



**Board of County Commissioners
Board Work Session**

Wednesday, March 4, 2026

10:00 AM

Thurston County Atrium

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](#).

AGENDA

- I. Call Meeting to Order**
- II. .Gov Domain Migration Project**
- III. Veterans Program Funds**
- IV. 2026-2027 Development Code Docket**
- V. Commissioners Items**
 - 1. Proposed Ordinance regarding a Federal Facilities Moratorium**

Proposed motion: Move to direct the County Manager to review the draft ordinance regarding a Federal Facilities Moratorium with the Prosecuting Attorney's Office and provide options for the Board's consideration.
 - 2. Commissioners Reports on Committees**
- VI. Adjourn**

3000 Pacific Avenue SE, Room 110, Olympia, WA 98501

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 Briefing Presentation Form

Title

.Gov Domain Migration Project

Preferred Presentation Date

March 4, 2026

Board Meeting

Board Work Session

Office/Department

Information Technology

Staff Contact

Sherrie Ilg, Director

Attachments

- .gov migration PowerPoint
- Draft Scope of Work

Type

- Informational
 Follow up/Continued work session
Board decisions will not be made during work sessions.

Primary Objective

This is an informational only briefing to inform the Board of County Commissioners (BoCC) of the implementation plan for migrating all county email addresses to the .gov domain.

Staff Recommendation

N/A

Background

WA Senate Bill 5014, passed in 2025, requires all counties to migrate to the .gov domain by July 1, 2027. This change to the County's IT infrastructure will require a significant level of effort from staff. The project will be implemented in three phases and full implementation is anticipated to take 18 months.

Budget Impacts/Requests

IT applied for and was awarded \$194,000 in grant funding for Phase I of the project which is estimated to cost \$149,500. Cost estimates for Phases II and III are unknown at this time but the work in Phase I will help inform the development of those future cost estimates.

Others Affected

All County offices and departments as well as external business partners.

Timeline/Next Steps

IT anticipates bringing forward for BoCC consideration an AIS to accept the \$194,000 grant funding and move forward with the Phase 1 Scope of Work with selected vendor.



THURSTON COUNTY

WASHINGTON

SINCE 1852

.gov Domain Migration

March 4, 2026

What

- WA Senate Bill 5014 (2025) requires all Washington counties to migrate to the .gov domain
- Thurston County is currently using co.thurston.wa.us
- We must migrate to the .gov domain by 7/1/2027

Major change

- Migrating from one domain to another is not just a technical exercise.
 - Identity
 - Security
 - Applications
 - User Experience
- Domains are deeply integrated into
 - Authentication
 - Access Control
 - System Configuration

Communication

- Internal: Ensures smooth adoption, minimizes downtime, maintains trust.
 - Without proper communication, the migration will feel chaotic
- External: Protects Thurston County's reputation with constituents & business partners
 - Inadequate communication can lead to service disruptions and reputational harm

What can go wrong?

- User Lockouts
- Broken Applications
- Data Loss or Corruption
- Email Outages
- Security Gaps
- Compliance Risks (audit trails/access logs)
- Extended Downtime
- Cost Overruns

Phased approach

- Phase 0 – Collect requirements, reach out to a vendor for assistance, apply for grant funding to help pay for this work.
- Phase 1 – Readiness and Planning
- Phase 2 – Preparation
- Phase 3 – Full migration and Validation

Phase 0

- Awarded \$194,000 in grant funding
 - AIS for Board approval consideration 3.17.2026
- Contacted an experienced vendor
- Secured a proposal to assist through Phase 1
 - Estimated cost = \$149,500

Phase 1 – Readiness and Planning

January – April 2026

- Assess the current environment
- Risk Analysis and Impact Assessment
- Migration Strategy & Timeline
- Communication Plan

Deliverables

- .Gov Readiness Assessment Report
- .Gov Transition Strategy and Roadmap
- Executive & Stakeholder Summary Presentation

Phase 2 - Preparation

May 2026 – December 2026

- Infrastructure Readiness
 - Configure new domain controllers, DNS, and networking
- Account & Permission Mapping
 - Prepare scripts for SID history, group memberships, and access rights
- Application testing
 - Validate compatibility and update configurations
- Communication & Training
 - Inform users about upcoming changes

Phase 3 – Full Migration and Validation

January 2027 – June 2027

- Execution of the Migration
 - Move accounts, devices, and services to the new domain
- Validation & Testing
 - Confirm authentication, application functionality, and data integrity
- Issue Resolution & Optimization
 - Address post-migration problems quickly
- Final Documentation & Sign-Off
 - Ensure compliance and audit readiness

Potential Risk

- Impact to business operations
- Vendor cost uncertainty
- Timeline
- Change Management and User Impact

Questions?



Board of County Commissioners Briefing Presentation Form

Title

Veterans Program Community Grant RFP

Date

03/04/2026

Board Meeting

Board Work Session

Office/Department

PHSS

Staff Contact

Mark Moffett, Program Manager

Attachments

- PowerPoint

Type

- Informational
 Follow up/Continued work session
Board decisions will not be made during work sessions.

Primary Objective

Update the BoCC on the Veteran's RFP process that occurred in 2025, as requested by Commissioner Mejia on 12/9/2025 during agenda setting. The BoCC approved this funding on 12/16/2025. Discuss Veteran fund spend down strategies and funding impacts.

Staff Recommendation

N/A

Background

This was the first Veteran RFP that was offered through the Veteran Assistance program. The purpose of the RFP was to elicit creative ways to support the indigent Veterans in Thurston County. The Veteran's Advisory Board (VAB) recommended three applicants for a total award of \$282,800.

Four members of the VAB rated each proposal on a scale of 0-5 across eight criteria. They brought their recommendations back to the entire board for discussion. These recommendations were presented to the BoCC for approval on 12/16/2025.

Budget Impacts/Requests

N/A

Others Affected

N/A

Timeline/Nest Steps

N/A

Thurston County Public Health and Social Services



2026 Veterans
Community Grants

March 4th 2026

Overview

- Request for Proposals (RFP) seeking **innovative support services for Veterans**
- **One-time funding** between January 1, 2026 – December 31, 2026
- **\$250,000 available** through Veteran's millage fund
- RFP was open September 1st- September 30th, 2025; each organization could submit their proposal for a maximum of \$250,000

Project Proposals

Organization	Project Focus	2026 Request
City of Lacey - Lacey Veterans Services Hub	Purchase an ADA equipped van with wheelchair lift to transport veterans to/from medical appointments	\$80,000
Rebuilding Together Thurston County	Critical home repairs to veteran owned homes in Thurston County	\$9,400
Thurston County Food Bank	1.0 FTE for veteran outreach, purchase food for veterans	\$152,800
Association for Integrated Healing	Integrated therapies for veterans	\$249,600
Disabled American Veterans Chapter 41	Office rent, utilities and equipment	\$16,381
Operation Military Family	Clubhouse providing veterans with various support services - need to acquire location	\$249,641
Total Requested		\$757,822

Committee Recommendations

Recommendation	Requested	Granted	Estimated Veterans Served Annually	Description
Lacey Veterans Service Hub	\$80,000	\$80,000	175	Funding for an ADA accessible van with a wheelchair lift to improve Veteran access to medical care, ease mobility barriers, and relieve strain on our aging fleet serving Thurston County Veterans.
Rebuilding Together Thurston County	\$9,400	\$50,000	10	Provide free critical and emergency home repairs and ADA handicap modifications for low-income Veteran homeowners.
Thurston County Food Bank	\$152,800	\$152,800	5000	Funds personnel, facility, and operational costs to support indigent Veterans
Association for Integrated Healing	\$249,600	\$0	64	Funds program coordination; presenter stipends; travel to schools in Olympia, Tumwater, and North Thurston school districts; educational materials; translation services
Disabled American Veterans Chapter 41	\$16,381	\$0	2400	Funds are needed for pay rent, utilities, and upgrades to support Veterans.
Operation Military Family	\$249,641	\$0	150	A trauma-informed, peer-led clubhouse providing veterans with digital literacy, workforce readiness, peer support, housing navigation, and suicide prevention.
Total Award	\$757,822	\$282,800		

Veteran Fund Projection

- Fund balance as of 1/1/2026- \$2,160,747
- Spend down strategy-
 - Biennial Community project grants starting in 2027-
 - Allocating up to \$500,000 each year
 - Impact- **High**
 - Policy refining- Access for more Veterans
 - Increase funding limits
 - Burial/cremation services
 - Annual limits for direct services
 - Impact- **Low**
 - Marketing- Broader advertising in the county to bring general awareness to the Veterans Assistance Program and the Lacey Veterans Hub. This is still not a widely known program.
 - Impact- **Medium**

Veteran Fund Strategies

Strategy	Annual amount	Purpose
Community Grant	\$500,000	Fund community projects in support of indigent Veterans
Habitat for Humanity	\$150,000	Critical home repairs
Lacey Hub	\$30,000	Operational support
WDVA	\$117,000	Veteran Service Officer
Homeless Shelter	\$50,000	Up to 3 shelter beds each night
Direct Services	\$275,000	Emergency financial support

- Projected Fund Balance 2034- \$293,047
 - Decrease balance by 15%-25% each year by using the above strategies.



Board of County Commissioners Briefing Presentation Form

Title

2026-2027 Docket: Process and Applications

Date

03/04/2026

Board Meeting

Board Work Session

Office/Department

CPED

Staff Contact

Ashley Arai, CPED Director

Attachments

- Presentation
- Docket project sheets

Type

- Informational
 Follow up/Continued work session
Board decisions will not be made during work sessions.

Primary Objective

Provide an overview of the docket process and review the proposed projects for the 2026-2027 Comprehensive Plan and Development Code Dockets.

Staff Recommendation

Informational briefing. Staff recommendation to open 20-day public comment period.

Background

Docketing is a process for Thurston County to receive and evaluate proposals to amend the County's Comprehensive Plan and development regulations.

Every two years, the Board sets CPED's work plan for development code updates and comprehensive plan amendments through the state's required GMA "docketing" process. For the 2026–2027 docketing cycle, there are:

- Seven proposals for comprehensive plan amendments
- Ten proposals for development code updates
- Four projects carried over on the preliminary docket from the 2024–2025 cycle

The Comprehensive Plan Docket includes proposed changes to zoning and long-range policy direction. The Development Code Docket focuses on changes to how land can be used and what permits are required.

Budget Impacts/Requests

None

Others Affected

Community members and partner agencies

Timeline/Next Steps

March 5-25, 2026 – 20-day public comment period

April 15, 2026 – Follow up Board work session

April 21, 2026 – Board adoption of dockets

March 4, 2026
Thurston County
Board of County Commissioners

2026-2027 Docket: Process and Applications

Ashley Arai
CPED Director



Overview

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



Intro

Introduction

- Two Dockets (CPED 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.

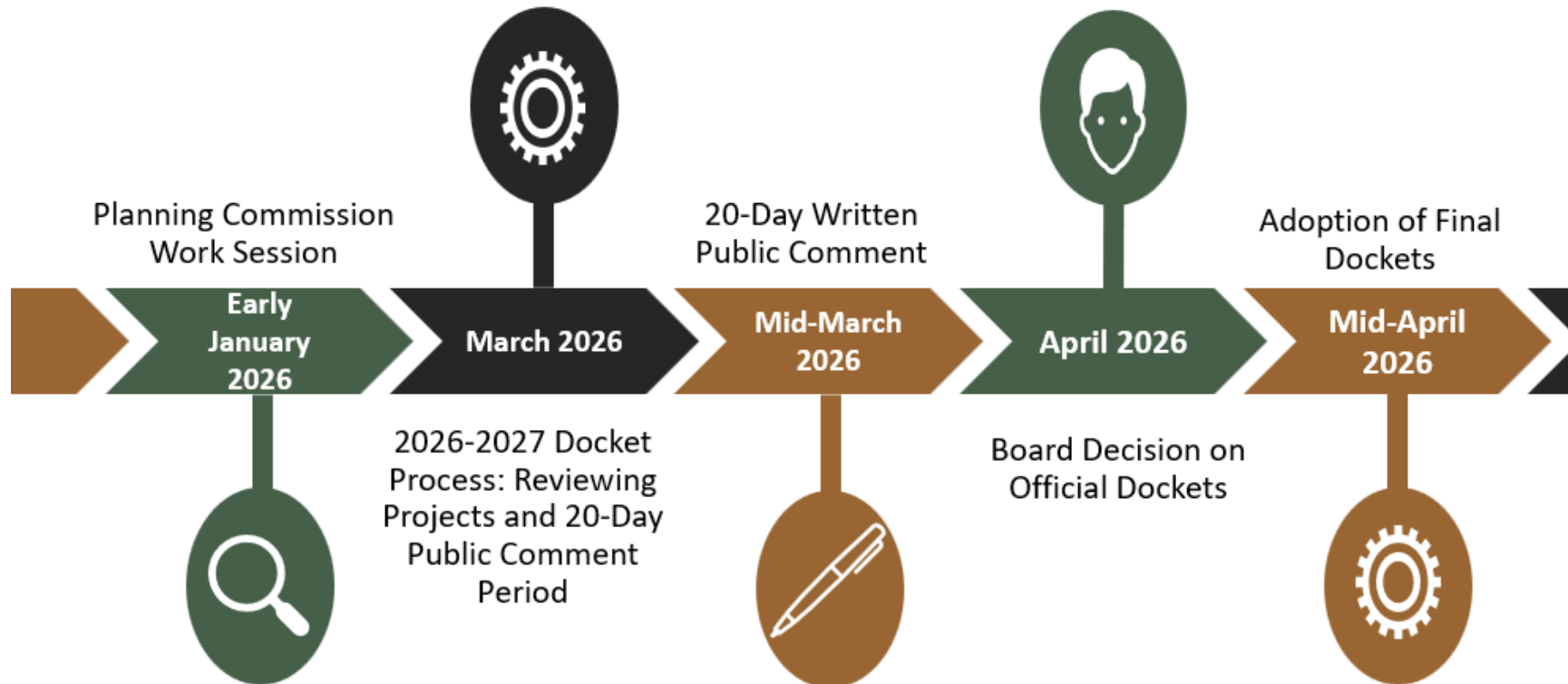


Docketing Requirement

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



Docket Process and Timeline



Intro

Board Action Following 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



Intro

Completed 2024-2025 Docket Projects

Comprehensive Plan Docket
Grand Mound West UGA Expansion, Land Use Amendments, and Rezones*
Thurston 2045
Ag Policies & Programs Review – LTA Zoning Update
Capital Improvement Program (2025-2030 and 2026-2031)
Black Lake Quarry Land Use Amendment & Rezone*

Development Code Docket
Shoreline Master Program Update – Preliminary Action
Forest Lands Conversion Code Update
Less Restrictive Alternative (LRA) Community Housing Code Update
Permit Review Process Annual Code Update
Code Clarifications & Corrections Annual Update

