follows:

…

24.03.010 – Definitions.

…

"Administrator" means the director of the Community Planning & Economic Development department or his/her designee.

…

"Public utility" means a business or service, either governmental or having appropriate approval from the state, which is engaged in regularly supplying the public with some commodity or service which is of public consequence and need such as electricity, gas, water, transportation or communications.

"Qualified professional" means a person or a team of persons with experience, education, and professional degrees and/or training pertaining to the critical area in question, and with experience in performing delineations, analyzing critical area functions and values, analyzing critical area impacts, and recommending critical area mitigation and restoration. The administrator may require professionals to demonstrate the basis for qualifications and shall make final determination as to qualifications.

1. A qualified professional for wetlands must have a degree in biology, ecology, soil science, botany, or a closely related field and demonstrate professional experience in wetland identification, delineation, and assessment in the Pacific Northwest. Qualified professionals preparing wetland mitigation plans must have, in addition to the qualifications above, demonstrated professional experience in hydrology and other disciplines essential to the success of mitigation plans. This expertise may be provided in a team of qualified professionals each of which has expertise in relevant areas.

2. A qualified professional for habitat conservation areas must have a degree in wildlife biology, ecology, fisheries, or closely related field and demonstrated professional experience related to the subject species/habitat type.

3. A qualified professional for geologically hazardous areas must be a professional geologist, a professional engineering geologist or a professional geotechnical engineer, with specific education and demonstrated professional competence related to geologic hazards. For mine hazard assessments, a qualified professional must be a professional mining engineer, or other professional engineer with demonstrated professional competence related to mine hazards. For foundation design for mine hazard areas, a qualified professional must be a professional engineer with demonstrated professional competence related to foundation design.

4. A qualified professional for critical aquifer recharge areas means a Washington State licensed hydrogeologist, geologist, or a professional engineer, with specific education and demonstrated professional competence related to ground water hazards.

5. A qualified professional for frequently flooded areas means a Washington State licensed engineer or land surveyor (for documentation of lowest floor elevations, only), with specific education and demonstrated professional competence related to flood hazard assessment and construction requirements.

6. A qualified forester means a person with a bachelor of science degree in forestry or the equivalent in post-secondary education and work experience in forestry.

"Ravine" means a narrow gorge containing steep slopes and deeper than fifteen vertical feet as measured from the centerline of the ravine to the top of the slope. Refer to Figure 13.

…

II. Thurston County Code Chapter 24.05 TCC (ADMINISTRATIVE PROCEDURES) shall be amended to read as follows:

…

24.05.025 – Critical area approval authority and review processes.

A. The approval authority for the various types of permits and actions involved in the administration of this title are shown in Table 24.05-1 TCC.

B. In making a decision under Table 24.05-1 TCC, the approval authority may approve, approve with conditions, or deny proposed uses and activities consistent with the applicable provisions of this title. The county shall issue a decision for each application involving a critical area, associated buffer, or riparian area in

accordance with the applicable review process in TCC 24.05.020 and the sections of this title applicable to each decision.

C. Decisions by the hearing examiner shall conform to Chapter 2.06 TCC.

D. Technical analyses, including critical area assessments, mitigation plans, and geotechnical report, that are submitted as part of an application shall be completed by a qualified professional as defined in Section 24.03.010.

E. During the course of review, the administrator may retain, at the applicant's expense, a qualified professional to perform a peer review of the assessment and mitigation reports. The administrator may similarly consult outside agencies with expertise that pertains to the proposal when necessary.

…

24.05.030 – Coordination with other application reviews.

…

Table 24.05-1. Critical Area Review Authority and Review Processes

PERMIT/REVIEW	APPROVAL AUTHORITY					REVIEW PROCESS TYPE (Section 24.05.010)			
	Staff/Director	Hearing Examiner (HE)	Planning Commission	~~Board of County Commissioners~~	Required Presubmission Conference	I	II	III	IV
Administrative action	D	A		~~A~~		~~■~~ ✓			
Emergency authorization (Chapter 24.90)	D	A		~~A~~		~~■~~ ✓			
Critical area determination	D	A		~~A~~		~~■~~ ✓			
Certificate of the inclusion to the Thurston HCP	D	A		~~A~~		~~■~~ ✓			
Type I critical area review permit (Chapter 24.40) (Type I application review process)*	D	A		~~A~~		~~■*~~ ✓*			
Type II critical area review permit (Chapter 24.40) (all other application review processes)*	D	A		~~A~~			~~■*~~ ✓*		
Critical area map amendment**	D*	A*		~~A*~~		~~■~~ ✓			
Critical area ordinance amendment	R		R	D	✓				~~■~~ ✓
Code interpretation	D	A		~~A~~		~~■~~ ✓			
Reasonable use exception (Chapter 24.45)	R	D		~~A~~				~~■~~ ✓	
Permit and administrative action amendments	Same approval authority and review process as the original action being amended.								
Time extensions	Same approval authority and review process as original decision/approval.								
LEGEND: A = Appeal D = Decision R = Recommendation									
	*See TCC 24.40.020 for selecting the appropriate process for a critical area review permit								
	**Subject to TCC 24.05.050 and ~~24.91.030.~~ 26.05.050								

…

24.05.50 – Appeals.

…

B. Appeals of ~~h~~Hearing ~~e~~Examiner decisions. The final decision by the hearing examiner on Type III permits and on appeals of administrative decisions (Type I and II), as provided in Table 24.05-1 TCC, is conclusive and final. ~~may be brought to the board of county commissioners by any aggrieved party. Appeals shall be filed in writing with the department within fourteen calendar days of the date of the notice of the decision being appealed on a form provided by the department. Appeals shall be considered in the manner prescribed by Chapter 2.06 TCC.~~

~~C. Any final decision by the board of county commissioners is appealable in the manner proscribed by state law.~~

…

III. Thurston County Code Chapter 24.35 TCC (SPECIAL REPORTS) shall be amended to read as follows:

…

24.35.360 – Wetlands – Critical area report – Minor reports.

A. A wetland critical area report – minor projects shall be submitted for:

1. Projects with less than five thousand square feet of impervious surfaces that will not encroach into a wetland or buffer; ~~and~~ or

2. Other projects on sites containing wetlands or buffers where all of the proposed development would be located at least four hundred feet from all wetlands, as verified in the field. This does not include intensive uses identified in TCC 24.30.200.

…

IV. Thurston County Code Chapter 24.70 TCC (SURETY BONDS AND AGREEMENTS) shall be amended to read as follows:

…

24.70.060 – Forms of ~~surety~~ financial agreement.

The property owner, applicant, or designee shall include with the agreement set forth in this chapter one or more of the following at the discretion of the approval authority.

A. A surety bond executed by the standards of financial agreements set forth by Thurston County ~~a surety company authorized to transact business in the State of Washington on a form approved by the prosecuting attorney~~;

B. ~~Cash~~Funds, deposited with Thurston County ~~treasurer~~;

C. Surety;
D. Bonds;
E. A letter of credit or irrevocable assignment of savings executed by a financial institution stating that the money is held for the stated purpose of the installation, monitoring, and/or maintenance and repair.

…

ATTACHMENT J

Permit Review Process Annual Update

TITLE 25 AMENDMENTS

Deleted Text: ~~Strikethrough~~ / Changes: Underlined / Unaffected Omitted Text: (…)

I. Thurston County Code Chapter 25.04 TCC ('STRUCTURE, INTERPRETATIONS, AND DEFINITIONS') shall be amended to read as follows:

…

25.04.040 – Assessment of impact fees.

…

G. Impact fees, as determined after the application of appropriate credits, shall be collected from the applicant at the time the building permit is issued for each unit in the development, unless payment of fees was deferred pursuant to TCC ~~12.04.125.~~ 25.04.125.

…

Board of County Commissioners
AGENDA ITEM SUMMARY

Agenda Date: Date Created: 10/7/2025 Agenda Item #:

Created by: Philip Adams, Associate Planner - Community Planning and Economic Development - 360-867-2072

Creator = Presenter? ○ Yes ◉ No Is this a presentation by more than one person? ☐

Presenter: **Ashley Arai, Director - Community Planning and Economic Development - 360-786-5486**

Additional Presenters:

Item Title:
Skookumchuck Water Rights Acquisition Grant

Action Needed: Class of Item:

List of Exhibits

00286_Thurston County_Streamflow Restoration Agreement.pdf
PDF File
563 KB

00286_Thurston County_Streamflow Restoration Agreement_TERMS AND CONDITIONS.pdf
PDF File
263 KB

Attach any materials such as spreadsheets, powerpoint presentations, word documents, etc.

Click Additional Attachment to attach more materials.

NOTE: If you attach a file and get a message saying " ***You have chosen to attach a large file...*** ", you need to optimize the file to make it smaller. Contact Dan Murray at 4593 for assistance.

Clearance from other Departments? ☑

☑ PAO ☐ FinSvcs ☐ HR

☐ Budget Office ☐ CAO ☐ Other

Notes:

Budget Effect Summary? ☐

Recommended Action:

Move to approve a grant agreement with the Washington Department of Ecology for a water rights acquisition from the TransAlta Water Bank located in WRIA 22/23 in the amount of $2,406,457.46. Move to authorize the Community Planning & Economic Development (CPED) Department Director to execute the grant agreement and approve amendments, including reallocating funds among tasks, that do not exceed 10%.

Item Description:

This grant was awarded under the Washington Department of Ecology's Streamflow Restoration Act grant program and would fully cover the cost of acquisition of up to 800 acre-feet per year in WRIA 22/23 at a total cost of $2,406,457.46. This project will fully satisfy the County's minimum requirements under the Streamflow Restoration Act (Chapter 90.94 RCW), which requires local jurisdictions to offset impacts to instream flows caused by groundwater pumping from new permit-exempt well installations in WRIA 22/23, by offsetting 504.8 acre-feet per year. It will also provide up to an additional 295.2 acre-feet per year as instream flow in perpetuity.

The acquired water will permanently provide instream flow benefit in the lower Skookumchuck River and the mainstem of the Chehalis River. This project provides enough water to fully offset the projected impacts of new domestic permit-exempt wells through 2040, as stated in the Addendum to the Chehalis Watershed Management Plan, and excess water will contribute to achieving a net ecological benefit in WRIA 22/23 to help mitigate streamflow limiting factors associated with low water quantity and water quality within an era of climate uncertainty affecting aquatic species.

This AIS is complete and ready for the Clerk of the Board to include in the Board Agenda: ☑

Date Submitted: 12/3/2025

Project Title	Skookumchuck Water Rights Acquisition*
Project Short Description	This project will improve streamflow in Skookumchuck River, a tributary to the Chehalis River, through acquisition of up to 840 acre-feet of consumptive water from the TransAlta Water Bank near Grand Mound, WA in Thurston County. The acquired water will permanently provide instream flow benefit and as offset for exempt domestic withdrawals in WRIA 22/23 (offsets the full projected impacts under the adopted plan and will improve limiting factors downstream). *
Project Long Description	This project will improve streamflow in the Skookumchuck River, a tributary to the Chehalis River, through the acquisition of up to 840 acre-feet of consumptive water from the TransAlta Water Bank near Grand Mound, WA in Thurston County. The acquired water will permanently provide instream flow benefit and as offset for exempt domestic withdrawals in the lower Skookumchuck River and the mainstem of the Chehalis River. This project provides enough water to fully offset the projected impacts of new domestic permit exempt well through 2040, as stated in the Addendum to the Chehalis Watershed Management Plan, and excess water will contribute to achieving a net ecological benefit in WRIA 22/23 to help mitigate streamflow limiting factors associated with limited water quantity and quality within an era of climate uncertainty. The point of diversion of these water rights is located at river mile 7.8 on the lower Skookumchuck River. In accordance with the adopted Addendum to the Chehalis Watershed Management Plan (WRIA 22/23) prepared under RCW 90.94.020, this water acquisition would offset impacts from new permit exempt wells and create additional benefit to the water right's primary and secondary stream reaches. All ecological benefits from this project would be effective in the primary stream reach (begins at the point of diversion (POD) on the Skookumchuck River downstream to the confluence with Hanaford Creek) and the secondary stream reach (begins at the confluence of the Hanaford Creek and the Skookumchuck River, downstream to the confluence of the Chehalis River, then downstream to the point where the Chehalis River enters Grays Harbor and the Pacific Ocean). On August 23, 2021, Ecology's State Trust Water Right Program (Trust Water Right Program) and TransAlta Centralia Generation LLC (TransAlta) entered into a Trust Water Right Agreement (Agreement), as authorized under RCW 90.42, creating the TransAlta Water Bank. The Agreement placed 27,753 acre-feet per year (AFY) of consumptive water from the water right under Certificate Number CS2-14966@1 into the Trust Water Right Program, changing the purpose and place of use to instream flow and mitigation to offset new water rights to be used for any lawful purpose within the Chehalis River Basin downstream of the historical point of diversion and associated groundwater. Under the Agreement, TransAlta may assign a "mitigation credit" interest in portions of the Trust Water Rights to third parties, including Thurston County. The RECIPIENT will purchase "mitigation credit" interest and all water purchased will remain in the Trust Water Rights Program as instream flow for the benefit of aquatic species and the environment, and offsetting the impacts of new domestic exempt-well withdrawals in the Chehalis Basin (WRIA 22/23) through 2040. The Chehalis Basin Strategy - Aquatic Species Restoration Plan (ASRP) identifies temperature, dissolved oxygen, habitat quantity and quality, and instream flows as limiting factors for fish and aquatic species in the Skookumchuck River and a portion of the mainstem Chehalis River. The Skookumchuck River, and associated tributaries, is one of the two remaining core spawning and rearing areas for spring-run Chinook, which rely on instream flows more than many other species in the system as they return to freshwater spawning areas in the summer and must survive the summer period when flows are the lowest and temperatures are the highest. As the water moves from primary to secondary reaches, flow benefits will continue to deliver habitat benefits through the lower Chehalis River mainstem where water quantity remains a concern for salmonids and other aquatic species. The Addendum to the Chehalis Watershed Management Plan (WRIA 22/23) forecasts 4,555 permit exempt wells to be installed within the watershed by 2040, which would require an estimated 2,898 acre-feet of water for net ecological benefits. Consumptive use from permit-exempt wells is generated by evapotranspiration from rural residential septic systems and irrigation of lawns and gardens. Impacts from permit-exempt wells include degradation to instream flows and rural water availability. Protecting water availability in rural areas for future residential development and for natural resources, especially fisheries and salmonid restoration, is a priority of the watershed

community and partners. This project addresses the highest ecological priority identified in the adopted plan for the Skookumchuck River and the mainstem of the Chehalis River.

The project will address flow quantity limiting factors affecting a variety of aquatic species, including spring- and fall-run Chinook, coho, winter steelhead, and cutthroat trout for spawning, rearing, and adult life stages. Non-salmon species benefitting from this acquisition include coastal tailed frog, Van Dyke's salamander, northern red-legged frog, North American beaver, Olympic mudminnow, largescale sucker, mountain whitefish, Pacific lamprey, riffle and reticulate sculpin, speckled dace, and Western ridged muscle.

The Valuation of the TransAlta Centralia Generation LLC Water Right report (June 2019) referenced previous water right transactions to estimate a range of value for the water. The selected sales indicate a range of value for the subject water right between $2,000 and $2,750 per AFY. The RECIPIENT estimates up to $3,245 per consumptive acre-foot, which accounts for closing costs and the possibility of cost increases due to inflation. Final per acre-foot price will be determined and negotiated through the Purchase and Sale Agreement (Task 2).

Total Cost	$2,406,457.46*	Total Eligible Cost	$2,406,457.46 *
Effective Date	06/01/2025*	Expiration Date	05/31/2028*

Ecology Program* Water Resources

Project Category* [X]Streamflow Restoration Grants

Will Environmental Monitoring Data be collected? No
If Yes, a Quality Assurance Project Plan (QAPP) will be required as a deliverable and environmental data may need to be entered into Ecology's Environmental Information Management (EIM) database.

Overall Goal: This project will increase streamflow and improve aquatic habitat in lower Skookumchuck River and Chehalis River mainstem by acquiring up to840 AFY of consumptive water associated with the surface water right under Certificate Number CS2-14966@1 from the TransAlta Water Bank. The acquired water will permanently provide instream flow benefit and as offset for exempt domestic withdrawals in WRIA 22/23 (offsets the full projected impacts under the adopted plan).

Project Themes

Select a primary and secondary theme that best describes the work to be achieved during this project.

Primary Theme:	Water Supply
Secondary Theme(s):	Streamflow Restoration

Project Website

If your project has a website, please enter the web address below. To add another website, click the **+** button to the right. Up to three websites may be provided. To delete a website, click the **-** button to the right, then click confirm.

Website Title/Name	Web Address

1

	Facility Site ID	Facility Site Link
Facility Site		

No location data currently exists for this project. To add location data, please click the map button below.

Checked Out By: Bryan Benjamin
Date Checked Out: 2024-02-29

Add/Modify Location(s)

A Review Is Required on this Mapping Information

Project Manager Philip Adams

Contact Information

Streamflow Restoration Planner
3000 Pacific Avenue SE, Suite 100
Olympia, Washington 98501
(360) 867-2115

philip.adams@co.thurston.wa.us

Authorized Signatory Ashley Arai

Contact Information

Director
3000 Pacific Avenue SE, Suite 100
Olympia, Washington 98501
(360) 867-2115

ashley.arai@co.thurston.wa.us

Billing Contact Nicole Ross

Contact Information

Interim Fiscal Manager
3000 Pacific Avenue SE, Suite 100
Olympia, Washington 98501
(360) 867-2115

nicole.ross@co.thurston.wa.us

Other recipient signatures on printed agreement

Name	Title

Task Number	1
Task Title	Project Administration Task Cost $10,822.40 *
Task Description	A.The RECIPIENT will administer the project. Responsibilities will include, but not be limited to: maintenance of project records; submittal of requests for reimbursement and corresponding backup documentation, progress reports and recipient closeout report; submittal of required performance items; and compliance with applicable procurement and contracting requirements. B.The RECIPIENT will, along with each request for reimbursement, prepare and submit a progress report to ECOLOGY's project manager through Ecology's Administration of Grants and Loans (EAGL) on line grant management system. The reports shall include, at a minimum, the following information: A comparison of actual accomplishments to the objectives established for the reporting period. 1. The reasons for any delays if the project does not meet established objectives. 2. Plan and schedule of activities for the upcoming two months. 3. Analysis and explanations of any cost overruns. 4. Any additional pertinent information. C.The RECIPIENT shall submit a Recipient Closeout Report encompassing the entire project with their last payment request. The RECIPIENT shall submit the final payment request and Recipient Closeout Report within 30 days of the end of this agreement. D.The RECIPIENT must manage and carry out this project in accordance with any completion dates outlined in this agreement.
Task Goal Statement	Properly managed project that meets agreement and Ecology administrative requirements.
Task Expected Outcomes	* Timely and complete submittal of requests for reimbursement, quarterly progress reports and recipient closeout report. *Properly maintained project documentation

Recipient Task Coordinator Philip Adams

Deliverables

Deliverable #	Description	Due Date	Received? (ECY Use Only)	EIM Study ID	EIM System Link	Latitude	Longitude	Location Address
1.1	Payment Request/Progress Reports							
1.2	Recipient Closeout Report	05/31/2028						

Task Number	2
Task Title	Water Bank Due Diligence and Acquisition Task Cost $2,395,635.06*
Task Description	The purpose of this task is to document fair market value of water to be purchased from the TransAlta Water Bank, negotiate the Purchase and Sale Agreement, and purchase water from the bank. ECOLOGY holds the deed of this surface water right certificate (CS2-14966@1) in Washington's Trust Water Rights Program. Water purchased from the bank under this Agreement will continue to be managed as instream flow and as offset for exempt domestic withdrawals in WRIA 22/23. A. The RECIPIENT must document fair market value of the water to be purchased from the bank and will submit documentation for review and acceptance. Documentation may include an appraisal, valuation report, or other documentation pre-approved by ECOLOGY in writing. The documentation must include the RECIPIENT'S rationale as to how the proposed price reflects the fair market value. This rationale is required before ECOLOGY conducts a review of the appraisal. B. The RECIPIENT will negotiate a Purchase and Sale Agreement (PSA) with TransAlta that is consistent with the valuation documentation accepted by ECOLOGY (Task 2A). The RECIPIENT will purchase up to 840 AFY of consumptive water associated with the surface water right under Certificate Number CS2-14966@1 from the TransAlta Water Bank. The RECIPIENT will submit the executed PSA to ECOLOGY. C. The RECIPIENT may engage with an escrow/title company to provide services for the closing of the water purchase. The RECIPIENT will provide the required information and documentation to the escrow/title company including the PSA, and any other documentation needed to complete the purchase. The RECIPIENT will provide the required documentation to ECOLOGY and request to transfer funds directly into escrow at least 30 days in advance of the estimated closing date including a complete Payment Request/Progress Report for escrow funds only, wire instructions, and settlement statement. D. The RECIPIENT will submit a copy of the "Mitigation Credit" document TransAlta is required to submit to ECOLOGY showing the sale has been completed and that the applicable portion of the then available and unallocated Trust Water Right is permanently allocated to provide instream flow benefit and as offset for exempt domestic withdrawals in WRIA 22/23. E. The RECIPIENT will submit a letter from ECOLOGY that acknowledges the mitigation credit and will commit to protection of water that has been committed to instream flow purposes as required by RCW 90.42.080(1)(a). F. The RECIPIENT will complete the Final Outcome Summary Report template provided by the ECOLOGY Project Manager, to summarize the outcomes of the completed project. The Final Outcome Summary Report will be used by ECOLOGY to generate communications materials on the project.
Task Goal Statement	The goal of this task is to complete or submit the appraisal valuation report of water right CS2-14966@1 and complete the Purchase and Sale Agreement negotiations prior to proceeding with the water purchase.

Task Expected Outcomes: Water from the TransAlta Water Bank is ready for purchase and continued to be held and managed in the Trust Water Rights Program.

Recipient Task Coordinator: Philip Adams

Deliverables

Deliverable #	Description	Due Date	Received? (ECY Use Only)	EIM Study ID	EIM System Link	Latitude	Longitude	Location Address
2.1	Draft Purchase and Sale Agreement. Submit at least 90 days prior to closing for ECOLOGY review. Upload final copy to EAGL and notify ECOLOGY Project Manager upon completion.	01/30/2026						
2.2	Signed settlement statement to verify purchase price and date of sale and electronic wiring instructions from the escrow/title company. Submit at least 30 days prior to closing for Ecology review. Upload copy of signed and recorded document to EAGL and notify PM upon completion	03/30/2026						
2.3	Submit all signed and recorded closing documentation (executed PSA and other documentation) within 30 days after closing. Upload copy to EAGL and notify PM upon completion.	05/30/2026						
2.4	TransAlta “Mitigation Credit” document. Upload copy to EAGL and notify PM upon completion.	07/30/2026						

2.5	Letter from ECOLOGY in response to “Mitigation Credit” document. Upload copy to EAGL and notify PM upon completion.	08/30/2026
2.6	Final Outcome Summary Report. Upload report and any maps, shapefiles, or other supportive documents to EAGL.	05/31/2028

Task Title		Task Cost
Project Administration		$10,822.40
Water Bank Due Diligence and Acquisition		$2,395,635.06
	Total	$2,406,457.46

Total Eligible Costs
(from the General Information Form)
$2,406,457.46

Estimate your proposal's total budget needs by task and by element.

Total Eligible Costs (from General Information form)
$2,406,457.46

By Task

Task Title	Task Cost	Amount	Total
Project Administration	$10,822.40	$10,822.40	$10,822.00
Water Bank Due Diligence and Acquisition	$2,395,635.06	$2,395,635.06	$2,395,635.00
Total	$2,406,457.46	$2,406,457.46	$2,406,457.46

By Element

Element	Amount	Total
Salaries [1]	$0.00	$0.00
Benefits [1]	$0.00	$0.00
Salaries and Benefits Combined [1]	$45,628.00	$45,628.00
Contracts	$46,000.00	$46,000.00
Travel	$0.00	$0.00
Equipment [2]	$0.00	$0.00
Goods/services [3]	$2,302,015.97	$2,302,015.97
Overhead [4]	$12,813.49	$12,813.49
Total	$2,406,457.46	$2,406,457.46

If you receive a grant, you are responsible for procuring professional, personal, or other services using sound business judgment and good administrative procedures consistent with applicable state, and local laws, orders, regulations, and permits. This includes issuance of invitation of bids, requests for proposals, selection of contractors, award of sub-agreements, and other related procurement matters.

1. Fill in either the "Salaries" field and the "Benefits" field or fill in the "Salaries and Benefits Combined" field

2. Upload an itemized list of all equipment, its cost, and explain why the equipment is needed. Equipment is defined as tangible personal property with a useful life of more than one year and an acquisition cost of more than $5,000 per functional unit or system. Equipment will be tracked on the Equipment Purchase Report in EAGL.

3. Upload an itemized list of all Goods and Services

4. Overhead cannot exceed the rate identified in the Ecology publication. Administrative Requirements for the Recipients of Ecology Grants and Loans Managed in EAGL, current version.

Uploads

272085_920756-Skookumchuck_WaterRights_SRA_Budget.xlsx

Additional Comments

Project Manager	Whitesell Leanne
Financial Manager	Reynecke Brandy
Technical Advisor	Brinkhuis Vanessa
Fiscal Analyst	

Funding Number	EG260106
Funding Title	Streamflow Restoration Grants Program
Funding Type	Grant
Funding Category	Water Resources Streamflow Restoration Program
Recipient Match %	0.00 %
InKind Interlocal Allowed	Yes [X] No
InKind Other Allowed	Yes [X] No
Agreement is match for a Federal Grant?	No

Indirect Rate

Federal Funding Approved Federally Recognized Indirect Costs Rate per 2 CFR Part 200 Appendix IV and V
De Minimis Rate per 2 CFR §200.414
Approved Rate Negotiated Between ECOLOGY and RECIPIENT

State Funding [X] Approved State Indirect
Rate: 30.00 %

Funding Source

Watershed Restoration and Enhancement Bond Account 100.00 % **Fund:** FD 0366

Task Title	Task Budget
Project Administration	$10,822.40
Water Bank Due Diligence and Acquisition	$2,395,635.06

Funding Effective Date	Funding Expiration Date
06/01/2025	05/31/2028

Loan Security

Interest Rate	%	**Project Start Date**		**Final Accrued Interest**	$
Admin Charge	%	**Project Completion Date**		**Final Loan Amount**	$
Effective Interest Rate	0.0	**Initiation of Operation Date**		**Repayment Sched #**	

Loan Terms

By Task Funding Distribution

Recipient/Ecology Share

Funding Distribution	Recipient Match %	Recipient Share	Ecology Share	Total
Streamflow Restoration Grants Program	0.00%	$0.00	$2,406,457.46	$2,406,457.46
Total		$0.00	$2,406,457.46	$2,406,457.46

Total Eligible Costs	Ecology Share	Recipient Share
$2,406,457.46	$2,406,457.46	$0.00

Agreement Template	Simple Template
Organization Display Name	THURSTON COUNTY – COMMUNITY PLANNING AND ECONOMIC DEVELOPMENT

Agreement Specific Terms and Conditions

Amortization Sched #

Uploads

*Account Manager Review	Complete and SIC sent to Fiscal	[ ]	Reviewed By:	Last Updated:

Account Manager Comments (Enter a date for each comment)

Programmatic Review	Complete	[X]	Mike Gallagher	10/22/2025 1:17:17 PM

Other Review Complete: [ ] Reviewed By: Last Updated:

Review Description:

Other Review Complete: [ ] Reviewed By: Last Updated:

Review Description:

Reviewer Comments:

GENERAL TERMS AND CONDITIONS
For DEPARTMENT OF ECOLOGY GRANTS and LOANS
06/24/2021 Version

1. ADMINISTRATIVE REQUIREMENTS

a) RECIPIENT shall follow the "Administrative Requirements for Recipients of Ecology Grants and Loans – EAGL Edition." (https://fortress.wa.gov/ecy/publications/SummaryPages/1701004.html)

b) RECIPIENT shall complete all activities funded by this Agreement and be fully responsible for the proper management of all funds and resources made available under this Agreement.

c) RECIPIENT agrees to take complete responsibility for all actions taken under this Agreement, including ensuring all subgrantees and contractors comply with the terms and conditions of this Agreement. ECOLOGY reserves the right to request proof of compliance by subgrantees and contractors.

d) RECIPIENT's activities under this Agreement shall be subject to the review and approval by ECOLOGY for the extent and character of all work and services.

2. AMENDMENTS AND MODIFICATIONS

This Agreement may be altered, amended, or waived only by a written amendment executed by both parties. No subsequent modification(s) or amendment(s) of this Agreement will be of any force or effect unless in writing and signed by authorized representatives of both parties. ECOLOGY and the RECIPIENT may change their respective staff contacts and administrative information without the concurrence of either party.

3. ACCESSIBILITY REQUIREMENTS FOR COVERED TECHNOLOGY

The RECIPIENT must comply with the Washington State Office of the Chief Information Officer, OCIO Policy no. 188, Accessibility (https://ocio.wa.gov/policy/accessibility) as it relates to "covered technology." This requirement applies to all products supplied under the Agreement, providing equal access to information technology by individuals with disabilities, including and not limited to web sites/pages, web-based applications, software systems, video and audio content, and electronic documents intended for publishing on Ecology's public web site.

4. ARCHAEOLOGICAL AND CULTURAL RESOURCES

RECIPIENT shall take all reasonable action to avoid, minimize, or mitigate adverse effects to archaeological and historic archaeological sites, historic buildings/structures, traditional cultural places, sacred sites, or other cultural resources, hereby referred to as Cultural Resources.

The RECIPIENT must agree to hold harmless ECOLOGY in relation to any claim related to Cultural Resources discovered, disturbed, or damaged due to the RECIPIENT's project funded under this Agreement.

RECIPIENT shall:

a) Contact the ECOLOGY Program issuing the grant or loan to discuss any Cultural Resources requirements for their project:

- Cultural Resource Consultation and Review should be initiated early in the project planning process and must be completed prior to expenditure of Agreement funds as required by applicable State and Federal requirements.

* For state funded construction, demolition, or land acquisitions, comply with Governor Executive Order 21-02, Archaeological and Cultural Resources.

• For projects with any federal involvement, comply with the National Historic Preservation Act of 1966 (Section 106).

b) If required by the ECOLOGY Program, submit an Inadvertent Discovery Plan (IDP) to ECOLOGY prior to implementing any project that involves field activities. ECOLOGY will provide the IDP form.

RECIPIENT shall:

- Keep the IDP at the project site.
- Make the IDP readily available to anyone working at the project site.
- Discuss the IDP with staff, volunteers, and contractors working at the project site.
- Implement the IDP when Cultural Resources or human remains are found at the project site.

c) If any Cultural Resources are found while conducting work under this Agreement, follow the protocol outlined in the project IDP.

- Immediately stop work and notify the ECOLOGY Program, who will notify the Department of Archaeology and Historic Preservation at (360) 586-3065, any affected Tribe, and the local government.

d) If any human remains are found while conducting work under this Agreement, follow the protocol outlined in the project IDP.

- Immediately stop work and notify the local Law Enforcement Agency or Medical Examiner/Coroner's Office, the Department of Archaeology and Historic Preservation at (360) 790-1633, and then the ECOLOGY Program.

e) Comply with RCW 27.53, RCW 27.44, and RCW 68.50.645, and all other applicable local, state, and federal laws protecting Cultural Resources and human remains.

5. ASSIGNMENT

No right or claim of the RECIPIENT arising under this Agreement shall be transferred or assigned by the RECIPIENT.

6. COMMUNICATION

RECIPIENT shall make every effort to maintain effective communications with the RECIPIENT's designees, ECOLOGY, all affected local, state, or federal jurisdictions, and any interested individuals or groups.

7. COMPENSATION

a) Any work performed prior to effective date of this Agreement will be at the sole expense and risk of the RECIPIENT. ECOLOGY must sign the Agreement before any payment requests can be submitted.

b) Payments will be made on a reimbursable basis for approved and completed work as specified in this Agreement.

c) RECIPIENT is responsible to determine if costs are eligible. Any questions regarding eligibility should be clarified with ECOLOGY prior to incurring costs. Costs that are conditionally eligible require approval by ECOLOGY prior to expenditure.

d) RECIPIENT shall not invoice more than once per month unless agreed on by ECOLOGY.

e) ECOLOGY will not process payment requests without the proper reimbursement forms, Progress Report and supporting documentation. ECOLOGY will provide instructions for submitting payment requests.

f) ECOLOGY will pay the RECIPIENT thirty (30) days after receipt of a properly completed request for payment.

g) RECIPIENT will receive payment through Washington State's Office of Financial Management's Statewide Payee Desk. To receive payment you must register as a statewide vendor by submitting a

statewide vendor registration form and an IRS W-9 form at website, https://ofm.wa.gov/it-systems/statewide-vendorpayee-services. If you have questions about the vendor registration process, you can contact Statewide Payee Help Desk at (360) 407-8180 or email PayeeRegistration@ofm.wa.gov.
h) ECOLOGY may, at its sole discretion, withhold payments claimed by the RECIPIENT if the RECIPIENT fails to satisfactorily comply with any term or condition of this Agreement.
i) Monies withheld by ECOLOGY may be paid to the RECIPIENT when the work described herein, or a portion thereof, has been completed if, at ECOLOGY's sole discretion, such payment is reasonable and approved according to this Agreement, as appropriate, or upon completion of an audit as specified herein.
j) RECIPIENT must submit within thirty (30) days after the expiration date of this Agreement, all financial, performance, and other reports required by this Agreement. Failure to comply may result in delayed reimbursement.

8. COMPLIANCE WITH ALL LAWS

RECIPIENT agrees to comply fully with all applicable federal, state and local laws, orders, regulations, and permits related to this Agreement, including but not limited to:
a) RECIPIENT agrees to comply with all applicable laws, regulations, and policies of the United States and the State of Washington which affect wages and job safety.
b) RECIPIENT agrees to be bound by all applicable federal and state laws, regulations, and policies against discrimination.
c) RECIPIENT certifies full compliance with all applicable state industrial insurance requirements.
d) RECIPIENT agrees to secure and provide assurance to ECOLOGY that all the necessary approvals and permits required by authorities having jurisdiction over the project are obtained. RECIPIENT must include time in their project timeline for the permit and approval processes.
ECOLOGY shall have the right to immediately terminate for cause this Agreement as provided herein if the RECIPIENT fails to comply with above requirements.
If any provision of this Agreement violates any statute or rule of law of the state of Washington, it is considered modified to conform to that statute or rule of law.

9. CONFLICT OF INTEREST

RECIPIENT and ECOLOGY agree that any officer, member, agent, or employee, who exercises any function or responsibility in the review, approval, or carrying out of this Agreement, shall not have any personal or financial interest, direct or indirect, nor affect the interest of any corporation, partnership, or association in which he/she is a part, in this Agreement or the proceeds thereof.

10. CONTRACTING FOR GOODS AND SERVICES

RECIPIENT may contract to buy goods or services related to its performance under this Agreement. RECIPIENT shall award all contracts for construction, purchase of goods, equipment, services, and professional architectural and engineering services through a competitive process, if required by State law. RECIPIENT is required to follow procurement procedures that ensure legal, fair, and open competition.
RECIPIENT must have a standard procurement process or follow current state procurement procedures. RECIPIENT may be required to provide written certification that they have followed their standard procurement procedures and applicable state law in awarding contracts under this Agreement. ECOLOGY reserves the right to inspect and request copies of all procurement documentation, and review procurement practices related to this Agreement. Any costs incurred as a result of procurement practices not in compliance with state procurement law or the RECIPIENT's normal procedures may be disallowed at ECOLOGY’s sole discretion.

11. DISPUTES

When there is a dispute with regard to the extent and character of the work, or any other matter related to this Agreement the determination of ECOLOGY will govern, although the RECIPIENT shall have the right to appeal decisions as provided for below:

a) RECIPIENT notifies the funding program of an appeal request.
b) Appeal request must be in writing and state the disputed issue(s).
c) RECIPIENT has the opportunity to be heard and offer evidence in support of its appeal.
d) ECOLOGY reviews the RECIPIENT's appeal.
e) ECOLOGY sends a written answer within ten (10) business days, unless more time is needed, after concluding the review.

The decision of ECOLOGY from an appeal will be final and conclusive, unless within thirty (30) days from the date of such decision, the RECIPIENT furnishes to the Director of ECOLOGY a written appeal. The decision of the Director or duly authorized representative will be final and conclusive.

The parties agree that this dispute process will precede any action in a judicial or quasi-judicial tribunal. Appeals of the Director's decision will be brought in the Superior Court of Thurston County. Review of the Director's decision will not be taken to Environmental and Land Use Hearings Office.

Pending final decision of a dispute, the RECIPIENT agrees to proceed diligently with the performance of this Agreement and in accordance with the decision rendered.

Nothing in this Agreement will be construed to limit the parties' choice of another mutually acceptable method, in addition to the dispute resolution procedure outlined above.

12. ENVIRONMENTAL DATA STANDARDS

a) RECIPIENT shall prepare a Quality Assurance Project Plan (QAPP) for a project that collects or uses environmental measurement data. RECIPIENTS unsure about whether a QAPP is required for their project shall contact the ECOLOGY Program issuing the grant or loan. If a QAPP is required, the RECIPIENT shall:

- Use ECOLOGY's QAPP Template/Checklist provided by the ECOLOGY, unless ECOLOGY Quality Assurance (QA) officer or the Program QA coordinator instructs otherwise.
- Follow ECOLOGY's Guidelines for Preparing Quality Assurance Project Plans for Environmental Studies, July 2004 (Ecology Publication No. 04-03-030).
- Submit the QAPP to ECOLOGY for review and approval before the start of the work.

b) RECIPIENT shall submit environmental data that was collected on a project to ECOLOGY using the Environmental Information Management system (EIM), unless the ECOLOGY Program instructs otherwise. The RECIPIENT must confirm with ECOLOGY that complete and correct data was successfully loaded into EIM, find instructions at: http://www.ecy.wa.gov/eim.

c) RECIPIENT shall follow ECOLOGY's data standards when Geographic Information System (GIS) data is collected and processed. Guidelines for Creating and Accessing GIS Data are available at: https://ecology.wa.gov/Research-Data/Data-resources/Geographic-Information-Systems-GIS/Standards. RECIPIENT, when requested by ECOLOGY, shall provide copies to ECOLOGY of all final GIS data layers, imagery, related tables, raw data collection files, map products, and all metadata and project documentation.

13. GOVERNING LAW

This Agreement will be governed by the laws of the State of Washington, and the venue of any action brought hereunder will be in the Superior Court of Thurston County.

14. INDEMNIFICATION

ECOLOGY will in no way be held responsible for payment of salaries, consultant's fees, and other costs related to the project described herein, except as provided in the Scope of Work.
To the extent that the Constitution and laws of the State of Washington permit, each party will indemnify and hold the other harmless from and against any liability for any or all injuries to persons or property arising from the negligent act or omission of that party or that party's agents or employees arising out of this Agreement.

15. INDEPENDENT STATUS

The employees, volunteers, or agents of each party who are engaged in the performance of this Agreement will continue to be employees, volunteers, or agents of that party and will not for any purpose be employees, volunteers, or agents of the other party.

16. KICKBACKS

RECIPIENT is prohibited from inducing by any means any person employed or otherwise involved in this Agreement to give up any part of the compensation to which he/she is otherwise entitled to or receive any fee, commission, or gift in return for award of a subcontract hereunder.

17. MINORITY AND WOMEN'S BUSINESS ENTERPRISES (MWBE)

RECIPIENT is encouraged to solicit and recruit, to the extent possible, certified minority-owned (MBE) and women-owned (WBE) businesses in purchases and contracts initiated under this Agreement. Contract awards or rejections cannot be made based on MWBE participation; however, the RECIPIENT is encouraged to take the following actions, when possible, in any procurement under this Agreement:
a) Include qualified minority and women's businesses on solicitation lists whenever they are potential sources of goods or services.
b) Divide the total requirements, when economically feasible, into smaller tasks or quantities, to permit maximum participation by qualified minority and women's businesses.
c) Establish delivery schedules, where work requirements permit, which will encourage participation of qualified minority and women's businesses.
d) Use the services and assistance of the Washington State Office of Minority and Women's Business Enterprises (OMWBE) (866-208-1064) and the Office of Minority Business Enterprises of the U.S. Department of Commerce, as appropriate.

18. ORDER OF PRECEDENCE

In the event of inconsistency in this Agreement, unless otherwise provided herein, the inconsistency shall be resolved by giving precedence in the following order: (a) applicable federal and state statutes and regulations; (b) The Agreement; (c) Scope of Work; (d) Special Terms and Conditions; (e) Any provisions or terms incorporated herein by reference, including the "Administrative Requirements for Recipients of Ecology Grants and Loans"; (f) Ecology Funding Program Guidelines; and (g) General Terms and Conditions.

19. PRESENTATION AND PROMOTIONAL MATERIALS

ECOLOGY reserves the right to approve RECIPIENT's communication documents and materials related to the fulfillment of this Agreement:
a) If requested, RECIPIENT shall provide a draft copy to ECOLOGY for review and approval ten (10) business days prior to production and distribution.
b) RECIPIENT shall include time for ECOLOGY's review and approval process in their project timeline.
c) If requested, RECIPIENT shall provide ECOLOGY two (2) final copies and an electronic copy of any tangible products developed.

Copies include any printed materials, and all tangible products developed such as brochures, manuals, pamphlets, videos, audio tapes, CDs, curriculum, posters, media announcements, or gadgets with a message, such as a refrigerator magnet, and any online communications, such as web pages, blogs, and twitter campaigns. If it is not practical to provide a copy, then the RECIPIENT shall provide a description (photographs, drawings, printouts, etc.) that best represents the item.
Any communications intended for public distribution that uses ECOLOGY's logo shall comply with ECOLOGY's graphic requirements and any additional requirements specified in this Agreement. Before the use of ECOLOGY's logo contact ECOLOGY for guidelines.
RECIPIENT shall acknowledge in the communications that funding was provided by ECOLOGY.

20. PROGRESS REPORTING

a) RECIPIENT must satisfactorily demonstrate the timely use of funds by submitting payment requests and progress reports to ECOLOGY. ECOLOGY reserves the right to amend or terminate this Agreement if the RECIPIENT does not document timely use of funds.
b) RECIPIENT must submit a progress report with each payment request. Payment requests will not be processed without a progress report. ECOLOGY will define the elements and frequency of progress reports.
c) RECIPIENT shall use ECOLOGY's provided progress report format.
d) Quarterly progress reports will cover the periods from January 1 through March 31, April 1 through June 30, July 1 through September 30, and October 1 through December 31. Reports shall be submitted within thirty (30) days after the end of the quarter being reported.
e) RECIPIENT must submit within thirty (30) days of the expiration date of the project, unless an extension has been approved by ECOLOGY, all financial, performance, and other reports required by the Agreement and funding program guidelines. RECIPIENT shall use the ECOLOGY provided closeout report format.

21. PROPERTY RIGHTS

a) Copyrights and Patents. When the RECIPIENT creates any copyrightable materials or invents any patentable property under this Agreement, the RECIPIENT may copyright or patent the same but ECOLOGY retains a royalty free, nonexclusive, and irrevocable license to reproduce, publish, recover, or otherwise use the material(s) or property, and to authorize others to use the same for federal, state, or local government purposes.
b) Publications. When the RECIPIENT or persons employed by the RECIPIENT use or publish ECOLOGY information; present papers, lectures, or seminars involving information supplied by ECOLOGY; or use logos, reports, maps, or other data in printed reports, signs, brochures, pamphlets, etc., appropriate credit shall be given to ECOLOGY.
c) Presentation and Promotional Materials. ECOLOGY shall have the right to use or reproduce any printed or graphic materials produced in fulfillment of this Agreement, in any manner ECOLOGY deems appropriate. ECOLOGY shall acknowledge the RECIPIENT as the sole copyright owner in every use or reproduction of the materials.
d) Tangible Property Rights. ECOLOGY's current edition of "Administrative Requirements for Recipients of Ecology Grants and Loans," shall control the use and disposition of all real and personal property purchased wholly or in part with funds furnished by ECOLOGY in the absence of state and federal statutes, regulations, or policies to the contrary, or upon specific instructions with respect thereto in this Agreement.
e) Personal Property Furnished by ECOLOGY. When ECOLOGY provides personal property directly to the RECIPIENT for use in performance of the project, it shall be returned to ECOLOGY prior to final payment by ECOLOGY. If said property is lost, stolen, or damaged while in the RECIPIENT's possession,

then ECOLOGY shall be reimbursed in cash or by setoff by the RECIPIENT for the fair market value of such property.

f) Acquisition Projects. The following provisions shall apply if the project covered by this Agreement includes funds for the acquisition of land or facilities:

1. RECIPIENT shall establish that the cost is fair value and reasonable prior to disbursement of funds provided for in this Agreement.

2. RECIPIENT shall provide satisfactory evidence of title or ability to acquire title for each parcel prior to disbursement of funds provided by this Agreement. Such evidence may include title insurance policies, Torrens certificates, or abstracts, and attorney's opinions establishing that the land is free from any impediment, lien, or claim which would impair the uses intended by this Agreement.

g) Conversions. Regardless of the Agreement expiration date, the RECIPIENT shall not at any time convert any equipment, property, or facility acquired or developed under this Agreement to uses other than those for which assistance was originally approved without prior written approval of ECOLOGY. Such approval may be conditioned upon payment to ECOLOGY of that portion of the proceeds of the sale, lease, or other conversion or encumbrance which monies granted pursuant to this Agreement bear to the total acquisition, purchase, or construction costs of such property.

22. RECORDS, AUDITS, AND INSPECTIONS

RECIPIENT shall maintain complete program and financial records relating to this Agreement, including any engineering documentation and field inspection reports of all construction work accomplished. All records shall:

a) Be kept in a manner which provides an audit trail for all expenditures.

b) Be kept in a common file to facilitate audits and inspections.

c) Clearly indicate total receipts and expenditures related to this Agreement.

d) Be open for audit or inspection by ECOLOGY, or by any duly authorized audit representative of the State of Washington, for a period of at least three (3) years after the final grant payment or loan repayment, or any dispute resolution hereunder.

RECIPIENT shall provide clarification and make necessary adjustments if any audits or inspections identify discrepancies in the records.

ECOLOGY reserves the right to audit, or have a designated third party audit, applicable records to ensure that the state has been properly invoiced. Any remedies and penalties allowed by law to recover monies determined owed will be enforced. Repetitive instances of incorrect invoicing or inadequate records may be considered cause for termination.

All work performed under this Agreement and any property and equipment purchased shall be made available to ECOLOGY and to any authorized state, federal or local representative for inspection at any time during the course of this Agreement and for at least three (3) years following grant or loan termination or dispute resolution hereunder.

RECIPIENT shall provide right of access to ECOLOGY, or any other authorized representative, at all reasonable times, in order to monitor and evaluate performance, compliance, and any other conditions under this Agreement.

23. RECOVERY OF FUNDS

The right of the RECIPIENT to retain monies received as reimbursement payments is contingent upon satisfactory performance of this Agreement and completion of the work described in the Scope of Work. All payments to the RECIPIENT are subject to approval and audit by ECOLOGY, and any unauthorized expenditure(s) or unallowable cost charged to this Agreement shall be refunded to ECOLOGY by the RECIPIENT.

RECIPIENT shall refund to ECOLOGY the full amount of any erroneous payment or overpayment under this Agreement.
RECIPIENT shall refund by check payable to ECOLOGY the amount of any such reduction of payments or repayments within thirty (30) days of a written notice. Interest will accrue at the rate of twelve percent (12%) per year from the time ECOLOGY demands repayment of funds.
Any property acquired under this Agreement, at the option of ECOLOGY, may become ECOLOGY's property and the RECIPIENT's liability to repay monies will be reduced by an amount reflecting the fair value of such property.

