

2026-2027 Docket: Process and Applications

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Overview

- Docket Process and Timeline
- Overview of Docket Proposals
- Feedback on Docket Proposals
- Next Steps
- Questions

What are Dockets?

Two Dockets (work plans) that can include *both* County-Initiated and Applicant-Initiated Projects

Comprehensive Plan

Projects that change Comprehensive Plan, Joint Plan, or Subarea Plan policies or maps.

Adopted once a year.

Development Code

Projects that change development and permitting regulations.

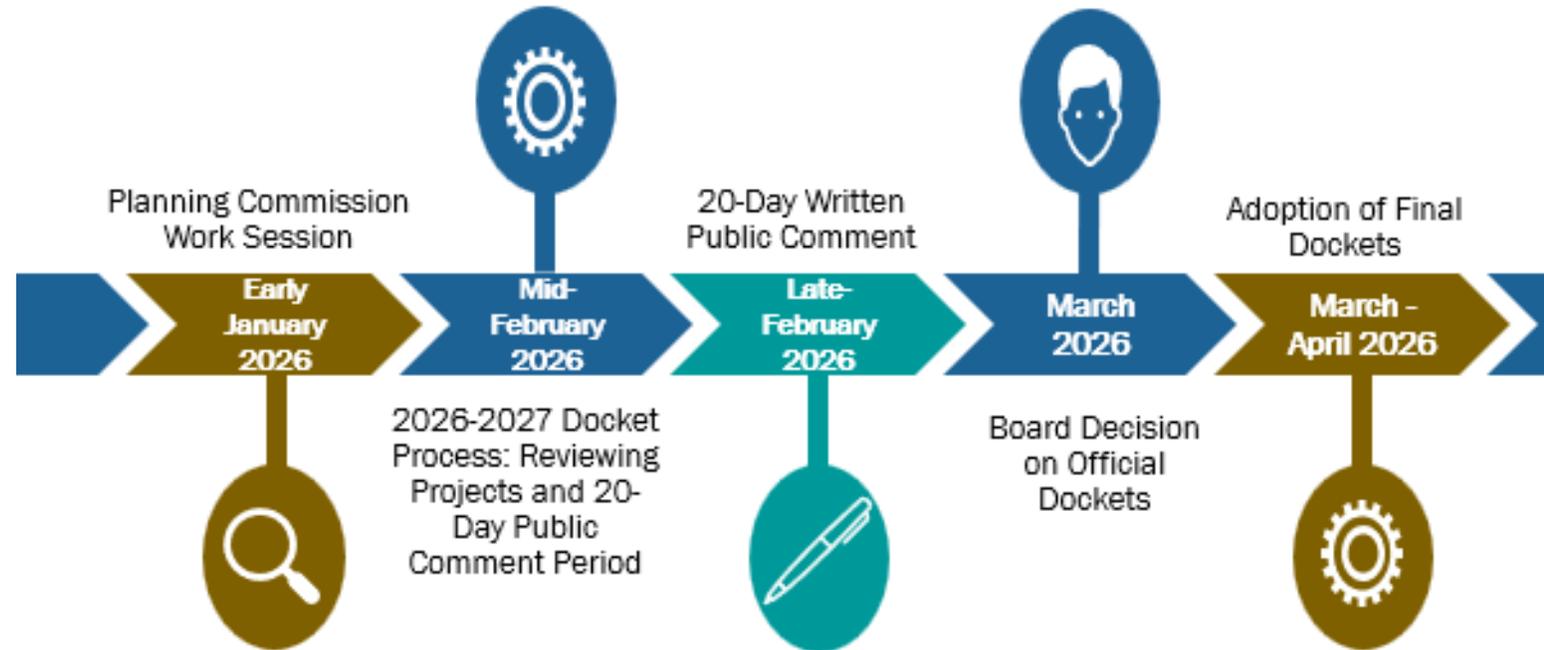
Rolling adoption.

Why “Docket”?