*Applicant-Initiated Projects



2026-2027 Comp Plan Docket Proposals

Comprehensive Plan Amendment Proposals	Type	CPED Priority
Thurston 2045 – Joint Plans	New	High – Mandatory
Capital Improvement Program	Recurring	High – Mandatory
Nisqually Watershed Plan	Re-envisioned	Medium – Grant Funding
Climate Program, Policies, and Code Updates	New	Medium – Grant Funding + Community Benefit
Grand Mound 193 rd Ave Land Use Amendment and Rezone*	New	Low – Not Mandatory
BAR Holdings UGA Swap, Land Use Amendment, and Rezone*	Recurring	Low – Not Mandatory
Martin Way Corridor Zoning Study	Re-envisioned	Low – Not Mandatory

Overview

Thurston 2045 – Joint Plans

- County-initiated
- Amend Joint Plans with Cities to align with updated housing elements
 - Lacey, Olympia, Tumwater, Rainier, Tenino, and Yelm
- Supports 5% rural growth goal
- **High Priority** – Mandatory Project
 - Planning Commission supports CPED’s priority



Comprehensive Plan Docket

Capital Improvement Program

- County-initiated
- Repeal and replace 2026-2031 CIP
- Six-year plan for county’s capital facilities
- Involves coordination with Public Works and Central Services
- **High Priority** – Mandatory Project
 - Planning Commission supports CPED’s priority



Comprehensive Plan Docket

Central Services Capital Projects

Click the links below for project information

➤ Projects in Construction



[Israel Road Building](#)

Approved Budget: \$20,000,000

Fund Source: Bond (Public Safety Sales Tax)

[Read More](#)



[TCCF Camera System Upgrade](#)

Approved Budget: \$2,238,471

Fund Source: Central Service Building Reserve

[Read More](#)



[Mottman 1 - Ballot Processing Center](#)

Approved Budget: \$10,223,731

Fund Source: Bond (Public Safety Sales Tax)

[Read More](#)

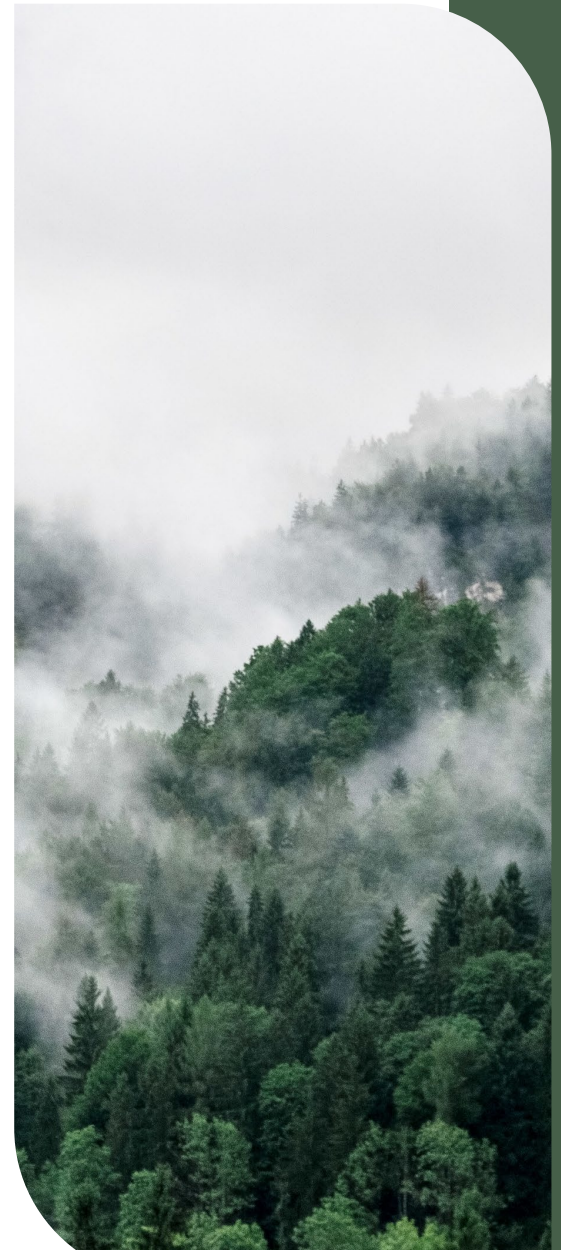
Nisqually Watershed Plan

- County-initiated
- Re-envision Nisqually Subarea Plan docket item (2024-2025) in response to community feedback
 - Coordinate with partners and neighbor jurisdictions in watershed-scale 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
 - Planning Commission supports shift to watershed planning approach



Climate Program, Policies, and Code Updates

- County-initiated
- Implement action items from new Climate Element
 - Natural resource-based climate mitigation efforts
 - Renewable energy project provisions
 - Climate adaptation and GHG emission reduction regs.
- Promotes Comp Plan goals for climate mitigation and resilience
- **Medium Priority** – Grant funding and high community benefit
 - Planning Commission stresses importance of resourcing climate work

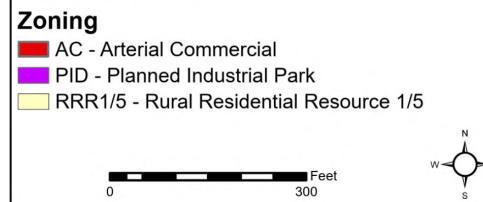


Grand Mound 193rd Ave Land Use Amendment and Rezone*

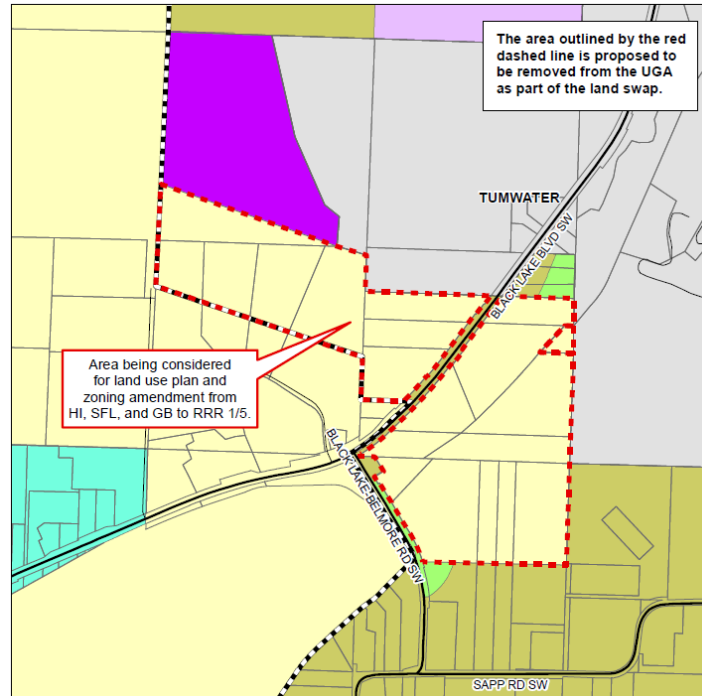
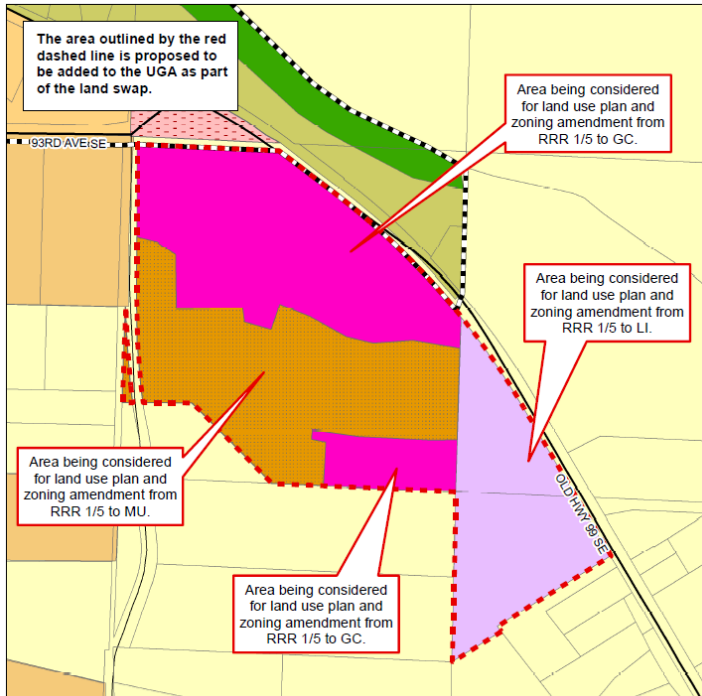


- Applicant-initiated
- Request to rezone 4.9-acre property in Grand Mound UGA from AC to PID
 - Vacant and undeveloped site
 - Enable uses consistent with surrounding Planned Industrial Development uses
- **Low Priority** – Not Mandatory
 - Planning Commission supports CPED's priority

Comprehensive Plan Docket



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
- **Low priority** – Not mandatory
 - Planning Commission recommends lowering project's priority

Comprehensive Plan Docket

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	RRR1/5 - 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 Corridor Zoning Study

- County- initiated
- Broad applicant –initiated rezone to include comprehensive corridor zoning study
- Aligns with City of Lacey's efforts on corridor planning and annexation analysis
- **Low Priority** – Not Mandatory
 - Planning Commission supports City of Lacey's larger-scale zoning study and recommends moving Martin Way Land Use and Rezone Amendment to preliminary docket



Overview



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

Development Code Amendment Proposals	Status	CPED Priority
Critical Areas Ordinance Update	New	High – Mandatory
North Cities’ UGA Joint Code Updates	New	High – Mandatory
Shoreline Master Program Final Action	Continued	High – Mandatory
Thurston County Rural Zoning Code Update (Title 20)	New	Medium
Thurston County Rural Subdivision Code Rewrite (Title 18)	New	Medium
Transfer of Development Rights & Purchase of Development Rights (TDR/PDR) Program	Continued	Medium
Permit Review Process Annual Code Update	Recurring	Medium
New Uses and Related Standards	Recurring	Medium
Code Clarifications and Corrections Annual Update	Recurring	Medium
Cannabis-Related Code Amendments*	Continued	Low – Not Mandatory

*Applicant-Initiated Projects

Overview

Critical Areas Ordinance Update

- County-initiated
- Repeal and replace Title 24, Critical Areas Ordinance Update
 - Reflect new requirements from State agencies
 - Align with current best available science
 - Improve transparency and predictability for public
- Supports new Comprehensive Plan and Habitat Conservation Program and Shoreline Master Programs
- **High Priority** – Mandatory project
 - Planning Commission supports CPED's priority

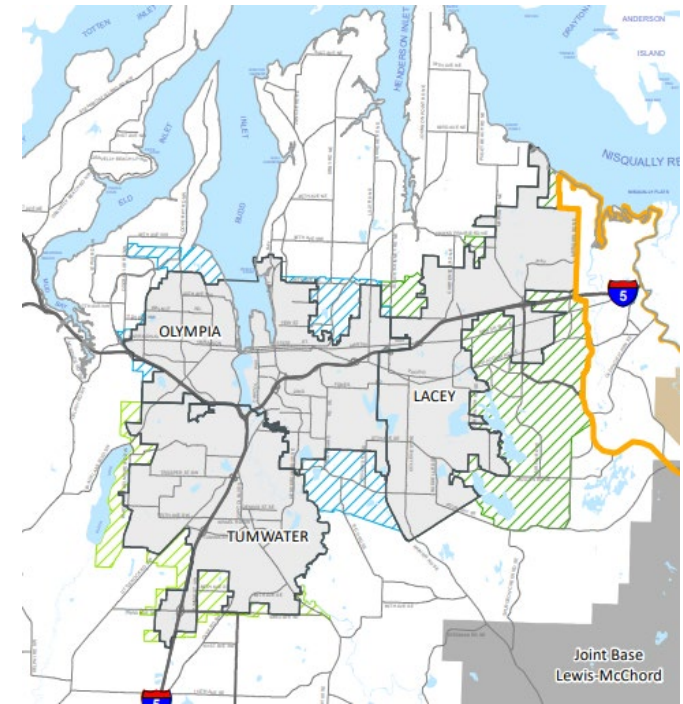


Development Code Docket



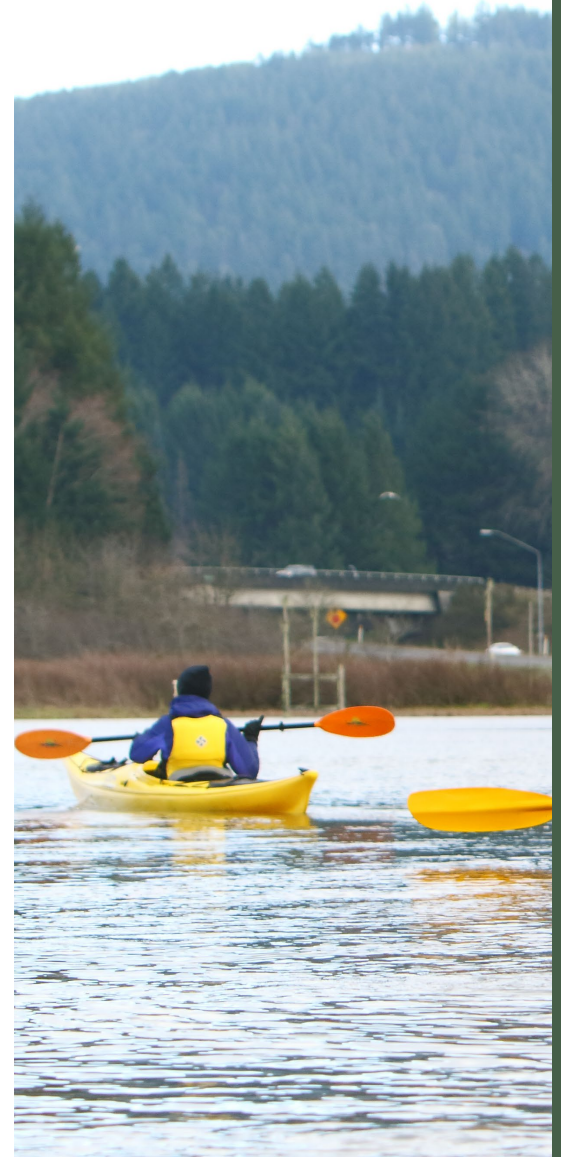
North Cities' UGA Joint Codes

- County-initiated
- Repeal and replace Titles 21 (Lacey), 22 (Tumwater), and 23 (Olympia)
 - Adopt City zoning, subdivision, and critical area provisions
 - Bring outdated joint codes into alignment with regional housing efforts
- **High Priority** – Mandatory Project
 - Planning Commission supports CPED's priority



Shoreline Master Program

- County-initiated
- Department of Ecology reviewing program for
- Anticipated return to Board in 2026 following Ecology's initial feedback
- **High Priority** – Mandatory Project
 - Planning Commission supports CPED's priority