24. SEVERABILITY
If any provision of this Agreement or any provision of any document incorporated by reference shall be held invalid, such invalidity shall not affect the other provisions of this Agreement which can be given effect without the invalid provision, and to this end the provisions of this Agreement are declared to be severable.
25. STATE ENVIRONMENTAL POLICY ACT (SEPA)
RECIPIENT must demonstrate to ECOLOGY's satisfaction that compliance with the requirements of the State Environmental Policy Act (Chapter 43.21C RCW and Chapter 197-11 WAC) have been or will be met. Any reimbursements are subject to this provision.

26. SUSPENSION
When in the best interest of ECOLOGY, ECOLOGY may at any time, and without cause, suspend this Agreement or any portion thereof for a temporary period by written notice from ECOLOGY to the RECIPIENT. RECIPIENT shall resume performance on the next business day following the suspension period unless another day is specified by ECOLOGY.

27. SUSTAINABLE PRACTICES
In order to sustain Washington's natural resources and ecosystems, the RECIPIENT is fully encouraged to implement sustainable practices and to purchase environmentally preferable products under this Agreement.
a) Sustainable practices may include such activities as: use of clean energy, use of double-sided printing, hosting low impact meetings, and setting up recycling and composting programs.
b) Purchasing may include such items as: sustainably produced products and services, EPEAT registered computers and imaging equipment, independently certified green cleaning products, remanufactured toner cartridges, products with reduced packaging, office products that are refillable, rechargeable, and recyclable, 100% post-consumer recycled paper, and toxic free products.
For more suggestions visit ECOLOGY's web page, Green Purchasing, https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Sustainable-purchasing.

28. TERMINATION
a) For Cause
ECOLOGY may terminate for cause this Agreement with a seven (7) calendar days prior written notification to the RECIPIENT, at the sole discretion of ECOLOGY, for failing to perform an Agreement requirement or for a material breach of any term or condition. If this Agreement is so terminated, the parties shall be liable only for performance rendered or costs incurred in accordance with the terms of this Agreement prior to the effective date of termination.
Failure to Commence Work. ECOLOGY reserves the right to terminate this Agreement if RECIPIENT fails to commence work on the project funded within four (4) months after the effective date of this

Agreement, or by any date mutually agreed upon in writing for commencement of work, or the time period defined within the Scope of Work.
Non-Performance. The obligation of ECOLOGY to the RECIPIENT is contingent upon satisfactory performance by the RECIPIENT of all of its obligations under this Agreement. In the event the RECIPIENT unjustifiably fails, in the opinion of ECOLOGY, to perform any obligation required of it by this Agreement, ECOLOGY may refuse to pay any further funds, terminate in whole or in part this Agreement, and exercise any other rights under this Agreement.
Despite the above, the RECIPIENT shall not be relieved of any liability to ECOLOGY for damages sustained by ECOLOGY and the State of Washington because of any breach of this Agreement by the RECIPIENT. ECOLOGY may withhold payments for the purpose of setoff until such time as the exact amount of damages due ECOLOGY from the RECIPIENT is determined.

b) For Convenience
ECOLOGY may terminate for convenience this Agreement, in whole or in part, for any reason when it is the best interest of ECOLOGY, with a thirty (30) calendar days prior written notification to the RECIPIENT, except as noted below. If this Agreement is so terminated, the parties shall be liable only for performance rendered or costs incurred in accordance with the terms of this Agreement prior to the effective date of termination.
Non-Allocation of Funds. ECOLOGY's ability to make payments is contingent on availability of funding. In the event funding from state, federal or other sources is withdrawn, reduced, or limited in any way after the effective date and prior to the completion or expiration date of this Agreement, ECOLOGY, at its sole discretion, may elect to terminate the Agreement, in whole or part, or renegotiate the Agreement, subject to new funding limitations or conditions. ECOLOGY may also elect to suspend performance of the Agreement until ECOLOGY determines the funding insufficiency is resolved. ECOLOGY may exercise any of these options with no notification or restrictions, although ECOLOGY will make a reasonable attempt to provide notice.
In the event of termination or suspension, ECOLOGY will reimburse eligible costs incurred by the RECIPIENT through the effective date of termination or suspension. Reimbursed costs must be agreed to by ECOLOGY and the RECIPIENT. In no event shall ECOLOGY's reimbursement exceed ECOLOGY's total responsibility under the Agreement and any amendments.
If payments have been discontinued by ECOLOGY due to unavailable funds, the RECIPIENT shall not be obligated to repay monies which had been paid to the RECIPIENT prior to such termination.
RECIPIENT's obligation to continue or complete the work described in this Agreement shall be contingent upon availability of funds by the RECIPIENT's governing body.

c) By Mutual Agreement
ECOLOGY and the RECIPIENT may terminate this Agreement, in whole or in part, at any time, by mutual written agreement.

d) In Event of Termination
All finished or unfinished documents, data studies, surveys, drawings, maps, models, photographs, reports or other materials prepared by the RECIPIENT under this Agreement, at the option of ECOLOGY, will become property of ECOLOGY and the RECIPIENT shall be entitled to receive just and equitable compensation for any satisfactory work completed on such documents and other materials.
Nothing contained herein shall preclude ECOLOGY from demanding repayment of all funds paid to the RECIPIENT in accordance with Recovery of Funds, identified herein.

29. THIRD PARTY BENEFICIARY

RECIPIENT shall ensure that in all subcontracts entered into by the RECIPIENT pursuant to this Agreement, the state of Washington is named as an express third party beneficiary of such subcontracts with full rights as such.

30. WAIVER

Waiver of a default or breach of any provision of this Agreement is not a waiver of any subsequent default or breach, and will not be construed as a modification of the terms of this Agreement unless stated as such in writing by the authorized representative of ECOLOGY.

End of General Terms and Conditions

Board of County Commissioners
AGENDA ITEM SUMMARY

Agenda Date: Date Created: 11/24/2025 Agenda Item #:

Created by: Lauren Brady, Accounting Assistant IV - Auditor - 360-867-2258

Creator = Presenter? ○ Yes ◉ No Is this a presentation by more than one person? ☐

Presenter: **Gary Warnock, Coroner - Coroner - 360-867-2142**

Item Title:
Professional Services Contract for Pathology Position - Pacific Northwest Forensic Pathology PLLC

Action Needed: Class of Item:

List of Exhibits

Forensic Pathology Service Contract [SDsig].pdf
PDF File
4.65 MB

Attach any materials such as spreadsheets, powerpoint presentations, word documents, etc.

Click Additional Attachment to attach more materials.

NOTE: If you attach a file and get a message saying " ***You have chosen to attach a large file…*** ", you need to optimize the file to make it smaller. Contact Dan Murray at 4593 for assistance.

Clearance from other Departments? ☐
Budget Effect Summary? ☐

Recommended Action:
Move to approve professional services contract between Thurston County and Pacific Northwest Forensic Pathology PLLC for forensic pathology services.

Item Description:
Currently the Thurston County Coroner's Office utilizes freelance traveling pathologists for their autopsy services. The Coroner is invoiced separately for each examination/autopsy performed with a structured fee schedule set by the pathologist: Homicide $4,200 - Infant $3,200 - Reg Autopsy $2,100 - External $1,200
Over the past several years, these costs have exceeded the Coroner's budget authority which required budget amendments.

Year	Autopsy Budget Authority	Expenditures
2023	$380,000	$571,400
2024	$358,000	$618,615
2025	$358,000	$622,600 projected

In order to mitigate the costs year over year, the Coroner is proposing a Professional Services Contract

in the amount of $420,000 a year. This will save the tax payers over $200,000 annually.

This AIS is complete and ready for the Clerk of the Board to include in the Board Agenda: ☑
Date Submitted: 11/24/2025

PROFESSIONAL SERVICES CONTRACT

THURSTON COUNTY/ Pacific Northwest Forensic Pathology, PLLC

This CONTRACT, referred to herein as **"Contract,"** is entered into in duplicate originals between **THURSTON COUNTY**, a municipal corporation, with its principal offices at 3000 Pacific Ave SE, Olympia, Washington 98501, hereinafter "**County**," and **Pacific Northwest Forensic Pathology, PLLC**, a Washington professional limited liability corporation, with business address **2522 N Proctor St. PMB 421, Tacoma WA 98406,** hereinafter "**Contractor**," collectively referred to as "parties" and individually as "party."

In consideration of the mutual benefits and covenants contained herein, the parties agree as follows:

GENERAL TERMS AND CONDITIONS

1. DURATION OF CONTRACT

The term of this Contract shall begin on **01/01/2026** and shall remain in effect for two years, through **12/31/2027** unless renewed or terminated sooner as provided herein. The Contract may be extended only by mutual agreement of the parties.

2. SERVICES

The Contractor represents that it is qualified and possesses the necessary expertise, knowledge, training, and skills, and has the necessary licenses and certifications to perform the services set forth in this Contract.

Contractor shall perform the following:

a. Forensic pathology services:

   i. Medico-legal examinations including autopsy and external examinations, providing a professional opinion as to the Cause of Death, Manner of Death, and Other Significant Conditions, of those deceased coming under the jurisdiction of the Thurston County Coroner, for purposes of Washington state death certification

   ii. On-scene examination at Contractor's discretion based on case specifics and/or scene information provided by law enforcement and/or Thurston County Coroner's Office

   iii. Communication with organ and tissue recovery agencies to approve and facilitate organ or tissue donation requests when appropriate based on consideration of case specifics related to determination of cause and/or manner of death

   iv. Interpretation of toxicology, laboratory, histology, and genetic studies necessary to complete postmortem examinations and death investigations

v. Interpretation of radiology (x-ray) studies performed at Thurston County Coroner's Office in cases involving blunt force skeletal injury, penetrating injury including gunshot and stab wounds, and infant/child examinations without definite concern for inflicted injury

vi. Facilitation of requests for formal skeletal surveys to be performed by a Board-certified radiologist in cases concerning for infant or child abuse deemed necessary by the Contractor and/or Coroner's Office to complete a death investigation

vii. Interpretation of findings documented in consultation reports from neuropathology, cardiac pathology, forensic odontology, and other services deemed necessary by Contractor or Thurston County Coroner's Office to complete a death investigation

viii. Testimony in criminal court proceedings including communication with representatives from the Thurston County Offices of the Prosecuting Attorney and Public Defense when requested for preparation of relevant case/trial material

b. Review and amend, as necessary, death certificates in cases in which jurisdiction was initially declined by Thurston County Coroner's Office and subsequently referred by Vital Records/WHALES based on death certification

c. Assist Thurston County Coroner's Office in conjunction with local law enforcement, fire, rescue, medical, and other emergency agencies to prepare mass disaster/mass fatality incident management protocols, including participation in relevant training exercises

d. Assist Thurston County Coroner's Office in the review of and interpretation of reports provided by law enforcement agencies, Fire Department, EMS, hospitals, and other medical facilities, in so far as they are necessary to complete a death investigation

e. Maintain all licenses, certifications, and registrations required by law to perform services of a Forensic Pathologist in the State of Washington

f. Additional information:

i. Contractor shall perform up to 21 autopsies and/or "autopsy equivalents" (in accordance with NAME/IACME guidelines and for purposes of this contract, 1 AE = 4 external examinations) for Thurston County cases per month, in exchange for monthly compensation of $35,000.

ii. Autopsies or autopsy equivalents (AE) in excess of 252 per year shall be invoiced and compensated according to the following fee schedule:

1. Autopsy examinations: $2100
2. External examinations: $1200
3. Homicide examinations: $4200
4. Infant (<12 months) examinations: $3200

iii. A written report shall be completed for all autopsy examinations within 90 days from date of examination. Should factors arise outside Contractor's control that are likely to cause delay in finalizing the report, Contractor shall communicate with Thurston County Coroner's Office as soon as they are aware of the circumstances. Should there not be a mutually agreeable solution, the County shall be notified.

iv. A Cause of Death examination worksheet shall be completed for all external examinations, to include pertinent exam findings in addition to either a cause of death statement or documentation of information pending at the time of examination but deemed necessary for completion of the cause and/or manner of death.

v. Contractor shall not perform autopsies or autopsy equivalents (AE) in excess of 325 per year, in accordance with NAME/IACME Guidelines for Accreditation.

vi. Contractor retains the sole right to control and direct the means, manner, and method by which it performs the Services.

vii. Contractor is not prohibited from providing Services to other entities as long as it does not hinder their ability to perform Services required by this Agreement. Contractor may use County facilities and resources, including Autopsy Technicians, for such work if the Thurston County Coroner has agreed to permit such use.

3. SERVICES PROVIDED BY THE COUNTY

In order to assist Contractor in fulfilling duties under this Contract, County shall provide use of limited office space as well as Autopsy facilities, equipment, and County staff, as necessary.

4. CONTRACT REPRESENTATIVES

Each party to this Contract shall have a contract representative. Each party may change its representative upon providing written notice to the other party. The representatives are as follows:

a. For Contractor:

Representative: Megan Quinn, M.D.

Title: Forensic Pathologist

Mailing Address: 2522 N Proctor St, PNB 421

City, State and Zip Code: Tacoma, WA 98406

Telephone Number: 253-270-0205

E-mail Address: pacificnwforensics@gmail.com

b. For County:

Representative: Gary Warnock

Title: Coroner

Mailing Address: 2000 Lakeridge Dr SW

City, State and Zip Code: Olympia, WA 98502

Telephone Number: 360-867-2140

E-mail Address: Gary.Warnock@co.thurston.wa.us

5. COMPENSATION

a. For Services performed hereunder, the Contractor shall be paid as set forth in Section 2 above. The maximum total amount payable by the County to the Contractor under this Contract shall not exceed a monthly fee of $35,000. As stated in Section 2 above, autopsies and autopsy equivalents (AE) in excess of 21 per month shall be compensated separately in accordance with the fee schedule listed in Section 2 above.

b. Monthly invoices shall be submitted to the County for payment of completed work during the billing period. The County shall pay the Contractor for services rendered in the month following completion of examinations and will remit payment within thirty days from the date of receipt of invoice. The invoice shall indicate the number of autopsies and/or autopsy equivalents (AE) in excess of 21, in addition to any reimbursable costs incurred by the Contractor.

c. No payment shall be made for any work performed by the Contractor, except for work identified and set forth in this Contract. Unless otherwise provided for in this Contract, the Contractor will not be paid for any invoices presented for payment prior to the execution of the Contract or after its termination.

d. In the event the Contractor fails to perform any obligation under this Contract and such failure has not been remedied within ten days following notice from the County, the County may, in its sole discretion, upon written notice to the Contractor, withhold any and all monies due and payable to the Contractor, without penalty, until such failure to perform is cured or otherwise adjudicated.

e. The Contractor is expected to perform a total of 252 autopsies or autopsy equivalents annually (21 autopsies × 12 months). Monthly variations are permitted, but the total annual output must remain on track. If the Contractor performs fewer than 21 autopsies or autopsy equivalents in a given month, they may make up the shortfall in subsequent months. At the end of the 12-month period, total autopsies or autopsy equivalents will be reviewed. If the Contractor has performed at least 90% of the expected annual output (227 autopsies or autopsy equivalents), no payment adjustments will be made. If the Contractor has performed fewer than 227 autopsies or autopsy equivalents over 12 months, the final payment (or a portion of the last month's payment) will be reduced proportionally based on the shortfall. The reduction will be

calculated as: Reduction = (252 - Actual autopsies or autopsy equivalents performed) × ($35,000.00 ÷ 21). If Contractor has performed more than 252 autopsies or autopsy equivalents annually, they may invoice based on the rate described in Section 2(f)(ii).

6. AMENDMENTS AND CHANGES IN WORK

a. In the event of any errors or omissions by the Contractor in the performance of any work required under this Contract, the Contractor shall make any and all necessary corrections without additional compensation. All work submitted by the Contractor shall be certified by the Contractor and checked for errors and omissions. The Contractor shall be responsible for the accuracy of the work, even if the work is accepted by the County.

b. No amendment, modification or renewal shall be made to this Contract unless set forth in a written Contract Amendment, signed by an authorized representative of each party. Work under a Contract Amendment shall not proceed until the Contract Amendment is duly executed by the County.

7. HOLD HARMLESS AND INDEMNIFICATION

a. To the fullest extent permitted by law, the Contractor agrees to indemnify, defend and hold the County, its officers, officials, employees, agents and volunteers, harmless from and against any and all "Claims" by any and all persons or entities which are (1) caused in whole or in part by any act or omission, negligent or otherwise, of the Contractor, its employees, agents, representatives, partners, shareholders, and subcontractors in any tier for whose acts they may be liable, or (2) directly or indirectly arise out of or result from the performance or failure to perform under this Contract. This indemnification obligation of the Contractor shall not apply in the limited circumstance where the Claims are caused by the sole negligence of the County or its employees, agents, representatives, shareholders, and subcontractors.

b. To the extent RCW 4.24.115 applies to this Contract, in the event of the concurrent negligence of the Contractor, its subcontractors, employees or agents, and the County, its employees or agents, this indemnification obligation of the Contractor shall be valid and enforceable only to the extent of the negligence of the Contractor, or the negligence of its subcontractors, employees and agents. "Claims" shall include, but not be limited to, claims, demands, actions, suits, liabilities, losses, damages, judgments, and expenses, including without limitation court and appeal costs, alternative dispute resolution costs, attorneys' fees, and expert witnesses fees and costs, of any nature whatsoever, and assertions that information supplied or used by the Contractor or subcontractors in any tier violates or infringes any patent, proprietary information, copyright, trademark, trade name, service mark or otherwise results in an unfair trade practice.

8. THIRD PARTY CLAIMS HANDLING

a. A party seeking indemnification for a Claim ("Indemnified Party") shall promptly notify the other party from whom indemnification is sought ("Indemnifying Party") in writing of any Claim asserted against it. The notice shall include a copy of the Claim, and any summons, process, pleading or notice issued in any lawsuit or Claim.

b. The Indemnifying Party reserves the right to control the investigation, trial and defense of the Claim and any lawsuit, action (including all negotiations to effect settlement), and appeal arising from it and employ or engage attorneys of its own choice.

c. The Indemnified Party may, at its sole cost, participate in the investigation, trial and defense of the lawsuit or action and any appeal without waiving the Indemnifying Party's obligations under this Contract.

d. The parties, their officers, employees, agents, and representatives shall fully cooperate in the defense of the Claim or lawsuit and shall provide one another all available information concerning the Claim.

9. **INSURANCE**

a. Contractor shall provide evidence of:

i. **Medical Liability Insurance** using insurance policy; must cover defense costs without affecting limits available for third party liability payments as required herein. Limits shall be no less than $1,000,000 per occurrence for all covered losses and no less than $2,000,000 general aggregate. Coverage shall not exclude bodily injury or property damage. Coverage shall not exclude hazards related to the work rendered as part of the Contract or within the scope of the Contractor's services as defined by this Contract including testing, monitoring, measuring operations, or laboratory analysis where such services are rendered as part of the Contract.

ii. **Umbrella Liability Insurance** (Over Primary), if used to meet limit **requirements**, shall provide coverage at least as broad as specified for the underlying coverages. Such policy or policies shall include as insureds those covered by the underlying policies, including additional insureds. Coverage shall be "pay on behalf", with defense costs payable in addition to policy limits. There shall be no cross liability exclusion precluding coverage for claims or suits by one insured against another.

10. **TERMINATION**

a. The County may terminate this Contract for convenience in whole or in part whenever the County, in its sole discretion, determines that such termination is in the best interests of the County. The County may terminate this Contract upon giving ten calendar days written notice by Certified Mail to the Contractor. In that event, the County shall pay the Contractor for all costs incurred by the Contractor in performing the Contract up to the termination date specified in the notice. Payment shall be made in accordance with Section 5 of this Contract.

b. In the event that funding for this project is withdrawn, reduced or limited in any way after the effective date of this Contract and prior to normal completion, the County may elect to suspend or terminate this Contract, in whole or in part, as a termination for convenience with a ten calendar day notice to Contractor, to the extent possible, subject to renegotiation at the County's discretion under those new funding limitations and conditions. Termination or suspension under this paragraph shall be effective upon the date specified in the written notice

of termination or suspension sent by the County to the Contractor. After the effective date, no charges incurred under this Contract are allowable.

c. Notwithstanding any provision to the contrary, funding under this Contract beyond the current appropriation year is conditional upon the appropriation by the Board of County Commissioners of sufficient funds to support the work described in this Contract. Should such an appropriation not be approved, this Contract shall terminate at the close of the current appropriation year, and the County shall not be obligated for the Contractor's performance hereunder or by any provision of this Contract after the date of termination.

d. If the Contractor breaches any of its obligations hereunder and fails to cure the breach within ten calendar days of written notice to do so by the County, the County may terminate this Contract, in which case the County shall pay the Contractor only for the costs of services accepted by the County, in accordance with Section 5 of this Contract. Upon such termination, the County, at its discretion, may obtain performance of the work elsewhere, and the Contractor shall bear all costs and expenses incurred by the County in completing the work and all damage sustained by the County by reason of the Contractor's breach. If, subsequent to termination, it is determined for any reason that (1) the Contractor was not in default, or (2) the Contractor's failure to perform was not its fault or its subcontractor's fault or negligence, the termination shall be deemed to be a termination for convenience.

11. NON-WAIVER OF RIGHTS

The parties agree that the excuse or forgiveness of performance or waiver of any provision(s) of this Contract does not constitute a waiver of such provision(s) or future performance, or prejudice the right of the waiving party to enforce any of the provisions of this Contract at a later time.

12. INDEPENDENT CONTRACTOR

a. The Contractor's services shall be furnished by the Contractor as an Independent Contractor and not as an agent, employee or servant of the County. The Contractor specifically has the right to direct and control Contractor's own activities in providing the agreed services in accordance with the specifications set out in this Contract.

b. The Contractor acknowledges the entire compensation for this Contract is set forth in Section 5 of this Contract, and the Contractor is not entitled to any County benefits, including, but not limited to: vacation, holiday, and sick leave pay, medical, dental, or other insurance benefits, fringe benefits, or any other rights or privileges afforded to Thurston County employees.

c. The Contractor shall have and maintain complete responsibility and control over all of its subcontractors, employees, agents, and representatives. No subcontractor, employee, agent or representative of the Contractor shall be or deem to be or act or purport to act as an employee, agent or representative of the County.

d. The Contractor shall assume full responsibility for the payment of all payroll taxes, use, sales, income or other form of taxes, fees, licenses, excises, or payments required by any city, county, federal or state legislation which is now or may during the term of this Contract be

enacted as to all persons employed by the Contractor and as to all duties, activities and requirements by the Contractor in performance of this Contract.

13. COMPLIANCE WITH LAWS

The Contractor shall comply with all applicable federal, state and local laws, rules and regulations in performing this Contract, as now existing or hereafter adopted or amended.

14. NONDISCRIMINATION REQUIREMENT

The CONTRACTOR, its assignees, delegates and subcontractors shall not discriminate against any person in the performance of any of its obligations hereunder on the basis of race, color, creed, ethnicity, religion, national origin, citizenship or immigration status, age, sex, marital status, veteran or military status, sexual orientation or the presence of any disability. Implementation of this provision shall be consistent with RCW 49.60.400.

15. OWNERSHIP OF MATERIALS/WORK PRODUCED

a. Material produced in the performance of the work under this Contract shall be "works made for hire" as defined by the U.S. Copyright Act of 1976, as amended, and shall be owned by the County. This material includes, but is not limited to, data, books, computer programs, plans, specifications, documents, films, pamphlets, reports, drawings, all forms of electronic media, sound reproductions, studies, surveys, and tapes. Ownership includes the right to copyright, patent, register, and the ability to transfer these rights.

b. An electronic copy of all or a portion of material produced shall be submitted to the County upon request or at the end of the project using the software or program and version specified by the County.

16. DISPUTES

Differences between the Contractor and the County, arising under and by virtue of this Contract, shall be brought to the attention of the County at the earliest possible time in order that such matters may be settled or other appropriate action promptly taken. Any dispute relating to the quality or acceptability of performance or compensation due the Contractor shall be decided by the County's Contract representative or designee. All rulings, orders, instructions and decisions of the County's Contract representative shall be final and conclusive, subject to the Contractor's right to seek judicial relief pursuant to Section 19.

17. CHOICE OF LAW, JURISDICTION AND VENUE

a. This Contract has been and shall be construed as having been made and delivered within the state of Washington, and it is agreed by each party hereto that this Contract shall be governed by the laws of the state of Washington, both as to its interpretation and performance.

b. Any action at law, suit in equity, or judicial proceeding arising out of this Contract shall be instituted and maintained only in any of the courts of competent jurisdiction in Thurston County, Washington.

18. CONFIDENTIALITY

The Contractor, its employees, agents, and subcontractors and their employees, shall maintain the confidentiality of all information provided by the County or acquired by the Contractor in performance of this Contract, except upon the prior written consent of the County or an order entered by a court of competent jurisdiction. The Contractor shall promptly give the County written notice of any judicial proceeding seeking disclosure of such information.

19. SEVERABILITY

a. If a court of competent jurisdiction holds any part, term or provision of this Contract to be illegal, or invalid in whole or in part, the validity of the remaining provisions shall not be affected, and the parties' rights and obligations shall be construed and enforced as if the Contract did not contain the particular provision held to be invalid.

b. If any provision of this Contract is in direct conflict with any statutory provision of the state of Washington, that provision which may conflict shall be deemed inoperative and null and void insofar as it may conflict, and shall be deemed modified to conform to such statutory provision.

c. Should the County determine that the severed portions substantially alter this Contract so that the original intent and purpose of this Contract no longer exists, the County may, in its sole discretion, terminate this Contract.

20. ENTIRE CONTRACT

This Contract consists of the General Terms and Conditions, all exhibits and attachments incorporated herein by reference, requests for proposal or qualifications and any addenda thereto, and the Contractor's response.

The parties agree that this Contract is the complete expression of its terms and conditions. Any oral or written representations or understandings not incorporated in this Contract are specifically excluded.

21. NOTICES

Any notices shall be effective if personally served upon the other party or if mailed by registered or certified mail, return receipt requested, to the addresses set out in Section 4. Notice shall be deemed to be given three days following the date of mailing or immediately if personally served.

22. SURVIVABILITY

The terms and conditions contained in this Contract which, by their sense and context, are intended to survive the completion, expiration or termination of this Contract shall survive. Surviving terms include but not limited to: Hold Harmless and Indemnification, Third Party Claims Handling, Termination, Inspection of Books and Records and Retention, Ownership of Materials/Work Produced, Disputes, Choice of Law, Jurisdiction and Venue, Confidentiality, and Severability.

The parties hereto acknowledge the waiver of immunity set out in subsection 7.b. was mutually negotiated and specifically agreed to by the parties herein.

This Contract is executed by the persons signing below who warrant that they have the authority to execute this Contract.

For the CONTRACTOR:

Pacific Northwest Forensic Pathology, PLLC

By: _____

Dr. Megan Quinn, M.D.

Title: Forensic Pathologist

Date 12.02.2025

For the County:

BOARD OF COUNTY COMMISSIONERS
Thurston County, Washington

Signature: _____

Department/Office: _____

(Authorized Representative)

Title: _____

Address: _____

_____

Date _____

As to form:m:

_____
Deputy Prosecuting Attorney for Thurston County

Board of County Commissioners
AGENDA ITEM SUMMARY

Agenda Date: Date Created: 11/10/2025 Agenda Item #:

Created by: Sherrie Ilg, IT Director - Information Technology - 360-786-5539

Creator = Presenter? ◉ Yes ○ No Is this a presentation by more than one person? ☐

Presenter: **Sherrie Ilg, IT Director - Information Technology - 360-786-5539**

Item Title:
Professional Services Agreement for Oracle Stabilization

Action Needed: Class of Item:

List of Exhibits

Thurston County - Baker Tilly Oracle Cloud FY26 Support and Optimization SOW - 24-Nov-2025.pdf
PDF File
2.31 MB

Attach any materials such as spreadsheets, powerpoint presentations, word documents, etc.

Click Additional Attachment to attach more materials.

NOTE: If you attach a file and get a message saying " ***You have chosen to attach a large file...*** ", you need to optimize the file to make it smaller. Contact Dan Murray at 4593 for assistance.

Clearance from other Departments? ☐

Budget Effect Summary? ☐

Recommended Action:

Move to approve to extend the contract with Baker Tilly to assist with stabilization and optimization of the Oracle Implementation in an amount not to exceed $1,400,000 for the term of January 2026 December 2027, and authorize the Director of Information Technology to execute the agreement and any amendments that do not exceed 10%.

Item Description:

Thurston County has gone live with Oracle Enterprise Resource Planning (ERP), Human Capital Management (HCM), and Enterprise Performance Management (EPM), also known a TC Connect. This enterprise application is inherently complex due to its extensive scope and integration requirements. It encompasses a wide range of business processes, including finance, human resources, budget, and project and grant management. This integration demands sophisticated data management, robust security measures, and real-time processing capabilities. Oracle is highly customized to accomodate the unique workflows and requirements of Thurston County, which adds layer of configuration and implementation complexity. Ongoing updates and maintenance are no longer optional and we must comply with the quarterly schedule for planning

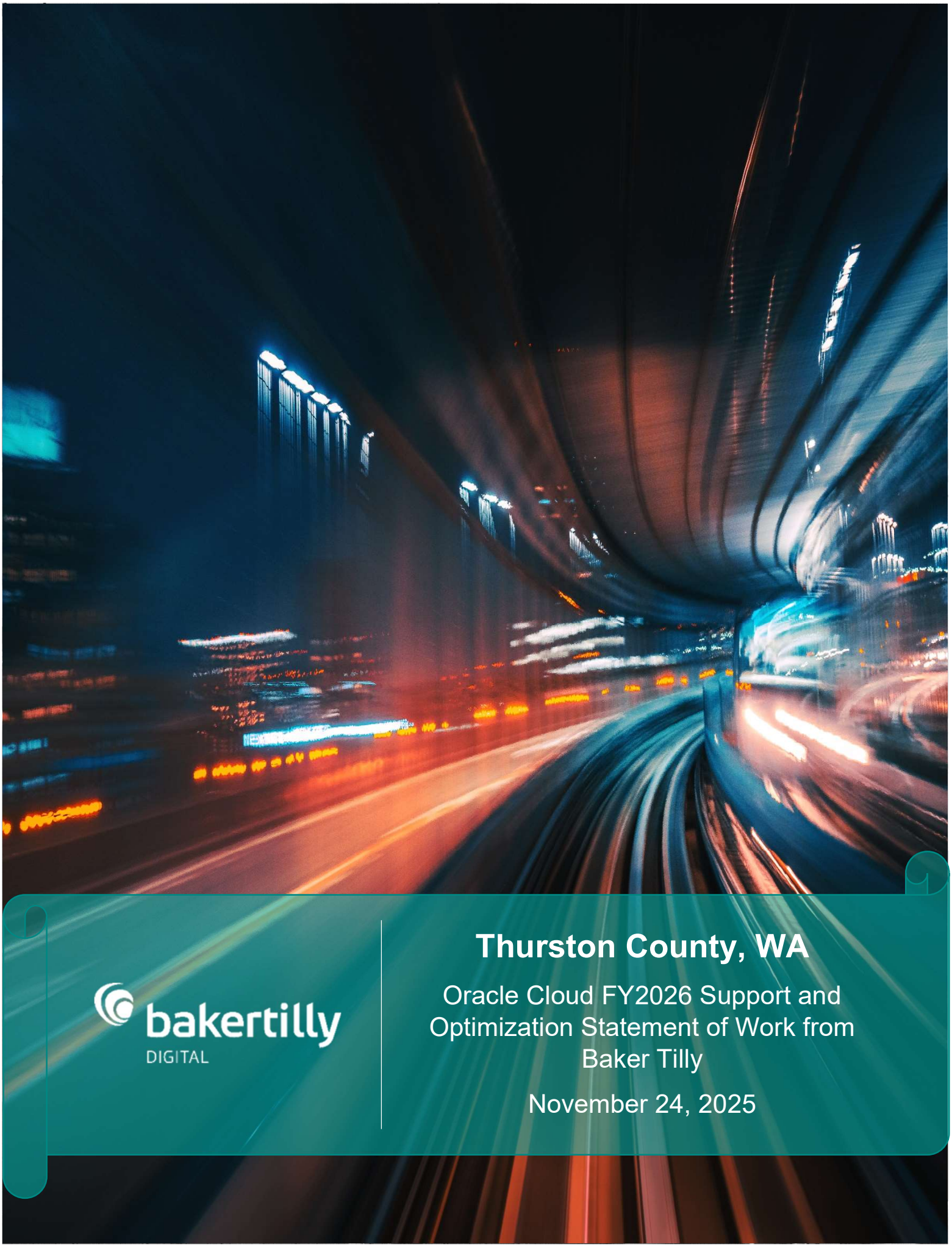
and rolling out updates to the system. Cloud solutions are intricate and demanding to manage. Additionally, we have a host of outstanding changes that were not part of the implementation project.

The County's Oracle implementation has been difficult. Since moving away from our implementation partner in July 2025, and working exclusively with Baker Tilly for stabilization, the team has made significant progress. We have more work to do as described in the attached statement of work.

IT is now seeking board approval to extend the contract with Baker Tilly for support and expertise in the stabilization and optimization of our Oracle Cloud implementation.

This project supports county Strategic Plan Inititive 17: "Make strategic investments in information technology systems and infrastructure".

This AIS is complete and ready for the Clerk of the Board to include in the Board Agenda: ☑
Date Submitted: 11/24/2025



bakertilly DIGITAL

Thurston County, WA

Oracle Cloud FY2026 Support and Optimization Statement of Work from Baker Tilly

November 24, 2025

Baker Tilly Advisory Group, LP
205 N Michigan Ave
28th floor
Chicago, IL 60601
tel +1 (312) 729-8000
fax +1 (414) 777 5555
bakertilly.com

November 24, 2025

Sherrie Ilg
Director of IT
Thurston County, WA

Dear Ms. Ilg:

Baker Tilly Advisory Group, LP ("Baker Tilly", "we", "us" "Service Provider" or "Company") is pleased to have the opportunity to work with Thurston County, WA ("Thurston" or "you") to continue to support your Oracle Cloud application based on our assessment and work together to date.

Our understanding

We understand Thurston County is seeking to further stabilize its Oracle Cloud application to support critical operating processes while also optimizing its current Oracle Cloud design so that the County is taking better advantage of their existing Cloud functionality. Based on our work and interactions to date, we have learned the following about the County:

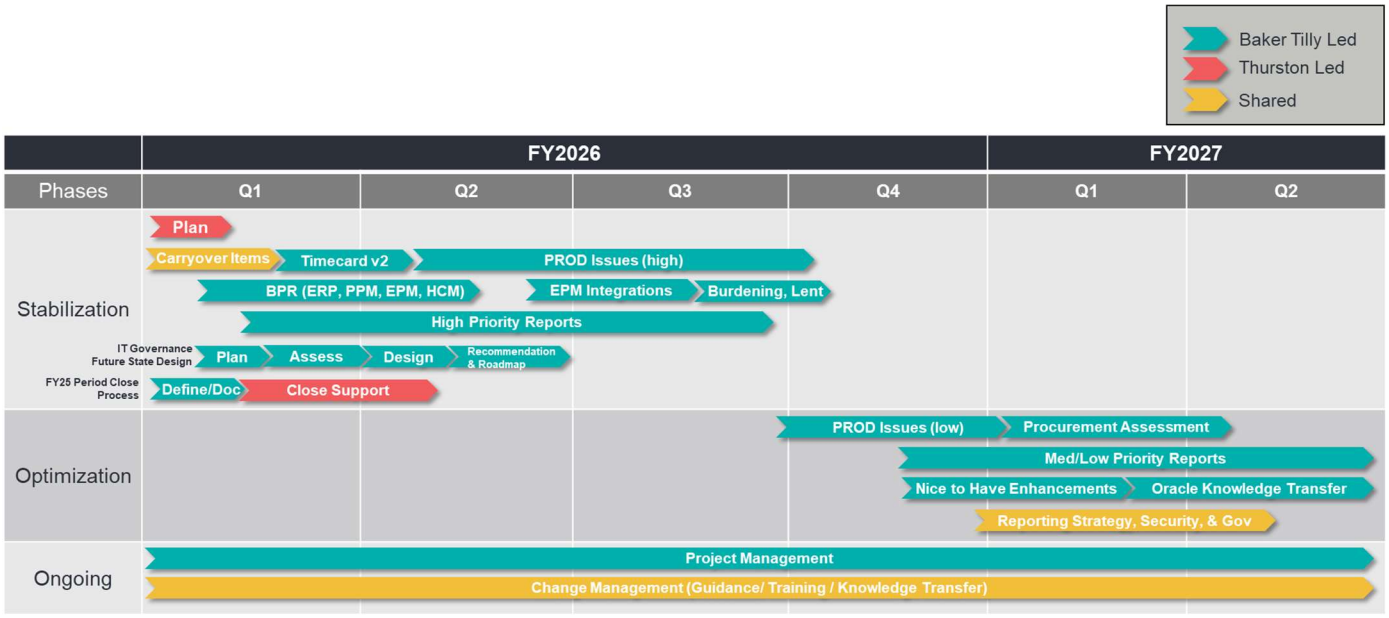
- Thurston engaged Baker Tilly earlier this year to assess the County's Oracle and Reporting issues resulting from the implementation of Oracle Cloud and provide recommendations and roadmap on how to fix/optimize those items.
- Thurston is looking to execute on the Oracle Cloud assessment recommendations while resolving production issues, enabling Thurston to take better advantage of their existing Cloud functionality: training, functionality adoption, process enhancements.
- Thurston seeks to assess and implement improvements to your IT governance model to achieve greater alignment between technology and organizational objectives, improve operational efficiency, and ensure that new technologies are managed effectively and sustainably as the County evolves.

Within this statement of work, we have outlined the timeline, scope, approach, overall project assumptions, project resources and estimated fees associated with the engagement.

Timeline

The timeline for this project assumes a January 2026 start for all services and we anticipate this project will require approximately 18 months of elapsed time to complete with an optional one (1) year for extension.

A high-level timeline for the activities included in this SOW are outlined below. The roadmap is flexible based on capabilities and business areas deemed most critical to Thurston County.



Project scope

The project activities outlined in this proposal will be completed by a combination of Baker Tilly and Thurston County resources, with the use of subcontractors as necessary. We understand Thurston County would like to maintain shared ownership over the implementation and receive coaching and knowledge transfer from Baker Tilly throughout the implementation. We will follow our implementation methodology governed by our standard project management activities.

Process Area	Scope	Out of Scope
ERP, EPM, HCM, PPM, and SCM (Stabilization and Optimization)	– Open tickets that are in progress as part of FY 2025 Sprint cycle and have been carried into 2026 – Oracle Cloud Production fixes for Urgent, Critical, and High priority issues including - Fix for Payroll and Time Entry related issues and Timecard V2 enhancement - Fixes for EPM integrations and custom forms related issues impacting fiscal year budget planning - Fixes for GL & PPM issues impacting incorrect accounting – EPM bi-directional integration development support, including testing and deployment, between EPM and PPM, HCM, & ERP – New functionality support to enable indirect costs (burdening) functionality in Grants Management and set up PPM borrowed and lent rules – High-priority reporting support: o Budget Team reports o Workers Compensation report o BoCC Budget to Actuals report o Time and Labor Activity Approval report – 2025 period and year-end close process and support (guidance and issue resolutions) – Business Process Re-defining (BPR) support for ERP, PPM, HCM, and EPM business areas to define and document all key business processes and enabling functionalities by departments and end-users – Oracle Cloud Production fixes for Medium and Low priority issues including: o AP payment flag showing null o Inability to view 5-day forecast from Payroll module o Inability to distinguish amongst reimbursement bank accounts o Inability to add/edit competencies after Redwood update o EPM forms and custom rule issues – Enhancement support for nice to have functionalities o Interfund AP invoicing solution o Custom EFT payment type configuration o ERP & HCM audit trail capability o Invoice modification o Expense workflow approval modification	– End user support – Thurston will act as the first line of support for end users, fielding calls and initial service requests – New project/scope implementation – Configurations in Production Environment unless otherwise agreed by both parties with approval from TC on a case-by-case basis for exceptions – Deliverables or work products outside of those outlined in scope – Change management services beyond those outlined in scope

	○ Changes to the revenue derivation rules to support invoices with multiple revenue lines – Financial (AP, AR, FA, GL) reporting needs support: ○ CIP Summary ○ Reserve Summary ○ Asset Cost Summary ○ GL vs FA Subledger report ○ AP invoice audit report ○ Vessel Registration Report ○ YTD Budget or Revenue Activity Report – HCM reporting needs support ○ Benefits – Flex Spending Navia report modification ○ Labor distribution report ○ PEBB payroll totals ○ LTD payroll totals ○ DRS pension report ○ W-2 Overtime report for 2026 – Assessments for the E2E Procure to Pay process and Oracle seeded reports – Oracle advisory support and knowledge transfer for lower priority guidance requests ○ PPM training documentation for adding/editing project transactions ○ Reversing accruals ○ EPM administrative guide modifications ○ OOTB Inv/Cost Mgt reports ○ Periodic review process for 1099 reporting and 1099 report support ○ Knowledge session for PWD on data flow between EPM and PPM for capital project budgeting – Reporting advisory support and knowledge transfer related to reporting strategy, security, and governance	
IT Governance	– Project Initiation & Planning ○ Align on project scope, objectives, and expected outcomes. ○ Identify and map key stakeholders, sponsors, and impacted groups. ○ Establish alignment among key participants and set expectations for project engagement. ○ Define success criteria for the IT Governance design effort. ○ Develop a communication and engagement plan to guide the project through subsequent phases. – Current State Assessment ○ Review and analyze existing functional and IT processes within the County to understand current operational practices. ○ Assess current structures related to decision-making and governance,	– IT Governance Model Execution

	including operating models and roles/responsibilities. o Gather insights from stakeholders through interviews, focus groups, and engagement activities with functional and IT personnel. o Examine and evaluate existing documentation, workflows, policies, and procedures to identify strengths and gaps. o Identify and document pain points, risks, and opportunities for improvement in current processes and governance structures. o Establish an evidence-based baseline of current state findings to inform the design of the future IT governance model. – Future State Design o Translate assessment findings into a tailored IT governance design for Thurston County. o Confirm ITIL as the guiding framework for IT governance. o Define the future state functional and IT operating model, including roles and responsibilities. o Establish critical core processes to support effective and sustainable IT governance. – Recommendations & Roadmap o Translate the future state IT governance design into a practical, actionable implementation plan for Thurston County. o Outline prioritized steps required to achieve the desired future state. o Define success measures to ensure a smooth transition and sustainable operations for the new governance model.	

Project approach

For each workstream, our overall approach is broken down into specific steps, activities, deliverables, and assumptions. The details of each phase are described on the following pages. Deliverables are incorporated as part of our project workplan and assigned resources and due dates for completion.

We track deliverable progress, delivery, and acceptance on a weekly basis as part of our status reporting process, and the process for deliverable acceptance is defined in our standard set of terms and conditions.

