# Table of Contents

Thurston County Board Briefing  
**TAB 1 – GENERAL COMPREHENSIVE PLAN AMENDMENTS**  
1. Critical Areas Ordinance  
2. Shoreline Master Program Update  
3. Grand Mound Subarea Plan Update  
4. Transfer of Development Rights/Purchase of Development Rights Program  
5. Impact Fee Analysis  
6. Capital Facilities Plan  
7. Urban Forests Ordinance  
8. Thurston County Parks, Recreation, Trails & Natural Preserve Plan  
9. Climate Change  
10. Cluster Development Project  
11. Long Term Agricultural Lands Designation Reconsideration  
   a. Maps – Weyerhaeuser #1. Aerial and zoning  
   b. Maps – Weyerhaeuser #2. Aerial and zoning  
   c. Maps – Petra Lewin. Aerial and zoning  
   d. Maps – Schader Crown Ranch. Aerial and zoning  
12. – This item was withdrawn from the Preliminary Docket  
13. Comprehensive Plan Amendment Methods and Growth Management Public Participation  
14. Page reserved for Public Health  
15. Page reserved for Watershed Characterization  
**TAB 2 – JOINT COMPREHENSIVE PLAN AMENDMENTS**  
16. City of Olympia French Loop and Chambers Basin UGA Resizing and Land Use Analysis  
17. Yelm – Population Update  
**TAB 3 – CITIZEN INITIATED COMPREHENSIVE PLAN AMENDMENTS**  
18. Wilmovsky  
   a. Maps – Aerial and zoning  
19. Hebert  
   a. Maps – Aerial and zoning  
20. MC Construction  
   a. Maps – Aerial and zoning  
21. Venture Acquisitions, LLC  
   a. Maps – Aerial and zoning  
22. Medela Group, LLC  
   a. Maps – Aerial and zoning  
23. Kirkpatrick  
   a. Maps – Aerial and zoning  
24. Forster  
   a. Maps – Aerial and zoning  
25. Meek  
   a. Maps – Aerial and zoning  
**TAB 4 – PRELIMINARY DOCKET PUBLIC COMMENTS**  
**TAB 5 – RESERVED**
Thurston County Board Briefing

BRIEFING DATE: August 12, 2010 9:00-10:00 A.M.
STAFF CONTACT: Scott Clark, Planning Director
Jeremy Davis, Associate Planner
SUBJECT: 2010-11 Comprehensive Plan Docket
PURPOSE: Review Public Comments and Finalize Official Docket of Comprehensive Plan Amendments

1) Present a summary of public comments received for the 2010-11 preliminary docket of proposed amendments to the Thurston County Comprehensive Plan.

2) Seek the Board’s guidance in selecting which of the preliminary docket items should be placed on the final 2010-11 Official Docket of Comprehensive Plan Amendments.

3) Finalize the priority in which the Board seeks to have staff work on the proposed amendments.

4) Direct staff to prepare a prioritized final “Official Docket of Comprehensive Plan Amendments” for adoption at a subsequent Board meeting.

5) Finalize an adoption schedule for the 2010-11 Comprehensive Plan Docket.

ISSUES AND ANALYSIS:
The Growth Management Act (RCW 36.70A) requires each county to establish a docketing process to consider Comprehensive Plan amendments on an annual basis. Thurston County Code, Chapter 2.05 establishes the County process for docketing.

The Board held a previous work session on June 16, 2010 on the preliminary docket. Staff presented a prioritized preliminary docket, current staffing resources, and a review of the adjusted annual amendment cycle. The amendments were categorized between general amendments, joint plan amendments, and site-specific amendments. After an initial review, the Board authorized staff to release the docket for the 20-day public comment period.

Board Review Binder Updates:
The Board Review Binder has been updated to include revised docket descriptions for Docket Item Number 14 Public Health and Social Services and Docket Item Number 15 Watershed Characterization. A preliminary context analysis has also been added for each of the citizen-initiated amendments (Tab 3).
Public Comments:
The comment period opened on July 16, 2010 and closed on August 5, 2010. Staff used the following methods for public outreach:

- Placed a legal notice in the Nisqually Valley News on July 16, 2010
- Issued a press release on July 16, 2010
- Emailed applicants for site specific amendments on July 19, 2010
- Emailed the notice to the Planning Department’s email list on July 20, 2010
- Created a web page for distributing information on the docket and the proposed amendments and added a link to the County’s main web page

http://www.co.thurston.wa.us/planning/comp_plan/comp-plan-docket-2010-2011.htm
- Staff has been available in the Permit Assistance Center and by telephone and email to answer questions

A summary matrix of public comments is under Tab 4 in the 2010-11 Comprehensive Plan Preliminary Docket Board Review Binder. The public comments are numbered, and if applicable, sorted by a specific amendment proposal. Staff received several comments regarding:

- Docket Item #11. Long Term Agricultural Lands Designation Reconsideration
- Docket Item #14. Public Health and Social Services Chapter
- Docket Item #22. Medela Rezone

Docketing of Amendments:
Following the 20-day public comment period, the Board can take the following actions on each preliminary docket item:

- The proposal may be added to the official docket and reviewed for possible adoption.
- The proposal may be dropped from the preliminary docket.
- The proposal may be left on the preliminary docket for future consideration.

Typically, there are more items proposed for the docket than can be accommodated by staff resources. Staff considers the following criteria to prioritize staffing in recommending a final official docket:

- Regulatory compliance and moratorium deadlines
- Regional significance
- Human resource availability through full-time employees, interjurisdictional support, or grant funded project employees and consultants.

Long Range Planning currently has four full-time planners, one geographic information systems analyst, a director and three grant-funded project employees for a total of 9.0 Full Time Employees to work on the 2010 docket.
Amendments that meet the criteria of regulatory compliance, moratorium deadlines or regional significance are given the highest priority. The following items have regulatory compliance or moratorium deadlines and/or have regional significance:

1. Critical Areas Ordinance
2. Shorelines Management Plan
3. Impact Fees Analysis
4. Capital Facilities Plan
5. Grand Mound Rezone
6. Urban Growth Area Subdivision Moratorium
7. Cluster Subdivision Moratorium
8. Native Forest Protection Priorities

Docket Items Proposed for Removal:
Staff is recommending that the two citizen-initiated amendments in the rural area that seek an increase in rural residential densities be removed from the docket. These include Docket Item Number 23 Kirkpatrick & Number 25 Meek. Both would increase rural densities in areas that appear to be environmentally sensitive.

Docket Prioritization:
Staff is seeking the Board’s guidance on the preliminary docket items that will be placed on the final official docket and the priority placed on each item. Amendments would be arranged in the following tiers:

Tier 1: General Plan Amendments (Orange)
Projects mandated for regulatory compliance, moratorium deadlines or regional significance, or have been selected as a priority issue by the Board of County Commissioners for Thurston County.

Tier 2: Inter-Jurisdictional Amendments (Green)
Inter-jurisdictional amendments proposed by cities in Thurston County or by the County that affect areas within an Urban Growth Area.

Tier 3: Citizen-Initiated Amendments (Yellow)
Citizen-initiated amendments include site-specific (quasi-judicial) amendments and other amendments that are fee-based. Planning has not dedicated any staffing resources to these amendments due to the size of the work load associated with Tier 1 and Tier 2 amendments. The costs associated with these amendments would be borne by the applicant.
DOCKET OPTIONS:
Staff has developed the following approaches for addressing the large number of proposed docket items:

Option 1: Adopt a tiered Official Docket, while removing items the Board does not wish to allocate resources to at this time.
In this option, mandatory, high priority discretionary, joint plan amendments and some low priority projects would remain on the docket. This would place those items that have regulatory deadlines and regional significance as the top priority. Resources would be provided on the most pressing issues, and would be directed to other issues as time permits.
Pros:
- Removes docket items considered a low priority and unnecessary by the Board
- Allows for flexibility in working on amendments if a project is completed in less time than anticipated
Cons:
- Some projects are removed from the docket

Option 2: Adopt a tiered Official Docket of amendments with all proposed amendments.
With this option, the Board would direct staff to prepare an Official Docket with all of the amendments on the preliminary docket with the caveat that lower priority items would be completed as staff time allows.
Pros:
- Ensures that any project may be taken forward when staff time allows
- Allows the greatest flexibility for completion of projects on the docket
Cons:
- Can be confusing to citizens since all of the projects shown will not be worked on in 2010
- Would leave some low priority amendments on the docket that may be unnecessary or inappropriate as determined by the Board

RECOMMENDATION:
Staff recommends Option 1. This choice provides the best alternative, and does not place projects on the final official docket that the Board may deem unnecessary at this time.