Rural Zoning Code Update (Title 20)

- County-initiated
- Repeal and Replace TCC Title 20 – Rural Zoning Code
 - Update organizational structure
 - Clarify uses and standards
 - Improve transparency and predictability by reworking definitions, cross-references, and review paths
- Supports 5% rural growth goal
- **Medium Priority** – Not Mandatory
 - Planning Commission supports CPED's priority



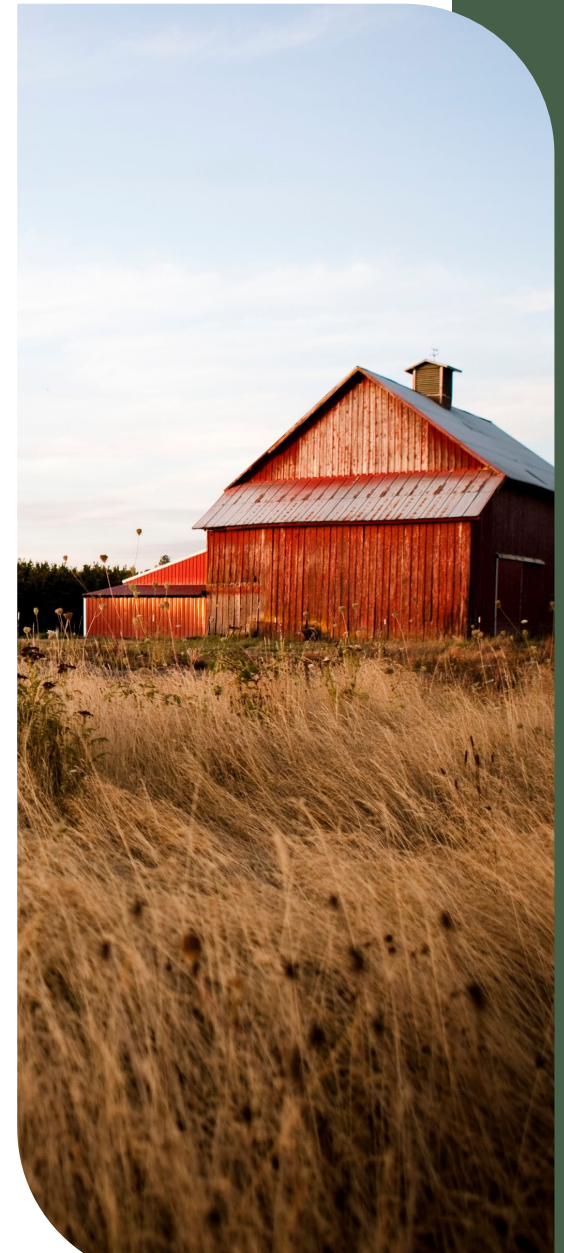
Rural Subdivision Code Update (Title 18)

- County-initiated
- Repeal and replace Title 18 – Platting and Subdivisions
 - Update subdivision regulations to reflect new state laws
 - Improve overall transparency and predictability by reworking definitions, cross-references, and review paths
- **Medium Priority** – Not Mandatory
 - Planning Commission supports CPED's priority



TDR/PDR Program

- County-initiated
- Project Scope:
 - Stimulate transfer and purchase of development rights to protect agricultural and forest lands
 - May include updates to Thurston County Code Titles 17 and 20
- **Medium Priority** – Not Mandatory
 - Grant Funding for Technical Work
 - Planning Commission supports CPED's priority



Standing Docket Items

- County-initiated
- Scoped with Planning Commission
- Allows staff to respond to emerging code issues, inconsistencies, or redundancies
 - Permit Review Process
 - New Uses and Related Standards
 - Code Clarifications and Corrections
- **Medium Priority** – Not Mandatory
 - Planning Commission supports CPED's priority



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
- **Low Priority** – Not Mandatory
 - Planning Commission recommends this proposal be incorporated into Title 20 Rural Zoning Code Update. Applicant prefers to remain an individual item for consideration.



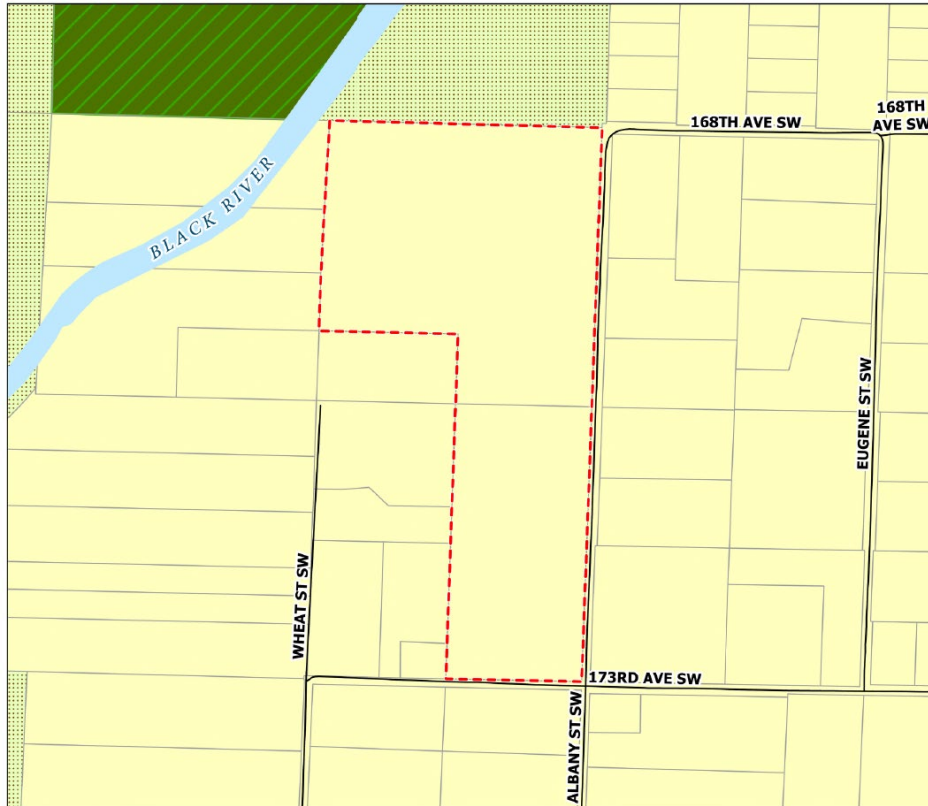
“On Hold” - Preliminary Docket Projects

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 • Proposing 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 TCC chapter to create new conservation program • Legal risks and administrative costs to establish new program
No Shooting Zones* (<i>Non-GMA Project</i>)	<ul style="list-style-type: none"> • Review shooting zones in Title 10 • Outside purview of Growth Management Act

*Applicant-Initiated Projects

Scott Land Use Amendment & Rezone*



- *Applicant-initiated
- Submitted for consideration in 2022-2023 docket cycle
- Placed on preliminary docket in 2022; retained in 2024
- Proposes more intensive use in Black River Corridor
- **Low Priority** – Not Mandatory

Address: 10210 173rd Ave SW, Rochester, WA
Amendment: From Rural 1/20 to Rural Residential Resource 1/5
Project Info: +/-54.1 acres

Study Area
 PP - Public Parks Trails And Preserves
 R 1/20 - Rural 1/20
 RRR1/5 - Rural Residential Resource 1/5
 Parks

Preliminary Docket

Fireworks Provisions (Non-GMA)*

- *Applicant-initiated
- Submitted for consideration in 2024-2025 docket cycle and placed on preliminary docket
- Outside purview of Growth Management Act
- **Low Priority** – Not Mandatory
 - Planning Commission voted to remove proposal from consideration



Preliminary Docket

Natural Landmark Program*

- *Applicant-initiated
- Submitted for consideration in 2022-2023 docket cycle and placed on official docket
- Placed on preliminary docket in 2024 following legal review
- **Low Priority** – Not Mandatory
 - Planning Commission voted to remove proposal from consideration



Preliminary Docket

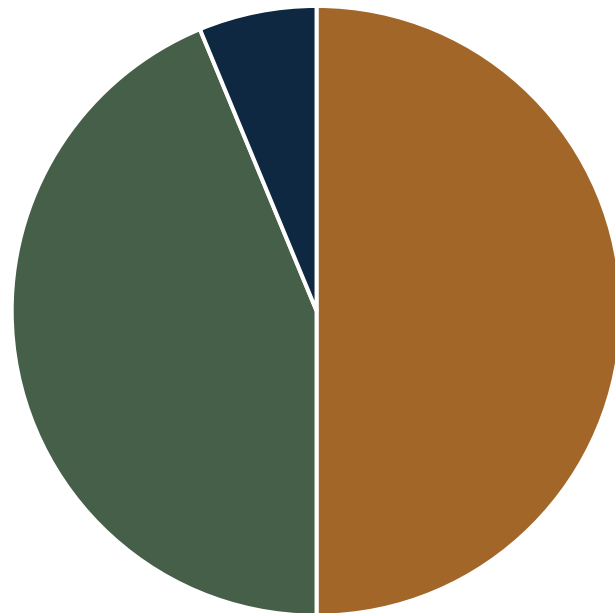
No Shooting Zones (Non-GMA)

- Applicant-initiated
- Submitted for consideration in 2022-2023 docket cycle and placed on preliminary docket
- Retained on preliminary docket in 2024
- Outside the purview of the Growth Management Act
- **Low Priority** – Not Mandatory
 - Planning Commission voted to remove proposal from consideration



Preliminary Docket

Staff Resources & Funding Considerations



- FTE Need: 8 FTE per year
 - Allocated Staff: 7 FTE per year
- Unmet Staff Need: 1 FTE per year



■ FTE Need ■ Allocated Staff ■ Unmet Staffing Need

Funding

2026: Comp Plan Annual Review

- Q1: Project Launch
- Q2-Q3: Planning Commission Review
- Q3-Q4: Board Review
- Board final action in October timeframe to align better with Budget discussions.



Timing

Next Steps

- Today: Board set official 20-day public comment period
- Early April: Follow-up Board work session to review public comments and make preliminary docket recommendations
- Mid-April: Official adoption of dockets



Docket Analysis

Applicant Information

Project Title: Thurston 2045 – Joint Plans
Applicant: Thurston County
CPED Priority: High (Mandatory project)

Description of Proposal

Request: Amend Joint Plans with cities to ensure alignment with their updated comprehensive plans
1) In 2026 – Lacey, Olympia, Tumwater
2) In 2027 – Rainier, Tenino, Yelm (*depending on capacity*)

Location: Countywide, except Grand Mound

Project Financials

Staff Time

Staff time equivalent to **0.25 full-time employees (FTE)**, distributed across multiple staff as needed, combined with Joint Code Updates docket item.

Funding Source

General fund

Planning Commission Recommendation

Priority: High

The Planning Commission supports CPED's priority.

Applicable Criteria

Growth Management Act Requirements

The Growth Management Act requires Thurston County and each of its cities to adopt a comprehensive plan to establish a 20-year urban growth boundary jointly for each urban growth area. The County-wide Planning Policies outline those requirements, and they affirm that joint planning will be used to plan for each city's urban growth area.

Under the Growth Management Act, Thurston County – and all cities and counties in the state – must conduct a thorough periodic update of its comprehensive plan and development regulations that implement the plan. Thurston County is a fully-planning county, so it must meet all GMA requirements. Fully-planning counties and cities must complete the periodic update for their entire comprehensive plan and development regulations within the designated timeframe every ten years.

Joint Planning Requirements

County-wide Planning Policies (CWPPs) are a requirement for all counties planning under the Growth Management Act. [Thurston County's CWPPs](#) establish a framework for developing and adopting county and city comprehensive plans, as well as coordination between the jurisdictions. Per the CWPPs, Thurston County and the cities and towns within its borders will jointly plan the unincorporated portions of urban growth areas.

Additionally, Thurston County and the cities of Lacey, Olympia, and Tumwater have a memorandum of understanding (MOU) that recognizes the need for cooperation on land use planning and public service provision. The MOU establishes the framework for phasing urban growth, public facilities, and services. It specifies the joint land use planning and review process and the process by which joint plans are adopted.

Public Interest and Engagement

Level of Public Interest

- To be filled in after 20-day public comment period:
 - __ comments in opposition
 - __ comments in support
 - __ comments in support if changes were made

Anticipated Process

- Low level of engagement

Analysis

Other Relevant Projects

- Thurston County, Lacey, Olympia, and Tumwater Comprehensive Plans (2025)
- Lacey Joint Plan (2023)
- Olympia Joint Plan (2023)
- Yelm Joint Plan (2023)
- Tumwater Joint Plan (2021)
- Rainier Joint Plan (2007)
- Tenino Joint Plan (2007)

Alignment with Comprehensive Plan (2025)

- Land Use
 - 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.5: Coordinate planning and development regulations for urban growth areas with the respective cities.
- LU-3.A.1: The development and amendment of the Comprehensive Plan, including subarea plans and joint plans with all cities shall involve community members of the affected area in the drafting of the plans.
- LU-3.B.3: In joint plans between the county and the incorporated cities and towns, promote consistency and certainty about how the area will be planned and developed in the future.
- Environment, Recreation, and Open Space
 - 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-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.
- 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.7: Support the cities with infill development consisting of residential and other developments of urban density within the urban growth areas, where transportation, public facilities, and utilities already exist.
 - 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.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.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.
- Transportation
 - T-2.B.7: Coordinate with all cities, towns, and communities. Implement appropriate, context-sensitive urban improvements.
 - T.2.D.3: Work with government agencies to update and implement county-wide transportation policies. They should support existing land use plans.
- Capital Facilities

- 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.

DRAFT

Docket Analysis

Applicant Information

Project Title: Capital Improvement Program (CIP 2028-2033)
Applicant: Thurston County
CPED Priority: High (Mandatory project)

Description of Proposal

Request: Biennial update to the CIP, a required element of the Growth Management Act (GMA)
Location: Countywide
Parcel Number(s): Countywide

Project Financials

Staff Time

Staff time equivalent to **0.1 full-time employee (FTE)**, distributed across multiple staff as needed.

Funding Source

General fund

Planning Commission Recommendation

Priority: High

The Planning Commission supports CPED's priority.