Stabilization

Program Wide			
Activities	**Baker Tilly Deliverables**	**Thurston Deliverables**	**Assumptions**
Conduct Cloud Support and Stabilization – Review/debug Issues – Provide issue resolution guidance – Resolve issue/update configuration – Test the design/configuration updates – Conduct knowledge transfer – Migrate to Production	– Issue review / debug – Design guidance – Configurations, reports, and integrations in non-production environment* – Test planning and execution support – Knowledge transfer	– Issue submission – Business impact – Testing/validation participation – Testing signoff – Configurations in Production	– Thurston is responsible for raising and prioritizing issues that require support – Baker Tilly will perform testing, configurations, etc. in one non-production environment as designated by Thurston and which matches the Production environment exactly – Baker Tilly will disposition tickets with visibility and understanding of the Optimization Execution engagement – Thurston is responsible for all Production configurations; BT may perform configurations in Production with TC approval on a case-by-case basis for exceptions

Optimization

Program Wide			
Activities	**Baker Tilly Deliverables**	**Thurston Deliverables**	**Assumptions**
Implement functional requirements – Prepare for optimization Workshops – Conduct design workshops – Configure design in non-production – Document functional specifications – Document configuration – Follow-up on outstanding design Decisions – Configure and update Documentation with final design	– Design calendar – Workshop presentations – Functional specification design documentation – Configurations in non-Production environment* – Configuration workbooks*	– Discovery documentations – Interview / workshop Participation – Signoff on design and configuration	– Thurston will provide current and future state documentation as available in the form of process maps, design requirements, technical architecture diagrams, etc. – To the largest extent possible, Thurston will adopt a standard process; only legal requirements will be locally accommodated
Implement reporting & analytics – Prepare for optimization workshops – Conduct design workshops – Document configuration – Follow-up on outstanding design decisions – Configure and update documentation with final design	– Complete reporting specifications* – Development of custom reports*	– Signoff on custom reports	– Thurston will have access to all standard Oracle Cloud reports and Baker Tilly will provide knowledge transfer on these standard reports – Thurston will update the reporting spec as needed before signoff
Conduct knowledge transfer sessions – Prepare knowledge transfer documentation – Conduct knowledge transfer session	– Knowledge transfer documentation	– Knowledge transfer session participation	– Baker Tilly will conduct Knowledge Transfer sessions per the defined Knowledge Transfer plan
Conduct system testing – Write test scripts – Conduct functional system testing – Conduct technical systems Integration testing – Execute report testing – Execute follow-up and rework from testing – Refresh test scripts/scenarios	– Test scripts – Testing issue log – Testing results	– Participation in testing efforts – System testing signoff	– Baker Tilly resources will build test plan and materials with support from Thurston – Thurston will provide client specific scenarios for test cases with guidance from Baker Tilly

			– Thurston resources will execute required testing with support and guidance from Baker Tilly – Thurston and Baker Tilly will review issues resulting from testing and discuss resolution options – Thurston will provide inputs to stage data needed to conduct valid testing
Plan and execute deployment – Migrate configurations – Migrate reports – Finalize and validate optimizations – Monitor issues and provide post-go live support	– Configuration in production environment – Reports in production environment	– Deployment signoff	– Baker Tilly will use standard migration capabilities, and will perform manual configuration where other options are not available or appropriate

IT Governance

Program Wide			
Activities	**Baker Tilly Deliverables**	**Thurston Deliverables**	**Assumptions**
Project Initiation & Planning – Align on project scope, objectives, and outcomes – Identify and map key stakeholders, sponsors, and impacted groups – Align on a detailed workplan, timeline, and major project milestones – Establish the project's governance and decision-making structure – Develop a communication and engagement plan – Confirm resource commitments and availability – Conduct project kickoff	– Project charter – Stakeholder inventory – Project workplan and timeline – Project execution governance structure – Communications & engagement plan – Resource commitment matrix – Kickoff meeting	– Project planning Inputs – Kickoff participation	– Thurston County will provide timely access to key stakeholders, sponsors, and impacted groups for interviews, workshops, and validation sessions. – Functional and IT representation will be necessary from stakeholders.
Current State Assessment – Conduct interviews and/or focus groups with key stakeholders across IT, functional departments, and County leadership – Review and analyze existing IT policies, procedures, process	– Stakeholder interview summary – Current state process understanding & key themes / findings	– Discovery documentation – Interview participation	– Thurston County will supply current and relevant documentation (e.g., IT policies, process documentation, organizational charts, project

documentation, and organizational charts – Map current state functional & IT processes – Assess current roles, responsibilities, and accountability structures – Identify and document pain points, risks, and improvement opportunities from interviews – Evaluate current project intake, prioritization, and approval processes – Perform a high-level capability and maturity assessment against leading frameworks (e.g., ITIL). – Summarize findings and validate with stakeholders	– Roles & responsibilities assessment – Pain points, risks, and improvement opportunities – Project portfolio management process assessment – Project execution methodology assessment – Capability and maturity assessment report – Current state assessment summary (validated with stakeholders)		charters, prioritization lists) as available.
Future State Design – Confirm ITIL (Thurston County initial preference) as the governance framework of choice, aligning with County leadership and stakeholder input – Define the future state IT governance structure – Develop a comprehensive RACI ("Responsible, Accountable, Consulted & Informed") matrix – Design and document key IT governance processes – Inventory policies, procedures required to support the operating model / governance structure – Validate the proposed model and processes with key stakeholders	– ITIL framework confirmation – Future state IT governance structure (operating model, committee charters, meeting cadence, etc.) – Comprehensive RACI matrix – Documented key governance processes and workflows – Inventory of policies, procedures necessary to support the future state governance model. – Stakeholder validation & revisions	– Governance model inputs and Confirmation – RACI Matrix inputs – Inputs on Policies and procedures – Future state design decisions	– ITIL framework is assumed given prior comments from the county. – The implementation and certification of ITIL is not within the scope of this phase of the engagement as this phase will focus on the design of the future state IT Governance operating model. – Policy and procedure development is not within the scope of this phase of the engagement. BT will inventory necessary policy and procedures as part of this design phase. Drafting will occur during implementation. – The design phase will provide <u>key / critical</u> governance processes and workflows, however, the implementation phase will require additional processes and workflows to be

			developed necessary to support implementation which is not within the scope of this phase of the engagement.
Recommendations & Roadmap – Develop implementation roadmap – Define resource requirements, roles, and responsibilities for implementation & long-term sustainability – Identify and plan for change management and communication – Establish key milestones, timelines, and success metrics for tracking progress – Assess risks and dependencies, and develop mitigation strategies – Prepare additional recommendations for ongoing continuous improvement – Present the roadmap and recommendations	– Phased implementation Roadmap – Resource and Responsibility Plan – Communication Plan – Implementation phase milestones and success metrics – Risk assessment and mitigation plan – Recommendations for ongoing continuous improvement – Roadmap and recommendations presentation (validated with stakeholders)	– Resourcing inputs – Roadmap inputs – Communication plan inputs – Risk plan inputs – Readout participation	– Thurston resources will review, provide feedback, and validate future state recommendations

Program Management

Program Wide			
Activities	**Baker Tilly Deliverables**	**Thurston Deliverables**	**Assumptions**
Manage program – Manage project plan & tasks – Manage risks and issues – Manage project communications – Manage budget – Manage SR and ER process	– Project plan – Risk & issue log – Action item & decision log – Weekly status reports – Steering committee presentations – Monthly bills and budget updates – Deliverable tracker – Change request log	– Project updates – Steering committee Presentation inputs	– Thurston resources will provide weekly updates on project activities for input to the updated Project Plan and Status Report – Thurston resources will continually review Risk and Issue Logs and provide updates as appropriate – Thurston project team members will be available to meet weekly at a minimum

			to discuss project status – Thurston leadership will be available to meet monthly for Steering Committee meetings

**Deliverables denoted with an asterisk will require client sign off before proceeding with the next phase of the project. During project kickoff, the project sponsor for Thurston will assign the appropriate resource for each sign off. Project managers for Baker Tilly and Thurston will facilitate sign off with those resources. Any delays in sign off could impact the overall project timeline. Any deliverable not denoted with asterisk will not require formal client sign off unless otherwise agreed by Thurston and Baker Tilly.*

Overall assumptions

In addition to the detailed assumptions outlined in the project approach section of this response, the scope, approach, workplan, and estimated fees are based on the following overall assumptions:

Program management

- Our work and resource estimates are based on a detailed workplan of all project activities required to complete the identified scope.
- Baker Tilly will provide program and project management resource(s) and will expect Thurston to supply Project Managers.
- The project team will meet once per week, at a minimum, to discuss project progress, approvals, budget, issues and risks.
- The project sponsors will engage to help mitigate risks and resolve issues.
- The Steering Committee will be engaged throughout the project to guide the planning efforts and roadmap creation.
- Overall timing and fees for this project are subject to the combined availability and responsiveness of Thurston resources. Our project management team will identify Thurston resource capacity concerns as they arise and will work with your team to align on a plan forward, which may result in program timeline changes to accommodate the necessary changes in workstream schedules.
- Virtual project activities will be conducted using MS Teams or an equivalent audio and video conferencing system to facilitate meetings and workshops.
- Throughout the life of the project, we will provide knowledge transfer in regards to how the Oracle Cloud product was configured and any design issues that were considered against alternatives.
- Our timeline resource and cost estimates assume Thurston will adhere closely to leading practices presented during each design workshop and will make design decisions on a timely basis.

Project expectations

- Thurston’s Oracle Cloud environment and CSI number will be available prior to the start of the project.
- In order to manage to the desired timetable for project activities, our team will assign “homework” in advance of meetings, discussions and workshops that Thurston team members will be expected to complete. Our ability to meet project deadlines will be largely dependent on the ability of Thurston to complete “homework” and action items in a timely manner.
- Thurston will provide documentation for the discovery activities. Documentation includes, but is not limited to, project charters, prioritization lists, process requirements, current or future state swim lane

diagrams, current roles and responsibilities, business strategies, etc. If documentation does not exist or is incomplete or not current, then our team will work to interview knowledge owners to obtain the necessary information to create and update project plans. Resource availability for interviews may impact the project timeline.

- Thurston resources will provide the appropriate Subject Matter Resources (SMRs) for working sessions that can drive to decisions and represent the broader organization. Our ability to meet project deadlines will be largely dependent on the ability of Thurston to provide information and decisions in a timely manner.
- If custom security is required, modifications will only be performed on duplicates of the delivered security roles. Delivered security roles will not be modified directly.
- Baker Tilly will complete all configurations in one non-Production environment. Baker Tilly will use standard migration capabilities and our Oracle accelerator toolkit to migrate configuration across environments.

IT Governance

- Future-State Design Only: The IT Governance initiative focuses on assessing current practices and designing a future-state governance model. Implementation of the future-state design, including process execution, system configuration (if any), and organizational change activities, is out of scope for this engagement.
- No Technology Build or Configuration: This project does not include development, configuration, or deployment of IT systems, tools, or platforms (e.g., ITSM tools, workflow automation).
- Limited Policy Development: While we will identify high-level needs and inventories of policies and procedures to support the governance model, drafting or implementing these policies is not included in this phase and will be required scope for the implementation phase.
- Existing Documentation: Thurston County will provide timely access to existing documentation, organizational charts, policies, and process materials necessary for the assessment.
- Stakeholder Availability: County leadership and key stakeholders will be available for interviews, workshops, and validation sessions as scheduled in the project plan.
- Change Management Support: Baker Tilly will provide recommendations for change management but will not execute communication campaigns, training programs, or organizational restructuring.
- Decision-Making & Approvals: Thurston County will make timely decisions and approvals to avoid delays in project milestones. A singular county representative will be appointed the ultimate decision maker to address stalemates when opposing stakeholders have different opinions on the future state design.
- ITIL Framework Adaptation: The future-state design will leverage ITIL principles as a guiding framework but will be tailored to Thurston County's context. Full ITIL certification or compliance is not an outcome of this engagement.
- Current State Accuracy: Assessment findings will be based on information provided by Thurston County and interviews conducted. Baker Tilly is not responsible for validating historical accuracy or completeness of client-provided data.

Resources

The tables below outline the anticipated Baker Tilly and Thurston resources, roles and average weekly level of effort for the implementation approach, and the proposed project scope.

Baker Tilly resources

Role	Effort	Description
Engagement partner	As needed	• Provide executive-level insight, identify risks, and recommend improvements • Participate in project sponsor and steering committee meetings • Conduct quality reviews of deliverables throughout the project
Program manager	10 - 12 hours/week	• Develop overall project approach and plan inclusive of Baker Tilly and Thurston deliverables and activities • Manage overall program risk and Issue tracking and escalation • Manage program and individual timeline and scope • Lead the development of project management, process, and strategy documents • Lead effort for test planning and execution
Strategy & Transformation – IT Governance Engagement Principal	2-4 hours/week	• Provide executive-level insight on the future state design for IT Governance • Orchestrate activities associated with the IT Governance project • Conduct quality reviews of deliverables throughout the project
Strategy & Transformation – IT Governance Operating Model Engagement Leader	8-12 hours/week	• Develop overall project approach, plan and IT Governance design framework • Manage IT Governance weekly execution of activities necessary to design the future state IT Governance operating model • Manage program and individual timeline and scope
Strategy & Transformation – IT Governance Operating Model Analyst	12-16 hours/week	• Execute project activities to deliver upon the outcomes expected from the IT Governance project • Develop and refine project deliverables • Work with the IT Governance Leader and IT Governance Engagement Partner to deliver on expected outcomes.
Functional architects	12 - 24 hours/week	• Lead system design sessions • Make solution recommendations based on leading practices and prior experiences • Develop requirements workbook in partnership with Thurston configuration team • Oversee / assist with configuration of non-production and production instances • Provide knowledge transfer to Thurston
Business analysts	8 - 20 hours/week	• Analyze and troubleshoot Production issues • Develop configuration workbooks • Configure modules • Conduct system testing • Provide Oracle SR support • Provide user training and develop job aids

Functional consultants	8 - 20 hours/week	• Analyze and troubleshoot Production issues • Configure modules • Conduct system testing
Technical architect	4 - 6 hours/week	• Advise and support technical strategy • Oversee creation of technical deliverables • Manage and drive completion of in scope activities • Provide technical knowledge transfer to Thurston
Report architect	14 - 16 hours/week	• Advise and support reporting strategy • Identify and develop in scope reports and dashboards using Oracle supported tools • Test reports, dashboards and prepare related documents • Move reports and / or dashboards to production environment • Assist with Production issues

Thurston County resources

Role	Effort	Description
Project sponsor	2 - 4 hours/week	• Act as a project champion / change agent • Responsible for managing the overall outcomes of the project • Provide insight to organizational challenges / impacts • Enable project success through issue resolution, resource allocation, and vendor management • Responsible for defining project decision making processes and acceptance criteria • Anticipate other initiatives and their potential impact(s) on the project • Remove obstacles inhibiting progress
Project manager	12 - 16 hours/week	• Act as primary Thurston point of contact for day-to-day project management activities • Participate in planning efforts and build out of project management tools and templates • Participate in development and facilitation of project management meetings • Partner with Baker Tilly project manager to monitor the execution of core team tasks
Change manager	2 - 4 hours/week	• Drive development of stakeholder analysis • Lead development of change readiness and job impact assessments • Participate in creation of communications, training plans, etc. • Administer training and deploy communications • Participate in development of post-go live governance plan and roles
Process leads per module / functional area	12 - 20 hours/week	• Own day-to-day execution of project deliverables • Relay pertinent project information to respective department and department leadership • Participate in analysis, design, testing and deployment efforts • Create training materials and documentation

		• Participate in testing efforts • Support efforts to prepare the production instance for go-live
System admin(s)	12 - 24 hours/week	• Participate in planning efforts • Share input on current state configurations and setup • Execute configurations in alignment with project scope • Participate in testing efforts • Participate in knowledge transfer • Lead efforts to prepare the Production environment for go-live
IT lead	8 - 12 hours/week	• Provide help with overall technical analysis • Manage overall technology infrastructure • Ensure alignment of project to IT strategy • Facilitate IT resources
Security lead	1 - 2 hours/week	• Participate in security design sessions • Serve as subject matter resource for providing information about organization security policies and procedures • Assist in setting up Single Sign On • Participate in security validation and testing
Reporting & analytics lead	2 - 4 hours/week	• Participate in reporting and analytics strategy development • Serve as subject matter resource for providing information about organization reporting and analytics strategy • Drive reporting / analytics requirements gathering and design • Develop and unit test required reports and dashboards • Participate in testing and validation • Deploy reports to production environment

Fees

Baker Tilly fees for this engagement will be billed monthly on a time and materials basis. We suggest clients allocate 10 percent contingency for planning variances.

Out of pocket expenses for travel and other incidentals are not included in this estimate and will be billed at actual amounts incurred. Our elapsed time and fee estimates are based on the project workplan, scope, assumptions, and resource assignments outlined in this SOW.

Any factors which may impact the timing or fees related to this project will be reviewed, discussed, and jointly approved by Thurston project leadership prior to incurring additional fees. We will follow a formal change order process to document mutual agreement for scope changes, and Baker Tilly will work actively with Thurston project leadership to manage the fees and out of pocket expenses to the lowest amount possible.

Pursuant to the Washington State ESSB 5814 (Engrossed Substitute Senate Bill 5814), invoices will include sales taxes incurred for the information technology (IT) services.

Our invoices are due and payable within 30 days of the invoice date.

Focus Area	Fees (USD)
Oracle Cloud Stabilization and Optimization	$1,659,020.00

Below are hourly rates for each project role that could be engaged on the project.

Role	Rate/Hour (USD)
Engagement principal	$390/hour
Project manager	$250/hour
Solution architects	$265/hour
Business analyst	$200/hour
Configuration consultant	$75/hour
Reporting architect	$265/hour
IT Governance Engagement Principal	$450/hour
IT Governance Engagement Leader	$350/hour
IT Governance Engagement Consultant	$255/hour

Acknowledgement

We appreciate the opportunity to assist Thurston with this important initiative. Baker Tilly offers Thurston our commitment to your success combined with our proven approach and an experienced team.

If you have any questions or need additional information, please contact me at 312-228-7329.

Sincerely,

Nathaniel Pease

The Parties have duly executed this statement of work on the day and year set forth below. The terms and conditions mutually agreed to by Thurston and Baker Tilly are hereby incorporated into this agreement.

Thurston County, WA		**Baker Tilly Advisory Group, LP**	
By:		By:	
Name:		Name:	
Title:		Title:	
Date:		Date:	

Board of County Commissioners
AGENDA ITEM SUMMARY

Agenda Date: Date Created: 11/5/2025 Agenda Item #:

Created by: Lyndsey Nelson, Executive Assistant - Information Technology - 360-754-2953

Creator = Presenter? ○ Yes ◉ No Is this a presentation by more than one person? ☐

Presenter: **Sherrie Ilg, IT Director - Information Technology - 360-786-5539**

Item Title:
Single Source Contract with Eagleview for GIS Support

Action Needed: Class of Item:

List of Exhibits

25-380-0055 Eagleview Vendor 11_04_2025 w SOW.pdf
PDF File
1.16 MB

Single Source Justification EagleViewImagery_Signed.pdf
PDF File
291 KB

Attach any materials such as spreadsheets, powerpoint presentations, word documents, etc.

Click Additional Attachment to attach more materials.

NOTE: If you attach a file and get a message saying " ***You have chosen to attach a large file...*** ", you need to optimize the file to make it smaller. Contact Dan Murray at 4593 for assistance.

Clearance from other Departments? ☐
Budget Effect Summary? ☐

Recommended Action:
Move to approve the single source Professional Services Contract with Eagleview for a six-year term through December 31, 2031 for the support of the county's Geographic Information System's (GIS) functionality for $832,089.00 plus tax, and authorize the Director of Information Technology to execute the agreement and any amendments that do not exceed 10% per year.

Item Description:
Eagleview provides oblique imagery (side angle views) of all property in Thurston County for appraisal 3 times over 6 years, Aerial Ortho-imagery county-wide for vegitation 2 times over 6 years, and change detection to support appraisal and building footprints. The data obtained by these flights is necessary for Mobile Assessor Application.

We have used Eagleview since 2020.

The funding comes from IT Rates and is collected annually.

This project supports county Strategic Plan Initiative 17: "Make strategic investments in information technology systems and infrastructure."

This AIS is complete and ready for the Clerk of the Board to include in the Board Agenda: ☑

Date Submitted: 11/19/2025

THURSTON COUNTY GOVERNMENT
INFORMATION TECHNOLOGY DEPARTMENT
3000 PACIFIC AVE SE, STE. 210
OLYMPIA WA 98501

PROFESSIONAL SERVICES CONTRACT

THIS CONTRACT is made between **Pictometry International Corp. dba Eagleview** ("Contractor") with its principal office at 25 Methodist Hill Drive, Rochester NY 14623 a Delaware corporation authorized to do business in the State of Washington, and the **County Board of Thurston County, Washington** ("County") with its principal office at 3000 Pacific Ave SE, Ste. 200, Olympia, WA 98501 (each a "Party" and together, the "Parties"). The County and the Contractor, for the consideration hereinafter specified, agree as follows:

1. CONTRACT TERM

The term of this Contract shall begin on the date last executed below and shall terminate on **December 31, 2031,** unless terminated sooner or extended by written Amendment to the contract. Options to extend the contract will be exercised at the sole discretion of the County.

2. CONTRACT DOCUMENTS

The 'Contract Documents' consist of: The terms and conditions within the body of this Contract, EXHIBIT A, Statement of Work (SOW), and EXHIBIT B, Price Schedule, and EXHIBIT C, Order Form (collectively the "Contract"). The Contract Documents are incorporated herein by reference.

3. DEFINITIONS

a. **"Account"** means an account created for the County by the Contractor for the purpose of providing access to the Products and Services.
b. **"Appropriation"** means the authorized allocation or reallocation of funds by a governmental or authorized body affecting this Contract.
c. **"Authorized User"** means: (i) any employee or elected or appointed official of the County authorized by the County to use the Order Form, all of whom are considered to be agents of the County for the purposes of Section 3(b); or (iii) a contractor of the County, so long as the County gives written notice of its intent to use such contractor to Eagleview prior to authorization.
d. **"Confidential Information"** means any non-public information that is identified as or would be reasonably understood to be confidential and/or proprietary as disclosed by a Party ("Discloser") to another Party ("Recipient"). Confidential Information of Contractor includes but is not limited to: (a) the Products and Services including any related software code and documentation and (b) Contractor's roadmaps, product plans, product designs, architecture, technology and technical information, security audit reviews, business and marketing plans, and business processes, however disclosed. Confidential Information will not include information that was (a) at the time of disclosure, through no fault of the Recipient, already known and generally available to the public; (b) at the time of disclosure to Recipient already rightfully known to the Recipient without any obligation of confidentiality; (c) disclosed to the Recipient by a third party who had the right to make the disclosure without any confidentiality restrictions; or (d) independently developed by the Recipient without access to or use of the Discloser's Confidential Information.

e. **"Fee"** means the fees charged by the Contractor for the Products and Services as identified in an Order Form or an invoice issued by the Contractor.
f. **"Intellectual Property Rights"** means all worldwide intellectual property rights whether registered or unregistered including copyrights, patents, patent applications, trademarks, service marks, trade secrets, and all other proprietary rights.
g. **"Order Form"** means a mutually agreeable order signed and dated by both Parties describing the Products and Services purchased by County. The Parties may enter several Order Forms with each Order Form made part of this Contract.
h. **"Products and Services"** means Eagleview's proprietary products, services and content, whether identified in an Order Form, developed and owned or licensed by Eagleview, its Affiliates (defined as its directors, officers, employees, agents, representatives, advisors, and persons or entities which are controlled by or are under common control with Eagleview), and/or their licensors.

4. SERVICES PROVIDED BY THE CONTRACTOR

The CONTRACTOR represents that it is qualified and possesses the necessary expertise, knowledge, training, and skills, and has the necessary licenses and/or certification to perform the services set forth in this Contract. The primary purpose of the work is for **CLOUD LICENSING SERVICES.**

The CONTRACTOR shall perform the following services:

a. A detailed description of the services to be performed by the CONTRACTOR is outlined in **EXHIBIT A, SOW**.

b. The CONTRACTOR agrees to provide its own labor and materials. Unless otherwise provided for in the Contract, no material, labor, or facilities will be furnished by the COUNTY.

c. The CONTRACTOR shall perform according to standard industry practice of the work specified by this Contract.

d. The CONTRACTOR shall complete its work in a timely manner and in accordance with the schedule agreed to by the parties.

5. SERVICES PROVIDED BY THE COUNTY AND CONTRACTOR

To assist the CONTRACTOR in fulfilling its duties under this Contract, the COUNTY may provide the following:

a. Relevant information as exists.

b. Coordination with other County departments or consultants as necessary.

c. Service documents, or other information identified in **EXHIBIT A, SOW.**

6. ACCESS AND USE OF PRODUCTS AND SERVICES

a. **Access to the Products and Services.** Subject to the County's compliance with the terms of this Contract, the Contractor hereby grants to the County the right to access and use the Products and Services identified on an Order Form(s) for its internal business purpose on a limited, revocable, non-exclusive, non-transferable basis in accordance with the scope of use identified in the Order Form. Unless a different term of the license grant to Products and Services is set forth in an Order Form, the right to access and use the Products and Services for its internal business purpose during the term of any Order Form(s) is the only right granted to the County under this Contract

and any Order Form(s). The Contractor will have no liability for any loss or damage arising from the County's failure to comply with the terms of this Contract. The Contractor will provide the County a primary administrator Account for managing and granting access to its Authorized Users. The County will be responsible for activating Authorized Users through use of the Account. The County and its Authorized Users are responsible for maintaining the confidentiality of all passwords.

b. Access Restrictions. Access by the County and its Authorized Users to the Products and Services is subject to the following conditions:

(i) The County will not access the Products and Services or Confidential Information of the Contractor in a way that might adversely affect the security, stability, performance, or functions of the Products and Services.

(ii) The County will not directly or indirectly: (a) resell or sublicense the Products and Services, (b) modify, disassemble, decompress, reverse compile, reverse assemble, reverse engineer, or translate any portion of the software related to the Products and Services; (c) create derivative works from the Products and Services; (d) use the Products and Services in violation of applicable law or the rights of others; (e) perform any vulnerability or penetration testing of the Products and Services; (f) cause harm in any way to the Products and Services or cause Malware to harm the Products and Services; (g) work around the Products and Services' technical limitations; (h) remove any proprietary notices from the Products and Services, software related to the Products and Services, documentation or any other Contractor materials furnished or made available hereunder; (i) access the software related to the Products and Services in order to build a competitive product or service; or (j) copy any features, functions or graphics of the software related to the Products and Services.

(iii) The County will not use the Products and Services in connection with any data that: (a) may create a risk of harm or loss to any person or property; (b) constitutes or contributes to a crime or tort; (c) is illegal, unlawful, harmful, pornographic, defamatory, infringing, or invasive of personal privacy or publicity rights; (d) contains any information that the County does not have the right to use; or (e) use the Products and Services, or any software or documentation related to the Products and Services, in violation of export control laws and regulations.

(iv) The County and its Authorized Users shall only use the Products and Services for the use and purpose set out in this Contract, and for no other purpose.

(v) The Contractor may suspend the Products and Services if the Contractor determines, in its reasonable discretion, that suspension is necessary to protect Customer or the Products and Services from operational, security, or other material risk, or if the suspension is ordered by a court or other tribunal. In such event(s), the Contractor will provide notice of suspension to Customer as soon as reasonably practicable.

c. Account Use. The County is responsible for maintaining and keeping confidential its Account information, including passwords, usernames, and email addresses. If the County becomes aware of: (i) any violation of the terms of this Contract by an Authorized User or unauthorized access to an Account, or (ii) any compromise to an Account including unauthorized access to or disclosure of any Account information, passwords, usernames or login credentials, then the County must promptly suspend any relevant access and notify the Contractor.

7. FUNDING

For the services performed, the CONTRACTOR shall be paid based upon mutually agreed prices contained in the **PRICE SCHEDULE**, attached as **EXHIBT B**. The maximum total amount payable by the COUNTY to the CONTRACTOR under this Contract shall not exceed **$832,089**, which excludes applicable taxes.

8. COMPENSATION

a. No payment shall be made for any Products and Services provided by the CONTRACTOR, except for Products and Services provided to the satisfaction of the COUNTY that is identified under an applicable Order Form and in this Contract or supporting exhibits or attachments incorporated by reference into this Contract.

b. The CONTRACTOR shall submit invoices to the COUNTY. Invoices shall include the contract number, Fees owed for delivered Products and Services per **EXHIBIT A, SOW, EXHBIT B, Price Schedule, and EXHIBIT C, Order Form**, any necessary backup documentation, and cover the time CONTRACTOR provided Products and Services for the COUNTY. Upon receipt of a properly completed invoice, the COUNTY shall pay the CONTRACTOR for Products and Services within thirty (30) days from the date of receipt of billing. Contractor will have the right to assess a late payment charge on any overdue amounts equal to the lesser of: (i) one and one-half percent (1%) per month, or (ii) the maximum rate allowable by applicable law.

c. Unless otherwise provided for in this Contract, any exhibits, or attachments hereto, the CONTRACTOR will not be paid for any billings or invoices presented for payment prior to the execution.

d. The Fees do not include any levies, duties excise, sales, use, value added or other taxes, tariffs, or duties that may apply to the Products and Services ("Taxes"). The County is responsible for paying all Taxes associated with its purchases hereunder. The Contractor has the legal obligation to collect Taxes from the County, the County will pay that amount to the Contractor unless the County provides the Contractor with a valid tax exemption certificate authorized by the applicable taxing authority prior to billing. For clarity, the Contractor is solely responsible for taxes assessable against it based on its income, property, and employees.

e. In the event the CONTRACTOR has failed to perform any substantial obligations under this Contract and such failure has not been cured within thirty (30) days following notice from the COUNTY (unless a different cure period is mutually agreed to by the Parties), then the COUNTY may, in its sole discretion, upon written notice to the CONTRACTOR, withhold any monies due to the CONTRACTOR, without penalty until such failure to perform is cured or otherwise adjudicated. "Substantial" for purposes of this Contract means faithfully fulfilling the terms of the Contract with variances only for technical or minor omissions or defects.

9. NON-APPROPRIATION

a. All payments by the County to the Contractor pursuant to this Contract are subject to the availability of an annual appropriation for this purpose by the County Board of Thurston County, Washington ("Board"). If the Board does not appropriate funds for the Products and Services provided under this Contract, the County will provide Eagleview with written documentation of non-appropriation of funds from its funding source sixty (60) days prior to the termination of the Contract, without termination charge or other liability to the County.

b. In the event of non-appropriation, the County shall remain responsible for and promptly pay Contractor for all Products and Services delivered and work performed up to the effective date of termination for non-appropriation. Such payment shall be made in accordance with the terms set forth in this Contract.

c. If the County, or any party authorized under the terms and conditions of this Contract to use the licensed products set forth in the applicable Order Form, is in possession of licensed products for which the Contractor has not been fully compensated in accordance with the payment terms of this Contract, the County or such authorized party shall immediately cease use of those licensed products, purge those licensed products from all County and authorized party computers, and return those licensed products to the Contractor.

10. AMENDMENTS AND CHANGES IN WORK

a. In the event of any errors or omissions by the CONTRACTOR in the performance of any work required under this Contract, the CONTRACTOR shall make any, and all necessary corrections without additional compensation. All work submitted by the CONTRACTOR shall be certified by the CONTRACTOR and checked for errors and omissions. The CONTRACTOR shall be responsible for the accuracy of the work, even if the work is accepted by the COUNTY.

b. No amendment, modification or renewal shall be made to this Contract unless set forth in a written Contract Amendment, signed by both parties and attached to this Contract. Work under a Contract Amendment shall not proceed until the Contract Amendment is duly executed by the COUNTY.

11. CONTRACT REPRESENTATIVES

Each party to this Contract shall have a contract representative. Each party may change its representative upon providing written notice to the other party. The parties' representatives are as follows:

FOR CONTRACTOR:

Name	Robert Locke
Title	President, Government Solutions
Mailing Address	25 Methodist Hill Drive
City, State, and Zip	Rochester, NY 14623
Phone	
Email	

FOR COUNTY:

Name	Sherrie Ilg
Title	Information Technology Director
Mailing Address	3000 Pacific Ave SE, Ste. 215
City, State, and Zip	Olympia WA 98501
Phone	
Email	

12. NOTICES

Any notices shall be effective if personally served upon the other party or if mailed by registered or certified mail to the Contract Representative, return receipt requested, to the address above. Notice may also be given by email with the original to follow by regular mail. Notice shall be deemed to be given 3 days following the date of mailing or immediately if personally served. For service by email, service shall be effective upon receipt during working hours. If an email is sent after working hours, it shall be effective at the beginning of the next working day.

13. HOLD HARMLESS AND INDEMNIFICATION

a. The CONTRACTOR shall hold harmless, indemnify and defend the COUNTY, its officers, officials, employees and agents, from and against third party claims, actions, suits, liability, losses, expenses, damages, and judgments, including costs and attorneys' fees in defense thereof, of injury, sickness, disability or death to persons or damage to property or business, to the extent resulting from the negligent acts, errors or omissions or willful misconduct of the Contractor or its employees, agents, subcontractors, or anyone for whose acts any of them may be liable, in the performance of the Services under this Contract; provided, however, that the COUNTY will: (i) notify the CONTRACTOR in writing within ten (10) calendar days of its receipt of notice of the claim, (ii) give the CONTRACTOR sole control of the defense and settlement of the claim (except that the CONTRACTOR will not settle any claim that results in liability or an admission of liability by the COUNTY without the COUNTY'S prior written consent), and (iii) provide the CONTRACTOR with all reasonable assistance, information, and authority necessary to perform the CONTRACTOR'S obligations under this Section. The CONTRACTOR'S obligations shall not extend to injury, sickness, death, or damage caused by or arising out of the negligence of the COUNTY, its officers, officials, employees, or agents. In the event of the concurrent negligence of the parties, the CONTRACTOR'S obligations shall apply only to the percentage of fault attributable to the CONTRACTOR, its employees, agents, or subcontractors.

b. In any and all claims covered under Section 13(a) against the COUNTY, its officers, officials, employees and agents by any employee of the CONTRACTOR, subcontractor, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, the indemnification obligation under this Section shall not be limited in any way by any limitation on

the amount or type of damages, compensation, or benefits payable by or for the CONTRACTOR or subcontractor under Worker's Compensation acts, disability benefits acts, or other employee benefits acts.

c. The CONTRACTOR's obligations here under shall include, but are not limited to, investigating, adjusting, and defending all claims covered under Section 13(a) alleging loss from action, error or omission, or breach of any
common law, statutory or other delegated duty by the CONTRACTOR, the CONTRACTOR'S employees, agents, or subcontractors.

14. WASHINGTON STATE BUSINESS LICENSE

To do business in the State of Washington the Contractor must comply with the state's requirements to be registered (RCW 18.27). Go to the Department of Revenue site to register: Apply for a business license | Washington Department of Revenue. Expect 10-15 business days to receive a license. The County will accept the Contractor's current Washington Business License Number prior to Contract execution. Contractor must provide the County with a current copy of the Washington Business License within 10 business days of Contract execution.

15. INSURANCE

a. Professional Legal Liability: The CONTRACTOR shall maintain Professional Legal Liability or Professional Errors and Omissions coverage appropriate to the CONTRACTOR'S profession and shall be written subject to limits of no less than $1,000,000 per loss.

The coverage shall apply to liability for a professional error, act or omission arising out of the scope of the CONTRACTOR'S services defined in this Contract. Coverage shall not exclude bodily injury or property damage. Coverage shall not exclude hazards related to the work rendered as part of the Contract or within the scope of the CONTRACTOR'S services as defined by this Contract including testing, monitoring, measuring operations, or laboratory analysis where such services are rendered as part of the Contract.

b. Workers 'Compensation (Industrial Insurance): The CONTRACTOR shall maintain workers' compensation insurance as required by Title 51 RCW.

The CONTRACTOR shall send to Thurston County at the end of each quarter written verification that premium has been paid to the Washington State Department of Labor and Industries for Industrial Insurance coverage. Alternatively, the CONTRACTOR shall provide certification of approval by the Washington State Department of Labor and Industries if self- insured for Workers Compensation.

c. Commercial General Liability: The CONTRACTOR shall maintain Commercial General Liability coverage for bodily injury, personal injury, and property damage, subject to limits of no less than $1,000,000 per loss. The general aggregate limit shall apply separately to this Contract and be no less than $2,000,000.

i. The CONTRACTOR shall provide Commercial General Liability coverage which does not exclude any activity to be performed in fulfillment of this Contract. Specialized forms specific to the industry of the CONTRACTOR will be deemed equivalent provided coverage is no more restrictive than would be provided under a standard Commercial General Liability policy, including contractual liability coverage.

ii. The CONTRACTOR'S Commercial General Liability insurance shall include the COUNTY, its officers, officials, employees, and agents with respect to performance of services, and shall contain no special limitations on the scope of protection afforded to the COUNTY as additional insured.

iii. The CONTRACTOR shall furnish the COUNTY with evidence that the additional insured provision required above has been met. An acceptable form of evidence is the endorsement pages of the policy showing the COUNTY as an additional insured.

iv. If the CONTRACTOR'S liability coverage is written as a claim made policy, then the CONTRACTOR must evidence the purchase of an extended reporting period or "tail" coverage for a three-year period after project completion or otherwise maintain the coverage for the three-year period.

v. If the Contract is over $50,000 then the CONTRACTOR shall also maintain Employers Liability Coverage with a limit of not less than $1 million.

d. Automobile Liability: The CONTRACTOR shall maintain Business Automobile Liability insurance with a limit of no less than $1,000,000 each accident combined Bodily Injury and Property Damages. Coverage shall include owned, hired, and non-owned automobiles.

e. Cyber Insurance with Technology E&O: The CONTRACTOR shall maintain Cyber Insurance with Technology E&O Liability with a limit of no less than $2,000,000 per occurrence.

f. Aviation Liability coverage: Contractor shall provide Aircraft Liability insurance with a minimum limit of $5,000,000 per accident and aggregate covering liability for bodily injury including death), passenger liability and property damage liability. If Contractor or Subcontractor leases or charters aircraft with crew and/or pilot, non-owned aircraft liability insurance will be acceptable but must be provided prior to use of aircraft.

g. Other Insurance Provisions:

i. The CONTRACTOR'S liability insurance provisions shall be primary with respect to any insurance or self-insurance programs covering the COUNTY, its elected and appointed officers, officials, employees, and agents.

ii. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the COUNTY, its officers, officials, employees, or agents.

iii. The CONTRACTOR'S insurance shall apply separately to each insured against whom the claim is made or suit is brought, except with respect to the limits of the insurer's liability.

iv. The CONTRACTOR shall include all subcontractors as insureds under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverage for subcontractors shall be subject to all of the requirements stated herein.

v. The insurance limits mandated for any insurance coverage required by this Contract are not intended to be an indication of exposure nor are they limitations on indemnification.

vi. The CONTRACTOR shall maintain all required policies in force from the time services commence until services are completed. Certificates, policies, and endorsements expiring before completion of services shall be promptly replaced.

h. Verification of Coverage and Acceptability of Insurers: The CONTRACTOR shall place insurance with insurers licensed to do business in the State of Washington and having A.M. Best Company ratings of no less than A-, with the exception that Excess and Umbrella Coverage used to meet the requirements for limits of liability or gaps in coverage need not be placed with insurers or re-insurers licensed in the State of Washington.

i. Certificates of Insurance shall show the Certificate Holder as Thurston County and include c/o of the Office or Department issuing the Contract. The address of the Certificate Holder shall be shown as the current address of the Office or Department.

ii. Written notice of cancellation or change shall be mailed to the COUNTY's Representative listed above.

iii. The CONTRACTOR shall furnish the COUNTY with a properly executed Certificate(s) of Insurance (COI) to the County's Contract Representative listed in Section 10. Prior to commencement of services, the COI will, at a minimum, list limits of liability and coverage and provide that the underlying insurance contract will not be canceled or allowed to expire except on thirty (30) days prior written notice to the COUNTY.

16. CERTIFICATION REGARDING DEBARMENT, SUSPENSION, AND INELIGIBILITY

The CONTRACTOR certifies that neither it nor its principals are debarred, suspended, proposed for debarment, or voluntarily excluded from participation in transactions by any federal department or agency. CONTRACTOR further certifies that they will ensure that potential subcontractors or subrecipients or any of their principals are not debarred, suspended, proposed for debarment, or voluntarily excluded from participation in covered transactions by any federal department or agency. CONTRACTOR may do so by obtaining a certification statement from the potential subcontractor or subrecipient or by checking the Federal Contractor Debarred List at SAM.gov and Washington State Debarred Contractor List https://secure.lni.wa.gov/debarandstrike/contractordebarlist.aspx

17. TERMINATION

a. Termination for Convenience. The COUNTY may terminate this Contract for convenience in whole or in part whenever the COUNTY determines, in its sole discretion, that such termination is in the best interests of the COUNTY. The COUNTY may terminate this Contract upon giving thirty (30) days written notice by Certified Mail to the CONTRACTOR. The COUNTY will be liable only for payment in accordance with the terms of this Contract for work performed prior to the effective date of termination.

i. In the event funding for this project is withdrawn, reduced, or limited in anyway after the effective date of this Contract, the COUNTY may summarily terminate this Contract in accordance with Section 9 (Non-Appropriation), notwithstanding any other termination provision of the Contract. Termination under this paragraph shall be effective upon the date specified in the written notice of termination sent by the COUNTY to the CONTRACTOR. After the effective date, no charges incurred under this Contract are allowable. The County shall remain responsible for and promptly pay Contractor for all Products and Services delivered and work performed up to the effective date of termination. Such payment shall be made in accordance with the terms set forth in this Contract.

b. Termination for Cause. If either Party materially breaches any of its obligations and fails to cure the breach within thirty (30) days of written notice to do so by the non-breaching Party, the non-breaching Party may terminate this Contract, in which case the COUNTY shall pay the CONTRACTOR for the Products and Services delivered and work performed by Contractor , in accordance with the terms set forth in this Contract. Upon such termination, the COUNTY, at its discretion, may obtain performance of the work elsewhere.

18. FORCE MAJEURE

Neither Party will be held responsible for failure to perform the duties and responsibilities imposed by this Contract if such failure is due to a fire, riot, rebellion, natural disaster, war, act of terrorism or act of God that is beyond the control of the party and that makes performance impossible or illegal, unless otherwise specified in the Contract, provided that the affected Party gives notice to the other Party as soon as practicable after the force majeure event, including reasonable detail and the expected duration of the event's effect on the Party.

19. ASSIGNMENT, DELEGATION, AND SUBCONTRACTING

a. The CONTRACTOR shall perform the terms of the Contract using only its bonafide employees or agents who have the qualifications to perform under this Contract. The obligations and duties of the CONTRACTOR under this Contract shall not be assigned, delegated, or subcontracted to any other person or company without the prior express written consent of the COUNTY. For the purposes of this Contract, any merger, consolidation, spin-off, acquisition or change-in-control will not be deemed an assignment.

b. The CONTRACTOR warrants that it has not paid, nor has it agreed to pay any company, person, partnership, or company, other than a bona fide employee working exclusively for CONTRACTOR, any fee, commission, percentage, brokerage fee, gift, or other consideration contingent upon or resulting from the award or making of this Contract.

20. NON-WAIVER OF RIGHTS

The Parties agree that the excuse or forgiveness of performance, or waiver of any provision(s) of this Contract does not constitute a waiver of such provision(s) or future performance or prejudice the right of the waiving Party to enforce any of the provisions of this Contract later.

21. NON-DISCRIMINATION

The CONTRACTOR, its assignees, delegates, or subcontractors shall not discriminate against any person in the performance of any of its obligations based on race, color, creed, ethnicity, religion, national origin, citizenship or immigration status, age, sex, marital status, veteran or military status, sexual orientation, or the presence of any disability. Implementation of this provision shall be consistent with RCW 49.60.400.

22. INDEPENDENT CONTRACTOR

a. The CONTRACTOR'S services shall be furnished by the CONTRACTOR as an Independent Contractor and not as an agent, employee, or servant of the COUNTY. The CONTRACTOR specifically has the right to direct and control CONTRACTOR'S own activities in providing the agreed services in accordance with the specifications set out in this Contract.

b. The CONTRACTOR acknowledges that the entire compensation for this Contract is set forth in Exhibit B of the Contract, and the CONTRACTOR is not entitled to any County benefits, including,

but not limited to: vacation pay, holiday pay, sick leave pay, medical, dental, or other insurance benefits, fringe benefits, or any other rights or privileges afforded to Thurston County employees.

c. The CONTRACTOR shall have and maintain complete responsibility and control over all its subcontractors, employees, agents, and representatives. No subcontractor, employee, agent, or representative of the CONTRACTOR shall be or deem to be or act or purport to act as an employee, agent or representative of the COUNTY.

d. The CONTRACTOR shall assume full responsibility for the payment of all payroll taxes, use, sales, income or other form of taxes, fees, licenses, excises, or payments required by any city, county, federal or state legislation which is now or may during the term of this Contract be enacted as to all persons employed by the CONTRACTOR and as to all duties, activities, and requirements by the CONTRACTOR in performance of the work on this project and under this Contract and shall assume exclusive liability and meet all requirements pursuant to any rules or regulations.

e. The CONTRACTOR agrees to immediately remove any of its employees or agents from assignment to perform services under this Contract upon receipt of a written request to do so from the COUNTY'S contract representative or designee.

23. COMPLIANCE WITH LAWS

The CONTRACTOR shall comply with all applicable federal, state, and local laws, rules, and regulations in performing this Contract.

24. INSPECTION OF BOOKS AND RECORDS

The COUNTY may, no more than once per calendar year and at reasonable times with prior advance written notice, inspect the books and records of the CONTRACTOR relating to the performance of this Contract. The CONTRACTOR shall keep all records required by this Contract for six (6) years after termination of this Contract for audit purposes.

25. OWNERSHIP OF MATERIALS/WORK PRODUCED

a. Delivered Copies of Orthogonal Imagery. The County shall own the copies of the orthogonal imagery delivered to the County by the Contractor pursuant to this Contract, and is free to use, reproduce, and redistribute such copies in any matter without accounting to Contractor. The Contractor shall own all copies of the orthogonal imagery, including all formats in which such copies are maintained (including, but not limited to, electronic), that remain in the Contractor's possession, and is free to use, reproduce, and redistribute such copies in any matter without accounting to the County, and reserves all rights thereto. All inventions, discoveries, improvements, technology, designs, works of authorship, patents, copyrights, technical information, data, databases, software, business information, and other information used to create the orthogonal imagery remain the sole and exclusive property of the Contractor. All oblique imagery, software, online services and online content, or other deliverables not specifically mentioned above which are produced by the Contractor pursuant to this Contract remain the sole and exclusive property of the Contractor.

b. Reservation of Rights. Except for the limited rights expressly granted herein, the Contractor and its Affiliates retain all right, title and interest in all Intellectual Property Rights and technology related to the Contractor's proprietary Products and Services. The County will preserve and keep intact all Eagleview copyright, patent, and/or trademark notices presented in connection with the

Products and Services. The County will not assert any implied or other rights in or to any of Contractor's Intellectual Property Rights or Products and Services. From time to time, the County may provide suggestions, ideas, enhancement requests, or other information on its use of the Products and Services ("feedback"). The County agrees that the Contractor will have all right, title, and interest to use such feedback without any restrictions and without any payment or other compensation to the County.

26. INTELLECTUAL PROPERTY INDEMNIFICATION

If the Contractor or any of its employees or subcontractors uses any design, device, work, or material that is covered by patent or copyright, it is understood that the Fees include all royalties, licensing fees, and any other costs arising from such use in connection with the Products and Services under this Contract.

a. IP Indemnification. The Contractor shall defend, hold harmless, and indemnify the County Indemnitees, as defined above, from and against third party claims, losses, damages, injuries, fines, penalties, costs (including reasonable court costs and attorneys' fees), alleging that the Products and Services infringe the intellectual property rights of a third party; provided, however, that the County will: (i) notify the Contractor in writing within ten (10) calendar days of its receipt of notice of the claim, (ii) give the Contractor sole control of the defense and settlement of the claim (except that the Contractor will not settle any claim that results in liability or an admission of liability by the County without the County's prior written consent), and (iii) provide the Contractor with all reasonable assistance, information, and authority necessary to perform the Contractor's obligations under this Section. The obligations in this Section 26 will survive the termination of this Contract. If the Contractor fails or refuses to fulfill its obligations contained in this Section, the Contractor must reimburse the County for all resulting payments and expenses, including reasonable attorneys' fees. The Contractor must pay such expenses upon demand by the County, and failure to do so may result in the County withholding such amounts from any payments to the Contractor under this Contract. Notwithstanding the foregoing, Contractor will have no liability for any claim of infringement or misappropriation to the extent such claim arises from: (i) use of the Products and Services in combination with materials including software, hardware, or content not furnished by the Contractor; or (ii) the County's breach of this Contract.

b. Remedies. In the event the Products and Services are held or is believed by the Contractor to infringe or misappropriate any Intellectual Property Rights of a third party, the Contractor will have the option, at its expense, to: (i) replace the Products and Service with a non-infringing equivalent, (ii) modify the Products and Services to be non-infringing, (iii) obtain for the County a license to continue using the Products and Services; or (iv) terminate this Contract or any relevant Order Form and refund any prepaid, prorated fees for the remainder of the Term. The foregoing remedies constitute the County's sole and exclusive remedies and the Contractor's sole liability with respect to any third-party infringement claim.

27. CONFIDENTIAL INFORMATION

a. Obligations. Each Party, its employees, agents, and subcontractors and their employees, shall maintain the confidentiality of all information provided by the Discloser or acquired by the Recipient in performance of this Contract, except upon the prior written consent of the Discloser.

b. Required Disclosure. The Recipient may disclose Confidential Information as required by court order, Freedom of Information Act request, or otherwise by law, provided that the Recipient promptly gives the Discloser written notice of disclosure of such information, to the extent legally permissible. The Recipient must take reasonable measures to ensure that all its employees, agents and subcontractors are informed of and abide by this requirement.

c. Public Information. This Contract and all related records are subject to public disclosure as required by Washington's Public Records Act, RCW 42.56. No party shall release any record that would, in the judgment of the party, be subject to an exemption from disclosure under the Public Records Act, without first providing notice to the other party within ten (10) business days of the receipt of the request. The Parties will discuss appropriate actions to be taken, including release of the requested information, seeking a protective order, or other action prior to the release of records. Should one party choose to seek a protective order, it shall do so at its sole expense.

28. WARRANTIES

a. Mutual Warranties. Each Party represents and warrants to the other Party that: (i) it is an organization duly organized, validly existing and in good standing under the laws of the jurisdiction of its formation, has all requisite power and authority to carry on its business and to own and operate its properties and assets; and (ii) the individual signing this Contract and any Order Forms has the requisite authority to bind the party to this Contract and the Order Form, respectively.

b. Contractor Warranty. Contractor warrants that (i) it will provide the Products and Services with commercially reasonable care and skill; and (ii) the Products and Services will conform to the then-current documentation in all material respects.

c. Disclaimer. EXCEPT FOR EXPRESS WARRANTIES SET FORTH IN THIS CONTRACT, CONTRACTOR MAKES NO ADDITIONAL REPRESENTATION OR WARRANTY OF ANY KIND, WHETHER EXPRESS, IMPLIED IN FACT OR BY OPERATION OF LAW, OR STATUTORY, AS TO ANY MATTER WHATSOEVER. CONTRACTOR EXPRESSLY DISCLAIMS ALL IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE AND NON-INFRINGEMENT. CONTRACTOR DOES NOT WARRANT THAT THE PRODUCTS AND SERVICES (INCLUDING ANY SUPPORT SERVICES) WILL BE ERROR FREE, WILL MEET COUNTY'S REQUIREMENTS, OR WILL BE TIMELY OR SECURE. COUNTY WILL NOT HAVE THE RIGHT TO MAKE OR PASS ON ANY REPRESENTATIONS OR WARRANTY ON BEHALF OF COUNTY TO ANY THIRD PARTY. TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE PRODUCTS AND SERVICES AND SUPPORT SERVICES ARE PROVIDED "AS IS."

