

Attachment 1 COMPREHENSIVE PLAN AMENDMENTS TABLE

Proposal Title and Affected Plan	Applicant/ Lead County Staff	Proposal Summary	Issues/Analysis	Recommendation	Priority
<p>General Comprehensive Plan Amendments</p>					
<p>1. Critical Areas Ordinance/ Thurston County Comprehensive Plan Title 17 Environment</p>	<p>Submitted by: <u>BoCC</u> Lead Staff: Cindy Wilson</p>	<p>RCW 36.70A.130 requires the County to periodically update the Comprehensive Plan and development regulations, including the Critical Area regulations, consistent with State law. (Critical Areas include important fish and wildlife habitat areas, wetlands, critical aquifer recharge areas, frequently flooded areas and geologically hazardous areas, such as bluffs).</p>	<ol style="list-style-type: none"> 1) Background <ol style="list-style-type: none"> a) CAO update due December 1, 2004. b) Revision delayed while County resources managed WWGMHB compliance order c) Planning Commission (PC) has completed it's required public hearing d) Acquired grant from USFW to update Prairie Protections e) Hired a project employee to review and revise the CAO as necessary f) Public information plan involves one-on-one stakeholder meetings, three open-houses and Board public hearing. g) Some recent stakeholder input is requesting additional PC review and hearing 2) Next steps <ol style="list-style-type: none"> a) Complete review and revision b) Continue public outreach process – Seek Board opinion on further PC involvement c) Adoption process fall 2010 3) Requirements: Board Public Hearing – Board Action to Adopt. 4) Factors to Consider <ol style="list-style-type: none"> a) CAO revision will generate significant public interest b) Anticipate significant public outreach by staff c) Public outreach and revisions may lead to longer adoption process 5) Staff Recommendations <ol style="list-style-type: none"> a) Continue with review and public process b) Get legal opinion regarding PC involvement c) Continue with adoption process and timeline of fall 2010 	<p align="center">Ongoing- Maintain on Docket</p>	<p align="center">High</p>

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<p>2. Shorelines Master Program Update</p> <p>Thurston County Comprehensive Plan</p> <p>Title 19 Shoreline Master Program</p>	<p>Submitted by: <u>BoCC</u></p> <p>Lead Staff: Cindy Wilson</p>	<p>Thurston County has been awarded funding to complete the work necessary to update the County’s Shoreline Master Program in compliance with the Updated State Shoreline Guidelines (WAC 173.26 adopted Dec 2003). The funding is to be dispersed over a three year time period beginning October 1, 2007. The shoreline inventory, analysis, and characterization, goals and policies, regulations, and public outreach will be completed by county staff as well as contracted independent consultants</p>	<p>1) Background</p> <ul style="list-style-type: none"> a) Updating the Shoreline Master Program (SMP) is a state mandate. b) In 2003, the Department of Ecology adopted new Shoreline Master Program Guidelines that require local governments to update their Shoreline Master Program. c) These updated Shoreline Master Programs must demonstrate the use of a robust scientific analysis to attain “no net loss of ecological function” resulting from the policies and regulations. d) The Shoreline Master Program is the 14th Goal of the Growth Management Act e) The polices and regulations of a local SMP must be integrated and consistent with a jurisdiction’s Comprehensive Plan and Critical Areas Ordinance. f) Draft Inventory and characterization as well as draft Shoreline Designations are complete. g) Work continues on Policies, Regulations, Revising Inventory and Characterization, Revising Shoreline Environmental Designation, Restoration Chapter and Cumulative Impacts report. h) Planning Commission and Board briefings are ongoing i) Additional outreach/workshops/meetings summer of 2010. j) New web site and web mail has been implemented to broaden outreach. <p>2) Next steps</p> <ul style="list-style-type: none"> a) Complete review draft of Regulations, Restoration Chapter and Cumulative Impacts report b) Continue with Planning Commission and Board briefings c) Continue with Scientific Technical Advisory Group (STAG) briefings and review d) Hold open houses and workshops 2010 e) Goal is to have SMP through local adoption process by the end of 2010 then sent to Ecology for their review <p>3) Requirements:</p> <ul style="list-style-type: none"> a) Planning Commission work sessions, hearing and recommendations b) Board work session, hearing and adoption c) Ecology review and concurrence <p>4) Factors to Consider</p> <ul style="list-style-type: none"> a) CAO revision will generate significant public interest, SMP will follow behind. Both plans must be integrated and consistent. b) Public outreach and revisions may lead to longer adoption process <p>5) Staff Recommendation</p> <ul style="list-style-type: none"> a) Maintain on Docket 	<p>Maintain on Docket</p>	<p>High</p>

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<p>3. Grand Mound Subarea Plan Update</p> <p>Thurston County Comprehensive Plan</p> <p>Grand Mound Subarea Plan</p> <p>Rochester Subarea Plan</p> <p>Title 20 Zoning</p>	<p>Submitted by: <u>BoCC</u></p> <p>Lead Staff: Jeremy Davis</p>	<ol style="list-style-type: none"> 1) Review the existing Grand Mound Subarea Plan for consistency with current market trends in the planning area as shown in the Ground Mound Development Plan developed for the Confederated Tribes of the Chehalis Reservation. This may involve a revision to the Urban Growth Area for Grand Mound. 2) Review the existing Grand Mound Development Standards for consistency with the recommendations from the Grand Mound Development Plan developed for the Confederated Tribes of the Chehalis Reservation. 3) Revise Ground Mound Plan and Development Standards. 4) Rezone properties to be consistent with the revised land use plan map and urban growth boundary. 	<ol style="list-style-type: none"> 1) Background: <ol style="list-style-type: none"> a) Investment by the Confederated Tribes of the Chehalis Reservation in the Grand Mound area is the driving force behind the need to comprehensively review the Grand Mound Subarea Plan. b) The Great Wolfe Lodge has had a significant impact on surrounding land uses. The plan needs to be revised to ensure that future development in the Grand Mound area can build on the success of the lodge. c) The current subarea plan was first adopted in 1996, and focused on developing Grand Mound as an industrial center. This plan was last revised in 2006 with updates to the road standards and other minor updates. d) The current development standards were developed in the late 1990's and do not address the commercial tourist uses that are taking place in Grand Mound. 2) Next steps: <ol style="list-style-type: none"> a) Review existing plan and development standards b) Revise the current plan and development standards c) Hold open houses and workshops d) Take the revised plan and development standards through the adoption process 3) Requirements: <ol style="list-style-type: none"> a) Hold open houses and workshops b) Thurston County Planning Commission work sessions, hearing and recommendation c) Thurston Regional Planning Council recommendation – if UGA changes d) Hold open houses and workshops e) Board of County Commissioners work sessions, hearing and decision 4) Factors to Consider <ol style="list-style-type: none"> a) Anticipate significant public involvement for subarea plan revisions b) Anticipate significant public outreach by staff and off-site meetings c) The Confederated Tribes of the Chehalis Reservation have already completed a considerable amount of public outreach in developing the Grand Mound Development Plan which can be built upon for our process. d) Recent hydrologic findings suggest that changes from industrial land uses to other land uses with less pollutant potential are merited. e) This provides the Board the opportunity to address their goals of Green Economic Development and relations with sovereign nations with local Tribes. 5) Staff Recommendations <ol style="list-style-type: none"> a) Add item to 2010 docket as a high priority item, and direct staff from planning and other departments to expedite the review process. 	<p align="center">Maintain on Docket</p>	<p align="center">High</p>