Applicable Criteria

Capital Facilities Plan (RCW 36.70A.070)

- Inventory of existing capital facilities owned by public entities
- Forecast of future needs for such facilities
- Proposed locations and capacities of expanded/new facilities
- Six-year finance plan and sources of public money*

Public Interest and Engagement

Level of Public Interest

- To be filled in after 20-day public comment period:
 - __ comments in opposition
 - __ comments in support
 - __ comments in support if changes were made

Anticipated Process

- Begin work in Q1 2027
- County Department Coordination, Planning Commission Review, Board of County Commissioner Review and Adoption

Analysis

Other Relevant Projects

- Thurston County Comprehensive Plan (2025)
- Thurston County Transportation Improvement Plan (TIP)

Alignment with Comprehensive Plan (2025)

- Capital Facilities
 - Goal 1, Objective D: 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.
 - Policy 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.
 - Goal 1, Objective F: Develop a six-year financing program for capital facilities that meets the requirements of GMA, achieves county's adopted levels of services, and is within its financial capabilities as determined by projected financial resources.
 - Policies CF-1.F.1 – CF-1.F.7

Docket Analysis

Applicant Information

Project Title: Nisqually Watershed Plan
Applicant: Thurston County
CPED Priority: Medium

Description of Proposal

Request: Expand subarea planning to whole watershed, coordinating with partners and neighboring jurisdictions in a consolidated planning process partnering with the Nisqually River Council

- 1) May include updates to zoning or development standards
- 2) May include salmon recovery and water/land conservation grants work
- 3) Lays the foundation for cross jurisdictional collaboration on long range and environmental planning, stormwater management, and other future initiatives

Location: Nisqually Watershed

Project Financials

Staff Time

Staff time equivalent to **1.0 full-time employee (FTE)**, distributed across multiple staff as needed.

Funding Source

Surface and Stormwater Fund; Grants

Planning Commission Recommendation

Priority: Medium

The Planning Commission supports the novel approach of shifting to larger-scale watershed planning.

Applicable Criteria

Puget Sound Recovery Priorities

The Puget Sound Action agenda identifies land use strategies for local governments. Action Agenda Strategy 10 addresses, “watershed-scale planning and land use planning to protect and restore water quality”, and recommended actions include, integrating existing plans across watersheds; and identifying and passing land use regulations and ordinances that are adequate to protect stream function, salmon populations, and other water resources.

This project will work to fully or partially fulfill the implementation obligations from Thurston County’s Comprehensive Plan (2025) Implementation Plan ([Appendix B](#)).

Public Interest and Engagement

Level of Public Interest

- To be filled in after 20-day public comment period:
 - __ comments in opposition
 - __ comments in support
 - __ comments in support if changes were made

Anticipated Process

- High level of engagement

Analysis

Other Relevant Projects

- Thurston County Comprehensive Plan (2025)
- Nisqually Subarea Plan (docket item from 2024-2025)
 - Open house held in early 2024

Alignment with Implementation Plan (2025)

- 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.
- 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.
 - 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
 - IP-EROS-7: Allocate staff resources to fully participate in Salmon Lead Entity and Watershed Planning Unit meetings in all county watersheds.

DRAFT

Docket Analysis

Applicant Information

Project Title:	Climate Program, Policies, and Code Updates
Applicant:	Thurston County
CPED Priority:	Medium (Not mandatory; implements new Climate Element)

Description of Proposal

Request:	1) Implement Climate Element of the Comprehensive Plan 2) May include mitigation and resilience efforts: <ul style="list-style-type: none">• Establish Regional Tree Mitigation Fund• Renewable energy project and code provisions• Expanded regulations for climate adaptation and GHG emissions reduction
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Location: Countywide

Parcel Number(s): Countywide

Project Financials

Staff Time

Staff time equivalent to **2.0 full-time employees (FTE)**, distributed across multiple staff as needed.

Funding Source

General fund and Grants

Planning Commission Recommendation

Priority: Medium

The Planning Commission stressed the importance of resourcing climate work. Two Commissioners requested changing the priority to 'High'.

Applicable Criteria

Growth Management Act Requirements

The Washington State legislature passed HB 1181 in 2023, which made significant changes to the Growth Management Act. The bill requires jurisdictions to incorporate climate change and resiliency into their comprehensive plans alongside sub-elements for greenhouse gas emissions reductions

and resiliency. Thurston County adopted their comprehensive plan in December 2025, and it includes a new required Climate Element and associated sub-elements.

Public Interest and Engagement

Level of Public Interest

- To be filled in after 20-day public comment period:
 - __ comments in opposition
 - __ comments in support
 - __ comments in support if changes were made

Anticipated Process

- High level of engagement
- Internal coordination and review to evaluate proposed actions
- Information gathering to support policy and program updates
- Targeted outreach to inform affected parties and solicit input
- Synthesis of feedback to identify issues and implementation considerations
- Refinement of recommendations based on review and input received

Analysis

Other Relevant Projects

- Thurston County Comprehensive Plan (2025)
- Thurston Climate Mitigation Plan
- Thurston Climate Mitigation Collaborative projects

Alignment with Comprehensive Plan (2025)

- Climate
 - Goal 1: Equitably enhance community and infrastructure resilience to climate change by integrating sustainable, efficient, and adaptive practices into zoning and development regulations.
 - Goal 2: Reduce greenhouse gas emissions and increase resilience to climate change impacts in the transportation sector.
 - Goal 3: Reduce greenhouse gas emissions from materials and organic waste.
 - 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 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 6: Protect and preserve valued cultural and historic resources at risk to climate change impacts.
 - Goal 7: Protect, restore, and expand ecosystems that are resilient to climate change.

- Goal 8: Support sustainable local and regional agricultural practices that sequester carbon and are resilient to climate change.
- Goal 9: Support a resilient and sustainable local economy that can quickly adapt to climate change impacts.
- 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.
- Land Use
 - LU-1.B.2: Support programs which inform rural property owners of actions they can take to positively contribute to local climate adaptation efforts.
- Environment, Recreation, and Open Space
 - 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-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.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.B.1: Cooperatively plan for, invest in, track progress, and adaptively manage forests as an asset.
 - 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-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.
- Transportation
 - T-1.B.9: Consider long-term environmental impacts of transportation infrastructure. Incorporate climate adaptation measures to mitigate risks from extreme weather events.
 - T-3.D.3: Support vanpool programs. They provide a low-cost, flexible alternative to single-occupancy vehicles.
 - 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.

Docket Analysis

Applicant Information

Project Title:	Grand Mound 193rd Ave Land Use Amendment and Rezone
Applicant:	The Conco Companies Applicant-initiated
CPED Priority:	Low (Not mandatory)

Description of Proposal

Request:	1) Rezone 4.9-acre parcel 2) Amend Thurston County official zoning map a) Rezone parcel to Planned Industrial District (PI) 3) Amend comprehensive plan map L-1 to reflect rezone
Location:	5831 193 rd Ave SW, Rochester, WA
Parcel Number(s):	55700200000
Land Area:	4.9 acres
Existing Zoning Designation(s):	Arterial Commercial (AC)
Adjacent Zoning Designation(s):	Parcels north and west: Planned Industrial Park (PI) Parcels east (across I-5): Planned Industrial Park (PI) Parcels south: Arterial Commercial (AC)

Project Financials

Staff Time

Staff time equivalent to **0.1 full-time employee (FTE)**, distributed across multiple staff as needed.

Funding Source

Full cost recovery (per [2026 Fee Schedule](#))

Planning Commission Recommendation

Priority: Low

The Planning Commission supports CPED's priority.

Applicable Criteria

Rezone

The Comprehensive Plan Land Use Element has policies which outline required considerations in rezoning property.

- 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:
 - 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.
 - The rezone would promote the general welfare of the affected community.
 - The rezone would maintain or enhance environmental quality.
 - Thurston County pursued a legislative rezone.
- LU-1-B.11 – If rezoning is requested for a portion of a land use designation:
 - The impact of a proposed rezone on landowners remaining in the original designation should be evaluated and considered;
 - 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;
 - Regular, easily definable boundaries should be maintained; and
 - The rezoning should not increase the demand for urban levels of service.

Public Interest and Engagement

Level of Public Interest

- To be filled in after 20-day public comment period:
 - __ comments in opposition
 - __ comments in support
 - __ comments in support if changes were made

Anticipated Process

Open house, 1-2 mailed notices to neighbors (300 ft. radius; open house, PC hearing, Board hearing), social media posts

Analysis

Other Relevant Projects

- Grand Mound Subarea Plan (2024)

Alignment with Comprehensive Plan (2020)

Answers below are applicant responses

- Land Use
 - An urban growth area may include territory outside of a city or town only if the territory already is characterized by urban growth or is adjacent to territory already characterized by urban growth.

- The urban growth areas in the county must be sufficient to permit the urban growth that is projected to occur in the county over the next 20 years.
- Urban growth areas must permit urban densities and include open spaces.
- Urban growth should be located first in areas already characterized by urban growth that have existing public facility and service capabilities to serve such development, and second in areas already characterized by urban growth that will be served by a combination of both existing public facilities and services and additional public facilities and services needed.
- Transportation
 - The 2020 Grand Mound Transportation Action Plan identified several proposed improvement projects along the corridors. There are projects to improve level of service on roadways that serve the 193rd Ave rezone site.

Alignment with Grand Mound Subarea Plan (2024)

Answers below are applicant responses

- Land Use
 - Goal 1.1., Action 1.2: Help to focus future growth in the UGA...
- Natural Resources
 - Goal 1: Develop strategies to conserve groundwater and surface water resources where feasible to ensure water availability and to protect instream flows.
- Transportation
 - Goal 1: Reduce traffic fatalities and serious injuries by addressing factors that contribute to collisions.
 - 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.
 - Goal 3: Maintain access for emergency services, sufficient for a growing community.
 - Goal 4: Meet concurrency requirements under the State Growth Management Act.
 - Goal 8: Maintain access to businesses and operation levels for freight corridors, while balancing the needs of residents of and visitors to Grand Mound.
- 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.
 - 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.
- 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.

Permitted Uses for Current and Proposed Zoning

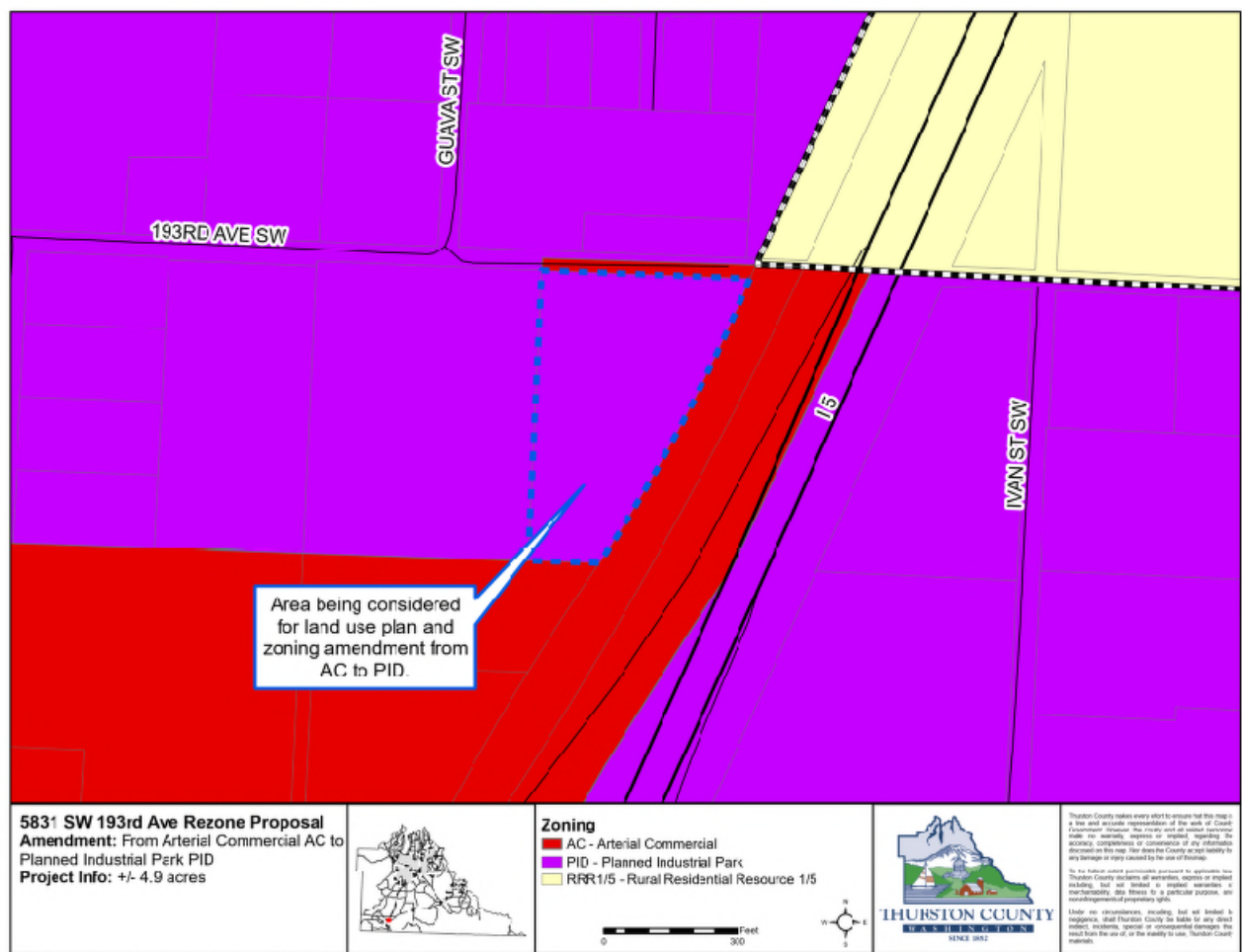
Chapter 20.25 – ARTERIAL COMMERCIAL (AC)

“The purpose of this district is to provide for 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.”

Chapter 20.27 – PLANNED INDUSTRIAL PARK DISTRICT (PI)*

“The purpose and function of the planned industrial district is to provide for industrial development under controls to protect the nearby uses of land, to stabilize property values primarily in those areas not suitable for the light industrial zoning designation, and to encourage comprehensive planning of the entire industrial site within a park-like environment. Certain special uses, such as public correctional facilities, are also considered compatible uses within this district, subject to approval of a special use permit. The district is characterized as being on or near a major arterial highway or other transportation facilities, and close to developing cities, developing community centers or relatively intense residential development.

Map





CPED

Community Planning & Economic Development
Community Development

Docket Analysis

Applicant Information

Project Title: BAR Holdings UGA Swap, Land Use Amendment, and Rezone
Applicant: Applicant-initiated
BAR Holdings, LLC. / Mike Brewer
CPED Priority: Low (Not mandatory)

Description of Proposal

Request:

- 1) Amend Tumwater UGA
 - a) Remove ±65 acres north of Black Lake
 - b) Add ±46 acres off Old Hwy 99 and 93rd Ave
- 2) Amend Thurston County official zoning map
 - a) Rezone parcels to General Commercial (GC), Mixed Use (MU), and Light Industrial (LI)
- 3) Amend comprehensive plan map L-1 to reflect rezones

Location: 9601 and 9445 Old Hwy 99 SE, Olympia, WA

Parcel Number(s): Addition to UGA: 11719220101, 11719210100, 11719240302

Removal from UGA: 12829320200, 12829340501, 12829340301, 12829320104, 12829320103, 12829320102, 12829320100, 12829340401, 12829340900, 12829340700, 12829340500, 12829340600, 12829340300, 12832210200, 12832210300, 12832210202, 12832210201, 12832210100

Land Area: ±111 acres total

Existing Zoning Designation(s): Rural Residential Resource 1 unit per 5 acres (RRR 1/5)

Adjacent Zoning Designation(s): Addition to UGA:
Parcels west: Rural 1 unit per 10 acres (R 1/10)
Parcels north: Neighborhood Commercial (NC)
Parcel northwest: Multifamily Medium Density Residential (MFM)

Removal from UGA:
Parcels west and south: RRR 1/5
Parcels north: Heavy Industrial (HI)
Parcels east: Greenbelt (GB)

Project Financials

Staff Time

Staff time equivalent to **0.5 full-time employee (FTE)**, distributed across multiple staff as needed.