29. LIMITATION OF LIABILITY

a. Consequential Damages. TO THE EXTENT PERMITTED BY LAW, IN NO EVENT WILL EITHER PARTY OR ITS AFFILIATES BE LIABLE TO THE OTHER FOR ANY INDIRECT, INCIDENTAL, CONSEQUENTIAL, COVER, BUSINESS INTERRUPTION, SPECIAL, OR PUNITIVE DAMAGES OF ANY KIND OR NATURE, INCLUDING, BUT NOT LIMITED TO, LOSS OF USE, DATA, PROFITS, REVENUE, OR GOODWILL, WHETHER AN ACTION IS BASED IN CONTRACT, TORT, OR OTHERWISE, REGARDLESS OF WHETHER EITHER PARTY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

b. Limitation of Liability. EXCLUDING CONTRACTOR'S IP INDEMNIFICATION OBLIGATIONS PURSUANT TO SECTION 26, TO THE EXTENT PERMITTED BY LAW, THE AGGREGATE AND

CUMULATIVE LIABILITY OF EITHER PARTY INCLUDING ALL THEIR AFFILIATES REGARDLESS OF THE FORM OF ACTION, WHETHER IN CONTRACT OR TORT (INCLUDING BUT NOT LIMITED TO NEGLIGENCE) WILL IN NO EVENT EXCEED THE TOTAL AMOUNT OF FEES PAID AND PAYABLE BY THE COUNTY IN THE TWELVE MONTHS PRECEDING THE ACTIONS GIVING RISE TO THE CLAIM.

30. DISPUTES

a. Good Faith Negotiation. In the event of any dispute, controversy, or claim arising out of or relating to this Contract, the parties agree to first attempt to resolve the matter through informal discussions between authorized representatives. Either party may notify the other in writing of the existence of a dispute, and both parties shall meet (in person or virtually) within 15 business days of such notice to negotiate in good faith.

b. Escalation to Senior Officials. If the dispute is not resolved within 30 calendar days after initial discussions, it shall be escalated to senior officials of both parties for further resolution efforts. These senior representatives shall have an additional 15 business days to resolve the dispute.

c. Mediation. If the dispute remains unresolved after escalation, and unless prohibited by applicable law, the parties may voluntarily mutually agree to submit the dispute for mediation. Costs of Mediation shall be shared equally unless otherwise agreed. Participation in mediation shall not be construed as a waiver of any Party's right to initiate or pursue a claim in a court of competent jurisdiction in accordance with Section 31(b). Either Party may choose to proceed with filing a legal claim, regardless of whether mediation has been initiated, is ongoing, or has concluded without resolution.

d. Preservation of Rights. Participation in the dispute resolution process described herein shall not be construed to waive any legal rights or remedies available to either Party under applicable law. Either Party may pursue formal claims procedures or litigation if the matter remains unresolved after completion of the above steps.

e. Continuation of Performance. Unless otherwise agreed in writing, the Contractor shall continue to perform its obligations under this Contract during any dispute, including during the dispute resolution process.

31. CHOICE OF LAW, JURISDICTION AND VENUE

a. This Contract has been and shall be construed as having been made and delivered within the State of Washington, and it is agreed by each party hereto that this Contract shall be governed by the laws of the State of Washington, both as to its interpretation and performance.

b. Any action at lawsuit, inequity, or judicial proceeding arising out of this Contract shall be instituted and maintained only in any of the courts of competent jurisdiction in Thurston County, Washington.

32. SEVERABILITY

a. If a court of competent jurisdiction holds any part, term, or provision of this Contract to be illegal, or invalid in whole or in part, the validity of the remaining provisions shall not be affected, and the Parties' rights and obligations shall be construed and enforced as if the Contract did not contain the particular provision held to be invalid.

b. If any provision of this Contract is in direct conflict with any statutory provision of the State of Washington, that provision which may conflict shall be deemed inoperative and null and void insofar as it may conflict and shall be deemed modified to conform to such statutory provision.

c. Should the COUNTY determine that the severed portions substantially alter this Contract so that the original intent and purpose of the Contract no longer exists, the COUNTY may, in its sole discretion, terminate this Contract.

33. SURVIVAL OF TERMS

In addition to any statement that a specific term or paragraph survives the expiration or termination of this Contract, the following sections also survive: Section 8 (COMPENSATION), Section 13 (HOLD HARMLESS AND INDEMNIFICATION); Section 25 (OWNERSHIP OF MATERIALS/WORK PRODUCED); Section 26 (INTELLECTUAL PROPERTY INDEMNIFICATION); Section 27 (CONFIDENTIAL INFORMATION), Section 29 (LIMITATION OF LIABILITY), Section 31 (CHOICE OF LAW, JURISDICTION AND VENUE); and Section 32 (SEVERABILITY).

34. COUNTERPARTS

This Contract may be executed in one or more counterparts and all such counterparts shall together constitute one and the same instrument. Original signatures transmitted and received via electronic transmission, (e.g., PDF or similar format) are true and valid signatures for all purposes hereunder and shall be effective as delivery of a manually executed original counterpart.

35. ENTIRE AGREEMENT

The parties agree that this Contract is the complete expression of its terms and conditions. Any oral or written representations or understandings not incorporated in this Contract are specifically excluded.

This Contract is executed by the persons signing below who warrant that they have the authority to execute this Contract.

PICTOMETRY INTERNATIONAL CORP.

Authorized Signature Date

Name

Title

For the
BOARD OF COUNTY COMMISSIONERS
Thurston County, Washington

Authorized Signature Date

Name

Title

Approved as to form:
JON TUNHEIM
PROSECUTING ATTORNEY

Scott Cushing, Sr. Deputy Prosecuting Attorney

EXHIBIT A
STATEMENT OF WORK

Begins on next page.

EXHIBIT A: SCOPE OF WORK

SECTION 1 DEFINITIONS

Contractor	The Contractor that performs the acquisition flights and processes the collected imagery into final deliverables
Aerial Triangulation (AT)	Process using the Project's processed imagery, survey control, and airborne GPS data with specialized software to create a block adjustment solution
Airborne GPS	Global Position Satellite hardware and software used in aircraft for determining the aircraft's position in space
API	Application Programming Interface
ArcGIS (Desktop)	Suite of GIS software, manufactured by Esri that provides a suite of applications, including ArcMap, ArcPro and ArcCatalog. Supported ArcGIS versions currently include 10.5.1 through 10.8.1 for ArcMap/ArcCatalog and 2.4+ for ArcPro.
ArcMap, ArcPro	ArcGIS application that is used for viewing and mapping spatial data, and which functionality can be enhanced with Extensions such as an Oblique image library viewer.
ASPRS	American Society for Photogrammetry and Remote Sensing
Business Day(s)	Workday of a calendar week, including only Monday through Friday
CAD	Computer Aided Dispatch
CSDGM	Content Standard for Digital Geospatial Metadata – Documentation used to construct metadata
DAT – Data Acceptance Testing	Includes a range of defined workflows to perform Quality Assessment and Quality Control (QA / QC) evaluation of processes and deliverables
Day(s)	Calendar day, including all weekdays, weekend days and holidays.
DEM - Digital Elevation Model	A representation of the earth's surface in a format useable for orthorectification of imagery
EMS	Emergency Management Services
Esri	GIS software firm that produces a broad platform of GIS tools and applications, specifically ArcGIS (ArcMap, ArcCatalog and ArcPro)
Extension (ArcGIS Extension)	A software extension or add-in that can be used to configure ArcMap and ArcPro to integrate a data library of Oblique and Nadir imagery
FAA	Federal Aviation Administration
false color, near infrared imagery	Orthorectified imagery that contains one or more bands of data representing sensor information from the near infrared portion of the spectrum in addition to the normal 3 bands found in natural color imagery (Red, Green, and Blue).
FGDC	Federal Geographic Data Committee
FTP	File Transfer Protocol
GCP	Ground Control Points
GPS	Global Positioning System
GSD	Ground Sample Distance – The distance between pixel centers as measured on the ground

Go-Live	The part of deployment when all testing has been completed and Solution is considered to be in production
IMU	Inertial Measurement Unit
LAS/LAZ	Binary multipoint data format (and compressed version) used for storing large lidar point clouds
nadir (aspect)	The point vertically beneath the camera center at the time of exposure
Nadir (imagery)	Imagery, with aspect directly above the center of the image, collected in tandem with directional imagery, as part of an Oblique imagery collection
Oblique (imagery)	Non-orthogonal imagery obtained by a cameras oriented to cardinal directions at an angle approximately 45 degrees off orthogonal
Orthogonal (imagery)	Imagery collected straight down, and acquired in a manner where it can be processed to create an Orthorectified mosaic (Orthomosaic)
Orthorectified imagery	Digital image that has the properties of an orthographic projection. It is developed from a perspective aerial photography by differential rectification to remove image displacements caused by camera tilt and terrain relief.
Orthomosaic	The seamless collection of final Orthorectified imagery that is tiled for delivery
PDT	Pacific Daylight Time
Photogrammetric	Refers to extracting map information from photography that is collected in a stereo geometry
Project Area	Project Area refers to the area set forth in Exhibit C.
Project Plan	A report created using Microsoft Project (or comparable software) including, but not limited to, tasks, deliverables, schedule, task dependencies, identification of resource requirements, status reports and critical events
PSAP	Public Safety Answering Point
QA/QC	Quality Assurance / Quality Control. Processes and methodologies used in Data Acceptance Testing to determine whether products or processes meet stated standards
Resolution	The final resampled pixel size of final Orthorectified imagery, expressed either in inches or feet
RGB	Red, Green, Blue – the 3 bands comprising natural color imagery
SaaS	Software as a Service
Shapefile	An open source format, developed by Esri, for storing spatial and attribute data
Solution	The Extension (add-in) and SaaS integration providing all required functionality for
SOW	Scope of Work

SECTION 2 OBJECTIVE AND OVERVIEW

1.1 BACKGROUND

A. Thurston County serves an unincorporated population of about 309,000 residents in the south Puget Sound region of Washington State. The County's mission is to provide quality, timely and responsive services to its residents in the most cost-effective manner.

B. Ten elected offices, together with other departments, administer the day-to-day operations of the County. An elected five-member Board of County Commissioners is the primary policy-making body, exercising budgetary and financial control of the County. The County operates in a "decentralized" manner. Elected officials' offices and the non-elected appointed director's departments each have separate appropriated budgets.

C. The County has an annual operating budget of over $327 million. It has more than 1,100 full-time employees that provide services such as public safety (sheriff, judicial and emergency services), construction, and maintenance of roads and bridges, sanitation facilities, health and social services, culture and recreational facilities and activities, water quality, flood control, planning and zoning, building permit and general administrative services.

1.2 PURPOSE

The Contractor shall provide an integrated package of digital aerial imagery and related deliverables and software as described in Section 1.3.

A. Digital deliverables shall be delivered via portable media to allow the County to have a local network copy of all Orthogonal imagery, and all supporting data and documentation.

B. All data will be transformed into the final coordinate system: Washington State Plane Coordinates, South Zone (FIPS Zone 4602), NAD83/NAVD88 in US Survey feet. Vertical units will be in orthometric NAVD88 using the latest GEOID model (GEOID12B) in US Survey feet.

C. All final orthomosaic data will be tiled to Thurston County's preferred Public Land Survey grid tiling schema and will be provided in GeoTIFF format.

D. Primary Quality Assurance/Quality Control (QA/QC) for this Project shall be performed by the Contractor.

E. Thurston County will have an opportunity to perform an internal QA/QC review and request edit calls within an agreed-upon timeframe.

F. The Project Area is identified by the Project Map found in this Contract in Exhibit C. Factors may require small (less than 15%) adjustments to the Project Area. Orthogonal imagery and related deliverables shall be collected/produced for the full extent of the Project Area as provided, with no additional buffer applied.

1.3 SERVICES

The Contractor shall provide an integrated package of current, digital aerial imagery, data, physical deliverables and SaaS solutions for the Thurston County region.

A. STANDARD ORTHOGONAL & OBLIQUE AERIAL IMAGERY AND SOFTWARE

1. Projects 1, 3, and 4 (Winter 2026, 2028, 2030).
2. Thurston County requires regularly updated aerial oblique imagery for property appraisal, inspection, and change management. Certified hortizontal accuracy not required for these projects. Deliverables will include:
    a. 3-band, RGB, natural color imagery – orthogonal and oblique views.

b. Orthorectified to best available DEM; horizontal accuracy guaranteed to +/- 1 meter.

c. Acquired at 3" resolution for the 854 square miles identified on Project Map in Exhibit C.

d. Contractor will make best efforts to obtain imagery and provide final deliverables on the timeline identified in Table 1.1.

e. Individual orthogonal and oblique image frames, mosaicked orthogonal image tiles per Thurston County's preferred Public Land Survey grid, and seamless orthomosaic across the entire project area in County's preferred format.

f. WMS & WMTS hosted Image Service URLs which are available for the term of this Contract for use as a basemap in ESRI or other mapping environments.

B. CERTIFIED DIGITAL ORTHOGONAL AERIAL IMAGERY AND SOFTWARE

1. Projects 2 and 5 (Summer 2026, 2030).

2. Thurston County requires current Orthogonal, natural color aerial imagery products with high spatial precision and accuracy that meet color and tonal standards for use in standard basemap mapping and cartographic applications. Deliverables will include:

a. 3-band, RGB, natural color imagery – orthogonal views.

b. Orthorectified to best available DEM and GCPs within accuracies stated in Table 2.1.

c. Acquired at 3" resolution for the 854 square miles identified on Project Map in Exhibit C.

d. Contractor will make best efforts to obtain imagery and provide final deliverables on the timeline identified in Table 1.1.

e. Individual orthogonal image frames, mosaicked orthogonal image tiles per Thurston County's custom tiling schema, and seamless orthomosaic with feature corrections outlined in Product Specs in this Exhibit A across the entire project area in County's preferred format.

f. A separate dataset of false color (near infrared) Orthorectified imagery, obtained simultaneously with the natural color Orthogonal imagery during each Certified project.

g. WMS & WMTS hosted Image Service URLs which are available for the term of this Contract for use as a basemap in ESRI or other mapping environments.

1.4 PROJECT AREA AND ACQUISITION AND DELIVERY TIMEFRAMES

The Project Area is estimated at approximately 854 square miles and includes all of Thurston County and some border areas with Lewis, Mason, Gray's Harbor and Pierce Counties. The approximate square miles are shown in Table 1.1.

Table 1.1: Project Area, and Acquisition and Delivery Timeframes:

RESOLUTION	Approximate Square Miles	DESCRIPTION OF AREA	Acquisition Window	Online Access to preliminary imagery	When Final deliverables are due
Standard 3" Projects 1, 3, and 4	854	See Project Map in Exhibit C.	start Feb 15, complete no later than Apr 1.	Ongoing, beginning 7 days after project start	45 days after project completion
Certified 3" Projects 2 and 5	854	See Project Map in Exhibit C.	Start June 1, complete no later than July 31.	Ongoing, beginning 7 days after project start	90-120 days after project completion, excluding County's QA/QC review & edit calls.

1.5 PROJECT MANAGEMENT

A. Site Visit

The County may visit the Contractor site to inspect work in progress and to verify that procedures and equipment are being used in compliance with the Contract specifications and requirements. The Contractor agrees to allow access to its production facilities for periodic visits by the County or its representatives or agents. These visits may be unannounced and/or may be made upon short notice.

B. Project Management

1. Contractor shall assign a Project Manager to the Project. Contractor represents and warrants that the Project Manager shall be fully qualified to perform the tasks required of that position. The Project Manager shall be responsible for acting as Contractor authorized representative not inconsistent with the provisions herein. The Project Manager shall be able to make binding decisions and approve amendments on behalf of the Contractor.

2. The Contractor shall create a Project Plan utilizing Microsoft Project (or comparable software) including, but not limited to, tasks, deliverables, schedule, task dependencies, and identification of resource requirements, status reports and critical events. The Project Plan shall also include Baseline Start/Finish dates, Actual Start/Finish dates and Durations. The Project Plan shall not change as a result of time required by Contractor to correct defects unless otherwise agreed beforehand in writing by the County. A final, detailed Project Plan shall be delivered to the County as early as possible, but no later than when the Notice- To-Proceed is to be issued, or fourteen (14) Days before the scheduled start of acquisition, whichever comes first.

3. Updates to the Project Plan shall be provided weekly and otherwise as necessary throughout the Project to accurately reflect the status of activities, tasks, events and projected schedule. Unless otherwise specifically agreed to in writing, the County's agreement on a change to the Project Plan shall not relieve the Contractor of liability for liquidated damages and other damages arising from failures to perform its obligations.

4. Regular written status reports shall be provided to the County weekly via email. The status reports shall include at a minimum:

   a. Key activities performed during the reporting period.

   b. Key activities planned for the reporting period that did not occur and why they did not occur.

   c. Key activities planned for the next report period, including any dependencies on County staff.

   d. Status on scope, schedule and budget.

   e. Major risks and issues affecting the project and activities underway to mitigate risks and issues.

   f. Decisions made during the reporting period.

   g. Pending decisions yet to be made during the reporting period and activities underway to gain resolution.

C. Project Close-Out

1. The Contractor shall organize and return all remaining Project materials to the County, and meet to resolve any outstanding issues.

2. The Contractor shall submit its final invoice(s) and deliver a brief summary of the Project.

3. The County shall complete all final product reviews and process final payment to the Contractor.

1.6 ACQUISITION CYCLE DELIVERABLES

A. FLIGHT PLANNING

1. The Contractor shall make best efforts to commit the equivalent of at least two (2) aircraft and cameras beginning on the scheduled start of acquisition, with the understanding of the importance of minimizing temporal variation. All aircraft and cameras will be fully and continuously deployed, unless safety and spacing issues prevent full deployment. All aircraft used will deploy the Pacific Camera System for Standard projects (Winter 2026, 2028, 2030) and PentaView Camera System for Certified Projects (Summer 2026 and 2030). The Contractor has estimated 45 Days of collection for the project area. If weather or other situations prevent or slow collection, the Contractor will make best efforts to deploy additional assets to bring the acquisition rate back in line with these estimates. The Contractor shall not acquire imagery beyond the defined Acquisition Window in Table 1.1, unless permitted by the County in writing.
    a. The Contractor shall be responsible for applying for, and obtaining, any required permits for access, overflight, or intrusion into, restricted or otherwise limited ground access and/or airspace, which may be included in the requirements of this Contract.
2. Flight lines must run in an east/west direction, unless the Contractor and the County agree in writing to any modifications to this requirement. There shall be no breaks within individual flight lines. Where breaks within a flight line are necessary, the entire flight line composed of the resulting segments shall produce the same results as if the flight line had been continuous. Where breaks occur, each start or end of a flight line break shall hold sufficient coverage to ensure adequate, complete and gapless photogrammetric coverage, including any necessary parallax or collimation corrections to be applied in post processing.
3. Each exposure in the flight plan (including any re-flights) must be uniquely identified by flight line number and exposure number in a format mutually agreed upon in writing by the County and the Contractor.
4. The Contractor shall prepare a digital flight plan showing the planned flight lines that meet all specifications for flight line density, overlap, orientation, and infill areas, if any. The flight plan shall be delivered to the County in shapefile format no later than fourteen (14) Days prior to the scheduled start of imagery acquisition.
5. The Contractor shall make every attempt to minimize temporal displacement between flight lines. For any given exposure, Orthogonal imagery shall be collected simultaneously from the same sensor platform.
6. The flight plan shall be adequate to acquire imagery over the entire Project Area as provided to the Contractor with no gaps, as stated in the description of adequate, complete and gapless coverage above.
7. The Project Area is complete as provided and requires no additional buffer to be applied by the Contractor.
8. Imagery for all water areas (i.e., Puget Sound, large lakes) within the Project Area shall be color balanced for aesthetic appearance but is not guaranteed to appear seamless.

B. Survey and Ground Control

1. Contractor shall develop a survey control plan, under the direction of a licensed Professional Land Surveyor working for the Contractor that shall meet or exceed the accuracy requirements of the

Project as defined in Table 2.1. The Contractor shall review control that exists within the Project area and recommend the amount and distribution of horizontal and vertical ground control necessary to meet Table 2.1 requirements.

2. It is the Contractor's responsibility to verify both the existence and suitability of existing ground control. The Contractor shall then determine which of the existing control monuments can be utilized as ground control, select locations for additional ground control that shall be needed (if any), and establish additional control points. The Contractor shall also determine the need for, and utilize post-flight, photo-identifiable ground control point(s) (GCP) if these are required to meet the specifications of the Project.

3. Survey control requiring premarks shall be provided by the Contractor in a shapefile or spreadsheet along with the flight plan data and delivered to the County no later than fourteen (14) Days prior to the scheduled start of imagery acquisition. If any GCP targets are set but not surveyed prior to the flight, or if any post-flight photo-identifiable points are used, the control report shall be updated with these additional control records. For photo-identifiable points the accompanying location description shall be sufficient to positively identify the designated point.

4. The project surveyor will prepare a report documenting the locations and survey control points recovered as well as a description and coordinates of all new control points that were established in support of this project.

C. Re-Flights

1. The Contractor, at no additional cost to County, shall re-fly and re-acquire aerial data that County finds unacceptable or otherwise not in compliance with the Project specifications and requirements. The re-flight must overlap the accepted imagery by at least two (2) photo frames.

2. Any re-flights must be clearly identified in the final report of airborne GPS centers.

D. Imagery Review

1. Within one (1) week of the completion of each Day of flying/acquisition, the Contractor is to process and quality check the imagery and report the results to the County. This report is to be generated contemporaneously with acquisition of the imagery, and the format must be mutually agreed upon by the County and the Contractor.

2. The report shall include:

   a. Names and contact information of individuals responsible for processing and review of the imagery.

   b. Summary of the raw pixel GSD.

   c. Equipment and procedures used in evaluating imagery, geometry and quality.

   d. Description of re-flights needed, if any.

   e. A shapefile showing the final airborne GPS photo centers or polygon shapefile of image footprint, with the date and time of each exposure.

   f. Percent of acquisition completion.

   g. Forensic forecast weather report, any causes for delay.

   h. Ground conditions, such as snow, fog, haze, smoke.

E. Acceptance Criteria

1. All Project deliverables shall be evaluated by the County, using the acceptance criteria defined in Appendix A, Section 1.5, Table A of this Scope of Work document. Review status

(acceptance/rejection) of deliverables shall be provided to the Contractor by the County in writing.

F. Providing Deliverables

1. All imagery and supporting deliverables shall be provided on Contractor-supplied portable media. FTP transfer may be used if agreed upon by the County in writing.

G. Reference Areas

1. The Project requires that the Contractor conduct limited reference tests using collected data with Orthogonal imagery to demonstrate the quality that shall be achieved throughout the Project Area.

2. Four test locations will be identified by the County in the Project Area where suitable DEM data exists and the extent represents at least four (4) tiles composed of multiple images. Test locations shall be chosen by mutual agreement between Contractor and the County.

3. In addition to meeting all acceptance criteria in Appendix A, the Contractor and the County shall review the test deliverables and jointly agree upon the overall visual quality – brightness, contrast, color saturation, etc. These samples shall become the Project visual quality control reference products. If quality control issues arise during final deliverable review, these reference products shall be used as the Project standard.

H. Mapping Accuracy Standards

All deliverables for Certified Projects 2 and 5 shall meet or exceed these horizontal and vertical accuracy standards.

1. Table 2.1 Mapping Accuracy Standards

Ortho Horizontal Accuracy Specifications (based on 2014 ASPRS Standards)					
Ortho Pixel Size (ft)- Resolution	Horizontal Accuracy Class RMSEx, RMSEy (ft)	Horizontal RMSEr (ft)	Horizontal Accuracy at 95% CL (ft)	Recommended # of Horizontal Checkpoints	Maximum Seamline Mismatch (ft)
	(X)	(< 1.414*X)	(< 2.448*X)		(< 2*X)
0.25	0.50	0.707	1.224	75	1
0.75	2.00	2.828	4.896	65	4

AT Accuracy Specifications							
Ortho Pixel Size	Horizontal Accuracy Class	Vertical Accuracy Class	Non-Veg Vertical Absolute	AT Accuracy for Orthos and 2D Data		AT Accuracy for 3D Data	
(ft) - Resolution	RMSEx RMSEy (ft)	RMSEz (ft)	Accuracy for 3D Deliveries at 95% CL (ft)	RMSEx, RMSEy	RMSEz	RMSEx, RMSEy	RMSEz
		(Z)	(<1.96*Z)	(ft)	(ft)	(ft)	(ft)
0.25	0.50	0.50	0.98	0.25	0.50	0.25	0.25
0.75	2.00	2.00	3.92	1.00	2.00	1.00	1.00

I. Analytical Triangulation/Aerial Triangulation (AT)

1. Based on the geometry of the resolution area and the execution of the flight plan, the Contractor shall devise a logical and efficient block adjustment plan that shall be submitted to the County for review and approval.

2. The Contractor shall use the processed imagery, survey control, airborne GPS (photo center positions) and state-of-the-art software solutions to complete the AT task.

3. The Contractor must follow industry-standard AT procedures and utilize equipment that shall achieve the AT accuracy required to meet or exceed the accuracy standards stated Table 2.1.

4. A complete digital version of the AT result files, in industry-standard format, shall be provided by the Contractor for review and acceptance. Any preliminary AT results shall be reworked as necessary to reach acceptance on a final AT product.

5. A brief narrative report shall be provided by the Contractor describing the AT process and the results, as well as descriptions of equipment, procedures, and computer programs used. The report should list root-mean square error (RMSE) summaries, all control(s) used with an explanation of the control used in the AT, and specifically the incidence of errant, discarded, or anomalous network points, and the resolution of these issues.

6. Orthorectification shall not proceed until the AT is accepted as meeting all requirements necessary for production of high-quality, high-accuracy Orthorectified imagery.

J. DEM Update

1. Thurston County may provide new DEM at commencement of the Project. If no new data is available, Contractor will use the best existing DEM from previous projects.

2. Bridges and other elevated structures must be accurately represented, undistorted and approximately true to their real position within the tolerances of required accuracies. However, the ground surface adjacent to the elevated structure shall hold a higher precedence.

K. Data Acceptance

1. Acceptance Criteria: All Project deliverables shall be evaluated by the County, using the acceptance criteria defined in Appendix A of this SOW. Deliverables shall not be delivered to the County by the Contractor for evaluation until the Contractor provides the County with written confirmation that it has passed all its internal quality control and quality assessment procedures. Review status (acceptance/rejection) of deliverables shall be provided by the County in writing after internal QA/QC review.

2. All parties shall agree on process and documentation for tracking and acceptance.

3. Conditionally approved or rejected data shall be returned to the Contractor for subsequent review and correction. The Contractor shall correct all qualified identified errors per Product Specs in this Exhibit A, review the remaining data for errors, and report to the County all error corrections made, based on the review - within thirty (30) continuous Days. Performance controls and remedies for repeated DAT results shall be included in the Contract.

L. Deliverables

1. The following are the specific deliverables to be submitted to Thurston County for the project:

Item	Deliverable	Format
1	Project Boundary File	ESRI Shapefile
2	Planned Flight Lines	ESRI Shapefile
3	Planned Project Control Layout	ESRI Shapefile
4	Ground Control Report	PDF File
5	Aerial triangulation report	PDF File
6	Pilot Area	
6a	*3" Digital Ortho-imagery 8-bit RGB*	*GeoTIFF*
7	Data QA/QC Report	PDF File
8	3" Digital Ortho-imagery 8-bit Four Band IR	GeoTIFF
9	FGDC-compliant metadata	XML File

1.7 SAAS IMAGE VIEWER SOLUTION

A. Current Technology Environment at Thurston County

Current Technology Environment at Thurston County	
Supported server operating systems	Microsoft Windows Server 2022 standard operating system for new server installations.
Supported database management systems	Microsoft SQL Server 2019 is the standard enterprise database platform.
Supported desktop operating systems	Windows 11 Pro or Enterprise 64-bit
Supported mobile operating systems	iOS or Android
Preferred server hardware vendors	
Supported productivity suites	Microsoft 365 MSO Version 2502 Build 16.0.18526.20416
Private Cloud environment	
Virtualization environment	Mare ESXi6
Email	Microsoft Exchange Online
Antivirus	
Internet browser	Microsoft Edge and Chrome
Backup software	Cohesity Cluster
Other utility software (installed on servers)	
Internal\External Websites and Webservices	• IIS(Internet Information Services)
Network protocol	TCP/IP
Data exchange	
GIS Desktop and SaaS Software	• Esri Products; ArcGIS Desktop ver . 10.x, ArcGIS Enterprise 10.x, ArcGIS Server 10.x, Image Server 10.x, ArcGIS Engine 10.x, ArcPro 2.9+ • Geocortex 4.x, upgrading to 5.x • SIGMA GeoAnalyst extension

B. Configuration

1. The SaaS solution for this Contract shall provide a browser-based image viewer, hosted Image Service, and API integration with other third-party software platforms as available, including the full ESRI suite of products.

2. The Contractor shall provide documentation for Solution configurations, delivered to the County in an electronic format. Support will be provided to troubleshoot and resolve any configuration issues.

C. Deployment/Go-Live

The Contractor shall provide the support staff needed for a successful Go-Live. The Contractor shall track the status of all Go-Live issues until the issue has been resolved and accepted by the County.

It is expected that the Contractor's technical support staff shall be available by phone and email during normal business hours during Go-Live and post Go-Live.

D. Documentation and Training

1. Required Documentation

   a. End User: Detailed description of the purpose of every software component including options and step-by-step instructions on how the functionality is to be used.

   b. Advanced User/Developer: Detailed explanation of interfaces, objects, object fields and methods, APIs, code or similar components needed by developers for the customization and integration of applications with the imagery technology.

2. Required Training

   a. End User: Training should include, but not be limited to, an overview of products and detailed instructions on how to use them.

   b. Advanced User/Developer: Training should include, but not be limited to, advanced analysis tools, integration of imagery Solution with the ArcGIS environment, including programmatic customizations, etc.

E. System Support:

The Contractor shall provide technical support for the delivered products for the duration of the Contract. Primary level of support shall be email and telephone support, with web-based support as an alternative, but not a substitute.

Appendix A Quality Assurance Standards

1.1 Introduction to QA

Primary Quality Assurance/Quality Control (QA/QC) for the Imagery will be performed by County Staff (County) as a part of Review Acceptance. The County is willing to share the QA/QC plan with the Proposer before delivery of products and to agree on the QA/QC methodology so as not to delay or compromise the Project timeline.

1.2 Deliverable Acceptance Criteria

The County shall identify any deliverable that has incorrect identification or spatial extent, or is irregular in any data or file/projection properties, or naming convention, or has any other property that prevents it from being fully evaluated against these Criteria. Such deliverable shall be immediately returned to the Proposer for correction and redelivery.

All Imagery deliverables that can be evaluated will be reviewed for acceptance against these Deliverable Acceptance Criteria.

1.3 Review and Vetting of the Proposer's Flight / Control Plan

The County shall review the Proposer's ground control and survey plan and the flight plan against the applicable Parameters in the **General Requirements** section of Section 1.5 Table A.

Proposer's control and flight plan will be rejected if they fail to meet any of the applicable requirements weighted 3.

A Camera Calibration Report may be provided for County's review, upon request, but will NOT be included in the final deliverables.

1.4 Data Acceptance Testing (DAT) of Project Digital Orthophotography

A. Raw Images

The County shall utilize automated processes to evaluate all raw imagery and supporting acquisition documentation to determine conformance with identification, band configuration, dynamic range, GSD, and overlap percentage, as well as temporal acquisition restrictions and solar azimuth constraints detailed in applicable Parameters in the **General Requirements** section of Section 1.5 Table A.

Any raw image will be rejected if it fails to meet any of the applicable requirements weighted 3. Any given raw image will be given a "Conditional Pass" if its deviation from the standard does not justify, in the opinion of the County, that the deviation does not materially degrade the overall acquisition.

B. Reference Products

Reference products will be created and reviewed for both the orthogonal orthomosaic tiles and for the Oblique/Nadir images. The reference product for each deliverable type will undergo a full review against the Criteria for the Parameters in the **Orthogonal Imagery Requirements** and **Oblique Imagery Requirements** sections of Section 1.5 Table A., as appropriate. In addition to establishing a "Pass"/"Fail" baseline, the County's review will serve as the benchmark for color saturation, brightness and contrast that will be used as a qualitative guide in the final Orthogonal imagery and the final Oblique imagery evaluations. Any reference product that "Fails" using the same Criteria as for the final products will be returned to the Proposer for correction and redelivery.

C. Final Orthogonal Imagery

Image tiles will undergo an initial random (spot) check by the County. If this check reveals that more than ten (10) percent of the tiles demonstrate a Rejection Condition, the entire group of tiles will, without further review, be returned to the Proposer for correction and redelivery.

A group of image tiles passing the spot check will undergo a thorough review by the County, and if ten (10) percent or more of the tiles demonstrate a Rejection Condition, the entire group of tiles will, without further review, be returned to the Proposer for correction and redelivery.

A group of image tiles, if not returned to the Proposer in the above triage, will undergo a full tile-by-tile review against the Criteria for the Parameters in the **Orthogonal Imagery Requirements** section of Section 1.5 Table A.

A tile shall be scored as a "Fail" under any of the following conditions:

1. Rejection for any single Criteria weighted three (3) or higher
2. Rejection for two or more Criteria weighted two (2) or lower
3. Failure to meet the standard established by a Reference Product

D. Final Oblique and Nadir Imagery

All Oblique and Nadir images selected by a pre-determined sampling method (mutually agreed upon by all parties) will undergo a full image-by-image review against the Criteria for the Parameters in the **Oblique Imagery Requirements** section of Section 1.5 Table A.

A tile shall be scored as a "Fail" under any of the following conditions:

1. Rejection for any single Criteria weighted three (3) or higher
2. Rejection for two (2) or more Criteria weighted two (2) or lower
3. Failure to meet the standard established by a Reference Product

E. DAT Review of Related Data Products

Related data products include:

1. Actual flight lines, exposures and overlap documentation
2. Airborne GPS/IMU documentation
3. Actual ground control used and any post-flight photo-identifiable points
4. Aerial triangulation (AT) files and reports
5. DEM used for orthorectification, with metadata
6. Data set metadata

This review will determine whether the deliverable "Fails" when measured against Criteria in the applicable **General Requirements** section of Section 1.5 Table A. A complete deliverable or any portion of a full deliverable (i.e., tile of DGM, or block of AT solution) shall be a "Fail" if any Rejection Condition weighted 3 applies, or if a given tile or block is rejected for two or more Criteria weighted two (2) or lower.

1.5 Table A Deliverable Acceptance Criteria

	Parameter	Criteria	Rejection Condition	Weight (High =3, Low = 1)
	A. **General Requirements**			
1	Datum, Projection and Linear Units	All spatial deliverables will be provided in Washington State Plane Coordinates (South Zone), North American Datum of 1983 (1991), US Survey Feet. Vertical datum is NAVD88. Linear units are U.S. Survey Feet.	Any spatial deliverable does not have projection information or has incorrect information.	3
3	Temporal Epoch	Dates are expressed in YYYYMMDD format. Time is expressed in UTC HH MM SS.000 format. The offset from UTC to local time is provided.	Dates and time are not in correct format, or are not provided where necessary.	3
4	Digital Aerial Camera: GSD	The Ground Sample Distance (GSD) for all raw images is not be greater than ninety percent (90%) of the final pixel size required for each resolution. For example, for orthorectified imagery at a final 0.5 foot pixel resolution the raw pixel element does not exceed 0.45 foot.	Raw images have a GSD greater than 90% of the final planned pixel resolution.	3
5	Digital Aerial Camera: Standard	The camera system is an industry-standard camera system with a proven track record, as demonstrated to the satisfaction of the County, to capture the required as well as the optional deliverables.	Unable to demonstrate that the proposed camera system has a proven track record.	3
6	Digital Aerial Camera: Report	A report detailing the camera(s) specifications and sensor calibration certification will be provided by the Proposer prior to contract signing.	Report is not delivered in timely fashion or contains insufficient information detailing the camera specifications.	3
7	Mapping Accuracy Standards	All deliverables meet or exceed the horizontal and vertical accuracy standards shown in this SOW. All intermediate accuracies (ground control, block adjustment, etc.) support the end product requirements.	Accuracy standards are not met for either horizontal or vertical specifications for either intermediate or final products.	3
8	Flights: Permits	All required permits for access, overflight, or intrusion into, restricted or otherwise limited ground access and/or airspace are obtained.	Permits for access are not obtained.	3
9	Flight lines	Flight lines run in a East/West direction. There are no breaks within individual flight lines, unless resolution boundaries are crossed. Where breaks within a flight line are necessary, the entire flight line composed of the resulting segments still meets all required specifications. Where breaks occur, each start or end of a flight line break holds sufficient coverage to ensure adequate, complete and gapless photogrammetric coverage, including any necessary parallax or collimation corrections to be applied in post processing.	Flight lines are not planned and executed in a east/west orientation, unless a change is mutually agreed upon by the Proposer and the County. Tie lines that do not conform to the east/west plan may also be excepted pending mutual agreement. Insufficient overlap is applied where flight lines are broken.	3
10	Exposures	Each exposure in the flight plan (including any re-flights) is uniquely identified by flight line number and exposure number in a naming convention format mutually agreed upon by the County and the Proposer.	Exposures are not uniquely identified, or re-flight convention is not clearly definitive. Exposure file names are not consistent with that mutually agreed upon.	3
11a	Flight Plan meets specification requirements	Flight plan fully incorporates the GCP and meets all other specifications for acquisition, including required clearances and coordination from FAA.	Flight plan does not fully integrate all requirements necessary for successful acquisition.	3

11b		Flight plan is provided in report with associated spatial location information.	Absence of flight plan documentation and report.	3
11c		Completed flight documentation is provided as shapefile and report detailing all required flight parameters.	Report and/or shapefile are not provided. Airborne GPS and IMU information are provided and show that apparent crab does not exceed five (5) percent.	3
12	Temporal Displacement	Temporal displacement is minimized between flight lines. For any given exposure, Oblique and Orthogonal imagery is collected simultaneously from the same sensor platform.	Oblique/Nadir imagery and Orthogonal imagery are obtained from different platforms and/or at different times.	3
13	Continuous Coverage	The flight plan is adequate to acquire imagery over the entire Project Area. There are no gaps within a resolution area or between resolution areas. The Project Area definition is complete as provided, and with no additional buffer.	Flight plan does not demonstrate that full Project Area coverage will occur. Flight plan is at risk for leaving gaps in high relief areas.	3
14	All Water Areas	Cost-effective method(s) for delivering imagery for the all water areas (i.e., Puget Sound) within the Project Area is provided. Method(s) proposed should result in seamless, consistent imagery coverage across the entire Project Area.	Alternatives are not provided to address all water areas, or alternative provided will not result in seamless consistent imagery.	3
15	Acquisition Window	All imagery collection (flights and any re-flights) occurs within the timeframes stated in this SOW. Imagery is collected when the solar altitude is equal to or greater than forty (40) degrees. Imagery is acquired at the earliest opportunity within this timeframe wherein collection requirements can be met	Imagery is not all collected within defined timeframes, and/or at the earliest possible period within the timeframe. Imagery is acquired when sun angle is less than 40 degrees.	3
16	Acquisition Conditions	No imagery is acquired when the ground is obscured by haze, snow, smoke, dust, floodwaters, or other environmental factors that may obscure ground detail. Less than five (5) percent cloud cover/or cloud shadows occurs in any exposure. There is no seasonal snow cover in any exposure.	Imagery is acquired when the ground is obscured, or when there will be more than five (5) percent cloud cover or cloud shadow in any exposure, or when there is seasonal snow on the ground.	3
17	Midday Acquisition	In areas where tall buildings (greater than four (4) stories) are concentrated, imagery is collected midday between 10 AM and 2 PM, local PDT time. Deep valleys in higher elevation areas where shadows are a potential problem are preferred collected between 10 AM to 2 PM.	Areas, as delineated by the County, as tall building areas, are not acquired in defined time range. Deep valleys, though not similarly restricted, are not given due consideration.	3
18	Flight line Overlap	All imagery is acquired with adequate overlapping coverage for orthorectification. Minimum exposure overlap will be 60% endlap and 30% sidelap to ensure full stereo coverage. Acceptable orthorectified imagery will have no more than twenty (20) percent of adjacent surface features obscured by building or tree lean. In addition, areas of high relief are collected so that no more than twenty (20) percent of adjacent slope or valley bottom areas are obscured.	Any image pair is collected without sufficient endlap and sidelap. In the final orthomosaic more than twenty (20) percent of adjacent surface features are obscured by building or tree lean.	3
19	Enhanced Acquisition Areas	Strategy to substantially reduce or eliminate the lean of tall buildings and trees with "Enhanced Acquisition Areas" is developed.	Strategy is not proposed or developed or executed as designed.	3
20	Re-flights	Any re-flight overlaps accepted imagery by at least two (2) photo frames.	Any re-flight line does not overlap accepted imagery by at least two (2) photo frames.	3

21a	Survey control and GCP are complete and adequate for execution of flight plan and orthorectification of imagery	Sufficient GCP and photo targets are established to control the resolution being acquired.	Insufficient or poorly placed GCP and targets. Inadequate post-flight control collection, if applicable.	3
21b		Survey and GCP plan is properly documented and reported. All targets set up under supervision of Professional Land Surveyor (PLS).	Absence of survey and GCP plan report or incomplete report or effort not supported by PLS.	3
22	Reference Products	The number of Reference Products contractually agreed upon are developed in sufficiently different locations and conditions to permit the Products to be representative of the entire Project Area.	An insufficient number of Reference Product locations are set, or their distribution is too limited, or all the required supporting data in addition to the imagery itself are not provided.	3
23a	AT block solution is complete and adequate for accurate orthorectification of imagery	A logical block adjustment plan is created to minimize the number of separate blocks.	Lack of well-designed plan to break up the Project area into logical, time-effective blocks.	3
23b		Each block adjustment uses all vetted survey control in determining a solution. This control is used in conjunction with airborne GPS centers and photo-identifiable checkpoints.	Incomplete use of all applicable control data, and/or incomplete incorporation of all ancillary control and checkpoint data in AT solution.	3
23c		A full AT report is provided. Report provides all necessary details including process steps, and discussion of all errant, discarded, or anomalous network points, and the resolution of these issues.	Absence of complete report discussing results of AT solution and any remaining anomalies or issues.	3
24		AT accuracy as specified in this SOW is met or exceeded.	AT accuracy, overall or within a block does not meet accuracy requirements.	3
25a	DEM used for orthorectification of imagery is accurate and complete. Update existing DEM to required density and accuracy to support stated resolution	Entire DEM has been reviewed and areas with significant change (new housing areas, road improvements, mass wasting, and new grading) have been corrected and updated with the necessary addition/edits of mass points, spot points and breaklines.	Evidence that DEM has not been completely reviewed and/or if reviewed, more than one (1) significant area of change has not been updated or have not been updated sufficiently or accurately.	3
25b		In areas where only lidar-based mass points are supplied by the County, the DEM has updated with sufficient breaklines to support the resolution of the imagery being requested.	Insufficient breaklines have been added to supplement mass point data.	3
26a	Metadata present and complete	Metadata file is provided for each spatial deliverable. Metadata is in FGDC CSDSM compliant structure in an xml format that can be imported by 10.x ArcGIS software.	No data set-specific metadata file and/or format of metadata is incorrect.	3
26b		Subjective metadata elements fully describe data set, including Data Quality section reports and Lineage Process steps.	All standard-required tags are attributed and subjective narrative sections contain sufficient explanatory information.	3
	B. **Orthogonal Imagery Requirements**			
1	High Resolution imagery	Natural color, 3-band (RGB), 8-bit/band Orthogonal images are acquired per the specifications in this SOW.	Imagery acquired does not meet stated form or is in conflict with any specification in this SOW.	3
2	Low Resolution imagery	Natural color, 3-band (RGB), 8-bit/band Orthogonal images are acquired per the specifications in this SOW.	Imagery acquired does not meet stated form or is in	3

			conflict with any specification in this SOW.	
3a	Horizontal Accuracy	Final orthomosaic tiles meet horizontal accuracy requirements stated in this SOW, for the High Resolution area.	Any data sample of well-defined image points do not satisfy this accuracy for a specified area, when compared with independent control data.	3
3b		Final orthomosaic tiles meet horizontal accuracy requirements stated in this SOW, for the Low Resolution area.	Any data sample of well-defined image points do not satisfy this accuracy for a specified area, when compared with independent control data.	3
4	Coverage	Imagery is acquired for all areas defined by the Project Area.	Imagery is not collected to the full extent of the Project Area.	3
5	Use all images	Every image is used in creating the orthomosaic in order to use the best Nadir component of each Orthogonal image.	Images are skipped or not used in the orthomosaic.	3
6	Rectification method	Rectification of the images uses cubic convolution or better algorithm.	Cubic convolution or better algorithm is not used or rectification uses different algorithms.	3
7	Dynamic range	No excessive dynamic clipping resulting reduced dynamic range.	Excessive clipping of dynamic range is applied.	3
8	Band mis-registration	No band-to-band mis-registration that exceeds one (1) pixel.	Band-to-band registration exceeds one (1) pixel.	3
9	Radiometrics – natural color	Radiometrics are managed so that brightness and contrast are optimized for high quality RGB imagery.	Radiometrics are not optimized nor follow criteria determined from Reference Products.	3
10	Radiometrics –near infrared	No additional processing is applied beyond that necessary for the RGB product.	Additional color adjustments are applied which interfere with histogram.	3
11	Edge Matching	No visible shifts or discontinuities in ground features resulting from poor edge matching within tiles or across final tiles.	One (1) or more ground feature with a shift greater than that allowed by specifications in this SOW.	1
12	Edge matching: Method	Mosaicking is accomplished using both automated and interactive (manual) methods.	Mosaicking is performed fully automated, with no evidence of manual overview and quality assessment.	3
13	Edge matching: Seamlines	Seamlines are chosen so that they pass through 'on-ground' imagery. Passing through elevated structures should be extremely limited. Seamline placement should not interfere or obscure image details.	Seamline passes through two (2)or more elevated structure when on-ground alternative exists. Seamline placement obscures image detail.	1
14	Edge matching: Shapefile	Seamlines created during mosaicking are provided as shapefile, each polygon identified with image number.	Seamline file is not provided, incomplete, or does not provide the information necessary for evaluation.	3
15	Edge matching: Mosaicking	Mosaicking does not affect the positional accuracy of the orthomosaic.	Mosaicking decreases the positional accuracy of the orthomosaic.	3
16	Warping of streets/light rail/ railroad or other linear ground feature	Alignment of streets and other linear ground features true to real condition.	One (1) or more warped linear feature(s).	2

17	Warping of bridges/overpasses / viaducts	Bridges and other elevated structures are accurately represented, undistorted and approximately true to their real position within tolerances of required accuracies. However, ground surface adjacent to the elevated structure is given a higher precedence.	One (1) or more uncorrected bridge(s).	2
18	Blurred or out-of-focus imagery	No visible blurring or out-of-focus imagery.	One (1) or more instance of blurring per tile.	2
19	Smearing or distortion due to incorrect terrain quality.	No visible smearing.	One (1) or more instance of smearing per tile.	2
20	Color balance of near infrared (NIR), if delivered as optional product	Even/uniform color across subregions of NIR (4th band).	One (1) or more color anomaly.	2
21	Color balance of tiles	Even/uniform color within each tile	One (1) or more color anomaly.	2
22	Color balance in sub-regions	Even/uniform color across each of the Project's sub-regions which includes urban, suburban and rural (agricultural and uplands).	One (1) or more contrast anomaly.	2
23	Contrast in tiles	Even/uniform contrast within each tile.	One (1) or more contrast anomaly.	2
24	Contrast in sub-regions	Even/uniform color across each of the Project's sub-regions which includes urban, suburban and rural (agricultural and uplands).	One (1) or more contrast anomaly.	2
25	Ability to see ground features in shadows	Ground features that are at least four (4) pixels in length are visible within dark shadows.	One (1) or more ground feature not interpretable due to shadow.	2
26a	Ability to see ground features in bright area	Ground features that are at least four (4) pixels in length are visible within bright areas.	One (1) or more ground features more than four (4) pixels that cannot be interpreted due to brightness of the imagery.	2
26b			Tile's overall brightness does not meet contrast specifications	2
27	Blemishes and artifacts	No artifacts such as smears, streaks, lineaments, blemishes, bleeding, data drop-outs, or other non-ground artifacts are visible.	More than one (1) artifacts visible per tile.	3
28	Solar flares	No solar flares, including them water, roofs, skylights, greenhouses, or other reflective surfaces.	One (1) or more flare that masks adjacent pixels.	2
29a	Seamlines in tiles	No visible seams or discontinuities are visible.	More than one (1) visible seam.	2
29b		Seamlines are placed so that the best Nadir portion of each exposure is used in creating the orthomosaic in order to minimize radial distortion and building lean.	More than one (1) seamline is poorly placed, resulting in excessive building lean or distortion.	2
29c		Seamlines are chosen so that they intersect only ground-level features. Where a seamline has to intersect an elevated feature, such as a powerline, the placement is chosen to maximize the quality of the mosaicked image.	More than one (1) seamline intersects an elevated structure, and/or a seamline's placement does not provide for maximum quality of the resulting mosaic.	2
29d		None or very minimal feathering is used along seamlines.	More than one (1) seamline shows excessive feathering resulting in degradation of the sharpness or quality of the image along the seamline.	2
30	Building split by resolution boundary	In areas where a building or elevated structure is cut by the resolution boundary, imagery of the higher resolution is to be used to create a full structure for the tile of lower resolution.	One (1) or more building or elevated structure is cut by resolution boundary and is not	2

			reconstructed using the higher resolution imagery.	
31	Tall buildings	No more than twenty (20) percent of roadway obscured.	Building lean over any street obscures more than twenty (20) percent of the roadway features (including sidewalks) along that street.	2
32	Mountain valleys	No more than twenty (20) percent of valley bottom is obscured.	More than one (1) streambed obscured.	2
33	Large water bodies	Water should not show noise, glare or sun flares.	More than one (1) minor artifact.	2
34a	Tiled imagery format	Includes separate but associated world:TFWfile (for TIFF) and JGW file (for JPG).	File missing world file.	3
34b		Is 3 band (RGB), 8 bits/band.	File is not 3-band (RGB), 8 bits/band.	3
34c		Is uncompressed GeoTiff format and also as JPG format.	File is compressed GeoTIFF or is not also provided as JPG	3
34d		Is compatible with the two most recent versions of Esri ArcGIS, AutoDesk's AutoCAD, and LizardTech's MrSid compression software.	Incompatible with specified software.	3
34e			File contains correct projection information.	3
34f			File raster properties are correct and consistent with data set specifications.	3
	C. **Oblique Imagery Requirements**			
1	High Resolution imagery	Natural color, 3-band (RGB), 8-bit/band Oblique and Nadir images are acquired per the specifications in this SOW.	Image does not meet stated form or is in conflict with any specification in this SOW.	3
2	Low Resolution imagery	Natural color, 3-band (RGB), 8-bit/band Oblique and Nadir images are acquired per the specifications in this SOW.	Image does not meet stated form or is in conflict with any specification in this SOW.	3
3	Oblique imagery orientation	Four (4) directional views (N,S,E,W) are acquired in addition to a Nadir view.	One (1) or more directional Oblique views is missing for a given Nadir image.	3
4	Oblique imagery GSD	The front line GSD for an Oblique image is the same resolution as required for the Nadir view for that location.	The front line GSD is greater than the resolution required for the Nadir view at that location.	3
5	Nadir image accuracy	Nadir images meet or exceed the same horizontal and vertical accuracy that is required for the Orthogonal imagery at that location.	The horizontal and vertical accuracy of the Nadir image is less than that required for the Orthogonal imagery at that location.	3
6	Acquisition timing	Oblique imagery is acquired simultaneously, and from the same aerial platform, as the imagery being used to create the Orthogonal mosaic.	Oblique imagery is not acquired at the same time as, or from the same aerial platform, as the imagery being collected to create the Orthogonal mosaic.	3
7	Seamless imagery	No data gaps exist within the Oblique and Nadir imagery.	Gaps in coverage exist between images or imagery does not cover to the full extent of the Project Area.	3
8	Imagery radiometrics	All Oblique and Nadir images are to be tonally balanced so that adjacent images will not show obvious differences between images. Color saturation, brightness and contrast reflect the reference product.	Images show one (1) or stark or hard tonal changes from image to image, or image quality is not indicative of that accepted for the Reference Product.	2

9	Footprint index	Index for all Oblique and Nadir imagery contains image identification information, capture date and time, and image direction, at minimum.	Index is not provided, does not contain required minimum information or does not contain footprints for all images.	3
10	Compatible with Esri software	All Nadir images are in a format compatible with viewing images natively in ArcGIS and ArcPro software, outside of any extension or application provided with the imagery. A plug-in for ArcPro is available for viewing obliques, and the Widget for Experience Builder is available for ESRI Enterprise or Portal/AGOL environments.	Format of imagery is in proprietary format that cannot be viewed with ArcGIS and/or ArcPro software.	3
11	Blemishes and artifacts	No artifacts such as smears, streaks, lineaments, blemishes, bleeding, data drop-outs, or other non-ground artifacts are visible.	More than one (1) artifact visible per image.	2
12	Solar flares	No solar flares, including roofs, skylights, greenhouses, or other reflective surfaces.	One (1) or more solar flare masks adjacent pixels.	2

Appendix B

EagleView Cloud – Product Specifications

Product	Imagery Upgrade – NIR
Product Description	Upgrades orthomosaic and single frame ortho images provided with EagleView Cloud to include a Near-Infrared fourth band. Imagery available as four-band (RGBI) and False-color IR formats.