Attachments:
Updated Board Review Binder
The information in the Board Review Binder is also online at:

http://www.co.thurston.wa.us/planning/comp_plan/comp-plan-docket-2010-2011.htm
### General Comprehensive Plan Amendments

#### 1. Critical Areas Ordinance/Thurston County Comprehensive Plan

**Title 17 Environment**

<table>
<thead>
<tr>
<th>Proposal Title and Affected Plan</th>
<th>Applicant/Lead County Staff</th>
<th>Proposal Summary</th>
<th>Issues/Analysis</th>
<th>Recommendation</th>
<th>Priority</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Submitted by:</strong> BoCC</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Lead Staff:</strong> Cindy Wilson</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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).

1) **Background**
   a) CAO update due December 1, 2004.
   b) Revision delayed while County resources managed WWGMBH 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**
   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**
   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**
   a) Continue with review and public process
   b) Get legal opinion regarding PC involvement
   c) Continue with adoption process and timeline of fall 2010

---

Ongoing - Maintain on Docket

High
## 2. Shorelines Master Program Update

**Thurston County Comprehensive Plan**

**Title 19 Shoreline Master Program**

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.

### 1) Background

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 policies 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.

### 2) Next steps

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

### 3) Requirements:

a) Planning Commission work sessions, hearing and recommendations
b) Board work session, hearing and adoption
c) Ecology review and concurrence

### 4) Factors to Consider

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

### 5) Staff Recommendation

a) Maintain on Docket

---

**Proposal Title and Affected Plan**

<table>
<thead>
<tr>
<th>Proposal Title and Affected Plan</th>
<th>Applicant/Lead County Staff</th>
<th>Proposal Summary</th>
<th>Issues/Analysis</th>
<th>Recommendation</th>
<th>Priority</th>
</tr>
</thead>
</table>
| 2. Shorelines Master Program Update | Submitted by: BoCC Lead Staff: Cindy Wilson | 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 | 1) Background  
   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 policies 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.  
2) Next steps  
   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  
3) Requirements:  
   a) Planning Commission work sessions, hearing and recommendations  
   b) Board work session, hearing and adoption  
   c) Ecology review and concurrence  
4) Factors to Consider  
   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  
5) Staff Recommendation  
   a) Maintain on Docket | Maintain on Docket | High |
<table>
<thead>
<tr>
<th>Proposal Title and Affected Plan</th>
<th>Applicant/Lead County Staff</th>
<th>Proposal Summary</th>
<th>Issues/Analysis</th>
<th>Recommendation</th>
<th>Priority</th>
</tr>
</thead>
<tbody>
<tr>
<td>3. Grand Mound Subarea Plan Update Thurston County Comprehensive Plan Grand Mound Subarea Plan Rochester Subarea Plan Title 20 Zoning</td>
<td>Submitted by: BoCC Lead Staff: Jeremy Davis</td>
<td>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.&lt;br&gt;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.&lt;br&gt;3) Revise Ground Mound Plan and Development Standards.&lt;br&gt;4) Rezone properties to be consistent with the revised land use plan map and urban growth boundary.</td>
<td>1) <strong>Background:</strong>&lt;br&gt; 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.&lt;br&gt; 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.&lt;br&gt; 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.&lt;br&gt; 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.&lt;br&gt; 2) <strong>Next steps:</strong>&lt;br&gt; a) Review existing plan and development standards&lt;br&gt; b) Revise the current plan and development standards&lt;br&gt; c) Hold open houses and workshops&lt;br&gt; d) Take the revised plan and development standards through the adoption process</td>
<td>Maintain on Docket</td>
<td>High</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Proposal Title and Affected Plan</td>
<td>Applicant/Lead County Staff</td>
<td>Proposal Summary</td>
<td>Issues/Analysis</td>
<td>Recommendation</td>
<td>Priority</td>
</tr>
<tr>
<td>----------------------------------</td>
<td>-----------------------------</td>
<td>-----------------</td>
<td>----------------</td>
<td>---------------</td>
<td>----------</td>
</tr>
</tbody>
</table>
| 4. Transfer of Development Right/Purchase of Development Rights Program | Submitted By: BoCC Staff: Scott Clark | 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. | 1) Background  
   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.  
  
2) Next steps  
   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.  
  
3) Requirements  
   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  
  
4) Factors to Consider  
   a) N/A  
  
5) Staff Recommendations  
   Add to the 2010 Docket | Add to Docket | M |
## Attachment 1 COMPREHENSIVE PLAN AMENDMENTS TABLE

<table>
<thead>
<tr>
<th>Proposal Title and Affected Plan</th>
<th>Applicant/Lead County Staff</th>
<th>Proposal Summary</th>
<th>Issues/Analysis</th>
<th>Recommendation</th>
<th>Priority</th>
</tr>
</thead>
</table>
| **5. Impact Fee Analysis**      | **Submitted by:** BoCC       | 1) Develop an analysis of the potential for coordination of development impact mitigation fee programs between Thurston County and the cities in the County. | 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.  
2) **Next steps:**  a) Verify funding  b) Select Consultant  c) Initiate study  
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  
4) **Factors to Consider**  a) Impact mitigation fee systems can be controversial and hard to implement  
5) **Staff Recommendations**  a) Maintain on 2010 docket as a high priority item. | **Add to docket** | **High** |
| **6. Capital Facilities Plan Comprehensive Plan** | **Submitted by:** BoCC | Annual update to the Capital Facilities Plan. 2010 to 2016 | This is a requirement of the Growth Management Act that the county updates each year. | **Add to Docket** | **High**

Annual Requirement
### 7. Urban Forests Ordinance

**Thurston County Comprehensive Plan**

<table>
<thead>
<tr>
<th>Proposal Title and Affected Plan</th>
<th>Applicant/Lead County Staff</th>
<th>Proposal Summary</th>
<th>Issues/Analysis</th>
<th>Recommendation</th>
<th>Priority</th>
</tr>
</thead>
</table>
| Submitted by: BoCC              | Lead Staff: Cindy Wilson    | Develop scientifically defensible native vegetation policies and programs to preserve, protect and conserve intact stands of native trees and vegetation in urban areas. | **1) Background:**  
   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.  

  **2) Next steps:**  
   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  

  **3) Requirements:**  
   a) Planning Commissioner work session, hearing  
   b) Board of County Commissioner work session  

  **4) Factors to Consider**  
   a) Mandatory vegetation requirements not linked to site-specific science have been overturned by the courts.  

  **5) Staff Recommendations**  
   a) Add item to 2010 docket as a high priority item. | Add to 2010 Docket | High |
## Attachment 1  COMPREHENSIVE PLAN AMENDMENTS TABLE

<table>
<thead>
<tr>
<th>Proposal Title and Affected Plan</th>
<th>Applicant/Lead County Staff</th>
<th>Proposal Summary</th>
<th>Issues/Analysis</th>
<th>Recommendation</th>
<th>Priority</th>
</tr>
</thead>
</table>
| **8. Thurston County Parks, Recreation, Trails & Natural Preserve Plan** Comprehensive Plan | Submitted by: BoCC Lead Staff: Olivia Terwilleger | Comprehensive consideration and revision of the Thurston County Parks Plan. | 1) **Background:**  
   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.  
2) **Next Steps:**  
   a) Parks Advisory Board work session to draft comprehensive parks plan  
   b) Staff holds an open house  
   c) Thurston County Planning Commission work sessions, hearing and recommendation  
   c) Board of County Commissioners work sessions, hearing and decision  
3) **Factors to Consider:**  
   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.  
4) **Staff Recommendations:**  
   a) Place on 2010 Docket | Add to docket | High |
<table>
<thead>
<tr>
<th>Proposal Summary</th>
<th>Issues/Analysis</th>
<th>Recommendation</th>
<th>Priority</th>
</tr>
</thead>
</table>
| 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. Amendments may be necessary to ensure consistency between sections of the Thurston County Code and the proposed amendments. | 1) Background:  
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  
2) Next steps:  
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  
3) Requirements:  
a) Thurston County Planning Commission work sessions, hearing, and recommendation  
b) Board of County Commissioners work sessions, hearing, and decision  
4) Factors to Consider:  
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  
5) Staff Recommendations:  
a) The regional greenhouse gas analysis is in the preliminary stages. Recommendations will be made known as they develop. | Maintain on docket | High |
## 10. Cluster Development Project/
### Thurston County Comprehensive Plan
### Title 20 Zoning

<table>
<thead>
<tr>
<th>Proposal Title and Affected Plan</th>
<th>Applicant/Lead County Staff</th>
<th>Proposal Summary</th>
<th>Issues/Analysis</th>
<th>Recommendation</th>
<th>Priority</th>
</tr>
</thead>
</table>
| Submitted by: BoCC               | Lead Staff: Olivia Terwilleger | 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. 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. | 1) **Background**  
   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  
   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.  
  