Funding Source

Full cost recovery (per [2026 Fee Schedule](#)).

Planning Commission Recommendation

Priority: Preliminary Docket or Removal

The Planning Commission supports lowering the project's priority given the level of uncertainty with UGA Swaps, including moving the project to the preliminary docket or removing it from consideration entirely.

Applicable Criteria

Urban Growth Area (UGA) Changes

County-wide Planning Policies (CWPPs) are a requirement for all counties planning under the Growth Management Act. In 2024, Thurston Regional Planning Council and planning directors from Thurston County and the Cities developed updates for the CWPPs that focused on Tribal coordination and UGA land swaps. In response to public feedback and, at the time, ongoing rulemaking with Department of Commerce, the Board directed staff to wait until rulemaking concluded to move forward with language pertaining to UGA swaps.

Updates to the CWPPs will need to be completed in order to consider the BAR Holdings proposal.

Process to date:

- January 21, 2025: Board public hearing on CWPPs
- February 5, 2025: Board follow-up briefing
 - Directed staff to move forward with Tribal coordination and wait until Department of Commerce concluded rulemaking on UGA land swaps
- March 18, 2025: Adopted CWPPs with Tribal coordination (Resolution 16508)
- August 15, 2025: Department of Commerce filed [CR-103](#), adopting rules addressing UGA swaps

Rezone

The Comprehensive Plan Land Use Element has policies which outline required considerations in rezoning property.

- 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:
 - 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.
 - The rezone would promote the general welfare of the affected community.
 - The rezone would maintain or enhance environmental quality.
 - Thurston County pursued a legislative rezone.

- LU-1-B.11 – If rezoning is requested for a portion of a land use designation:
 - The impact of a proposed rezone on landowners remaining in the original designation should be evaluated and considered;
 - 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;
 - Regular, easily definable boundaries should be maintained; and
 - The rezoning should not increase the demand for urban levels of service.

Public Interest and Engagement

Level of Public Interest

- To be filled in after 20-day public comment period:
 - __ comments in opposition
 - __ comments in support
 - __ comments in support if changes were made
- **698 comments** during 2024-2025 docket cycle
- Approximately 170 attendees at October 9, 2024 open house
- **619 comments** between September 2024 and November 2025

Anticipated Process

- High level of engagement
- 22 mailers to neighbors during 2024-2025 docket cycle
- 22 mailers to neighbors within 500 ft. radius prior to open house
 - Feedback to widen the radius for mailed notices for this project
- One open house to date; likely 2-3 additional open houses prior to adoption
- SEPA review and determination

Analysis

Other Relevant Projects

- Countywide Planning Policies Update (2026)
- Countywide Planning Policies Update (2024-2025)
- Tumwater Joint Plan (2021)

Alignment with Comprehensive Plan (2020)

Answers below are applicant responses

- Land Use
 - An urban growth area may include territory outside of a city or town only if the territory already is characterized by urban growth or is adjacent to territory already characterized by urban growth.
 - The urban growth areas in the county must be sufficient to permit the urban growth that is projected to occur in the county over the next 20 years.
 - Urban growth areas must permit urban densities and include open spaces.

- Urban growth should be located first in areas already characterized by urban growth that have existing public facility and service capabilities to serve such development, and second in areas already characterized by urban growth that will be served by a combination of both existing public facilities and services and additional public facilities and services needed.

Permitted Uses for Current and Proposed Zoning

Chapter 20.09A – RURAL RESIDENTIAL RESOURCE 1 UNIT PER 5 ACRES (RRR 1/5)

The purpose of this chapter is to encourage residential development that maintains the county's rural character; provides opportunities for compatible agricultural, forestry, and other rural land uses; is sensitive to the site's physical characteristics; provides greater opportunities for protecting sensitive environmental areas and creating open space corridors; enables efficient road and utility systems; and does not create demands for urban level services.

Chapter 22.20 – MIXED USE (MU)

It is the intent of the mixed use (MU) zone that there be a mixture of land uses in close proximity. Mixed use can include development of a parcel or structure(s) with a combination of two or more land uses such as residential, office, retail, public, or entertainment in a single or physically integrated group of structures or on a development site.

Chapter 22.22 – GENERAL COMMERCIAL (GC)

The intent of the general commercial (GC) zone is to:

- Provide for those commercial uses and activities which are dependent on convenient vehicular access;
- Discourage extension of strip development by filling in available space in areas where substantial auto-oriented commercial development already exists;
- Provide development standards which enhance efficient operation of these districts, and lead to more pedestrian and transit oriented development;
- Provide for a type, configuration, and density of development that will entice pedestrian shoppers to frequent the area, encourage pedestrian traffic between businesses, facilitate efficient mass transit, and require less reliance on automobiles within a business area;
- Balance the needs of motorists and businesses serving a regional or community-wide market with the needs of pedestrians and neighborhood residents;
- Integrate new development with existing uses to achieve a better environment for pedestrians and to maintain or enhance the livability of adjacent residential neighborhoods; and
- Encourage the provision of urban plazas and convenient access to transit stops

Chapter 22.24 – LIGHT INDUSTRIAL (LI)

The intent of the light industrial (LI) zone district is to establish and preserve areas for industrial and related uses of such a nature that they do not create serious problems of compatibility with other kinds of land uses; to make provisions for certain kinds of commercial uses which are most appropriately located as neighbors of industrial uses, or

which are necessary to service immediate needs of people in these areas; to ensure that retail commercial areas are encouraged within one-quarter mile of the 93rd Avenue/Interstate 5 intersection; to provide pedestrian and transit orientation in these commercial areas to provide an alternative to driving a private automobile; and to encourage the preservation and provision of open space in industrial areas to ensure a desirable quality of life.

Chapter 22.25 – HEAVY INDUSTRIAL (HI)

The intent of the heavy industrial (HI) zone district is to:

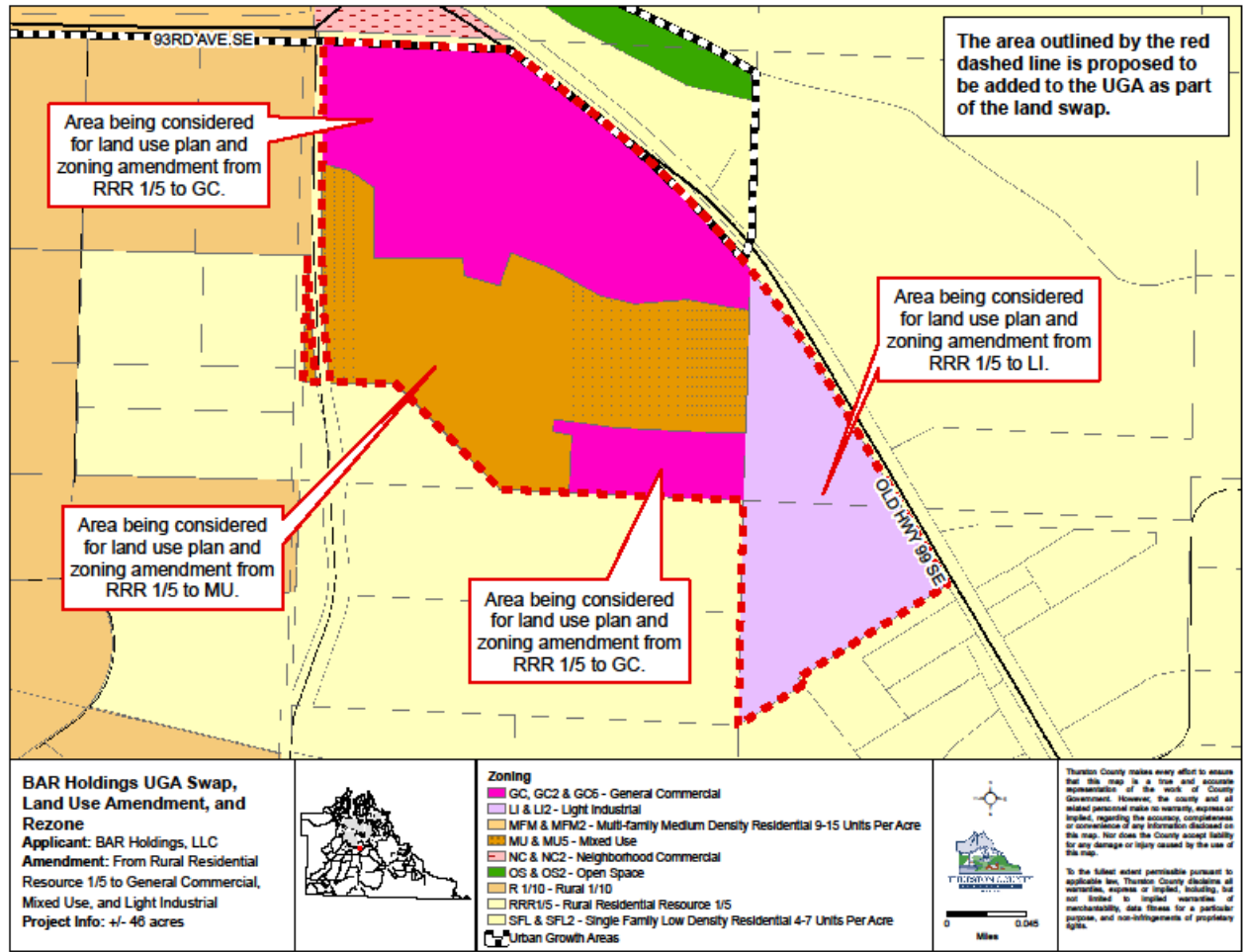
- Establish and preserve areas for industrial and related uses of such a nature that they do not create serious problems of compatibility with other kinds of land uses;
- Acknowledge the existence of specific sites of mineral extraction activities and ensure that these sites do not create serious problems of compatibility with other kinds of land uses;
- Provide for the orderly planning and future use of mineral extraction sites at such time as the mineral resources are exhausted or their extraction ceases to be economically justifiable.

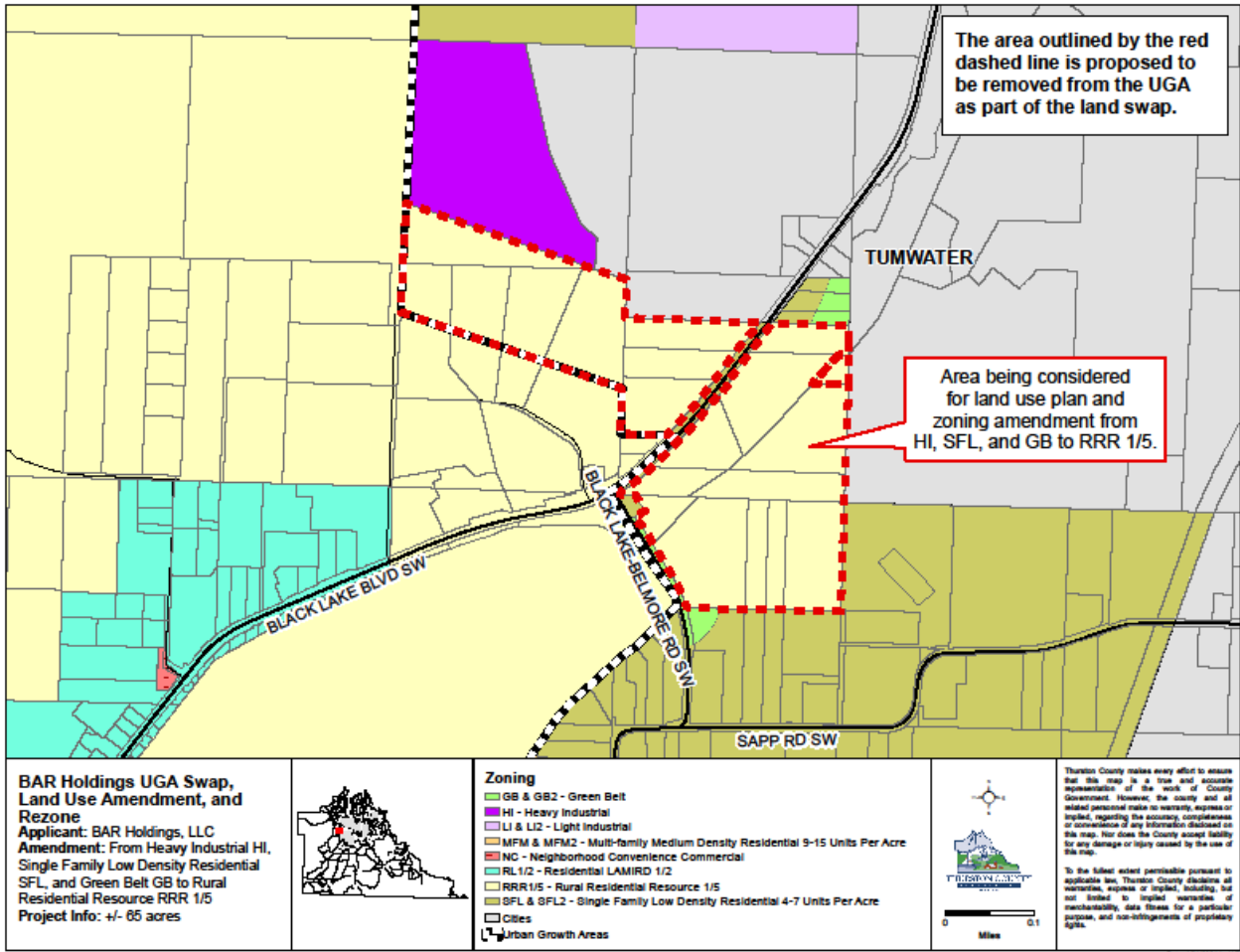
Chapter 22.30 – GREENBELT ZONE DISTRICT (GB)

The intent of the GB greenbelt zone district is to:

- Ensure that certain areas of the Tumwater UGA that are characterized by environmental sensitivity and value be preserved, for the most part, in their original undisturbed state;
- Provide and protect open space and other natural, physical assets of the community to improve the aesthetic and functional features of the community;
- Protect areas of environmental sensitivity and provide habitat for wildlife;
- Preserve significant natural areas for passive recreational use;
- Provide open space areas throughout the Tumwater UGA to enhance their aesthetic quality of the community;
- Ensure the care and stewardship of open spaces in the Tumwater UGA for future generations to enjoy; and
- Provide for viable agricultural uses in the near term while realizing that, over time, these types of uses will be phased out of the greenbelt zone district.