Product	Imagery Upgrade – Certified Orthomosaic
Product Description	Upgrades orthomosaic provided with EagleView Cloud to an authoritative orthomosaic produced in accordance with state and local requirements. Also includes application of visual improvements to customers' orthomosaic imagery.
Imagery Specifications	Absolute Horizontal Accuracy: • Produced to meet American Society for Photogrammetry and Remote Sensing (ASPRS) • https://www.asprs.org/wp-content/uploads/2015/01/ASPRS_Positional_Accuracy_Standards_Edition1_Version100_November2014.pdf **GSD** | **RMSExy** | **Max Seamline Mismatch** 6in (15cm) | 12in (30cm) | 24in (60cm) 4in (10cm) | 8in (20cm) | 16in (40cm) 3in (7.5cm) | 6in (15cm) | 12in (30cm) 2in (5cm) | 6in (15cm) | 12in (30cm) 1in (2cm) | 6in (15cm) | 12in (30cm) Project Reporting • Federal Geographic Data Committee (FGDC) Content Standard for Digital Geospatial Metadata (CSDGM) compliant metadata. • Project report in accordance with state and local requirements including signed & sealed "produced to" accuracy statement Seam Artifacts • There will be no obvious seam edges between two adjacent orthophotos • Orthomosaic will have edits to eliminate feature misalignment caused by seamlines which pass through features above the elevation surface including roads. Feature alignment across seamlines will be 3px or better. Building and Bridge Lean • Correction of bridges • Correction of major buildings obstructing roadways

Product	Physical Delivery – Ortho
Product Description	Provides an offline copy of the orthomosaic tiles and mosaics at the GSD specified in the EagleView Cloud services agreement. Files to be provided in industry standard formats selectable by the customer with delivery made via online download or physically via hard drive media.

Product	Rapid Access - Disaster Response Program ("DRP")
Product Description	Includes eligibility for the DRP described below so long as the customer remains under an active services agreement and in good standing with EagleView. **A. Disaster Coverage Imagery at No Additional Charge** – EagleView will, upon request of Customer and at no additional charge, provide standard quality imagery of up to 200 square miles of affected areas (as determined by EagleView) upon the occurrence of any of the following events during any period Customer is eligible for DRP: ▪ Hurricane: areas affected by hurricanes of Category 2 and higher. ▪ Tornado: areas affected by tornados rated EF4 and higher. ▪ Terrorist: areas affected by damage from terrorist attack.

	▪ Earthquake: areas affected by damage to critical infrastructure resulting from earthquakes measured at 6.0 or higher on the Richter scale. ▪ Tsunami: areas affected by damage to critical infrastructure resulting from tsunamis. **B. Discounted Rate** – Coverage for areas affected by the events set forth above exceeding 200 square miles will be, subject to EagleView resource availability, offered to Customer at the then current DRP rates. Also, coverage for areas affected by hurricanes below Category II, tornadoes below EF4 or earthquakes rated below 6.0 on the Richter scale, flooding meeting or exceeding the major flood stage, wildfires impacting population centers, or other disasters as agreed to between the customer and EagleView, will be, subject to EagleView resource availability, offered to Customer at the then current DRP rates.

EXHIBIT B
PRICE SCHEDULE

First Refresh	
Due at Delivery/Activation	$76,294.50
Due at First Anniversary of Delivery/Activation	$76,294.50
Second Refresh	
Due at Delivery/Activation	$93,580.50
Due at First Anniversary of Delivery/Activation	$93,580.50
Third Refresh	
Due at Delivery/Activation	$76,294.50
Due at First Anniversary of Delivery/Activation	$76,294.50
Fourth Refresh	
Due at Delivery/Activation	$76,294.50
Due at First Anniversary of Delivery/Activation	$76,294.50
Fifth Refresh	
Due at Delivery/Activation	$93,580.50
Due at First Anniversary of Delivery/Activation	$93,580.50
TOTAL NOT TO EXCEED	$832,089

EXHIBIT C
ORDER FORM

CUSTOMER NAME:	Thurston County, WA
ORDER FORM TERM (DURATION):	6 year(s)
ORDER FORM EFFECTIVE DATE:	
PROFESSIONAL SERVICES CONTRACT EFFECTIVE DATE: This Order Form is governed by the terms and conditions of the Professional Services Contract with the effective date listed between Pictometry International Corp. dba EagleView and Thurston County, WA.	

ORDER #
LC-10013608

BILL TO
Thurston County, WA
Gwendolyn Dain
2000 Lakeridge Dr. S.W. Olympia, Washington 98502
360-754-3800
itacctg@co.thurston.wa.us

SHIP TO
Thurston County, WA
Tami Faulkner
3000 Pacific Avenue Southeast Olympia, Washington 98501
(360) 867-2077
faulknt@co.thurston.wa.us

CUSTOMER ID	SALES REP	REFRESH FREQUENCY
A1216200	Megan Reilly	Biennial

REFRESH 1		
QTY	**PRODUCT NAME**	**PRODUCT DESCRIPTION**
1	EagleView Cloud - Physical Delivery - Orthomosaic - 3in	Provides an offline copy of the orthomosaic tiles and mosaics at the GSD specified in the EagleView Cloud once per refresh. Files to be provided in industry standard formats selectable by the customer with delivery made via online download or physically via a hard drive media.
1	EagleView Cloud - Authorized Subdivisions	Extends the ability for a contracting county or non-state consortium of counties the ability to authorize access to their EagleView Cloud organization to any political unit or subdivision located totally or substantially within their boundary.
1	EagleView Cloud - Comprehensive Integration Bundle	Provides activation of integrations between the EagleView Cloud platform and compatible customer environments (including compatible CAMA providers, 911/PSAP, Cityworks, and ESRI/GIS) and via the Integrated Web Application.
1	EagleView Cloud - Disaster Response Program	Includes access to the EagleView Disaster Response Program which offers flights after an emergency or disaster. Refer to the attached detailed description of the Disaster Response Program.

854	EagleView Cloud - Imagery - 3in	Provides entitlement to the EagleView Platform, a secure hosted infrastructure and access to EagleView enabled workflow, analytics, and high-resolution imagery to dramatically improve efficiency for government agencies. Includes regular refreshes of ortho and oblique imagery at the GSD and frequency specified. Target capture season subject to weather and airspace permissions. Services term commences on date of activation.
1	EagleView Cloud - Early Access	Provides entitlement to imagery from counties neighboring the imagery AOI as part of EagleView Cloud. Also provides entitlement to Early Access to refreshed imagery captures which allows authorized users to use new imagery immediately following its preliminary processing and quality control checks and prior to its final processing. Early Access imagery will become available incrementally as it is processed, and it will remain available until final, fully processed imagery is made available through other means.
9	EagleView Cloud - Capture History	Includes access to historical ortho and oblique frame imagery from the EagleView archive. Quantity represents the number of calendar years of archive imagery available in EagleView Cloud.
125000	EagleView Cloud - ChangeFinder	Building outlines are created from the orthomosaic tiles of a specified newer Pictometry imagery source and classified relative to a specified, older imagery source. EagleView delivers digital building outlines from the newer imagery source and their classification attributes in shapefile and geodatabase formats. Coverage includes only locations specified in a single, customer-provided digital parcel shapefile. Parcels in the specified locations must be generally contiguous. All Pictometry imagery to be used must be licensed or owned by the customer. AccuPLUS or aerotriangulated orthomosaic tiles are used if licensed. Final invoiced amount will be adjusted for the actual quantity of records in the parcel file used for production. Use of older non-Pictometry-sourced imagery requires acceptance in advance. *Product Parameters*: Source One: Pictometry Outlines Source One Year 2024 Source Two: Pictometry Imagery Source Two Year: 2026 Deck Identification Method: Marked with a Point To Be Used in Connect Assessment: Yes (Must be ordered as a separate line item) Modified Technical Specification:
1	Pictometry CONNECTAssessment	Pictometry CONNECTAssessment allows a user the ability to log in and access Pictometry ChangeFinder data and Pictometry-hosted imagery libraries, which have been licensed to the Customer and specified elsewhere in this Contract, via a web-based application. The number of concurrent authorized users is specified in Customer's existing Connect agreement. Access runs concurrent with last activation (and scheduled expiration) of the Customer's existing Connect account. This offering requires an active Pictometry CONNECT account.

1	EagleView Cloud - Physical Delivery - Ortho & Oblique Frames - 3in	Provides an offline copy of the individual ortho and oblique image frames in Pictometry Warehouse format at the GSD specified in imagery refresh. Delivery includes one copy of Pictometry Electronic Field Study (EFS) software, latest version, on the storage media specified herein, and access to download updated versions of the EFS Licensed Software for a period of one years from the initial date of shipment of the EFS software, along with a copy of the updated documentation.
1	Eagleview Cloud - Software - Plus	Provides an unlimited number of authorized users the ability to login and access the EagleView Cloud software and analytics via the web-based EagleView Cloud platform. This software provides a robust compliment of tools for engaging with imagery as well as additional project and collaboration tools, and access to mobile application. Requires the purchase of an EagleView - Imagery entitlement.

REFRESH 2		
QTY	**PRODUCT NAME**	**PRODUCT DESCRIPTION**
1	EagleView Cloud - Physical Delivery - Ortho & Oblique Frames - 3in	Provides an offline copy of the individual ortho and oblique image frames in Pictometry Warehouse format at the GSD specified in imagery refresh. Delivery includes one copy of Pictometry Electronic Field Study (EFS) software, latest version, on the storage media specified herein, and access to download updated versions of the EFS Licensed Software for a period of one years from the initial date of shipment of the EFS software, along with a copy of the updated documentation.
1	Survey Report - Imagery Project - Compiled To Accuracy Statement	Available with corresponding imagery purchase. Product Includes: Report signed/sealed by appropriately credentialed personnel. Report details production statistics including GPS/INS post processing and includes an NSSDA compliant "Compiled To" accuracy statement.
1	EagleView Cloud - Physical Delivery - Orthomosaic - Certified - Four Band - 3in	Provides an offline copy of the orthomosaic tiles and mosaics at the GSD specified in the EagleView Cloud once per refresh. Files to be provided in industry standard formats selectable by the customer with delivery made via online download or physically via a hard drive media.
854	EagleView Cloud - Imagery - 3in - Standard Ortho - Certified - Four Band	Provides entitlement to ortho only imagery refreshes at the GSD and frequency specified. Each refresh upgraded to include a certified orthomosaic and the collection of a near-infrared fourth band. Certified orthomosaics produced in accordance with state and local requirements and include the application of visual improvements to customer' orthomosaic imagery.

REFRESH 3		
QTY	**PRODUCT NAME**	**PRODUCT DESCRIPTION**
1	EagleView Cloud - Disaster Response Program	Includes access to the EagleView Disaster Response Program which offers flights after an emergency or disaster. Refer to the attached detailed description of the Disaster Response Program.

854	EagleView Cloud - Imagery - 3in	Provides entitlement to the EagleView Platform, a secure hosted infrastructure and access to EagleView enabled workflow, analytics, and high-resolution imagery to dramatically improve efficiency for government agencies. Includes regular refreshes of ortho and oblique imagery at the GSD and frequency specified. Target capture season subject to weather and airspace permissions. Services term commences on date of activation.
1	EagleView Cloud - Physical Delivery - Ortho & Oblique Frames - 3in	Provides an offline copy of the individual ortho and oblique image frames in Pictometry Warehouse format at the GSD specified in imagery refresh. Delivery includes one copy of Pictometry Electronic Field Study (EFS) software, latest version, on the storage media specified herein, and access to download updated versions of the EFS Licensed Software for a period of one years from the initial date of shipment of the EFS software, along with a copy of the updated documentation.
1	EagleView Cloud - Physical Delivery - Orthomosaic - 3in	Provides an offline copy of the orthomosaic tiles and mosaics at the GSD specified in the EagleView Cloud once per refresh. Files to be provided in industry standard formats selectable by the customer with delivery made via online download or physically via a hard drive media.
1	Eagleview Cloud - Software - Plus	Provides an unlimited number of authorized users the ability to login and access the EagleView Cloud software and analytics via the web-based EagleView Cloud platform. This software provides a robust compliment of tools for engaging with imagery as well as additional project and collaboration tools, and access to mobile application. Requires the purchase of an EagleView - Imagery entitlement.
1	EagleView Cloud - Authorized Subdivisions	Extends the ability for a contracting county or non-state consortium of counties the ability to authorize access to their EagleView Cloud organization to any political unit or subdivision located totally or substantially within their boundary.
1	EagleView Cloud - Comprehensive Integration Bundle	Provides activation of integrations between the EagleView Cloud platform and compatible customer environments (including compatible CAMA providers, 911/PSAP, Cityworks, and ESRI/GIS) and via the Integrated Web Application.
1	EagleView Cloud - Early Access	Provides entitlement to imagery from counties neighboring the imagery AOI as part of EagleView Cloud. Also provides entitlement to Early Access to refreshed imagery captures which allows authorized users to use new imagery immediately following its preliminary processing and quality control checks and prior to its final processing. Early Access imagery will become available incrementally as it is processed, and it will remain available until final, fully processed imagery is made available through other means.
9	EagleView Cloud - Capture History	Includes access to historical ortho and oblique frame imagery from the EagleView archive. Quantity represents the number of calendar years of archive imagery available in EagleView Cloud.

125000	EagleView Cloud - ChangeFinder	Building outlines are created from the orthomosaic tiles of a specified newer Pictometry imagery source and classified relative to a specified, older imagery source. EagleView delivers digital building outlines from the newer imagery source and their classification attributes in shapefile and geodatabase formats. Coverage includes only locations specified in a single, customer-provided digital parcel shapefile. Parcels in the specified locations must be generally contiguous. All Pictometry imagery to be used must be licensed or owned by the customer. AccuPLUS or aerotriangulated orthomosaic tiles are used if licensed. Final invoiced amount will be adjusted for the actual quantity of records in the parcel file used for production. Use of older non-Pictometry-sourced imagery requires acceptance in advance. *Product Parameters*: Source One: Pictometry Outlines Source One Year 2026 Source Two: Pictometry Imagery Source Two Year: 2028 Deck Identification Method: Marked with a Point To Be Used in Connect Assessment: Yes (Must be ordered as a separate line item) Modified Technical Specification:

REFRESH 4		
QTY	**PRODUCT NAME**	**PRODUCT DESCRIPTION**
1	EagleView Cloud - Physical Delivery - Orthomosaic - 3in	Provides an offline copy of the orthomosaic tiles and mosaics at the GSD specified in the EagleView Cloud once per refresh. Files to be provided in industry standard formats selectable by the customer with delivery made via online download or physically via a hard drive media.
1	Eagleview Cloud - Software - Plus	Provides an unlimited number of authorized users the ability to login and access the EagleView Cloud software and analytics via the web-based EagleView Cloud platform. This software provides a robust compliment of tools for engaging with imagery as well as additional project and collaboration tools, and access to mobile application. Requires the purchase of an EagleView - Imagery entitlement.
1	EagleView Cloud - Authorized Subdivisions	Extends the ability for a contracting county or non-state consortium of counties the ability to authorize access to their EagleView Cloud organization to any political unit or subdivision located totally or substantially within their boundary.
1	EagleView Cloud - Comprehensive Integration Bundle	Provides activation of integrations between the EagleView Cloud platform and compatible customer environments (including compatible CAMA providers, 911/PSAP, Cityworks, and ESRI/GIS) and via the Integrated Web Application.
1	EagleView Cloud - Disaster Response Program	Includes access to the EagleView Disaster Response Program which offers flights after an emergency or disaster. Refer to the attached detailed description of the Disaster Response Program.

1	EagleView Cloud - Early Access	Provides entitlement to imagery from counties neighboring the imagery AOI as part of EagleView Cloud. Also provides entitlement to Early Access to refreshed imagery captures which allows authorized users to use new imagery immediately following its preliminary processing and quality control checks and prior to its final processing. Early Access imagery will become available incrementally as it is processed, and it will remain available until final, fully processed imagery is made available through other means.
9	EagleView Cloud - Capture History	Includes access to historical ortho and oblique frame imagery from the EagleView archive. Quantity represents the number of calendar years of archive imagery available in EagleView Cloud.
125000	EagleView Cloud - ChangeFinder	Building outlines are created from the orthomosaic tiles of a specified newer Pictometry imagery source and classified relative to a specified, older imagery source. EagleView delivers digital building outlines from the newer imagery source and their classification attributes in shapefile and geodatabase formats. Coverage includes only locations specified in a single, customer-provided digital parcel shapefile. Parcels in the specified locations must be generally contiguous. All Pictometry imagery to be used must be licensed or owned by the customer. AccuPLUS or aerotriangulated orthomosaic tiles are used if licensed. Final invoiced amount will be adjusted for the actual quantity of records in the parcel file used for production. Use of older non-Pictometry-sourced imagery requires acceptance in advance. *Product Parameters*: Source One: Pictometry Outlines Source One Year 2028 Source Two: Pictometry Imagery Source Two Year: 2030 Deck Identification Method: Marked with a Point To Be Used in Connect Assessment: Yes (Must be ordered as a separate line item) Modified Technical Specification:
1	EagleView Cloud - Physical Delivery - Ortho & Oblique Frames - 3in	Provides an offline copy of the individual ortho and oblique image frames in Pictometry Warehouse format at the GSD specified in imagery refresh. Delivery includes one copy of Pictometry Electronic Field Study (EFS) software, latest version, on the storage media specified herein, and access to download updated versions of the EFS Licensed Software for a period of one years from the initial date of shipment of the EFS software, along with a copy of the updated documentation.
854	EagleView Cloud - Imagery - 3in	Provides entitlement to the EagleView Platform, a secure hosted infrastructure and access to EagleView enabled workflow, analytics, and high-resolution imagery to dramatically improve efficiency for government agencies. Includes regular refreshes of ortho and oblique imagery at the GSD and frequency specified. Target capture season subject to weather and airspace permissions. Services term commences on date of activation.

REFRESH 5		
QTY	**PRODUCT NAME**	**PRODUCT DESCRIPTION**
1	EagleView Cloud - Physical Delivery - Orthomosaic - Certified - Four Band - 3in	Provides an offline copy of the orthomosaic tiles and mosaics at the GSD specified in the EagleView Cloud once per refresh. Files to be provided in industry standard formats selectable by the customer with delivery made via online download or physically via a hard drive media.
1	Survey Report - Imagery Project - Compiled To Accuracy Statement	Available with corresponding imagery purchase. Product Includes: Report signed/sealed by appropriately credentialed personnel. Report details production statistics including GPS/INS post processing and includes an NSSDA compliant "Compiled To" accuracy statement.
854	EagleView Cloud - Imagery - 3in - Standard Ortho - Certified - Four Band	Provides entitlement to ortho only imagery refreshes at the GSD and frequency specified. Each refresh upgraded to include a certified orthomosaic and the collection of a near-infrared fourth band. Certified orthomosaics produced in accordance with state and local requirements and include the application of visual improvements to customer' orthomosaic imagery.
1	EagleView Cloud - Physical Delivery - Ortho & Oblique Frames - 3in	Provides an offline copy of the individual ortho and oblique image frames in Pictometry Warehouse format at the GSD specified in imagery refresh. Delivery includes one copy of Pictometry Electronic Field Study (EFS) software, latest version, on the storage media specified herein, and access to download updated versions of the EFS Licensed Software for a period of one years from the initial date of shipment of the EFS software, along with a copy of the updated documentation.

PRODUCT PARAMETERS

Disaster Response Program ("DRP")

If EagleView Cloud - Disaster Response Program is listed in the above product table, then this section applies to this Order Form. If EagleView Cloud - Disaster Response Program is not listed in the above product table, then this section does not apply to this Order Form.

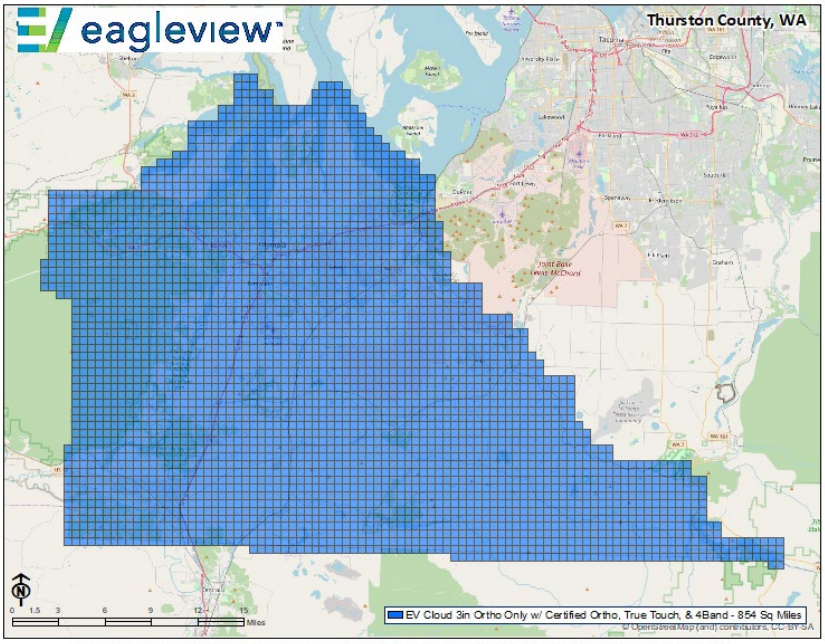
This Order Form includes eligibility for the DRP described below so long as the customer remains under an active services agreement and in good standing with EagleView. Imagery captured through DRP will be captured "as-is".

A. Disaster Coverage Imagery at No Additional Charge – EagleView will, upon request of Customer and at no additional charge, provide standard quality imagery of up to 200 square miles of affected areas (as determined by EagleView) upon the occurrence of any of the following events during any period Customer is eligible for DRP:

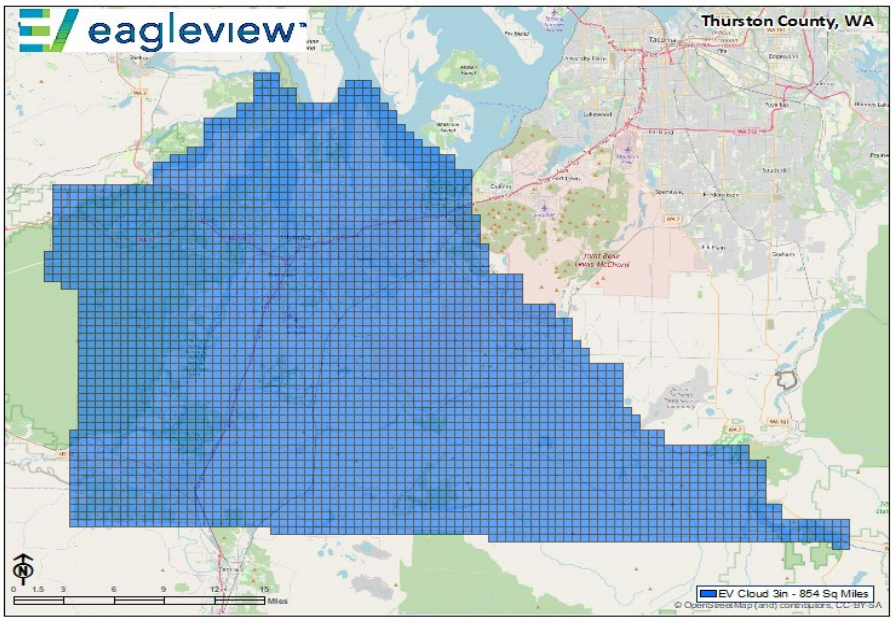
- Hurricane: areas affected by hurricanes of Category 2 and higher.
- Tornado: areas affected by tornados rated EF4 and higher.
- Terrorist: areas affected by damage from terrorist attack.
- Earthquake: areas affected by damage to critical infrastructure resulting from earthquakes measured at 6.0 or higher on the Richter scale.
- Tsunami: areas affected by damage to critical infrastructure resulting from tsunamis.

B. Discounted Rate – Coverage for areas affected by the events set forth above exceeding 200 square miles will be, subject to EagleView resource availability, offered to Customer at the then-current DRP rates. Also, coverage for areas affected by hurricanes below Category II, tornadoes below EF4 or earthquakes rated below 6.0 on the Richter scale, flooding meeting or exceeding the major flood stage, wildfires impacting population centers, or other disasters as agreed to between the customer and EagleView, will be, subject to EagleView resource availability, offered to Customer at the then current DRP rates.

AOI(S) IF APPLICABLE



Contains information from OpenStreetMap, which is made available here under the Open Database License (ODbL). openstreetmap.org/copyright



Contains information from OpenStreetMap, which is made available here under the Open Database License (ODbL). openstreetmap.org/copyright

[Signature page follows]

This Order Form is incorporated by reference into the Contract between Contractor and County.

CUSTOMER	**EAGLEVIEW**
THURSTON COUNTY, WA	PICTOMETRY INTERNATIONAL CORP. DBA EAGLEVIEW
	a Delaware corporation
SIGNATURE:	**SIGNATURE:**
NAME:	**NAME:**
TITLE:	**TITLE:**
EXECUTION DATE:	**EXECUTION DATE:**

Single Source Justification Review Form

Instructions: RCW 39.04.280(1)(a) allows agencies to waive competitive bidding if a purchase is clearly and legitimately limited to a single supplier.

The purpose of this form is to assist offices and departments to document either a sole source or single source procurement. Sole source procurements occur when there is only one vendor available to provide a good or service. Single source procurements occur when a single vendor is intentionally chosen out of multiple potential vendors without competition. In both scenarios, the purchaser is seeking to avoid competitive bidding. The ability to both sole source and single source a procurement is limited by the Code of Federal Regulations, Washington State Law, and County policy.

Select the type of exemption requested

☒ Sole Source/Single source (procurement only available from one vendor)
☐ Waiver (request BoCC waive competitive bidding requirements for reasons other than sole source)

Select the type of purchase

☐ Public Works – Complete Section 1
☐ Purchased Goods or Services – Complete Section 1
☐ Architectural and Engineering Services (A&E) – Complete Section 1
☒ Information Technology Related Purchases – Complete Section 1
☐ Sole Source/Single source Personal Services (non-A&E Professional Services) – Complete Section 1
☐ Waive Competitive Bidding Personal Services (non-A&E Professional Services) – Complete Section 2

Identify the source of funds (check all that apply)

☐ Federal funds (both as direct recipient and as a pass through or subgrantee) – compete section 3
☒ Non-federal sources (state, local, private entity) – Nothing additional to complete

Section 1

Complete questions 1-3 **OR** question 4 in documenting your sole source justification.

1. What purchase specifications and/or performance requirements limit the market to only one vendor?
   EagleView services include orthophoto mosaic and oblique imagery captures, hosting services and their Connect Explorer web platform and APIs in Connect for viewing the imagery. Thurston County has acquired 4 separate imagery captures since 2020 using EagleView. The next capture would be winter of 2026 if the contract is renewed.
   Mobile Assessor Integration requirement. *The Mobile Assessor Application uses the EagleView Connect Application for the main GIS data source. Without EagleView we can't support the GIS Integration Needs for this application.*

Data comparison across years is a critical requirement. *Historic Oblique Imagery (45 degree angle, building sides) from 2020, 2022 and 2024 as well as the imagery captures of winter 2022 and 2024 orthorectified photos are licenses with EagleView and we would not be able to provide them for staff comparison and mapping.*

Full Thurston County Obliques, Full Thurston County Orthophotos, Color Infrared and Certified (by a Surveyor) Orthophotos, Change Detection (over time), Disaster Response Program are requirements. *Other vendors do not currently provide the full set of services that are currently contracted for.*

2. How did you determine that only one vendor could respond to your specifications?
   We contacted and met with 3 vendors to review their offerings. None of them met the business needs that EagleView meet. Attached please find the detailed review of the other options considered.

3. Will the vendor certify that the County is getting the lowest price it offers?
   Yes, a letter is attached.

4. Describe any and all market conditions that justify the waiver of competitive bidding for purchases involving special facilities or market conditions. These are generally limited to good deals that are available for a short time, such as a very good price on an exceptional piece of used equipment, or the chance to buy supplies at a going-out-of-business sale or similar event.

Section 2

1. Describe the nature and scope of personal services to be provided.

2. How did you determine that the county was getting the best value for this service or that use of this vendor best serves the interests of Thurston County?

Section 3

When using Federal funds for a procurement, federal requirements on competitive bidding must be followed. Sole source procurements are exempt from competitive bidding or referred to as a noncompetitive proposal. The Federal government defines procurement by noncompetitive proposals as a procurement through solicitation of a proposal from only one source. Document under which criteria this procurement may be awarded by non-competitive proposals in accordance with 2 CFR § 200.320(f):

☐ The item is available only from a single source
☐ The public exigency or emergency for the requirement will not permit a delay resulting from competitive solicitation
☐ The Federal awarding agency or pass-through entity expressly authorizes noncompetitive proposals in response to a written request from the non-Federal entity
☐ After requesting quotes from three or more sources, competition is determined inadequate

---

Section 4

Leave Section 4 blank. To be completed by Thurston County's Internal Auditor.

This section to be completed by Thurston County's Internal Auditor

Section 1 Review:

Competitive bidding may be waived when a procurement is clearly and legitimately limited to a single vendor. The above procurement as outlined in Section 1 meets one or more of the criteria for waiving competitive bidding requirements:

- ☒ Licensed, copyrighted, or patented products or services that only one vendor provides
- ☐ New equipment or products that must be compatible with existing equipment or products
- ☐ Proprietary or custom-built software or information systems that only one vendor provides
- ☒ Products or services where only one vendor meets the required certifications or statutory requirements
- ☐ Not Applicable (The request is not for a sole source procurement)

County Policy requires documentation that the procurement meets certain requirements. The above procurement meets all the documentation criteria as selected below:

- ☒ The good or service is available only through one provider or manufacturer (or distributor, and the manufacturer so certifies)
- ☒ The specifications are material to the purpose of the procurement and are not merely written to limit competition.
- ☒ The vendor certifies that the County is getting the lowest price it offers.
- ☐ Not Applicable (The request is not for a sole source procurement)

Section 2 Review

Procurements that are fully or partially funded with federal dollars must be competitively bid as required by 2 CFR § 200.320(f). Single source procurements obtained with federal funding cannot be awarded by a noncompetitive proposal. Therefore, when federal funds are involved, the BoCC may not waiver competitive bidding requirements for these procurements. I confirm that the above request in section 2 meets the following:

- ☐ Federal funds are not used on this procurement and therefore waiver of competitive bidding is allowable.
- ☒ Not Applicable (The request is not for a single source procurement).

Section 3 Review

When Federal funds are used on a sole source procurement, one of 4 criteria must be met as outlined in 2 CFR § 200.320(f). This sole source request also meets one of the four federal requirements (or is not applicable):

☐ The item is available only from a single source

☐ The public exigency or emergency for the requirement will not permit a delay resulting from competitive solicitation;

☐ The Federal awarding agency or pass-through entity expressly authorizes noncompetitive proposals in response to a written request from the non-Federal entity; or

☐ After requesting quotes from three or more sources, competition is determined inadequate.

☒ Not Applicable (Procurement is not funded with Federal funds)

Internal Audit Sole Source or Single Source Confirmation

☒ The **Sole source/Single Source** justification meets the requirements of County Policy, RCW, and CFR 2 CFR § 200.320(f).

☐ The **Waiver** justification meets the requirements of County Policy, RCW, and CFR 2 CFR § 200.320(f). The BoCC may consider waiving the competitive bidding requirements in County policy for this service.

Brandon Weber	Internal Auditor		5/3/2025
Printed Name	**Title**	**Signature**	**DateS**

Board of County Commissioners
AGENDA ITEM SUMMARY

Agenda Date: Date Created: 10/7/2025 Agenda Item #:

Created by: Chelyn Sowers, Treatment Sales Tax Program Manager - Public Health and Social Services - 360-867-2093

Creator = Presenter? ◉ Yes ○ No Is this a presentation by more than one person? ☐

Presenter: **Chelyn Sowers, Treatment Sales Tax Program Manager - Public Health and Social Services - 360-867-2093**

Item Title:
Revised 2026-2027 Thurston County Criminal Justice Treatment Account Plan

Action Needed: Class of Item:

List of Exhibits

SFY 2026-2027 Local CJTA Plan_Draft.pdf
PDF File
396 KB

Attach any materials such as spreadsheets, powerpoint presentations, word documents, etc.

Click Additional Attachment to attach more materials.

NOTE: If you attach a file and get a message saying " ***You have chosen to attach a large file...*** ", you need to optimize the file to make it smaller. Contact Dan Murray at 4593 for assistance.

Clearance from other Departments? ☐
Budget Effect Summary? ☐

Recommended Action:
Move to approve the revised 2026-2027 Criminal Justice Treatment Account Plan detailing uses of Criminal Justice Treatment Account funds from the Health Care Authority as recommended by the local Criminal Justice Treatment Account Panel.

Item Description:
T hurston Count y Public Health and Social Services receives an annual allocation of Criminal Justice Treatment Account (CJTA) funding from the Washington State Health Care Authority; this funding must be spent on substance use disorder treatment and recovery support services for individuals involved in the criminal justice system.

Pursuant to state law, a local CJTA Panel comprised of representatives of Superior Court, Drug Court, Public Defense, the Prosecuting Attorney, the Sheriff, alcohol and drug coordinator, and a substance use treatment provider must agree to a plan for how to spend these funds. The Local CJTA Panel must seek the approval of its plan by the Board of County Commissioners prior to submission to the state.

The Board approved an updated CJTA Plan for State Fiscal Year (SFY) 2026 on September 16, 2025. The Local CJTA Panel revised this plan in October 2025 to align with the Health Care Authority’s shift from an annual to a biennial contract for SFY 2026–2027.

The plan includes up to seven uses of these funds: (1) substance use disorder assessments when requested by a defendant's defense attorney, (2) treatment and related services for individuals involved in Drug Court, (3) Parenting Classes for CJTA-eligible individuals, and (4) services to CJTA-eligible Mental Health and Veterans Court participants, (5) housing case management and rental assistance for eligible individuals, (6) Domestic Violence Treatment, (7) Restorative Justice Facilitated Dialogues.

This AIS is complete and ready for the Clerk of the Board to include in the Board Agenda: ☑

Date Submitted: 10/28/2025

Thurston County

Draft 2026-2027 Criminal Justice Treatment Account Plan

November 2025

THURSTON COUNTY

WASHINGTON

SINCE 1852

Public Health &

Social Services

Background

The Criminal Justice Treatment Account (CJTA) was established in 2002 to help justice-involved individuals gain access to substance use disorder (SUD) treatment, especially those with criminal charges and an undiagnosed or untreated SUD, including Drug Court participants. The Washington State Health Care Authority (HCA) Division of Behavioral Health and Recovery (DBHR) allocates CJTA funds to counties, behavioral health organizations, and administrative services organizations. Per RCW 71.24.580, CJTA funds may be used for the purposes of **providing SUD treatment and recovery support services to justice-involved individuals with pending criminal charges or are enrolled in a therapeutic court program**.

Allowable Expenses

CJTA funds may be used to provide SUD treatment, including:

- Brief intervention
- Withdrawal management
- SUD assessments
- Outpatient treatment services
- Medications for SUD
- Case management
- Temporary services
- Community outreach

CJTA funds may also be used to provide recovery support services, including:

- Employment services/job training
- Relapse prevention
- Family/marriage counseling or education
- Peer support services
- Housing support services
- Life skills training
- Spiritual and faith-based support
- Transportation
- Childcare services
- Urinalysis supplies and testing

DRAFT

Thurston County CJTA Plan

Since July 2018, Thurston County CJTA funds have been provided by the HCA to the Thurston County Public Health & Social Services (PHSS) Department for administration to subrecipients. This plan has been prepared in response to the HCA and County guidelines for submittal of CJTA plans and services. Additionally, the Statewide CJTA Panel has some oversight of the plans and sets the funding formula for counties.

This plan has been developed by the Local CJTA Panel identified in statute, comprised of representatives of the Thurston County Prosecutor, Sheriff, Superior Court, DUI/Drug Court, Public Defense, a SUD treatment provider, and the Thurston-Mason Behavioral Health Administrative Services Organization (Thurston-Mason BH-ASO). While not official members of the panel, leaders from Thurston County District Court and Pretrial Services have also provided input in this plan.

Thurston County's overall SUD treatment and support services system of care is funded through a combination of Medicaid/Low Income State dollars, Local Sales Tax dollars, federal block grant funds, and other sources. CJTA provides an important supplement to these other local, state, and federal behavioral health funds by supporting enhanced services for criminal justice-involved individuals with a SUD.

Coordination across the treatment system occurs through system of care discussions and other mechanisms. Funding sources and what they cover are rapidly evolving, especially because of the implementation of integrated managed care in our region in 2020. In Thurston County, CJTA enhances services to the criminal justice-involved population through the following programs and services:

- DUI/Drug Court Program
- Mental Health/Veterans Court Program
- Housing Case Management and Rental Assistance
- Thurston County Public Defense SUD Evaluations
- Domestic Violence Treatment
- Parenting Classes
- Restorative Justice Facilitated Dialogues

Innovative Use of CJTA Funds

At minimum, thirty percent (30%) of CJTA funds allocated to counties must be dedicated to "innovative" projects that meet at least one of the following conditions:

- An acknowledged best practice documented in published research;
- Utilizes traditional or best practice approaches to treat populations who are disproportionately affected by the criminal justice system; and/or

DRAFT

- A regional project conducted with at least one other entity in the service area.

References to published research demonstrating "innovative" research or evidence-based programs and practices are included throughout this document.

Specific Considerations

Programs funded by Thurston County CJTA that coordinate SUD treatment for participants shall coordinate, when applicable or necessary, with local Tribal Treatment Providers to support the provision culturally appropriate services for American Indian and Alaska Native populations. Thurston County DUI/Drug Court, Mental Health/Veterans Court, and the Thurston-Mason BH-ASO coordinate with Tribal Treatment Providers in serving tribal members. This coordination includes outreach to providers, referrals to treatment, and linkage to additional support services. Furthermore, programs funded by Thurston County CJTA that provide housing support services or cover housing costs shall present individuals with options for approved recovery residences, as outlined in RCW 41.05.760, and shall not use multiple funding sources to pay for the same housing expenses for the same individual.

DRAFT

Proposed CJTA Budget

PHSS expects to receive **$369,933** in CJTA funds for both State Fiscal Year (SFY) 2026 (July 1, 2025–June 30, 2026) and SFY 2027 (July 1, 2026–June 30, 2027). Each SFY, $282,227 in CJTA funding may be used to serve individuals with a diagnosed SUD and pending county criminal charges ("Base"), and $87,706 may be used to serve individuals who meet this eligibility and are also Drug Court participants. The table below presents the CJTA budget proposed by the Local CJTA Panel. In addition, the Local CJTA Panel recommends that the Board authorize the Director of PHSS, or designee, to approve amendments that do not exceed 10% of the total allocation, as resources allow. The Local CJTA Panel will monitor spending and recommend reallocations of underspent funds to the Board as needed.

Subrecipients	Services	July 1, 2025 – June 30, 2026 Budget	July 1, 2026 – June 30, 2027 Budget	CJTA Appropriation Type
Dispute Resolution Center	Restorative Justice Facilitated Dialogues	$1,600		Base Only
Family Education & Support Services	Parenting Classes	$4,400		Base only
Public Defense	SUD Assessments, Domestic Violence Treatment	$42,000	$42,000	Base only
Mental Health & Veterans Court (District Court)	Urinalysis	$50,000	$50,000	Base only
Thurston-Mason BH-ASO	Housing Case Management and Rental Assistance	$97,000	$97,000	Base only
DUI & Drug Court (Superior Court)	Outpatient Treatment, Urinalysis, Transportation Support	$177,933	$177,933	$90,227 Base (per year) $87,706 Drug Court (per year)

DRAFT

DUI/Drug Court Services

A. Background & Program Description

Thurston County's DUI/Drug Court program has been in operation for over 20 years and has established an effective process that ensures that the accountability and treatment structure is sound. To ensure ongoing alignment with national best practices and innovation, the team regularly participates in training and continuous improvement activities including the National Association of Drug Court Professionals Conference, the Washington State Association of Drug Court Professionals Conference (typically funded by Local Sales Tax dollars), and regular review of the 10 key components of Drug Courts.

The DUI/Drug Court Program is a comprehensive court-supervised, treatment program for non-violent adult felony and repeat DUI offenders whose crime(s) is related to or caused by SUD. The program is voluntary, and participation is from 12-24 months in length and integrates SUD treatment with structured accountability to the Court. That accountability includes regular court reviews before the DUI/Drug Court Judge and DUI/Drug Court team, meeting legal financial obligations and working to complete the program requirements that are in addition to the prescribed treatment.

One of the primary goals of DUI Drug Court is recovery from SUD. This goal is achieved through on-going and consistent, observed random urinalysis during the entirety of a participant's time in the program.

Successful completion and graduation from the DUI/Drug Court not only yield a participant's recovery but also results in having the felony charge(s) dismissed, with prejudice for Drug Court participants. DUI Court participants must plead guilty to their charge(s) at the time of program entry. The charge(s) does not get dismissed.

