



**Board of County Commissioners
Board Work Session**

Wednesday, April 22, 2026

9:00 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. 2026-2027 Comprehensive Plan and Development Code Docket: Public Comments and Final Steps**
- III. Executive Session – RCW 42.30.110(1)(b):** To consider the selection of a site or the acquisition of real estate by lease or purchase when public knowledge regarding such consideration would cause a likelihood of increased price – *Approx. 20 minutes – **Board action may follow.***
- IV. Commissioners Items**
 - 1. Commissioners Reports on Committees**
- V. 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

2026-2027 Docket: Public Comments and Final Steps

Date

04/22/2026

Board Meeting

Board Work Session

Office/Department

CPED

Staff Contact

Ashley Arai, CPED Director

Attachments

- Presentation
- Docket project sheets
- Public comment spreadsheet
- Public comment letters

Type

- Informational
- Follow up/Continued work session

Board decisions will not be made during work sessions.

Primary Objective

Provide an overview of the public comments received in the 20-day comment period for the 2026-2027 Comprehensive Plan and Development Code Dockets. Revisit the proposed project and determine date for final adoption.

Staff Recommendation

Informational briefing. Staff recommendation to adopt the dockets at next business meeting.

Background

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

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
- Eleven proposals for development code updates
- Four projects carried over on the preliminary docket from the 2024-2025 cycle

At the March 4 work session, the Board requested the following additions to the docket for consideration:

- Add a 'Code Enforcement Update' docket item to amend Title 26
- Add data centers, BESS, and federal detention centers to New Uses and Related Standards
- Add tree ordinance provisions to Joint Codes

Budget Impacts/Requests

None

Others Affected

Community members and partner agencies

Timeline/Next Steps

May 5, 2026 – Board adoption of dockets

April 22, 2026
Thurston County
Board of County Commissioners

2026-2027 Docket: Public Comments & Next Steps

Ashley Arai
CPED Director



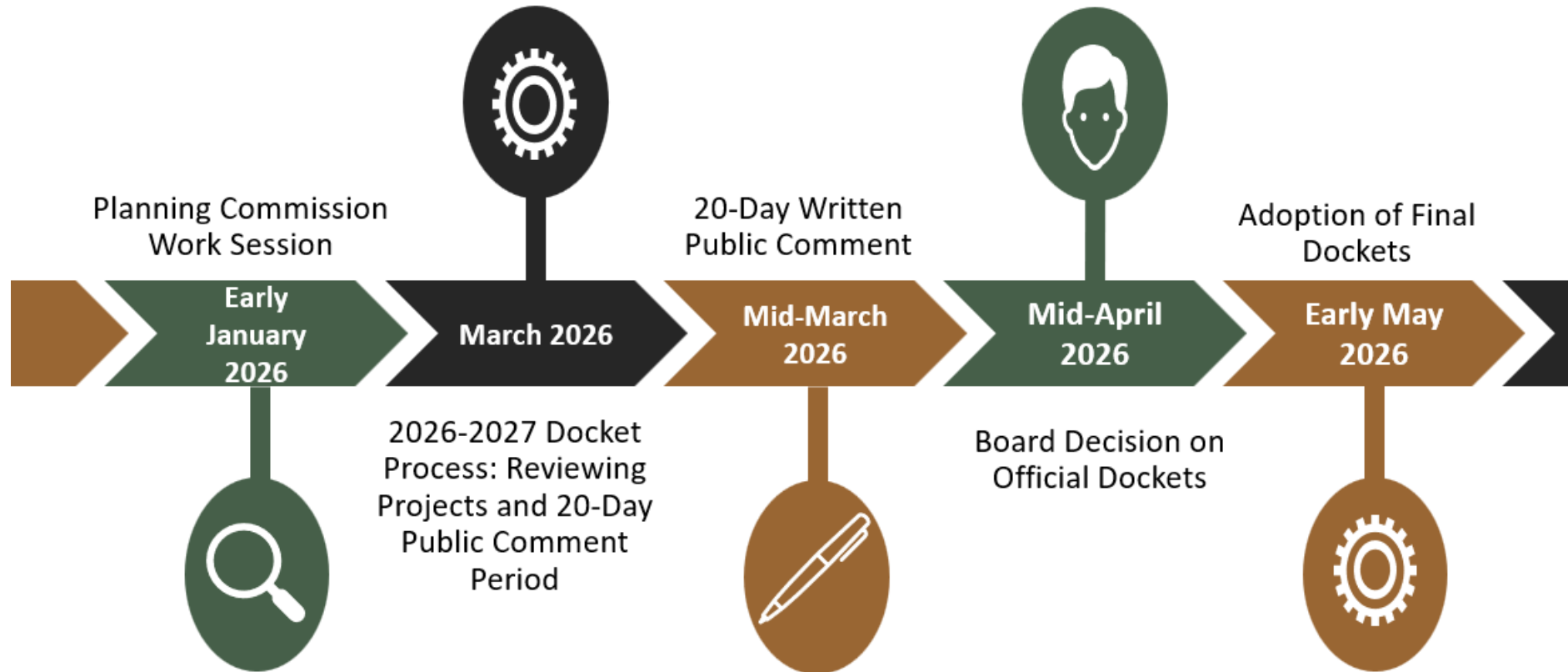
Overview

- Process to date
- Discussion of public comments
- Recommendation on dockets
- Set date for docket adoption



Intro

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

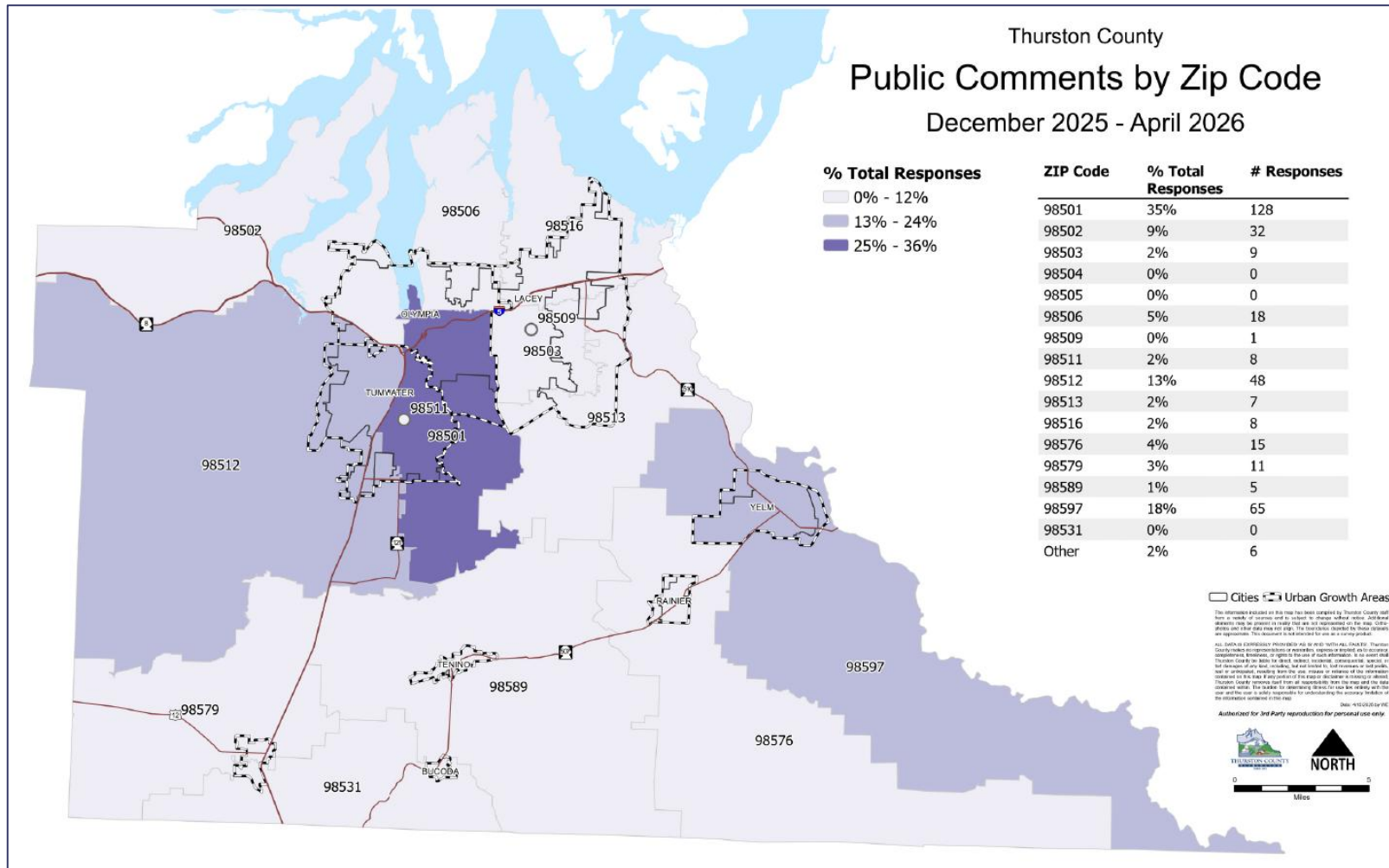
REMOVE

Withdraw
project(s) from
further
consideration



Intro

Comments Summary



Total Comments: 361

Organizations:

- AT&T/New Cingular Wireless, LLC.
- Build Up, Not Out
- Community Farm Land Trust
- League of Women Voters of Thurston County
- Restoring Earth Connection
- South Sound Bird Alliance
- Thurston County PUD
- Western Wildlife Outreach

Comment Themes

- Protection of environment, water quality and watersheds, wildlife, and rural lands
- Protection of agricultural lands and local farmers
- Concerns of urban sprawl and increased density in rural areas
- Emphasis on reducing impacts of climate change and executing Comprehensive Plan (2025) climate implementation items
- Concerns related to cannabis, specifically noise and air pollution, smell, waste disposal, and quality of life impacts for neighbors



Projects of Note

Rezones

- BAR Holdings UGA Swap, Land Use Amendment, and Rezone
- Scott Land Use Amendment and Rezone (Preliminary Docket)

Development Code Amendments

- Cannabis-Related Amendments



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

*Applicant-Initiated Projects

Overview

2026-2027 Development Code Docket Proposals

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
Code Enforcement Update (Title 26) – <i>Added after 3/4/26 BoCC work session</i>	New	Medium
Cannabis-Related Code Amendments*	Continued	Low – Not Mandatory

Overview

*Applicant-Initiated Projects

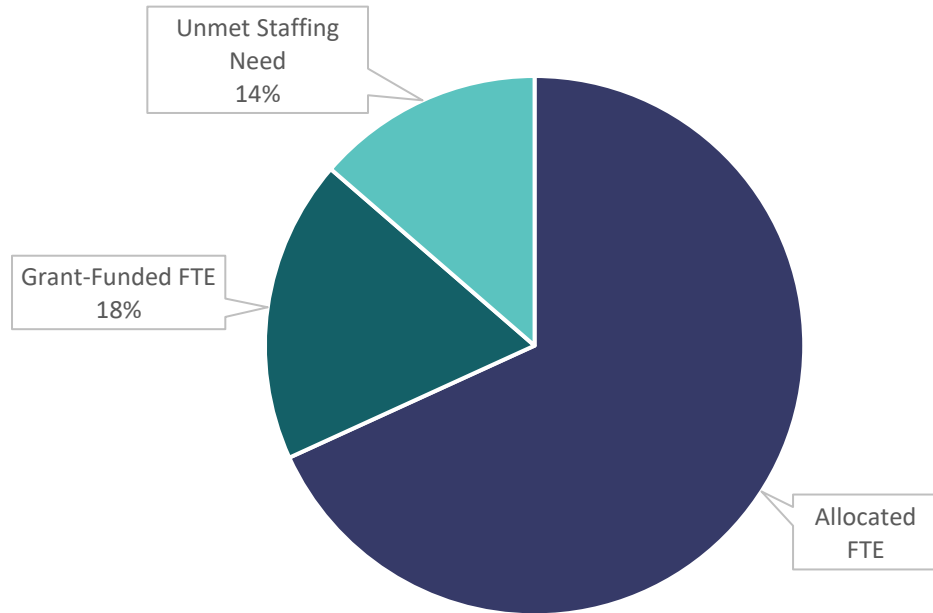
“On Hold” - Preliminary Docket Projects

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

Staff Resources & Funding Considerations



- Allocated Staff Resources: 15 FTE
 - Allocated Staff: 8 FTE
 - Grant-Funded: 4 FTE
- Staff Resource Need: 3 FTE



■ Allocated FTE ■ Grant-Funded FTE ■ Unmet Staffing Need

Funding

Next Steps

- Today: Make preliminary docket recommendations and set date for adoption
- May 5: Board adoption of dockets





CPED

Community Planning & Economic Development
Community Development

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 and associated urban growth area analyses
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

- 88 survey responses (December-April 1)
 - 7 written comments
- Organizations:
 - League of Women Voters of Thurston County (support)
 - Melody Pines Estates (oppose)
 - Restoring Earth Connection (support)
 - South Sound Bird Alliance (support)

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.

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

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

- 60 survey responses (December-April 1)
 - 3 written responses
- Organizations:
 - South Sound Bird Alliance (support)

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



CPED

Community Planning & Economic Development
Community Development

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 **2.0 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

- 75 survey responses (December-April 1)
 - 7 written comments
- Organizations:
 - Community Farm Land Trust (support)
 - League of Women Voters of Thurston County (support)
 - Restoring Earth Connection (support)
 - South Sound Bird Alliance (support)

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.

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
Location:	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

- 86 survey responses (December-April 1)
 - 14 written comments
- Organizations:
 - Community Farm Land Trust (support)
 - League of Women Voters of Thurston County (support)
 - Restoring Earth Connection (support)
 - South Sound Bird Alliance (support)

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.



CPED

Community Planning & Economic Development
Community Development

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 193rd 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

- 67 survey responses (December-April 1)
 - 5 written comments
- Organizations:
 - South Sound Bird Alliance (support)

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

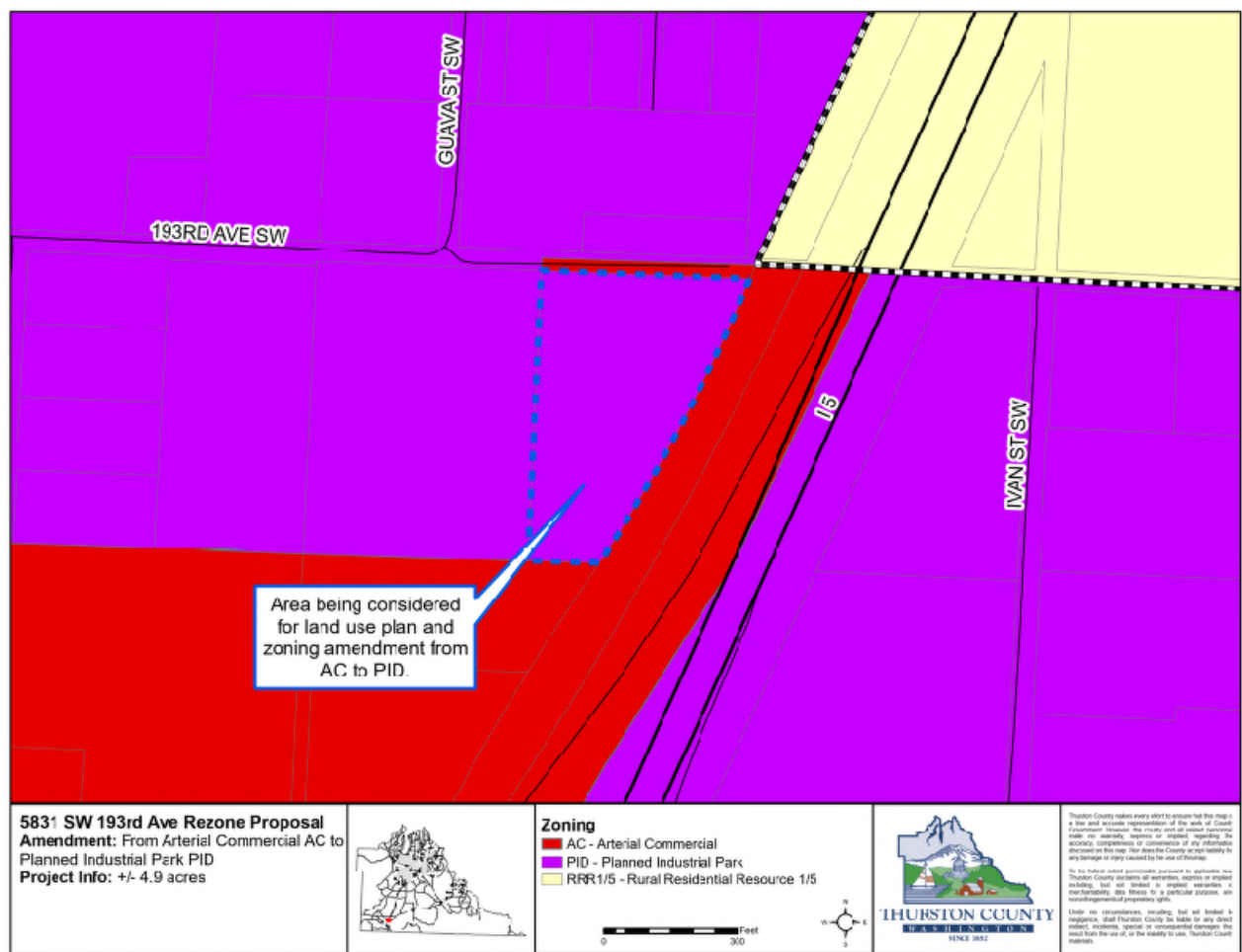
Chapter 20.25 – ARTERIAL COMMERCIAL (AC)

“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

- 193 survey responses (December-April 1)
 - 33 written comments
- Organizations:
 - Build Up, Not Out (oppose)
 - Colvin Ranch (support)
 - Melody Pines Estates (oppose)
 - Restoring Earth Connection (oppose)
 - South Sound Bird Alliance (oppose)
 - Western Wildlife Outreach (oppose)
- [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:

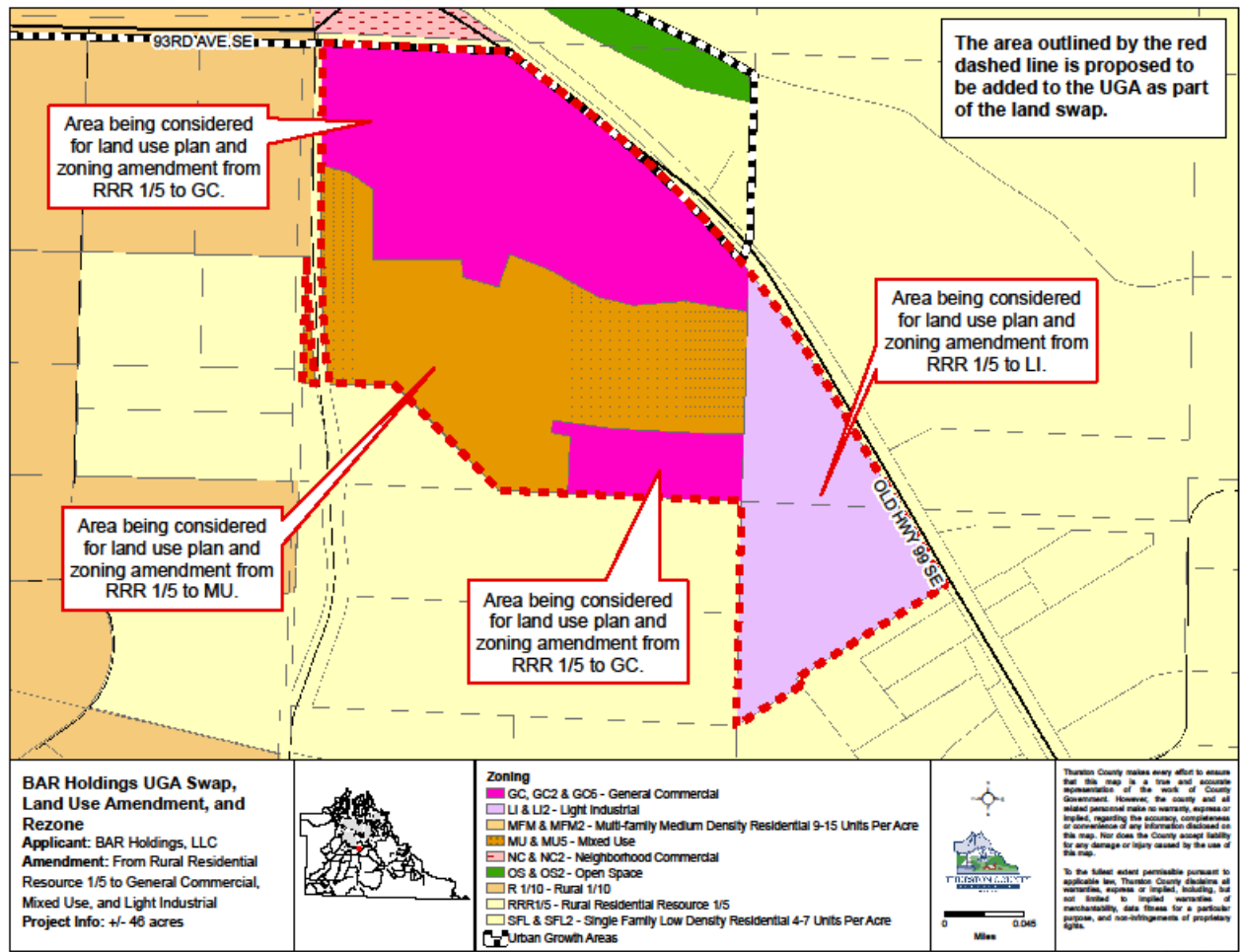
- Establish and preserve areas for industrial and related uses of such a nature that they do not create serious problems of compatibility with other kinds of land uses;
- Acknowledge the existence of specific sites of mineral extraction activities and ensure that these sites do not create serious problems 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.