- Growth Management Act (GMA) requirement
- Thurston County Code 2.05 defines process
- Opportunity for public input on work plans
- Gives the Board opportunity to align work plan and budget

Docket Process and Timeline

- NEW:
Incorporate
Planning
Commission
feedback prior to
Board review



After Board's 20-day public comment period

ADD

Select project(s)
for Official
2026-2027
Dockets

ON HOLD

Place project(s)
on Preliminary
Docket for
possible future
work

REMOVE

Withdraw
project(s) from
further
consideration

“On Hold” - Preliminary Docket Projects

Comprehensive Plan Preliminary Docket	Proposal / Sticking Point
Scott Land Use Amendment and Rezone*	<ul style="list-style-type: none"> • Rezone 54 acres of R 1/20 to RRR 1/5 • Staff capacity restraints at the time • Proposed more intensive use in Black River Corridor
Development Code Preliminary Docket	Proposal / Sticking Point
Fireworks Provisions* (<i>Non-GMA Project</i>)	<ul style="list-style-type: none"> • Amend Titles 6, 10, and 26 to enhance enforcement of fireworks discharges • Outside purview of Growth Management Act
Natural Landmark Program*	<ul style="list-style-type: none"> • Add new chapter to TCC to create new conservation program • Legal risks and administrative costs to establishing new program
No Shooting Zones* (<i>Non-GMA Project</i>)	<ul style="list-style-type: none"> • Review no shooting zones and controlled shooting zones and amend Title 10 • Outside purview of Growth Management Act

* Applicant-Initiated Projects

A Look Back: 2024-2025 Official Dockets

Comprehensive Plan Docket – Completed Projects

Grand Mound West UGA Expansion, Land Use Amendments, and Rezones*

Thurston 2045

Ag Policies & Programs Review – LTA Zoning Update

Capital Improvement Program

Black Lake Quarry Land Use Amendment & Rezone*

Development Code Docket – Completed Projects

Shoreline Master Program Update – Final Action

Forest Lands Conversion Code Update

Less Restrictive Alternative Community Housing Code Update

Permit Review Process Annual Update

Code Clarifications & Corrections Annual Update

* Applicant-Initiated Projects

2026-2027 Comprehensive Plan Docket Projects



Comprehensive Plan Amendment Proposals

Thurston 2045 – Joint Plans

Nisqually Watershed Plan

Working Lands Conservation Program, Policies, and Code Updates

Climate Program, Policies, and Code Updates

Grand Mound 193rd Ave Land Use Amendment and Rezone*

2024-2025 Official Docket – Remaining Projects

Capital Improvement Program

BAR Holdings UGA Swap, Land Use Amendment, and Rezone*

Martin Way Land Use Amendment & Rezone*

- One application received during application period

* Applicant-Initiated Projects

Thurston 2045 – Joint Plans

- County-initiated
- Amend Joint Plans with Cities to ensure alignment with their updated comprehensive plans
 - Lacey, Olympia, Tumwater, Rainier, Tenino, and Yelm
- Contingent on Cities' progress on their periodic updates
- High Priority - Required to complete

Nisqually Watershed Plan

- Rework Nisqually Subarea Plan docket item (2024-2025)
- Expand subarea planning to whole watershed, coordinating with partners and neighboring jurisdictions in a consolidated planning process
- May include updates to zoning or development standards
- Promotes Nisqually Subarea Plan and Comp Plan goals for salmon recovery and water / land conservation
- Medium Priority – Grant Funding for Technical Work



Working Lands Conservation Program, Policies, and Code Updates

- Implement recommendations from Working Lands Conservation Strategy Grant
- May include updates to TDR/PDR, Right-to-Farm provisions, Conservation Futures, Cluster Development standards, and Habitat Conservation Program
- Promotes Comp Plan goals for habitat conservation, streamflow restoration, and long-term viability of working lands
- Medium Priority – Grant Funding for Technical Work

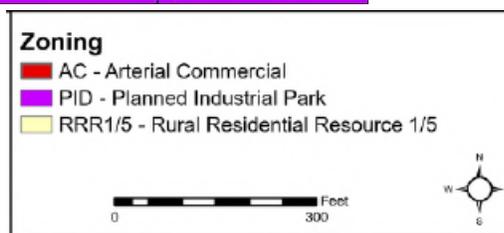
Climate Program, Policies, and Code Updates