B. Use of CJTA Funds

Services funded through CJTA may include:

- Outpatient treatment and recovery support services when there is no other available funding source (including Medicaid or third-party insurance):
    - Biopsychosocial substance use assessments
    - Individualized service plans that include the appropriate level of treatment
    - Components of trauma informed cognitive/behavioral therapies / Seeking Safety
    - Moral Reconation Therapy
    - Participation in sober support groups
    - Relapse prevention education

DRAFT

    - Restorative Justice Facilitated Dialogues
    - Other appropriate recovery support services
- Urine toxicology screening (required of all participants consistent with National Association of Drug Court Professionals best practices)
- Transportation to or from treatment services when no viable alternative exists (no more than 10% of total CJTA funds)
- Case Management System to improve communication, case tracking, and data management for DUI/Drug Court (included within 10% administrative cap)

These services will enhance treatment services for individuals in the criminal justice system by ensuring that eligible individuals are able to participate in all aspects of DUI/Drug Court, which has been demonstrated to have highly successful program outcomes, lower recidivism rates, and cost savings.[1] Provision of evidenced-based behavioral therapies and Restorative Justice practices will contribute to our ability to meet contractual requirements to use 30% of CJTA funds on innovative services. [2, 3, 4]

State Drug Court funds and a portion of the CJTA Base Allocation will be spent on the uses noted above.

C. Additional Requirements for CJTA Funds Supporting a Therapeutic Court

Match: Match requirements for DUI/Drug Court under CJTA will be met through investment of local sales tax dollars.

Medication Assisted Treatment for Opioid Use Disorder (MAT): Thurston County's DUI/Drug Court allows ALL FDA-approved medications for the treatment of Opioid Use Disorders.

DRAFT

[1] Goodvin, R., Wanner, P., Ippolito, H., Patel, A., & Grob, H. (2024). *Inventory of evidence-based, research-based, and promising programs for adult corrections: Final report*. Washington State Institute for Public Policy. https://www.wsipp.wa.gov/ReportFile/1681/Wsipp_Inventory-of-Evidence-Based-Research-Based-and-Promising-Programs-for-Adult-Corrections_Report.pdf

[2] Brown, S. H., Gilman, S. G., Goodman, E. G., Adler-Tapia, R., & Freng, S. (2015). Integrated trauma treatment in drug court: Combining EMDR therapy and Seeking Safety. *Journal of EMDR Practice and Research, 9*(3), 123–136. https://doi.org/10.1891/1933-3196.9.3.123

[3] Ferguson, L. M., & Wormith, J. S. (2012). A meta-analysis of moral reconation therapy. *International Journal of Offender Therapy and Comparative Criminology*. Advance online publication. https://doi.org/10.1177/0306624X12447771

[4] Fulham, L., Blais, J., Rugge, T., & Schultheis, E. A. (2023). The effectiveness of restorative justice programs: A meta-analysis of recidivism and other relevant outcomes. *Criminology and Criminal Justice*. Advance online publication. https://doi.org/10.1177/17488958231215228

Mental Health and Veterans Court Services

A. Background & Program Description

Thurston County's Mental Health and Veterans Courts are intensively supervised, comprehensive deferral programs designed to offer a therapeutic approach to individuals suffering from mental illness who are currently involved in the local criminal justice system. The courts are available to defendants who meet specific eligibility criteria.

Participants in the courts participate in the following:
- Judicial Monitoring
- Intensive Therapeutic Case Management
- Sobriety Monitoring
- Access to Resources

B. Use of CJTA Funds

All funding for Mental Health/Veterans Court will be from the CJTA Base Allocation. Consistent with CJTA eligibility, funds spent in this context will support individuals with a co-occurring SUD (typically approximately 90% of the Mental Health/Veterans Court caseload).

Services funded through CJTA may include:
- Urine toxicology screening (required of all participants consistent with treatment court best practices)
- Transportation (provided as needed to support participants' success)
- SUD treatment where no other funding exists (such as individuals ineligible for Medicaid)
- Recovery support services, including housing support, education support, and Restorative Justice Facilitated Dialogues

These services will enhance treatment services for individuals in the criminal justice system by ensuring that eligible individuals are able to participate in all aspects of Mental Health/Veterans Court, which has been demonstrated to have highly successful program outcomes, low recidivism rates, and cost savings. [5]

DRAFT

[5] Wanner, P. (2018). *Inventory of evidence-based, research-based, and promising programs for adult corrections* (Report No. 18-02-1901). Washington State Institute for Public Policy. https://www.wsipp.wa.gov/ReportFile/1681/Wsipp_Inventory-of-Evidence-Based-Research-Based-and-Promising-Programs-for-Adult-Corrections_Report.pdf

Provision of Mental Health Court, housing support, and Restorative Justice services will contribute to our ability to meet contractual requirements to use 30% of CJTA funds on innovative services. [6, 7]

C. Additional Requirements for CJTA Funds Supporting a Therapeutic Court

Match: Match requirements for Mental Health/Veterans Court under CJTA will be met through investment of local sales tax dollars.

Medication Assisted Treatment for Opioid Use Disorder (MAT): Thurston County's Mental Health/Veterans Court allows the use of ALL FDA-approved medication-assisted treatment for the treatment of opioid use disorder.

DRAFT

[6] Ibid.

[7] Fulham, L., Blais, J., Rugge, T., & Schultheis, E. A. (2023). The effectiveness of restorative justice programs: A meta-analysis of recidivism and other relevant outcomes. *Criminology and Criminal Justice*. Advance online publication. https://doi.org/10.1177/17488958231215228

Housing Case Management and Rental Assistance

A. Background & Program Description

Many CJTA-eligible individuals face challenges related to stable housing; this threatens their success in treatment and may increase the likelihood of future justice involvement. Assisting this population in finding and maintains stable housing, through clean and sober housing options, homeless housing programs, and the affordable housing market, is critical to supporting their stabilization and recovery.

B. Use of CJTA Funds

Services funded through CJTA may include:
- Rental assistance; and
- Housing case management staff.

Housing case management and rental assistance will be provided to CJTA-eligible individuals, including Drug Court participants and other justice-involved individuals with a SUD. Provision of housing support services will contribute to our ability to meet contractual requirements to use 30% of CJTA funds on innovative services. [8]

This is considered a recovery support service under CJTA.

DRAFT

[8] Wanner, P. (2018). *Inventory of evidence-based, research-based, and promising programs for adult corrections* (Report No. 18-02-1901). Washington State Institute for Public Policy. https://www.wsipp.wa.gov/ReportFile/1681/Wsipp_Inventory-of-Evidence-Based-Research-Based-and-Promising-Programs-for-Adult-Corrections_Report.pdf

Thurston County Public Defense RCW 10.05.130 Substance Use Disorder Evaluations

A. Background & Program Description

Early in 2013 the State Supreme Court issued a case *State v. Velasquez* in which the court clarified that while RCW 10.05.130 requires "Funds shall be appropriated from the fines and forfeitures of the court to provide investigation, examination, report and treatment plan for any indigent person who is unable to pay the cost of any program of treatment." Velasquez ruled that the language does not require treatment payment for the treatment itself but confirmed that public funds should pay for the evaluations.

Per the Washington Defender Association, many other counties are utilizing local or state funds to pay these evaluation expenses. In 2013, motions were brought before the District Court asking for payment. While the court acknowledged their need to pay the associated costs, there were no dedicated funds to cover this service. Therefore, the CJTA Panel has reaffirmed its recommendation that Thurston County Public Defense receive funding to cover the costs associated with these evaluations when there is no other available fund source.

This solution will support indigent defendants in receiving the SUD Evaluation needed to ensure proper referral and timely access to care. This will enhance treatment for individuals in the criminal justice system by ensuring that those in need of treatment are identified, so they can be referred to appropriate treatment, diversion alternatives, and/or additional programming.

B. Use of CJTA Funds

Services funded through CJTA may include:

- SUD evaluations, in or out of custody, when there is reason to believe the individual may need assessment and subsequent treatment, and there is no other available funding source (including Medicaid or third-party insurance).

DRAFT

Domestic Violence Evaluation and Treatment

A. Background & Program Description

Many CJTA-eligible individuals are ordered to complete domestic violence (DV) treatment as part of their criminal case. DV treatment is important to resolution of these cases, supports SUD recovery, and is intended to prevent future acts of domestic violence. However, many defendants cannot afford the cost of this treatment and therefore are unable to complete this requirement.

B. Use of CJTA Funds

Services funded through CJTA may include:

- Assessments and Treatment through a Washington State Certified and WAC compliant Domestic Violence Program

This is considered a recovery support service under CJTA.

DRAFT

Parenting Classes

A. Background & Program Description

Many justice-involved individuals with substance use disorder are also parents. Research shows that providing parenting classes and support can improve parenting, treatment, and criminal justice outcomes (i.e., reduced recidivism).[9, 10]

B. Use of CJTA Funds

Services funded through CJTA may include:

- Parenting classes for justice-involved individuals with a substance use disorder (including, but not limited to, DUI/Drug Court participants).

Thurston County is partnering with a local non-profit provider to provide parenting classes such as Moral Reconation Therapy Parenting and other evidence-based and trauma-informed models appropriate for use with justice-involved individuals.

This will enhance treatment for individuals in the criminal justice system by providing critical support services to support improved treatment outcomes.

Provision of evidenced-based parenting classes for justice-involved individuals with substance use disorder will contribute to our ability to meet contractual requirements to use 30% of CJTA funds on innovative services. [11]

This is considered a recovery support service under CJTA.

DRAFT

[9] Vlahovicova, K., Melendez-Torres, G. J., Leijten, P., Knerr, W., & Gardner, F. (2017). Parenting programs for the prevention of child physical abuse recurrence: A systematic review and meta-analysis. *Clinical Child and Family Psychology Review, 20*(3), 351–365. https://doi.org/10.1007/s10567-017-0232-7

[10] Neger, E. N., & Prinz, R. J. (2015). Interventions to address parenting and parental substance abuse: Conceptual and methodological considerations. *Clinical Psychology Review, 39*, 71–82. https://doi.org/10.1016/j.cpr.2015.04.004

[11] Wanner, P. (2018). *Inventory of evidence-based, research-based, and promising programs for adult corrections* (Report No. 18-02-1901). Washington State Institute for Public Policy. https://www.wsipp.wa.gov/ReportFile/1681/Wsipp_Inventory-of-Evidence-Based-Research-Based-and-Promising-Programs-for-Adult-Corrections_Report.pdf

Board of County Commissioners
AGENDA ITEM SUMMARY

Agenda Date: Date Created: 11/21/2025 Agenda Item #:

Created by: Angela Celestine, Administrative Assistant I - Public Works - 360-786-5833

Creator = Presenter? ○ Yes ◉ No Is this a presentation by more than one person? ☐

Presenter: **Matt Unzelman, County Engineer - Public Works - 360-867-2335**

Item Title:
Project Prospectus and Local Agency Agreement for the 196th Ave SW – Sargent Rd to Elderberry St SW Project, CP# C61564

Action Needed: Class of Item:

List of Exhibits

196th Ave SW - Sargent Rd to Elderberry Prospectus.pdf
PDF File
270 KB

196th Ave SW - Sargent Rd to Elderberry St LAA.pdf
PDF File
1.25 MB

SitePhotographs.pdf
PDF File
727 KB

VicinityMap.pdf
PDF File
410 KB

Attach any materials such as spreadsheets, powerpoint presentations, word documents, etc.

Click Additional Attachment to attach more materials.

NOTE: If you attach a file and get a message saying " ***You have chosen to attach a large file...*** ", you need to optimize the file to make it smaller. Contact Dan Murray at 4593 for assistance.

Clearance from other Departments? ☐
Budget Effect Summary? ☐

Recommended Action:
Move to authorize the Director of Public Works to execute the Project Prospectus and Local Agency Agreement, and all subsequent amendments and supplements with the Washington State

Department of Transportation for the 196th Ave SW – Sargent Rd to Elderberry St SW, CP# C61564.

Item Description:

Thurston County has been awarded $600,000 in federal funding from the Surface Transportation Block Grant for the design and right-of-way phases of the 196th Ave SW – Sargent Rd to Elderberry St SW project, CP# C61564.

The project will address the need for improvements along the 196th Ave corridor between Sargent Rd and Elderberry St SW to accommodate growth in the Grand Mound area. The project will include the preliminary design and right-of-way phases for two roundabouts on 196th Ave SW at the intersections of Sargent Road and Elderberry St SW, as well as the extension of Elderberry St from 196th Ave to US Hwy 12. Due to limitations in construction funding, construction of the roundabout at the 196th Ave SW and Elderberry St SW intersection will be prioritized in the first phase of this project. Corridor improvements between the intersections include approximately 2,000 linear feet of five-foot-wide bike lanes, asphalt resurfacing, and a widened roadway.

Washington State Department of Transportation (WSDOT) authorizes the use of the awarded funding in phases (typically design, right-of-way, and construction) and each phase requires execution of agreements or supplements. The first phase for design will authorize the obligation of $432,500 of the federal funds with a 13.5% required local match from Transportation Impact Fees. Subsequent supplements will obligate funding for future phases of the project.

Public Works is requesting permission from the Board of County Commissioners to authorize the Director of Public Works to execute the Project Prospectus and Local Agency Agreement with WSDOT and subsequent amendments and supplements.

This project is in the draft 2026-2027 Public Works budget, the draft 2026-2031 Transportation Improvement Program and Capital Improvement Program.

This AIS is complete and ready for the Clerk of the Board to include in the Board Agenda: ☑

Date Submitted: 11/24/2025

Washington State Department of Transportation

Local Agency Federal Aid Project Prospectus

	Prefix	Route	( )
Federal Aid Project Number			
Local Agency Project Number			

(WSDOT Use Only)

Date	10/22/2025
DUNS Number	14-8224806
Federal Employer Tax ID Number	91-6001375

Agency	CA Agency	Federal Program Title
Thurston County	☑ Yes ☐ No	☑ 20.205 ☐ Other

Project Title	Start Latitude N / End Latitude N	Start Longitude W / End Longitude W
196th Ave SW - Sargent Rd to Elderberry St	46.804414 / 46.804285	-123.019867 / -123.011794

Project Termini From-To		Nearest City Name	Project Zip Code (+4)
Sargent Rd SW	Elderberry St SW	Centralia	98579-8949

Begin Mile Post	End Mile Post	Length of Project	Award Type
0.00	0.35	0.35	☑ Local ☐ Local Forces ☐ State ☐ Railroad

Route ID	Begin Mile Point	End Mile Point	City Number	County Number	County Name
				34	Thurston

WSDOT Region	Legislative District(s)	Congressional District(s)	Urban Area Number
Olympic Region	35	10	

Phase	Total Estimated Cost (Nearest Hundred Dollar)	Local Agency Funding (Nearest Hundred Dollar)	Federal Funds (Nearest Hundred Dollar)	Phase Start Date Month	Year
P.E.	$500,000	$67,500	$432,500	January	2026
R/W	$284,300	$116,800	$167,500	September	2027
Const.	$3,729,800	$3,729,800	$0	January	2032
Total	$4,514,100	$3,914,100	$600,000		

Description of Existing Facility (Existing Design and Present Condition)

Roadway Width	Number of Lanes
53	3

The existing 196th Avenue SW and Elderberry Street SW intersection is unsignalized with stop-control. The existing roadway corridor between US 12 and 196th Ave SW is a two lane road with a shared turn lane.

Description of Proposed Work

Description of Proposed Work (Attach additional sheet(s) if necessary)

Widen and rehabilitate existing roadway, and construct urban improvements such as lighting, sidewalks, and bike lanes.

Local Agency Contact Person	Title	Phone
Marcus Storvick	Senior Civil Engineer	360-867-2283

Mailing Address	City	State	Zip Code
9605 Tilley Road S, Ste C	Olympia	WA	98512

Project Prospectus

By _____
Approving Authority

Title County Engineer

Date

Agency	Project Title	Date
Thurston County	196th Ave SW - Sargent Rd to Elderberry St	10/22/2025

Type of Proposed Work

Project Type (Check all that Apply)			Roadway Width	Number of Lanes
☐ New Construction	☐ Path / Trail	☑ 3-R	32	2
☑ Reconstruction	☐ Pedestrian / Facilities	☐ 2-R		
☐ Railroad	☐ Parking	☐ Other		
☐ Bridge				

Geometric Design Data

Description	Through Route	Crossroad
Federal Functional Classification	☑ Urban ☐ Rural ☐ NHS ☐ Principal Arterial ☐ Minor Arterial ☐ Collector ☑ Major Collector ☐ Minor Collector ☐ Local Access	☑ Urban ☐ Rural ☐ NHS ☐ Principal Arterial ☐ Minor Arterial ☐ Collector ☑ Major Collector ☐ Minor Collector ☐ Local Access
Terrain	☑ Flat ☐ Roll ☐ Mountain	☑ Flat ☐ Roll ☐ Mountain
Posted Speed	50	35
Design Speed	35	35
Existing ADT	4,900	7,000
Design Year ADT	7,500	11,400
Design Year	2045	2045
Design Hourly Volume (DHV)		

Performance of Work

Preliminary Engineering Will Be Performed By: Thurston County Public Works	Others: 0 %	Agency: 100 %
Construction Will Be Performed By: Contract	Contract: 100 %	Agency: 0 %

Environmental Classification

☐ Class I - Environmental Impact Statement (EIS)

☐ Project Involves NEPA/SEPA Section 404 Interagency Agreement

☑ Class II - Categorically Excluded (CE)

☑ Projects Requiring Documentation (Documented CE)

☐ Class III - Environmental Assessment (EA)

☐ Project Involves NEPA/SEPA Section 404 Interagency Agreements

Environmental Considerations

Public Works environmental staff will evaluate the project area for critical areas including, Mazama Pocket Gopher, wetlands, Oregon White Oak, etc. prior to progressing design.

Agency	Project Title	Date
Thurston County	196th Ave SW - Sargent Rd to Elderberry St	10/22/2025

Right of Way

☐ No Right of Way Needed

* All construction required by the contract can be accomplished within the existing right of way.

☑ Right of Way Needed

- ☑ No Relocation
- ☐ Relocation Required

Utilities	Railroad
☐ No utility work required	☑ No railroad work required
☑ All utility work will be completed prior to the start of the construction contract	☐ All railroad work will be completed prior to the start of the construction contract
☐ All utility work will be completed in coordination with the construction contract	☐ All the railroad work will be completed in coordination with the construction contract

Description of Utility Relocation or Adjustments and Existing Major Structures Involved in the Project

Utility relocation plans will be developed with each affected private utility as applicable (e.g. Puget Sound Energy, Comcast, Wave Broadband, Lumen, etc.)

FAA Involvement

Is any airport located within 3.2 kilometers (2 miles) of the proposed project? ☐ Yes ☐ No

Remarks

This project has been reviewed by the legislative body of the administration agency or agencies, or it's designee, and is not inconsistent with the agency's comprehensive plan for community development.

Agency Thurston County Public Works

By _____

Mayor/Chairperson

Date

Washington State Department of Transportation

Local Agency Agreement

Agency Thurston County Public Works

Address 9605 Tilley Road S, Ste C
Olympia, WA 98512

ALN No. 20.205 - Highway Planning and Construction
(Assistance Listing Number)
Federal Highway Administration (FHWA)

Project Number

Agreement Number

For WSDOT Use Only

The Local Agency having complied, or hereby agreeing to comply, with the terms and conditions set forth in (1) Title 23, U.S. Code Highways, (2) the regulations issued pursuant thereto, (3) 2 CFR Part 200, (4) 2 CFR Part 180 – certifying that the local agency is not excluded from receiving Federal funds by a Federal suspension or debarment, (5) the policies and procedures promulgated by the Washington State Department of Transportation, and (6) the federal aid project agreement entered into between the State and Federal Government, relative to the above project, the Washington State Department of Transportation will authorize the Local Agency to proceed on the project by a separate notification. Federal funds which are to be obligated for the project may not exceed the amount shown herein on line r, column 3, without written authority by the State, subject to the approval of the Federal Highway Administration. All project costs not reimbursed by the Federal Government shall be the responsibility of the Local Agency.

Project Description

Name 196th Ave SW - Sargent Rd to Elderberry St Length 0.35

Termini Sargent Road SW to Elderberry Street SW

Description of Work

Widen and rehabilitate existing roadway, and construct urban improvements such as lighting, sidewalks, and bike lanes.

Project Agreement End Date 6/30/2035

Advertisement Date

Indirect Cost Rate
☐ Yes ✓ No

Type of Work		Estimate of Funding (1) Estimated Total Project Funds	(2) Estimated Agency Funds	(3) Estimated Federal Funds
PE 86.5 %	a. Agency	490,000.00	66,150.00	423,850.00
	b. Other			
Federal Aid Participation Ratio(s) for PE	c. Other			
	d. State Services	10,000.00	1,350.00	8,650.00
	e. Total PE Cost Estimate	500,000.00	67,500.00	432,500.00
Right of Way %	f. Agency			
	g. Other			
Federal Aid Participation Ratio(s) for RW	h. Other			
	i. State Services			
	j. Total R/W Cost Estimate	0.00	0.00	0.00
CN %	k. Contract			
	l. Other			
	m. Other			
Federal Aid Participation Ratio(s) for CN	n. Other			
	o. Agency			
	p. State Services			
	q. Total CN Cost Estimate	0.00	0.00	0.00
	r. Total Project Cost Estimate	500,000.00	67,500.00	432,500.00

Agency Official

By

Title Public Works Director

Agency Date

Washington State Department of Transportation

By

Director, Local Programs

Date Executed

Construction Method of Financing (Check Method Selected)

State Ad and Award

Method A - Advance Payment - Agency Share of total construction cost (based on contract award)

Method B - Withhold from gas tax the Agency's share of total construction coast (line 5, column 2) in the amount of

$ at $ per month for months.

Local Force or Local Ad and Award

✓ Method C - Agency cost incurred with partial reimbursement

The Local Agency further stipulates that pursuant to said Title 23, regulations and policies and procedures, and as a condition to payment of the federal funds obligated, it accepts and will comply with the applicable provisions set forth below. Adopted by official action on , , Resolution/Ordinance No.

Provisions

I. Scope of Work

The Agency shall provide all the work, labor, materials, and services necessary to perform the project which is described and set forth in detail in the "Project Description" and "Type of Work."

When the State acts for and on behalf of the Agency, the State shall be deemed an agent of the Agency and shall perform the services described and indicated in "Type of Work" on the face of this agreement, in accordance with plans and specifications as proposed by the Agency and approved by the State and the Federal Highway Administration.

When the State acts for the Agency but is not subject to the right of control by the Agency, the State shall have the right to perform the work subject to the ordinary procedures of the State and Federal Highway Administration.

II. Delegation of Authority

The State is willing to fulfill the responsibilities to the Federal Government by the administration of this project. The Agency agrees that the State shall have the full authority to carry out this administration. The State shall review, process, and approve documents required for federal aid reimbursement in accordance with federal requirements. If the State advertises and awards the contract, the State will further act for the Agency in all matters concerning the project as requested by the Agency. If the Local Agency advertises and awards the project, the State shall review the work to ensure conformity with the approved plans and specifications.

III. Project Administration

Certain types of work and services shall be provided by the State on this project as requested by the Agency and described in the Type of Work above. In addition, the State will furnish qualified personnel for the supervision and inspection of the work in progress. On Local Agency advertised and awarded projects, the supervision and inspection shall be limited to ensuring all work is in conformance with approved plans, specifications, and federal aid requirements. The salary of such engineer or other supervisor and all other salaries and costs incurred by State forces upon the project will be considered a cost thereof. All costs related to this project incurred by employees of the State in the customary manner on highway payrolls and vouchers shall be charged as costs of the project.

IV. Availability of Records

All project records in support of all costs incurred and actual expenditures kept by the Agency are to be maintained in accordance with local government accounting procedures prescribed by the Washington State Auditor's Office, the U.S. Department of Transportation, and the Washington State Department of Transportation. The records shall be open to inspection by the State and Federal Government at all reasonable times and shall be retained and made available for such inspection for a period of not less than three years from the final payment of any federal aid funds to the Agency. Copies of said records shall be furnished to the State and/or Federal Government upon request.

V. Compliance with Provisions

The Agency shall not incur any federal aid participation costs on any classification of work on this project until authorized in writing by the State for each classification. The classifications of work for projects are:

1. Preliminary engineering.
2. Right of way acquisition.
3. Project construction.

Once written authorization is given, the Agency agrees to show continuous progress through monthly billings. Failure to show continuous progress may result the Agency's project becoming inactive, as described in 23 CFR 630, and subject to de-obligation of federal aid funds and/or agreement closure.

If right of way acquisition, or actual construction of the road for which preliminary engineering is undertaken is not started by the close of the tenth fiscal year following the fiscal year in which preliminary engineering phase was authorized, the Agency will repay to the State the sum or sums of federal funds paid to the Agency under the terms of this agreement (see Section IX).

If actual construction of the road for which right of way has been purchased is not started by the close of the tenth fiscal year following the fiscal year in which the right of way phase was authorized, the Agency will repay to the State the sum or sums of federal funds paid to the Agency under the terms of this agreement (see Section IX).

The Agency agrees that all stages of construction necessary to provide the initially planned complete facility within the limits of this project will conform to at least the minimum values set by approved statewide design standards applicable to this class of highways, even though such additional work is financed without federal aid participation.

The Agency agrees that on federal aid highway construction projects, the current federal aid regulations which apply to liquidated damages relative to the basis of federal participation in the project cost shall be applicable in the event the contractor fails to complete the contract within the contract time.

VI. Payment and Partial Reimbursement

The total cost of the project, including all review and engineering costs and other expenses of the State, is to be paid by the Agency and by the Federal Government. Federal funding shall be in accordance with the Federal Transportation Act, as amended, 2 CFR Part 200. The State shall not be ultimately responsible for any of the costs of the project. The Agency shall be ultimately responsible for all costs associated with the project which are not reimbursed by the Federal Government. Nothing in this agreement shall be construed as a promise by the State as to the amount or nature of federal participation in this project.

The Agency shall bill the state for federal aid project costs incurred in conformity with applicable federal and state laws. The agency shall minimize the time elapsed between receipt of federal aid funds and subsequent payment of incurred costs. Expenditures by the Local Agency for maintenance, general administration, supervision, and other overhead shall not be eligible for federal participation unless a current indirect cost plan has been prepared in accordance with the regulations outlined in 2 CFR Part 200 - Uniform Admin Requirements, Cost Principles and Audit Requirements for Federal Awards, and retained for audit.

The State will pay for State incurred costs on the project. Following payment, the State shall bill the Federal Government for reimbursement of those costs eligible for federal participation to the extent that such costs are attributable and properly allocable to this project. The State shall bill the Agency for that portion of State costs which were not reimbursed by the Federal Government (see Section IX).

1. Project Construction Costs

Project construction financing will be accomplished by one of the three methods as indicated in this agreement.

Method A – The Agency will place with the State, within (20) days after the execution of the construction contract, an advance in the amount of the Agency's share of the total construction cost based on the contract award. The State will notify the Agency of the exact amount to be deposited with the State. The State will pay all costs incurred under the contract upon presentation of progress billings from the contractor. Following such payments, the State will submit a billing to the Federal Government for the federal aid participation share of the cost. When the project is substantially completed and final actual costs of the project can be determined, the State will present the Agency with a final billing showing the amount due the State or the amount due the Agency. This billing will be cleared by either a payment from the Agency to the State or by a refund from the State to the Agency.

Method B – The Agency's share of the total construction cost as shown on the face of this agreement shall be withheld from its monthly fuel tax allotments. The face of this agreement establishes the months in which the withholding shall take place and the exact amount to be withheld each month. The extent of withholding will be confirmed by letter from the State at the time of contract award. Upon receipt of progress billings from the contractor, the State will submit such billings to the Federal Government for payment of its participating portion of such billings.

Method C – The Agency may submit vouchers to the State in the format prescribed by the State, in duplicate, not more than once per month for those costs eligible for Federal participation to the extent that such costs are directly attributable and properly allocable to this project. Expenditures by the Local Agency for maintenance, general administration, supervision, and other overhead shall not be eligible for Federal participation unless claimed under a previously approved indirect cost plan.

The State shall reimburse the Agency for the Federal share of eligible project costs up to the amount shown on the face of this agreement. At the time of audit, the Agency will provide documentation of all costs incurred on the project. The State shall bill the Agency for all costs incurred by the State relative to the project. The State shall also bill the Agency for the federal funds paid by the State to the Agency for project costs which are subsequently determined to be ineligible for federal participation (see Section IX).

VII. Audit of Federal Consultant Contracts

The Agency, if services of a consultant are required, shall be responsible for audit of the consultant's records to determine eligible federal aid costs on the project. The report of said audit shall be in the Agency's files and made available to the State and the Federal Government.

An audit shall be conducted by the WSDOT Internal Audit Office in accordance with generally accepted governmental auditing standards as issued by the United States General Accounting Office by the Comptroller General of the United States; WSDOT Manual M 27-50, Consultant Authorization, Selection, and Agreement Administration; memoranda of understanding between WSDOT and FHWA; and 2 CFR Part 200.501 - Audit Requirements.

If upon audit it is found that overpayment or participation of federal money in ineligible items of cost has occurred, the Agency shall reimburse the State for the amount of such overpayment or excess participation (see Section IX).

VIII. Single Audit Act

The Agency, as a subrecipient of federal funds, shall adhere to the federal regulations outlined in 2 CFR Part 200.501 as well as all applicable federal and state statutes and regulations. A subrecipient who expends $1,000,000 or more in federal awards from all sources during a given fiscal year shall have a single or program-specific audit performed for that year in accordance with the provisions of 2 CFR Part 200.501. Upon conclusion of the audit, the Agency shall be responsible for ensuring that a copy of the report is transmitted promptly to the State.

IX. Payment of Billing

The Agency agrees that if payment or arrangement for payment of any of the State's billing relative to the project (e.g., State force work, project cancellation, overpayment, cost ineligible for federal participation, etc.) is not made to the State within 45 days after the Agency has been billed, the State shall effect reimbursement of the total sum due from the regular monthly fuel tax allotments to the Agency from the Motor Vehicle Fund. No additional Federal project funding will be approved until full payment is received unless otherwise directed by the Director, Local Programs.

Project Agreement End Date - This date is based on your projects Period of Performance (2 CFR Part 200.309).

Any costs incurred after the Project Agreement End Date are NOT eligible for federal reimbursement. All eligible costs incurred prior to the Project Agreement End Date must be submitted for reimbursement within 60 days after the Project Agreement End Date or they become ineligible for federal reimbursement.

X. Traffic Control, Signing, Marking, and Roadway Maintenance

The Agency will not permit any changes to be made in the provisions for parking regulations and traffic control on this project without prior approval of the State and Federal Highway Administration. The Agency will not install or permit to be installed any signs, signals, or markings not in conformance with the standards approved by the Federal Highway Administration and MUTCD. The Agency will, at its own expense, maintain the improvement covered by this agreement.

XI. Indemnity

The Agency shall hold the Federal Government and the State harmless from and shall process and defend at its own expense all claims, demands, or suits, whether at law or equity brought against the Agency, State, or Federal Government, arising from the Agency's execution, performance, or failure to perform any of the provisions of this agreement, or of any other agreement or contract connected with this agreement, or arising by reason of the participation of the State or Federal Government in the project, PROVIDED, nothing herein shall require the Agency to reimburse the State or the Federal Government for damages arising out of bodily injury to persons or damage to property caused by or resulting from the sole negligence of the Federal Government or the State.

XII. Nondiscrimination Provision

No liability shall attach to the State or Federal Government except as expressly provided herein.

The Agency shall not discriminate on the basis of race, color, national origin, or sex in the award and performance of any USDOT-assisted contract and/or agreement or in the administration of its DBE program or the requirements of 49 CFR Part 26. The Agency shall take all necessary and reasonable steps under 49 CFR Part 26 to ensure nondiscrimination in the award and administration of USDOT-assisted contracts and agreements. The WSDOT's DBE program, as required by 49 CFR Part 26 and as approved by USDOT, is incorporated by reference in this agreement. Implementation of this program is a legal obligation and failure to carry out its terms shall be treated as a violation of this agreement. Upon notification to the Agency of its failure to carry out its approved program, the Department may impose sanctions as provided for under Part 26 and may, in appropriate cases, refer the matter for enforcement under 18 U.S.C. 1001 and/or the Program Fraud Civil Remedies Act of 1986 (31 U.S. C. 3801 et seq.).

The Agency hereby agrees that it will incorporate or cause to be incorporated into any contract for construction work, or modification thereof, as defined in the rules and regulations of the Secretary of Labor in 41 CFR Chapter 60, which is paid for in whole or in part with funds obtained from the Federal Government or borrowed on the credit of the Federal Government pursuant to a grant, contract, loan, insurance, or guarantee or understanding pursuant to any federal program involving such grant, contract, loan, insurance, or guarantee, the required contract provisions for Federal-Aid Contracts (FHWA 1273), located in Chapter 44 of the Local Agency Guidelines.

The Agency further agrees that it will be bound by the above equal opportunity clause with respect to its own employment practices when it participates in federally assisted construction work: Provided, that if the applicant so participating is a State or Local Government, the above equal opportunity clause is not applicable to any agency, instrumentality, or subdivision of such government which does not participate in work on or under the contract.

The Agency also agrees:

(1) To assist and cooperate actively with the State in obtaining the compliance of contractors and subcontractors with the equal opportunity clause and rules, regulations, and relevant orders of the Secretary of Labor.

(2) To furnish the State such information as it may require for the supervision of such compliance and that it will otherwise assist the State in the discharge of its primary responsibility for securing compliance.

(3) To refrain from entering into any contract or contract modification subject to Executive Order 11246 of September 24, 1965, with a contractor debarred from, or who has not demonstrated eligibility for, government contracts and federally assisted construction contracts pursuant to the Executive Order.

(4) To carry out such sanctions and penalties for violation of the equal opportunity clause as may be imposed upon contractors and subcontractors by the State, Federal Highway Administration, or the Secretary of Labor pursuant to Part II, subpart D of the Executive Order.

In addition, the Agency agrees that if it fails or refuses to comply with these undertakings, the State may take any or all of the following actions:

(a) Cancel, terminate, or suspend this agreement in whole or in part;

(b) Refrain from extending any further assistance to the Agency under the program with respect to which the failure or refusal occurred until satisfactory assurance of future compliance has been received from the Agency; and

(c) Refer the case to the Department of Justice for appropriate legal proceedings.

XIII. Liquidated Damages

The Agency hereby agrees that the liquidated damages provisions of 23 CFR Part 635, Subpart 127, as supplemented, relative to the amount of Federal participation in the project cost, shall be applicable in the event the contractor fails to complete the contract within the contract time. Failure to include liquidated damages provision will not relieve the Agency from reduction of federal participation in accordance with this paragraph.

XIV. Termination for Public Convenience

The Secretary of the Washington State Department of Transportation may terminate the contract in whole, or from time to time in part, whenever:

(1) The requisite federal funding becomes unavailable through failure of appropriation or otherwise.
(2) The contractor is prevented from proceeding with the work as a direct result of an Executive Order of the President with respect to the prosecution of war or in the interest of national defense, or an Executive Order of the President or Governor of the State with respect to the preservation of energy resources.
(3) The contractor is prevented from proceeding with the work by reason of a preliminary, special, or permanent restraining order of a court of competent jurisdiction where the issuance of such order is primarily caused by the acts or omissions of persons or agencies other than the contractor.
(4) The Secretary is notified by the Federal Highway Administration that the project is inactive.
(5) The Secretary determines that such termination is in the best interests of the State.

XV. Venue for Claims and/or Causes of Action

For the convenience of the parties to this contract, it is agreed that any claims and/or causes of action which the Local Agency has against the State of Washington, growing out of this contract or the project with which it is concerned, shall be brought only in the Superior Court for Thurston County.

XVI. Certification Regarding the Restrictions of the Use of Federal Funds for Lobbying

The approving authority certifies, to the best of his or her knowledge and belief, that:

(1) No federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any federal agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement.
(2) If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any federal agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with this federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit the Standard Form - LLL, “Disclosure Form to Report Lobbying,” in accordance with its instructions.
(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subgrants, and contracts and subcontracts under grants, subgrants, loans, and cooperative agreements) which exceed $100,000, and that all such subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification as a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

XVII. Assurances

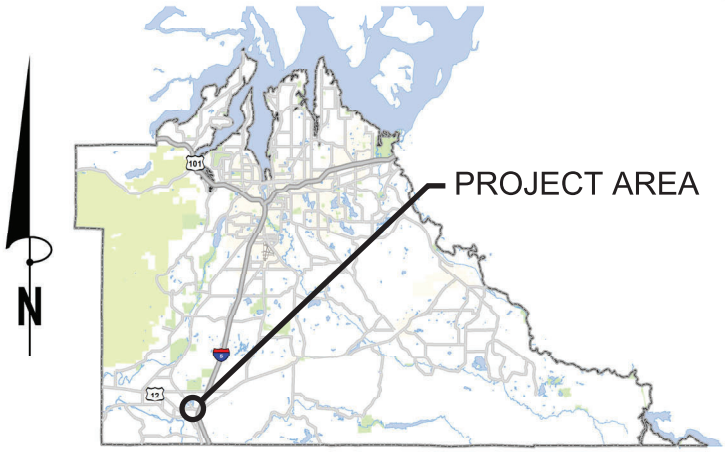
Local agencies receiving Federal funding from the USDOT or its operating administrations (i.e., Federal Highway Administration, Federal Transit Administration, Federal Aviation Administration) are required to submit a written policy statement, signed by the Agency Executive and addressed to the State, documenting that all programs, activities, and services will be conducted in compliance with Section 504 and the Americans with Disabilities Act (ADA).

Additional Provisions

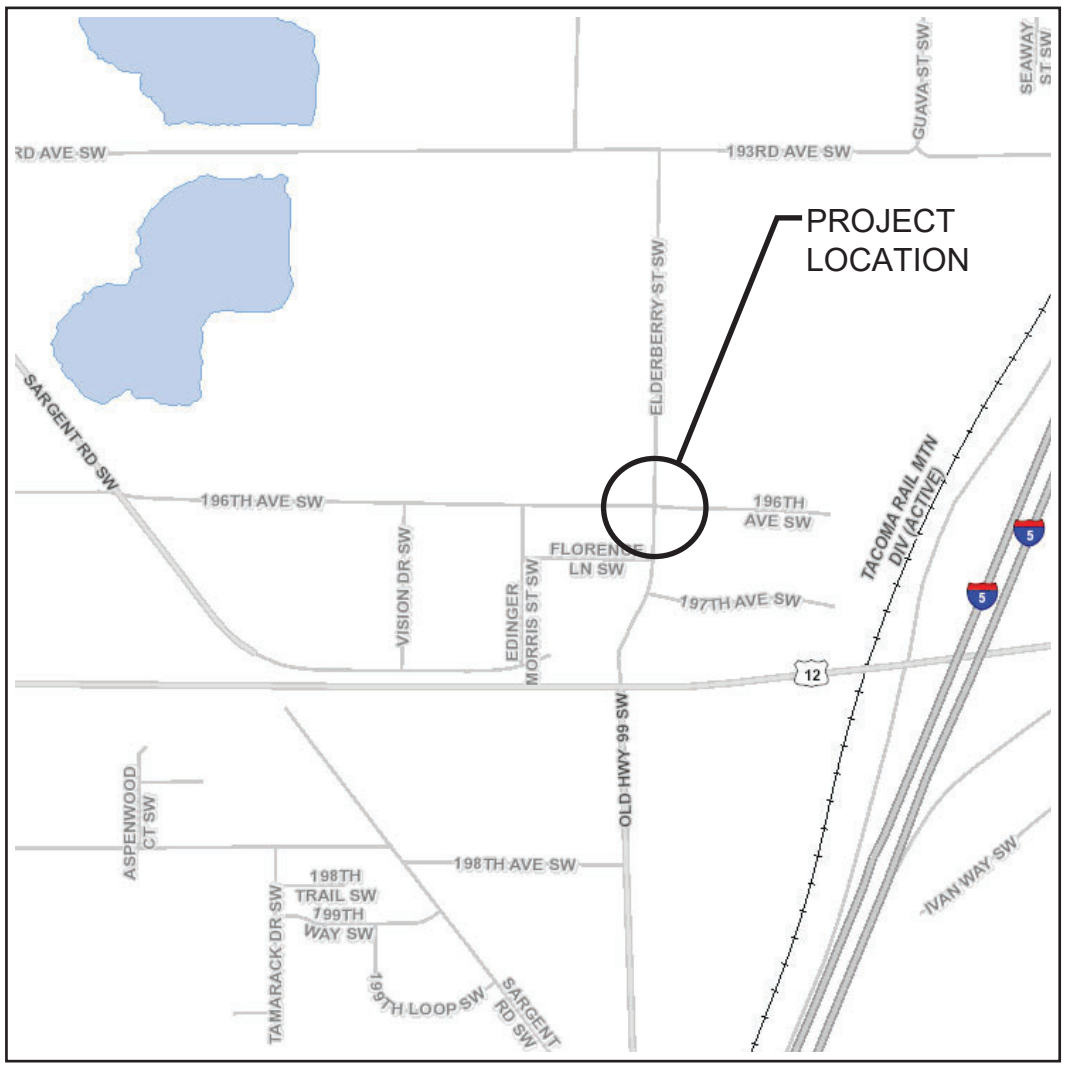
Photo 1: Elderberry St SW and 196th Ave SW Intersection (Looking Southwest)

Photo 2: Elderberry St SW and 196th Ave SW Intersection (Looking North)

THURSTON COUNTY
WASHINGTON
SINCE 1852



SEC. 11, 12 T. 15N. R.03 W. W.M.



VICINITY MAP

196TH AVE SW - SARGENT RD SW TO ELDERBERRY ST SW - PHASE 1

CP# 61564

THURSTON COUNTY
WASHINGTON
SINCE 1852

Board of County Commissioners	Business Meeting	Tuesday, December 16, 2026

Written public comment may be received up to two hours in advance of the meeting and will be distributed to the Board of County Commissioners. Action may be taken at this meeting.

This meeting is livestreamed to the Thurston County YouTube Channel.

Summary of Timed Items
2:00 PM – Business Meeting
3:30 PM – Public Hearing(s)

2:00 PM – Business Meeting

I. Call Meeting to Order
1. **Pledge of Allegiance – District 1**
2. **Land Acknowledgement**
3. **Approval of Agenda**

II. Presentations – WSAC Project of Impact Award
The Board of County Commissioners will present the WSAC Project of Impact Award to the Auditor's Office for the *Your Neighborhood, Your Elections* video series.

III. Public Comment
Public comment related only to items included on this agenda.

IV. County Manager's Update

V. Consent Agenda (1 through 15)
Proposed action: Move to approve the consent agenda.

1. **Item:** Interlocal Agreement with the Washington State Department of Commerce for Security Camera Software
   Department: Auditor's Office
   Contact: Mary Hall, Auditor
   Consent action: Move to approve the Interlocal Agreement with the Washington State Department of Commerce to procure and install software on existing security cameras at the Voter Registration Center for the amount of $35,104.00 and authorize the Auditor to execute the agreement and any amendments that do not exceed 10%.

2. **Item:** Resolution Amending the Thurston County Section 457 Umbrella Plan
   Department: Human Resources
   Contact: Maria Aponte, Director of Human Resources
   Consent action: Move to approve the resolution amending the Thurston County Section 457 Umbrella Plan and Trust Document and adopting the provisions of Secure Act 2.0 of 2022.

3. **Item:** Contract with Tyler Technologies for replacement of Tax Evaluation and Tax Collection System
   Department: Information Technology
   Contact: Sherrie Ilg, Director of Information Technology
   Consent action: Move to approve a contract with Tyler Technologies for the replacement of the Tax Evaluation and Tax Collection System to secure current pricing through March 31, 2028, contingent on continued pursuit of project funding, and authorize the Director of Information Technology to execute the contract and amendments that do not exceed 10%.

4. **Item:** Contract Amendment with Just Appraised for Senior Exemption Online Application
   Department: Information Technology
   Contact: Sherrie Ilg, Director of Information Technology
   Consent action: Move to amend the contract with Just Appraised to add functionality for the electronic submission of Senior & People with Disabilities Exemption Applications for the amount of $9,000.00, and to extend the contract for three years for a total annual subscription amount of $65,604.00, plus a 2% annual increase, and authorize the Director of Information Technology to execute the agreement and any amendments that do not exceed 10%.

5. **Item:** Purchase of Dell Power Edge Servers
   Department: Information Technology
   Contact: Sherrie Ilg, Director of Information Technology
   Consent action: Move to approve the purchase of two Dell Power Edge servers for a total of $50,797.56 plus tax and authorize the Director of Information Technology to execute the purchase and any amendments that do not exceed 10%.

6. **Item:** Amendment #11 to the Washington State Department of Health 2025-2027 Consolidated Contract #CLH32070
   Department: Public Health and Social Services
   Contact: Jennifer Freiheit, Director of Public Health and Social Services
   Consent action: Move to approve Amendment No. 11 to the Washington State Department of Health Consolidated Contract #CLH32070, providing an increase of $175,963.00 for a revised maximum consideration of $10,449,794.00 for the duration of January 1, 2025 through December 31, 2027 and authorize the Director of Public Health and Social Services or designee to execute the amendment and future amendments that do not exceed 10%.

7. **Item:** Revised 2026-2027 Thurston County Criminal Justice Treatment Account Plan
   Department: Public Health and Social Services
   Contact: Chelyn Sowers, Treatment Sales Tax Program Manager
   Consent action: Move to approve the revised 2026-2027 Criminal Justice Treatment Account Plan detailing uses of Criminal Justice Treatment Account funds from the Health Care Authority as recommended by the local Criminal Justice Treatment Account Panel.

8. **Item:** Contract with Thurston-Mason Behavioral Health Administrative Services Organization for Co-Occurring Disorder Intensive Case Management services
   Department: Public Health and Social Services
   Contact: Katie Strozyk, Opioid & Overdose Program Manager
   Consent action: Move to approve the contract with Thurston-Mason Behavioral Health Administrative Services Organization to provide Co-Occurring Disorder Intensive Case Management services for a total maximum amount of $200,000.00 per calendar year for the duration of January 1, 2026 through December 31, 2027 and authorize the Director of Public Health and Social Services or designee to execute the agreement and any future amendments that do not exceed 10%.

9. **Item:** Veteran Project Grant Contracts
   Department: Public Health and Social Services
   Contact: Mark Moffett, Social Services Program Manager
   Consent action: Move to approve the contracts with the Lacey Veterans Services Hub, Rebuilding Together Thurston County, and Thurston County Food Bank to provide Veteran Project Grant funds for the term of January 1, 2026 through December 31, 2026, and authorize the Director of Public Health and Social Services or designee to execute the contracts and any amendments that do not exceed 10%.

10. **Item:** Increase to Existing Solid Waste Change Funds
    Department: Public Works
    Contact: Karen Weiss, Director of Public Works
    Consent action: Move to approve the resolution to increase the change funds for the Waste and Recovery Center by $1,000.00 for a total amount of $4,700.00, the Rochester Drop-box by $1,000.00 for a total amount of $2,100.00, and the Rainier Drop-box by $1,000.00 for a total amount of $2,400.00.

11. **Item:** Appointment to the Fair Board
    Department: Commissioners Office
    Contact: Amy Davis, Clerk of the Board
    Consent action: Move to appoint Diana Torres to Position 10 of the Fair Board for the term of January 1, 2026 through January 1, 2029.

12. **Item:** Appointment to the Fair Board
    Department: Commissioners Office
    Contact: Amy Davis, Clerk of the Board
    Consent action: Move to appoint Chris Pettit to Position 11 of the Fair Board for the term of January 1, 2026 through January 1, 2029.

13. **Item:** Appointment to the Fair Board
    Department: Commissioners Office
    Contact: Amy Davis, Clerk of the Board
    Consent action: Move to appoint Reyana Wisner to Position 19 of the Fair Board for the term of January 1, 2026 through January 1, 2028.