2) **Next steps/GMA Requirements**  
   a) Planning Commission work-sessions  
   b) Planning Public Hearing  
   c) Board Work Session  
   d) Board Public Hearing  
   e) Board action  
  
3) **Factors to Consider**  
   a) Commissioners intent – clustering versus additional rezoning to lower densities  
   b) 2005 Task Force recommendations.  
  
4) **Staff Recommendations**  
   a) Place on 2010 docket | Ongoing – Maintain on Docket | Medium |
<table>
<thead>
<tr>
<th>Proposal Title and Affected Plan</th>
<th>Applicant/Lead County Staff</th>
<th>Proposal Summary</th>
<th>Issues/Analysis</th>
<th>Recommendation</th>
<th>Priority</th>
</tr>
</thead>
<tbody>
<tr>
<td>11. Long Term Agricultural Lands Designation Reconsideration</td>
<td>Submitted by: BoCC Lead Staff:</td>
<td>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. Including: Lewis Location: 9005 Prather Road, 98531 APN: 13521230000, 13521230100 Acres: 40± Weyerhaeuser Real Estate #1 Location: End of Mountain Vista Drive APN: 22611100200 Acres: 40± Weyerhaeuser Real Estate #2 Location: End of Mountain Vista Drive APN: 22611106600 Acres: 40± Schader Crown Ranch Location: 20015 128th Avenue SE, 98597 APN: 22602420000 (Total of Seven Parcels) Acres: 338±</td>
<td>1) Background: a) Thurston County reviewed the Long Term Agriculture designations in the Thurston County Comprehensive Plan in 2008. 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. 2) Next steps: a) Analyze the information provided by each property owner. b) Consult with neutral soils experts. c) Formulate a recommendation. 3) Requirements: a) Thurston County Planning Commission work sessions, hearing and recommendation b) Board of County Commissioners work sessions, hearing and decision 4) Factors to Consider a) The analysis by soils experts will require funding. 5) Staff Recommendations a) Add issue to 2010 docket.</td>
<td>Add to Docket</td>
<td>High</td>
</tr>
</tbody>
</table>
Applicant: Weyerhaeuser Real Estate  
Amendment: Long-Term Agriculture to Rural Residential Resource 1 Unit per 5 Acres  
Project Info: 40 +/- Acres  
Application #: 2009103135  

Thurston County Zoning  
- RRR1/5 - Rural Residential Resource 1/5  
- LTA - Long-Term Agriculture  

Thurston County Planning Department  
Map Created on 24 June 2010 - jkb  

Thurston County makes every effort to ensure that this map is a true and accurate representation of the work of County Government. However, the county and all related personnel are not liable for any errors, omissions, or implied warranties included in this map. The county and all related personnel disclaim all warranties, express or implied, of merchantability, fitness for a particular purpose, and non-infringement of proprietary rights. Under no circumstances, including negligence, shall Thurston County be liable for any direct, indirect, special or consequential damages resulting from the use of, or the inability to use, Thurston County materials.
Thurston County makes every effort to ensure that this map is a true and accurate representation of the work of County Government. However, the county and all related personnel make no warranty, express or implied, regarding the accuracy, completeness or convenience of any information disclosed on this map. Nor does the County accept liability for any damage or injury caused by the use of this map.

To the fullest extent permissible pursuant to applicable law, Thurston County disclaims all warranties, express or implied, including, but not limited to implied warranties of merchantability, data fitness for a particular purpose, and non-infringements of proprietary rights. Under no circumstances, including, but not limited to negligence, shall Thurston County be liable for any direct, indirect, special, incidental, or consequential damages that result from the use of, or the inability to use, Thurston County materials.
Applicant: Weyerhaeuser Real Estate
Amendment: Long-Term Agriculture to Rural Residential Resource 1 Unit per 5 Acres
Project Info: 40 +/- Acres
Application #: 2009103136

Thurston County Zoning
RRR 1/5 - Rural Residential Resource 1/5
LTA - Long-Term Agriculture

Thurston County makes every effort to ensure that this map is a true and accurate representation of the work of County Government. However, the county and all related personnel make no warranty, express or implied, regarding the accuracy, completeness or convenience of any information disclosed on this map. Nor does the County accept liability for any damage or injury caused by the use of this map.

To the fullest extent permissible pursuant to applicable law, Thurston County disclaims all warranties, express or implied, including, but not limited to implied warranties of merchantability, fitness for a particular purpose, and non-infringement of proprietary rights.

Under no circumstances, including, but not limited to negligence, shall Thurston County be liable for any direct, indirect, incidental, special or consequential damages that result from the use of, or the inability to use, Thurston County materials.
Applicant: Weyerhaeuser Real Estate
Amendment: Long-Term Agriculture to Rural Residential Resource 1 Unit per 5 Acres
Project Info: 40 +/- Acres
Application #: 2009103136

2009 Aerial Photos
Applicant:
Petra Lewin
Amendment:
Long-Term Agriculture to Rural Residential Resource 1 Unit per 5 Acres
Project Info:
40 +/- Acres
Application #:
2009103118

Thurston County Zoning

| RRR 1/5 - Rural Residential Resource 1/5 | LTA - Long-Term Agriculture |

Thurston County makes every effort to ensure that this map is a true and accurate representation of the work of County Government; however, the county and all related personnel shall not be liable for any damages, whether direct, incidental, or consequential, that occur from the use of, or the inability to use, Thurston County materials.

Thurston County Zoning

RRR 1/5 - Rural Residential Resource 1/5
LTA - Long-Term Agriculture

To the fullest extent permissible pursuant to applicable law, Thurston County disclaims all warranties, express or implied, including, but not limited to implied warranties of merchantability, fitness for a particular purpose, and noninfringement of proprietary rights.

Under no circumstances, including, but not limited to negligence, shall Thurston County be liable for any direct, indirect, incidental, special, or consequential damages that result from the use of, or the inability to use, Thurston County materials.

Thurston County Planning Department
Map Created: 24 June 2010 - jkb
Thurston County makes every effort to ensure that this map is a true and accurate representation of the work of County Government. However, the county and all related personnel make no warranty, express or implied, regarding the accuracy, completeness or convenience of any information disclosed on this map. Nor does the County accept liability for any damage or injury caused by the use of this map.

To the fullest extent permissible pursuant to applicable law, Thurston County disclaims all warranties, express or implied, including, but not limited to implied warranties of merchantability, data fitness for a particular purpose, and non-infringement of proprietary rights.

Under no circumstances, including, but not limited to, negligence, shall Thurston County be liable for any direct, indirect, special, incidental, or consequential damages that result from the use of, or the inability to use, Thurston County materials.

Applicant: Petra Lewin
Amendment: Long-Term Agriculture to Rural Residential Resource 1 Unit per 5 Acres
Project Info: 40 +/- Acres
Application #: 2009103118
2009 Aerial Photos
Applicant: Schader Crown Ranch
Amendment: Long-Term Agriculture to Rural Residential Resource 1 Unit per 5 Acres
Project Info: 338 +/- Acres
Application #: 2009102978

Thurston County Zoning

| RRR1/5 - Rural Residential Resource 1/5 | LTA - Long-Term Agriculture |

Thurston County makes every effort to ensure that this map is a true and accurate representation of the work of County Government. However, the county and all related personnel make no warranty, express or implied, regarding the accuracy, completeness or convenience of any information disclosed on this map. Nor does the County accept liability for any damage or injury caused by the use of this map.

Under no circumstances, including negligence, shall Thurston County be liable for any direct, indirect, special, incidental or consequential damages which result from the use of, or the inability to use, Thurston County materials.
Thurston County makes every effort to ensure that this map is a true and accurate representation of the work of County Government. However, the county and all related personnel make no warranty, express or implied, regarding the accuracy, completeness or convenience of any information disclosed on this map. Nor does the County accept liability for any damage or injury caused by the use of this map.

To the fullest extent permissible pursuant to applicable law, Thurston County disavows all warranties, express or implied, including, but not limited to implied warranties of merchantability, data fitness for a particular purpose, and non-infringements of proprietary rights.