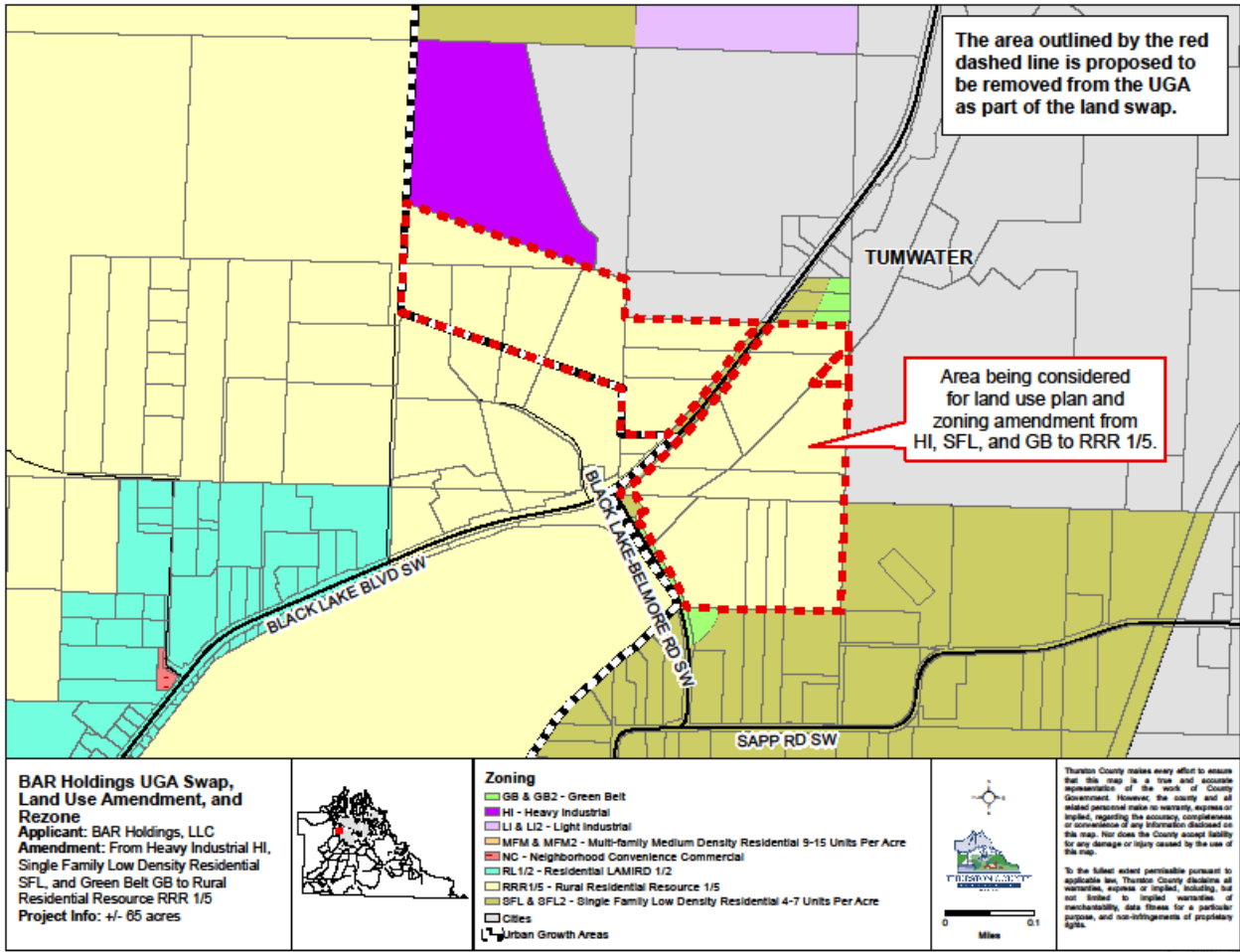
Chapter 22.30 – GREENBELT ZONE DISTRICT (GB)

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







CPED

Community Planning & Economic Development
Community Development

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

- 49 survey responses (December-April 1)
 - 2 written comments
- Organizations:
 - South Sound Bird Alliance (support)
- Past comments - 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.



CPED

Community Planning & Economic Development
Community Development

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

- 59 survey response (December-April 1)
 - 9 written responses
- Organizations:
 - Restoring Earth Connection (support)
 - South Sound Bird Alliance (support)

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.



CPED

Community Planning & Economic Development
Community Development

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, urban tree ordinance, 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

- 54 survey responses (December-April 1)
 - 3 written responses
- Organizations:
 - Restoring Earth Connection (support)
 - South Sound Bird Alliance (support)

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.



CPED

Community Planning & Economic Development
Community Development

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

- 51 survey responses (December-April 1)
 - 5 written comments
- Organizations:
 - Community Farm Land Trust (support)
 - Restoring Earth Connection (support)
 - South Sound Bird Alliance (support)
- 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.



CPED

Community Planning & Economic Development
Community Development

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:

- 1) Align with new Comprehensive Plan goals for rural growth
- 2) Update organizational structure
- 3) Clarify uses and standards
- 4) 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

- 51 survey responses (December-April 1)
 - 5 written comments
- Organizations:
 - Restoring Earth Connection (support)
 - South Sound Bird Alliance (support)
 - Thurston PUD (support)

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.



CPED

Community Planning & Economic Development
Community Development

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

- 46 survey responses (December – April 1)
 - 4 written comments
- Organizations:
 - Restoring Earth Connection (support)
 - South Sound Bird Alliance (support)

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.



CPED

Community Planning & Economic Development
Community Development

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

- 58 survey responses (December-April 1)
 - 14 written comments
- Organizations:
 - Colvin Ranch (support)
 - Community Farm Land Trust (support)
 - Restoring Earth Connection (support)
 - South Sound Bird Alliance (support)

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.



CPED

Community Planning & Economic Development
Community Development

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

CPED Bucket Items (Code Clarifications and Corrections, New Uses and Related Standards, and Permit Review Process Annual Code Update) were combined into one question in the survey.

- 39 survey responses (December-April 1)
 - 7 written comments
- Organizations:
 - AT&T/New Cingular Wireless, LLC. (support)
 - South Sound Bird Alliance (support)
 - Thurston PUD (support)

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 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.



CPED

Community Planning & Economic Development
Community Development

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. May include:

- 1) Battery Energy Storage Systems (BESS)
- 2) Data Centers
- 3) Federal detention centers

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

CPED Bucket Items (Code Clarifications and Corrections, New Uses and Related Standards, and Permit Review Process Annual Code Update) were combined into one question in the survey.

- 39 survey responses (December-April 1)
 - 7 written comments
- Organizations:
 - AT&T/New Cingular Wireless, LLC. (support)
 - South Sound Bird Alliance (support)
 - Thurston PUD (support)

Anticipated Process

- Low level of engagement

Analysis

Other Relevant Projects

- Permit Review Process Annual Code Update (2025)



CPED

Community Planning & Economic Development
Community Development

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

CPED Bucket Items (Code Clarifications and Corrections, New Uses and Related Standards, and Permit Review Process Annual Code Update) were combined into one question in the survey.

- 39 survey responses (December-April 1)
 - 7 written comments
- Organizations:
 - AT&T/New Cingular Wireless, LLC. (support)
 - South Sound Bird Alliance (support)
 - Thurston PUD (support)

Anticipated Process

- Low level of engagement

Analysis

Other Relevant Projects

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



CPED

Community Planning & Economic Development
Community Development

Docket Analysis

Applicant Information

Project Title: Code Enforcement Update (TCC Title 26)
Applicant: Thurston County
Board-initiated
CPED Priority: Medium (Not mandatory but a Board priority)

Description of Proposal

Request: 1) Enhance code compliance procedures for CPED
2) Amend Thurston County Code Title 26
Location: Countywide, including urban growth areas

Project Financials

Staff Time

Staff time equivalent to **1.25 full-time employees (FTE)**, distributed across multiple staff as needed.

Funding Source

General fund

Planning Commission Recommendation

Priority: N/A

The Planning Commission did not review this proposal as it was presented at the March 4, 2026 Board work session.

Applicable Criteria

Thurston County Code Requirements

Thurston County's CPED and PHSS departments administer code compliance programs. The CPED program focuses on compliance with land use and building codes. The PHSS program is responsible for enforcing the sanitary code.

Both departments' teams review the following Thurston County Code titles in their complementary code enforcement programs:

- Thurston County Building Code (TCC Title 14)
- Thurston County Zoning Code (TCC Titles 17-24)

Public Interest and Engagement

Level of Public Interest

- 14 survey responses (March 4-April 1)
 - 2 written comments
- Organizations:
 - South Sound Bird Alliance (support)

Anticipated Process

- Medium level of engagement

Analysis

Other Relevant Programs

- Thurston County Public Health and Social Services – Environmental Health Division
 - Septic Operations & Maintenance
 - Water Quality
 - Solid & Hazardous Waste



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

- 102 survey responses (December-April 1)
 - 20 written comments
- Organizations:
 - South Sound Bird Alliance (support)
- 10 comments received during 2024-2025 docket discussions
- 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 and comments in opposition received during docket public comment period

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)



CPED

Community Planning & Economic Development
Community 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 173rd 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

- 57 survey responses (December-April 1)
 - 7 written responses
- Organizations:
 - Colvin Ranch (oppose)
 - Restoring Earth Connection (oppose)
 - South Sound Bird Alliance (oppose)

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)

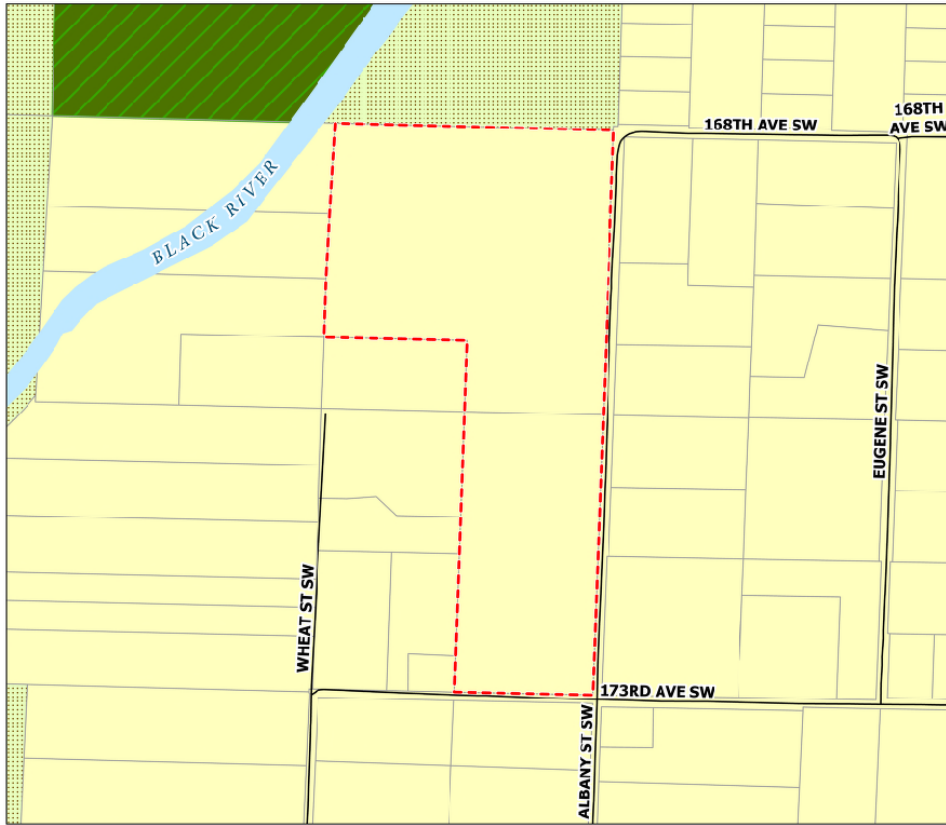
“The purpose of this chapter is to encourage residential development that maintains the county’s rural character; provides opportunities for compatible agricultural, forestry and other rural land uses; is sensitive to the site’s physical characteristics; provides greater opportunities for protecting 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.”

Map



173rd Ave SW Rochester Rezone Proposal

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

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional details may be provided verbally, but are not represented on the map. While photos and other data may not align, the boundaries shown on this map represent an approximation. This map is not to be used for any other purpose.

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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

- 39 survey responses (December-April 1)
 - 4 written comments
- Organizations:
 - South Sound Bird Alliance (support)

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.



CPED

Community Planning & Economic Development
Community Development

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 **0.25 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

- 38 survey responses (December-April 1)
 - 1 written response
- Organizations:
 - League of Women Voters of Thurston County (support)
 - South Sound Bird Alliance (support)

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.



CPED

Community Planning & Economic Development
Community Development

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

- 47 survey response (December-April 1)
 - 4 written comments
- Organizations:
 - League of Women Voters of Thurston County (support)
 - Restoring Earth Connection (support)
 - South Sound Bird Alliance (support)

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.



2026-2027 Comprehensive Plan and Development Code Dockets

Public Comment Summary

April 22, 2026

OVERVIEW

Between December 19, 2025 and April 2, 2026, Thurston County CPED received 363 total comments. All letters or email comments submitted to staff were included in the formal survey for transparency with the public.

Survey responses are varied, and the written comments and letters provide more context. Not every project received written comments. However, projects of note received many.

SUMMARY OF RESPONDENTS

Organizations

Individuals submitted comments on behalf of 10 different organizations:

- AT&T/New Cingular Wireless, LLC.
- Build Up, Not Out
- Community Farm Land Trust
- League of Women Voters of Thurston County
- Restoring Earth Connection
- South Sound Bird Alliance – *5 submissions on behalf of the organization*
- Thurston County PUD
- Western Wildlife Outreach

Projects of Note

Rezones

- BAR Holdings UGA Swap, Land Use Amendment, and Rezone: 226 total comments
 - 3 in support, 180 in opposition, 10 support with changes
 - 33 written comments
- Scott Land Use Amendment and Rezone (Preliminary Docket): 64 total comments
 - 10 in support, 45 in opposition, 2 support with changes
 - 7 written comments

Development Code Amendments

- Cannabis-Related Amendments: 122 total comments
 - 14 in support, 81 in opposition, 7 support with changes
 - 20 written comments

Nisqually Sub-Area Issues

February 16, 2026

By Howard Glastetter

I submitted a variation of this document to the Thurston County Comprehensive Plan in early May 2024. It was a better fit in the county's 1992 Nisqually Sub-Area Plan. However, the 33-year-old plan will not be updated. There are a variety of areas that need attention in the Nisqually Delta portion of the Sub-Area. The major one is avoidable flooding. The county simply points out that we receive frequent flooding. This is not the result of an act of God.

The Delta is not a single entity that has received protection from the 33-year-old plan. To quote the recent book *Saving the Nisqually Delta* by Janine Gates: "The estuary, where the fresh water of the river meets salt water, contains a variety of habitats: salt and freshwater marches, grasslands, mixed forest, and riparian. These habitats are used by birds migrating along the Pacific Flyway, a 200-mile route of resting and feeding areas for waterfowl and other species".

The Delta can be divided into four symbiotic areas: saltwater marsh, freshwater marsh, destination federal Billy Frank Wildlife Nature Center and an upper valley sparsely populated land area. These separate, but contiguous, entities have received some balance and protection from the 1992 Sub-Area Plan. The weakness has been the lack of upper valley flood mitigation. The question: Will what replaces the plan better protect all four sections of the Delta, or will there be some degrading?

The first two following topics address an easy solution to the unnecessary flooding experienced by lower valley folks. The last multi-topic section shows a variety of current issues that also need addressing to balance and protect lower Nisqually Valley interests.

Alder Dam & Nisqually Valley Flood Avoidance

Thurston County's Nisqually Valley had no Pineapple Express or Atmospheric River floods from Hawaii last fall / winter. Mother Nature sent last season's storms to California. However, we don't need to hope that our misery gets passed to other states to avoid it. This season, we did have one serious storm, but Mother Nature first provided us with a spring / summer season drought. The Alder Lake reservoir was 40 feet below capacity when the storm hit and simply absorbed the potential flood runoff. Thank you, Mother Nature!

Most of the flooding in Nisqually Valley from severe storms is the result of how the Tacoma Power Utility (TPU) runs Alder Lake Dam. They have no flood mitigation responsibilities in their Federal Energy Regulatory Commission (FERC) license. TPU's goal is energy production. They attempt to keep the reservoir as full as possible, even in fall / winter. Often little action is taken even when the National Oceanic and Atmospheric Administration (NOAA) graphics <https://www.nwrfc.noaa.gov/river/station/flowplot/flowplot.cgi?ALRW1> predict a storm on the horizon.

NOAA produces three graphs that predict Alder Lake flood dangers 10 days in advance, with increasing accuracy until the storm hits. Simple evasive actions by TPU, (e.g., running the La Grande generators below Alder Dam at the full capacity of 2,350 cubic feet a second (**cfs**) for a few days prior to a predicted storm), would easily lower the reservoir and avoid or strongly mitigate potential Nisqually floods.

Paying close attention to these graphic predictions would allow simple protection of the valley below the dam. This is becoming an even bigger issue as the proposal to rebuild I-5 across the lower valley nears. This simple evasive action can be done at no financial disadvantage to TPU.

Some Nisqually Flood History

The above information has been sent to news media, TPU management, various local governments, and other groups. It shows how to protect assets below Alder Dam. Below is a short view of two reservoir levels that could have been mitigated but weren't. Also, is a view on one that was mitigated.

A 'net' flow of 10,000 cfs (Inflow 20,000 – 10,000 discharge = 10,000 **net flow**) will raise the reservoir 8' in 24 hours. This occurred on December 15, 2015, at the end of a **drought** year. The flood was exacerbated by attempting to top off the reservoir in early winter and by waiting too long to begin evasive action. This evasive action did not occur until the storm hit. The reservoir was 2' from capacity at storm's end. Moderate flooding occurred along the whole river. The river shifted 65' to a new bed, undermining a home (out of the flood plain above Yelm) that was later demolished. Outflow from the Mashel tributary also contributed.

The severe February 8, 1996 lower valley flood of record was the result of a **forecasted** three-day storm. The reservoir was 17' below capacity when the storm hit. The river in the lower valley did not rise within its banks until a day and a half into the storm. TPU simply topped off the reservoir before beginning evasive action. This was devastating to the valley and did \$20,000,000 damage to TPU's La Grande facilities just below Alder Dam. The above and other floods could have been mitigated / avoided at no disadvantage to TPU. Their 40-year license renewed in **1998 with no flood mitigation rules**.