14. **Item:** Appointment to the Fair Board
    Department: Commissioners Office
    Contact: Amy Davis, Clerk of the Board
    Consent action: Move to appoint Sawyer Brown to the Fair Board as an Ex-Officio member for the term of January 1, 2026 through January 1, 2027.

15. **Item:** Voucher List - November 11, 2025
    Department: Auditor's Office
    Contact: Melissa Hutchens, Financial Services Manager
    Consent action: Move to approve the voucher list for the week of November 10, 2025 for the combined amount of $1,329,046.30.

Department Items

VI. Commissioners

1. **Item:** Resolution Adopting the 2026-2027 Biennial Capital Budget
   Contact: Summer Miller, Budget and Fiscal Manager
   Proposed action: Move to approve the resolution adopting the 2026-2027 Biennial Capital Budget.

2. **Item:** Resolution Adopting the 2026-2027 Biennial Operating Budget
   Contact: Summer Miller, Budget and Fiscal Manager
   Proposed action: Move to approve the resolution adopting the 2026-2027 Biennial Operating Budget.

3. **Item:** Resolution to Increase Property Tax Revenue
   Contact: Summer Miller, Budget and Fiscal Manager
   Proposed action: Move to approve the resolution authorizing an increase in property tax revenue in dollars and percentage for the roads, conservation futures, and medic one funds, as authorized by RCW 84.55.010.

4. **Item:** Resolution Adopting the 2026 Indirect Cost Plan
   Contact: Melissa Hutchens, Financial Services Manager
   Proposed action: Move to approve the resolution to adopt 2026 Indirect Cost Allocation Plan.

5. **Item:** Resolution Establishing the 2026-2027 Equipment Rental Rates
   Contact: Kim Burnett, Director of Central Services
   Proposed action: Move to approve the resolution to adopt the Equipment Rental Rates for equipment owned by the Equipment Rental and Revolving fund for 2026-2027.

6. **Item:** Resolution Adopting the Six-Year Transportation Improvement Program for the Calendar Years 2026-2031
   Contact: Matt Unzleman, County Engineer
   Proposed action: Move to approve the resolution adopting the Six-Year Transportation Improvement Program for the calendar years 2026-2031.

7. **Item:** Resolutions for Updates to the Thurston County Public Works Utilities and Noxious Weed Assessment Rates
   Contact: Karen Weiss, Director of Public Works
   Proposed action: Move to approve the resolutions adjusting the Thurston County Solid Waste Utility Rates, Stormwater Utility Rates, Water and Sewer Utilities Rates, and the Noxious Weed Program Annual Assessment.

8. **Item:** Resolution to Create Fund 1250: Public Safety Sales Tax - HB 2015
   Contact: Summer Miller, Budget and Fiscal Manager
   Proposed action: Move to approve the resolution creating Fund 1250: Public Safety Sales Tax - HB 2015.

9. **Item:** Resolution to Rename Fund 0240 to Countywide Services
   Contact: Summer Miller, Budget and Fiscal Manager
   Proposed action: Move to approve the resolution renaming Fund 0240 from Non-Departmental to Countywide Services.

VII. Community Planning and Economic Development

1. **Item:** 2025 Comprehensive Plan Amendments
   Contact: Ashley Arai, Director of Community Planning and Economic Development
   Proposed action: (1) Move to approve a resolution to amend the Thurston County Comprehensive Plan and associated appendices and maps; the Lacey Joint Plan; the Grand Mound Subarea Plan; the future land use maps of each; and Appendix G the Capital Improvement Program. **(2)** Move to approve an ordinance to implement the changes in the resolution by amending several chapters and adding new chapters in Titles 18 and 20 of the Thurston County Code by amending the Official Zoning Map for Thurston County, and by amending the Official Zoning Map for Thurston County - North County Urban Growth Areas.

2. **Item:** Permit Review Process Annual Code Update
   Contact: Ashley Arai, Director of Community Planning and Economic Development
   Proposed action: Move to approve an ordinance adopting amendments to Titles 2, 14, 17, 18, and 20-25 of the Thurston County Code to address general clerical edits, permit review timelines, and SEPA categorical exemption thresholds.

3. **Item:** Skookumchuck Water Rights Acquisition Grant
   Contact: Ashley Arai, Director of Community Planning and Economic Development
   Proposed action: Move to approve a grant agreement with the Washington Department of Ecology for a water rights acquisition from the TransAlta Water Bank located in WRIA 22/23 in the amount of $2,406,457.46 and authorize the Director of Community Planning & Economic Development to execute the grant agreement and amendments, including reallocating funds among tasks, that do not exceed 10%.

VIII. Coroner

1. **Item:** Professional Services Contract for Pathology Position - Pacific Northwest Forensic Pathology PLLC
   Contact: Gary Warnock, Coroner
   Proposed action: Move to approve professional services contract between Thurston County and Pacific Northwest Forensic Pathology PLLC for forensic pathology services.

IX. Information Technology

1. **Item:** Professional Services Agreement for Oracle Stabilization
   Department: Information Technology
   Contact: Sherrie Ilg, Director of Information Technology
   Consent action: Move to approve the extended contract with Baker Tilly to assist with stabilization and optimization of the Oracle Implementation in an amount not to exceed $1,400,000.00 for the term of January 2026 - December 2027 and authorize the Director of Information Technology to execute the agreement and any amendments that do not exceed 10%.

2. **Item:** Single Source Contract with Eagleview for GIS Support
   Department: Information Technology
   Contact: Sherrie Ilg, Director of Information Technology
   Consent action: Move to approve the single source Professional Services Contract with Eagleview for a six-year term through December 31, 2031 for the support of the county's Geographic Information Systems (GIS) functionality for $832,089.00 plus tax and authorize the Director of Information Technology to execute the agreement and any amendments that do not exceed 10% per year.

X. Public Works

1. **Item:** Project Prospectus and Local Agency Agreement for Project CP# C61564
   Contact: Matt Unzleman, County Engineer
   Proposed action: Approve Project Prospectus and Local Agency Agreement for the 196th Ave SW – Sargent Rd to Elderberry St SW Project, CP# C61564.

XI. Public Comment

Public comment related to general matters.

XII. Commissioners Community Reports

1. Commissioners report on external boards, commissions, etc.

XIII. Adjournment

3:30 PM – Public Hearings(s)

I. Public Hearing: Nonexclusive Franchise Application of Pioneer Service Company, Inc., for a Water Distribution System within Thurston County Rights-of-Way
Department: Public Works
Contact: Matt Unzelman, County Engineer
Proposed action: (1) Move to close the public hearing and accept the application of Pioneer Service Company, Inc., for a nonexclusive franchise to operate and maintain a water distribution system within Thurston County rights-of-way. **(2)** Move to approve the resolution granting Pioneer Service Company, Inc. a nonexclusive franchise for a water distribution system within designated Thurston County rights-of-way for a term of 10 years.

II. Public Hearing: Gorgas Open Space Tax Program Application
Department: Community Planning and Economic Development
Contact: Ashley Arai, Director of Community Planning and Economic Development
Proposed action: (1) Move to close the public hearing. **(2)** Move to approve the enrollment of 76.96 acres as Open Space for current use assessment.

III. Public Hearing: City of Yelm Annexation Interlocal Agreement
Department: Community Planning and Economic Development
Contact: Ashley Arai, Director of Community Planning and Economic Development
Proposed action: (1) Move to close the public hearing. **(2)** Move to approve an Interlocal Agreement with the City of Yelm for the annexation of unincorporated territory within the Yelm Urban Growth Area encompassing a total of 312 parcels and approximately 1,228.42 acres and authorize the County Manager to execute the agreement.

Disability Accommodations: Room 110 is equipped with an assistive listening system and is wheelchair accessible. To request disability accommodations, call the Reasonable Accommodation Coordinator at least 3 days prior to the meeting at 360-786-5440. Persons with speech or hearing disabilities may call via Washington Relay at 711 or 800-833-6388.

Board of County Commissioners
AGENDA ITEM SUMMARY

Agenda Date: Date Created: 11/20/2025 Agenda Item #:

Created by: Angela Celestine, Administrative Assistant I - Public Works - 360-786-5833

Creator = Presenter? ○ Yes ◉ No Is this a presentation by more than one person? ☐

Presenter: **Matt Unzelman, County Engineer - Public Works - 360-867-2335**

Item Title:
Public Hearing to Consider the Application of Pioneer Service Company, Inc., a Nonexclusive Franchise for a Water Distribution System within Thurston County Rights-of-Way

Action Needed: Class of Item:

List of Exhibits

2025Application PioneerServiceCompanyInc.pdf
PDF File
1.38 MB

Resolution PioneerServiceCompanyIncKH.pdf
PDF File
353 KB

Vicinity Map Pioneer Service (10-20-25).pdf
PDF File
325 KB

Attach any materials such as spreadsheets, powerpoint presentations, word documents, etc.

Click Additional Attachment to attach more materials.

NOTE: If you attach a file and get a message saying " ***You have chosen to attach a large file...*** ", you need to optimize the file to make it smaller. Contact Dan Murray at 4593 for assistance.

Clearance from other Departments? ☑

☑ PAO ☐ FinSvcs ☐ HR

☐ Budget Office ☐ CAO ☐ Other

Notes:

Budget Effect Summary? ☐

Recommended Action:

Move close the public hearing and accept the application of Pioneer Service Company, Inc., for a nonexclusive franchise to operate and maintain a water distribution system within Thurston County rights-of-way.

Move to approve the resolution granting Pioneer Service Company, Inc. a nonexclusive franchise fo a water distribution system within designated Thurston County rights-of-way for a term of 10 years

Item Description:

RCW 36.55.040 requires that a public hearing be held on franchise applications. Pioneer Service Company, Inc., has applied for a nonexclusive franchise to operate and maintain a water distribution system with approximately 50 connections within Thurston County rights-of-way known as:

- Madrona Beach Road NW
- Shaker Church Road NW

All located in a portion of Sections 11 and 12, Township 18 North, Range 3 West, W.M.

In accordance with RCW 36.55.040, notice was published twice in the official county newspaper and posted in three public places in the county seat.

This AIS is complete and ready for the Clerk of the Board to include in the Board Agenda: ☑

Date Submitted: 11/20/2025

FRANCHISE APPLICATION

TO THE THURSTON COUNTY BOARD OF COMMISSIONERS
THURSTON COUNTY, WASHINGTON

Board of Commissioners:

Pioneer Service Company, Inc (Name of Company)

Robert Bower (Name of Applicant - Please print)

Hereby applies to the Thurston County Board of Commissioners, Thurston County, Washington, for one or more of following:

Utility Franchise

- X Water
- _____ Sanitary Sewer
- _____ Natural Gas
- _____ Electrical
- _____ Other _____

Telecommunications Franchise

- _____ Telephone
- _____ Cable
- _____ Other_____

_____ Telecommunications License

for a period to be determined, to construct, operate, and maintain, the above designated utility facilities, in, under, along, and over the public rights-of-way of County roads or portions thereof as set forth in the attached description by reference to by Section, Township, and Range within Thurston County, Washington.

None of the rights-of-way of County roads over which authority is hereby requested for the construction, maintenance, and operation of said utility facilities are within the limits of an incorporated city or town, and the said applicant hereby respectfully requests the Board of Commissioners to fix a time and place for the hearing of this application and such steps taken as may be required by law or the practice of your Honorable Board to authorize the granting of this franchise or license.

The applicant shall pay the costs of the public notice of this franchise application. These costs shall be paid to the County prior to the date scheduled for the public hearing. Additional fees required under Chapter 13.56 and the Thurston County Telecommunications Ordinance are separate from the costs of the public notice under this application.

Yes X No ____ Applicant hereby attaches a description of the existing or proposed Telecommunications / Utility located within the county.

Yes X No ____ Applicant hereby agrees to provide a description of the Telecommunications / Utility that the registrant intends to offer or provide, or is currently offering or providing, to persons, firms, businesses or institutions within the county.

Yes ____ No ____ Applicant hereby states that all WUTC registration and related filings have been complied with. Does not apply X.

Yes ____ No ____ Applicant hereby states that any permit, operating license or other rights or approvals required by the Federal Communications Commission to provide Telecommunications Services or Facilities has been received and/or is currently in effect. Does not apply X.

Dated this 5th day of May, 2025

Respectfully submitted,

Pioneer Service Company Inc
(Name of Company type / print)

Address: 2448 Madrona Beach Rd NW

City: Olympia State: WA Zip: 98502

Phone 360 402 4914

(For Individuals, this number is your Social Security Number.)
Taxpayer Identification Number (TIN): 4999

Unified Business Identifier (UBI): 601 192 429

Taxpayer Identification Type: 3
1 = Individual
2 = Non Profit
3 = Corporation (Inc., Public, etc.)

RT Bower
(Signature of Authorized Representative)

Robert Bower
(Name of Authorized Representative type / print)

President
(Title type / print)

APPLICANT SHALL PROVIDE OTHER INFORMATION AS THE COUNTY MAY REASONABLY REQUIRE. SHOULD ANY OF THE REGISTRATION INFORMATION PROVIDED UNDER THIS SECTION CHANGE AFTER SUBMITTAL TO THE COUNTY, THE REGISTRANT SHALL NOTIFY THE COUNTY AND PROVIDE REVISED INFORMATION WITHIN 30 DAYS OF SUCH CHANGE.

****

(OFFICE USE ONLY)

Date the Public Hearing was set: _____

Date of the Public Hearing: _____

Franchise Application: granted, _____ *denied,* _____

Date and Number of the Resolution: date, _____ *resolution no.* _____

RESOLUTION NO._____

IN THE MATTER OF THE APPLICATION OF THE PIONEER SERVICE COMPANY, INC. FOR A NONEXCLUSIVE FRANCHISE TO CONSTRUCT, OPERATE, AND MAINTAIN A WATER SYSTEM WITHIN THURSTON COUNTY, WASHINGTON, UPON, OVER, UNDER, ALONG, AND ACROSS CERTAIN COUNTY RIGHTS-OF-WAY, NOT WITHIN THE LIMITS OF ANY INCORPORATED CITY OR TOWN	NONEXCLUSIVE FRANCHISE

A RESOLUTION granting a nonexclusive franchise to Pioneer Service Company, Inc. to construct, operate, and maintain a water system and sanitary sewer system in Thurston County; setting forth terms and conditions accompanying the grant of the nonexclusive franchise; and providing for County administration and regulation of the nonexclusive franchise.

WHEREAS, the Pioneer Service Company, Inc. has applied to the Board of County Commissioners of Thurston County, pursuant to chapter 36.55 RCW, for a nonexclusive franchise to construct, operate, and maintain a water system and sanitary sewer system upon, over, under, along and across certain County Rights-of-Way in unincorporated Thurston County; and

WHEREAS, the Washington State Constitution, through its general grant of police power, and RCW 36.55.010 authorize counties to grant franchises for use of public rights-of-way; and

WHEREAS, pursuant to chapter 36.55 RCW, notice was posted in three public places in the County seat at least fifteen (15) days before the hearing date, and notice was published twice in the official County newspaper, the last publication being not less than five (5) days before the date fixed for the hearing; and

WHEREAS, pursuant to chapter 36.55 RCW, a public hearing on the application for franchise was held on the 16th day of December, 2025; and

WHEREAS, the Board of County Commissioners finds that it is in the public interest to grant a nonexclusive franchise to the Pioneer Service Company, Inc. to use County Rights-of-Way for a water system;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THURSTON COUNTY that a nonexclusive franchise is granted under the following express terms and conditions:

TABLE OF CONTENTS

Section 1 Definitions
Section 2 Franchise
Section 3 Performance of Work
Section 4 Relocation, Removal, and Alteration of Facilities
Section 5 Non-Interference
Section 6 Hazardous Substances and Conditions
Section 7 Aesthetic and Scenic Considerations
Section 8 Grading or Excavating by County
Section 9 Vacation
Section 10 Rights and Powers Reserved to the County
Section 11 Financial Security
Section 12 Indemnification and Hold Harmless
Section 13 Insurance
Section 14 Limitation of Liability
Section 15 Default Remedies; Termination of Agreement
Section 16 Removal of Facilities
Section 17 Transfers or Assignment of Ownership or Control
Section 18 Incorporation/Annexation
Section 19 Governing Law and Venue
Section 20 Publication and Notices
Section 21 Severability and Survivability
Section 22 Miscellaneous Provisions

SECTION 1 DEFINITIONS

Terms as used throughout this Agreement shall have the same meanings given in Thurston County Code (TCC) chapter 13.56. The terms listed below, as used in this Agreement, shall have the meanings given herein. When consistent with the context, words used in the present tense include the future tense, words in the plural number include the singular number, words in the singular number include the plural number, and the use of any gender shall be applicable to all genders. The words "shall" and "will" are mandatory, and the word "may" is permissive. Words not otherwise defined shall be given their common and ordinary meaning.

1.1 "Agreement" means this written agreement between Thurston County and the Franchisee containing the terms and conditions of the Franchise.

1.2 "Applicable Law" means any Local Law or federal or state statute, law, rule, regulation, or other legal authority governing any of the matters addressed in this Agreement, as all now exist or as later amended or superseded.

1.3 "Environment" means those elements of the environment as defined under WAC 197-11-444, as now exists or as later amended or superseded.

1.4 "Franchise" means the authorization granted by Thurston County Board of Commissioners pursuant to TCC, chapter 36.55 RCW and chapter 80.32 RCW that grants the non-exclusive right to occupy the space, or use Facilities upon, across, beneath, or over any Rights-of-Way in the County, or to provide a specific service within a Franchise Area.

1.5 "Franchise Area" means the area of the County that a Franchisee is authorized to serve by the terms of its Franchise.

1.6 "Franchisee" means a Person holding a Franchise granted by the Board.

1.7 "Hazardous Substance" means any substance that has been determined by federal or Washington State law to present a threat to human health or the environment.

1.8 "Local Law" means any Thurston County ordinances, resolutions, regulations, rules, standards or other legal authority adopted by the County governing any of the matters addressed in this Agreement including without limitation chapter 13.56 TCC, Thurston County Rights-of-Way, section 15.04.081 TCC, Thurston County Road Standards, Title 17 TCC, the Thurston County Environment Code, Titles 20-23, Thurston County Zoning Code, Title 24 Critical Areas, and all applicable construction codes, as all now exist or as later amended or superseded.

1.9 “Rights-of-Way” means all property within unincorporated and incorporated Thurston County, Washington in which the County has any form of interest or title and which is held for road purposes, regardless of whether or not any road exists thereon or whether or not it is used, improved, or maintained for public travel.

1.10 “RCW” means the Revised Code of Washington, as now exists or as later amended or superseded.

1.11 “TCC” means the Thurston County Code, as now exists or as later amended or superseded.

1.12 “WAC” means the Washington Administrative Code, as now exists or as later amended or superseded.

SECTION 2 FRANCHISE

2.1 Grant of Franchise. Pursuant to the laws of the State of Washington, including but not limited to chapter 36.55 RCW, and its police powers the Board of Thurston County Commissioners hereby grants to Pioneer Service Company, Inc, (hereinafter “Franchisee”) a nonexclusive Franchise to make reasonable and lawful use of the Rights-of-Way within the Franchise Area to construct, operate, and maintain a water system and sanitary sewer system and for no other purpose or use subject to the terms and conditions set forth in this Agreement, and for that purpose to erect, install, construct, operate, repair, replace, remove, maintain, and retain in, upon, over, under, along and across the Rights-of-Way those Facilities as may be necessary to the system. The Franchisee agrees that it shall be responsible for its water system and sanitary sewer system and Facilities (all hereinafter referred to as “Facilities”) within the Rights-of-Way. The following conditions shall apply to the Agreement granted herein:

a. The Agreement granted shall not convey any rights, title or interest in the Rights-of-Way nor shall the Agreement provide the Franchisee with any interest in any particular location within the Rights-of-Way but shall be deemed an Agreement only to lawfully use and occupy the Rights-of-Way for the limited purposes and term stated herein.

b. The Agreement granted shall not authorize or excuse Franchisee from securing such further easements, leases, permits or other approvals as may be required to lawfully occupy and use the Rights-of-Way.

c. The Agreement granted shall not be construed as any warranty of title.

d. No act, event, occurrence or thing shall give Franchisee any rights to occupy or use the Rights-of-Way permanently nor shall operate as an estoppel against the County.

e. This Agreement is granted subject to and Franchisee specifically agrees to comply with the provisions of this Agreement, Applicable Law, and all permits issued in relation to the Franchisee's Facilities.

f. Provisions of chapter 36.55 RCW, chapter 13.56 TCC, section 15.04.081 TCC, Title 17 TCC, Titles 20-23 TCC, and Title 24 shall control over inconsistent terms contained in this Agreement; provided, however, that section 12 of this Agreement, Indemnification and Hold Harmless, shall control for this Agreement over inconsistent provisions of chapter 13.56 TCC, section 15.04.081 TCC, Title 17 TCC, Titles 20-23 TCC, and Title 24 as they are currently adopted.

2.2 Term of Agreement. The term of this Agreement shall be five years from the date of adoption of the Agreement by the Board, unless terminated sooner as set forth herein. As an express condition of this Agreement, within thirty days after the adoption of this Agreement by the Board, Franchisee shall provide its unconditional written acceptance of all of the terms, provisions and conditions of the Agreement by executing this Agreement in duplicate, filing it with the Clerk of the Board accompanied by the required evidence of insurance set out in section 13, and pay all publication and notice costs required in section 20. In the event Franchisee fails to accept this Agreement or fails to comply with all conditions of acceptance as set forth herein within the said thirty days, this Agreement shall be deemed to be rejected by the Franchisee and the rights and privileges granted by this Agreement and approval of a Franchise shall automatically cease and terminate.

2.3 Renewal. Should the Franchisee want to renew its franchise with the County, the Franchisee shall request a franchise renewal through the franchise application process no later than one year prior to the expiration date of this Agreement. The Board will review the Franchisee's renewal request to determine whether to proceed with renewal of a franchise with the Franchisee. Should the Board determine to renew a franchise with the Franchisee, the Director and the Franchisee will enter into good faith negotiations regarding potential franchise terms. Should the parties be unable to reach agreement regarding franchise terms prior to the date of this Agreement expiration, or the Board has determined not to renew a franchise with the Franchisee, this Agreement and the County's permission to the Franchisee to use its Rights-of-Way shall cease on the Agreement expiration date, and no implied contract shall arise between the parties, and the Franchisee shall promptly remove all of its Facilities from the Rights-of-Way as required by section 16.

2.4 Franchise Area. The Franchise Area shall be that area designated in Exhibit A, attached hereto and incorporated herein by reference. The Franchise granted herein does not give or grant to Franchisee the right, privilege or authority to install its Facilities at any other location in the County Rights-of-Way. Franchisee agrees not to install Facilities at any other County location without written County approval and pursuant to Applicable Law.

2.5 Amendment of Agreement for Area Changes. Should Franchisee not be able to install Facilities within the Franchise Area, Franchisee shall request from the County, in writing, a deviation from the area set out in Exhibit A. If Franchisee desires to extend or locate its Facilities in Rights-of-Way outside of the Franchise Area, Franchisee shall apply in writing for an amendment to the Agreement. If the County directs Franchisee to locate or relocate its Facilities in Rights-of-Way not included in this Agreement, the County shall grant an Agreement amendment for the area change without further application, or alternatively, grant such other authority for such location or relocation pursuant to Applicable Law.

2.6 Franchise Nonexclusive. The Franchise granted herein shall be nonexclusive. The County specifically reserves the right to grant, at any time, such rights, permits, licenses and franchises to other Persons to use the Rights-of-Way for similar or different purposes allowed hereunder as the County, in its sole discretion, deems appropriate. The grant of this Agreement to Franchisee shall not prevent or prohibit the County from constructing, altering, maintaining or using any of said Rights-of-Way, or affect its jurisdiction over them or any part of them, the County having full power and authority to make all necessary changes, relocations, repairs, maintenance, improvements, dedications, or vacations of said Rights-of-Way as the County deems appropriate.

2.7 No Joint Venture. Nothing herein shall be deemed to create a joint venture or principal-agent relationship between the County and the Franchisee, and neither party is authorized to, nor shall either party act toward third Persons or the public in any manner that would indicate any such relationship with the other.

2.8 Consistency with Designated Use. Notwithstanding this Franchise to use County Rights-of-Way, no Right-of-Way shall be used by Franchisee if the County determines that such use is inconsistent with the terms, conditions or provisions by which such Right-of-Way was created or dedicated, or presently used under State or local laws.

2.9 Modification. The County and Franchisee may modify the terms and conditions of this Agreement upon written agreement of both parties. The necessity for a written agreement does not apply should the modification be the result of the exercise of the County's police powers pursuant to subsection 10.2.

SECTION 3 PERFORMANCE OF WORK

3.1 Permit Required. Prior to commencing any work within any County Rights-of-Way, Franchisee shall apply for and receive a Permit from the County pursuant to chapter 13.56 TCC to do such work. Franchisee acknowledges that some or all of Franchisee's activities may require additional permits and approvals under the County's land use codes and development regulations, and Franchisee accepts full

responsibility for obtaining and complying with said permits and for compliance with all Applicable Law. Franchisee shall pay all fees, costs, and expenses incurred by the County in the administration, examination, inspection, and approval of such work on account of granting any required permit.

3.2 Restoration. In addition to the requirements of chapter 13.56 TCC, the Engineer may cause Restoration to be done where a condition, which is dangerous to life, health, or property, is created by Franchisee, or where Franchisee fails, upon demand by the Engineer, to restore such County Rights-of-Way. Said Restoration shall be at the sole expense of Franchisee.

3.3 Conformity With Plans and Specifications Required. All of Franchisee's Facilities shall be deployed in conformance with County accepted Franchisee's plans and specifications. Franchisee shall at all times employ ordinary care and shall install and maintain such Facilities using commonly accepted methods and devices for preventing failures and accidents, which are likely to cause damage, injuries or nuisances to the public.

3.4 Workmanlike Manner. All work shall be done in accordance with Applicable Law in a thorough, professional, safe, and workmanlike manner. Where any work includes opening of trenches or ditches or tunneling under County Rights-of-Way, Franchisee shall take all precautions necessary to protect and guard the public from any condition caused by the work. All signs and barricades shall conform to the Manual on Uniform Traffic Control Devices (MUTCD). If any part of Franchisee's Facilities is so located that, in the opinion of the Engineer, any hazard to travel or the public is created, Franchisee shall remove or relocate the Facilities or any portion thereof upon request of the Engineer. Franchisee shall be liable for any damages, including costs incurred by the County in remedying any failure to perform by Franchisee, resulting from its failure to safely perform the work or failure to provide adequate traffic controls and protection to members of the public and their property.

3.5 Environment. All work shall be performed by Franchisee in a manner to avoid or minimize impacts on the environment. The Franchisee is responsible for compliance with all federal, state, and County environmental laws, rules and regulations and County policies applicable to work performed by the Franchisee in the Rights-of-Way. The Franchisee agrees to mitigate environmental impacts and to pay for environmental mitigation costs due to the Franchisee's construction, installation, operation, maintenance, repair, relocation, or removal of Franchisee's Facilities in the Rights-of-Way.

3.6 Vegetation Management. Franchisee shall make its above ground Facilities clearly visible for County operations and maintenance. Any damages to Franchisee's Facilities or County maintenance equipment caused by or related to Franchisee's failure to maintain vegetation around its Facilities shall be the responsibility of the Franchisee, and Franchisee agrees to reimburse the County for

damages to the County's maintenance equipment.

SECTION 4 RELOCATION, REMOVAL, AND ALTERATION OF FACILITIES

4.1 Relocation, Removal, and Alteration. In the relocation, removal, or alteration of Franchisee's Facilities, Franchisee shall comply with chapter 13.56 TCC. Relocation, removal, or alteration of Franchisee's Facilities shall be at Franchisee's sole expense. The Franchisee agrees to indemnify the County for any damages, claims, additional costs or expenses assessed against, or payable by, the County, related to, arising out of or resulting from the Franchisee's failure to relocate, remove, or alter any of its Facilities in the County Rights-of-Way in a timely manner in accordance with any relocation, removal, or alteration required by the County or as required by chapter 13.56 TCC.

SECTION 5 NON-INTERFERENCE

5.1 Interference Prohibited. In constructing, operating, repairing, relocating, and maintaining its Facilities, Franchisee shall not interfere with the use of the Rights-of-Way by the County, by the general public or other Persons authorized to use or be present in or upon the Rights-of-Way. All construction or installation of Franchisee's Facilities, operation, service, repair, or relocation of the same, performed along or under any County Rights-of-Way shall be done in such a manner as not to interfere with the construction and maintenance of other utilities, public or private, drains, drainage ditches and structures, irrigation ditches and structures, located therein, nor with the grading or improvement of such County Rights-of-Way or other County property. Should the County determine that Franchisee's Facilities interfere with the use of the County Rights-of-Way by the County, the general public or other authorized Persons, and such interference necessitates the removal, relocation, or alteration of Franchisee's Facilities existing within the County Rights-of-Way, the Franchisee at its own expense shall remove, relocate and alter its Facilities when the County provides Franchisee written notice requesting such removal, relocation or alteration.

SECTION 6 HAZARDOUS SUBSTANCES AND CONDITIONS

6.1 Hazardous Substances. Franchisee agrees that it will not cause nor permit in any manner, including accidental or non-negligent acts or omissions, release of any hazardous substance, waste, or pollutant or contaminant into or upon any County Rights-of-Way contrary to Applicable Law. Within twenty-four hours, Franchisee shall notify the Director or the Engineer and the Washington State Department of Ecology in writing of such release. Franchisee shall be completely liable for all consequences of such release, including liability under any federal or state law or at common law, and shall have full responsibility for complete clean up and remediation, as required by any government agency, of all contamination from such a release. The County shall be entitled to full contribution by Franchisee for all costs incurred by the County as the

result of any release of such materials. Upon any release of a hazardous substance by Franchisee, the County may give immediate notice of termination of this Agreement, or enter the affected premises and take whatever steps it deems appropriate to cure the consequences of such release, all at the expense of Franchisee.

6.2 Hazardous Conditions. Whenever the Engineer determines that any conditions or operations caused by any activity covered by this Agreement have become a hazard, endanger property or public resources, or adversely affect the safety, use, or stability of County Rights-of-Way, the Engineer shall notify Franchisee in writing to repair or eliminate such condition or operation within the period specified therein so as to eliminate the hazard and be in conformance with the requirements of this Agreement. Should the Engineer have reasonable cause to believe that the situation is so adverse as to preclude written notice, the Engineer may take the measures necessary to eliminate the hazardous situation, provided that the Engineer shall first make a reasonable effort to notify Franchisee before acting. If costs are incurred and the hazardous situation has been created in conjunction with or as a result of an operation for which financial security has been posted, the Engineer shall have the authority to forfeit the bond or other security to recover costs incurred.

SECTION 7 AESTHETIC AND SCENIC CONSIDERATIONS

7.1 Design and Construction. Franchisee shall design and construct its Facilities installations in a manner that minimizes the adverse effect on existing roadside manmade or natural amenities.

7.2 Refuse and Debris. Franchisee shall promptly remove and properly dispose of refuse and debris resulting from the construction, installation, maintenance, repair, removal, or relocation of its Facilities upon completion of the work.

SECTION 8 GRADING OR EXCAVATING BY COUNTY

8.1 Grading and Excavating. This Agreement shall not preclude the County, its agents, employees or contractors from grading, excavating, or doing other necessary roadwork contiguous to Franchisee's Facilities. The Franchisee agrees that the County shall not be liable for damages to Franchisee's underground Facilities caused by, resulting from, or arising out of the location or placement of Franchisee's underground Facilities that are not in compliance with Applicable Law including without limitation depth requirements.

SECTION 9 VACATION

9.1 If all or any portion of the Rights-of-Way that are subject to this Agreement is vacated, this Agreement will automatically terminate with respect to the vacated portion of said Rights-of-Way. The County shall not be liable for any damages or loss to the Franchisee by reason of any such vacation or termination. The County

may, but is not obligated to, retain an easement with respect to the vacated land for the construction, repair and maintenance of public utilities and services that at the time of the vacation are specifically authorized under this Agreement or physically located on a portion of the land being vacated in accordance with the provisions of RCW 36.87.140.

SECTION 10 RIGHTS AND POWERS RESERVED TO THE COUNTY

10.1 Eminent Domain. The existence of this Agreement shall not preclude the County from acquiring by condemnation, in accordance with Applicable Law, all or a portion of Franchisee's Facilities within the Franchise Area for the fair market value thereof. In determining the value of such Facilities, no value shall be attributed to the rights granted under this Agreement in the valuation of the property thus taken.

10.2 Police Power. Nothing in this Agreement shall be deemed to restrict the County's ability to adopt and enforce all necessary and appropriate resolutions and ordinances regulating the performance of the conditions of this Agreement, including without limitation any valid resolutions and ordinances made in the exercise of the County's police powers in the interest of public health, safety and for the welfare of the public. The County shall have the authority at all times to control by appropriate regulations the location, elevation, manner of construction and maintenance of Franchisee's Facilities located within or affecting any Rights-of-Way. Franchisee agrees to promptly conform to all such regulations as if they were in effect at the time this Agreement was executed by the County, unless compliance would cause Franchisee to violate other requirements of law. In the event of a conflict between the provisions of this Agreement and any resolution(s) or ordinance(s) enacted under the County's police power authority, such resolution(s) or ordinance(s) shall take precedence over this Agreement.

10.3 Compensation.

a. The Franchise granted hereunder is subject to the County's right, which is expressly reserved, to annually fix a fair and reasonable compensation for the authorization granted hereunder, and to reimburse the County's costs in connection with administration and oversight of this Agreement, and in connection with reviewing, inspecting, monitoring and supervising the use and occupancy of the Rights-of-Way. Nothing herein shall prohibit the County and Franchisee from agreeing upon the compensation to be paid.

b. Franchisee shall reimburse the County for all documented costs the County incurs in response to an emergency involving any Franchisee's Facilities in the Rights-of-Way. The Franchisee shall promptly reimburse the County, upon submittal by the County of an itemized billing, for all actual costs and expenses incurred by the County.

SECTION 11 FINANCIAL SECURITY

11.1 Financial Security.

a. Unless RCW 36.32.590 applies to the Franchisee's activities, before undertaking any of the work, installation, improvements, construction, repair, relocation or maintenance authorized by this Agreement and any permit obtained by Franchisee the County may require the Franchisee to furnish financial security in the form of cash, a surety bond, irrevocable letter of credit or irrevocable assignment of interest in funds or a bank account in the amount equal to 125% of the total estimated costs to ensure completion of the work within the Rights-of-Way, including without limitation the restoration and cleanup of the Rights-of-Way. If a surety bond is used as financial security, it shall be written by a surety company authorized to do business in the State of Washington. The financial security shall provide for: (i) forfeiture to the County and the right for the County to withdraw funds upon failure of the Franchisee to satisfactorily perform and complete the work within the Rights-of-Way in accordance with this Agreement, any permit, and applicable federal, state and local laws, regulations and policies or to immediately address any deficiencies deemed a public safety hazard, and (ii) the County's interest in the financial security shall be assignable, without obtaining a re-issuance of the financial security, to an annexing municipality. The financial security shall not be released until Franchisee has completed construction to the satisfaction of the County.

b. Neither the provisions of section 11.1, any financial security accepted by the County pursuant thereto, nor any damages recovered by the County thereunder, shall be construed to excuse unfaithful performance by Franchisee or to limit liability of Franchisee under this Agreement or for damages, either to the full amount of the financial security or otherwise, except as otherwise provided herein. The rights reserved by the County with respect to the financial security under section 11.1 are in addition to all other rights and remedies the County may have under this Agreement, chapter 36.55 RCW, the Thurston County Road Standards, title 17 TCC, title 20 TCC, chapter 13.56 TCC, or any other law.

c. Nothing herein affects or limits the County's protections or rights under chapter 4.96 RCW.

SECTION 12 INDEMNIFICATION AND HOLD HARMLESS

12.1 In addition to and distinct from the insurance requirements of this Agreement, Franchisee agrees to defend, indemnify and hold harmless the County, its elected and appointed officers, officials, employees, agents, and representatives (each an "Indemnified Party") to the maximum extent possible under law from all claims, costs, demands, actions, suits, proceedings, arbitrations, awards, judgments, expenses including without limitation all court and appeal costs, attorneys' fees and expert

witnesses fees and expenses, liabilities, losses, or damages of any nature whatsoever, including without limitation, any injury, sickness, disease, disability, or death of persons including officers, agents, and employees of any Person, or damage to or loss of property or business (collectively "Losses"), arising out of or alleged to arise out of, relating to or resulting from:(a) the Franchisee's exercise of rights and privileges granted by this Agreement; (b) the acts or omissions of Franchisee, its officers, agents, employees, representatives, or lessees, or the acts or omissions of Franchisee's suppliers or contractors of any tier, or anyone acting on Franchisee's behalf (collectively "Franchisee Parties"), in the exercise of the rights and privileges granted to Franchisee in this Agreement, or their failure to perform such rights; (c) the construction, installation, maintenance, presence, operation, use, relocation, or removal of Franchisee's Facilities; (d) failure to comply with the provisions of any federal, state or local statute, ordinance, rule or regulation applicable to the Franchisee with respect to any aspect of its business to which this Agreement applies; (e) use by the Franchisee of Rights-of-Way; or (f) any violation or infringement of any copyright, trademark, trade name, service mark or patent, or of any other right of any Person.

12.2 To the maximum extent allowed by law, Franchisee agrees to indemnify, defend, and hold harmless the Indemnified Parties from and against all Losses arising out of or alleged to arise out of, relating to or resulting from any violation by the Franchisee or any Franchisee Party of any environmental laws applicable to Franchisee's Facilities or from the release of any hazardous substances on or from the Franchisee's Facilities. This indemnity includes, but is not limited to: (a) liability for a governmental agency's costs of removal or remedial action for hazardous substances; (b) damages to natural resources caused by hazardous substances, including the reasonable costs of assessing such damages; (c) liability for any other Person's costs of responding to hazardous substances; and (d) liability for any costs of investigation, abatement, mitigation, correction, cleanup, fines, penalties, or other damages arising under any environmental laws.

12.3 In the event any claim, demand or cause of action (a "Claim") is made against an Indemnified Party that an Indemnified Party intends to seek indemnification under this section 12, the Indemnified Party shall give written notice thereof (the "Claims Notice") to the Franchisee. The Claims Notice shall describe the Loss in reasonable detail and the basis on which the Indemnified Party is seeking indemnification. Failure of the Indemnified Party to promptly give the notice required by this subsection 12.3 shall not relieve the Franchisee of its obligations to indemnify under this Agreement.

12.4 If a Claim is made against an Indemnified Party, the Franchisee agrees, after receipt of the Claims Notice, to promptly undertake, conduct and control, through counsel of its own choosing and at its own cost and expense, the settlement or defense thereof. If the Indemnified Party provides a Claims Notice hereunder and is not notified within ten days thereafter that the Franchisee intends to defend the Claim, the Indemnified Party shall be entitled to defend such Claim, and settle or compromise such

Claim, but shall not thereby waive any right to indemnity therefor pursuant to this Agreement. The County further reserves the right, but not the obligation, to participate in the defense of any Claim and such participation shall not constitute a waiver of the Franchisee's indemnity obligations under this Agreement. In the event that the Franchisee refuses the tender of defense in any Claim, and said refusal is subsequently determined by a court having jurisdiction (or such other tribunal that the parties agree to decide the matter), to have been a wrongful refusal on the part of the Franchisee, the Franchisee shall pay all of the Indemnified Party's costs for defense of the action, including all expert witnesses fees, costs, and attorneys' fees including costs and fees incurred in recovering under the provisions of section 12. The Franchisee shall not, except with the written consent of the Indemnified Party, enter into any settlement unless (a) the sole relief provided is monetary damages that are paid in full by the Franchisee, (b) the Indemnified Party shall have no liability with respect to any compromise or settlement of such Claim, and (c) the compromise or settlement provides to the Indemnified Party and its agents an unconditional release from all liability with respect to such Claim or the facts underlying such Claim.

12.5 In all Claims against the Indemnified Party by any officer, employee, representative, or agent of the Franchisee, its contractors, subcontractors, or lessees, or anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, the indemnification obligation under this section 12 shall not be limited in any way by any limitation on the amount or type of damages, benefits, or compensation payable by or for the Franchisee, its contractors, subcontractors, or lessees under worker's compensation acts, disability benefit acts, or other employee benefit acts. It is further specifically agreed and understood by the parties hereto that solely for the purposes of the indemnification provided herein, the Franchisee expressly waives its immunity the Franchisee may be granted under title 51 RCW.

12.6 Franchisee agrees that the Indemnified Party shall not be liable to Franchisee or to Franchisee's customers, and Franchisee hereby agrees to defend, indemnify and hold harmless the Indemnified Party from all Claims or judgments by Franchisee's customers for any Losses, or for any interruption to the service of Franchisee, or for interference with the operation of the Facilities.

12.7 Inspection or acceptance by the County of any work performed by Franchisee shall not be grounds for avoidance by Franchisee of any of its obligations under this section 12.

12.8 If the Franchisee fails to immediately and fully satisfy its indemnification obligations under this Agreement, this Agreement shall immediately terminate. The County shall have a security interest on the Franchisee's Facilities which may be enforced by foreclosure for the full amount of any Losses.

12.9 The provisions of section 12 shall survive the expiration, revocation or termination of this Agreement. Further, all provisions of this section 12 shall apply to the successors, assigns and lessees of Franchisee.

SECTION 13 INSURANCE

13.1 Franchisee Insurance. As a condition of this Agreement, Franchisee shall procure and maintain the following liability insurance policies for the duration of this Agreement:

a. Commercial General Liability or equivalent financial assurance acceptable to the Thurston County Risk Manager which will cover bodily injury, property damage, and any other exposure which can be reasonably identified as potentially arising from the Franchisees activities within the Rights-of-Way. The limit of liability shall not be less than **two** million dollars each occurrence. Coverage shall be comprehensive with respect to the Franchisee's activities within the Rights-of Way and shall include completed operations, collapse, explosions and underground hazards, and shall include employer's liability coverage with a limit of not less than **one** million dollars per occurrence. The County, its elected and appointed officers, officials, employees, agents, and representatives shall be named as additional insureds with respect to activities occurring within its Rights-of-Way. The Franchisee shall ensure that any contractor working within the Rights-of-Way on their behalf maintains Commercial General Liability insurance in the same amount and meeting the same requirements as placed upon the Franchisee herein.

b. Business Automobile Liability insurance for owned, non-owned and hired vehicles with limits of not less than **two** million dollars per person, **three** million dollars per accident. Equivalent financial assurance acceptable to the Thurston County Risk Manager may be substituted for commercial Business Automobile Liability insurance.

c. Workers' Compensation insurance or self-insurance as required by Title 51 RCW.

d. The insurance policies required by this section shall be maintained at all times by the Franchisee. Each liability policy shall be endorsed to require the insurer to notify the County at least 30 days before the policy can be canceled by either party, and to require notice of cancellation due to non-payment of premium to be mailed to the Director as well as the named insured. The Franchisee will be obligated to replace or renew the canceled or expiring policy and show proof in the form of a certificate of insurance, at least 20 days before the expiration or cancellation of the existing policy(ies).

e. The Franchisee shall furnish the County with properly executed

certificates of insurance or a signed policy endorsement, which shall clearly evidence all insurance required in this section 13. The certificates will, at a minimum, list limits of liability, coverage, and all exclusions.

f. The Franchisee or its agent will provide a copy of all insurance policies specified in this Agreement upon request of the Director.

g. The insurance limits mandated for any insurance coverage required by this Agreement are not intended to be an indication of limits of exposure nor are they limitations on liability or indemnification.

h. By acceptance of this Agreement, Franchisee agrees that failure to procure or maintain the required insurance shall constitute a material breach of this Agreement and that the County may immediately terminate this Agreement or, at the County's discretion, procure or renew such insurance to protect the County's interests and be reimbursed by Franchisee for all premiums paid in connection therewith.

SECTION 14 LIMITATION OF LIABILITY

14.1 The County's administration of this Agreement shall not be construed to create the basis for any liability on the part of the County, its elected and appointed officers, officials, agents, employees, and representatives for any injury or damage from the failure of Franchisee to comply with the provisions of this Agreement; by reason of any plan, schedule or specification review, inspection, notice and order, permission, or other approval or consent by the County; for any action or inaction thereof authorized or done in connection with the implementation or enforcement of this Agreement by the County; or for the accuracy of plans submitted to the County.

14.2 To the extent permitted by Washington law, the County shall not be liable for any damage to or loss of Franchisee's Facilities within the Rights-of-Way as a result of or in connection with any emergency removal or relocation, public works, public improvements, construction, excavation, grading, filling or work of any kind in the Rights-of-Way by or on behalf of the County or any entity under contract with the County except for damage caused by the negligence of the County.

SECTION 15 DEFAULT REMEDIES; TERMINATION OF AGREEMENT

15.1 Default by Franchisee. If Franchisee defaults on any term or condition of this Agreement, the County may provide written notice to the Franchisee of such default. Upon receipt of such notice, the Franchisee shall be given a reasonable time, not to exceed thirty (30) calendar days, in which to remedy the default. If the Franchisee does not remedy the default within the time allowed in the notice, the County may exercise the following remedies:

(1) specific performance of the applicable term or condition, or any other

equitable remedy available to the County;

(2) recovery of actual damages from the date of such breach incurred by the County in connection with the default; or

(3) terminate this Agreement in accordance with subsection 15.2. Upon termination of the Agreement, all rights of Franchisee hereunder shall cease, and Franchisee shall immediately commence removal of all Franchisee's Facilities from the Rights-of-Way in accordance with section 16.

15.2 Procedure. If the Franchisee does not comply with any term or condition of this Agreement for a period of thirty calendar days following written demand by the Engineer to so comply, the Engineer may request the Board to terminate this Agreement. The Board shall give the Franchisee at least ten calendar days written notice of the Board's intention to terminate the Agreement on a designated Board meeting day. At such meeting, the Board shall consider the request of the Engineer and hear any Person desiring to be heard on the Agreement termination. If the Board determines that Franchisee's default justifies revocation or termination of the Agreement, the Board may pass a resolution declaring that the Agreement is revoked or terminated.

15.3 Force Majeure. Neither the County nor the Franchisee shall be deemed in breach or default of any provisions of this Agreement or subjected to any penalty hereunder, where performance or compliance is prevented by earthquake, floods, or other natural disasters, civil emergencies, or other such circumstances beyond the County's or Franchisee's control. Upon removal or termination of the Force Majeure, the party claiming Force Majeure shall promptly perform the affected obligations in an expedited manner under this Agreement. The County and the Franchisee shall use all reasonable efforts to eliminate or minimize delay caused by the Force Majeure.

SECTION 16 REMOVAL OF FACILITIES

16.1 At the expiration of the term of this Agreement or upon its revocation or termination, or upon Franchisee's cessation of use of any of its Facilities, the Franchisee shall promptly remove its Facilities from the County Rights-of-Way within the time frame given by the Director unless the Facilities are allowed to remain pursuant to chapter 13.56 TCC. The Franchisee shall perform Restoration of the County Rights-of-Way from which any Facilities are removed. If Franchisee fails to remove its Facilities in the time frame required by the Director, the County may, at its discretion, and in addition to any other remedies or enforcement options available to the County, remove or cause the removal of all or any portion of Franchisee's Facilities and restore the Rights-of-Way following such removal. Should the County choose to perform or have performed any such removal and restoration activities on Franchisee's behalf, the County may dispose of the removed Facilities in any manner the County deems

appropriate. The Franchisee shall be liable to the County for all costs and expenses incurred by the County in performing such removal and restoration activities. The costs and expenses thereof, including direct and indirect administrative costs, shall be a lien upon all property of the Franchisee effective upon filing of the lien with the County Auditor. Until such time as Franchisee's Facilities are removed from the County Rights-of-Way, Franchisee shall be responsible for its Facilities and retain all liability for such Facilities. The obligations contained in this section 16 shall survive the expiration, revocation, or termination of this Agreement.