- Implement action items from the Climate Element of the Comprehensive Plan
- May include natural resource-based climate mitigation efforts, renewable energy project provisions, and expanded regulations for climate adaptation and GHG emission reduction
- Promotes Comp Plan goals for climate mitigation and resilience.
- Medium Priority – High community benefit

Grand Mound 193rd Ave Land Use Amendment and Rezone



- Applicant-initiated
- Request to rezone 4.9-acre property in Grand Mound UGA from AC to PID
 - Vacant and undeveloped site
 - Enable uses consistent with surrounding Planned Industrial Development uses

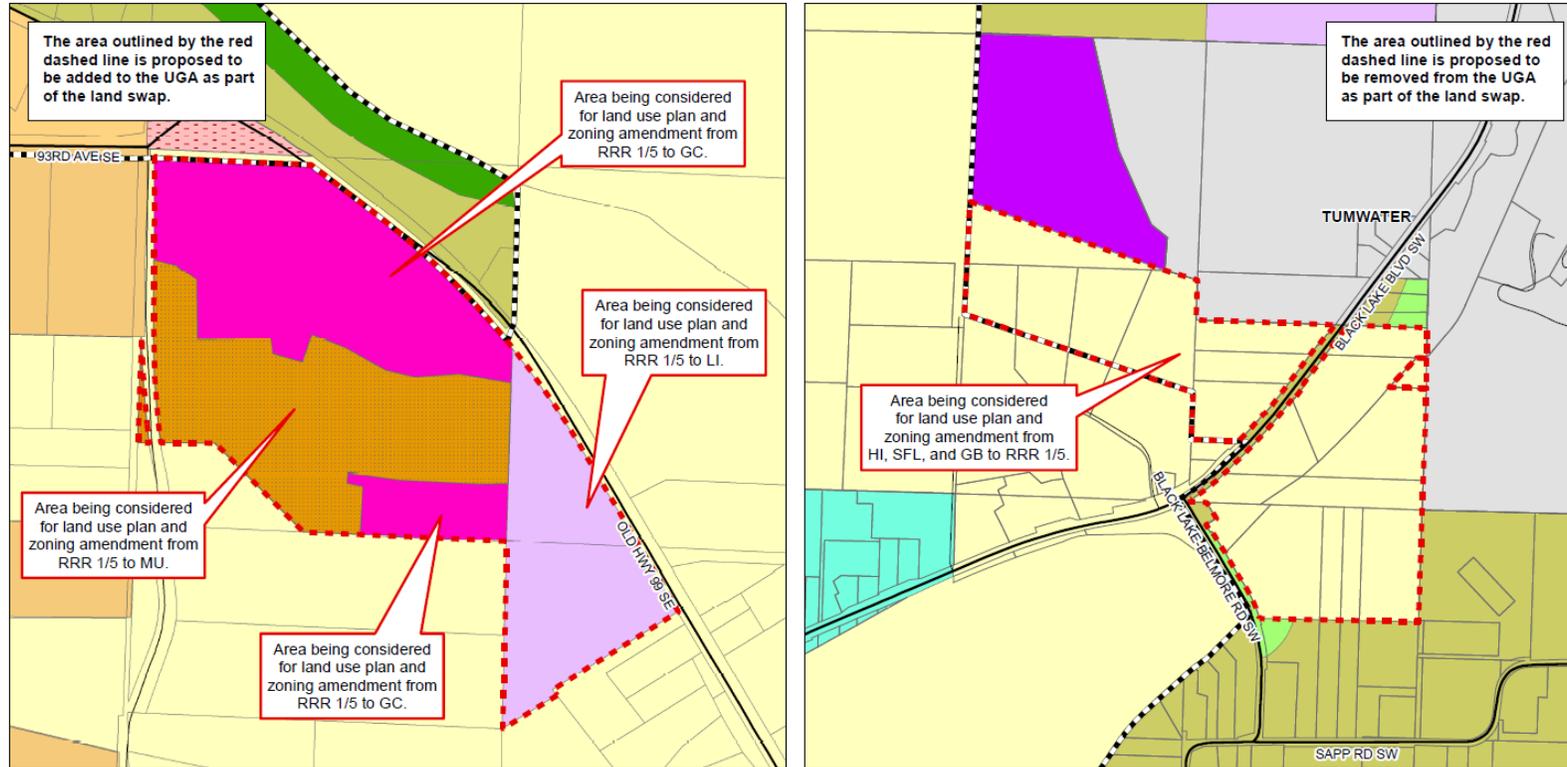


Capital Improvement Program

- County-initiated
- Repeal and replace 2026-2031 CIP
 - Revisit in 2027 per new biennial cycle
- Six-year plan for county's capital facilities
- Involves coordination with Public Works and Central Services