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<p>4. Transfer of Development Right/Purchase of Development Rights Program</p> <p>Thurston County Comprehensive Plan</p> <p>Title 20 Title 21 Title 22 Title 23</p>	<p>Submitted By: BoCC</p> <p>Staff: Scott Clark</p>	<p>This project would seek to incorporate findings from the County's Working Lands Strategic Plan and analysis performed by the Evergreen State College into the County's Transfer of Development Rights and Purchase of Development Rights Program.</p>	<p>1) Background</p> <ul style="list-style-type: none"> a) Thurston County's as well as Thurston Region's Transfer of Development Rights ordinances and programs provide limited incentives to stimulate the transfer and purchase of development rights to protect agricultural and lands of high conservation value. b) In 2010, the County adopted the Working Lands Strategic Plan, that identifies the transfer of development rights as a key component of protecting agricultural lands c) A study performed by The Evergreen State College (TESC) suggests the County's program could be revised and that alternative fund sources as well as outreach and collaboration with local jurisdictions is required. <p>2) Next steps</p> <ul style="list-style-type: none"> a) Draft changes to Title 20 and other code as appropriate to reflect recommendations in the Working Lands Strategic Plan and TESC study. b) Consideration and comment by the Agricultural Committee and Conservation Futures review Committee. c) Planning Commission work sessions, hearing and recommendations. d) Board work sessions, hearing and adoption process. <p>3) Requirements</p> <ul style="list-style-type: none"> a) Work sessions, and hearings by the planning commissions and elected officials of the participating jurisdictions b) Board of County Commissioners work sessions, hearing and decision <p>4) Factors to Consider</p> <ul style="list-style-type: none"> a) N/A <p>5) Staff Recommendations Add to the 2010 Docket</p>	<p>Add to Docket</p>	<p>M</p>

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<p>5. Impact Fee Analysis</p>	<p>Submitted by: <u>BoCC</u> Lead Staff: Scott Clark</p>	<p>1) Develop an analysis of the potential for coordination of development impact mitigation fee programs between Thurston County and the cities in the County.</p>	<p>1) Background: a) Staff completed an analysis of the statutory requirements for developing impact fees in October 2009. b) The Board authorized staff to solicit request for proposals for consultant services. c) Proposal have been received and are being ranked by county staff, Olympia Master Builders, Northwest Ecobuilders, Carnegie Group, Olympia School District and the local Fire Districts</p> <p>2) Next steps: a) Verify funding b) Select Consultant c) Initiate study</p> <p>3) Requirements: a) Board of County Commissioner work session b) Communication with Cities regarding a coordinated program c) Planning Commission work sessions, hearings, and recommendations d) Board work session, hearing and recommendations</p> <p>4) Factors to Consider a) Impact mitigation fee systems can be controversial and hard to implement</p> <p>5) Staff Recommendations a) Maintain on 2010 docket as a high priority item.</p>	<p align="center">Add to docket</p>	<p align="center">High</p>
<p>6. Capital Facilities Plan Comprehensive Plan</p>	<p>Submitted by: <u>BoCC</u> Lead Staff: Mark Swartout</p>	<p>Annual update to the Capital Facilities Plan. 2010 to 2016</p>	<p>This is a requirement of the Growth Management Act that the county updates each year.</p>	<p align="center">Add to Docket</p>	<p align="center">High Annual Requirement</p>

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<p>7. Urban Forests Ordinance</p> <p>Thurston County Comprehensive Plan</p> <p>Title 17 Environment</p> <p>Title 20 Zoning</p> <p>Title 21 Lacey UGA Zoning</p> <p>Title 22 Tumwater UGA Zoning</p> <p>Title 23 Olympia UGA Zoning</p>	<p>Submitted by: <u>BoCC</u></p> <p>Lead Staff: Cindy Wilson</p>	<p>Develop scientifically defensible native vegetation policies and programs to preserve, protect and conserve intact stands of native trees and vegetation in urban areas.</p>	<p>1) Background:</p> <ul style="list-style-type: none"> a) The 2009 Thurston County budget was contingent on several legislative provisions spelled out in Exhibit No. 4 to Resolution No. 14165, which included native forest protection practices within urban areas. b) Staff analysis performed in 2009, suggest that developing a defensible urban forests policies and programs will require the development of locally specific Best Available Science (BAS) c) Thurston County awarded \$10,000 grant to perform canopy cover analysis in the Urban Growth Areas that will lay scientific foundations for developing urban forest protection policies and programs <p>2) Next steps:</p> <ul style="list-style-type: none"> a) Complete canopy cover analysis b) Board work session regarding findings c) Develop draft policy and programs d) Planning Commission work session, hearing, and recommendations <p>3) Requirements:</p> <ul style="list-style-type: none"> a) Planning Commissioner work session, hearing b) Board of County Commissioner work session <p>4) Factors to Consider</p> <ul style="list-style-type: none"> a) Mandatory vegetation requirements not linked to site-specific science have been overturned by the courts. <p>5) Staff Recommendations</p> <ul style="list-style-type: none"> a) Add item to 2010 docket as a high priority item. 	<p>Add to 2010 Docket</p>	<p>High</p>