Maps





DRAFT

Docket Analysis

Applicant Information

Project Title:	Martin Way Corridor Zoning Study
Applicant:	Thurston County Board-initiated
CPED Priority:	Low (Not mandatory)

Description of Proposal

Request:	1) Support City of Lacey's corridor zoning study, per Board direction 2) Retain applicant-initiated rezone of 7.1 acres at 7809 Martin Way E to MHDC on docket for 2026-2027
Location:	Martin Way Corridor (Thurston County and City of Lacey)

Project Financials

Staff Time

This project is not resourced. However, required staff time would be equivalent to 0.25 full-time employee (FTE), distributed across multiple staff as needed.

Funding Source

General fund

Planning Commission Recommendation

Priority: Preliminary Docket

The Planning Commission recommends moving the Martin Way Land Use and Rezone Amendment project to the preliminary docket for the 2026-2027 cycle given the uncertainty with the Lacey Annexation Proposal. The Planning Commission supports City of Lacey's efforts to complete a larger-scale corridor zoning study.

Applicable Criteria

Joint Planning Requirements

County-wide Planning Policies (CWPPs) are a requirement for all counties planning under the Growth Management Act. [Thurston County's CWPPs](#) establish a framework for developing and

adopting county and city comprehensive plans, as well as coordination between the jurisdictions. Per the CWPPs, Thurston County and the cities and towns within its borders will jointly plan the unincorporated portions of urban growth areas.

Additionally, Thurston County and the cities of Lacey, Olympia, and Tumwater have a memorandum of understanding (MOU) that recognizes the need for cooperation on land use planning and public service provision. The MOU establishes the framework for phasing urban growth, public facilities, and services. It specifies the joint land use planning and review process and the process by which joint plans are adopted.

Public Interest and Engagement

Level of Public Interest

- To be filled in after 20-day public comment period:
 - __ comments in opposition
 - __ comments in support
 - __ comments in support if changes were made
- Comments to date - Martin Way Land Use and Rezone Amendment:
 - **17 comments** during 2024-2025 docket cycle
 - **8 comments** since the project was formally docketed

Anticipated Process

- Medium level of engagement
- Requires coordination with City of Lacey, Thurston Regional Planning Council, and Intercity Transit to conduct thorough engagement along the corridor

Analysis

Other Relevant Projects

- Lacey Annexation Study (2026-2027, City of Lacey project)
- Thurston County Joint Plans (2026-2027)
- Thurston County Comprehensive Plan (2025)
- Martin Way Land Use and Rezone Amendment (2024-2025 docket project)
- Martin Way Corridor Study (2021)

Alignment with Comprehensive Plan (2025)

- Land Use
 - 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.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.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.

Alignment with Lacey Joint Plan (2023)

- Land Use
 - Goal 4: Achieve a mix of uses along designated arterial corridors that are walkable and transit oriented.
 - Policy A: Adopt transit-oriented development at key nodes along Martin Way to serve as anchor development.
 - Policy F: Apply different mixes of commercial and high-density residential land uses along the Martin Way Corridor based upon sensitivity to existing uses so they may be integrated into the long-term vision.
 - Policy J: Support coordination of a joint project to improve the Martin Way Corridor, especially related to pedestrian safety multimodal transportation improvements.
 - Strategy 2: Review the Mixed-Use High Density Corridor zone along Martin Way. The City and County should review and update the zoning code for the corridor, specifically focusing on facilitating a mix of uses on larger parcels, a mix of uses within the corridor and identifying strategic parcels for more intensive study.
- Housing
 - Goal 3: Increase affordable housing along the Martin Way corridor, specifically at the nodes identified as priorities.
- Economic Development
 - Goal 3: Create an attractive, safe and economically vibrant corridor along Martin Way, paying specific attention to selected nodes for early development.

Docket Analysis

Applicant Information

Project Title:	Scott Land Use Amendment and Rezone (Preliminary Docket)
Applicant:	W. Dale and Katherine Scott Applicant-initiated
CPED Priority:	Low (Not mandatory)

Description of Proposal

Request:	1) Rezone two parcels 2) Amend Thurston County official zoning map a) Rezone parcels from R 1/20 to RRR 1/5 3) Amend comprehensive plan map L-1 to reflect rezone
Location:	10210 SW 173 rd Ave, Rochester, WA
Parcel Number(s):	13630440000, 13630410000
Land Area:	54.1 acres
Existing Zoning Designation(s):	Rural One Dwelling Unit per Twenty Acres (R 1/20)
Adjacent Zoning Designation(s):	Parcels north: R 1/20 Parcels west, east, and south: Rural Residential Resource 1 unit per 5 acres (RRR 1/5)

Project Financials

Staff Time

Staff time equivalent to **0.25 full-time employees (FTE)**, distributed across multiple staff as needed.

Funding Source

Full cost recovery (per [2026 Fee Schedule](#))

Planning Commission Recommendation

Priority: Remove from Consideration

The Planning Commission recommends removing this project from consideration given it does not align with Comprehensive Plan goals for reducing rural growth.

Preliminary Docket

Prior Board Review

- Considered in the 2022-2023 docket cycle
- Placed on the preliminary docket in 2022
 - Staff capacity restraints at the time
 - Applicant is proposing a more intensive use in Black River Corridor
- Retained on the preliminary docket in 2024

Applicable Criteria

Rezone

The Comprehensive Plan Land Use Element has policies which outline required considerations in rezoning property.

- 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:
 - 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.
 - The rezone would promote the general welfare of the affected community.
 - The rezone would maintain or enhance environmental quality.
 - Thurston County pursued a legislative rezone.
- LU-1-B.11 – If rezoning is requested for a portion of a land use designation:
 - The impact of a proposed rezone on landowners remaining in the original designation should be evaluated and considered;
 - 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;
 - Regular, easily definable boundaries should be maintained; and
 - The rezoning should not increase the demand for urban levels of service.

Public Interest and Engagement

Level of Public Interest

- To be filled in after 20-day public comment period:
 - __ comments in opposition
 - __ comments in support
 - __ comments in support if changes were made

Anticipated Process

- Internal coordination and review to evaluate proposed actions
- Information gathering to support proposal
- Broader community outreach
- Synthesis of feedback to identify issues and implementation considerations
- Refinement of recommendations based on review and input received
- Open house prior to Planning Commission review

Analysis

Other Relevant Projects

- Thurston County Comprehensive Plan (2025)

Alignment with Comprehensive Plan (2020)

Answers below are applicant responses

- Land Use
 - The area has moderate potential for farming or forestry management or may be adjacent to long-term resource lands.
 - The land is generally in parcels of five acres or larger in size.
- Transportation
 - The area is too far from the urban area to enable cost-effective provision of public services. Uses to not require extension or provision of urban services.

Permitted Uses for Current and Proposed Zoning

Chapter 20.09A – RURAL RESIDENTIAL/RESOURCE ONE DWELLING PER FIVE ACRES (RRR 1/5)

“The purpose of this chapter is to encourage residential development that maintains the county’s rural character; provides opportunities for compatible agricultural, forestry and other rural land uses; is sensitive to the site’s physical characteristics; provides greater opportunities for protecting sensitive environmental areas and creating open space corridors; enables efficient road and utility systems; and does not create demands for urban level services.”

Chapter 20.09B – RURAL ONE DWELLING UNIT PER TWENTY ACRES (R 1/20)

“The purposes of this chapter are to:

1. 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 in critical areas;
2. Provide greater opportunities for protecting critical areas and creating open space corridors;
3. Provide for low density residential uses, agriculture, forestry, conservation and associated uses appropriate for a rural area that do not require urban services; and
4. Provide for mining through a special use process.”

Docket Analysis

Applicant Information

Project Title: Critical Areas Ordinance Update (TCC Title 24)
Applicant: Thurston County
CPED Priority: High (Mandatory project)

Description of Proposal

Request:

- 1) Reflect new requirements from State agencies
- 2) Align with current best available science
- 3) Align with HCP, SMP, and Comprehensive Plan
- 4) Improve implementation and ease of permitting

Location: Countywide, excluding urban growth areas

Project Financials

Staff Time

Staff time equivalent to **1.5 or 2.0 full-time employees (FTE)**, distributed across multiple staff as needed.

Funding Source

General fund and Department of Commerce grant(s)

Planning Commission Recommendation

Priority: High

The Planning Commission supports CPED's priority.

Applicable Criteria

Growth Management Act Requirements

The Growth Management Act requires all cities and counties in Washington to adopt regulations protecting critical areas. RCW 36.70A.030(11) defines five types of critical areas:

- Wetlands
- Areas with a critical recharging effect on aquifers used for potable water

- Frequently flooded areas
- Geologically hazardous areas
- Fish and wildlife habitat conservation areas

Under the Growth Management Act, Thurston County – and all cities and counties in the state – must conduct a thorough periodic update of its comprehensive plan and development regulations that implement the plan. Critical areas ordinances must be evaluated and revised every ten years as part of the broader periodic update to the comprehensive plan.

Public Interest and Engagement

Level of Public Interest

- To be filled in after 20-day public comment period:
 - __ comments in opposition
 - __ comments in support
 - __ comments in support if changes were made

Anticipated Process

- High level of engagement
- Number of PC meetings already (as of 1/21): 9
- Anticipated conclusion with Planning Commission: June-July 2026

Analysis

Other Relevant Projects

- Thurston County Rural Zoning Code Update (Proposed 2026-2027 Docket Item)
- Thurston County Comprehensive Plan (2025)
- Thurston County Critical Areas Ordinance Update (2012)

Alignment with Comprehensive Plan (2025)

- Climate
 - CL-1.A.5: Update and maintain a critical areas ordinance that incorporates climate change considerations.
 - CL-7.A.1: Ensure no net loss of ecosystem composition, structure, and functions, especially in Priority Habitats and Critical Areas...
- Environment, Recreation, and Open Space
 - EROS-1.A.6: Continue to update and adapt Critical Areas Ordinance to reflect changes in geologic hazard profiles based on actual risk identified through scientific studies and emerging technologies.
 - 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 specifically designed for each area.

Alignment with Implementation Plan (2025)

- IP-CL-12: Ensure that no net loss of critical habitats is being met, seeking opportunities to achieve net ecological gains.
 - Create a new docket item to update the Critical Areas Ordinance to include a monitoring and adaptive management program.
- IP-LU-13: Monitor impacts to water quantity. Include additional analysis for development proposals and comprehensive plan amendments to assess impacts to water availability.
 - Develop and implement updates to the County's Critical Areas Ordinance to include such provisions for review of water resource impacts of development proposals, land use applications, and zoning changes.
- 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.
- IP-EROS-27: New docket item to update development regulations and the Critical Areas Ordinance to enhance wildlife connectivity and green and open spaces.

DRAFT

Docket Analysis

Applicant Information

Project Title: North Cities' UGA Joint Code Updates (TCC Titles 21, 22, 23)
Applicant: Thurston County
CPED Priority: High (Mandatory project)

Description of Proposal

Request: 1) Adopt City zoning, subdivision, and critical area provisions
2) Bring outdated joint codes into alignment with regional planning efforts
Location: Lacey, Tumwater, and Olympia urban growth areas

Project Financials

Staff Time

Staff time equivalent to **0.25 full-time employee (FTE)** for both Joint Plan and Joint Code updates, distributed across multiple staff as needed.

Funding Source

General fund

Planning Commission Recommendation

Priority: High

The Planning Commission supports CPED's priority.

Applicable Criteria

Growth Management Act Requirements

The Growth Management Act requires Thurston County and each of its cities to adopt a comprehensive plan to establish a 20-year urban growth boundary jointly for each urban growth area. All cities and counties in the state must conduct a thorough periodic update of its comprehensive plan and development regulations that implement the plan within the designated timeframe every ten years.

The Growth Management Act requires the comprehensive plan of each county be consistent with the comprehensive plans of other cities with which the county has common borders or related regional issues (RCW 36.70A.100). Additionally, development regulations must be consistent with adopted comprehensive plans.

Public Interest and Engagement

Level of Public Interest

- To be filled in after 20-day public comment period:
 - __ comments in opposition
 - __ comments in support
 - __ comments in support if changes were made

Anticipated Process

- Medium level of engagement
- Anticipated conclusion with Planning Commission: June-July 2026

Analysis

Other Relevant Projects

- Thurston County Joint Plans (2026-2027)
- Thurston County Comprehensive Plan (2025)
- Lacey Joint Plan (2023)
- Olympia Joint Plan (2023)
- Yelm Joint Plan (2023)
- Tumwater Joint Plan (2021)
- Rainier Joint Plan (2007)
- Tenino Joint Plan (2007)

Alignment with Comprehensive Plan (2025)

- Climate
 - CL-2.B.1: 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.
- Land Use
 - LU-2.A.1: Urban growth areas should contain areas characterized by urban growth and density.
 - 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 physical constraints. The exact locations of housing densities are to be determined by joint plans or subarea plans.
 - LU-2.B.5: Coordinate planning and development regulations for urban growth areas with the respective cities.
- Natural Resource Lands

- 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 areas, densities should remain low.
- Housing
 - H-1.A.7: Support the cities with infill development consisting of residential and other developments of urban density within the urban growth areas, where transportation, public facilities, and utilities already exist.
 - 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.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 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.
- Transportation
 - T-2.A.4: Support policies and programs that promote urban infill. Invest in transit to support higher urban densities.
 - T-2.B.1: Continue implementation of city road design standards for urban growth areas.
- Capital Facilities
 - 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 concentrated urban growth and infilling.

Alignment with Implementation Plan (2025)

- IP-CL-17: Amend local development code to require solar-ready construction for all building types, as appropriate.
- IP-LU-21: Update policies, regulations, and programs to improve functionality and efficiency of conservation incentive programs.
- IP-LU-34: Review and update development regulations for the urban growth areas in coordination with the cities, basing updates to regulations on recent city zoning regulations.
- IP-LU-35: Consider implementing City of Yelm zoning and regulations for the Yelm UGA at the time of the next joint plan update.
- IP-H-26: Review and adopt Middle Housing updates for the joint planning urban growth areas of Lacey, Tumwater, and Olympia.
- IP-T-10: Form a regional partnership to implement strategies from the Martin Way Corridor Study around identified nodes.

Docket Analysis

Applicant Information

Project Title: Shoreline Master Program Final Action
Applicant: Thurston County
CPED Priority: High (Mandatory project)

Description of Proposal

Request: Adopt Shoreline Master Program after conclusion of Department of Ecology review
Location: Countywide, excluding urban growth areas

Project Financials

Staff Time

Staff time equivalent to **0.1 full-time employee (FTE)**, distributed across multiple staff as needed.