Under no circumstances, including, but not limited to negligence, shall Thurston County be liable for any direct, indirect, special, incidental, or consequential damages that result from the use of, or the inability to use, Thurston County materials.
<table>
<thead>
<tr>
<th>Proposal Title and Affected Plan</th>
<th>Applicant/Lead County Staff</th>
<th>Proposal Summary</th>
<th>Issues/Analysis</th>
<th>Recommendation</th>
<th>Priority</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Withdrawn</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>13. Comprehensive Plan Amendment Methods and Growth Management Public Participation</strong></td>
<td>Submitted by: Planning Lead Staff:</td>
<td>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. 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. If Chapter 11 is amended, this may lead to amendments in each of the associated zoning ordinances. <strong>1) Background:</strong> 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. <strong>2) Next steps/GMA Requirements</strong> a) Planning Commission work-sessions b) Planning Public Hearing c) Board Work Session d) Board Public Hearing e) Board action <strong>3) Factors to Consider:</strong> 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 <strong>4) Staff Recommendations:</strong> a) Place on 2010 Docket</td>
<td>Add to docket</td>
<td>Low</td>
<td></td>
</tr>
<tr>
<td>Proposal Title and Affected Plan</td>
<td>Applicant/Lead County Staff</td>
<td>Proposal Summary</td>
<td>Issues/Analysis</td>
<td>Recommendation</td>
<td>Priority</td>
</tr>
<tr>
<td>--------------------------------</td>
<td>-----------------------------</td>
<td>-----------------</td>
<td>----------------</td>
<td>---------------</td>
<td>---------</td>
</tr>
</tbody>
</table>
| 14. Public Health and Social Services Comprehensive Plan Chapter | Submitted by: Planning & Public Health and Social Services Lead Staff: | 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. Adding health as an element of the comprehensive plan would add a data set to the information considered when developing long range plans. The outputs of comprehensive planning would: | 1) Background:  
   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.  
3) Next steps:  
   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  
3) Factors to Consider:  
   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  
4) Staff Recommendations: | Add to docket | High |

Add to docket

High
## 15. Watershed Characterization

### Watershed Science to Local Policy Implementation

**Submitted by:** Planning Lead Staff: Cynthia Wilson

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.

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.

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.

### Issues/Analysis

1) **Background:**
   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.

2) **Next steps/GMA Requirements**

   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

3) **Factors to Consider:**

   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

4) **Staff Recommendations:**

   Place on 2010 Docket

---

<table>
<thead>
<tr>
<th>Proposal Title and Affected Plan</th>
<th>Applicant/Lead County Staff</th>
<th>Proposal Summary</th>
<th>Issues/Analysis</th>
<th>Recommendation</th>
<th>Priority</th>
</tr>
</thead>
<tbody>
<tr>
<td>15. Watershed Characterization</td>
<td></td>
<td></td>
<td></td>
<td>Add to docket</td>
<td>High</td>
</tr>
<tr>
<td>Watershed Science to Local Policy Implementation</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### Joint Comprehensive Plan Amendments

<table>
<thead>
<tr>
<th>Proposal Title and Affected Plan</th>
<th>Applicant/Lead County Staff</th>
<th>Proposal Summary</th>
<th>Issues/Analysis</th>
<th>Recommendation</th>
<th>Priority</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>16. City of Olympia French Loop and Chambers Basin UGA Resizing and Land Use Analysis</strong></td>
<td><strong>Submitted by: Thurston County</strong>&lt;br&gt;<strong>Lead Staff:</strong> Jeremy Davis</td>
<td>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.&lt;br&gt;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.&lt;br&gt;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.&lt;br&gt;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.&lt;br&gt;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.</td>
<td><strong>1) Background:</strong>&lt;br&gt;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.&lt;br&gt;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.&lt;br&gt;c) The City had officially approved this item as part of the 2009 Comprehensive Plan amendment docket.</td>
<td><strong>Maintain on Docket</strong></td>
<td><strong>High Moratorium Issue</strong></td>
</tr>
</tbody>
</table>

O:\Track\LONG RANGE PLANNING\COMP PLAN AMENDMENTS 2010\Preliminary Docket\2010 Preliminary Docket Worksheet.Consolidated.V1.Docx
### Proposal Title and Affected Plan

17. Yelm – Population Update

#### City of Yelm Comprehensive Plan and Joint Plan with Thurston County

**Proposal Summary**

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.

**Issues/Analysis**

1) **Background:**
   - The City of Yelm and Thurston County last adopted a joint plan amendment in 2006 with the most current population numbers.
   - 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.
   - The proposed amendment has been approved by the City of Yelm for the Yelm Comprehensive Plan.
   - 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.
   - The amendment would be deferred until the seven year updated in 2014.

2) **Next steps:**
   - **Board Public Hearing**
   - **Board decision**

3) **Requirements:**
   - Board of County Commissioners work sessions, hearing, and decision

4) **Factors to Consider:**
   - This is a compliance issue.

5) **Staff Recommendations:**
   - Maintain on the 2010 Comprehensive Plan Docket

**Recommendation:** Maintain on docket

**Priority:** Low Compliance Issue

---

### Applicant/Lead County Staff

**Submitted by:** City of Yelm

**Lead Staff:**
- Kathy McCormick, TRPC
- Jeremy Davis, Thurston County

---

O:\Track\LONG RANGE PLANNING\COMP PLAN AMENDMENTS 2010\Preliminary Docket\2010 Preliminary Docket Worksheet.Consolidated.V1.Docx
<table>
<thead>
<tr>
<th>Proposal Title and Affected Plan</th>
<th>Applicant/Lead County Staff</th>
<th>Proposal Summary</th>
<th>Issues/Analysis</th>
<th>Recommendation</th>
<th>Priority</th>
</tr>
</thead>
</table>
| 18. Wilmovsky -- Grand Mound Subarea Plan for the Grand Mound Urban Growth Area | Submitted by: Tony Balmelli for Karolyn M. Wilmovsky, property owner | 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.  
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.  
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.  
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.  
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. Assessor’s Parcel Numbers: 51300700000 & 51301400000 Application Number: 2007104668 | 1) Background:  
a) This application was originally on the 2007 Comprehensive Plan Amendment Docket, and was not considered in 2007 or 2008 because the County was revaluating 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.  
2) Next steps:  
a) Full review of the proposed changes  
b) Public meetings and hearings  
c) Decision  
3) Requirements:  
a) Thurston County Planning Commission hearing and recommendation  
b) Thurston Regional Planning Council recommendation  
c) Board of County Commissioners hearing and decision  
4) Factors to Consider:  
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.  
5) Staff Recommendations:  
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. | Add to Docket | Medium |
PRELIMINARY CONTEXT ANALYSIS

Applicant: Tony Balmelli

Request Summary: Amend the land use plan, amend the Grand Mound UGA, change the land use from R 1/5 to R 3-6 (Title 20), and rezone appropriately

Location: 6711 198th Ave SW
Approximately 1,600 feet west of the intersection of 198th Ave SW and Sargent Rd. SW RD SW

APN: 51300700000 & 51301400000

Acres: 28.95±

Current Land Use and Zoning: One Single Family Home & Undeveloped; Residential One Unit per Five Acres (Title 20)

Docket Status: Already Placed on Official Docket in 2008

Background:
The applicant requests approval of a site specific Comprehensive Plan amendment and associated rezoning for 28.95± largely undeveloped acres located along the western boundary of the Grand Mound Urban Growth Area. Approval of the amendment would expand the urban growth area for Grand Mound. No specific development has been proposed at this time.

The amendment would amend the Thurston County Comprehensive Plan, the Grand Mound Sub-Area Plan, and the Rochester Sub-Area Plan.

The Grand Mound Development Plan from the Confederated Tribes of the Chehalis Reservation conceptual land use plan shows this area as a location for future Low Density Residential development within an expanded UGA.

Surrounding Land Use and Zoning:

East:
Land Use: The predominant development pattern is single family residential at one dwelling unit per acre and 4.5 dwelling units per acre (du/ac). A Duplex & Multi Family Residential development at 5.5 du/ac is also to the east.

Zoning: Residential 3-6 Dwelling Units per Acre (Title 20) within the Grand Mound Urban Growth Area (UGA)
West:
Land Use: The predominant development pattern is rural large lot single family residential development with a minimum lot size of one acre, and undeveloped property.

Zoning: Rural Residential Resource One Unit per Five Acres (Title 20) outside the Grand Mound UGA

North:
Land Use: Single family residential development with a density of approximately one dwelling unit per acre or less is the predominant land use in this area.