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<p>8. Thurston County Parks, Recreation, Trails & Natural Preserve Plan</p> <p>Comprehensive Plan</p>	<p>Submitted by: <u>BoCC</u></p> <p>Lead Staff: Olivia Terwilleger</p>	<p>Comprehensive consideration and revision of the Thurston County Parks Plan.</p>	<p>1) Background:</p> <ul style="list-style-type: none"> a) The Parks and Recreation Department is required to have a comprehensive parks plan that defines how park and recreation services will be provided to county residents for the next 20 years. b) An adopted parks plan is required in order to be eligible for state and federal grants for parks, recreation facilities, natural preserves and trails. c) The original plan was adopted in 1989. It was reviewed, updated, and adopted in 1996 and again in 2002. It has been nearly 20 years since a complete review and update of the plan has occurred. d) The Parks and Recreation Department and the Parks and Recreation Board have been working on updating the plan since March 2008. e) The draft update of 2008 did not receive a consensus level of support from the Parks Board or the Board of County Commissioners. f) A new planning effort has been initiated which seeks to implement the vision, goals and objectives of the Park's Board and the Board of County Commissioners. <p>2) Next Steps:</p> <ul style="list-style-type: none"> a) Parks Advisory Board work session to draft comprehensive parks plan a) Staff holds an open house b) Thurston County Planning Commission work sessions, hearing and recommendation c) Board of County Commissioners work sessions, hearing and decision <p>3) Factors to Consider:</p> <ul style="list-style-type: none"> a) General fund support of parks and recreation services is significantly limited. Enterprise recreation is essential to the future availability of these services in Thurston County. <p>4) Staff Recommendations:</p> <ul style="list-style-type: none"> a) Place on 2010 Docket 	<p>Add to docket</p>	<p>High</p>

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<p>9. Climate Change</p> <p>Thurstn County Comprehensive Plan</p> <p>Thurston County Development Codes</p>	<p>Submitted by: Thurston County</p> <p>Lead Staff: John Druelinger</p>	<p>This project would seek to amend sections of the Comprehensive Plan identified by a comprehensive analysis of regional greenhouse gas emissions by County staff as having the greatest potential for achieving greenhouse gas reductions.</p> <p>Amendments may be necessary to ensure consistency between sections of the Thurston County Code and the proposed amendments.</p>	<p>1) Background:</p> <ul style="list-style-type: none"> a) Phase 2 of Thurston County’s current Energy Efficiency and Conservation Block Grant (EECBG) details the creation of a Climate Action Plan based on a comprehensive analysis of regional greenhouse gas emissions and resulting in: b) Amending climate change and energy efficiency policies into the Thurston County Comprehensive Plan, including policies related to land-use, zoning, transportation, and natural resources c) Coordinating with the Thurston Climate Action Team to perform public outreach and to support residential, business and nonprofit activities identified by the Climate Action Plan d) Coordinating with County staff to integrate and synchronize county activities with community efforts <p>2) Next steps:</p> <ul style="list-style-type: none"> a) Conduct a comprehensive regional greenhouse gas analysis of Thurston County b) Develop a regional Climate Action Plan c) Present findings and recommendations for proposed Comprehensive Plan amendments <p>3) Requirements:</p> <ul style="list-style-type: none"> a) Thurston County Planning Commission work sessions, hearing, and recommendation b) Board of County Commissioners work sessions, hearing, and decision <p>4) Factors to Consider:</p> <ul style="list-style-type: none"> a) Involvement as members of The Climate Registry and ICLEI: Local Governments for Sustainability is vital. b) Coordination with Thurston Climate Action Team, Thurston Regional Planning Council and each jurisdiction will be necessary to developing regionally accepted, effective greenhouse gas mitigation strategies. <p>5) Staff Recommendations:</p> <ul style="list-style-type: none"> a) The regional greenhouse gas analysis is in the preliminary stages. Recommendations will be made known as they develop. 	<p>Maintain on docket</p>	<p>High</p>

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<p>10. Cluster Development Project/</p> <p>Thurston County Comprehensive Plan</p> <p>Title 20 Zoning</p>	<p>Submitted by: <u>BoCC</u></p> <p>Lead Staff: Olivia Terwilleger</p>	<p>The existing Planned Residential Development and Planned Rural Residential Development, or cluster development regulations, permitted development that was inconsistent with rural densities. Thurston County instituted interim regulations in 2005 prohibiting new developments until the County could develop new regulations. This issue has not been resolved in prior years due to staffing and budget issues.</p> <p>In March 2010 The Board of County Commissioners placed a moratorium on all cluster developments within unincorporated Thurston County, and directed staff to place the item on the 2010 Comprehensive Plan docket.</p>	<p>1) Background</p> <ul style="list-style-type: none"> a) Clustering in rural lands was evaluated for Growth Management Act compliance due to citizen complaints and appeals b) Board adopted interim ordinance in November 2004 <ul style="list-style-type: none"> i) Eliminated the density bonuses for critical areas ii) Established size limits c) Board appointed citizen Task Force January 2005 – Task Force recommendations are complete d) Board adopted moratorium on all cluster development in unincorporated Thurston County in March 2010 e) BoCC directed staff to place Cluster Development on the 2010 Comprehensive Plan Docket. <p>2) Next steps/GMA Requirements</p> <ul style="list-style-type: none"> a) Planning Commission work-sessions b) Planning Public Hearing c) Board Work Session d) Board Public Hearing e) Board action <p>3) Factors to Consider</p> <ul style="list-style-type: none"> a) Commissioners intent – clustering versus additional rezoning to lower densities b) 2005 Task Force recommendations. <p>4) Staff Recommendations</p> <ul style="list-style-type: none"> a) Place on 2010 docket 	<p align="center">Ongoing – Maintain on Docket</p>	<p align="center">Medium</p>