SECTION 17 TRANSFERS OR ASSIGNMENT OF OWNERSHIP OR CONTROL

17.1 Board Consent. Neither this Agreement nor any interest therein shall be sold, transferred or assigned without the prior written approval of the Board, which shall not unreasonably withhold approval. The Franchisee shall promptly notify the County of any actual or proposed change in, or transfer of, or acquisition by any other party of control of the Franchisee. The word "control" as used herein is not limited to majority stockholders but includes actual working control in whatever manner exercised. Every change, transfer or acquisition of control of the Franchisee shall make this Agreement subject to cancellation unless and until the County shall have consented in writing thereto. Neither this section nor other sections of this Agreement shall preclude the mortgaging, hypothecating, or the assignment of certain rights in the system, or the pledge of stock by Franchisee for the purpose of financing. In no event shall a transfer, assignment, or disposal of ownership or control be approved without the assignee or transferee becoming a signatory to this Agreement, assuming all rights and obligations hereunder, and agreeing to perform the terms and conditions under this Agreement. The County may assign its rights, privileges and authority under this Agreement.

17.2 Binding on Successors. All provisions, conditions, regulations, and requirements herein contained shall be binding upon the successors and assigns of Franchisee, and all privileges, as well as all obligations and liabilities of Franchisee, shall inure to its successors and assigns equally as if they were specifically mentioned wherever Franchisee is mentioned.

SECTION 18 INCORPORATION/ANNEXATION

18.1 City or Town. If any portion of the Franchise Area covered by this Agreement is incorporated into the limits of any city or town, this Agreement shall terminate as to any such portion within the corporate limits of such city or town and the County shall be released of its obligations under this Agreement as to the portion incorporated. This Agreement shall continue as to the Franchise Area not incorporated into a city or town.

18.2 New County. If, pursuant to Article XI §3 of the State of Washington Constitution, territory is stricken or taken from the County and a new county is established from the territory taken from the County, this Agreement shall terminate as to any portion of the Franchise Area within the territory so taken to establish the new county and the County shall be released of its obligations under this Agreement as to the territory taken. This Agreement shall continue as to all of the Franchise Area not taken from the County.

SECTION 19 GOVERNING LAW AND VENUE

19.1 Governing Law. This Agreement has been and shall be construed as having been made and executed within the State of Washington, and the parties stipulate that this Agreement shall be governed by the laws, rules and regulations of the State of Washington, as amended, and applicable local laws, as amended, both as to its interpretation and performance.

19.2 Venue. Any action at law, suit in equity, or judicial proceeding arising out of this Agreement shall be instituted and maintained only in any of the courts of competent jurisdiction in Thurston County, Washington.

SECTION 20 PUBLICATION AND NOTICES

20.1 Cost. Franchisee shall pay all costs of publication and notices associated with this Agreement as such publication and notices are required by law.

20.2 Notices. Except as provided herein, any notices required or permitted to be given under this Agreement shall be deemed properly served when deposited with the United States Postal Service, postage paid, addressed to the party to receive same.

Notice to the County shall be sent to:
Thurston County Public Works Department
9605 Tilley Road S
Olympia, WA 98502
Attention: Director

Notice to Franchisee shall be sent to:
Pioneer Service Company, Inc.
2500 Madrona Beach Rd NW
Olympia, WA 98502-8864

The Franchisee shall also provide the County a current emergency contact name (or title) and telephone number available 24 hours a day, seven days a week. The Franchisee shall promptly notify the County of any change in notice address or emergency contact information.

SECTION 21 SEVERABILITY AND SURVIVABILITY

21.1 If any section, subsection, paragraph, term or provision of this Agreement is determined to be illegal, invalid or unconstitutional by any court or agency

of competent jurisdiction, such determination shall have no effect on the validity of any other section, subsection, paragraph, term or provision of this Agreement, all of which will remain in full force and effect for the term of the Agreement. The invalidity of any portion of this Agreement shall not abate, reduce or otherwise affect any consideration or other obligation required of Franchisee or any grant of right by the County.

21.2 If any provision of this Agreement is in conflict with any statutory provision of the State of Washington, that provision which may conflict shall be deemed inoperative and null and void insofar as it may be in conflict, and shall be deemed modified to conform to such statutory provision.

21.3 Should the County determine that any provision of this Agreement severed or made ineffective under this section 21 substantially alters this Agreement so that the original intent and purpose of this Agreement no longer exists, the County may, in its sole discretion, terminate this Agreement without cost or penalty.

21.4 The terms and conditions contained in this Agreement that by their sense and context are intended to survive the expiration, revocation or termination of this Agreement shall so survive. Should any of the Franchisee's Facilities remain in the Rights-of-Way after the expiration, revocation or termination of this Agreement, the following sections of this Agreement shall survive until all of the Franchisee's Facilities have been removed or title to all or a portion of the Facilities have been conveyed to the County: (i) Subsection 2.1 e.; (ii) Section 3 Performance of Work; (iii) Section 4 Relocation, Removal, and Alteration of Facilities; (iv) Section 5 Non-Interference; (v) Section 6 Hazardous Substances and Conditions; (vi) Section 8 Grading or Excavating by County; (vii) Section 10 Rights and Powers Reserved to the County; (viii) Section 11 Financial Security; (ix) Section 12 Indemnification and Hold Harmless; (x) Section 13 Insurance; (xi) Section 14 Limitation of Liability; and (xii) Section 16 Removal of Facilities. After all of Franchisee's Facilities have been removed or title to the Facilities have been conveyed to the County, the following provisions of this Agreement shall survive the expiration, revocation or termination of this Agreement: (i) Section 12 Indemnification and Hold Harmless; and (ii) Section 14 Limitation of Liability.

SECTION 22 MISCELLANEOUS PROVISIONS

22.1 Headings. The headings of the sections and paragraphs of this Agreement are for convenience of reference only and are not intended to restrict, affect or be of any weight in the interpretation or construction of the provisions of such sections or paragraphs.

22.2 Time Limits Strictly Construed. Whenever this Agreement sets forth a time for any act to be performed by Franchisee, such time shall be deemed to be of the essence, and any failure of Franchisee to perform within the allotted time may be considered a breach of this Agreement.

22.3 Remedies. All remedies and penalties under this Agreement, including termination of this Agreement, are cumulative, and the recovery or enforcement of one is not a bar to the recovery or enforcement of any other such remedy or penalty. The remedies and penalties contained in this Agreement, including termination of this Agreement, are not exclusive, and the County reserves the right to enforce the provisions of any ordinance or resolution and to avail itself of all remedies available at law or in equity.

22.4 Non-waiver of Rights. The County and Franchisee agree that the excuse or forgiveness of performance or waiver of any provision(s) of this Agreement does not constitute a waiver of such provision(s) or future performance, or prejudice the right of the waiving party to enforce any of the provisions of this Agreement at a subsequent time.

22.5 Entire Agreement. The parties agree that this Agreement is the complete expression of the terms and conditions hereunder, and supersedes all prior franchises, agreements or proposals except as specifically set forth herein, and cannot be changed orally but only by an instrument in writing executed by the parties. Any oral or written representations or understandings not incorporated herein are specifically excluded. This Agreement is executed in duplicate originals and executed by the persons signing below who warrant that they have the authority to execute this Agreement.

The parties hereto acknowledge that the waiver of immunity set out in subsection 12.5 was mutually negotiated and specifically agreed to by the parties herein.

ADOPTED: _____

BOARD OF COUNTY COMMISSIONERS
Thurston County, Washington

ATTEST:

_____
Chair

_____
Clerk of the Board

_____
Vice-Chair

_____
Commissioner

_____
Commissioner

Approved as to Form Only:
Jon Tunheim
Prosecuting Attorney

_____
Commissioner

By: Karen Hanauer
Deputy Prosecuting Attorney

STATE OF WASHINGTON)
) ss.
County of Thurston)

On this _____day of _____, 20___, before me, the undersigned, a notary public in and for the State of Washington, duly commissioned and sworn, personally appeared **CAROLINA MEJIA**, known to me to be a Commissioner of the Board of Thurston County Commissioners, Thurston County, Washington, a municipal corporation, who executed the within and foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute said instrument.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year first above written.

_____
Notary Public in and for the State of Washington,
residing at _____
My Commission Expires _____

STATE OF WASHINGTON)
) ss.
County of Thurston)

On this _____day of _____, 20___, before me, the undersigned, a notary public in and for the State of Washington, duly commissioned and sworn, personally appeared **RACHEL GRANT**, known to me to be a Commissioner of the Board of Thurston County Commissioners, Thurston County, Washington, a municipal corporation, who executed the within and foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute said instrument.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year first above written.

_____
Notary Public in and for the State of Washington,
residing at _____
My Commission Expires _____

RESOLUTION - 22
Nonexclusive Franchise with Pioneer Service Company, Inc.

STATE OF WASHINGTON)
) ss.
County of Thurston)

On this _____day of _____, 20__, before me, the undersigned, a notary public in and for the State of Washington, duly commissioned and sworn, personally appeared **TYE MENSER**, known to me to be the Chair of the Board of Thurston County Commissioners, Thurston County, Washington, a municipal corporation, who executed the within and foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute said instrument.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year first above written.

_____
Notary Public in and for the State of Washington,
residing at _____
My Commission Expires _____

STATE OF WASHINGTON)
) ss.
County of Thurston)

On this _____day of _____, 20___, before me, the undersigned, a notary public in and for the State of Washington, duly commissioned and sworn, personally appeared **WAYNE FOURNIER**, known to me to be the Vice-Chair of the Board of Thurston County Commissioners, Thurston County, Washington, a municipal corporation, who executed the within and foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute said instrument.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year first above written.

_____
Notary Public in and for the State of Washington,
residing at _____
My Commission Expires _____

RESOLUTION - 23
Nonexclusive Franchise with Pioneer Service Company, Inc.

STATE OF WASHINGTON)
) ss.
County of Thurston)

On this _____day of _____, 20___, before me, the undersigned, a notary public in and for the State of Washington, duly commissioned and sworn, personally appeared **EMILY CLOUSE** known to me to be a Commissioner of the Board of Thurston County Commissioners, Thurston County, Washington, a municipal corporation, who executed the within and foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute said instrument.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year first above written.

_____
Notary Public in and for the State of Washington,
residing at _____
My Commission Expires _____

ACCEPTANCE:
Pioneer Service Company, Inc. for itself, its successors and assigns, hereby unconditionally accepts this Agreement without reservation and agrees to comply with all the terms and conditions thereof.

Date: _____

By: _____
(Authorized Representative signature)

By: _____
(Authorized Representative printed)

Title: _____

NOTE: INDIVIDUAL ACKNOWLEDGMENT ONLY

STATE of)
) ss.
COUNTY of)

On this _____ day of _____, 20_____, personally appeared before me _____ to me known to be the _____ of the corporation that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument.

GIVEN under my hand and official seal the day and year last written above written.

_____
NOTARY PUBLIC in and for the State of
_____, residing at _____.
My Commission Expires _____

NOTE: CORPORATION ACKNOWLEDGMENT ONLY

STATE of)
) ss.
COUNTY of)

On this _____ day of _____, 20_____, personally appeared before me _____ to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that they signed and sealed as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last written above written.

_____
NOTARY PUBLIC in and for the State of
_____, residing at _____.
My Commission Expires _____

RESOLUTION - 25
Nonexclusive Franchise with Pioneer Service Company, Inc.

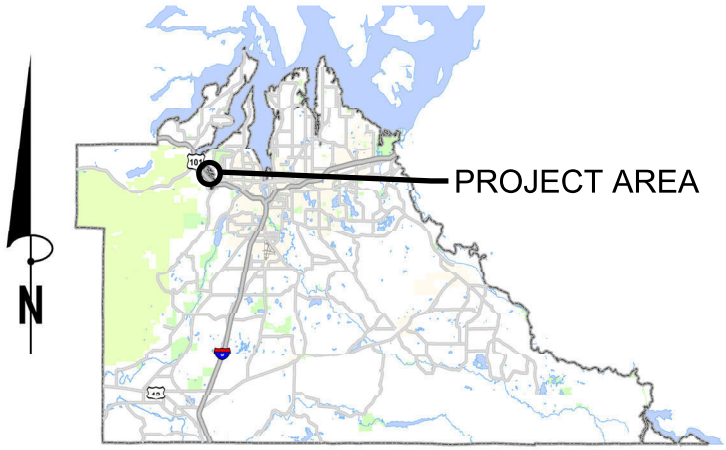
EXHIBIT "A" to Resolution No. _____

Pursuant to the terms in this Franchise, Grantee may access the following County Rights-of-Way to construct, operate, and maintain a water system:

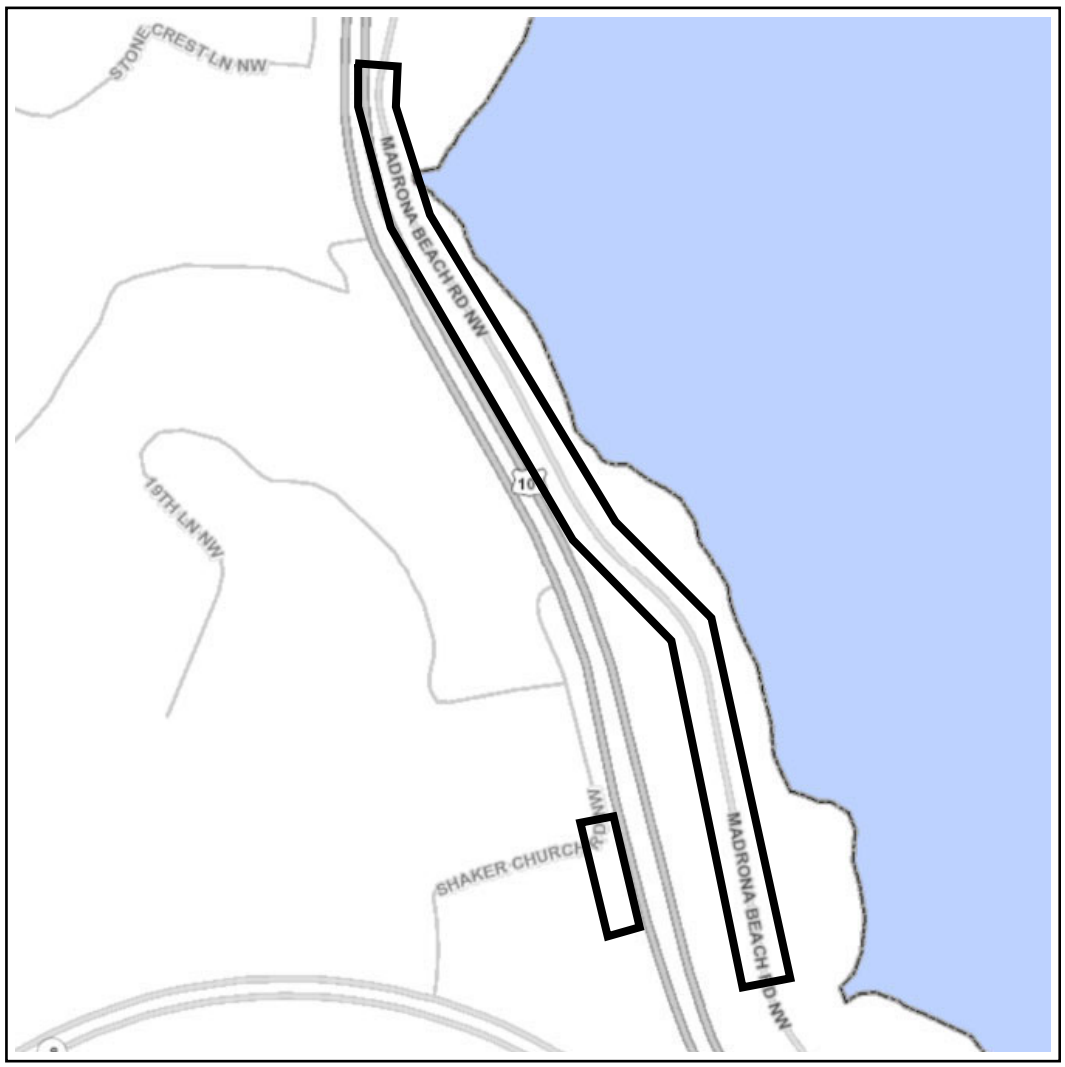
- Madrona Beach Road NW
- Shaker Church Rd NW

All located in a portion of Sections 11 and 12, Township 18 North, Range 3 West, W.M.

THURSTON COUNTY
WASHINGTON
SINCE 1852



SEC. 11 and 12, T. 18 N., R. 3 W., W.M.



VICINITY MAP

Pioneer Service Company, Inc.

Board of County Commissioners
AGENDA ITEM SUMMARY

Agenda Date: Date Created: 11/13/2025 Agenda Item #:

Created by: Marisa Whisman, Associate Planner - Community Planning and Economic Development - 360-867-2104

Creator = Presenter? (•) Yes ( ) No Is this a presentation by more than one person? ☐

Presenter: **Marisa Whisman, Associate Planner - Community Planning and Economic Development - 360-867-2104**

Item Title:
Public Hearing - Gorgas Open Space Tax Program Application

Action Needed: Class of Item:

List of Exhibits

Gorgas_OS_PC-Recommendation-Letter-signed.pdf
PDF File
548 KB

Open Space Notice of Approval Gorgas.doc
DOC File
47.5 KB

Open Space Tax Agreement Gorgas.doc
DOC File
61.5 KB

Gorgas_Attachment A_Legal Description.pdf
PDF File
126 KB

File Attachment

Attach any materials such as spreadsheets, powerpoint presentations, word documents, etc.

Click Additional Attachment to attach more materials.

NOTE: If you attach a file and get a message saying " ***You have chosen to attach a large file...*** ", you need to optimize the file to make it smaller. Contact Dan Murray at 4593 for assistance.

Clearance from other Departments? ☐

Budget Effect Summary? ☐

Recommended Action:

Move to close the public hearing.

Move to approve the enrollment of 76.96 acres as Open Space for current use assessment.

Item Description:

Roland and Cindy Gorgas seek to ernoll their entire 76.96 acres as Open Space-Open Space in the Farm and Agricultural Conservation Land and Significant Wildlife Habitat Area priority resource categories, for 6 points and a 50% reduction in market value.

This AIS is complete and ready for the Clerk of the Board to include in the Board Agenda: ☑

Date Submitted: 11/13/2025

THURSTON COUNTY
WASHINGTON
SINCE 1852
Creating Solutions for Our Future

COMMUNITY PLANNING &
ECONOMIC DEVELOPMENT
3000 Pacific Ave SE, Olympia, WA 98501
TTY/TDD call 711 or 1-800-833-6388
Website: ThurstonCPED.org
Ashley Arai, Director

August 21, 2025

Thurston County Board of Commissioners
3000 Pacific Ave. SE
2nd Floor, Suite 200
Olympia, WA 98501

Subject: Planning Commission recommends approval of the Gorgas Open Space Tax Program application

Dear Commissioners,

The Thurston County Planning Commission has completed its review of the proposal to enroll the Gorgas property (APN 22609310000) in the Open Space Tax Program and recommends approval of the application.

Background

Roland and Cindy Gorgas, residing at 17825 138th Ave SE in Yelm, WA, wish to enroll 15 acres of their adjacent 76.96-acre property in Open Space-Open Space under the Farm and Agricultural Conservation Land category for 3 points under the Public Benefit Rating System (PBRS), and 61.96 acres under the Significant Wildlife Habitat Area category for an additional 3 points, totaling 6 points under the PBRS and a 50% reduction in assessed market value for tax calculation purposes on the enrolled land.

Staff has determined the property meets the Open Space criteria included in RCW 84.34 and the Thurston County Open Space Tax Program Guidelines:

- While not formerly enrolled in the Assessor's Farm and Agriculture program, the property lies within the LTA zone and has received commercial agricultural use within the past 10 years; continued agricultural use in upland areas will maintain these portions of the property for future farming.
- The property supports CAO Wildlife Species of Local Importance.
- Appropriate supporting documents for both priority resource categories were submitted with the application materials: A land conservation plan, biologist report, habitat management plan, and a wetland delineation and report.

The Planning Commission held a work session on this item on July 16, 2025. A public hearing was held August 20, 2025. A legal notice, webmail, news release, and notification letters to neighbors were issued to notify the public about the hearing.

Two public comments were received by email, opposed to the proposed application. One verbal comment was received during the hearing, opposed to the proposed application. All oppositions were

Thurston Board of County Commissioners
Carolina Mejia, District 1 | Rachel Grant, District 2 | Tye Menser, District 3 | Wayne Fournier, District 4 | Emily Clouse, District 5

based on concerns about the tax burden shift to nearby landowners, which has proven to be minimal when explained by Assessor's Office personnel. Following the public hearing, the Planning Commission voted unanimously (8-1, 1 absent) to recommend approval of the proposed application:

> Move to recommend approval of the application from R. and C. Gorgas to be accepted into the Open Space-Open Space Tax Program for the classification of 76.96 acres as current use assessment, for Parcel 22609310000 located at unassigned 138th Ave SE, for 6 points under the Public Benefit Rating System and a 50% reduction in assessed market value for the enrolled land. The motion was approved by an 8-1 vote.

The Planning Commission recommends approval with the following findings:

1. The proposed application is consistent with RCW 84.34 and the requirements of the Thurston County Open Space Tax Program.
2. The Thurston County Planning Commission held a duly noted public hearing on August 20, 2025, as required by Thurston County Code Chapter 2.05 Growth Management Public Participation.

Thank you for the opportunity to review and comment on this important issue. If you have questions, please 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

ERROR: cannot convert document Open Space Notice of Approval Gorgas.doc

ERROR: cannot convert document Open Space Tax Agreement Gorgas.doc

Attachment A

Legal Description for Roland and Cindy Gorgas
Open Space Tax Program
2025 Application Cycle

Legal Description of Thurston County Tax Parcel 22609310000

Thurston County Washington Parcel 22609310000:

The Northeast Quarter of the Southwest Quarter and the Southeast Quarter of the Southwest Quarter of Section Nine (9), Township Sixteen (16) North, Range Two (2) East, W.M.

Except a strip described as follows:

Beginning 50 feet east of the Northwest corner of the Northeast Quarter of the Southwest Quarter of said Section 9; thence East on King Road, 851 feet; thence South, 154 feet; thence West, 851 feet; thence North 154 feet to the point of the beginning.

Thurston Board of County Commissioners
Carolina Mejia District 1 | Gary Edwards District 2 | Tye Menser District 3 | Wayne Fournier District 4 | Emily Clouse District 5

Board of County Commissioners
AGENDA ITEM SUMMARY

Agenda Date: Date Created: 12/4/2025 Agenda Item #:

Created by: Andrew Boughan, Community Development Manager - Community Planning and Economic Development - 360-786-5505

Creator = Presenter? ○ Yes ◉ No Is this a presentation by more than one person? ☐

Presenter: **Ashley Arai, Director - Community Planning and Economic Development - 360-786-5486**

Item Title:
Public Hearing for the City of Yelm Annexation Interlocal Agreement

Action Needed: Class of Item:

List of Exhibits

Final ILA 02012025 - 2025 Yelm Annexation.pdf
PDF File
2.39 MB

Attach any materials such as spreadsheets, powerpoint presentations, word documents, etc.

Click Additional Attachment to attach more materials.

NOTE: If you attach a file and get a message saying " ***You have chosen to attach a large file...*** ", you need to optimize the file to make it smaller. Contact Dan Murray at 4593 for assistance.

Clearance from other Departments? ☐
Budget Effect Summary? ☐

Recommended Action:

Move to close the public hearing.

Move to approve an Interlocal Agreement with the City of Yelm for the annexation of unincorporated territory within the Yelm Urban Growth Area encompassing a total of 312 parcels and approximately 1,228.42 acres, and authorize the County Manager to execute the agreement.

Item Description:

The City of Yelm proposed annexing adjacent unincorporated county areas within the Yelm Urban Growth Area. County and City staff have collaborated to draft an interlocal annexation agreement (ILA) for eight distinct zones located along all sides of the city's boundary, encompassing a total of 312 parcels and approximately 1,228.42 acres. This agreement builds on provisions from prior City-County agreements and has been reviewed by the Public Works Department and the Prosecuting Attorney's Office.

This public hearing was set on November 4 and, in accordance with RCW 35A.14.460(3), both jurisdictions published a notice of the public hearing once a week for two consecutive weeks in a newspaper of general circulation within the affected area. The notices included the hearing date, time, location, and a general description of the annexation area. Additional outreach to affected property owners was done by the City of Yelm. The interlocal agreement requires approval from both the City and County for the annexation to proceed.

Annexation Process to date:

- **October 2024:** City intiating conversations on a proposed annexation.
- **July 8, 2025:** City Passes resolution 660 directing staff to negotiate the interlocal agreement.
- **July 29, 2025:** E-brief sent to the Board of County Commissioners informing them of the intent of the City of Yelm.
- **November 4, 2025:** Board of County Commissioners set public hearing
- **December 4 and 11, 2025:** Legal Notices ran for the public hearing.
- **December 16, 2025:** Public Hearing before the Board of County Commissioners, with the option to authorize the County Manager to execute the agreement.
- **2026:** City proceeds with annexation through the Boundary Review Board.

This AIS is complete and ready for the Clerk of the Board to include in the Board Agenda: ☑
Date Submitted: 12/4/2025

INTERLOCAL AGREEMENT BETWEEN
THE CITY OF YELM AND THURSTON COUNTY, RELATED TO THE ANNEXATION OF AN UNINCORPORATED AREAS SURROUNDING JURISDICTION OF THE CITY OF YELM

THIS INTERLOCAL AGREEMENT ("Agreement") is entered into pursuant to the authority of Chapter 39.34 RCW in duplicate originals between the City of Yelm, a State of Washington municipal corporation ("City") and Thurston County, a political subdivision of the State of Washington ("County"); collectively referred to as "Jurisdictions" and individually as "Jurisdiction."

In consideration of the terms, conditions, covenants, and performances contained herein, it is mutually agreed by the Jurisdictions as follows:

WHEREAS, the County designated an Urban Growth Area for the City as required by the Growth Management Act (GMA) and codified as RCW 36.70A; and

WHEREAS, RCW 36.70A.110(7) states, "An urban growth area designated in accordance with this section may include within its boundaries...potential annexation areas designated for specific cities and towns in the county."; and

WHEREAS, the City is a non-charter code city incorporated under the Optional Municipal Code, codified as RCW 35A. and has authority under RCW 35A.14 to annex property within its urban growth area; and

WHEREAS, the City desires to annex the designated Yelm Annexation Area (hereinafter referred to as "YAA") into the City utilizing the annexation method provided in RCW 35A.14.460. The YAA is depicted for illustration purposes on Exhibit A attached hereto; and

WHEREAS, RCW 35A.14.460 allows the City of Yelm and Thurston County to enter into an Interlocal Agreement to annex the City's affiliated YAA when at least sixty percent (60%) of the boundary of the area to be annexed are contiguous to the corporate boundary of the City and the area is within the City's YAA; and

WHEREAS, WHEREAS, the City Council passed Resolution 660 on July 8, 2025, directing City staff to negotiate an Interlocal Agreement with Thurston County to annex the YAA subject to this Agreement as required by RCW 35A.14.460(1); and

WHEREAS, annexation of the YAA subject to this Agreement is exempt from compliance with the requirements of the State Environmental Policy Act pursuant to RCW 43.21C.222; and

WHEREAS, the Annexation ordinances provided for in RCW 35A.14.460 are subject to potential referendum within forty-five (45) days after adoption; and

WHEREAS, after the expiration of the forty-fifth day from, but excluding the date of adoption of the annexation ordinance, if no timely and sufficient referendum petition has been filed, the area annexed shall become a part of the City of Yelm; and

WHEREAS, the City will publish notice of the proposed effective date of the annexation ("Annexation Date"), together with a description of the property to be annexed as required by RCW 35A.14.460(4); and

WHEREAS, the Thurston County Board of County Commissioners held a public hearing pursuant to RCW 35A.14.460(3) on December 16, 2025; and

WHEREAS, the Yelm City Council held a public hearing pursuant to RCW 35A.14.460(3) on December 9, 2025; and

WHEREAS, the Yelm City Council found that the proposed annexation is consistent with the City of Yelm's Comprehensive Plan; and

NOW, THEREFORE, it is hereby agreed as follows:

1. Area to be Annexed.

The Jurisdictions agree that the City shall annex the unincorporated areas contiguous to the city boarders as depicted on Exhibit A (Annexation Map) attached to and incorporated into this agreement in one annexation process. The Jurisdiction agree that the boundaries of the annexation area shall be as described and depicted in the attached Exhibit B (Annexation Legal Description). The boundaries of the areas referred to as the "Yelm Annexation Area" is described and depicted on the attached Exhibits.

2. Compliance with Previous Interlocal Agreements.

The City and County entered into an Interlocal Agreement on January 29, 1990 to establish the orderly transition of services and financial impacts following an annexation. This Interlocal Agreement addresses several areas, including land use review, permit processing, records transfer, revenue sharing, capital projects reimbursement, etc. Section 5 of the January 29, 1990 Interlocal Agreement does not apply to this annexation. Yelm will not reimburse Thurston County for any capital projects located within this annexation area that were constructed within the past 10 years.

The City and County entered into an Interlocal Agreement on December 17, 2013 to make the most efficient use of their resources by enabling them to cooperate by furnishing each other with labor, equipment, and materials when available on a reimbursable basis for roadway maintenance activities.

The City and County entered into an Interlocal Agreement on August 18, 2021 for Thurston County Solid Waste Management, Solid Waste Management Plan, and Hazardous Waste Plan Updates.

The City and County entered into an Interlocal Agreement on November 26, 2024 for County to provide Anit-Icing Materials for road operations.

The Interlocal Agreements will remain in effect except as otherwise modified by this agreement and are attached to and incorporated into this Agreement.

3. Public Works Projects.

The County will provide the City a list and project descriptions for any ongoing or pending public works projects within the proposed annexation area.

4. Stormwater Fees and Maintenance.

The County will retain any stormwater utility funding collected within the annexation area for services in 2025 and agrees to continue to provide services to the annexation area as required under its Municipal Stormwater Permit until December 31, 2025. The City of Yelm will begin invoicing parcels within this annexation area for storm and surface water utility charges as outlined in Chapter 13.70 in the Yelm Municipal Code beginning January 1, 2026.

5. Records.

Thurston County will provide the City of Yelm records on all property or easements owned by Thurston County in the annexation area. This may include parcels owned for stormwater facilities and stormwater easements.

Thurston County will provide the City of Yelm with all records related to infrastructure such as plans, design calculations, design drawings, as-builts for culverts, bridges, roads, guardrail/barrier, traffic volume counts, the ball-bank indicator speed analysis, street sign inventory, pavement condition summary, plus stormwater reports and engineering submittals from developments located within the annexation area.

6. Open Permits.

The County will compile and transfer to the City a list of ongoing permits within the proposed annexation area, including but not limited to land use and building permits. Upon the effective date of annexation, the City is responsible for processing and deciding all pending applications through review under applicable County regulations and code. This section shall survive the completion or expiration of this agreement or termination whether termination is by one or all jurisdictions.

7. Unexpended SEPA Mitigation Fees.

The County will compile a list of projects within the proposed annexation area with unspent SEPA mitigation fees. Upon annexation, such fees shall be transferred to the City, except for fees collected for other agencies and school districts. The City shall assume the responsibility for expending these fees to complete the mitigation appropriate to the project for which they were collected. This shall not apply to other agency or school fees.

8. Development Bonds.

The County will identify any development bonds, maintenance bonds, payment and performance bonds, landscape bonds, that are active within the proposed annexation area. Upon annexation, any existing development bonds will be transferred to the City for administration in accordance with the terms of the bond.

9. Public Outreach.

Pursuant to RCW 35A.14.460, the City and County shall each hold separate public hearings on the proposed annexation agreement. The City hearing is scheduled for December 9, 2025 and the County hearing is scheduled for December 16, 2025. Each legislative body shall provide legal notice by publication at least once a week for two consecutive weeks in one or more newspapers of general circulation within the City and the territory proposed for annexation. The City and County separately issued notices that were published in the Nisqually Valley News on December 4, 2025 and December 11, 2025 and November 20, 2025 and November 27, 2025. Each notice shall include a description of the annexation area and the date, time, and location of the hearing. The County shall attend the City hearing in a supporting role.

10. Effective Date of Annexation.

The jurisdictions mutually agree that the effective date of the annexation, as described and agreed to in this agreement, shall be the date of the City's adoption of its annexation ordinance.

11. Term.

The term of this Agreement shall be effective upon the Effective Date until such time as all provisions of the agreement are met or the agreement is terminated under Section 15 of this agreement.

12. Indemnification and Hold Harmless.

A. To the extent permitted by law, each Jurisdiction agrees to indemnify, defend, and hold harmless the other Jurisdiction, their officers, officials, employees, agents, and volunteers from and against any and all claims, demands, damages, losses, actions, liabilities, expenses, and judgments of any nature whatsoever, including without limitation, court and appeal costs and attorneys' fees, to or by any and all persons or entities, including without limitation, their respective agents, licensees, or representatives, caused by or arising out of any negligent act, errors, or omissions, of that Jurisdiction, its employees, agents, or volunteers or arising out of, in connection with, or incident to that Jurisdiction's performance or failure to perform any aspect of this Agreement.

B. The Jurisdictions waive their immunity under the Washington State Industrial Insurance Act, Title 51 RCW, to the extent required by this indemnification and hold harmless provision. Provided, however, the foregoing waiver shall not in any way preclude a Jurisdiction from raising such immunity as a defense against any claim brought against a Jurisdiction by any of the Jurisdiction's respective employees. This waiver has been mutually negotiated by the Jurisdictions.

C. The provisions of this section shall survive the completion or expiration of this Agreement or termination whether termination is by one or all Jurisdictions.

D. The Jurisdictions agree to support each other in pursuing these purposes and responsibilities and operate in good faith and partnership in carrying them out. Risk and accountability shall be shared to the extent possible by the Jurisdictions.

13. Amendments.

This Agreement may be amended as needed by mutual written agreement of the Jurisdictions as executed by each Jurisdiction's authorized governing authority as provided in Chapter 39.34 RCW.

14. Termination.

This Agreement may only be terminated prior to annexation of the area to be annexed described in Section 1 of this agreement when the terminating Jurisdiction provides written notice to the other Jurisdiction at least 90 days prior to its intended withdrawal from this Agreement. Following a termination, the Jurisdictions are mutually responsible for fulfilling any outstanding obligations under this Agreement incurred prior to the effective date of the amendment or termination.

15. Dispute Resolution.

The Jurisdictions mutually agree to use a formal dispute resolution process such as mediation, through an agreed-upon mediator and process, if agreement cannot be reached regarding interpretation or implementation of any provision of this Agreement. All costs for mediation services would be divided equally between the Jurisdictions. Each Jurisdiction would be responsible for the costs of their own legal representation. The jurisdictions must first seek a remedy under this section in good faith prior to any legal action in court to enforce the terms of this Agreement.

16. Jurisdiction Representative.

The following are designated as representatives of the respective Jurisdictions. Notice provided for in this Agreement shall be sent to the designated representatives by certified mail to the addresses set forth below. Notice will be deemed received three business days following posting by the U.S. Postmaster.

City of Yelm, c/o City Administrator, 106 Second St. SE, Yelm, WA 98503

Thurston County, c/o County Manager, 3000 Pacific Ave SE, Olympia, WA 98501

17. Governing Law and Venue.

This Agreement has been and shall be construed as having been made and delivered within the State of Washington and it is agreed by the Jurisdictions hereto that this Agreement shall be governed by the laws of the State of Washington both as to its interpretation and performance. Any action of lawsuit in equity, or judicial proceeding arising out of this Agreement shall be instituted and maintained only in a court of competent jurisdiction in Thurston County, Washington or in the superior court of either of the two nearest judicial districts pursuant to RCW 36.01.050.

18. Severability.

If one or more of the clauses of this Agreement is found to be unenforceable, illegal, or contrary to public policy, the Agreement will remain in full force and effect expect for the clauses that are unenforceable, illegal, or contrary to public policy.

19. Entire Agreement.

The Jurisdictions agree that this Agreement is the complete expression of its terms and conditions. Any oral or written representations or understandings not incorporated in this Agreement are specifically excluded.

20. Non-Waiver of Rights.

The Jurisdictions agree that failure to declare any breach or default immediately upon the occurrence thereof, delay in taking any action in connection with, or the forgiveness of the nonperformance of any provision of this Agreement does not constitute a waiver of the provisions of this Agreement.

21. Equal Opportunity to Draft.

The Jurisdictions have participated and had an equal opportunity to participate in the drafting of this Agreement. No ambiguity shall be construed against any Jurisdiction upon a claim that that Jurisdiction drafted the ambiguous language.

IN WITNESS WHEREOF, the Jurisdictions hereto have caused this Agreement to be executed by the dates and signature herein under affixed. The persons signing this Agreement on behalf of the Jurisdictions represent that each has authority to execute this Agreement on behalf of the Jurisdiction entering into this Agreement.

Thurston County

Leonard Hernandez, County Manager

Date

Approved as to form:
Travis Burns, Deputy Prosecuting Attorney

By:

City of Yelm

Joe DePinto, City of Yelm Mayor

Date

Approved as to form:
Brent Dille, City Attorney

By:

Proposed Annexation

City of Yelm
EST. 1924
WASHINGTON

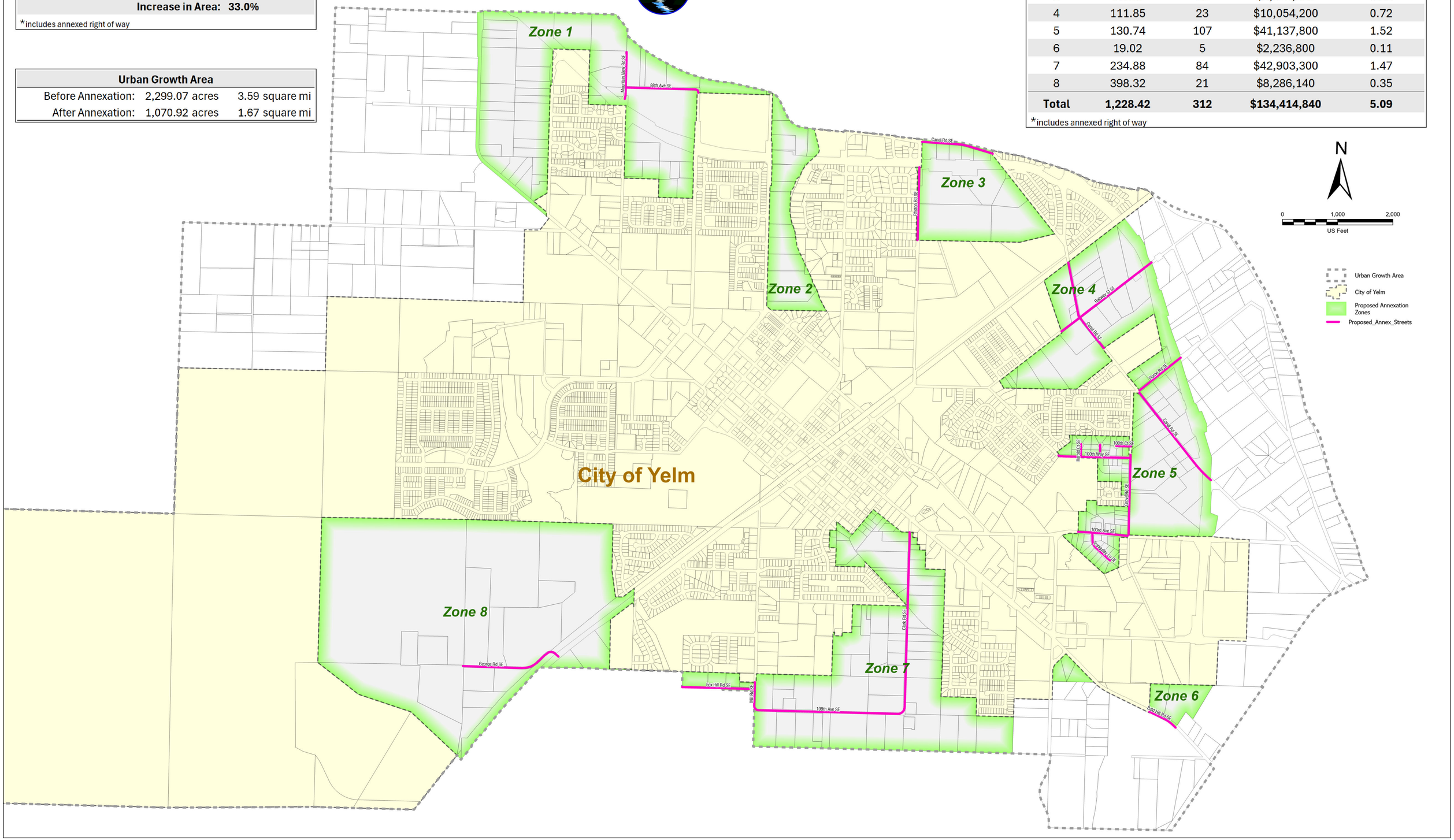
City Limit Area		
Current:	3,722.87 acres	5.82 square mi
Proposed annex area:	1,228.42 acres	1.92 square mi
Total new area:	4,951.28 acres	7.74 square mi
Increase in Area:	**33.0%**	

*includes annexed right of way

Urban Growth Area		
Before Annexation:	2,299.07 acres	3.59 square mi
After Annexation:	1,070.92 acres	1.67 square mi

Zone	Zone Area (acres)*	# Parcels Added	Total Assessed Value ($)	Streets Added (c.l. miles)
1	205.28	49	$20,824,800	0.42
2	51.98	13	$3,946,900	0.00
3	76.36	10	$5,024,900	0.50
4	111.85	23	$10,054,200	0.72
5	130.74	107	$41,137,800	1.52
6	19.02	5	$2,236,800	0.11
7	234.88	84	$42,903,300	1.47
8	398.32	21	$8,286,140	0.35
Total	**1,228.42**	**312**	**$134,414,840**	**5.09**

*includes annexed right of way



Map by: P. Hughes Date Printed: 9/22/2025 1:06 PM

Legal Description – Zone 1

That portion of the west half of the southwest quarter of Section 13, Township 17 North, Range 1 East of the Willamette Meridian lying easterly of the westerly right-of-way of Washington State Highway 510 and now lying outside the Yelm city limits, **together with** the southwest quarter of the northwest quarter of said Section 13, **together with** that portion of the southeast quarter of the northwest quarter of said Section 13 lying southerly of the right-of-way of the Centralia Power Canal, and now lying outside the Yelm city limits, **together with** the north half of the northeast quarter of the northeast quarter of the southwest quarter of said Section 13, **together with** the portion of the south half of the northeast quarter of said Section 13 lying southerly of the right-of-way of the Centralia Power Canal, **together with** the northerly 60 feet of the northeast quarter of the southeast quarter of said Section 13, **together with** the northwest quarter of the southeast quarter of said Section 13, **together with** the northeast quarter of the southwest quarter of the southeast quarter of said Section 13, **together with** the north half of the northwest quarter of the southwest quarter of the southeast quarter of said Section 13, **together with** all adjacent rights-of-way including the adjacent right-of-way of Washington State Highway 510, being contiguous with the City of Yelm. Situated in the county of Thurston, state of Washington.

Legal Description – Zone 2

That portion of the northwest quarter of the northwest quarter of Section 19, Township 17 North, Range 2 East of the Willamette Meridian, lying southwesterly of the centerline of Yelm Creek, excluding the public right-of-way known as Cullens Road, **together with** that portion of the west half of the southwest quarter of Section 18, Township 17 North, Range 2 East of the Willamette Meridian, lying westerly of the centerline of Yelm Creek and southerly of the right-of-way of the Centralia Power Canal, being contiguous with the city of Yelm. Situated in the county of Thurston, state of Washington.

Legal Description – Zone 3

That portion of the southeast quarter of Section 18, Township 17 North, Range 2 East of the Willamette Meridian, lying southerly of the right-of-way of the Centralia Power Canal, including the public right-of-way for SR 510 Yelm Loop and the public rights-of-way known as Canal Road and Rhoton Road, and now lying outside of the Yelm city limits, and being contiguous with the City of Yelm. Situated in the County of Thurston, State of Washington. Half of the right-of-way of Rhoton Road falls in the southwest quarter of Section 18.

Legal Description – Zone 4

That portion of the northwest quarter of Section 20 lying westerly of the easterly right-of-way of SR 510 Yelm Loop and lying northwesterly of the centerline of Flume Road, the southwest quarter of the southwest quarter of Section 17 lying westerly of the easterly right-of-way of SR 510 Yelm Loop and the east half of the northeast quarter of Section 19, Township 17 North, Range 2 East of the Willamette Meridian, all of which now lying outside of the Yelm city limits,

and being contiguous with the City of Yelm. Situated in the County of Thurston, State of Washington.

Legal Description – Zone 5

That portion of the northwest quarter of Section 20 lying westerly of the easterly right-of-way of SR 510 Yelm Loop and lying southeasterly of the centerline of Flume Road and the southwest quarter of Section 20 lying westerly of the easterly right-of-way of SR 510 Yelm Loop, Township 17 North, Range 2 East of the Willamette Meridian, **together with** that portion of the northwest quarter of the northwest quarter of Section 29, all now lying outside of the Yelm city limits, and being contiguous with the City of Yelm. Situated in the County of Thurston, State of Washington.

Legal Description – Zone 6

That portion of the southwest quarter of the northwest quarter of Section 29, Township 17 North, Range 2 East of the Willamette Meridian now lying outside of the Yelm city limits, **together with** Parcel A of Record of Survey and Boundary Line Agreement, as recorded March 9, 2004 under Auditor's File No. 3623300, located in the northeast quarter of the southwest quarter of said Section 29, **together with** Parcel B of Record of Survey for Boundary Line Adjustment, as recorded June 4, 2004 under Auditor's File No. 3646840, located in the northeast quarter of the southwest quarter and the northwest quarter of the southeast quarter of said Section 29, **together with** the adjacent right-of-way of Bald Hill Road SE.

Legal Description – Zone 7

That portion of the southeast quarter of the southwest quarter of Section 19, Township 17 North, Range 2 East of the Willamette Meridian now lying outside of the Yelm city limits, **together with** that portion of the north half of Section 30 now lying outside of the Yelm city limits, **together with** the southwest quarter of the northeast quarter of the southeast quarter of Section 30, **together with** that portion of the northwest quarter of the southeast quarter of Section 30 now lying outside of the Yelm city limits, **together with** the north half of the southwest quarter of Section 30, **together with** the north half of the north half of the northeast quarter of the southeast quarter of Section 25 Township 17 North, Range 1 East of the Willamette Meridian, including the private right-of-way known as Fox Hill Rd SE, all being contiguous with the City of Yelm. Situated in the County of Thurston, State of Washington.

Legal Description – Zone 8

The northeast quarter of Section 26, Township 17 North, Range 1 East of the Willamette Meridian, **together with** that portion of the southeast quarter of said Section 26 now lying outside of the Yelm city limits, **together with** that portion of the southwest quarter of Section 25 lying northwesterly of the southeast right-of-way of Washington State Highway 507, **together with** the northwest quarter of Section 25, **together with** that portion of the northeast quarter of Section 25 now lying outside of the Yelm city limits, all being contiguous with the City of Yelm. Situated in the County of Thurston, State of Washington.