Funding Source

General fund

Planning Commission Recommendation

Priority: High

The Planning Commission supports CPED's priority.

Applicable Criteria

Shoreline Management Act Requirements

The Shoreline Management Act (RCW 90.58) requires all counties with shorelines to develop and implement Shoreline Master Programs (SMP). SMPs are local land use policies and regulations that guide use of Washington shorelines:

- Protect natural resources for future generations
- Provide for public access to waters and shores
- Plan for water-dependent uses

Public Interest and Engagement

Level of Public Interest

- To be filled in after 20-day public comment period:
 - __ comments in opposition
 - __ comments in support
 - __ comments in support if changes were made
- Board public hearing May 16, 2023 - 28 people testified, 79 written comments received
- Planning Commission public hearing October 20, 2021- 27 people testified, 299 written comments received

Anticipated Process

- Number of Board meetings already (1/14): 11
- Board review of Ecology's required and recommended changes: 1-2 work sessions
- Anticipated final approval from Ecology: Fall 2026

Analysis

Other Relevant Projects

- Thurston County Critical Areas Ordinance Update (2026)
- Thurston County Comprehensive Plan (2025)
- Thurston County Shoreline Master Program (1990)

Alignment with Comprehensive Plan (2025)

- Environment, Recreation, and Open Space
 - 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.4: Provide information to property owners regarding various protection options for their marine shoreline consistent with the State Shoreline Management Act.

Docket Analysis

Applicant Information

Project Title:	Rural Zoning Code Update (TCC Title 20)
Applicant:	Thurston County
CPED Priority:	Medium (Not mandatory; aligns with Comprehensive Plan)

Description of Proposal

Request:	<ol style="list-style-type: none">1) Align with new Comprehensive Plan goals for rural growth2) Update organizational structure3) Clarify uses and standards4) Improve transparency and predictability by reworking definitions, cross-references, and review paths
Location:	Countywide, excluding urban growth areas

Project Financials

Staff Time

Staff time equivalent to **0.5 full-time employee (FTE)**, distributed across multiple staff as needed.

Funding Source

General fund

Planning Commission Recommendation

Priority: High

The Planning Commission supports CPED's priority.

Applicable Criteria

Growth Management Act Requirements

The Growth Management Act contains fifteen goals that are intended to guide the development and adoption of comprehensive plans and development regulations (RCW 36.70A.020): urban growth, reduce 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, climate change and resilience, and shorelines of the state.

The development regulations must be consistent with and intended to implement the Comprehensive Plan.

Public Interest and Engagement

Level of Public Interest

- To be filled in after 20-day public comment period:
 - ___ comments in opposition
 - ___ comments in support
 - ___ comments in support if changes were made

Anticipated Process

- Number of PC meetings already (as of 12/17): 1
- Anticipated conclusion with Planning Commission: June-July 2027
- High level of engagement

Analysis

Other Relevant Projects

- North Cities' UGA Joint Code Updates (2026-2027)
- Thurston County Critical Areas Ordinance Update (2026)
- Thurston County Comprehensive Plan (2025)

Alignment with Comprehensive Plan (2025)

- Climate
 - 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-8.B.2: Seek to protect and maintain working agricultural lands.
- Land Use
 - LU-1.A.17: For special uses permitted in the rural area, limit their size and scale to maintain rural character...
 - 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...
 - 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.
- Natural Resource Lands
 - NR-1.A.4: 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.

- Health
 - 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-5.A.3: The County should provide incentives for new grocery store development in areas where grocery stores are lacking.
- Housing
 - H-1.A.2: Allow rental housing in the rural unincorporated county that is available to county residents.
 - H-1.C.3: Ensure that county regulations and permit processes do not lead to displacement of marginalized populations.
 - 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...
 - H-2.A.5: Permit in agricultural areas and on working farms in RRR 1/5, farm housing units for farm employees and their families above the maximum number of units permitted on a lot by zoning.
 - 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-5.A.3: Ensure developments in rural areas demonstrate water and sewer availability according to public health requirements and local, state, and federal laws.
- Capital Facilities
 - 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-3.A.3: Ensure that development regulations to not preclude the siting of essential public facilities...
- Utilities
 - UT-1.B.3: Review county standards and procedures. They should support joint use of transportation rights-of-way and utility corridors.
 - UT-2.A.11: Revise the Zoning Code. The code must align with the Moderate Risk Waste Plan, the North Thurston County Ground Water Management Plan, the Critical Areas Ordinance, and the Comprehensive Plan.
- Cultural Resources
 - CR-1.B.1: Support land uses and developments that keep or improve cultural resources. Discourage their destruction or incompatible alterations.
- Economic Development
 - 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 to 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.

Alignment with Implementation Plan (2025)

- IP-CL-16: Require new rental unit development to meet baseline levels of energy usage and conservation, and make more stringent over time.
- IP-CL-17: Amend local development code to require solar-ready construction for all building types, as appropriate.
- IP-CL-19: Create and strengthen land use policies focused on preserving and restoring native and climate adapted vegetation and habitats.
- 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.
- IP-LU-23: Implement regulations that discourage incompatible uses.
- IP-LU-29: Adopt regulations and policies that ensure compatibility of county land uses with adjacent military operations.
- 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.
- IP-H-20: Explore a zoning overlay for manufactured home preservation zones that are intended to designate and protect existing manufactured/mobile home communities in rural unincorporated areas, prevent displacement, and encourage long-term affordability.

Docket Analysis

Applicant Information

Project Title:	Rural Subdivision Code Update (TCC Title 18)
Applicant:	Thurston County
CPED Priority:	Medium (Aligns with new Comprehensive Plan and updated state laws) <i>Updates to align with state laws are a mandatory project; repeal and replace of Title 18 is not a mandatory project.</i>

Description of Proposal

Request:	1) Update subdivision regulations to comply with State law 2) Improve transparency and predictability by reworking definitions, cross-references, and review paths
Location:	Countywide, excluding urban growth areas

Project Financials

Staff Time

Staff time equivalent to **0.5 full-time employee (FTE)**, distributed across multiple staff as needed.

Funding Source

General fund

Planning Commission Recommendation

Priority: Medium

The Planning Commission supports CPED's priority.

Applicable Criteria

State Law Requirements

RCW 58.17 specifies the process by which land is divided, and it specifies that land division should be administered in a uniform manner by cities, towns, and counties throughout Washington. State law regulates subdivision of land in order to:

- Prevent overcrowding of land;
- Lessen congestion in the streets and highways;
- Promote effective use of land;

- Promote safe and convenient travel by the public on streets and highways;
- Provide for adequate light and air;
- Facilitate adequate provision for water, sewerage, parks and recreation areas, sites for schools and schoolgrounds and other public requirements;
- Provide for proper ingress and egress;
- Provide for the expeditious review and approval of proposed subdivisions which conform to zoning standards and local plans and policies;
- Adequately provide for the housing and commercial needs of citizens of the state; and
- Require uniform monumenting of land subdivisions and conveyancing by accurate legal description.

Public Interest and Engagement

Level of Public Interest

- To be filled in after 20-day public comment period:
 - __ comments in opposition
 - __ comments in support
 - __ comments in support if changes were made

Anticipated Process

- Medium level of engagement

Analysis

Other Relevant Projects

- North Cities' UGA Joint Code Updates (2026-2027)
- Thurston County Comprehensive Plan (2025)

Alignment with Implementation Plan (2025)

- 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.
- IP-LU-23: Implement regulations that discourage incompatible uses:
 - Through permit and plat notification and nuisance limitation provisions.
- IP-LU-32: Track permit review and processing timelines.

Docket Analysis

Applicant Information

Project Title:	Transfer of Development Rights & Purchase of Development Rights (TDR/PDR) Program
Applicant:	Thurston County
CPED Priority:	Medium (Not mandatory; aligns with Conservation Program priorities)

Description of Proposal

Request:	Improve implementation of county's TDR/PDR program to provide incentives to stimulate the transfer and purchase of development rights to protect agricultural lands and lands of high conservation value. May include updates to Thurston County Code Titles 17 and 20.
Location:	Countywide

Project Financials

Staff Time

Staff time equivalent to **0.25 full-time employee (FTE)**, distributed across multiple staff as needed.

Funding Source

General fund, Habitat Conservation Program fund, and Grants

Planning Commission Recommendation

Priority: Medium

The Planning Commission supports CPED's priority.

Applicable Criteria

Growth Management Act Requirements

The Growth Management Act (RCW 36.70A) and the Regional TDR Marketplace legislation (RCW 43.362) ensure that transfer of development rights not only align with state planning goals but also support implementation across a range of jurisdictions and local contexts. Transfer of development rights supports GMA planning goals by encouraging growth in areas where infrastructure is already in place or can be expanded efficiently, which reduces sprawl.

Public Interest and Engagement

Level of Public Interest

- To be filled in after 20-day public comment period:
 - ___ comments in opposition
 - ___ comments in support
 - ___ comments in support if changes were made

Anticipated Process

- High level of engagement
- Internal coordination and review to evaluate proposed actions
- Information gathering to support policy and program updates
- Targeted outreach to inform affected parties and solicit input
- Synthesis of feedback to identify issues and implementation considerations
- Refinement of recommendations based on review and input received

Analysis

Other Relevant Projects

- Working Lands Conservation Strategy Projects (2024-2026)
- Thurston County Comprehensive Plan (2025)
- Thurston County Habitat Conservation Plan (2023)

Alignment with Comprehensive Plan (2025)

- Climate
 - CL-1.A.2: Utilize land use tools to increase resilience to climate hazards and protect vulnerable areas.
 - CL-8.B.2: Seek to protect and maintain working agricultural lands.
- Land Use
 - 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-2.C.4: Consider the use of innovative development techniques within urban growth areas, such as cluster housing and the transfer of development rights.
- Natural Resource Lands
 - NR-2.B.1: Explore updates to the Transfer of Development Rights (TDR) and Purchase of Development Rights (PDR) programs as economic incentives to stay in agriculture.
- Housing
 - 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 development, etc.

Docket Analysis

Applicant Information

Project Title: Permit Review Process Annual Code Update
Applicant: Thurston County
CPED Priority: Medium

Description of Proposal

Request: Respond to new State requirements and case law, as well as emerging issues, inconsistencies, or redundancies in application review to provide consistent and reliable service to the public. May include:

- 1) Assessing Board's role in land use appeals
- 2) Refining DADU provisions
- 3) Clarifying boundary line agreements versus adjustments
- 4) Amending standards for non-conforming lots

Location: Countywide

Project Financials

Staff Time

Staff time equivalent to **0.1 full-time employee (FTE)**, distributed across multiple staff as needed.

Funding Source

General fund

Planning Commission Recommendation

Priority: High

The Planning Commission supports CPED's priority.

Applicable Criteria

Growth Management Act Requirements

The Growth Management Act requires the comprehensive plan of each county be consistent with the comprehensive plans of other cities with which the county has common borders or related regional

issues (RCW 36.70A.100). Additionally, development regulations must be consistent with adopted comprehensive plans.

Public Interest and Engagement

Level of Public Interest

- To be filled in after 20-day public comment period:
 - __ comments in opposition
 - __ comments in support
 - __ comments in support if changes were made

Anticipated Process

- Medium level of engagement
- As part of 2025 Permit Review Process Code Update, the Board directed staff to:
 - Include additional discussion on the refinement of Detached Accessory Dwelling Units (DADUs) and review process
 - After 120 days from December 16, 2025, return in order to continue Board discussions on quasi-judicial land use appeals.

Analysis

Other Relevant Projects

- Permit Review Process Annual Code Update (2025)

Alignment with Implementation Plan (2025)

- 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.
- IP-H-12: Track number of ADUs used for rental purposes.

Docket Analysis

Applicant Information

Project Title: New Uses and Related Standards
Applicant: Thurston County
CPED Priority: Medium

Description of Proposal

Request: Respond to emerging needs or changes in state law by modifying/adding new uses to Thurston County Code in order to provide consistent and transparent permit process for applicants and staff.

Location: Countywide

Project Financials

Staff Time

Staff time equivalent to **0.1 full-time employee (FTE)**, distributed across multiple staff as needed.

Funding Source

General fund

Planning Commission Recommendation

Priority: Medium

The Planning Commission supports CPED's priority.

Applicable Criteria

Growth Management Act Requirements

The Growth Management Act requires the comprehensive plan of each county be consistent with the comprehensive plans of other cities with which the county has common borders or related regional issues (RCW 36.70A.100). Additionally, development regulations must be consistent with adopted comprehensive plans.

Public Interest and Engagement

Level of Public Interest

- To be filled in after 20-day public comment period:
 - __ comments in opposition
 - __ comments in support
 - __ comments in support if changes were made

Anticipated Process

- Low level of engagement

Analysis

Other Relevant Projects

- Permit Review Process Annual Code Update (2025)

DRAFT

Docket Analysis

Applicant Information

Project Title: Code Clarifications and Corrections
Applicant: Thurston County
CPED Priority: Medium

Description of Proposal

Request: Clarify and correct existing definitions, uses, and/or standards to improve clarity and consistency within development code. May include amending uses with missing definitions/references or other corrections identified by staff and scoped by the Planning Commission.

Location: Countywide

Project Financials

Staff Time

Staff time equivalent to **0.1 full-time employee (FTE)**, distributed across multiple staff as needed.

Funding Source

General fund

Planning Commission Recommendation

Priority: Medium

The Planning Commission supports CPED's priority.

Applicable Criteria

Growth Management Act Requirements

The Growth Management Act requires the comprehensive plan of each county be consistent with the comprehensive plans of other cities with which the county has common borders or related regional issues (RCW 36.70A.100). Additionally, development regulations must be consistent with adopted comprehensive plans.

Public Interest and Engagement

Level of Public Interest

- To be filled in after 20-day public comment period:
 - __ comments in opposition
 - __ comments in support
 - __ comments in support if changes were made

Anticipated Process

- Low level of engagement

Analysis

Other Relevant Projects

- Permit Review Process Annual Code Update (2025)
- Code Clarifications and Corrections (2023)

DRAFT



CPED

Community Planning & Economic Development
Community Development

Docket Analysis

Applicant Information

Project Title: Cannabis-Related Code Amendments
Applicant: Jeff Merryman
Applicant-initiated
CPED Priority: Low (Not mandatory)

Description of Proposal

Request: Amend Thurston County Code to:
1) Replace term marijuana with cannabis
2) Revise setbacks and lot size requirements for cannabis operators in rural areas
3) Revise county definitions around cannabis
4) Expand use applicability to agriculture

Location: Countywide

Project Financials

Staff Time

Staff time equivalent to **0.25 full-time employee (FTE)**, distributed across multiple staff as needed.