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<p>11. Long Term Agricultural Lands Designation Reconsideration</p> <p>Thurston County Comprehensive Plan</p> <p>Title 20 Zoning</p>	<p>Submitted by: BoCC</p> <p>Lead Staff:</p>	<p>Resolution No. 14180 did not exclude any agricultural lands based on soils depth. In response, property owners whose Comprehensive Plan land use designation and zoning changed to Long Term Agriculture were able to submit soils information to the County to request reconsideration. The County received four requests. The requests would change the land use and zoning designations from Long Term Agriculture (LTA) to Rural Residential/Resource One Unit per Five Acres.</p> <p>Including:</p> <p><u>Lewin</u> Location: 9005 Prather Road, 98531 APN: 13521230000, 13521230100 Acres: 40±</p> <p><u>Weyerhaeuser Real Estate #1</u> Location: End of Mountain Vista Drive APN: 22611110200 Acres: 40±</p> <p><u>Weyerhaeuser Real Estate #2</u> Location: End of Mountain Vista Drive APN: 22611110600 Acres: 40±</p> <p><u>Schader Crown Ranch</u> Location: 20015 128th Avenue SE, 98597 APN: 22602420000 (Total of Seven Parcels) Acres: 338±</p>	<p>1) Background:</p> <p>a) Thurston County reviewed the Long Term Agriculture designations in the Thurston County Comprehensive Plan in 2008.</p> <p>b) As part of the adoption of Resolution No. 14180, the Board permitted property owners to request legislative reconsideration of the LTA designation if they could provide information proving the LTA designation criteria do not apply to their property, specifically soil depth.</p> <p>2) Next steps:</p> <p>a) Analyze the information provided by each property owner.</p> <p>b) Consult with neutral soils experts.</p> <p>c) Formulate a recommendation.</p> <p>3) Requirements:</p> <p>a) Thurston County Planning Commission work sessions, hearing and recommendation</p> <p>b) Board of County Commissioners work sessions, hearing and decision</p> <p>4) Factors to Consider</p> <p>a) The analysis by soils experts will require funding.</p> <p>5) Staff Recommendations</p> <p>a) Add issue to 2010 docket.</p>	<p align="center">Add to Docket</p>	<p align="center">High</p>

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<p>12. WITHDRAWN</p>			<p>Withdrawn</p>		
<p>13. Comprehensive Plan Amendment Methods and Growth Management Public Participation Comprehensive Plan Chapter 11 TCC Chapter 2.05 Growth Management Public Participation Title 20 Title 21 Title 22 Title 23</p>	<p>Submitted by: Planning Lead Staff:</p>	<p>Thurston County Code Chapter 2.05 Growth Management Public Participation was written in 1997 and needs to be modernized and updated prior to commencing the required Growth Management Act update of the Comprehensive Plan in 2014.</p> <p>Chapter 11 in the Thurston County Comprehensive Plan includes a section on characterizing legislative vs. quasi-judicial comprehensive plan amendments, which may be inconsistent with current state law regarding amendments to such plans.</p> <p>If Chapter 11 is amended, this may lead to amendments in each of the associated zoning ordinances.</p>	<p>1) Background:</p> <ul style="list-style-type: none"> a) Chapter 2.05 Growth Management Public Participation was last updated in 1997 prior to current communication technology and email being widely available. It requires such things as requiring the mailing of physical copies of documents and entire amendments upon request. b) There has been some recent discussion on the nature of site-specific comprehensive plan amendments and associated rezoning. Each action falls under different sections of state law. c) Updates to Thurston County Code Chapter 2.05 and Chapter Comprehensive Plan Chapter 11 may affect sections in each zoning ordinance that governs amendments. <p>2) Next steps/GMA Requirements</p> <ul style="list-style-type: none"> a) Planning Commission work-sessions b) Planning Public Hearing c) Board Work Session d) Board Public Hearing e) Board action <p>3) Factors to Consider:</p> <ul style="list-style-type: none"> a) Current public participation chapter is out of date. b) There may be changes to the application process for site-specific comprehensive plan amendments. c) Limited staff resources <p>4) Staff Recommendations:</p> <ul style="list-style-type: none"> b) Place on 2010 Docket 	<p>Add to docket</p>	<p>Low</p>

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<p>14.</p> <p>Public Health and Social Services Comprehensive Plan Chapter</p> <p>Thurston County Comprehensive Plan</p> <p>Joint Land Use Plans with Cities</p> <p>All Zoning Ordinances</p>	<p>Submitted by: <u>Planning & Public Health and Social Services</u></p> <p>Lead Staff:</p>	<p>Comprehensive planning facilitates the planned development, redevelopment, and protection of a community’s built and natural resources through the consideration of demographic, environmental, economic and transportation data and trends.</p> <p>Adding health as an element of the comprehensive plan would add a data set to the information considered when developing long range plans.</p> <p>The outputs of comprehensive planning would:</p> <ul style="list-style-type: none"> • Qualify and quantify long range needs for health and human services and enable the County to be highly competitive for federal and state funding. • Integrate zoning, land use, design standards and transportation policies influenced and supported by the synthesis of regionally relevant public health and planning data. 	<p>1) Background:</p> <ul style="list-style-type: none"> a) In 2005 the Washington State Legislature recognized a link between public health and growth management. b) The American Planning Association (APA) also suggests that community planning and public health are linked. c) The Department of Health & Human Services defines “environmental health” as including not only the study of the direct pathological effects of various chemical, physical, and biological agents, but also the effects on health of the broad physical and social environment, which includes housing, urban development, land-use and transportation. d) Current data suggests community resources and the County’s current set of resources cannot meet the growing needs in our community for medical, dental, mental health, or chemical dependency treatment, regardless of the many programs available to support them. e) Our population is aging and they will expect and need an entirely different set of services as far as housing, transportation, health care. These services and relation to land use and planning are not yet considered in our comprehensive plan. <p>3) Next steps:</p> <ul style="list-style-type: none"> a) Full scoping and work plan b) Public Participation and work groups c) Planning Commission work-sessions d) Planning Commission public hearing e) Board work session f) Board public hearing g) Board action <p>3) Factors to Consider:</p> <ul style="list-style-type: none"> a) Adding a public health chapter and associated land use policies and regulations may be a multi-year effort. b) This may be a multi-jurisdictional effort for the county, cities and public health agencies. c) Limited staff resources <p>4) Staff Recommendations: Place on 2010 Docket</p>	<p>Add to docket</p>	<p>High</p>