The most significant flood to hit the valley in recent years was the upper valley flood-of-record in November 2006. I recall, it was considered a 128-year event. It closed the entrance to Mount Rainer above Alder Lake for a year. The reservoir was 53' below capacity when the storm hit. Eighteen inches of rain fell in 36 hours. The **reservoir rose 37'** to be 16' below capacity. If we condense the event to 24 hours, the reservoir would rise almost 25' in that time. This would calculate a net flow of 30,000 cfs. If TPU had been following their license to keep the reservoir **above 10'** below capacity through spring / summer, the river valley would have been devastated in 2006. However, the river stayed between the banks below Alder dam during that event.

Interestingly, the Alder Lake Dam FERC **license allows the reservoir to be 37' below capacity** from Labor Day to Memorial Day. So, if an unusual extreme event is in the forecast, strong evasive action can begin 4 or 5 days before the storm hits. So, TPU can easily mitigate and even prevent flooding by using NOAA graphics, protecting their facilities and the rest of the valley at no personal disadvantage. **NOTE: THE NOVEMBER 2006 EVENT WAS THE MOST SERIOUS FLOOD TO HIT NISQUALLY VALLEY IN OVER A CENTURY. IT WAS EFFORTLESSLY MITIGATED AT ALDER DAM.**

The early December 2025 'Nisqually non-flood' is the real proof that "dam control" can mitigate valley flooding. Every river in western Washington flooded, except the Nisqually River. When the predicted inflow to Alder Lake Reservoir flood hit, TPU immediately raised the Alder Dam discharge, which raised the river level below the dam to almost flood stage for three days. If this evasive action had not occurred, the dam reservoir would have topped off in two days and been a disaster for the lower valley as well as the dam. When the reservoir reached a level of 18' BELOW capacity, improved

weather allowed the discharge to be cut in half and the valley was saved. Some considered this to be a 500-year flood. All prior Nisqually Valley floods for the last 35 to 40 years could have similarly been mitigated. TPU did excellent flood mitigation during this event.

Current Issues

There are a variety of unrelated issues going on that will affect the lower valley delta area. These changes are not being directly shared with valley property owners. Some of the activity is not easily accessible, but Delta change is near.

Proposed Delta Farm-Land Changes

The Thurston County Comprehensive Plan has been reworked. A significant change is proposed for the Nisqually Delta. Preservation of farmland, which had been a top priority of the 1992 Nisqually Sub-Area Plan, is now being reconsidered. Page 3-12 of the Comprehensive Plan concludes that designation should change if “site-specific scientific evidence conclusively indicates the land no longer meets the criteria of agricultural land.” The document goes on to indicate aquaculture (e.g., salmon hatcheries, oyster farming, etc.) may be the preferred future use.

Current Flood Mitigation Views

This year, the Thurston County Flood Hazard Mitigation Plan (FHMP) participants produced an upgraded plan that is being presented now. This normally involves discussing how to react to flooding events. We don't try to pressure outside entities (e.g., TPU) to adjust their techniques. TPU doesn't like it. Their actions have been viewed like an act of God. The Pierce and Thurston County boundary is an imaginary line that bisects Alder Lake Reservoir. Both counties have an obligation to insist that flood safety be considered in TPU's dam operations. Involvement by all other major valley entities (e.g., JBLM, TPU and the Nisqually Tribe) would be ideal. This would be a proactive step towards real flood mitigation.

Nisqually Tribe Hopes

I've recently observed a Nisqually Tribe created map (**not attached**) that shows their fish enhancement expectations for the entire Nisqually Valley. It shows the entire Delta from Puget Sound to south of the rail line as part of the “Salmon Habitat Restoration and Protection Initiative Areas”. I look at that as an expectation to depopulate the Delta, either legally or by another avoidable Nisqually flood. A recent November 2023 Nisqually River Council meeting confirmed that this is a Nisqually Tribal goal.

I-5 Bridge Issues

When WSDOT finishes rebuilding I-5 across the Delta, it is their intention to remove the old I-5 and its underfill. This will allow Puget Sound waters to flow more freely into the Delta. Will this be akin to removing the dikes in Holland? The Nisqually tribe strongly encourages this. WSDOT has no plans to purchase delta property for the I-5 project. They planned to have experts study the impact of this, as well as to contact TPU and discuss flood mitigation. I'm not sure this is still in the works.

The I-5 replacement is expected to include an expensive / redundant eleven-foot-wide pedestrian lane. Does this mean the popular four-mile nature walk and perhaps the Billy Frank Jr Nature Center, itself, will be replaced by the new bridge pedestrian lane? Exit 116 is the current south end of Puget Sound's lite rail development. Wouldn't a lite rail lane from Exit 116 that would eventually reach Olympia make

more sense? Wouldn't a pedestrian lane that is attached to a rebuilt I-5 Exit 116 overpass to Old Pacific Highway make a safer, more relaxed, less expensive, superior view pedestrian / bicycle lane? Bicyclists currently use this route now. The route could be made safer. It would be far less expensive than an extra bridge lane and have the most spectacular view of the Nisqually Valley Delta available. It would also leave things open for a lite rail extension from Exit 116 directly to Olympia.

What's Missing?

The above shows lack of consideration for the current larger landowners on the Delta who sold their development rights for modest amounts to Thurston County around 30 years ago. Their motive was to preserve the rural character of the lower valley, which was the result. This is poor payback.

Conclusion

The Thurston County 1992 Sub-Area Plan was to be updated after more than 30 years but now will not be. It was very well written and has protected the ecology and interests in the valley. The future effort should still symbiotically protect all interests in the Delta. The Delta occupies much of the Sub-Area. The expanded plan should remain a thoughtful symbiotic work of art that balances all lower valley interests and allows no one to overwhelm the others.

So, will all those with financial interests in Delta homes and property be treated fairly? By far, the majority here don't know what is imminent. However, Thurston County recently had an open meeting about a Sub-Area Plan update. It was held in January 2024 and Delta residents were invited to it. About 60 attended and written resident comments were given. Will this result in a better balance of valley interests, or are things about to become lop-sided? howard.glastetter@comcast.net



A Washington State Chapter of the National Audubon Society
P.O. Box 2524, Olympia, WA 98507
(360) 352-7299 www.southsoundbirds.org

South Sound Bird Alliance is a volunteer, non-profit organization of more than 1,300 members in Thurston, Mason, and Lewis Counties whose goals are to promote environmental education and protect our ecosystems for future generations.

TO: Board of County Commissioners, Thurston County
FROM: South Sound Bird Alliance
RE: 2026-2027 Docket – Scott Land Use Amendment and Rezone – Oppose
DATE: March 1, 2026

South Sound Bird Alliance has been active in Thurston, Mason, and Lewis Counties for over 50 years. Our membership is over 1200. We love our wildlife and thus our organization is focused on conserving wildlife species and habitat in the County. Our interest in environmental justice and environmental sustainability motivates our interest in preserving resources and opens spaces. The biggest threats to species habitat right now come from [human] development and climate change, which is why we oppose the Scott Land Use Amendment and urge you not to include it on the 2026-2027 docket.

The Black River Corridor is a special place in Thurston county.

The R1-20 land use zone was defined by Thurston County explicitly to protect environmentally sensitive areas, calling out the Black River Corridor by name. This language reflects an appreciation for the Black River's unique and precious vegetation and its extensive areas of designated critical habitat for the endangered Oregon Spotted Frog, some of which is already protected as the Black River Unit of the Nisqually National Wildlife Refuge (USFWS). National Audubon also recognized the area around Glacial Heritage/Mima Mounds and adjacent to the Black River as an Important Bird Area. This corridor hosts some 150 species of resident and migratory birds, as well as amphibians, fish, including salmon, and Roosevelt Elk.

As time has gone on, Thurston county, USFWS, WDFW and private donors and non-profits have conserved land all up and down the Black River Corridor. These entities understand that you cannot just conserve part of a river: its upper and lower reaches and extensive wetlands – all must be conserved as part of the connected river ecosystem.

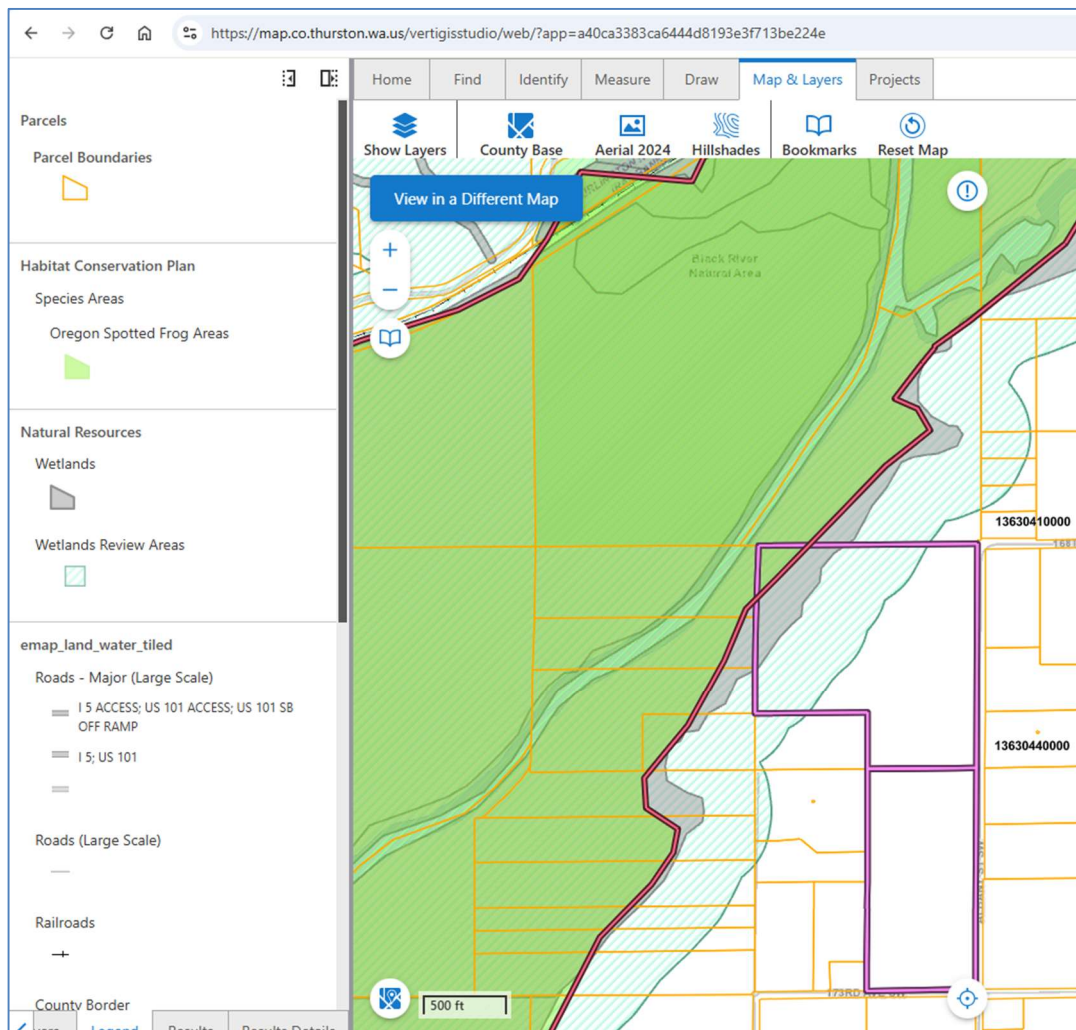
The Scott Land Use and Rezone amendment would reduce those protections, by removing the R1-20 low density development and allowing more intensive development on land adjacent and overlapping the Black river wetlands and Designated critical habitat for the Oregon Spotted Frog (see map, next page).

Please don't put this on the docket. It is inconsistent with conservation of the Black River Corridor and would increase the risk of habitat loss and harm to endangered species in the Black River.

Thank you for your consideration

Betsy Norton
South Sound Bird Alliance Conservation Committee

Thurston County “Show me everything” map, with the 2 parcels included in the Scott proposal, overlapped with Designated Critical Habitat (DCH) for the Oregon Spotted Frog and Wetlands layers. As you can see, the northern parcel is already compromised with wetland areas and DCH. Especially when you add projected Climate Change impacts (a) more extreme rain events are likely to render these wetlands delineations overly conservative; (b) longer hotter summers means that the river and wetlands will be more dependent local underground aquifer seeps for their in-stream flow: this argues strongly against adding more permit-exempt wells in this area.



<https://map.co.thurston.wa.us/vertigisstudio/web/?app=a40ca3383ca6444d8193e3f713be224e>

Thurston County PUD
Rural Zoning Code (Title 20)

Exemption from Special Use Permit Requirements for small drinking water facilities

Per Table 1, TCC 20.54.065, Public Utilities, including drinking water utilities, are not permitted uses in the majority of zoning types including all residential zones, and are allowable only through special use review. At present, installation or replacement of drinking water utilities in the majority of unincorporated areas are thereby considered Type 3 essential public facilities and require a special use permit and approval by the hearing examiner under TCC 20.54.065. The length of this approval process is incompatible with implementation deadlines of many funding sources, with the result that utilities may be ineligible for otherwise available state and federal funding and must either increase utility rates to self-fund projects or forgo needed investment in public infrastructure. Unlike many other types of utilities, the vast majority of drinking water utility sites do not present a public nuisance or hazard and are in character with the majority of zoning types, including residential types. It is in the public interest that drinking water utility facility structures below a given size threshold be authorized as permitted uses and exempted from special use permit requirements in all zoning districts. Regulations similar to that adopted by Pierce County is recommended. In Pierce County, the following is classified as a permitted use in all Pierce County urban and rural zones (outside of community plan areas): Wellheads, pump stations, water storage facilities, and water treatment facilities which do not exceed a cumulative building footprint of 10,000 square feet nor exceed the building height for the zone except those water treatment facilities that propose to use gaseous chlorine or sodium hydroxide system. See PCC 18A.33.230, 18A.17.010, & 18A.17.020. Proposed uses exceeding the above thresholds require administrative review under PCC 18A.75.020.



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South Sound Bird Alliance is a volunteer, non-profit organization of more than 1,300 members in Thurston, Mason, and Lewis Counties whose goals are to promote environmental education and protect our ecosystems for future generations.

To: Thurston County Board of County Commissioners
From: South Sound Bird Alliance (Conservation Committee)
Date: 3/28/2026
RE: Thurston County proposed Docket items – Public comment

South Sound Bird Alliance has been active in Thurston, Mason, and Lewis Counties for over 50 years with a membership of over 1200. We love our wildlife and thus our organization is focused on conserving wildlife species and habitat in the County, as well as combating climate change, which is a major threat to birds and other wildlife. It is from this conservation perspective that we are commenting on a subset of the proposed comprehensive plan and development code docket items for Thurston County.

In all docket items the SSBA strongly recommends that the county will fully integrate climate change adaptation and mitigation analyses to all land use and rules changes, and ensure that all land use plans, policies, rules and standards will support the 95% reduction in County greenhouse gas emissions necessary to get to net zero by 2050. We also hope the County will effectively integrate the most current Best Available Science to establish land use and development code standards which are climate resilient and maximize the quantity and quality of surface waters and wildlife habitat.

The SSBA recommends the following specific items:

1) Comp Plan Docket: Climate Program, Policies, and Code Updates

SSBA applauds the county's focus on its implementation of the Thurston Climate Mitigation Action Plan items. We urge the County to quickly and effectively act on these items to aid in slowing the pace of climate change and improve the County's resilience to its challenges.

**2) Dev Code Docket: North Cities' UGA Joint Code Updates
Comp Plan Docket: Thurston 2045 – Joint Plans**

We urge the County to implement city and county rules which are the most protective for wildlife, habitat and most resilient to climate change when proceeding with UGA joint plans and development code normalization with the 3 cities and apply them across the board in language that is easy to understand. We also encourage the County to close loopholes and apply the ordinances consistently, for example, tree canopy ordinances for large and small projects.

We encourage the County to work with the cities to ensure that UGAs retain undeveloped critical areas including wetlands, and reserve plenty of green space for

parks, natural areas and open space, since even small areas can provide important habitat and ecosystem services useful for climate resilience.

3) Comp Plan Preliminary Docket: Scott Land Use Amendment

The SSBA recommends against rezoning any parcels along the Black River Corridor to more intensive development than R1-20 since it is one of the last intact river systems in Washington state which supports 150 bird species and is designated critical habitat for endangered species. The County's long-standing R1-20 zoning, which explicitly calls out the Black River Corridor for special conservation, should remain in place. The SSBA has provided comments on this issue, please see our 3/2/2026 comment letter for details.

4) Comp Plan Docket: Bar Holdings UGA Swap, Land Use Amendment, and Rezone

The SSBA also recommends against rezoning and converting rural habitat to urban industrial and commercial use, as is proposed in the Bar Holdings UGA Swap. Conversion of rural lands to industrial use constitutes *complete habitat loss* and *environmental degradation* that affects both humans and wildlife.

5) Dev code Docket: Transfer of Development Rights & Purchase of Development Rights Program

As the county makes changes to rules for transfer of development rights, the SSBA urges the County to respect the objective of the Growth Management Act, i.e., to transfer higher density and more intense development into URBAN areas, rather than rural locations within the County that would further degrade or destroy wildlife habitat. Between climate change and adopted increases in zoning density in the rural area (e.g. detached ADU's, zoning density multipliers), the SSBA is greatly concerned that additional development rights will cause localized environmental degradation of water quantity and quality and destruction of ecosystems that benefit people and wildlife by mitigating risk from dangerous flooding and water contamination¹.

6) Dev code Docket: Permit Review Process Annual Code Update (includes appeals)

Permit review processes, changes, and appeals must be transparent and accessible so that all stakeholders can meaningfully engage in administrative land use decisions given development and climate change are likely to radically intensify development pressures. ALL stakeholders, not just market forces, must have a voice that matters in major land

¹ Rural wetlands function to provide wildlife habitat, protect and improve water quality, support the fishing industry, store floodwaters, filter contaminants from stormwater and can serve as overflow sites for excess runoff expected during intense rains (https://www.epa.gov/sites/default/files/2021-01/documents/economic_benefits_of_wetlands.pdf)

use decisions, especially when habitat loss and environmental degradation are demonstrated outcomes.

7) Dev Code Docket: Code Enforcement Update (TCC Title 26)

The SSBA understands the County's need to improve compliance with the county codes, especially as climate change increases environmental risks. We urge the County to complement increased enforcement actions with funded programs which materially assist overburdened communities to meet environmental standards and hope these programs encourage environmental stewardship.

8) Comp Plan Docket: Nisqually Watershed Plan

The SSBA applauds the County for reimagining the Nisqually sub-area plan as a watershed-level plan which recognizes that ecosystems, habitats and wildlife species do not adhere to jurisdictional boundaries. Access to freshwater resources is an increasingly important and defining resource for people as well as all life. We hope watershed-level planning works well and becomes a model for the other major watersheds in the County.



April 1, 2026

Ana V. Rodriguez, Associate Planner
Thurston County Community Planning & Economic Development
Community Development Division
3000 Pacific Avenue SE
Olympia, WA 98501

VIA EMAIL: Ana.Rodriguez@co.thurston.wa.us

RE: 2026 Development Code Docket – Permit Review Process
Clarification of Wireless Code – TCC 20.33.060.B (Application Requirements)

Dear Ana:

I write on behalf of New Cingular Wireless PCS, LLC (“AT&T”) concerning the Thurston County code change docket upon which the County is now accepting comments. AT&T writes to confirm, consistent with discussions between AT&T and County staff, that a clarification of TCC 20.33.060.B, which lists the submittal requirements for wireless applications, will be included as part of the permit review process changes on the 2026 code change docket. AT&T’s proposed clarifications in this letter would bring the code consistent with the rest of TCC Chapter 20.33 and federal law.