Funding Source

Full cost recovery (per 2026 Fee Schedule)

Planning Commission Recommendation

Priority: Low

The Planning Commission supports CPED's priority and recommends this proposal be incorporated into the Title 20 Rural Zoning Code Update docket item rather than its own docket item.

Applicable Criteria

State Law Requirements

In 2022, Washington State legislature passed 2SHB 1210 which replaced all references to “marijuana” in RCWs and WACs with the word “cannabis”. All cannabis licensing is regulated and enforced by the Washington State Liquor and Cannabis Board.

[RCW 69.50.331\(8\)](#) requires a 1,000-foot buffer from the following entities:

- Elementary or secondary school
- Playground
- Recreation center or facility
- Child care center
- Public park
- Public transit center
- Library
- Game arcade where admission is not restricted to persons aged 21 or older.

[RCW 69.50.331\(9\)](#) specifies that local governments are specifically authorized to prohibit licensed cannabis business of lands zoned for residential or rural use with a minimum lot size of five acres or smaller.

Public Interest and Engagement

Level of Public Interest

- To be filled in after 20-day public comment period:
 - ___ comments in opposition
 - ___ comments in support
 - ___ comments in support if changes were made
- 10 comments received during 2024-2025 docket discussions
 - High public interest during that time
- 92 total public comments received between October 2014 and December 2018

Anticipated Process

- High level of engagement given history of emergency ordinances regarding marijuana regulations

Analysis

Other Relevant Projects

- Interim Ordinance [14944](#) (Effective Nov. 12, 2013)
- Interim Ordinance [14978](#) (Effective Jan. 21, 2014)
- Interim Ordinance [15086](#) (Effective Nov. 11, 2014)
- Interim Ordinance [15122](#) (Effective May 11, 2015)
- Interim Ordinance [15157](#) (Effective July 7, 2015)
- Interim Ordinance [15189](#) (Effective Oct. 6, 2015)
- Interim Ordinance [15210](#) (Effective Nov. 10, 2015)

- Interim Ordinance [15292](#) (Effective May 10, 2016)
- Interim Ordinance [15371](#) (Effective Nov. 8, 2016)
- Interim Ordinance [15465](#) (Effective May 8, 2017)
- Interim Ordinance [15533](#) (Effective Nov. 8, 2017)
- Interim Ordinance [15613](#) (Effective May 8, 2018)
- Interim Ordinance [15678](#) (Effective Nov. 8, 2018)
- Ordinance [15724](#) (Effective Dec. 11, 2018)

DRAFT

Docket Analysis

Applicant Information

Project Title: Fireworks Provisions (Non-GMA Project, Preliminary Docket)
Applicant: Susan Yoachim
Applicant-initiated
CPED Priority: Low (not mandatory)

Description of Proposal

Request: 1) Amend Thurston County Code to allow greater enforcement of firework discharges:
a) Title 6 Business Licenses and Regulations
b) Title 10 Public Peace, Morals and Safety
c) Title 26 Code Enforcement

Location: Countywide

Project Financials

Staff Time

Staff time equivalent to **0.1 full-time employee (FTE)**, distributed across multiple CPED staff as needed, and **0.25 FTE** from other departments to provide technical assistance.

Funding Source

General fund

Planning Commission Recommendation

Priority: Remove from Consideration

The Planning Commission voted to remove the proposal from the preliminary docket and from consideration entirely given it falls outside the purview of the Growth Management Act.

Preliminary Docket

Prior Board Review

- Considered in the 2024-2025 docket cycle
- Placed on the preliminary docket in 2024
 - Outside the purview of the Growth Management Act

Applicable Criteria

None.

Public Interest and Engagement

Level of Public Interest

- To be filled in after 20-day public comment period:
 - __ comments in opposition
 - __ comments in support
 - __ comments in support if changes were made

Anticipated Process

- Low level of engagement
- Internal coordination with other County departments, especially Sheriff's Office
- Planning Commission review is not required

Analysis

Other Relevant Projects

This proposal is outside the purview of the Growth Management Act and would typically be the responsibility of public safety. Amendments to Thurston County Code Title 6 and Title 10 would involve close coordination with the Sheriff's Office as they implement the ordinances within those titles. Such amendments would not address the underlying issues around the enforcement of discharged fireworks.

It is not required that changes to Titles 6 and 10 be docketed to receive Board of County Commissioners review. Such work follows a separate review process from docketed proposals.

Docket Analysis

Applicant Information

Project Title: Natural Landmark Program
Applicant: Lawrence Jacobson
CPED Priority: Low (Not mandatory)

Description of Proposal

Request: Amend Thurston County Code to add chapter to create new conservation program
Location: Countywide

Project Financials

Staff Time

Staff time equivalent to **0.2 full-time employee (FTE)**, distributed across multiple CPED staff as needed.

Funding Source

General fund

Planning Commission Recommendation

Priority: Remove from Consideration

The Planning Commission voted to remove the proposal from the preliminary docket and from consideration entirely given prior legal counsel.

Preliminary Docket

Prior Board Review

- Considered in 2022-2023 docket cycle
 - Placed on the official docket (prioritized 16 out of 18)
- Considered in the 2024-2025 docket cycle
- Placed on the preliminary docket in 2024
 - Legal risks and administrative costs to establishing new program:
 - Appeals of enrollment decisions without supporting State legislation
 - Penalties for withdrawal cannot be defensibly structured

- Potential obligations and liabilities for county concerning long-term property maintenance and enforcement

Applicable Criteria

None

Public Interest and Engagement

Level of Public Interest

- To be filled in after 20-day public comment period:
 - __ comments in opposition
 - __ comments in support
 - __ comments in support if changes were made

Anticipated Process

- Internal coordination and review to evaluate proposed actions
- Information gathering to support proposal
- Targeted outreach to inform affected parties and solicit input
- Synthesis of feedback to identify issues and implementation considerations
- Refinement of recommendations based on review and input received
- Open house prior to Planning Commission review

Analysis

Other Relevant Projects

This proposal is to create a new chapter within Thurston County Code to create a registry of properties that landowners wish to preserve. The proposal indicates that property owners could voluntarily enroll their small property into a county program to conserve the natural environment, recognize small landowners who retain and enhance the environment, and provide small habitat refuges.

Docket Analysis

Applicant Information

Project Title:	No Shooting Zones (Non-GMA Project, Preliminary Docket)
Applicant:	Thurston County Board-initiated
CPED Priority:	Low (Not mandatory)

Description of Proposal

Request:	Amend Thurston County's shooting zones, specifically Black Lake and Lawrence Lake
Location:	Countywide

Project Financials

Staff Time

Staff time equivalent to **0.1 full-time employee (FTE)**, distributed across multiple CPED staff as needed, and **0.25 FTE** from other departments to provide technical assistance.

Funding Source

General fund

Planning Commission Recommendation

Priority: Remove from Consideration

The Planning Commission voted to remove the proposal from the preliminary docket and from consideration entirely given it falls outside the purview of the Growth Management Act.

Preliminary Docket

Prior Board Review

- Considered in 2022-2023 docket cycle
- Placed on the preliminary docket in 2022
- Retained on the preliminary docket in 2024-2025 docket cycle

Applicable Criteria

Growth Management Act Requirements

None.

Public Interest and Engagement

Level of Public Interest

- To be filled in after 20-day public comment period:
 - __ comments in opposition
 - __ comments in support
 - __ comments in support if changes were made

Anticipated Process

- Low level of engagement
- Internal coordination with other County departments, especially Sheriff's Office
- Planning Commission review is not required

Analysis

Other Relevant Projects

This proposal is outside the purview of the Growth Management Act and would typically be the responsibility of public safety. Amendments to Thurston County Code Title 10 would involve close coordination with the Sheriff's Office as they implement the ordinances within those titles.

Thurston County Code Title 10 includes provisions for no shooting zones and controlled shooting zones within the county. Existing shooting zones outlined in Title 10 date as far back as 1956 with some updates added as recently as 1995.

It is not required that changes to Title 10 be docketed to receive Board of County Commissioners review. Such work follows a separate review process from docketed proposals.

ORDINANCE NO. [____]

AN ORDINANCE of Thurston County, Washington, restricting the use of county-owned or county-controlled property for civil immigration enforcement staging, processing, or operational activities; defining terms; providing exceptions; and establishing enforcement and severability.

WHEREAS, Thurston County is committed to ensuring that county facilities and services remain accessible to all residents; and

WHEREAS, the County has authority to regulate the use of property it owns or controls and to manage county resources for county purposes; and

WHEREAS, use of county property for civil immigration enforcement operations may deter community members from accessing public services and facilities; and

WHEREAS, the Board of County Commissioners seeks to promote public trust in local government and ensure county property is used in a manner consistent with county purposes; and

WHEREAS, nothing in this ordinance is intended to conflict with federal or state law or to prohibit compliance with lawful judicial warrants or court orders;

NOW, THEREFORE, THE BOARD OF COUNTY COMMISSIONERS OF THURSTON COUNTY, WASHINGTON, ORDAINS AS FOLLOWS:

Section 1 - Purpose and Findings

The Board of County Commissioners finds that:

- Thurston County is committed to ensuring that county facilities remain accessible and welcoming to all residents.
- The County has authority to regulate the use of county-owned and county-controlled property.
- Restricting the use of county resources and property for civil immigration enforcement activities promotes public trust in local government, protects access to public services, and ensures county resources are used for county purposes.
- Nothing in this ordinance is intended to conflict with federal or state law or to obstruct lawful judicial warrants or court orders.

Section 2 - Definitions

For purposes of this ordinance:

- “Civil immigration enforcement” means enforcement of federal civil immigration laws, including investigation, detention, apprehension, processing, or removal activities conducted for civil immigration purposes, and does not include enforcement of criminal laws unrelated to civil immigration status.
- “County property” means any real property owned, leased, operated, or controlled by Thurston County, including but not limited to:
 - Parking lots or parking facilities;
 - Buildings, including interior and exterior areas of any parcel upon which a building is located;
 - Vacant or undeveloped lots;
 - Parks, trails, open space, or recreational areas; and
 - Any associated grounds or appurtenant structures.
- “Staging area” means any location used to assemble personnel, vehicles, equipment, or other resources in preparation for civil immigration enforcement activities.
- “Processing location” means any location used for questioning, identification, detention, holding, or processing of individuals for civil immigration enforcement purposes.
- “Operations base” means any location used to coordinate, direct, support, or conduct civil immigration enforcement activities.

Section 3 - Prohibition on Use of County Property

- No county property shall be used as a staging area, processing location, or operations base for civil immigration enforcement.
- No county employee, department, contractor, or agent acting within the scope of their duties shall authorize, permit, or facilitate the use of county property for purposes prohibited under this section.
- The County shall not enter into agreements or arrangements that allow county property to be used for civil immigration enforcement operations.

Section 4 - Exceptions

This ordinance shall not prohibit:

- Compliance with a valid judicial warrant, court order, or other legal requirement issued by a court of competent jurisdiction.

- Use of county property for enforcement of federal criminal laws unrelated to civil immigration status.
- Actions necessary to respond to emergencies involving immediate threats to public health or safety.

Section 5 - Implementation and Enforcement

- The County Manager or designee shall adopt administrative procedures necessary to implement this ordinance.
- County departments shall take reasonable steps to ensure compliance with this ordinance.
- Any authorization or agreement inconsistent with this ordinance shall be void to the extent of the inconsistency.

Section 6 - Severability

If any provision of this ordinance or its application to any person or circumstance is held invalid, the remainder of the ordinance or the application of the provision to other persons or circumstances shall not be affected.

Section 7 - Effective Date

This ordinance shall take effect [___] days after adoption.

ORDINANCE NO. _____

**AN EMERGENCY ORDINANCE OF THURSTON COUNTY, WASHINGTON,
IMPOSING A TEMPORARY MORATORIUM ON THE ACCEPTANCE AND
PROCESSING OF APPLICATIONS FOR FEDERAL DETENTION FACILITIES
WITHIN UNINCORPORATED THURSTON COUNTY PURSUANT TO RCW
36.70A.390; PROVIDING FOR FINDINGS OF FACT; SCHEDULING A PUBLIC
HEARING; AND ESTABLISHING AN EFFECTIVE DATE.**

WHEREAS, Thurston County is a county organized under the Constitution and laws of the State of Washington and is authorized under Title 36 RCW 36.01.010, RCW 36.32.120, and RCW 36.70A to regulate land use within unincorporated areas of the County; and

WHEREAS, pursuant to RCW 36.32.120, the Board of County Commissioners has authority to adopt ordinances necessary for the protection of public health, safety, and welfare; and

WHEREAS, Thurston County fully plans under the Growth Management Act, RCW 36.70A, and is authorized to adopt and amend development regulations governing land use in unincorporated areas; and

WHEREAS, RCW 36.70A.390 authorizes counties to adopt emergency moratoria or interim zoning controls without prior notice or hearing, provided that a public hearing is held within sixty (60) days of adoption; and

WHEREAS, the Board finds that the Thurston County Code does not currently contain specific provisions regulating or prohibiting the siting of detention facilities operated on behalf of the federal government; and

WHEREAS, the potential siting and operation of a federal detention facility, whether owned, operated or contracted by the federal government, may have significant impacts on local land use, transportation systems, public infrastructure, emergency services, environmental systems, housing availability, public health and overall community compatibility; and

WHEREAS, the Board of County Commissioners finds that such facilities are inconsistent with Thurston County's Comprehensive Plan, community development policies, and public welfare objectives; and

WHEREAS, the Board finds that the acceptance or processing of permit applications for such facilities during the time necessary to study and adopt appropriate development regulations could undermine the County's ability to protect the public health, safety, and welfare; and

WHEREAS, immediate action is necessary to preserve the status quo while the County studies whether amendments to its development regulations are warranted;

NOW, THEREFORE, THE BOARD OF COUNTY COMMISSIONERS OF THURSTON COUNTY, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1 - The Board adopts this Ordinance effective immediately and imposes a temporary moratorium on the acceptance, processing, approval, or issuance of any: Comprehensive Plan amendment, Rezone application, Conditional use permit, Building permit, Grading permit, Certificate of occupancy, or any other development permit or land use approval for the establishment, construction, expansion, or operation of a Federal Detention Facility, whether owned, operated or contracted by the federal government within unincorporated Thurston County.

Section 2 – That if any section, phrase, sentence or portion of this Ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 3 - This moratorium is adopted pursuant to RCW 36.70A.390 for the purpose of preserving the status quo while the County studies whether amendments to its Comprehensive Plan and development regulations are necessary to address potential impacts associated with such facilities, including impacts to infrastructure, emergency services, environmental systems, housing availability, and community compatibility.

Section 4 - This moratorium shall remain in effect for six (6) months from the date of adoption unless terminated earlier or extended in accordance with RCW 36.70A.390.

Section 5 - This Ordinance is adopted as an emergency measure and shall take effect immediately upon adoption.