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<p>15.</p> <p>Watershed Characterization</p> <p>Watershed Science to Local Policy Implementation</p>	<p>Submitted by: <u>Planning</u></p> <p>Lead Staff: Cynthia Wilson</p>	<p>Thurston County will coordinate with the cities of Lacey, Olympia, Tumwater, and Rainier through the Thurston Regional Planning Council to implement watershed-based land-use planning. The project will integrate stakeholders, the scientific community, and policy makers to work at a watershed scale to accommodate projected growth, while protecting and enhancing aquatic ecosystem processes at the subwatershed, watershed, and South Puget Sound Basin scales.</p> <p>Areas essential to protecting ecological function identified by the watershed characterization (funded in 2008 by EPA) will be protected by developing and implementing transfer/purchase of development rights, low-impact development, and compensatory mitigation programs. The effectiveness of existing plans and policies at protecting hydrologic processes under various future growth scenarios will be tested, and alternatives proposed and implemented.</p> <p>Outputs will include revised local land-use ordinances, policies, projects, and/or programs. Outcomes will include the protection and/or restoration of ecological processes in the South Puget Sound Basin.</p>	<p>1) Background:</p> <ul style="list-style-type: none"> a) Thurston County applied for and was awarded a grant for \$885,000 from the Environmental Protection Agency (EPA) and the Puget Sound Partnership (PSP) for a project entitled: “Watershed Science to Local Policy Implementation: Watershed Based Land-Use Planning in the Deschutes and Kennedy-Goldsborough Water Resource Inventory Areas within Thurston County.” b) The goal of this multi-year project is to integrate the results of the Deschutes Watershed and the Eld, Totten, and Henderson subwatershed characterizations (EPA grant # EPA-R10-PSTWGI-2008) into land-use policy that will protect and restore ecosystem processes and functions. c) This project will address the impacts of projected growth to achieve watershed protection and restoration by using a science-based approach to update land-use plans and regulations, and implement specific programs. This project will use the results of the watershed characterizations and land-use, transportation, and hydrological modeling to predict alternative future conditions of landcover, impervious area, hydrology, water quality, greenhouse gas emissions, and vehicle miles traveled. Land-use decisions concerning where and how to develop can be made based on predicted impacts to water quality and watershed hydrology. In addition, implementing specific programs such as Compensatory Mitigation and Transfer (and Purchase) of Development Rights, and updating plans, ordinances, development regulations and guidance manuals will provide mechanisms to protect critical habitats and fully implement low-impact development. <p>2) Next steps/GMA Requirements</p> <ul style="list-style-type: none"> a) Full scoping and work plan b) Contract with hydrologic modeler c) Sub-award to TRPC d) Public Participation and work groups e) Planning Commission work-sessions and Public Hearing f) Board Work Sessions and Board Public Hearing g) Board action <p>3) Factors to Consider:</p> <ul style="list-style-type: none"> a) The project is a multi-year effort. The grant provides 2.5 years of funding. b) This will be a multi-jurisdictional effort for the county and cities. c) Limited staff resources <p>4) Staff Recommendations: Place on 2010 Docket</p>	<p>Add to docket</p>	<p>High</p>

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<p>Joint Comprehensive Plan Amendments</p>					
<p>16. City of Olympia French Loop and Chambers Basin UGA Resizing and Land Use Analysis</p> <p>Comprehensive Plan for the City of Olympia and the Olympia UGA</p> <p>Thurston County Comprehensive Plan</p> <p>Title 20 Zoning</p> <p>Title 23 Olympia UGA Zoning</p>	<p>Submitted by: <u>Thurston County</u></p> <p>Lead Staff: Jeremy Davis</p>	<p>1) Study the environmental constraints and land use for properties within the City of Olympia Urban Growth Area that are currently under the Subdivision Moratorium for the highest and best use given the environmental constraints present in the French Loop/Butler Cove area and the unincorporated area in the Chambers Basin.</p> <p>2) Amend the text and tables in the Comprehensive Plan for the City of Olympia and the Olympia UGA to reflect any changes because of the land use and/or UGA resizing.</p> <p>3) Amend the Thurston County Comprehensive Plan and the Comprehensive Plan of the City of Olympia and the Olympia UGA land use plan maps and other maps to reflect any changed land use or urban growth area boundary.</p> <p>4) If appropriate, amend Title 23 Olympia UGA Zoning to add a new zone district to address the issues in the Chambers Basin. This is the recently approved Residential up to Four Units per Acre – Chambers Basin district.</p> <p>4) Amend the Official Zoning Map, Thurston County, Washington and the Official Zoning Map, Thurston County, Washington North County Urban Growth Areas to reflect any changes to the land use plan and urban growth area boundary.</p>	<p>1) Background:</p> <ul style="list-style-type: none"> a) The land use plan changes contemplated with this docket item are also a result of the Subdivision Moratorium, and are intended to resolve that issue for the City of Olympia’s Urban Growth Area. b) This docket item was originally on the 2008 Comprehensive Plan Amendment docket. A portion of the work plan was completed in 2008 within the City of Tumwater’s UGA. The City of Olympia did not docket this item in 2008. c) The City had officially approved this item as part of the 2009 Comprehensive Plan amendment docket. <p>2) Next steps:</p> <ul style="list-style-type: none"> a) Scoping of amendment with City of Olympia staff b) Full review of the proposed land use plan changes c) Open house/ public meetings, hearings, decision <p>3) Requirements:</p> <ul style="list-style-type: none"> a) City of Olympia Planning Commission work sessions, hearings, and recommendation b) City of Olympia City Council work sessions, hearings, and decision/ recommendation c) Thurston County Planning Commission work sessions, hearing, and recommendation d) Thurston Regional Planning Council work session, hearing and recommendation e) Board of County Commissioners work sessions, hearing, and decision <p>4) Factors to Consider:</p> <ul style="list-style-type: none"> a) Joint planning efforts utilize a significant amount of staff time to complete. b) The proposed amendment is likely to generate significant citizen participation. c) The full scoping of the amendment with staff from the City of Olympia has not been completed and more time may be required. d) The City may want the County to shoulder the majority of the work, which may require more staff hours to complete the amendment. e) Off-site meetings may be required by staff, the Planning Commission, or the Board. <p>5) Staff Recommendations:</p> <ul style="list-style-type: none"> a) Maintain on the 2010 Comprehensive Plan Docket. 	<p align="center">Maintain on Docket</p>	<p align="center">High Moratorium Issue</p>