ASUP Requirement for Eligible Facilities Requests (“EFRs”)

As AT&T has discussed with County planning staff, TCC 20.33.060.B is inconsistent with the remainder of the wireless chapter and its legislative history. This inconsistency has been interpreted to require an administrative special use permit (“ASUP”) for EFRs even though these proposals are otherwise expressly exempt from land use review. In recognition of this inconsistency, the County staff has agreed to adopt an interim process that exempts EFRs from the ASUP requirement pending the completion of the code correction. AT&T understands that interim process is currently being finalized.

For background, when the County last updated its wireless code, planner Kaitlynn Nelson specifically asked the Planning Commission to make the policy decision regarding which type of permitting to require for EFRs. After consideration of two choices – exempt/permitted or ASUP – the Planning Commission chose the exemption. That choice is reflected in the annotated 07-13-2022 version of the WCF code that went to

DENVER SAN FRANCISCO LOS ANGELES SEATTLE PORTLAND

April 1, 2026
Page 2

Planning Commission on 07-20-22, in which Ms. Nelson advised in a margin note as follows while deleting the language requiring an ASUP for EFRs: “It was determined that an EFR would be permitted instead of being an [ASUP].” See excerpt here:

A. WCF on a New Structure. A special use permit for WCFs on a new structure shall require a Type III Procedure (Quasi Judicial Decision), with review by a hearing examiner, in accordance with the procedures in Chapters 20.54 and 20.60. Where there is a discrepancy in special use permit requirements between this chapter and chapters 20.54 and 20.60, this chapter shall supersede.

B. Collocating Facilities on Existing Structures. A type I Procedure (Administrative Decision) special use permit (SUP) is required for the collocation of new or modified WCFs, including Eligible Facilities Requests that are collocating on an existing structure.

BC. No special use permit may be issued under this chapter unless the applicant demonstrates compliance with the terms, conditions, and performance standards set forth in this chapter. Any SUP subject to a Type III review must also meet the criteria for said use permits set forth in TCC 20.33.090400.

Commented [KN29]: It was determined that an EFR would be permitted instead of being an administrative special use permit.

This intent is also made clear in TCC 20.33.030.A, in which nonsubstantial changes are listed as exempt, as well as Table 1 of TCC 20.33.050 (immediately above this quoted text and margin note), in which nonsubstantial changes are categorized as permitted outright, and in TCC 20.33.070.B, which explicitly states that “[t]his permit approval process does not apply to eligible facility requests.”

The County’s code may be made consistent with its intent by making the following edit:

B. Eligible Facilities Request. The application for an EFR shall not require the applicant to demonstrate a need or business case for the proposed modification or collocation. In addition to [subsection] A, a complete application for an ~~administrative SUP for an~~ eligible facilities request includes:

Photo Simulations Required for EFRs

The same subsection of the County’s code (TCC 20.33.060.B.2) requires that a detailed visual simulation be submitted with applications for certain EFRs. While this subsection focuses on “how concealment or stealth will be extended with the [proposed] modification,” in AT&T’s experience, County staff has required photo simulations for non-stealth facilities, for which no analysis of concealment is needed under the EFR rule. The EFR rule clearly provides that “a State or local government may require the applicant to provide documentation or information *only to the extent reasonably related to determining whether the request meets the requirements of this section* [namely, the

April 1, 2026
Page 3

“substantial change” criteria, one of which inquires whether concealment elements will be defeated].” 47 C.F.R. §1.6100(c)(1)(emphasis added). If there are no concealment elements to potentially defeat, there is no arguable need for photo simulations.

AT&T thus proposes clarifying TCC 20.33.060.B.2 as follows:

2. For proposed modifications of WCFs with concealment elements or stealth features, A-a detailed visual simulation depicting how the eligible support structure will appear after the proposed modification is complete, and particularly, how concealment or stealth will be extended with the modification. The visual simulation shall depict to scale the eligible support structure in relation to the trees, landscaping and other structures adjacent to, or in the immediate vicinity of, the eligible support structure. The applicant may substitute alternate documentation and analysis if, in the reasonable discretion of the county, it provides similar detail and description of the proposed modification as set forth in this subsection.

AT&T appreciates the County's commitment to correcting this code inconsistency and asks that the County prioritize this code change on the 2026 docket to bring the code consistent with the County's intent as promptly as practicable.

We appreciate your consideration of these comments.

Sincerely,

Meridee Pabst

Meridee Pabst
meridee.pabst@wirelesspolicy.com

cc: Travis Burns, Deputy Prosecuting Attorney

Scott Land Use and Rezone Amendment

Kathy and Dale Scott

Emails sent to the Commissioners:

RE: Project #2021106160 - Scott Land Use Amendment & Rezone - Request for Project to be added to the 2026-2027 Docket Project #2021106160

We are requesting our above referenced project application to be added to the Official Docket for 2026-2027.

We were quite concerned to see the CPED Docket Analysis material for the March 4, 2026 Board of Commissioners meeting, which indicated “The Planning Commission recommends removing this project from consideration given it does not align with Comprehensive Plan goals for reducing rural growth”. Our project was placed on the Preliminary Docket in 2022, and carried over in 2024. Over the past 5 years we have diligently followed up annually regarding the status of our application, with the goal of having it advanced to the official docket. We were informed on January 16, 2025 that the docket would not be reopened in 2025, and would instead be revisited in early 2026. The Docket Analysis material is stating the Planning Commission is recommending removal of our proposal from consideration entirely.

We strongly object to this outcome. We respectfully request reconsideration of our application’s removal from further consideration, particularly given the time elapsed and the substantial efforts we have made in reliance on the County’s process.

This email serves as a formal objection to the recommendation by Thurston County Community Planning and Economic Development (CPED) to remove our Comprehensive Plan Amendment and Rezone application for parcels 1363440000 and 1360410000 (the “Scott Property”), located at 10210 173rd Avenue Southwest, Rochester, Washington, from further consideration.

Over the past five years, we have acted in good faith reliance on Thurston County’s process and requirements. We have made substantial financial and procedural investments, including completion of two Mazama pocket gopher studies, a Jurisdictional Wetland Delineation due to the proximity to the Black River, and Thurston County forestry permitting for pre-commercial thinning – an effort that took several years to obtain. We have also remained fully compliant with all tax and regulatory obligations. These efforts were

undertaken in good faith, with the understanding that our application would receive fair and timely consideration.

We have reviewed CPED's stated basis for removal, including assertions that the proposal does not align with Comprehensive Plan goals related to reducing rural growth and that staffing and resource limitations prevent further evaluation. We respectfully but firmly disagree with both conclusions.

First, the justification that this proposal does not meet Comprehensive Plan criteria is not supported when the applicable policies are fully and fairly applied.

CPED has stated that rezones should only occur under certain conditions. However, our application meets multiple relevant criteria:

- **Changed Circumstances:** Since adoption of the current designation, surrounding land use patterns have evolved, with numerous nearby parcels developed at densities of five acres or less. The existing R1/20 designation no longer reflects the actual character of the surrounding area.
- **General Welfare of the Community:** Our proposed rezone from R1/20 to RRR1/5 is modest in scope and consistent with existing development patterns. It supports reasonable estate planning, allows for appropriate land use, and does not introduce incompatible or intensive uses.
- **Environmental Protection:** We have proactively completed two Mazama pocket gopher studies; done a jurisdictional wetland delineation defining a setback due to proximity to the Black River; and complied with all forestry and environmental permitting requirements. These actions demonstrate that the proposal maintains environmental stewardship, is sensitive to site conditions, and protective of the Black River corridor, consistent with County goals.
- **Minimal Adverse Impact:** The proposal does not interfere with natural resource-based industries, nor does it impair neighboring properties. The parcel sizes and surrounding conditions already reflect a transition toward smaller rural residential use.
- **No Demand for Urban Services:** The proposed zoning (RRR1/5) remains rural in nature and does not require or induce urban-level services. It is consistent with the stated purpose of maintaining rural character while allowing reasonable residential use.

- **Defined Boundaries and Compatibility:** The property is clearly bounded, and the proposed rezone aligns with adjacent parcel patterns, avoiding irregular or inconsistent zoning transitions.

Additionally, the subject property's location within the Black River corridor warrants further consideration in evaluating the proposed rezone. The Black River area includes a mix of rural residential properties, many of which exist at or near five-acre densities, reflecting a pattern of development that is more consistent with RRR1/5 zoning than the current R1/20 designation.

While the County identifies this area as having moderate potential for agricultural or forestry use, the existing parcelization and development pattern indicate that long-term resource-based use is already limited in practice. The presence of established rural residential properties in the vicinity demonstrates that smaller parcel sizes can coexist with environmental protections and rural character objectives.

Importantly, we have taken extensive steps to ensure environmental compliance specific to the Black River corridor, including completion of a jurisdictional wetland delineation and species study. These efforts confirm that the property can be responsibly managed in a manner that protects sensitive environmental features while allowing reasonable residential use.

The requested rezone does not introduce urban-level density or services, nor does it conflict with the intent of maintaining rural character. Rather, it aligns with the existing conditions of the Black River corridor and supports a logical and consistent land use pattern in the area.

Given these factors, the proposal should be evaluated in the context of actual on-the-ground conditions within the Black River corridor, rather than solely on generalized rural designation policies.

Second, CPED's indication that staffing or resource limitations are a basis for removing this application is deeply concerning and, respectfully, not a legally sufficient justification for denying or refusing to process a properly submitted application.

Some additional background: This property was acquired from my mother's estate following her passing on July 14, 2020. Title was transferred to us, Walter Dale and Katherine Ann Scott, on June 21, 2021. This property holds deep personal and family significance, as this is the place where I was raised. Our request to rezone the property from R1/20 to RRR1/5 is consistent with the surrounding land use pattern, as most of the properties around us are already developed at densities of five acres or less. Our request

to rezone the property from R1/20 to RRR1/5 is driven primarily by estate planning considerations. We would like to keep the property in the family for future enjoyment.

Lastly, we wish to bring to your attention a matter of urgency: In early 2024, my husband was diagnosed with Stage IV prostate cancer, which has metastasized to his bones. Given these circumstances, it is extremely important to us to complete this phase of our estate planning while we are still able to do so. We would like to be able to pass 5 acre parcels to family members for their continued use.

Our application has been in process since November 15, 2021—over four years. During that time, we have complied with all requirements, completed extensive studies, and incurred significant expense in reliance on Thurston County’s established procedures. Administrative inconvenience or internal resource constraints do not relieve the County of its obligation to provide fair, timely, and consistent review of land use applications.

The prolonged delay, followed by removal without substantive evaluation, raises serious concerns regarding procedural fairness, equal treatment, and potential arbitrary and capricious action.

Further, the County’s own process contemplates public engagement, review, and refinement—not indefinite deferral or dismissal due to internal capacity limitations. Denying consideration on this basis effectively shifts the burden of administrative constraints onto applicants, which is not consistent with principles of due process or good governance.

Given the totality of these circumstances—including the extended timeline, our demonstrated compliance, the consistency of our proposal with surrounding land use, and the applicable legal standards—we respectfully request:

1. Immediate reconsideration of the recommendation to remove our application from further review, and place our project on the 2026-2027 docket for full and fair consideration;
2. A detailed written explanation, with specific citations, of how our proposal fails to meet each applicable Comprehensive Plan criterion;
3. A formal response addressing whether staffing limitations are being used as a basis for denial, and if so, the legal authority supporting that position; and
4. Identification of all available administrative appeal rights, processes and applicable timelines.

Please be advised that we are evaluating all available remedies to ensure our application receives fair consideration under applicable law, including potential administrative appeal or legal review if necessary.

We remain willing to work cooperatively with the County; however, after more than four years in process, we must insist on a resolution that is consistent with both County policy and Washington State law.

We have made substantial investments of time, financial resources, and effort in reliance on the County's process. If necessary, we are prepared to evaluate all available options to ensure that our application receives fair consideration under applicable law, including potential administrative or legal remedies.

We remain hopeful that this matter can be resolved collaboratively and without the need for further action.

Thank you for your time and consideration. We request that this correspondence be included in the official record and that we be notified of any further actions, hearings, or decisions regarding this matter.

Please acknowledge receipt of our email. Thank you.

Regards,

Katherine Ann Scott

W. Dale & Kathy A. Scott

Project #2021106160 - Scott Land Use Amendment & Rezone

Project address: 10210 173rd Ave. SW, Rochester, WA 98579

kathy@compprime.com

(360) 520-6438 – Kathy's Cell

(360) 520-4617 – Dale's Cell

Survey Monkey information entered in the Comment Box:

Project #2021106160 - Scott Land Use Amendment & Rezone

The surrounding area includes multiple parcels developed at or less than five-acre densities, demonstrating that the pattern of land division and residential use in this

corridor has already evolved beyond the R1/20 standard. This existing pattern did not occur in a vacuum; it reflects prior County decisions, approvals, and regulatory actions that have shaped the current landscape.

As a result, the continued application of the R1/20 designation to this property, while similar nearby properties exist at smaller parcel sizes, raises concerns regarding consistency and equitable treatment. The requested rezone to RRR1/5 does not introduce a new development pattern, but rather brings this parcel into alignment with the conditions already present in the surrounding area.

Furthermore, the County's assertion that the area should remain primarily for resource-based uses is not supported by the existing level of parcelization and development. In practice, the Black River corridor functions as a mixed rural residential area with environmental constraints, not as large-scale, contiguous resource land.

We have also undertaken significant environmental due diligence, including wetland delineation and species study, confirming that the property can be managed responsibly within the environmental context of the Black River corridor.

Given these circumstances, removal of this application without full consideration appears inconsistent with both the existing land use pattern and the County's obligation to apply its policies in a fair and consistent manner.

Regards,
Kathy Scott

Q3. Zip Code

Answer Choices	Response Percent	Responses
98501	35.26%	128
98502	8.82%	32
98503	2.48%	9
98504	0.00%	0
98505	0.00%	0
98506	4.96%	18
98509	0.28%	1
98511	2.20%	8
98512	13.22%	48
98513	1.93%	7
98516	2.20%	8
98576	4.13%	15
98579	3.03%	11
98589	1.38%	5
98597	17.91%	65
Other (please specify)	1.65%	6
	Answered	363 2 letters not inputted into survey due to length/attachments
	Skipped	0

Q6. Do you support the Thurston 2045 Joint Plans proposal?

Answer Choices	Response Percent	Responses
I support the proposal.	29.55%	26
I do not support the proposal.	62.50%	55
If the following changes were made , I would support this project.	7.95%	7
	Answered	88
	Skipped	275
	Total with Open Ended	95

Q7. Do you support the Nisqually Watershed Plan proposal?

Answer Choices	Response Percent	Responses
I support the project.	57.14%	36
I do not support the project,	52.38%	33
If the following changes were made , I would support this project.	9.52%	6
	Answered	75
	Skipped	288
	Total with Open Ended	83

Q8. Do you support the Climate Program, Policies, and Code Updates proposal?

Answer Choices	Response Percent	Responses
I support the project.	45.35%	39
I do not support the project,	44.19%	38
If the following changes were made , I would support this project.		
	10.47%	9
Answered		86
Skipped		277
Total with Open Ended		100

Q9. Do you support the Grand Mound 193rd Ave Land Use Amendment and Rezone applicant-initiated proposal?

Answer Choices	Response Percent	Responses
I support the project.	17.91%	12
I do not support the project,	74.63%	50
If the following changes were made , I would support this project.		
	7.46%	5
Answered		67
Skipped		296
Total with Open Ended		72

Q10. Do you support the Capital Improvement Program?

Answer Choices	Response Percent	Responses
I support the project.	40.00%	24
I do not support the project,	55.00%	33
If the following changes were made , I would support this project.		
	5.00%	3
Answered		60
Skipped		303
Total with Open Ended		63

Q11. Do you support the BAR Holdings UGA Swap, Land Use Amendment, and Rezone applicant-initiated proposal?

Answer Choices	Response Percent	Responses	Open Ended
I support the project.	1.55%	3	
I do not support the project,	93.26%	180	
If the following changes were made , I would support this project.			
	5.18%	10	
Answered		193	
Skipped		170	
Total with Open Ended		226	

Q12. Do you support the Martin Way Corridor Zoning Study proposal?

Answer Choices	Response Percent	Responses
I support the project.	38.78%	19
I do not support the project.	55.10%	27

If the following changes were made, I would support this project.	6.12%	3
Answered		49
Skipped		314
Total with Open Ended		51

Q13. Please provide any additional comment below on the comprehensive plan docket items.

Answered	11
Skipped	352

Q14. Do you support the Critical Areas Ordinance Update proposal?

Answer Choices	Response Percent	Responses
I support the proposal.	33.90%	20
I do not support the proposal.	50.85%	30
If the following changes were made , I w	15.25%	9
Answered		59
Skipped		304
Total with Open Ended		68

Q15. Do you support the Thurston County Rural Zoning Code Update (Title 20) proposal?

Answer Choices	Response Percent	Responses
I support the project.	29.41%	15
I do not support the project,	60.78%	31
If the following changes were made , I w	9.80%	5
Answered		51
Skipped		312
Total with Open Ended		56

Q16. Do you support the Thurston County Rural Subdivision Code Rewrite (Title 18) proposal?

Answer Choices	Response Percent	Responses
I support the project.	23.91%	11
I do not support the project,	69.57%	32
If the following changes were made , I w	6.52%	3
Answered		46
Skipped		317
Total with Open Ended		50

Q17. Do you support the Transfer of Development Rights & Purchase of Development Rights (TDR/PDR) Program proposal? (Formerly titled: Working Lands Conservation Program, Policies, and Code Updates)

Answer Choices	Response Percent	Responses
I support the project.	37.93%	22
I do not support the project,	43.10%	25
If the following changes were made , I w	18.97%	11
Answered		58
Skipped		305
Total with Open Ended		72

Q18. Do you support the North Cities' UGA Joint Code Updates (Titles 21, 22, and 23) proposal?

Answer Choices	Response Percent	Responses
I support the project.	42.59%	23
I do not support the project,	51.85%	28
If the following changes were made , I w	5.56%	3
Answered		54
Skipped		309
Total with Open Ended		57

Q19. Do you support the Shoreline Master Program Final Action proposal?

Answer Choices	Response Percent	Responses
I support the project.	41.18%	21
I do not support the project,	49.02%	25
If the following changes were made , I w	9.80%	5
Answered		51
Skipped		312
Total with Open Ended		56

Q20. Do you support the CPED Bucket Items proposals (Permit Review Process Annual Update, New Uses and Related Standards, and Code Clarifications and Corrections Annual Update)?

Answer Choices	Response Percent	Responses
I support the project.	28.21%	11
I do not support the project,	53.85%	21
If the following changes were made , I w	17.95%	7
Answered		39
Skipped		324
Total with Open Ended		46

Q21. Do you support the Cannabis-Related Code Amendments applicant-initiated proposal?

Answer Choices	Response Percent	Responses
I support the project.	13.73%	14
I do not support the project,	79.41%	81
If the following changes were made , I w	6.86%	7

Answered	102
Skipped	261
Total with Open Ended	122

Q22. Do you support the Code Enforcement Update (Title 26) proposal?

Answer Choices	Response Percent	Responses
I support the project.	28.57%	4
I do not support the project,	57.14%	8
If the following changes were made , I w	14.29%	2
Answered		14
Skipped		349
Total with Open Ended		16

Q23. Please provide any additional comment below on the development code docket items.

Answered	1
Skipped	362

Q24. Do you support the Scott Land Use Amendment and Rezone applicant-initiated proposal?

Answer Choices	Response Percent	Responses
I support this project.	17.54%	10
I do not support this project.	78.95%	45
If the following changes were made , I w	3.51%	2
Answered		57
Skipped		306
Total with Open Ended		64

Q25. Do you support the Fireworks Provision (non-GMA) applicant-initiated proposal?

Answer Choices	Response Percent	Responses
I support this project.	20.51%	8
I do not support this project,	69.23%	27
If the following changes were made , I w	10.26%	4
Answered		39
Skipped		324
Total with Open Ended		43

Q26. Do you support the No Shooting Zones (Non-GMA) applicant-initiated proposal?

Answer Choices	Response Percent	Responses
I support this project.	27.66%	13
I do not support this project,	63.83%	30
If the following changes were made , I w	8.51%	4
Answered		47
Skipped		316

Total with Open Ended 51

Q27. Do you support the Natural Landmark Program applicant-initiated proposal?