- High Priority – Required to complete

BAR Holdings UGA Swap, Land Use Amendment, and Rezone



- Applicant-initiated
- Amend Tumwater UGA
 - Remove 65 acres north of Black Lake
 - Add 46 acres off Old Hwy 99 and 93rd Ave
- Rezone parcels off Old Hwy 99 and 93rd to GC, LI, and MU

Zoning		Cities
GB & GB2 - Green Belt	NC - Neighborhood Convenience Commercial	Urban Growth Areas
GC, GC2 & GC6 - General Commercial	OS & OS2 - Open Space	
HI - Heavy Industrial	R 1/10 - Rural 1/10	
LI & LI2 - Light Industrial	RL1/2 - Residential LAMIRD 1/2	
MFM & MFM2 - Multi-family Medium Density Residential 9-15 Units Per Acre	RRR 1/5 - Rural Residential Resource 1/5	
MU & MU5 - Mixed Use	SFL & SFL2 - Single Family Low Density Residential 4-7 Units Per Acre	
NC & NC2 - Neighborhood Commercial		

Martin Way Land Use Amendment & Rezone



- Applicant-initiated
- Request to rezone 7.1 acres of an 8.17-acre split-zoned parcel at 7809 Martin Way E
 - Majority of site is zoned Low Density (LD) 0-6 dwelling units per acre
- Board direction to retain on 2026-2027 docket

Zoning

- LD - Low Density
- MD - Moderate Density Residential
- MHDC - Mixed Use High Density



A Look Forward: New 2026-2027 Development Code Docket Projects



Development Code Amendment Proposals

Critical Areas Ordinance Update

Thurston County Rural Zoning Code Update (Title 20)

Thurston County Rural Subdivision Code Rewrite (Title 18)

- Zero applications received during application period

2024-2025 Official Docket – Remaining Projects

North Cities' UGA Joint Code Updates

Shoreline Master Program Final Action

Permit Review Process Annual Code Update

New Uses and Related Standards

Code Clarifications and Corrections Annual Update

Cannabis-Related Code Amendments*

* Applicant-Initiated Projects

Critical Areas Ordinance Update

- Repeal and replace Title 24, Critical Area Ordinance
 - Last updated in 2012
- Project scope:
 - Reflect new requirements from State agencies
 - Update to align with current best available science
 - Update to align with HCP, SMP, and Comprehensive Plan
 - Improve transparency and predictability
- High Priority - Required to complete

Rural Zoning Code Update (Title 20)

- October 15 work session: “Title 20 Modernization”
- Project scope:
 - Update organizational structure
 - Clarify uses and standards
 - Improve transparency and predictability by reworking definitions, cross-references, and review paths
- Medium Priority – Alignment with new Comp Plan Goals for rural growth

Rural Subdivision Code Update (Title 18)

- Repeal and replace of Title 18 – Platting and Subdivisions
- Project scope:
 - Update subdivision regulations to comply with state law
 - Improve transparency and predictability by reworking definitions, cross-references, and review paths
- High Priority - Required to complete

North Cities' UGA Joint Codes

- County-initiated
- Update Titles 21 (Lacey), 22 (Tumwater), and 23 (Olympia)
- Project scope:
 - Adopt City zoning, subdivision, and critical area provisions by reference
 - Bring outdated joint codes into alignment with regional planning efforts
- High Priority - Required to complete

Shoreline Master Program

- County-initiated
- Under review by Department of Ecology
 - Open public comment period and public hearing in 2024
- Anticipated return to Board in 2026 following Ecology's initial feedback
- High Priority - Required to complete