Attachment 1 COMPREHENSIVE PLAN AMENDMENTS TABLE

Proposal Title and Affected Plan	Applicant/Lead County Staff	Proposal Summary	Issues/Analysis	Recommendation	Priority
<p>17. Yelm – Population Update</p> <p>City of Yelm Comprehensive Plan and Joint Plan with Thurston County</p>	<p>Submitted by: <u>City of Yelm</u></p> <p>Lead Staff:</p> <p>Kathy McCormick, TRPC</p> <p>Jeremy Davis, Thurston County</p>	<p>1) Update the population numbers in the City of Yelm Comprehensive Plan and Joint Plan with Thurston County so that they are consistent with the update adopted by Thurston County with Resolution No. 14034 and Ordinance No. 14035.</p>	<p>1) Background:</p> <ul style="list-style-type: none"> a) The City of Yelm and Thurston County last adopted a joint plan amendment in 2006 with the most current population numbers. b) The population numbers in the Thurston County Comprehensive Plan were updated subsequent to the 2006 amendment to the Yelm Joint Plan as part of the 2007-2008 Urban Growth Area sizing evaluation. c) The proposed amendment has been approved by the City of Yelm for the Yelm Comprehensive Plan. d) Thurston County elected to hold off on the proposed amendment in the Spring of 2009 to wait and see the results of Appeals Court decisions. e) The amendment would be deferred until the seven year updated in 2014. <p>2) Next steps:</p> <ul style="list-style-type: none"> a) Board Public Hearing b) Board decision <p>3) Requirements:</p> <ul style="list-style-type: none"> a) Board of County Commissioners work sessions, hearing, and decision <p>4) Factors to Consider:</p> <ul style="list-style-type: none"> a) This is a compliance issue. <p>5) Staff Recommendations: Maintain on the 2010 Comprehensive Plan Docket</p>	<p>Maintain on docket</p>	<p>Low Compliance Issue</p>

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Proposal Title and Affected Plan	Applicant/Lead County Staff	Proposal Summary	Issues/Analysis	Recommendation	Priority
Citizen Initiated Comprehensive Plan Amendments					
<p>18. Wilmovsky – Grand Mound Subarea Plan for the Grand Mound Urban Growth Area Rochester Subarea Plan Thurston County Comprehensive Plan Title 20 Zoning</p>	<p>Submitted by: Tony Balmelli for Karolyn M. Wilmovsky, property owner</p> <p>Lead Staff:</p>	<p>1) Amend the Grand Mound Subarea Plan for the Grand Mound Urban Growth Area and the Rochester Subarea Plan to change the urban growth boundary on all maps to add the subject property to the Grand Mound UGA, and to update the associated tables and figures.</p> <p>2) Amend Figure 8 Land Use and Zoning, in the Rochester Subarea Plan to change the land use from Rural Residential Resource One Unit per Five Acres and show the property within the Grand Mound Urban Growth Area.</p> <p>3) Amend Map 6 Future Land Use in the Grand Mound Subarea Plan to show the property as Residential Four to Sixteen Units per Acre within the UGA, and to update the associated tables.</p> <p>4) Amend Map M-14 Urban Growth Areas and M-15 Future Land Use, as well as other maps in the Thurston County Comprehensive Plan to update the UGA, and to update the associated tables.</p> <p>5) Amend the Official Zoning Map, Thurston County, Washington to change the zoning from Rural Residential Resource One Unit per Five Acres to Residential Three to Six Units per Acre.</p> <p>Assessor’s Parcel Numbers: 51300700000 & 51301400000</p> <p>Application Number: 2007104668</p>	<p>1) Background:</p> <ul style="list-style-type: none"> a) This application was originally on the 2007 Comprehensive Plan Amendment Docket, and was not considered in 2007 or 2008 because the County was reevaluating the Urban Growth Area (UGA). b) The Grand Mound Subarea plan is being revisited this year to plan for the area around Great Wolf Lodge and to address other issues. c) The urban growth area for Thurston County was recently amended to bring the County into compliance with the Growth Management Act. d) Any expansion should be carefully considered and balanced with removal of other areas from the UGA. <p>2) Next steps:</p> <ul style="list-style-type: none"> a) Full review of the proposed changes b) Public meetings and hearings c) Decision <p>3) Requirements:</p> <ul style="list-style-type: none"> a) Thurston County Planning Commission hearing and recommendation b) Thurston Regional Planning Council recommendation c) Board of County Commissioners hearing and decision <p>4) Factors to Consider:</p> <ul style="list-style-type: none"> a) Site specific land use plan amendment and rezoning applications can generate significant citizen participation, which requires staff time to process. b) Off-site meetings may be required by staff, the Planning Commission, or the Board based on the location of the proposed change. c) An amendment to an urban growth boundary requires a recommendation from the Thurston Regional Planning Council. <p>5) Staff Recommendations:</p> <ul style="list-style-type: none"> a) The amendment proposed by Mr. Balmelli should be considered this year only if more pressing issues are addressed first. b) This issue should be considered in conjunction with the amendments to the Grand Mound Subarea Plan, but as a separate issue. c) Maintain on docket. 	<p>Add to Docket</p>	<p>Medium</p>

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Proposal Title and Affected Plan	Applicant/Lead County Staff	Proposal Summary	Issues/Analysis	Recommendation	Priority
<p>19. Hebert – City of Yelm Comprehensive Plan and Joint Plan with Thurston County</p> <p>Title 20 Zoning</p>	<p>Submitted by: <u>Jemima McCullum</u> for <u>Patrick and Deborah Hebert</u>, <u>Property Owners</u></p> <p>Lead Staff:</p>	<p>1) Amend the Yelm Future Zoning map to change the land use designation from R-4 Low Density Residential to C-2 Heavy Commercial Zone for 8.92± acres located on the south side of State Route 507 in the Yelm UGA.</p> <p>2) Amend the Official Zoning Map, Thurston County Washington to change the zoning from Rural Residential One Unit per Five Acres to Arterial Commercial District.</p> <p>Assessors Parcel Number (APN): 64303200200</p> <p>Application Number: 2007104712</p>	<p align="center">This application will be held for the next preliminary docket cycle at the request of the applicant, and will not be considered for the final official docket for this year.</p>		