Zoning: Rural Residential Resource One Unit per Five Acres (Title 20) outside the Grand Mound UGA

South:
Land Use: The predominant development pattern is rural single family residential development with a density of approximately one dwelling unit per five acres.

Zoning: Rural Residential Resource One Unit per Five Acres (Title 20) outside the Grand Mound UGA

Access:
Northern access to the property is provided by 198th Ave SW off of Sargent Rd. Southern access is provided by 201st Ave SW, also off of Sargent Rd. At this location, 198th Ave SW, 201st Ave SW, and Sargent Rd. SW are local access streets. Traffic impacts are not studied at the preliminary docketing stage. Traffic would be expected to increase with the requested amendment.

Sewer and Water:
The property is located directly to the east of the Grand Mound UGA and utilities service area. If the amendment were to be approved, then the sewer and water service areas would be expanded as well. Sewer and water capacity to serve a development at this location would be assessed during the full review process and has not been studied at this time. The site is also located in an area with known nitrate contamination issues.

The duplex and multi family development directly to the east is on public sewer and water.

Environmental Concerns:
The preliminary analysis does not show any wetlands, floodways, high ground water areas or other environmental concerns. A more in-depth analysis with other agencies will be conducted during the full review process and during the review of any specific development or building permit applications.

RECOMMENDATIONS:

<table>
<thead>
<tr>
<th>Staffing:</th>
<th>Staff Recommendation: Maintain on Docket</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.10</td>
<td>Priority: Low</td>
</tr>
</tbody>
</table>

Fund Source: Fee Based

Board Recommendations:
Applicant: Karolyn M. Wilmovsky
Amendment: a) Expand the Grand Mound Urban Growth Area; b) Rural Residential Resource (1-5 du/ac) to Residential (4-16 du/ac)
Project Info: 28.95 Acres
Application #: 2007104668

Thurston Zoning
RRR 1/5 - Rural Residential Resource 1/5

Grand Mound Zoning
R 3-6/1 - Residential 3-6 Units Per Acre
AC - Arterial Commercial
PID - Planned Industrial Park

Area of Interest
Urban Growth Area Boundary

Feet
0  250  500  750  1,000

Thurston County makes every effort to ensure that this map is a true and accurate representation of the work of County Government. However, the county and all related personnel disclaim any warranty, express or implied, regarding the accuracy, completeness or convenience of any information disclosed on this map. Nor does the County accept liability for any damage or injury caused by the use of this map.

Under no circumstances, including, but not limited to negligence, shall Thurston County be liable for any direct, indirect, incidental, or consequential damages that result from the use of, or the inability to use, Thurston County materials.
Applicant: Karolyn M. Wilmovsky
Amendment: a) Expand the Grand Mound Urban Growth Area; b) Rural Residential Resource (1-5 du/ac) to Residential (4-16 du/ac)
Project Info: 28.95 Acres
Application #: 2007104668

Thurston County Development Services
Map Created on 17 Feb 2009 - jkb

Thurston County makes every effort to ensure that this map is a true and accurate representation of the work of County Government. However, the county and all related personnel make no warranty, express or implied, regarding the accuracy, completeness or convenience of any information disclosed on this map. Nor does the County accept liability for any damage or injury caused by the use of this map.

To the fullest extent permissible pursuant to applicable law, Thurston County disclaims all warranties, express or implied, including but not limited to implied warranties of merchantability, fitness for a particular purpose, and non-infringements of proprietary rights. Under no circumstances, including, but not limited to, negligence, shall Thurston County be liable for any direct, indirect, incidental, special or consequential damages that result from the use of, or the inability to use, Thurston County materials.
<table>
<thead>
<tr>
<th>Proposal Title and Affected Plan</th>
<th>Applicant/Lead County Staff</th>
<th>Proposal Summary</th>
<th>Issues/Analysis</th>
<th>Recommendation</th>
<th>Priority</th>
</tr>
</thead>
</table>
| 19. Hebert – City of Yelm Comprehensive Plan and Joint Plan with Thurston County | Submitted by: Jemima McCullum for Patrick and Deborah Hebert, Property Owners | 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.  
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.  
Assessors Parcel Number (APN): 64303200200  
Application Number: 2007104712 | 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. | | |

Title 20 Zoning
<table>
<thead>
<tr>
<th>Proposal Title and Affected Plan</th>
<th>Applicant/Lead County Staff</th>
<th>Proposal Summary</th>
<th>Issues/Analysis</th>
<th>Recommendation</th>
<th>Priority</th>
</tr>
</thead>
</table>
| **20. MC Construction – City of Lacey and Thurston County Land Use Plan for the Lacey Urban Growth Area Title 21 Lacey Urban Growth Area Zoning** | Submitted by: MC Const. for Torden Thomson, Inc., Property Owner | 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. | **1) Background:**  
   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 reclamtion of an existing mineral extraction site (gravel mine) for residential development.  
  2) Next steps:  
   a) Full review of the proposed land use plan changes  
   b) Public meetings and hearings  
   c) Decision | Add to Docket | Low |
| | | 2) Amend the Official Zoning Map, Thurston County, Washington, North County Urban Growth Areas to change the zoning from ME to LD 0-4. | | | |
| | APN: 21818220100 | Application Number: 2007104728 | | | |

**Factors to Consider:**  
- Site specific land use plan amendment and rezoning applications can generate significant citizen participation, which requires staff time to process.  
- Off-site meetings may be required by the staff for field visits and attending meetings at the City of Lacey.  
- This is the second year the amendment has been on the docket.  

**Staff Recommendations:**  
- Place the amendment on the 2009 Comprehensive Plan Docket
MC Construction
Site Specific Map Land Use Plan
And Rezoning in the Lacey/
Thurston County Joint Plan Area

PRELIMINARY CONTEXT ANALYSIS

Applicant: MC Construction
Representative: Steve Yester, MC Construction
Request Summary: Amend the Lacey UGA Land Use Plan to change the land use from ME to LD 0-4 (Title 21) and rezone appropriately
Location: 9520 Steilacoom Rd SE
North side of Steilacoom Rd SE at Torden Lane
APN: 21818220100 (eastern portion)
Acres: ±5.14 of a 14.94± acre parcel
Current Land Use and Zoning: Gravel Mine; Mineral Extraction (ME)
Docket Status: Already Placed on Official Docket in 2008

Background:
The applicant requests approval of a site specific Comprehensive Plan amendment and associated rezoning for 5.14± acres of a 14.94 acre parcel in the City of Lacey Urban Growth Area currently used for mineral extraction (gravel). The portion of the site being considered has been reclaimed. The requested land use map change is Mineral Extraction (ME) to Low Density Residential District 0-4 (LD 0-4). The associated zoning would change from ME to LD 0-4 Title 21 Lacey UGA Zoning. The property is located approximately 1/10 of a mile from the edge of the Lacy UGA, and 1± mile from the City of Lacey boundary. The applicant is proposing to redevelop the site with a single family residential development. A reclamation plan was not submitted with this application, however, it would be required for redevelopment.

A preliminary plat with nine lots was submitted on November 15, 2007. There were eight residential lots on the 5.14± acre portion, and one 9.8± acre lot that would remain ME.

This amendment would amend the Lacey/Thurston County Joint Plan. The proposed amendment was placed on the Official Docket in 2008, but was not on the City of Lacey Docket in 2008. The City has not finalized the 2009 docket at this time.

Land Use and Zoning:
East:
Land Use: Undeveloped and large lot single family residential development on lot sizes of 0.25 acres or more and a density of approximately three units per acre.
Zoning: Low Density Residential District 0-4 (Title 21 Lacey UGA Zoning)

**West:**
Land Use: Gravel mining, single family residential and a manufactured home park.

Zoning: Mineral Extraction, Low Density Residential 0-4, & Low Density 3-6 (Title 21 Lacey UGA Zoning)

**North:**
Land Use: Large lot single family residential on lot sizes of 0.25 acres or more, and a density of approximately two units per acre.

Zoning: Low Density Residential District 0-4 (Title 21 Lacey UGA Zoning)

**South:**
Land Use: Undeveloped

Zoning: Low Density Residential District 0-4 (Title 21 Lacey UGA Zoning)

**Access:**
Access to the property is provided by Steilacoom Rd. SE along the southern boundary. Traffic impacts are not studied at the preliminary docketing phase. Traffic would be expected to increase with the requested amendment.

**Sewer and Water:**
The property is located within the City of Lacey UGA. Public water service is nearby. The nearest sewer connection is approximately 0.8 miles to the west of Steilacoom Rd. SE and Pinecrest Dr. SE. Onsite systems may be an option depending on sewage capacity needs. Both would be analyzed at the time a specific building permit or development application is submitted.