Answer Choices	Response Percent	Responses
I support this project.	47.37%	18
I do not support this project,	50.00%	19
If the following changes were made , I w	2.63%	1
Answered		38
Skipped		325
Total with Open Ended		39

Q27. Please provide any additional comment below on the preliminary docket items.

Answered	4
Skipped	359

Q6. Do you support the Thurston 2045 Joint Plans proposal?

Response Date	If the following changes were made , I would support this project.
Mar 26 2026 8:44 AM	As a resident with unmet housing needs, I support code updates that align with the new Federal Executive Order 14394. Specifically, I advocate for by-right development of single-family homes and the removal of barriers to manufactured and modular housing to lower costs for families like mine.
Mar 26 2026 08:44 AM	I do not support this at all.
Mar 26 2026 07:42 AM	Please ensure the most stringent environmental protections are met, and close loopholes.
Mar 22 2026 05:38 PM	If any of the proposals will increase my property tax I have to say no to all at this time. Health issues and income is very stressed in the family at this time.
Feb 11 2026 08:13 PM	Only support if the Black Lake Quarry industrial rezone of 247 acres does not happen.
Feb 11 2026 02:40 PM	I do not support
Feb 09 2026 10:59 AM	housing, relocating tent dwellers

Q7. Do you support the Nisqually Watershed Plan proposal?

Response Date	If the following changes were made , I would support this project.
Mar 28 2026 02:57 PM	The SSBA applauds the County for reimagining the Nisqually sub-area plan as a watershed-level plan which recognizes that ecosystems, habitats and wildlife species do not adhere to jurisdictional boundaries. Access to freshwater resources is an increasingly important and defining resource for people as well as all life. We hope watershed-level planning works well and becomes a model for the other major watersheds in the County.
Mar 22 2026 05:38 PM	If any of the proposals will increase my property tax I have to say no to all at this time. Health issues and income is very stressed in the family at this time.
Mar 17 2026 10:30 AM	Nisqually Watershed urged to use watershed approach to water quality quantity and flooding. Mother Nature does not follow boundaries created by humans. If we look to support the Nisqually Watershed then we need to look at the whole water system. This is similar to saving salmon. Folks are not just protecting the main river but including all the small tributaries and land that feed into the river. This plan should do the same. Given that his river has been studied for multiple years, this should not be that hard to do.
Mar 5 2026 05:15 PM	I strongly support a watershed wide approach to planning.
Feb 17 2026 08:05 PM	See attached letter - Public Comment Letter 1
Feb 16 2026 08:16 AM	I do not support
Feb 11 2026 02:40 PM	Only if the natives want it

Q8. Do you support the Climate Program, Policies, and Code Updates proposal?

Response Date	If the following changes were made , I would support this project.
Mar 31 2026 11:38 PM	Please include the following strategies and actions from the Thurston Climate Mitigation Plan in docket item #8 (Climate Program): A6, B1.1, B1.2, B1.4, B1.5, B1.6, B2.8, B3, B3.10, B4.11, B6.2, T1, T3.5, G4.4, G4.6. SSBA applauds the county's focus on it's implementation of the Thurston Climate Mitigation Action Plan items. We urge the County to quickly and effectively act on these items to aid in slowing the pace of climate change and improve the County's resilience to its challenges.
Mar 28 2026 02:57 PM	Climate Priorities and why 1) B1.1 and B1.2 HES –staff time for implementation 2) B1.4 and B1.6 Rental energy Efficiency – Ordinance for baseline efficiency in rental units paired with property tax credit for landlord energy improvements. 3) A6 Tree Canopy Preservation – use new county tree code to work with the cities on code for UGAs that will minimize clear cuts when development happens so we preserve trees. TRPC's white paper identified clear cuts in UGA's as the biggest area of carbon release related to trees. 4) Sort of B1.5, b3, b6.2, b4.11 Energize Thurston – Hope the state finally gets released their IRA money for this program – which has vouchers to encourage people to do heat pumps, heat pump water heaters, solar, switch to induction stove tops, and weatherization. If the IRA money does not come through lobby the leg to use the Climate Solutions money the way it was intended for solutions and fund this state wide. 5) B2.8 Energy Performance standards for Commercial buildings – for those under 50k floor space. Let's get it right for new buildings. (add mandates that replacement systems in older buildings be heat pump or solar.) 6) B3.10 Convert the county fleet to EV's 7) T3.5 EV ready building code – all new residential and multi-family housing have the wiring to support EV's 8) G4.6 Social Cost of Carbon- develop a method for assessing GHG emission that will be used by all county departments in the planning of new projects. Integrate this with all county departments knowing which TCMP items they are responsible for. No plans get approved that don't have a pathway to reduction of GHG. 9) G4.4 Vulnerable Populations- get in place systems for knowing where vulnerable populations are and protecting them during climate events. 10) All T1 strategies Respect the build up not out/walkable neighborhoods strategies by not permitting multi family construction projects in the UGA that would require public transportation and support infrastructure to be built out to them – until the city capacity is full. This is part of how you keep housing affordable
Mar 25 2026 03:50 PM	

Mar 22 2026 05:38 PM	If any of the proposals will increase my property tax I have to say no to all at this time. Health issues and income is very stressed in the family at this time.
Mar 5 2026 05:15 PM	The more we can diminish air and water pollution the better off residents of Thurston County will be. Such preservation of should include a high level of scrutiny of companies like a coke a cola bottler who wants to tap into an aquifer on the Port of Olympia and Tumwater property to export that liquid to who knows where. Water is like gold, there is only so much of it and remove it from streams and aquifers for make a beverage that is not healthy for consumption does not make sense to me. The use of publicly owned water needs to be prioritized for higher uses than this. So perhaps include something in the polices and code updates that prioritize the county water for better uses. I would like the following 10 items to be the priority items worked on by staff to fulfill the TCMP 1)B1.1 and B1.2 HES because it is almost done (implementation) 2)B1.4 and B1.6 Rental energy Efficiency Ordinance for baseline efficiency in rental units paired with property tax credit for landlord energy improvements. 3)A6 Tree Canopy Preservation use new county tree code to work with the cities on code for UGAs that will minimize clear cuts when development happens so we preserve trees. TRPCs white paper identified clear cuts in UGAs as the biggest area of carbon release related to trees. 4)Sort of B1.5, b3, b6.2, b4.11 Energize Thurston Hope the state finally gets released their IRA money for this program which has vouchers to encourage people to do heat pumps, heat pump water heaters, solar, switch to induction stove tops, and weatherization. If the IRA money does not come through lobby the leg to use the Climate Solutions money the way it was intended for solutions and fund this state wide. 5)B2.8 Energy Performance standards for Commercial buildings for those under 50k floor space. Lets get it right for new buildings. (add mandates that replacement systems in older buildings be heat pump or solar..) 6)B3.10 Convert the county fleet to EVs 7)T3.5 EV ready building code all new residential and multi-family housing have the wiring to support EVs 8)G4.6 Social Cost of Carbon- develop a method for assessing GHG emission that will be used by all county departments in the planning of new projects. Integrate this with all county departments knowing which TCMP items they are responsible for. No plans get approved that dont have a pathway to reduction of GHG. 9)G4.4 Vulnerable Populations- get in place systems for knowing where vulnerable populations are and protecting them during climate events. 10)All T1 strategies Respect the build up not out/walkable neighborhoods strategies by not permitting multi family construction projects in the UGA that would require public transportation and support infrastructure to be built out to them until the city capacity is full. This is part of how you keep housing affordable.
Feb 24 2026 10:48 AM	Please include the following strategies and actions from the Thurston Climate Mitigation Plan in docket item #8 (Climate Program): A6, B1.1, B1.2, B1.4, B1.5, B1.6, B2.8, B3, B3.10, B4.11, B6.2, T1, T3.5, G4.4, G4.6. On #8 Climate element B1.1 and B1.2 HES because it is almost done (implementation) B1.4 and B1.6 Rental energy Efficiency Ordinance for baseline efficiency in rental units paired with property tax credit for landlord energy improvements. A6 Tree Canopy Preservation use new county tree code to work with the cities on code for UGAs that will minimize clear cuts when development happens so we preserve trees. TRPCs white paper identified clear cuts in UGAs as the biggest area of carbon release related to trees. Sort of B1.5, b3, b6.2, b4.11 Energize Thurston Hope the state finally gets released their IRA money for this program which has vouchers to encourage people to do heat pumps, heat pump water heaters, solar, switch to induction stove tops, and weatherization. If the IRA money does not come through lobby the leg to use the Climate Solutions money the way it was intended for solutions and fund this state wide. B2.8 Energy Performance standards for Commercial buildings for those under 50k floor space. Lets get it right for new buildings. (add mandates that replacement systems in older buildings be heat pump or solar..) B3.10 Convert the county fleet to EVs T3.5 EV ready building code all new residential and multi-family housing have the wiring to support EVs G4.6 Social Cost of Carbon- develop a method for assessing GHG emission that will be used by all county departments in the planning of new projects. Integrate this with all county departments knowing which TCMP items they are responsible for. No plans get approved that dont have a pathway to reduction of GHG. G4.4 Vulnerable Populations- get in place systems for knowing where vulnerable populations are and protecting them during climate events. All T1 strategies Respect the build up not out/walkable neighborhoods strategies by not permitting multi family construction projects in the UGA that would require public transportation and support infrastructure to be built out to them until the city capacity is full. This is part of how you keep housing affordable
Feb 17 2026 08:05 PM	Please include the following strategies and actions from the Thurston Climate Mitigation Plan in docket item #8 (Climate Program): A6, B1.1, B1.2, B1.4, B1.5, B1.6, B2.8, B3, B3.10, B4.11, B6.2, T1, T3.5, G4.4, G4.6. On #8 Climate element B1.1 and B1.2 HES because it is almost done (implementation) B1.4 and B1.6 Rental energy Efficiency Ordinance for baseline efficiency in rental units paired with property tax credit for landlord energy improvements. A6 Tree Canopy Preservation use new county tree code to work with the cities on code for UGAs that will minimize clear cuts when development happens so we preserve trees. TRPCs white paper identified clear cuts in UGAs as the biggest area of carbon release related to trees. Sort of B1.5, b3, b6.2, b4.11 Energize Thurston Hope the state finally gets released their IRA money for this program which has vouchers to encourage people to do heat pumps, heat pump water heaters, solar, switch to induction stove tops, and weatherization. If the IRA money does not come through lobby the leg to use the Climate Solutions money the way it was intended for solutions and fund this state wide. B2.8 Energy Performance standards for Commercial buildings for those under 50k floor space. Lets get it right for new buildings. (add mandates that replacement systems in older buildings be heat pump or solar..) B3.10 Convert the county fleet to EVs T3.5 EV ready building code all new residential and multi-family housing have the wiring to support EVs G4.6 Social Cost of Carbon- develop a method for assessing GHG emission that will be used by all county departments in the planning of new projects. Integrate this with all county departments knowing which TCMP items they are responsible for. No plans get approved that dont have a pathway to reduction of GHG. G4.4 Vulnerable Populations- get in place systems for knowing where vulnerable populations are and protecting them during climate events. All T1 strategies Respect the build up not out/walkable neighborhoods strategies by not permitting multi family construction projects in the UGA that would require public transportation and support infrastructure to be built out to them until the city capacity is full. This is part of how you keep housing affordable
Feb 13 2026 02:51 PM	Please include the following strategies and actions from the Thurston Climate Mitigation Plan in docket item #8 (Climate Program): A6, B1.1, B1.2, B1.4, B1.5, B1.6, B2.8, B3, B3.10, B4.11, B6.2, T1, T3.5, G4.4, G4.6.
Feb 12 2026 05:18 PM	This item represents the next implementation step for climate policies added to the Comprehensive Plan last year.
Feb 12 2026 02:27 PM	We need to be moving more rapidly on reducing our greenhouse gas emissions. It's taking forever to actually implement the energy audits at time of listing that were supposed to be the first annual regional step. I would like to see energy efficiency standards for rentals and performance standards for small commercial buildings soon. More generally, I wish we'd do something more ambitious, like passing a levy to fund climate action, or creating a municipal sustainable energy utility like Ann Arbor's.
Feb 11 2026 02:40 PM	I do not support
Feb 11 2026 09:41 AM	More support for cycling safety.
Feb 09 2026 10:59 AM	comment: prioritize the environment
Feb 02 2026 06:55 PM	I would support updates if the emphasize was reducing sprawl, not expanding UGA's into rural areas.

Q9. Do you support the Grand Mound 193rd Ave Land Use Amendment and Rezone applicant-initiated proposal?

Response Date	If the following changes were made , I would support this project.
Mar 22 2026 05:38 PM	If any of the proposals will increase my property tax I have to say no to all at this time. Health issues and income is very stressed in the family at this time. Let me be clear, I do not support this zoning change. This is a classic case of development/urban sprawl into areas that it does not belong. This rezone changes the nature of the area, degrades the livability of the area which includes residential housing. There has already been significant warehouse and retail development in the Grand Mound area that has added to traffic and run off issues there.
Mar 5 2026 05:15 PM	I do not support
Feb 11 2026 02:40 PM	Add goals to provide a park and grocery store on the Grand Mound side of I - 5.
Feb 11 2026 09:24 AM	need to know more
Feb 09 2026 10:59 AM	

Q10. Do you support the Capital Improvement Program?

Response Date	If the following changes were made , I would support this project.
Mar 22 2026 05:38 PM	If any of the proposals will increase my property tax I have to say no to all at this time. Health issues and income is very stressed in the family at this time.

Feb 11 2026 02:40 PM I do not support
Feb 09 2026 10:59 AM need to know more

Q11. Do you support the BAR Holdings UGA Swap, Land Use Amendment, and Rezone applicant-initiated proposal?

Response Date	If the following changes were made, I would support this project.
Mar 28 2026 02:57 PM	The SSSA also recommends against rezoning and converting rural habitat to urban industrial and commercial use, as is proposed in the Bar Holdings UGA Swap. Conversion of rural lands to industrial use constitutes complete habitat loss and environmental degradation that affects both humans and wildlife.
Mar 22 2026 05:38 PM	If any of the proposals will increase my property tax I have to say no to all at this time. Health issues and income is very stressed in the family at this time.
Mar 12 2026 11:17 AM	I do not support the BAR holdings project and would like to see Thurston county conserve more and slow down on developments. The developer really has a stranglehold on County and city officials, what gives here? This isn't the way things are supposed to work. The swap, the development in this rural region which should be protected, lack of public transport, the specious reasons being put forth...this is all a corruption of the process.
Mar 12 2026 07:18 AM	
Mar 5 2026 5:15 PM	I do not support this project. Again this another classic case of urban sprawl that doesn't belong in the county! This proposed development is out of step with the character of the area. Homes can be placed in areas zoned for residential use. What happened to infill. I believe the majority of the citizens in the county reject this proposed project on historically significant land not to mention the habitat destruction development will destroy for the numerous species there. This development reflects the counties lack of policy that opposes such urban sprawl. When will urban sprawl stop? Work on policies that reflect the communities overall desire to limit this development. Then you will not waste everyone's time over such asks.
Feb 23 2026 09:04 AM	Bar Holdings is a proposal to rezone low density rural land into high density urban General Commercial (GC), Mixed Use (MU), and Light Industrial (LI). This is a major change in intensity of use and state law require a full environmental review for assessing full buildout, so an EIS will need to be done. It is not clear from the Countys information if the County has budgeted for an EIS including county expertise needed to manage the EIS to successfully capture the many potential impacts to the environment. An EIS is the most effective way to bring factual information to the many points of debate among the the community of interests. The Tumwater City Council letter supporting the consideration of BAR Holdings specifically underlines importance of full environmental review as did comments from the project proponents to the City Council. The proposal will bring air and water quality pollution risks to a rural location near Deschutes River and on top of a highly sensitive drinking water aquifer (CARAI) And please note the County has had to rescind expansions of the UGA over CARAI areas south of Tumwater in the past. The County will need to explain the full buildout impacts including risks to the CARAI. In addition there had yet to be adopted countywide policy for how to do a UGA Swap nor is the State Commerce UGA Swap rule making completed. So IF the county decides to move forward on its in-depth consideration of this docket item its needs to wait until the WAC rule is adopted and Countywide Policies are adopted. Lets focus on other more important docket items that are not in such a legal/policy twilight zone.
Feb 19 2026 07:35 PM	Tumwater already has land available for development to meet their needs as self reported. There is no need to add this Re-zoning and UGA Swap. Further, this area is not served by Public Transit and will not meet the density projections to meet the City's needs for such. 93rd Ave. is already congested and does not need additional traffic.
Feb 17 2026 08:05 PM	The proposal disregards the Buildable Lands report which says the current UGA is not at capacity. Doing UGA swaps disregards the intent and letter of the GMA law. Allowing development in the proposed swap is detrimental to water supplies and undermines transportation planning to develop within the urban areas with access to services and jobs.
Feb 14 2026 10:10 AM	the BAR Holdings is too far away from people's jobs and would create a dangerously busy traffic situation on Old 99 and 93rd Ave. It is already busy. 200 apartments means an additional 400 cars on the already full streets. Also destroys a critical wildlife habitat.
Feb 14 2026 10:10 AM	This development does not belong here.
Feb 12 2026 03:49 PM	Please Stop the land grab by Bar holdings. Thank you
Feb 12 2026 05:23 AM	I would need to review all of these items except Bar Holdings before commenting
Feb 12 2026 05:21 AM	Thurston County cannot allow the building of a development on a CARA Extreme parcel. It feeds the Deschutes River and Tunwaters Aquifer
Feb 11 2026 08:13 PM	The Black Lake Quarry rezone and Bar Holdings are heartbreakingly destructive assaults on what's left of this beautiful area. Even the Grand mound proposal attacks the Black lake quarry area. Please do not allow this to happen.
Feb 11 2026 02:40 PM	I do not support
Feb 11 2026 10:04 AM	The whole point of the GMA and is to guide development into the UGA where services and improvements can be planned gracefully. UGA swaps are going to cause sprawl, as everyone already knows!
Feb 11 2026 08:45 AM	I live in the Springer Hill development adjacent to the proposed bar holdings project and would be adversely impacted if the project is approved. The UGA LANDSWAP is on a critical aquifer. There is climate change. We need to be mindful of climate issues; drought! WA State is in a drought, (as are many states!). We cannot allow this sensitive aquifer to have a real estate development on it. We cannot allow our Thurston County farms to be another sprawl; plus there is no bus service, no transportation there. Who can afford to live there? No HUD housing; it's only for rich people!
Feb 11 2026 06:08 AM	need to know more
Feb 09 2026 10:59 AM	absolutly NO land swap. Once you've made one you will be pressured to again and again.
Feb 09 2026 08:45 AM	Please do not support the BAR Holdings / Salish Landing UGA swap. It would increase sprawl, raise costs for residents, strain the city's budget, and threaten groundwater and the Deschutes River. Tumwater should focus growth inside the existing UGA where infrastructure already exists.
Feb 03 2026 07:46 PM	I DO NOT support the BAR Holdings / Salish Landing UGA swap.
Feb 03 2026 07:11 AM	I vote no on docket #11 we can barely afford rent in this trailer park we have no were else to go so save some housing for the poor people
Feb 02 2026 06:40 PM	I do not support the swap
Feb 02 2026 03:05 PM	The BAR holdings plan is bad for groundwater and wildlife.
Feb 02 2026 08:16 AM	This is urban sprawl.
Feb 02 2026 08:14 AM	This will effect Tumwater aquifers. Climate change is real, we are drying up; stop building on aquifers that are at the water table. We need to work with defend protected species, we need to have habitat for frogs, gophers, larks! #11 Tumwater has more than enough housing availability for the next 10 years. They do not need 200 more apartments. BAR holdings must have deep pockets to be able to swap un-billable land, which they knew they could not build on, to now build on land they have invested in years ago. They knew then that they had a zoning restriction. Please stop this development.
Feb 02 2026 06:07 AM	I don't support on Docket #11
Feb 01 2026 06:45 PM	I do not support docket #11
Jan 31 2026 08:35 PM	I do not support docket #11
Jan 31 2026 05:26 PM	I do not support docket #11

Jan 31 2026 05:15 PM Docket #11. I oppose this docket because it would take away mine and my daughters home. This is my only affordable place to live that is slowly becoming unaffordable. Why would you want to make more people homeless in an already unaffordable economy. The UGA swap will create more land that can be developed inside the UGA. This net increase in development capacity would violate the 2024 UGA swap law. In addition, Extending sewer service to the parcel is a de facto encouragement of land development around the parcel, putting further development pressure on rural lands. Instead, we need to focus on in-fill the existing urban growth area, not eat up more rural lands.