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Proposal Title and Affected Plan	Applicant/Lead County Staff	Proposal Summary	Issues/Analysis	Recommendation	Priority
<p>20. MC Construction – City of Lacey and Thurston County Land Use Plan for the Lacey Urban Growth Area</p> <p>Title 21 Lacey Urban Growth Area Zoning</p>	<p>Submitted by: <u>MC Const. for Torden Thomson, Inc., Property Owner</u></p> <p>Lead Staff:</p>	<p>1) Amend the Comprehensive Plan Map for the Lacey Urban Growth Area in the City of Lacey and Thurston County Land Use Plan for the Lacey UGA to change the land use from Mineral Extraction (ME) to Low Density Zero to Four Units per Acre (LD 0-4) on 5.14 acres of a 14.94 acre property located at 9520 Steilacoom Rd.</p> <p>2) Amend the Official Zoning Map, Thurston County, Washington, North County Urban Growth Areas to change the zoning from ME to LD 0-4.</p> <p>APN: 21818220100</p> <p>Application Number: 2007104728</p>	<p>1) Background:</p> <ul style="list-style-type: none"> a) This application was on the 2008 Comprehensive Plan amendment docket. b) It was not considered in 2008 due to constraints on staff resources c) The amendment is to facilitate reclamation of an existing mineral extraction site (gravel mine) for residential development. <p>2) Next steps:</p> <ul style="list-style-type: none"> a) Full review of the proposed land use plan changes b) Public meetings and hearings c) Decision <p>3) Requirements:</p> <ul style="list-style-type: none"> a) City of Lacey Planning Commission work sessions, hearing, and recommendation b) City of Lacey City Council work sessions, hearing, and decision/ recommendation c) Thurston County Planning Commission work sessions, hearing and recommendation d) Board of County Commissioners work sessions, hearing, and decision <p>4) Factors to Consider:</p> <ul style="list-style-type: none"> a) Site specific land use plan amendment and rezoning applications can generate significant citizen participation, which requires staff time to process. b) Off-site meetings may be required by the staff for field visits and attending meetings at the City of Lacey. c) This is the second year the amendment has been on the docket. <p>5) Staff Recommendations:</p> <ul style="list-style-type: none"> a) Place the amendment on the 2009 Comprehensive Plan Docket 	<p align="center">Add to Docket</p>	<p align="center">Low</p>

Attachment 1 COMPREHENSIVE PLAN AMENDMENTS TABLE

Proposal Title and Affected Plan	Applicant/Lead County Staff	Proposal Summary	Issues/Analysis	Recommendation	Priority
<p>21. Venture Acquisitions, LLC – Tumwater/Thurston County Joint Plan</p> <p>Title 22 Tumwater Urban Growth Area Zoning</p>	<p>Submitted by: <u>Tony Balmelli</u></p> <p>Lead Staff:</p>	<p>1) Amend Maps 3-1 Joint Plan Future Land Use and 3-10 Joint Plan Western Subarea Future Land Use in the Tumwater/Thurston County Joint Plan to change the land use from Single Family Medium Density Six to Nine Units per Acre to Multi-Family Medium Density Nine to Fifteen Units per Acre on 4.82± undeveloped acres located at 7415 Prine Drive SW, Olympia, WA 98512.</p> <p>2) Amend the Official Zoning Map, Thurston County, Washington, North County Urban Growth Areas to change the zoning from Single Family Medium Zone District to Multi-Family Medium Zone District.</p> <p>APN: 09090022002</p> <p>Application Number 2008104178</p>	<p>1) Background:</p> <ul style="list-style-type: none"> a) The property is located within the Salmon Creek Basin, and would have to meet the development standards specific to that basin. The property does not appear to be in a designated high groundwater area. a) The surrounding properties are designated as follows: to the southwest and northwest -- Single Family Medium; to the northeast – Mixed Use; and to the southeast multi-family medium. b) The property is well within the UGA, and appears to be consistent with surrounding land uses. The proposed designation would provide a better transitional land use between the mixed use designation and the lower density single family zoning to the south. <p>2) Next steps:</p> <ul style="list-style-type: none"> a) Full review of the proposed land use plan changes b) Public meetings and hearings c) Decision <p>3) Requirements:</p> <ul style="list-style-type: none"> a) City of Tumwater Planning Commission work sessions, hearing and recommendation b) City of Tumwater City Council work sessions, hearing and decision/recommendation c) Thurston County Planning Commission work sessions, hearing and recommendation d) Board of County Commissioners work sessions, hearing and decision <p>4) Factors to Consider:</p> <ul style="list-style-type: none"> a) Site specific land use plan amendment and rezoning applications can generate significant citizen participation, which requires staff time to process. b) Off-site meetings may be required by the staff for field visits and attending meetings at the City of Tumwater. <p>5) Staff Recommendations:</p> <p>Place the amendment on the 2009 Comprehensive Plan Docket</p>	<p>Add to docket</p>	<p>Low</p>

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Proposal Title and Affected Plan	Applicant/Lead County Staff	Proposal Summary	Issues/Analysis	Recommendation	Priority
<p>22. Medela Group, LLC – Comprehensive Plan for Olympia and the Olympia UGA</p> <p>Title 23 Olympia Urban Growth Area Zoning</p>	<p>Submitted by: <u>Ron Niemi</u>, <u>Woodard Bay Rd. NE</u></p> <p>Lead Staff:</p>	<p>1) Request by Ron Niemi to amend the land use plan to change the land use from Residential 4 to 8 Units per Acre to Residential Multifamily 18 and rezone appropriately for 9.01 acres located at 8th Avenue SE and Steele Street SE.</p> <p>2) Amend the Land Use Plan Map in the Comprehensive Plan for Olympia and the Olympia UGA. Amend the Official Zoning Map, Thurston County, Washington, North County Urban Growth Areas.</p> <p>APN: 09480045000, 09480046000, 09480048000, 09480049000, 09480050000, 09480051000, 09480052000, 09480053000, 09480054000, 09480056000, 09480057000, 52900100100, 52900200900, 52900200700</p> <p>Application Number 2009103063</p>	<p>1) Background</p> <ul style="list-style-type: none"> a) The property is located on the north side of Interstate 5 in an unincorporated County Island next to Puget Sound Energy. b) The City of Olympia has indicated that they will be annexing this area by the end of 2010. c) The City has indicated to the applicant that they should proceed with their application with the County. d) If annexed, the property would retain its current zoning. <p>2) Next steps</p> <ul style="list-style-type: none"> a) Full review of the proposed land use plan changes b) Public meetings and hearings c) Decision <p>3) Requirements</p> <ul style="list-style-type: none"> a) City of Olympia Planning Commission work sessions, hearing, and recommendation b) City of Olympia City Council, hearing and recommendation c) Thurston County Planning Commission work sessions, hearing and recommendation d) Board of County Commissioners work sessions, hearing and decision <p>4) Factors to Consider</p> <ul style="list-style-type: none"> a) Site specific land use plan amendment and rezoning applications can generate significant citizen participation, which requires staff time to process. b) Off-site meetings may be required by the staff for field visits and attending meetings at the City of Olympia <p>5) Staff Recommendations</p> <p>Place the amendment on the 2010 Comprehensive Plan Docket.</p>	<p>Add to docket</p>	<p>Low</p>