**Environmental Concerns:**
The preliminary analysis shows that the property is in a critical aquifer recharge area which generally means that extra measures and restrictions are required for onsite sewage treatment systems. It does not appear that there are any mapped wetlands, hydric soils, rare plants, steep slopes or other critical areas present. A more in-depth analysis will take place during the full review phase and during the review of any specific development or building permit applications.

**RECOMMENDATIONS:**

<table>
<thead>
<tr>
<th>Staffing: 0.06</th>
<th>Staff Recommendation: Maintain on Docket Process only if City also considers amendment in 2010</th>
<th>Board Recommendations:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fund Source: Fee Based</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Applicant:
Torden Thomson, Inc.

Amendment:
Mineral Extraction to Low Density (0-4 du/ac)

Project Info:
14.94 Acres

Application #:
2007104728

Thurston Zoning
- R 1/20 - Rural 1/20
- RRR1S - Rural Residential 1/5
- NA - Nisqually Agriculture

Lacey UGA Zoning
- LD 0-4 - Low Density Residential 0-4
- LD 3-6 - Low Density Residential 3-6
- ME - Mineral Extraction

Urban Growth Area Boundary

Area of Interest

Thurston County makes every effort to ensure that this map is a true and accurate representation of the work of County Government; however, the County and all related personnel or agency, except as otherwise required by law, disclaim any liability for any damages or injury caused by use of this map.

To the fullest extent permissible pursuant to applicable law, Thurston County disclaims all warranties, expressed or implied, including, but not limited to implied warranties of merchantability, fitness for a particular purpose, and non-infringement of proprietary rights.

Under no circumstances, including, but not limited to negligence, shall Thurston County be liable for any direct, indirect, incidental, special, or consequential damages that result from the use of, or the inability to use, Thurston County materials.
Applicant: Torden Thomson, Inc.
Amendment: Mineral Extraction to Low Density (0-4 du/acre)
Project Info: 14.94 Acres
Application #: 2007104728

Thurston County Development Services
Map Created on 17 Feb 2009 - jkb

Thurston County makes every effort to ensure that this map is a true and accurate representation of the work of County Government; however, the county and all related personnel make no warranty, express or implied, regarding the accuracy, completeness or convenience of any information disclosed on this map. Nor does the County accept liability for any damage or injury caused by the use of this map.

To the fullest extent permissible pursuant to applicable law, Thurston County disclaims all warranties, express or implied, including but not limited to implied warranties of merchantability, data fitness for a particular purpose, and non-infringements of proprietary rights. Under no circumstances, including, but not limited to, negligence, shall Thurston County be liable for any direct, indirect, incidental, special, or consequential damages that result from the use of, or the inability to use, Thurston County materials.
## Proposal Title

**21. Venture Acquisitions, LLC – Tumwater/Thurston County Joint Plan**

### Applicant/Lead Staff

Submitted by: Tony Balmelli
Lead Staff:

### Proposal Summary

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.

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.

APN: 09090022002
Application Number 2008104178

### Issues/Analysis

1) **Background:**
   - 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.
   - 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.
   - 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.

2) **Next steps:**
   - Full review of the proposed land use plan changes
   - Public meetings and hearings
   - Decision

3) **Requirements:**
   - City of Tumwater Planning Commission work sessions, hearing and recommendation
   - City of Tumwater City Council work sessions, hearing and decision/recommendation
   - Thurston County Planning Commission work sessions, hearing and recommendation
   - Board of County Commissioners work sessions, hearing and decision

4) **Factors to Consider:**
   - Site specific land use plan amendment and rezoning applications can generate significant citizen participation, which requires staff time to process.
   - Off-site meetings may be required by the staff for field visits and attending meetings at the City of Tumwater.

5) **Staff Recommendations:**
   - Place the amendment on the 2009 Comprehensive Plan Docket

### Recommendation

Add to docket

### Priority

Low
# PRELIMINARY CONTEXT ANALYSIS

<table>
<thead>
<tr>
<th>Applicant:</th>
<th>Tony Balmelli</th>
</tr>
</thead>
<tbody>
<tr>
<td>Request Summary:</td>
<td>Amend the Tumwater UGA Land Use Plan to change the land use from SFM 6-9 to MFM 9-15 (Title 22) and rezone appropriately</td>
</tr>
</tbody>
</table>
| Location:           | 7415 Prine Drive SW  
545± feet southeast of Littlerock Rd. and Prine Drive SW |
| APN:                | 09090022002    |
| Acres:              | 4.82±          |
| Current Land Use and Zoning: | Undeveloped; Single Family Medium 6-9 du/ac |
| Docket Status:      | New to Docket  |

**Background:**

The applicant requests approval of a site specific Comprehensive Plan amendment and associated rezoning for 4.82± undeveloped acres in the Tumwater Urban Growth Area. The property is 345 feet southeast of the city boundary which is on the northwest side of Littlerock Rd SW.

The requested land use map change is Single Family Medium Density Six to Nine Units per Acre (SFM 6-9) to Multi-Family Medium Density Nine to Fifteen Units per Acre (MFM 9-15). The associated zoning would change from SFM 6-9 to MFM 9-15, Title 22 Tumwater UGA Zoning. While the applicant has not proposed a specific development, multifamily development would be expected at this site. The analysis that is conducted during the full review phase will take into consideration all uses permitted in the MFM zoning district.

This amendment would amend the Tumwater/Thurston County Joint Plan. The City has not finalized the 2009 docket at this time and a recommendation from the City of Tumwater staff has not been received.

**Land Use and Zoning:**

*NorthEast:*
- Land Use: Single family residential and Undeveloped. The area appears to be transitioning to commercial uses.

Zoning: Commercial Development Zone District & General Commercial (Title 22 Tumwater UGA Zoning).
Northwest:
Land Use: Large lot single family residential with an average lot size of 1.25± acres or more.

Zoning: Single Family Medium Six to Nine Units per Acre (Title 22 Tumwater UGA Zoning)

Southwest:
Land Use: Large lot single family residential with an average lot size of 2± acres or more.

Zoning: Single Family Medium Six to Nine Units per Acre (Title 22 Tumwater UGA Zoning)

Southeast:
Land Use: Large lot single family residential and undeveloped property.

Zoning: Multi-Family Medium Nine to Fifteen Units per Acre and General Commercial District (Title 22 Tumwater UGA Zoning)

Access:
Access to the property is provided by Prine Drive SW along the northeastern boundary off of Littlerock Rd SE. Traffic impacts are not studied at the preliminary docketing phase. Traffic would be expected to increase with the requested amendment.

Sewer and Water:
The property is located within the City of Tumwater UGA; however, sewer and water are available at Littlerock Rd. SW and 73rd Ave. SW about 1400 linear feet to the northeast.

Environmental Concerns:
This property is within the Salmon Creek Basin, a known high groundwater area. Prior to any development of the property, the applicant will be required to meet the Salmon Creek Basin development standards. This property is in a Nitrate Contamination area, and would have restrictions on the use of septic systems. It does not appear that there are any mapped high groundwater areas or buffers, wetlands, sensitive wildlife habitat, steep slopes or other critical areas on or adjacent to the property. A more in-depth analysis will take place during the full review phase and during the review of a specific development or building permit application.

RECOMMENDATIONS:

<table>
<thead>
<tr>
<th>Staffing: 0.05</th>
<th>Staff Recommendation: Maintain on Docket Process only if City also considers amendment in 2010</th>
<th>Board Recommendations:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fund Source: Fee Based</td>
<td>Priority: Low</td>
<td></td>
</tr>
</tbody>
</table>
Thurston County makes every effort to ensure that this map is a true and accurate representation of the work of County Government. However, the county and all related personnel make no warranty, express or implied, regarding the accuracy, completeness or convenience of any information disclosed on this map. Nor does the County accept liability for any damage or injury caused by the use of this map.

To the fullest extent permissible pursuant to applicable law, Thurston County disclaims all warranties, express or implied, including, but not limited to, implied warranties of merchantability, data fitness for a particular purpose, and non-infringement of proprietary rights. Under no circumstances, including, but not limited to, negligence, shall Thurston County be liable for any direct, indirect, incidental, special or consequential damages that result from the use of, or the inability to use, Thurston County materials.