Jan 30 2026 02:22 PM

Let me share reasons for opposing consideration of Bar Holdings at this time:

- 1.High Workload: The Department of Commerce has told jurisdictions that UGA Swaps, like UGA boundary changes, are major Comp Plan Amendments. Commerce staff at an online workshop I attended said “don’t underestimate the complexity of UGA Swaps . . . [counties] must demonstrate capacity for capital facilities, utilities, transportation, and other services (and how they will be paid for) (UGA Swap – Guidance slide). If this project is included in the docket, the high workload of this project could push to 2028 or later projects of broader community interest (Climate, Joint Plans with Cities, Farmland Preservation (the working lands conservation project), CAO update, and a Watershed Based Nisqually Plan (replacing the subarea plan).
- 2.Inconsistent with Sustainable Thurston Vision: To be sustainable (using less energy, less funding, less disruption of undeveloped land), future growth needs to be almost exclusively within or close to existing services. Growth needs to be near the centers with existing employment, schools, medical services, and a variety of food, household goods, and clothing retailers. The Bar Holdings project with growth planned outside of the Tumwater UGA works against the Sustainable Thurston goal. Technically with a UGA Swap this former rural land would now be UGA land and it could be developed without working against the 5% rural growth. But, developing land that is currently outside a peninsula section of the UGA means would work against the Sustainable Thurston concept of developing close to existing services – the concept that gets expressed as the goal of 5% of new growth in the rural areas.
- 3.High Potential for Environmental Harm: The developers in accurately claim this site is “surrounded by other areas of moderate development.” That is not the case. This project is south of 93rd Ave SE which is the is a dividing line. To the north urban development, to the south rural development except for a small area of rural commercial development on the east side of Old Highway 99 with a fire station, the Barn Nursery and several other rural enterprises. The Deschutes River runs parallel to Old Highway 99 in that area. It is possible that further development in the area would negatively impact on that river that many groups are working to keep clean and cool for the benefit of salmon.
- 4.Tumwater Has the Land Capacity to Meet its Housing Needs: Tumwater is facing a particularly high need for housing for people at <80% AMI – about 5,700 units now to 2045 would house the unhoused and those who are spending too much of their income on housing or living doubled up. It also needs capacity for almost 2,000 more homes for families above 80% of AMI. The <80% AMI housing is typically low rise multifamily housing along high frequency transportation routes and close to employment and services. Before Tumwater included middle housing as part of its urban zoning (which it did as part of its recent Comp Plan Update) the capacity for such housing was 5,700 units (a match, with no room to spare with the need). The capacity for above 80% AMI, in contrast, again, before middle housing changes, was double the need.

Also note that the TDR/PDR potential docket items is a downgrade of the original docket item which considered support for farmland more broadly that just these two programs. While we continue to see farmland loss the BoCC has failed to approve any steps other than a opening up Open Space Ag (which has resulted in one project that many neighbors oppose). I can’t stress how important it is for the BoCC to include a solid farmland preservation docket item for 2026-27, not just this item that staff reduced in scope since first creating the list of docket item. Loretta Seppanen

Jan 21 2026 11:59 AM

Q12. Do you support the Martin Way Corridor Zoning Study proposal?

Response Date **If the following changes were made, I would support this project.**

Mar 22 2026 05:38 PM If any of the proposals will increase my property tax I have to say no to all at this time. Health issues and income is very stressed in the family at this time.

Feb 09 2026 10:59 AM helping to relocate the people living in 'the jungle'

Q13. Please provide any additional comment below on the comprehensive plan docket items.

Response Date **Responses**

Mar 30 2026 10:00 PM Rural areas must be maintained, there should be no loss.

Mar 23 2026 07:12 AM Yelm bypass, please.

Feb 26 2026 08:36 AM *Comment letter attached*

Feb 11 2026 02:40 PM continued overgrowth And removal of trees takes away from the wildlife and what Washington represents. Crime rate continues to climb And it would affect housing For those pre existing and unable to afford to move if forced out

Feb 11 2026 10:26 AM Please review the 2025 WDFW/WSDOT Habitat Plan maps showing this is part of an important wildlife corridor - The Northern Linkage. Thank you.

Feb 11 2026 10:04 AM There is growing empirical evidence from the Federal Reserve and Master Builders that housing supply has little, if any, positive impact on housing affordability. It's a myth and you will be seeing this more because the evidence is becoming irrefutable. If you take out the false premise of "more supply, more affordability", would you still be doing this? I don't believe so. This makes no sense from a Climate/environmental perspective.

Feb 09 2026 11:57 AM Y'all have good work to do... We may get into good trouble together.

Feb 09 2026 10:59 AM not enough info to answer

Feb 03 2026 08:11 PM Were is your docketing on agricultural lands? Futurewise has been appealing your agricultural lands designations for decades. It's been 35 years since the Growth Management Act passed. It's time for the county to do a better job of conserving agricultural lands.

Feb 03 2026 12:18 PM I have people I love who live in the area who's being voted out.

Feb 01 2026 06:46 PM I dont support it because people its already living there.

Q14. Do you support the Critical Areas Ordinance Update proposal?

Response Date	If the following changes were made , I would support this project.
Mar 31 2026	<p>I would support this docket item if the update is revised to apply the correct constitutional standard. The staff premise that regulations exceeding “no net loss of ecological function” constitute a “taking” is legally incorrect. Neither Washington courts nor federal takings jurisprudence recognize such a rule. Regulatory takings are determined based on parcel-specific analysis of economic impact, deprivation of use, and proportionality — not whether an ordinance exceeds a policy benchmark like no net loss. The County should ensure the draft code is based on actual takings law rather than an unsupported legal standard. Critical areas should be analyze holisitically, not in silos.</p> <p>All buffers and setbacks and shorelines must be adjusted based on climate change projections.</p> <p>All maps and risks assessments should be adjusted based on accepted climate projections out 50 years.</p> <p>Exceptions to meeting CAO rules and standards should not be allowed: critical areas enable ecosystem services which should be protected and enhanced rather than degraded and destroyed. The latter is maladaptive for climate change.</p>
Mar 24 2026 10:29 PM	
Feb 24 2026 11:35 AM	<p>I would support this docket item if the update is revised to apply the correct constitutional standard. The staff premise that regulations exceeding no net loss of ecological function constitute a taking is legally incorrect. Neither Washington courts nor federal takings jurisprudence recognize such a rule. Regulatory takings are determined based on parcel-specific analysis of economic impact, deprivation of use, and proportionality not whether an ordinance exceeds a policy benchmark like no net loss. The County should ensure the draft code is based on actual takings law rather than an unsupported legal standard.</p>
Feb 19 2026 07:51 PM	<p>This Ordinance does not recognize nor support the value of the Drainage Districts and their needs to be maintained. Further, species found in this Ditch's is part of a regular agriculture practice and should be recognized as an "Incidental Take" for routine maintenance.</p>
Feb 17 2026 08:20 PM	<p>I support this update if it reflects cumulative impacts, considers parcels with more than one or overlapping critical areas and requires No Net Loss.</p>
Feb 13 2026 02:52 PM	<p>I would support this docket item if the update is revised to apply the correct constitutional standard. The staff premise that regulations exceeding no net loss of ecological function constitute a taking is legally incorrect. Neither Washington courts nor federal takings jurisprudence recognize such a rule. Regulatory takings are determined based on parcel-specific analysis of economic impact, deprivation of use, and proportionality not whether an ordinance exceeds a policy benchmark like no net loss. The County should ensure the draft code is based on actual takings law rather than an unsupported legal standard.</p>
Feb 12 2026 05:24 PM	<p>I would support this docket item if the update is revised to apply the correct constitutional standard. The staff premise that regulations exceeding no net loss of ecological function constitute a taking is legally incorrect. Neither Washington courts nor federal takings jurisprudence recognize such a rule. Regulatory takings are determined based on parcel-specific analysis of economic impact, deprivation of use, and proportionality not whether an ordinance exceeds a policy benchmark like no net loss. The County should ensure the draft code is based on actual takings law rather than an unsupported legal standard.</p> <p>Background:</p> <p>The County received a \$500K Salmon Recovery Fund grant to evaluate net environmental impacts of permitted development.</p> <p>Staff have stated to the Planning Commission that ordinances producing any ecological gain would be unconstitutional takings.</p> <p>This repeal and replace code project is already underway. Staff have stated that over time, changes to the code have resulted in unintended conflicting rules and that the purpose of the repeal and replace project is to smooth permitting processes.</p>
Feb 11 2026 09:27 AM	<p>The legal framing by staff at the Planning Commission meeting was incorrect and should be corrected.</p>
Feb 09 2026 11:04 AM	<p>More environmental protections! need to know more</p>

Q15. Do you support the Thurston County Rural Zoning Code Update (Title 20) proposal?

Response Date	If the following changes were made , I would support this project.
Mar 31 2026 11:43 PM	<p>If we can add code to prevent data centers in our county.</p>

I would support this project if the following changes were made: (1) Change the zoning on rural high quality agricultural and forestry lands to one unit per twenty acres, and require that affected landowners are compensated for their development rights. (2) Ensure that all efforts to preserve agricultural lands are accompanied by the following five strategies designed to find and support the farmers we need farm these lands: (a) find and train new farmers to farm these lands, (b) enable these farmers to buy and rent these lands at affordable prices, (c) enable these farmers to make enough profit from farming to support themselves and their families, and (d) publicize, promote, and find markets for local farmers' products. I am a farmer member of the Thurston County Agriculture Advisory Committee and the owner of a 1190 acres six generation tree farm in the Deep Lake/Maytown area. I am writing these comments as an owner of that tree farm, not as a member of the Agriculture Advisory Committee. What I have learned from my 12 years on the Advisory Committee is that there is nothing more important than reversing the continuing loss of County farmland. Without farmland, we cannot have local agriculture, and cannot meet the increasing demand for local farm products. This demand is growing in two ways; steadily and more slowly in line with our growing population, but exponentially as all county residents come to realize the advantages of locally grown farm products over factory farmed products from other states. But I also feel a strong need to point out what I have learned during my years on the Committee. As all of our members have shared their farming problems and challenges, I have learned that preservation of local farmland is not in itself enough to save local agriculture. To preserve and enhance local agriculture we need to accomplish five more equally important tasks. First, we need to find and train new farmers to replace those who are retiring. The average Thurston County farmers is at or near retirement age. These farmers can't keep working forever. We need to find and train new farmers to replace them, or we will find ourselves with preserved farmland but no farmers to farm that land. Second, we need to ensure that these new farmers can afford to buy land to farm from retiring farmers. If new farmers can't afford farmland, retiring farmers will have to sell their land for residential or commercial development. It has become almost impossible for local farmers who have to pay market rent or borrow money to buy farmland to earn enough money from farming to meet their rent or loan payments. We need to solve this problem or we will likewise find ourselves with preserved farmland but no farmers who can afford to buy it. Third, even if farmers have land to farm, they won't continue farming if they don't earn enough from farming to support themselves and their families. If farmers can't make a decent profit, they will quit farming and find other employment. Many are quitting. We need to find a way to keep them farming. Fourth, local farmers and their products can't compete on price with the factory farms in other states. Their products have to be nutritious and flavorful enough to justify their necessarily higher cost. Therefore, we need to train local farmers in how to plant, till, fertilize, and grow crops whose taste and nutrition justifies their higher cost. Fifth, we need to publicize and promote the benefits of local farm products and work to help farmers find markets for these products. Local agriculture will thrive and prosper only if we do all of these five things in addition to preserving working lands from the pressures of development. I strongly believe that simply preserving farmland without simultaneously accomplishing these five related tasks will not save, preserve, and enhance local agriculture. I therefore urge you to begin work on these five initiatives as soon as possible, starting with the necessary revisions to the Rural Zoning Code and continuing with the enhancement of Thurston County's PDR and TDR programs. Thank you for your consideration of these comments. Robert McIntosh

Mar 27 2026 1:43 PM

Exemption from Special Use Permit Requirements for small drinking water facilities Per Table 1, TCC 20.54.065, Public Utilities, including drinking water utilities, are not permitted uses in the majority of zoning types including all residential zones, and are allowable only through special use review. At present, installation or replacement of drinking water utilities in the majority of unincorporated areas are thereby considered Type 3 essential public facilities and require a special use permit and approval by the hearing examiner under TCC 20.54.065. The length of this approval process is incompatible with implementation deadlines of many funding sources, with the result that utilities may be ineligible for otherwise available state and federal funding and must either increase utility rates to self-fund projects or forgo needed investment in public infrastructure. Unlike many other types of utilities, the vast majority of drinking water utility sites do not present a public nuisance or hazard and are in character with the majority of zoning types, including residential types. It is in the public interest that drinking water utility facility structures below a given size threshold be authorized as permitted uses and exempted from special use permit requirements in all zoning districts. Regulations similar to that adopted by Pierce County is recommended. In Pierce County, the following is classified as a permitted use in all Pierce County urban and rural zones (outside of community plan areas): Wellheads, pump stations, water storage facilities, and water treatment facilities which do not exceed a cumulative building footprint of 10,000 square feet nor exceed the building height for the zone except those water treatment facilities that propose to use gaseous chlorine or sodium hydroxide system. See PCC 18A.33.230, 18A.17.010, & 18A.17.020. Proposed uses exceeding the above thresholds require administrative review under PCC 18A.75.020. -Thurston PUD

if we can add code to make data centers illegal in our county and Federal detention facilities. need to know more

Mar 26 2026 2:12 PM

Feb 24 2026 11:35 AM

Feb 09 2026 11:04 AM

Q16. Do you support the Thurston County Rural Subdivision Code Rewrite (Title 18) proposal?

Response Date

If the following changes were made , I would support this project.

It currently allows the whole sale clearing of trees when a subdivision occurs. We really need to bring some of the good tree policies the county already has into this, as well as real incorporation of critical areas and other environmental protections.

Feb 24 2026 11:35 AM

We need to fix the density requirements that were just added that are inappropriate for rural areas.

Feb 19 2026 07:51 PM

Feb 09 2026 11:04 AM

The Rural Subdivision update, though it protects land, does not require that the land preserved serves agricultural purpose. Housing developments (cluster developments) can be built while giving "Set aside" areas that are wetlands or wetland buffers, or non-prime soils, making the "set back" in interest of the intent of the rewrite not valuable. (Title 20). We should be setting aside lands that serve agricultural value. need to know more

Dec 26 2025 06:22 PM

I support a rewrite of Title 18 only if the primary goal is to reduce the time and cost of subdividing rural land. If this rewrite introduces more 'conservation' mandates or makes it harder for families to divide their land, I strongly oppose it.

Q17. Do you support the Transfer of Development Rights & Purchase of Development Rights (TDR/PDR) Program proposal? (Formerly titled: Working Lands Conservation Program, Policies, and Code Updates)

Response Date	If the following changes were made, I would support this project.
Mar 31 2026 11:43 PM	Please change Docket #17 (TDR/PDR) back to the more comprehensive Working Lands Conservation Program, Policy, and Code Update, instead of doing the narrower Transfer of Development Rights/Purchase of Development Rights code project. It is important to consider the entirety of the forthcoming Working Lands Report, not just the TDR/PDR section.
Mar 28 2026 02:57 PM Mar 27 2026 02:50 PM	As the county makes changes to rules for transfer of development rights, the SSBA urges the County to respect the objective of the Growth Management Act, i.e., to transfer higher density and more intense development into URBAN areas, rather than rural locations within the County that would further degrade or destroy wildlife habitat. Between climate change and adopted increases in zoning density in the rural area (e.g. detached ADU's, zoning density multipliers), the SSBA is greatly concerned that the additional development rights will cause localized environmental degradation of water quantity and quality and destruction of ecosystems that benefit people and wildlife by mitigating risk from dangerous flooding and water contamination. Development rights should be transferred to urban areas (cities and UGA's), not the rural county. Please see our attached comments.
Mar 24 2026 10:29 PM	Development rights should only go from Rural to Urban zoned areas. Thurston 2045 updates already are intensifying development in the rural county - adding to that density will only increase the risk of adverse environmental impacts from the building footprint which has no urban infrastructure to protect quantity and quality of rural groundwater and freshwater, and will result in even more habitat loss. I don't see any docket item that continues the work to slow the erosion of working/agriculture lands in the county. There needs to be a docket item to that would continue the work of several years to better protect farmland and the jobs/careers that go with them. For example, new programs or voter initiatives need to be considered to fund the purchase of development rights. One idea to help fund this could be a reduced property tax for those owners that choose to participate in the PDR. The reduced amount could be part of the payment for the PDR. Furthermore, there needs to be a working lands docket item policy work that would slow the conversion of working lands to residential/warehouse and other development.
Mar 05 2026 09:33 PM	This could include a new ag zone for those who elect to participate. A new ag zone was is called for in the revised comprehensive plan to protect ag land not eligible for long term ag designation. As you know, these projects are within the scope of the Working Lands Conservation Program Policy and Code Update.
Mar 05 2026 09:33 PM	I am a bit cautious of support for TDR because it could allow for development in an area that should logically not be developed. I think think we have a to be judicious of the use of TDR where rural land is developed inappropriately through this tool. I very much like the purchase of development rights. This is a win win, especially for those who do not want to see their land developed in perpetuity. It could give farmers/ranchers some retirement funds and then, if they wanted, they could sell the land to family or others and gain even more money for retirement. The land however would not be developed. The million dollar question here is where will the funds come from to do a PDR? This needs to be explored. Especially since the TDR & PDR program has been around for a long time but has had little impact outside of Nisqually Valley, to protect land.
Feb 24 2026 11:35 AM	Please change Docket #17 (TDR/PDR) back to the more comprehensive Working Lands Conservation Program, Policy, and Code Update, instead of doing the narrower Transfer of Development Rights/Purchase of Development Rights code project. It is important to consider the entirety of the forthcoming Working Lands Report, not just the TDR/PDR section.
Feb 17 2026 08:20 PM	Please change Docket #17 (TDR/PDR) back to the more comprehensive Working Lands Conservation Program, Policy, and Code Update, instead of doing the narrower Transfer of Development Rights/Purchase of Development Rights code project. It is important to consider the entirety of the forthcoming Working Lands Report, not just the TDR/PDR section.
Feb 13 2026 02:52 PM	Please change Docket #17 (TDR/PDR) back to the more comprehensive Working Lands Conservation Program, Policy, and Code Update, instead of doing the narrower Transfer of Development Rights/Purchase of Development Rights code project. It is important to consider the entirety of the forthcoming Working Lands Report, not just the TDR/PDR section.
Feb 12 2026 05:24 PM Feb 11 2026 09:27 AM Feb 09 2026 11:04 AM Feb 03 2026 10:36 AM	Background: The County received a grant to identify funding mechanisms for conserving farms, small forests, and habitat lands. Staff originally presented this project as implementing recommendations from the forthcoming Working Lands Report. In January, staff narrowed the project to only TDR/PDR tools, leaving other recommendations until 2028 or later. Yes! But please find more funding! need to know more about conservation programs Focus on farmland preservation
Jan 21 2026 11:52 AM	The Working Lands concept includes the ideas of farmland as important working land in TC. It is important for the BoCC to broaden the scope of this docket item to include other working lands topics including more funding for Conservation Futures, REET tax revenues for farmland, and strategies being discussed by the TC Ag Advisory Committee for farm viability. I ask you to broaden this topic, not limiting it to the TDR/PDR programs.

Q18. Do you support the North Cities UGA Joint Code Updates (Titles 21, 22, and 23) proposal?

Response Date **If the following changes were made , I would support this project.**

Mar 28 2026 02:57 PM We urge the County to implement city and county rules which are the most protective for wildlife, habitat and most resilient to climate change when proceeding with UGA joint plans and development code normalizations with the 3 cities and apply them across the board in language that is easy to understand. We also encourage the County to close loopholes and apply the ordinances consistently, for example, tree canopy ordinances for large and small projects. We encourage the County to work with the cities to ensure the UGAs retain undeveloped critical areas including wetlands, and reserve plenty of green space for parks, natural areas and open space, since even small areas can provide important habitat and ecosystem services useful for climate resilience.