CPED Standing Docket Item: Permit Review Process Annual Code Update

- County-initiated
- Allows staff to respond to emerging issues, inconsistencies, or redundancies in Thurston County Code
- May include refinement of Detached Accessory Dwelling Unit provisions / review process and continued Board discussion of quasi-judicial land use appeals
- Medium Priority

Other CPED Standing Docket Items

- County-initiated
- Available as needed to address emerging items:
 - New Uses and Related Standards
 - Code Clarifications and Corrections Annual Update
- Scoped with Planning Commission

Cannabis-Related Code Amendments

- Applicant-initiated
- Submitted for consideration in 2024-2025 docket cycle
- Request to amend Thurston County Code
 - Integrate cannabis code with rural zoning provisions
 - Replace term 'marijuana' with 'cannabis' and update definitions
 - Consider revisions to setbacks and lot size requirements for cannabis operators
 - Expand use applicability to agriculture

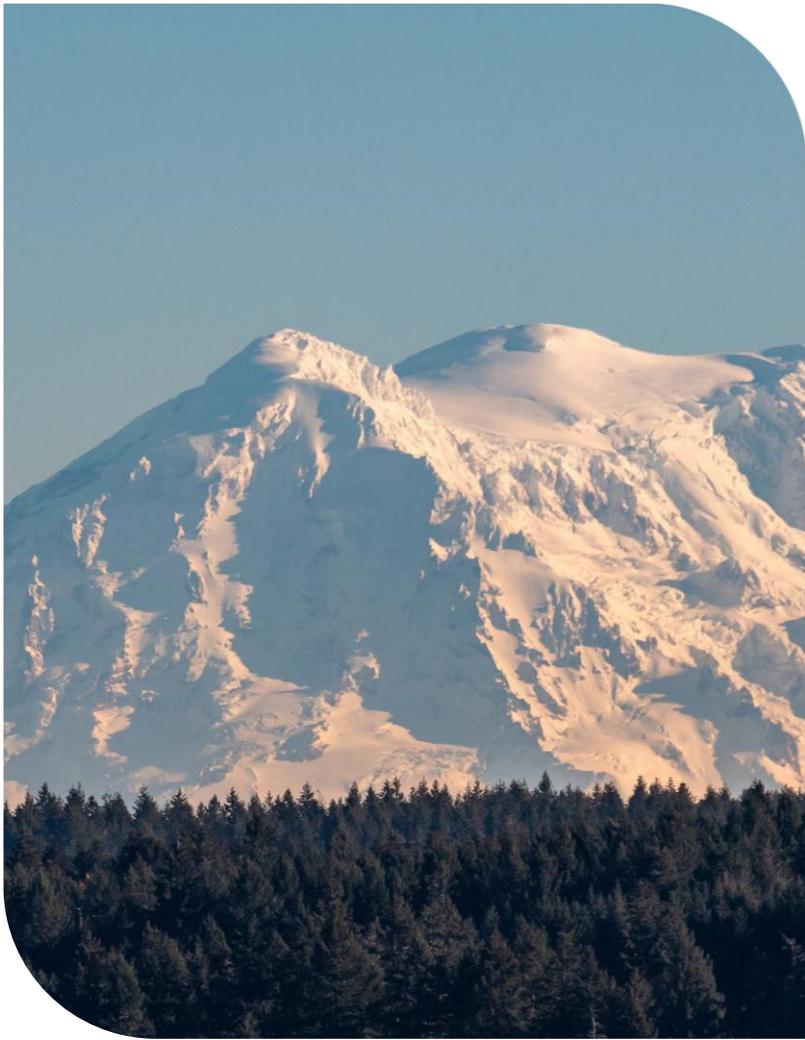
Planning Commission Ideas

- Example: Recommendation from Martin Way Rezone discussion
 - Assess entire Martin Way Corridor Study area for potential zoning changes to achieve higher density housing.
 - Per Board direction, Martin Way is remaining on 2026-2027 docket as part of broader collaborative effort with Lacey to assess the Martin Way Corridor.

- Others?

Next Steps

- Board review of docket proposals in the new year
- Return to PC in new year with brief update and specific dates for Board review



Thank you!

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