Applicant: Tony Balmelli
Amendment: Single Family Medium (6-9 du/ac) to Multi-Family Medium (9-15 du/ac)
Project Info: 4.82 Acres
Application #: 2008104178

Tumwater UGA Zoning

- **SFM** - Single Family Medium Density Residential 6-9 Units Per Acre
- **MFM** - Multi-family Medium Density Residential 9-15 Units Per Acre
- **MU** - Mixed Use
- **CD1** - Commercial Development
- **GC** - General Commercial
- **TC** - Town Center
- **ARI** - Airport Related Industry

**Urban Growth Area Boundary**

- **Area of Interest**

Thurston County Development Services
Map Created on 13 Jan 2009 - jkb
Thurston County makes every effort to ensure that this map is a true and accurate representation of the work of County Government. However, the county and all related personnel make no warranty, express or implied, regarding the accuracy, completeness or convenience of any information disclosed on this map. Nor does the County accept liability for any damage or injury caused by the use of this map.

To the fullest extent permissible pursuant to applicable law, Thurston County disclaims all warranties, express or implied, including, but not limited to implied warranties of merchantability, data fitness for a particular purpose, and non-infringements of proprietary rights.

Under no circumstances, including, but not limited to negligence, shall Thurston County be liable for any direct, indirect, incidental, special or consequential damages that result from the use of, or the inability to use, Thurston County materials.
22. Medela Group, LLC – Comprehensive Plan for Olympia and the Olympia UGA

Title: Comprehensive Plan for Olympia and the Olympia UGA

Applicant/Lead Staff:
Submitted by: Ron Niemi, Woodard Bay Rd. NE

Proposal Summary:
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.
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.

APN: 09480045000, 09480046000, 09480048000, 09480049000, 09480050000, 09480051000, 09480052000, 09480053000, 09480054000, 09480055000, 09480056000, 09480057000, 52900100100, 52900200900, 52900200700

Application Number 2009103063

Proposal Title and Affected Plan

<table>
<thead>
<tr>
<th>Proposal Title and Affected Plan</th>
<th>Applicant/Lead County Staff</th>
<th>Proposal Summary</th>
<th>Issues/Analysis</th>
<th>Recommendation</th>
<th>Priority</th>
</tr>
</thead>
<tbody>
<tr>
<td>22. Medela Group, LLC – Comprehensive Plan for Olympia and the Olympia UGA Title 23 Olympia Urban Growth Area Zoning</td>
<td>Submitted by: Ron Niemi, Woodard Bay Rd. NE</td>
<td>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. 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. APN: 09480045000, 09480046000, 09480048000, 09480049000, 09480050000, 09480051000, 09480052000, 09480053000, 09480054000, 09480055000, 09480056000, 09480057000, 52900100100, 52900200900, 52900200700 Application Number 2009103063</td>
<td>1) Background 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. 2) Next steps a) Full review of the proposed land use plan changes b) Public meetings and hearings c) Decision 3) Requirements 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 4) Factors to Consider 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 5) Staff Recommendations Place the amendment on the 2010 Comprehensive Plan Docket.</td>
<td>Add to docket</td>
<td>Low</td>
</tr>
</tbody>
</table>
Preliminary Context Analysis

Applicant: Ron Neimi, Woodard Bay Rd. NE
Request Summary: Amend the land use plan and change the land use from R 4-8 to RM 18 (Title 23) and rezone appropriately
Location: 8th Avenue SE and Steele Street SE
APN: 09480045000, 09480046000, 09480048000, 09480049000, 09480050000, 09480051000, 09480052000, 09480053000, 09480054000, 09480056000, 09480057000, 52900100100, 52900200900, 52900200700
Acres: 9.01±
Current Land Use and Zoning: Low Density Single Family Home & Undeveloped; Residential Four to Eight Units per Acre (Title 23)
Docket Status: New

Background:
The applicant requests approval of a site specific Comprehensive Plan amendment and associated rezoning for 9.01± largely undeveloped acres located at 8th Avenue SE and Steele Street SE. The request would change the land use and zoning from Residential Four to Eight Units per Acre to Residential Multifamily 18. This property is located in an unincorporated county island to the north of Interstate 5 and south of Pacific Avenue SE in the Olympia UGA.

The amendment would amend the Comprehensive Plan for the City of Olympia and the Olympia UGA.

This area is currently up for annexation by the City of Olympia, and is scheduled to be annexed by the end of 2010. The applicant would like to continue with the land use plan amendment request with the County.

Surrounding Land Use and Zoning:

East:
Land Use: City of Olympia. The predominant development pattern is industrial warehouse and commercial. A Puget Sound Energy storage yard and offices are located to the east.
Zoning: City of Olympia Zoning: General Commercial (GC) and High Density Corridor 4 (HDC-4)
**West:**
Land Use: City of Olympia. The predominant development pattern is single family residential development with a density of three to four and a half units per acre with lot sizes starting at 5,500 square feet.

Zoning: City of Olympia Zoning: Residential Four to Eight Units per Acre

**North:**
Land Use: Forest Cemetery.

Zoning: General Commercial (Title 23 Olympia UGA Zoning Ordinance)

**South:**
Land Use: One single family home at the end of Steele and Interstate 5.

Zoning: City of Olympia Zoning: Residential Four to Eight Units per Acre and Residential Multifamily 18; County Zoning: Residential Four to Eight Units per Acre

**Access:**
Access to the property is provided from Boulevard Street SE by 7th Avenue SE via Chambers Street SE and 9th Avenue SE to the east. Traffic impacts are not studied at the preliminary docketing stage. Traffic would be expected to increase with the requested amendment.

**Sewer and Water:**
There is public sewer and water servicing this property. The capacity/sizing would be assessed during the full review process.

**Environmental Concerns:**
The preliminary analysis from GeoData shows a wetland and 100-year FEMA flood area directly to the east of the subject property on the Puget Sound Energy property. A more in-depth analysis with other agencies will be conducted during the full review process, and during the review of any specific development or building permit applications.

**RECOMMENDATIONS:**

<table>
<thead>
<tr>
<th>Staffing</th>
<th>Staff Recommendation: Maintain on Docket</th>
<th>Board Recommendations:</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.10</td>
<td>Priority: Low</td>
<td></td>
</tr>
</tbody>
</table>

**Fund Source:** Fee Based
Applicant: Ron Niemi/Woodard Bay Works, Inc
Amendment: Residential 4 to 8 Units Per Acre to Residential Multifamily 18
Project Info: 9 +/- Acres
Application #: 2009103063

Thurston County Zoning
- R-4-8 - Residential 4-8
- R-6-12 - Residential 6-12
- LI/C - Light Industrial Commercial

City of Olympia

Thurston County makes every effort to ensure that this map is a true and accurate representation of the work of County Government. However, the county and all related personnel and any third persons who may be authorized to reproduce any part of this map or any part hereon make no warranty, express or implied, as to the accuracy or completeness or quality of information disclosed on this map. Nor does the County accept liability for any damage or injury caused by the use of this map.

To the fullest extent permissible pursuant to applicable law, Thurston County disclaims all warranties, express or implied, including, but not limited to implied warranties of merchantability, fitness for a particular purpose, and non-infringement of proprietary rights.

Under no circumstances, including, but not limited to negligence, shall Thurston County be liable for any direct, indirect, incidental, special or consequential damages that result from the use of, or the inability to use, Thurston County materials.
Applicant: Ron Niemi/Woodard Bay Works, Inc
Amendment: Residential 4 to 8 Units Per Acre to Residential Multifamily 18
Project Info: 9 +/- Acres
Application #: 2009103063

Thurston County makes every effort to ensure that this map is a true and accurate representation of work of County Government; however, the county and all related personnel, either directly, indirectly, expressly or implied, regarding the accuracy, completeness or convenience of any information disclosed on this map. Nor does the county accept liability for any damage or injury caused by the use of this map.

Under no circumstances, including, but not limited to negligence, shall Thurston County be liable for any direct, indirect, special, incidental or consequential damages that result from the use of, or the inability to use, Thurston County materials.