Mar 24 2026 10:29 PM Please ensure the more stringent environmental standards and rules are adopted in the UGA's and close the loopholes so all projects comply with the most effective climate and conservation requirements.
 Feb 09 2026 11:04 AM need to know more

Q19. Do you support the Shoreline Master Program Final Action proposal?

Response Date **If the following changes were made , I would support this project.**

Mar 24 2026 09:07 PM The SMP needs language (and funding) for monitoring and enforcement
 The County should follow the Federal Standard for wetland and "Navigatable waters" for setbacks. Any restriction that is greater than the Federal Standard does not make sense. Further, agricultural practices, to include dry season grazing of wetlands and seasonal waterways, served great value to control invasive species (such as Reed Canary Grass) and allow the natural flow of water, and usable/passable water for wildlife, like fish.

Feb 19 2026 07:51 PM The SMP is long overdue; while the draft does not have the provisions to achieve and enforce No Net Loss, it needs to be implemented to prevent further loss and uncertainty.
 Feb 17 2026 08:20 PM Do not prioritize agriculture, i.e., shellfish farming. The plastic debris alone makes this a danger for our shorelines.
 Feb 11 2026 09:27 AM LWV of Thurston Co. water study
 Feb 09 2026 11:04 AM

Q20. Do you support the CPED Bucket Items proposals (Permit Review Process Annual Update, New Uses and Related Standards, and Code Clarifications and Corrections Annual Update)?

Response Date **If the following changes were made , I would support this project.**

Mar 31 2026 03:51 PM I write on behalf of New Cingular Wireless PCS, LLC ("AT&T") concerning the Thurston County code change docket upon which the County is now accepting comments. AT&T writes to confirm, consistent with discussions between AT&T and County staff, that a clarification of TCC 20.33.060.B, which lists the submittal requirements for wireless applications, will be included as part of the permit review process changes on the 2026 code change docket. AT&T's proposed clarifications in this letter would bring the code consistent with the rest of TCC Chapter 20.33 and federal law. As AT&T has discussed with County planning staff, TCC 20.33.060.B is inconsistent with the remainder of the wireless chapter and its legislative history. This inconsistency has been interpreted to require an administrative special use permit ("ASUP") for EFRs even though these proposals are otherwise expressly exempt from land use review. In recognition of this inconsistency, the County staff has agreed to adopt an interim process that exempts EFRs from the ASUP requirement pending the completion of the code correction. AT&T understands that interim process is currently being finalized. For background, when the County last updated its wireless code, planner Kaitlynn Nelson specifically asked the Planning Commission to make the policy decision regarding which type of permitting to require for EFRs. After consideration of two choices – exempt/permitted or ASUP – the Planning Commission chose the exemption. That choice is reflected in the annotated 07-13-2022 version of the WCF code that went to Planning Commission on 07-20-22, in which Ms. Nelson advised in a margin note as follows while deleting the language requiring an ASUP for EFRs: "It was determined that an EFR would be permitted instead of being an [ASUP]." This intent is also made clear in TCC 20.33.030.A, in which nonsubstantial changes are listed as exempt, as well as Table 1 of TCC 20.33.050 (immediately above this quoted text and margin note), in which nonsubstantial changes are categorized as permitted outright, and in TCC 20.33.070.B, which explicitly states that "[t]his permit approval process does not apply to eligible facility requests." The County's code may be made consistent with its intent by making the following edit: B. Eligible Facilities Request. The application for an EFR shall not require the applicant to demonstrate a need or business case for the proposed modification or collocation. In addition to [subsection] A, a complete application for an administrative SUP for an eligible facilities request includes: The same subsection of the County's code (TCC 20.33.060.B.2) requires that a detailed visual simulation be submitted with applications for certain EFRs. While this subsection focuses on "how concealment or stealth will be extended with the [proposed] modification," in AT&T's experience, County staff has required photo simulations for non-stealth facilities, for which no analysis of concealment is needed under the EFR rule. The EFR rule clearly provides that "a State or local government may require the applicant to provide documentation or information only to the extent reasonably related to determining whether the request meets the requirements of this section [namely, the "substantial change" criteria, one of which inquires whether concealment elements will be defeated]." 47 C.F.R. §1.6100(c)(1)(emphasis added). If there are no concealment elements to potentially defeat, there is no arguable need for photo simulations. AT&T thus proposes clarifying TCC 20.33.060.B.2 as follows: For proposed modifications of WCFs with concealment elements or stealth features, A a detailed visual simulation depicting how the eligible support structure will appear after the proposed modification is complete, and particularly, how concealment or stealth will be extended with the modification. The visual simulation shall depict to scale the eligible support structure in relation to the trees, landscaping and other structures adjacent to, or in the immediate vicinity of, the eligible support structure. The applicant may substitute alternate documentation and analysis if, in the reasonable discretion of the county, it provides similar detail and description of the proposed modification as set forth in this subsection. AT&T appreciates the County's commitment to correcting this code inconsistency and asks that the County prioritize this code change on the 2026 docket to bring the code consistent with the County's intent as promptly as practicable.

<p>Mar 28 2026 02:57 PM Mar 27 2026 2:50 PM</p>	<p>Permit review processes, changes, and appeals must be transparent and accessible so that all stakeholders can meaningfully engage in administrative land use decisions given development and climate change are likely to radically intensify development pressures. ALL stakeholders, not just market forces, must have a voice that matters in major land use decisions, especially when habitat loss and environmental degradation are demonstrated outcomes.</p> <p>Transparency and access to meaningfully influence administrative decisions for all residents must be enabled. Please see our comments.</p>
<p>Mar 24 2026 10:29 PM Feb 09 2026 11:04 AM</p>	<p>Permitting decisions must be appealable to the BOCC. Administrators make mistakes and have a lot of discretionary authority, particularly if application assertions are not fully vetted but only desk-checked. need to know more</p>
<p>Feb 02 2026 07:11 PM Dec 26 2025 06:22 PM</p>	<p>The CPED Bucket Items proposal is intended for minor housekeeping corrections, not for retroactively fixing errors in major land use applications. When documents are corrected, replaced, or redacted during an active review, the public cannot meaningfully participate. Any substantive correction must be handled through proper notice and public process, not through an annual technical update.</p> <p>I support these 'Bucket Items' insofar as they clarify existing rules and provide more flexibility for new business uses. Reducing permit review timelines and fixing clerical errors is a common-sense way to improve the business climate in the county.</p>

Q21. Do you support the Cannabis-Related Code Amendments applicant-initiated proposal?

Response Date	If the following changes were made, I would support this project.
<p>Apr 1 2026 04:59 PM</p>	<p>Especially with respect to the plant and public education, small farms and the environment. Updating agricultural and code language to replace the slang-term Marijuana with the actual name of the plant, Cannabis Cannabis is a plant; an agricultural material. Not an industrial material. This fact needs to be recognized by the state of Washington and should be reflected in the agricultural policy language and the Thurston county zoning-code language. Licensed Cannabis should be produced on small farms of five acres or more like other agricultural crops. Instead of continuing to be unfairly marginalized by the current Thurston county zoning language. Licensed Cannabis should be produced on small farms of five acres or more like other agricultural crops. Instead of continuing to be unfairly marginalized by the current Thurston county zoning language. Cannabis plants produced naturally/ sun grown on small farms express the widest variety of essential oils. They have the most value compared to those produced artificially in massive warehouses. Yet, those warehouses have the advantage based on industrial zoning codes The small farms that are being politically excluded are the exact opposite. They close loops by putting waste materials back into the soil. They improve the land and absorb carbon. They produce the products that Cannabis consumers are really looking for.</p>
<p>Apr 1 2026 04:28 PM</p>	<p>As a US Citizen, Resident, and Registered Voter in Thurston County, WA. I Am completely opposed to legalizing Marijuana production and processing facilities to be redefined and integrated with farming as agricultural, in particular permitting it in rural zoning provisions regardless of any setback or lot dimensional requirements. Calling it what you like, Marijuana or Cannabis, doesn't change it's influence on the location or the inhabitants. The odor is pungent and bleeds into the surrounding environment which may affect and alter both adults and children's cognitive and behavior through breath and skin exposure. It is known that, for example, exposure to substances, such as drinking coffee, while studying for an exam negatively influences the results when not exposed to the same substance during the actual exam. Do we want our children to 'need' to smell and assimilate Marjuana odors in preparation of sitting an exam, or during a break between exams due to having been exposed while studying at home? Fermenting processes as in beer or wine production don't intoxicate the environment, including peo9ple within it, with the effects of alcohol. Marijuana production does. What is the next step? Add to residential and rural areas the growing of other crops such as opium, mescaline, cocaine, etc. along with Marijuana? Do we really want to attract more vehicle drivers 'under the influence' on our roadways? There should be a difference for Marijuana crops grown for marketing and for strictly personal consumption because personal production has a minimal to zero impact on the global surrounding environment. The Marijuana cult and industry is notorious for attracting and developing continuous daily useage. It is habit forming, developing as either physical or psychological dependence, an addiction. It's use alters people's conduct similar to alcohol, unlike tobacco, chewing gum, and other alternative yet habit forming products.</p>
<p>Apr 1 2026 03:46 PM</p>	<p>I am writing to oppose the proposed amendment regarding expansion of cannabis operations on the 2026-27 Docket. I am opposed to integrating the cannabis code with rural zoning provisions. I am opposed to any revised setbacks and lot size requirements. I am opposed to expanding cannabis applicability to agriculture. I am opposed to replacing the term marijuana with cannabis and updated definitions. Many people have been negatively impacted by the strong repulsive odors, loud fan noise, piles of unsightly growing apparatus, and waste dumped on the back of their property from just small-time growers. I am concerned about pollution to the water table and excessive water use. Marijuana production in the northwest requires fungicides and high nitrogen fertilizers. Marijuana processing requires the use of toxic solvents. I cannot imagine how much worse it would be if larger marijuana production and processing industries would be allowed in our rural neighborhoods. Rural neighborhoods are attractive to residents because of the peace, privacy, wildlife, and clean air. Please continue to limit marijuana operations to commercial and industrial areas only in the county. There is no benefit to the majority of Thurston County residents by expanding these operations into rural or rural residential areas.</p>
<p>Mar 31 2026 05:19 PM Mar 31 2026 02:56 PM</p>	<p>Cannibis IS NOT an agricultural activity. It is produced using multiple LARGE "Temporary" industrial greenhouses using industrial lighting and noise inducing industrial fans. I have direct experience with this next door to my formerly pristine, quiet rural residence where at least 3 acres of forest was removed, the land extensively graded, and multiple large greenhouses were constructed with little to no regulatory oversight. Because these are considered "temporary structures" the normal requirements to collect and discharge stormwater in a controlled manner from the now Impermeable areas of the site were waived, so stormwater runoff collects in our driveway and shared easement during heavy rains. The property owner does not care, and in fact has collected junk vehicles, trash, and garbage over much of the remaining area.</p> <p>According to Washington State law, cannabis is not recognized as agriculture and should not be classified as such by Thurston County. This industry does not belong in rural areas as it negatively impacts rural neighborhoods.</p>

I would like to bring to your attention all files on record at the County for the property next door to us located just outside Yelm, WA regarding illicit marijuana production, processing, and transport during the phase of the Interim Marijuana Ordinance a decade ago. The property was raided twice by Drug and Law Enforcement. It was a nightmare for us that took years of heartache to defeat. Commissioners and County staff at the time were well aware of the situation that unfolded right next door to our ten-acre property. Although we won the Appeal, after spending over \$75,000 in legal fees to contest this illicit operation, our neighbors were able to keep the six massive greenhouses (with another constructed later further up the property) they had erected without permit, all of the unsightly chain-link fencing, all of the dogs, multiple dwellings and now sheds all over the property to breed even more dogs. Despite having power, they consistently run generators and industrial fans in the many greenhouses to add to the noise. In the back of the property is a huge private dump with household and vehicle garbage dumped regularly and pile that grows taller and wider each year. At times they burn trash with toxic smoke filling our property. This dump sits above our aquifer and invites rodents that have been a problem for us for years. All of this has impacted and limited enjoyment of our once peaceful property. We purchased the property on the other side on this monstrosity after those neighbors couldn't take it anymore. The purchase was to prevent expansion of this facility in our neighborhood. However, to maintain this investment we need to rent and this is also severely impacted by the activities of our neighbors. It seems that there are those in the pot industry who have no concern for others, despite fancy words stating how much good they will do for the community (a statement I noted was copied almost verbatim from another grower outside of Thurston County). We do not trust these people to care for animals, the environment, or their neighboring community. Three acres of hillside was deforested and leveled into tiers for not just one marijuana growing operation, but two, all funded from investors living and working around Seattle. During this time I researched the impacts of this unfortunate industry when allowed to establish in rural residential areas. This culminated in a Master's Thesis with the Evergreen State College. Would I be able to deliver that to you for review by the Commissioners as evidence of what can unfold if Thurston County's Marijuana Ordinance is altered, per the request of this individual applicant? Should the Docket be approved, we fear greatly that our neighbors have everything in place ready to fire up an enormous production facility that will devastate our rural community forever. Other rural/residential property owners should be concerned by this example. We are strongly opposed to this Docket. Please do not allow it to proceed.

Mar 31 2026 11:08 AM

It has come to my attention that Thurston County is considering revising the Marijuana Ordinance to allow marijuana production and processing in rural residential zones of the unincorporated county. I could not determine if this is part of the Comp Plan updates or something else. In any case, I am writing to voice my objection to allowing marijuana production and processing in these areas. This industry should continue to be restricted to commercial and industrial zoned areas. It is NOT harmless farming. It requires large amounts of water, fertilizers, and other chemicals. It creates unpleasant odors. Because it is a valuable crop, large fencing is often used. There are often many people coming and going from these sites. In short, they greatly detract from the quality of life and, possibly, the property values of residents in the unincorporated county. It is not fair to allow these negative impacts which impact many to occur in order for an entity to turn a profit. Please register my "no" vote on this issue.

Mar 27 2026 12:47 PM

I do not support commercial scale Cannabis growing or sales in the rural residential zones of Thurston County. I believe it would have adverse public safety and adverse environmental effects. We do NOT this code amended. We DO NOT want marijuana allowed.

Mar 26 2026 7:44 PM
Mar 26 2026 08:20 AM

I live in rural Thurston County and do not support or approve of the Thurston County Code Amendment 2026 - 2027 Docket #21. I live where I do for purposes of quiet enjoyment of my land and home, to hear nature and watch seeing the stars/skyline at night. The noise, traffic, night lights, energy use, smells, etc of a cannabis facility is in complete opposite of this. Not to mention the safety factor involved and unsightly chain link fences. Please do not approve this change, it will remove my right to quiet enjoyment and safety at home.

Mar 25 2026 09:14 AM

I am writing to oppose the proposed amendment regarding expansion of cannabis operations on the 2026-27 Docket. I am opposed to integrating the cannabis code with rural zoning provisions. I am opposed to any revised setbacks and lot size requirements. I am opposed to expanding cannabis applicability to agriculture. I am opposed to replacing the term marijuana with cannabis and update definitions. I have had the misfortune to live next door to residents who grow medical marijuana for personal use. We have been negatively impacted by the strong repulsive odors, loud fan noise, piles of unsightly grow apparatus, and waste dumped on the back of their property. I am concerned about pollution to the water table and excessive water use. Some of our neighbors have had to dig deeper wells since they have been growing in the area. This is a small marijuana grow op, and I cannot imagine how much worse it would be if larger marijuana production and processing industries would be allowed in our rural neighborhood. There is a growing operation on East Bay Drive which constantly reeks of skunk and my car is filled with the odor every time I drive by. If one of the county's goals is to protect watersheds in the county, and particularly in the northeast county, allowing the pollution from large marijuana growing operations would be counter to that goal. Marijuana production in the northwest requires fungicides and high nitrogen fertilizers. Marijuana processing requires the use of toxic solvents. Rural neighborhoods are attractive to residents because of the peace, privacy, wildlife, and clean air. All of these have already been negatively impacted by small medical marijuana grows, and allowing expansion of marijuana growing operations would make things even worse. Please continue to limit marijuana operations to commercial and industrial areas only in the county. There is no benefit to the majority of Thurston County residents by expanding these operations into rural or rural residential areas.

Mar 24 2026 10:52 AM

Cannabis is not recognized as an agriculture product in the RCW and should not be classified as such by Thurston County. Marijuana production and processing is currently allowed in Thurston County commercial and industrial zoned areas. Growers and processors have plenty of business opportunity. It is where this industry belongs. There are many negative aspects to this industry including excessive water use, unsightly operations such as ugly, high chain-link fencing, skunk-like odors, noise, traffic, garbage, chemicals, generators, etc. The current Marijuana Ordinance has been effective.

Mar 23 2026 03:38 PM

The change to industrial-scale marijuana to allow it in areas outside of the current zoning would cause irreparable harm to agricultural concerns. It should absolutely be contained to industrial codes, as it is now. The current code should remain the same for marijuana. Fine to call it cannabis but it is a dangerous, filthy industry. Keep it where it currently is.

Mar 22 2026 02:15 PM
Mar 22 2026 2:21:52 PM

As shown clearly in Thurston County records, my family was and still is severely and negatively impacted by the earlier Interim Marijuana Ordinance and the illicit actions of our pothead next door neighbors. We will never support ANY changes to the current Marijuana Ordinance that could impact the safety, health, and enjoyment of one's property due to the invasion of this industry in rural or residential areas of Thurston County as this proposal would surely allow. We know many other residents in the county of like-mind. WA does NOT recognize marijuana as agriculture. Please withdraw this cannabis proposal from your docket!

Mar 22 2026 09:39 AM

I do not support this amendment. This amendment is short sided. I would not support this project if changes were made. Keep grow operations in land zoned for warehouses.

1. The vast majority of marijuana is grown in warehouses not in the ground in rural areas. For example, there are a number of warehouses that are being built in Mason County for marijuana growing. The Chinese tenants (they will be leasing the space) plan to grow indoors. In warehouses they can control the environment and maximize yield.

Do you want more buildings (impervious surfaces) erected in rural areas?

2. The vast majority of marijuana growers lease the space to grow the plant. They do so in warehouses with the use of lights (alot of electricity), water (who is going to monitor the amount of water used) and hazardous chemicals. They don't use the earth to grow the marijuana plants. So there is no need for a rural location.

3. The marijuana market has seen a big drop in prices. Retail shops tend to sell both legal and illegally produced product, you can't tell the difference. There have been a number of growers who have walked away from their operations when it wasn't profitable. They have left a mess (chemicals, buildings is disrepair, garbage) and the land owner doesn't have the funds to clean it up or in some cases wasn't even aware that the lessee was growing marijuana. Who is going to clean up the chemical spills on the land. The grow operator just walks away leaving the land owner with a mess as has been the case many times.

Examples:

<https://www.kgw.com/article/news/local/marijuana/oregon-illegal-pot-pollution-hold-landowners-responsible/283-465d73ca-9ccf-40f8-9cd3-a1f2ac15344a>

<https://www.newson6.com/story/68f0e932f5d012af772787a1/growing-danger-oklahoma-abandoned-pot-farms>

<https://napervillelocal.com/oklahoma-bureau-of-narcotics-warns-of-toxic-waste-at-abandoned-marijuana-farms/>

<https://www.westword.com/news/ten-years-recreational-sales-colorado-cannabis-high-dry-18607998/>

4. The growers have changed the rural nature of the places that they grow. Medford Oregon is an example. There are rural areas that have 10 foot fences topped with barbed wire around their property. Their operation attract criminals wanting to steal their product. These criminals commit other crimes and make the place less livable.

These places appear to be ICE Detainment properties with the fences and number of warehouse contained in them. This all changes the character of rural areas. What is going to happen when the lights go out at these grow warehouses when the business is no longer profitable. Do we want all these warehouses sitting on rural land that can't be farmed traditionally (growing food and fodder in the soil)? Keep such businesses out of rural areas! Put them in warehouse zoned areas like is happening in Mason County.