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Proposal Title and Affected Plan	Applicant/Lead County Staff	Proposal Summary	Issues/Analysis	Recommendation	Priority
<p>23. Kirkpatrick</p> <p>Thurston County Comprehensive Plan</p> <p>Title 20 Zoning</p>	<p>Submitted by: <u>Jamie & Jenifer Kirkpatrick</u></p> <p>Lead Staff:</p>	<p>1) Request by Jamie & Jenifer Kirkpatrick to amend the land use plan to change the land use from Rural One Unit per Ten Acres to Rural Residential and Resource One Unit per Five Acres and rezone appropriately for 10± acres located at 4805 101st Lane SW. The overall ownership is 30± acres.</p> <p>2) Amend the Land Use Plan Map in the Thurston County Comprehensive Plan. Amend the Official Zoning Map, Thurston County, Washington.</p> <p>APN: 12730210000</p> <p>Application Number: 2009103090</p>	<p>1) Background</p> <ul style="list-style-type: none"> a) The surrounding land use and zoning is a mix of RRR 1/5 and R 1/10. b) The property is on the southern edge of the Salmon Creek Basin. <p>2) Next steps</p> <ul style="list-style-type: none"> a) Full review of the proposed land use plan changes b) Public meetings and hearings c) Decision <p>3) Requirements</p> <ul style="list-style-type: none"> a) Thurston County Planning Commission work sessions, hearing and recommendation b) Board of County Commissioners work sessions, hearing and decision <p>4) Factors to Consider</p> <ul style="list-style-type: none"> a) Site specific land use plan amendment and rezoning applications can generate significant citizen participation, which requires staff time to process. b) Off-site meetings may be required by the staff for field visits. <p>5) Staff Recommendations</p> <p>Place the amendment on the 2010 Comprehensive Plan Docket.</p>	<p>Add to docket</p>	<p>Low</p>

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Proposal Title and Affected Plan	Applicant/Lead County Staff	Proposal Summary	Issues/Analysis	Recommendation	Priority
<p>24. Forster</p> <p>Thurston County Comprehensive Plan</p> <p>Title 20 Zoning</p>	<p>Submitted by: <u>Craig Forster</u></p> <p>Lead Staff:</p>	<p>1) Request by Craig Forster to amend the land use plan to change the land use from McAallister Geologically Sensitive Area (MGSA) to Neighborhood Convenience Commercial (NCC) and rezone appropriately for 1± acre located at 9902 Yelm Highway SE. The proposal would increase the commercially designated portion of this property from 1.25± acres to 2.25± acres of a five acre property.</p> <p>2) Amend the Land Use Plan Map in the Thurston County Comprehensive Plan. Amend the Official Zoning Map, Thurston County, Washington.</p> <p>APN: 11702430402</p> <p>Application Number: 2009100628</p>	<p>1) Background</p> <p>a) The surrounding land use and zoning is MGSA, with NCC to the east.</p> <p>b) The property is on the southeast corner of Yelm Highway and Spurgeon Creek Road SE.</p> <p>2) Next steps</p> <p>a) Full review of the proposed land use plan changes</p> <p>b) Public meetings and hearings</p> <p>c) Decision</p> <p>3) Requirements</p> <p>a) Thurston County Planning Commission work sessions, hearing and recommendation</p> <p>b) Board of County Commissioners work sessions, hearing and decision</p> <p>4) Factors to Consider</p> <p>a) Site specific land use plan amendment and rezoning applications can generate significant citizen participation, which requires staff time to process.</p> <p>b) Off-site meetings may be required by the staff for field visits.</p> <p>5) Staff Recommendations</p> <p>Place the amendment on the 2010 Comprehensive Plan Docket.</p>	<p>Add to docket</p>	<p>Low</p>

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Proposal Title and Affected Plan	Applicant/Lead County Staff	Proposal Summary	Issues/Analysis	Recommendation	Priority
<p>25. Meek</p> <p>Thurston County Comprehensive Plan</p> <p>Title 20 Zoning</p>	<p>Submitted by: <u>Tony Balmelli for John F & Margaret Meek</u></p> <p>Lead Staff:</p>	<p>1) Request by Tony Balmelli for John and Margaret Meek to amend the land use plan to change the land use from Rural One Unit per Twenty Acres (R 1/20) to Rural Residential and Resource One Unit per Five Acres (RRR 1/5) and rezone appropriately for 37.23± acres. The property is located on the north side of 110th Avenue SW at Endicott Road SW.</p> <p>2) Amend the Land Use Plan Map in the Thurston County Comprehensive. Amend the Official Zoning Map, Thurston County, Washington.</p> <p>APN: 13726420000</p> <p>Application Number: 2009103105</p>	<p>1) Background</p> <ul style="list-style-type: none"> a) The surrounding land use and zoning is RRR 1/5 to the north and east, and R 1/20 to the south and west. b) The properties to the north and east are developed with single family homes. The properties to the west are undeveloped. <p>2) Next steps</p> <ul style="list-style-type: none"> a) Full review of the proposed land use plan changes b) Public meetings and hearings c) Decision <p>3) Requirements</p> <ul style="list-style-type: none"> a) Thurston County Planning Commission work sessions, hearing and recommendation b) Board of County Commissioners work sessions, hearing and decision <p>4) Factors to Consider</p> <ul style="list-style-type: none"> a) Site specific land use plan amendment and rezoning applications can generate significant citizen participation, which requires staff time to process. b) Off-site meetings may be required by the staff for field visits. <p>5) Staff Recommendations</p> <p>Place the amendment on the 2010 Comprehensive Plan Docket.</p>	<p>Add to docket</p>	<p>Low</p>

Attachment 1 COMPREHENSIVE PLAN AMENDMENTS TABLE

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