WA law requires that "weed" fence cannot be less than eight feet tall and must be of the sight obscuring variety which is out of character for rural areas. Montana has recently required that all such growing be done indoors. No more outdoor growing.

No one wants these inappropriate fences in their neighborhoods.

<https://theamericanfencecompany.com/what-are-the-cannabis-fencing-laws-in-my-state/>

The statue reads: b) Cannabis production must take place within a fully enclosed secure indoor facility or greenhouse with rigid walls, a roof, and doors. Outdoor production may take place in nonrigid greenhouses, other structures, or an expanse of open or cleared ground fully enclosed by a physical barrier. To obscure public view of the premises, outdoor production must be enclosed by a sight obscure wall or fence at least eight feet high. Outdoor producers must meet security requirements described in WAC 314-55-083. An outdoor grow must be physically separated at least 20 feet from another licensed outdoor grow. In addition, outdoor grows cannot share common walls or fences.

5. You can't equate growing food and fiber with growing marijuana. The vast majority of food is grown in the ground/soil and much of it in Thurston County is organically grown.

Marijuana growers will build structures, need vast amounts of water, fertilizer, chemicals (for insects and fungal diseases) and electricity to increase their yields.

Rural marijuana growers may or may not have water rights on the land they lease.

How much water are they using? Is their well metered and monitored so that the amount of water they used compliant with the allotment they have. A domestic well has a limit of 5000 gallons per day in WA. This is not an amount that can support much more than a small operation. Even less if there is a residential house that is also using water on the property.

Most farms with water rights are not going to be changing to marijuana nor are they available for lease. How are you going to make sure that a marijuana operation is not going to diminish the senior water rights of a neighbor? What requirements do you have to ensure that the marijuana grower does not exceed their water allotment other than their word?

Examples:

https://www.oregon.gov/owrd/programs/regulation/Documents/HB_4061_Informational_Handout.pdf

<https://cannacon.org/commercial-cannabis-cultivation-legislature/>

<https://ecology.wa.gov/regulations-permits/guidance-technical-assistance/guidance-for-cannabis-businesses>

Let's not put the cart before the horse, figure these things out before you (if ever) allow rural marijuana operations in Thurston County. Granted DOE is suppose to be responsible for water but in reality they don't do much or perhaps nothing to monitor domestic water use. I believe there are higher purposes for the use of water (the limited peoples water) than to grow marijuana.

Mar 05 2026 09:33 PM

I've put several years into supporting the Cannabis-related code amendment changes. These changes are appropriate, relevant and meaningful. Especially with respect to the plant and public education, small farms and the environment. Updating agricultural and code language to replace the slang-term Marijuana with the actual name of the plant, Cannabis, is the easiest change to make. This is a simple edit to make even in large documents. Use Microsoft Word Advanced word find and replace. Could be done in a day and would show at least some progress forward in pursuit of the other Cannabis-related changes, after years of respectful public engagement and being kicked down the road. Cannabis is a plant; an agricultural material. Not an industrial material. This fact needs to be recognized by the state of Washington and should be reflected in the agricultural policy language and the Thurston county zoning-code language. Licensed Cannabis should be produced on small farms of five acres or more like other agricultural crops. Instead of continuing to be unfairly marginalized by the current Thurston county zoning language. A result of the uneducated, biased and overzealous efforts established by former commissioner Bud Blake. There are many profound medicinal and therapeutic benefits contained in the cannabis plant. It's not ALL about THC. That is one molecule in a series. Cannabis plants produced naturally/ sun grown on small farms express the widest variety of essential oils. They have the most value compared to those produced artificially in massive warehouses. Yet, those warehouses have the advantage based on industrial zoning codes and market saturation. They use massive amounts of utilities and produce massive amounts of waste. The small farms that are being politically excluded are the exact opposite. They close loops by putting waste materials back into the soil. They improve the land and absorb carbon. They produce the products that Cannabis consumers are really looking for. Without the fancy packaging and the greed. It was time to make these Cannabis related changes yesterday, last year, four years ago. At this point due process needs to prove it's worth.

Mar 5 2026 08:01 AM

I support the Cannabis related code amendments from the 24 25 docket. Those items have to do with righting some wrongs from past administrations. During the bud Blake days, the public did not really get a say on those code amendments, but rather him and the other County commissioners were passing changes weekly with their anti-cannabis personal opinions.

I personally was the go-to educator for Thurston County in the beginning days of legalization. Clifford Moore, the county manager arranged with sheriff snaza to have myself bring in live cannabis plants into the Thurston County building to give the planning Department A chance to learn about the plant to interact with the plant and to ask all the questions that they had. Even the County commissioners at that time came and joined the 1 hour long education session. At that time those County commissioners were just fine following the state rules on cannabis.

What is proposed for the code amendments regarding cannabis are not as harsh as what we have on the books, but they're not as LAX as what the state has. I believe they are a happy medium that will benefit the environment and the county. Some people don't know this, but out of the 1200 permitted cannabis farms in Washington state, they use almost 2% of all the electricity produced in our state. Remember not all of them are indoors either. With those staggering numbers. We need to try our best in moving them out of the indoor grow rooms out back to the fields where the plant belongs. This growing method helps with our climate pledge of Thurston County to become more Greener.

Mar 04 2026 08:47 AM

Feb 09 2026 11:04 AM

need to know more

I support these amendments if they reduce the regulatory burden on legal businesses. The market, not the government, should determine the viability of these enterprises. However, any changes should ensure that private property rights (such as odor control for neighbors) are respected.

Dec 26 2025 06:22 PM

Q22. Do you support the Code Enforcement Update (Title 26) Proposal?

Response Date **If the following changes were made , I would support this project.**

The SSBA understands the County's need to improve compliance with the county codes, especially as climate change increases environmental risks. We urge the County to complement increased enforcement actions with funded programs which materially assist overburdened communities to meet environmental standards and hope these programs encourage environmental stewardship.

Mar 28 2026 02:57 PM

Mar 27 2026 2:50 PM

Please see our comments, attached. Overburdened communities must be supported.

Q23. Please provide any additional comment below on the development code docket items.

Response Date **Responses**

Feb 09 2026 11:04 AM

need to study more about development

Q24. Do you support the Scott Land Use Amendment and Rezone applicant-initiated proposal?

Response Date **If the following changes were made , I would support this project.**

We are requesting our above referenced project application to be added to the Official Docket for 2026-2027. We were quite concerned to see the CPED Docket Analysis material for the March 4, 2026 Board of Commissioners meeting, which indicated “The Planning Commission recommends removing this project from consideration given it does not align with Comprehensive Plan goals for reducing rural growth”. Our project was placed on the Preliminary Docket in 2022, and carried over in 2024. Over the past 5 years we have diligently followed up annually regarding the status of our application, with the goal of having it advanced to the official docket. We were informed on January 16, 2025 that the docket would not be reopened in 2025, and would instead be revisited in early 2026. The Docket Analysis material is stating the Planning Commission is recommending removal of our proposal from consideration entirely. We strongly object to this outcome. We respectfully request reconsideration of our application’s removal from further consideration, particularly given the time elapsed and the substantial efforts we have made in reliance on the County’s process. This email serves as a formal objection to the recommendation by Thurston County Community Planning and Economic Development (CPED) to remove our Comprehensive Plan Amendment and Rezone application for parcels 1363440000 and 1360410000 (the “Scott Property”), located at 10210 173rd Avenue Southwest, Rochester, Washington, from further consideration. Over the past five years, we have acted in good faith reliance on Thurston County’s process and requirements. We have made substantial financial and procedural investments, including completion of two Mazama pocket gopher studies, a Jurisdictional Wetland Delineation due to the proximity to the Black River, and Thurston County forestry permitting for pre-commercial thinning – an effort that took several years to obtain. We have also remained fully compliant with all tax and regulatory obligations. These efforts were undertaken in good faith, with the understanding that our application would receive fair and timely consideration. We have reviewed CPED’s stated basis for removal, including assertions that the proposal does not align with Comprehensive Plan goals related to reducing rural growth and that staffing and resource limitations prevent further evaluation. We respectfully but firmly disagree with both conclusions. First, the justification that this proposal does not meet Comprehensive Plan criteria is not supported when the applicable policies are fully and fairly applied. CPED has stated that rezones should only occur under certain conditions. However, our application meets multiple relevant criteria: Changed Circumstances: Since adoption of the current designation, surrounding land use patterns have evolved, with numerous nearby parcels developed at densities of five acres or less. The existing R1/20 designation no longer reflects the actual character of the surrounding area. General Welfare of the Community: Our proposed rezone from R1/20 to RRR1/5 is modest in scope and consistent with existing development patterns. It supports reasonable estate planning, allows for appropriate land use, and does not introduce incompatible or intensive uses. Environmental Protection: We have proactively completed two Mazama pocket gopher studies; done a jurisdictional wetland delineation defining a setback due to proximity to the Black River; and complied with all forestry and environmental permitting requirements. These actions demonstrate that the proposal maintains environmental stewardship, is sensitive to site conditions, and protective of the Black River corridor, consistent with County goals. Minimal Adverse Impact: The proposal does not interfere with natural resource-based industries, nor does it impair neighboring properties. The parcel sizes and surrounding conditions already reflect a transition toward smaller rural residential use. No Demand for Urban Services: The proposed zoning (RRR1/5) remains rural in nature and does not require or induce urban-level services. It is consistent with the stated purpose of maintaining rural character while allowing reasonable residential use. Defined Boundaries and Compatibility: The property is clearly bounded, and the proposed rezone aligns with adjacent parcel patterns, avoiding irregular or inconsistent zoning transitions. Additionally, the subject property’s location within the Black River corridor warrants further consideration in evaluating the proposed rezone. The Black River area includes a mix of rural residential properties, many of which exist at or near five-acre densities, reflecting a pattern of development that is more consistent with RRR1/5 zoning than the current R1/20 designation.

Mar 30 2026 1:41:51 PM

While the County identifies this area as having moderate potential for agricultural or forestry use, the existing parcelization and development pattern indicate that long-term resource-based use is already limited in practice. The presence of established rural residential properties in the vicinity demonstrates that smaller parcel sizes can coexist with environmental protections and rural character objectives. Importantly, we have taken extensive steps to ensure environmental compliance specific to the Black River corridor, including completion of a jurisdictional wetland delineation and species study. These efforts confirm that the property can be responsibly managed in a manner that protects sensitive environmental features while allowing reasonable residential use. The requested rezone does not introduce urban-level density or services, nor does it conflict with the intent of maintaining rural character. Rather, it aligns with the existing conditions of the Black River corridor and supports a logical and consistent land use pattern in the area. Given these factors, the proposal should be evaluated in the context of actual on-the-ground conditions within the Black River corridor, rather than solely on generalized rural designation policies. Second, CPED’s indication that staffing or resource limitations are a basis for removing this application is deeply concerning and, respectfully, not a legally sufficient justification for denying or refusing to process a properly submitted application. Some additional background: This property was acquired from my mother’s estate following her passing on July 14, 2020. Title was transferred to us, Walter Dale and Katherine Ann Scott, on June 21, 2021. This property holds deep personal and family significance, as this is the place where I was raised. Our request to rezone the property from R1/20 to RRR1/5 is consistent with the surrounding land use pattern, as most of the properties around us are already developed at densities of five acres or less. Our request to rezone the property from R1/20 to RRR1/5 is driven primarily by estate planning considerations. We would like to keep the property in the family for future enjoyment. Lastly, we wish to bring to your attention a matter of urgency: In early 2024, my husband was diagnosed with Stage IV prostate cancer, which has metastasized to his bones. Given these circumstances, it is extremely important to us to complete this phase of our estate planning while we are still able to do so. We would like to be able to pass 5 acre parcels to family members for their continued use.

Our application has been in process since November 15, 2021—over four years. During that time, we have complied with all requirements, completed extensive studies, and incurred significant expense in reliance on Thurston County’s established procedures. Administrative inconvenience or internal resource constraints do not relieve the County of its obligation to provide fair, timely, and consistent review of land use applications. The prolonged delay, followed by removal without substantive evaluation, raises serious concerns regarding procedural fairness, equal treatment, and potential arbitrary and capricious action. Further, the County’s own process contemplates public engagement, review, and refinement—not indefinite deferral or dismissal due to internal capacity limitations. Denying consideration on this basis effectively shifts the burden of administrative constraints onto applicants, which is not consistent with principles of due process or good governance. Given the totality of these circumstances—including the extended timeline, our demonstrated compliance, the consistency of our proposal with surrounding land use, and the applicable legal standards—we respectfully request: Immediate reconsideration of the recommendation to remove our application from further review, and place our project on the 2026-2027 docket for full and fair consideration; A detailed written explanation, with specific citations, of how our proposal fails to meet each applicable Comprehensive Plan criterion; A formal response addressing whether staffing limitations are being used as a basis for denial, and if so, the legal authority supporting that position; and Identification of all available administrative appeal rights, processes and applicable timelines. Please be advised that we are evaluating all available remedies to ensure our application receives fair consideration under applicable law, including potential administrative appeal or legal review if necessary. We remain willing to work cooperatively with the County; however, after more than four years in process, we must insist on a resolution that is consistent with both County policy and Washington State law. We have made substantial investments of time, financial resources, and effort in reliance on the County’s process. If necessary, we are prepared to evaluate all available options to ensure that our application receives fair consideration under applicable law, including potential administrative or legal remedies. We remain hopeful that this matter can be resolved collaboratively and without the need for further action. Thank you for your time and consideration. We request that this correspondence be included in the official record and that we be notified of any further actions, hearings, or decisions regarding this matter. Please acknowledge receipt of our email. Thank you.

Project #2021106160 - Scott Land Use Amendment & Rezone The surrounding area includes multiple parcels developed at or less than five-acre densities, demonstrating that the pattern of land division and residential use in this corridor has already evolved beyond the R1/20 standard. This existing pattern did not occur in a vacuum; it reflects prior County decisions, approvals, and regulatory actions that have shaped the current landscape. As a result, the continued application of the R1/20 designation to this property, while similar nearby properties exist at smaller parcel sizes, raises concerns regarding consistency and equitable treatment. The requested rezone to RRR1/5 does not introduce a new development pattern, but rather brings this parcel into alignment with the conditions already present in the surrounding area. Furthermore, the County’s assertion that the area should remain primarily for resource-based uses is not supported by the existing level of parcelization and development. In practice, the Black River corridor functions as a mixed rural residential area with environmental constraints, not as large-scale, contiguous resource land. We have also undertaken significant environmental due diligence, including wetland delineation and species study, confirming that the property can be managed responsibly within the environmental context of the Black River corridor. Given these circumstances, removal of this application without full consideration appears inconsistent with both the existing land use pattern and the County’s obligation to apply its policies in a fair and consistent manner. Regards, Kathy Scott

Mar 30 2026 11:19:06 AM

The SSBA recommends against rezoning any parcels along the Black River Corridor to more intensive development than R1-20 since it is one of the last intact river systems in Washington state which supports 150 bird species and is designated critical habitat for endangered species. The County’s long-standing R1-20 zoning, which explicitly calls out the Black River Corridor for special conservation, should remain in place. The SSBA has provided comments on this issue, please see our 3/2/2026 comment letter for details.

Mar 28 2026 02:57 PM

South Sound Bird Alliance has been active in Thurston, Mason, and Lewis Counties for over 50 years. Our membership is over 1200. We love our wildlife and thus our organization is focused on conserving wildlife species and habitat in the County. Our interest in environmental justice and environmental sustainability motivates our interest in preserving resources and opens spaces. The biggest threats to species habitat right now come from [human] development and climate change, which is why we oppose the Scott Land Use Amendment and urge you not to include it on the 2026-2027 docket. The Black River Corridor is a special place in Thurston county. The R1-20 land use zone was defined by Thurston County explicitly to protect environmentally sensitive areas, calling out the Black River Corridor by name. This language reflects an appreciation for the Black River’s unique and precious vegetation and its extensive areas of designated critical habitat for the endangered Oregon Spotted Frog, some of which is already protected as the Black River Unit of the Nisqually National Wildlife Refuge (USFWS). National Audubon also recognized the area around Glacial Heritage/Mima Mounds and adjacent to the Black River as an Important Bird Area. This corridor hosts some 150 species of resident and migratory birds, as well as amphibians, fish, including salmon, and Roosevelt Elk. As time has gone on, Thurston county, USFWS, WDFW and private donors and non-profits have conserved land all up and down the Black River Corridor. These entities understand that you cannot just conserve part of a river: its upper and lower reaches and extensive wetlands are all must be conserved as part of the connected river ecosystem. The Scott Land Use and Rezone amendment would reduce those protections, by removing the R1-20 low density development and allowing more intensive development on land adjacent and overlapping the Black river wetlands and Designated critical habitat for the Oregon Spotted Frog. Please don’t put this on the docket. It is inconsistent with conservation of the Black River Corridor and would increase the risk of habitat loss and harm to endangered species in the Black River. Thurston County "Show me everything" map, with the 2 parcels included in the Scott proposal, overlapped with Designated Critical Habitat (DCH) for the Oregon Spotted Frog and Wetlands layers. As you can see, the northern parcel is already compromised with wetland areas and DCH. Especially when you add projected Climate Change impacts (a) more extreme rain events are likely to render these wetlands delineations overly conservative; (b) longer hotter summers means that the river and wetlands will be more dependent local underground aquifer seeps for their in-stream flow: this argues strongly against adding more permit-exempt wells in this area.

Mar 3 2026 02:04 PM

Mar 03 2026 01:51 PM

See attached letter - Public Comment Letter 2

Item 23 - Scott land use, please see our brief comment document with a map showing wetlands and critical habitat overlays, which supports our opposition to including this item. We will send to Ana Rodriguez if this form has no upload.

Mar 03 2026 01:46 PM

Feb 19 2026 07:54 PM

Feb 09 2026 11:07 AM

We do not need to increase housing densities around Scott Lake area need to know more

Q25. Do you support the Fireworks Provision (non-GMA) applicant-initiated proposal?

Response Date	If the following changes were made , I would support this project.
Feb 19 2026 07:54 PM	Firework laws are not enforced, do have have the time or resources to address, and are part of being in America and supporting our great country. There are currently laws in place for reckless burning that address reckless use of fireworks without needing to add additional laws that will not be enforced, or be enforced unilaterally.
Feb 17 2026 08:24 PM	While this issue may be outside the purview of the GMA, it has a lot of interest from the public and is a safety issue. Enforcement might be expensive, but is necessary.. Fireworks need to be banned in unincorporated Thurston county. Climate change no longer supports the ever increasing fire risk from allowing fireworks in July. As an alternative there could be designated places for allowing fireworks in an area where it can be controlled. Can we please have some common sense here before we have a devastating situation instead of waiting until afterwards?? July 4th is no longer a celebration for most of us out here, it's just a miserable nightmare we dread more and more every single year.
Feb 11 2026 08:43 PM	need to know more
Feb 09 2026 11:07 AM	

Q26. Do you support the No Shooting Zones (Non-GMA) applicant-initiated proposal?

Response Date	If the following changes were made , I would support this project.
Feb 19 2026 07:54 PM	Thurston County is a rural county. LE does not have the resources to enforce additional laws. We already have laws on the books for reckless endangerment that address firearm and shooting issues without adding laws.
Feb 17 2026 08:24 PM	While this issue may be outside the purview of the GMA, it has a lot of interest from the public and is a safety issue. Enforcement might be expensive, but is necessary..
Feb 11 2026 08:43 PM	Support if it's changed to 5 acres instead of two
Feb 09 2026 11:07 AM	I support any gun control projects

Q27. Do you support the Natural Landmark Program applicant-initiated proposal?

Response Date	If the following changes were made , I would support this project.
Feb 09 2026 11:07 AM	I support proposals about Landmark status

Q28. Please provide any additional comment below on the preliminary docket items.

Response Date	Responses
Mar 30 2026 10:00:51 PM	The more conservation possibilities for our County, the better.
Mar 24 2026 10:08 PM	It is critical to provide as much support as possible to protect our rural areas.
Feb 09 2026 11:07 AM	Need to know MUCH more!
Feb 02 2026 04:20 PM	This proposal really needs to be passed. It's been 20 years. Nobody is forced to enroll their property.