2009 Aerial Photos
<table>
<thead>
<tr>
<th>Proposal Title and Affected Plan</th>
<th>Applicant/Lead County Staff</th>
<th>Proposal Summary</th>
<th>Issues/Analysis</th>
<th>Recommendation</th>
<th>Priority</th>
</tr>
</thead>
</table>
| 23. Kirkpatrick                 | Submitted by: Jamie & Jenifer Kirkpatrick | 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 101* Lane SW. The overall ownership is 30± acres.  
2) Amend the Land Use Plan Map in the Thurston County Comprehensive Plan. Amend the Official Zoning Map, Thurston County, Washington.  
APN: 12730210000  
Application Number: 2009103090 | 1) Background  
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.  
2) Next steps  
a) Full review of the proposed land use plan changes  
b) Public meetings and hearings  
c) Decision  
3) Requirements  
a) Thurston County Planning Commission work sessions, hearing and recommendation  
b) Board of County Commissioners work sessions, hearing and decision  
4) Factors to Consider  
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.  
5) Staff Recommendations  
Place the amendment on the 2010 Comprehensive Plan Docket. | Add to docket | Low |
Kirkpatrick
Site Specific Map Land Use Plan
And Rezoning Amendment
Thurston County Comprehensive Plan

PRELIMINARY CONTEXT ANALYSIS

Applicant: Jamie Kirkpatrick
Request Summary: Amend the land use plan and change the land use from R 1/10 to RRR 1/5 (Title 20) and rezone appropriately
Location: 4805 101st Lane
APN: 12730210000
Acres: 10± acres of a 20± acre lot
Current Land Use and Zoning: Rural Single Family Home, Agricultural, and Outdoor Storage, R 1/10 (Title 20)
Docket Status: New

Background:
The applicant requests approval of a site specific Comprehensive Plan amendment and associated rezoning for 10± acres of a 20± acre parcel located at the end of 101st Lane SE off of Littlerock Road SE. The request would change the land use and zoning from Rural One Unit per Ten Acres (R 1/10) to Rural Residential and Resource One Unit per Five Acres (RRR 1/5).

The amendment would amend Map M-15 Future Land Use in the Thurston County Comprehensive Plan and rezone the property.

The applicant owns an adjacent 10-acre property to the east with a single-family home constructed in 2007. The subject property was undeveloped until 2007 when the applicant received a permit to construct an agricultural structure. The final inspection on the structure did not occur until 2010. The structure is located on a 4± acre use area in the southeast corner. A site visit may be required prior to docketing.

Surrounding Land Use and Zoning:

East:
Land Use: The predominant development pattern is undeveloped and rural.
Zoning: RRR 1/5 to the east, and Long Term Ag (LTA) to the southeast.

West:
Land Use: The predominant development pattern is rural single-family residential development on five-acre lots.
Zoning: RRR 1/5
North:
Land Use: Rural single-family residential development.
Zoning: R 1/20

South:
Land Use: Rural single-family homes on lot sizes ranging from 2.5 acres to 5 acres. An 80-acre parcel designated Long Term Agriculture (LTA) is located to the southeast.
Zoning: RRR 1/5 – to the southeast it is LTA

Access:
Access to the property is provided from Littlerock Road SW by 101st Avenue SW. Traffic impacts are not studied at the preliminary docketing stage. Traffic would be expected to increase with the requested amendment.

Sewer and Water:
This property is in the rural area. Wastewater treatment and potable water would be provided onsite.

Environmental Concerns:
The preliminary analysis from GeoData shows a wetland on the northwest corner of the subject property. While the property is located in the Salmon Creek Basin, it does not appear to have above ground high groundwater. A more in-depth analysis with other agencies will be conducted during the full review process and during the review of any specific development or building permit applications.

RECOMMENDATIONS:

<table>
<thead>
<tr>
<th>Staffing: 0.6</th>
<th>Staff Recommendation: Remove from Docket</th>
<th>Board Recommendations:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fund Source: Fee Based</td>
<td>Priority: Low</td>
<td></td>
</tr>
</tbody>
</table>
Applicant: Jamie & Jenifer Kirkpatrick
Amendment: Rural 1 Unit per 10 Acres to Rural Residential Resource 1 Unit per 5 Acres
Project Info: 10 +/- Acres
Application #: 2009103090

Thurston County Zoning
- R 1/10 - Rural 1/10
- RRR 1/5 - Rural Residential Resource 1/5
- R 1/20 - Rural 1/20
- LTA - Long-Term Agriculture

Thurston County makes every effort to ensure that this map is a true and accurate representation of the work of County Government. However, the county and all related personnel and/or contractors or suppliers of any kind, disclaim any warranty, express or implied, regarding the accuracy, completeness or convenience of any information disclosed on this map. Nor does the County accept liability for any damage or injury caused by the use of this map. Under no circumstances, including, but not limited to negligence, shall Thurston County be liable for any direct, indirect, special, incidental or consequential damages, that result from the use of, or the inability to use, Thurston County materials.

Thurston County Planning Department
Map Created on 24 June 2010 - jkb
Applicant: Jamie & Jenifer Kirkpatrick
Amendment: Rural 1 Unit per 10 Acres to Rural Residential Resource 1 Unit per 5 Acres
Project Info: 10 +/- Acres
Application #: 2009103090

Thurston County makes every effort to ensure that this map is a true and accurate representation of the work of County Government. However, the county and all related personnel, while in good faith, express or imply regarding the accuracy, completeness or convenience of the information disclosed on this map. Nor does the County accept liability for any damage or injury caused by the use of this map.

To the fullest extent permissible pursuant to applicable law, Thurston County disclaims all warranties, express or implied, including, but not limited to implied warranties of merchantability, data fitness for a particular purpose, and non-infringements of proprietary rights.

Under no circumstances, including, but not limited to, negligence, shall Thurston County be liable for any direct, indirect, special, or consequential damages, or damage from the use of, or the inability to use, Thurston County materials.
<table>
<thead>
<tr>
<th>Proposal Title and Affected Plan</th>
<th>Applicant/Lead County Staff</th>
<th>Proposal Summary</th>
<th>Issues/Analysis</th>
<th>Recommendation</th>
<th>Priority</th>
</tr>
</thead>
</table>
| 24. Forster Thurston County Comprehensive Plan Title 20 Zoning | Submitted by: Craig Forster Lead Staff: | 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.  
2) Amend the Land Use Plan Map in the Thurston County Comprehensive Plan. Amend the Official Zoning Map, Thurston County, Washington.  
APN: 11702430402  
Application Number: 2009100628 | 1) Background  
a) The surrounding land use and zoning is MGSA, with NCC to the east.  
b) The property is on the southeast corner of Yelm Highway and Spurgeon Creek Road SE.  
2) Next steps  
a) Full review of the proposed land use plan changes  
b) Public meetings and hearings  
c) Decision  
3) Requirements  
a) Thurston County Planning Commission work sessions, hearing and recommendation  
b) Board of County Commissioners work sessions, hearing and decision  
4) Factors to Consider  
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.  
5) Staff Recommendations  
Place the amendment on the 2010 Comprehensive Plan Docket. | Add to docket | Low |
Forster
Site Specific Map Land Use Plan
And Rezoning Amendment
Thurston County Comprehensive Plan

PRELIMINARY CONTEXT ANALYSIS

Applicant: Craig Forster
Request Summary: Amend the land use plan and change the land use from MGSA to NCC (Title 20), and rezone appropriately
Location: 9902 Yelm Highway SE
APN: 11702430402
Acres: 1± acre of a 20± acre lot
Current Land Use and Zoning: Vacant, MGSA (Title 20)
Docket Status: New

Background:
The applicant requests approval of a site specific Comprehensive Plan amendment and associated rezoning for 1± acre of a 5± acre parcel located at 9902 Yelm Hwy SE on the southwest corner of Yelm Hwy SE and Spurgeon Creek Rd. The request would change the land use and zoning from McAllister Geologically Sensitive Area (MGSA) to Neighborhood Convenience Commercial (NCC). Approximately 1.25 acres of the 5± acre property is already designated NCC. The rezoning would expand this to 2.25± acres.

The amendment would amend Map M-15 Future Land Use in the Thurston County Comprehensive Plan and rezone the property.

Until about 2003 the property was developed with a single family home on the northeast corner in the area designated as Neighborhood Convenience Commercial. The remainder of the property appears to be used for agricultural purposes in conjunction with the property to the south.

Surrounding Land Use and Zoning:

East:
Land Use: The property on the southeast corner of Yelm Hwy SE and Spurgeon Creek Rd SE is a gas station and convenience store. There appears to be a nursery to the south of this, and then single family homes on ¾ acre lots.
Zoning: NCC and MGSA (Title 20 Thurston County Zoning Ordinance)

West:
Land Use: The property to the west has the PGA First Tee Golf Center and a drive-thru espresso stand.
Zoning: MGSA (Title 20 Thurston County Zoning Ordinance)
**North:**
Land Use: Lacey UGA. Single family residential development on lot sizes of 0.33 acres and higher. The estimated density is 1.5 to 2 dwelling units per acre. The subdivision to the north backs onto Pattison Lake.

Zoning: MGSA (Title 21 Lacey UGA Zoning Ordinance)

**South:**
Land Use: To the south is the remainder of the subject property not included in the proposed amendment as well as the PGA First Tee Golf Center.

Zoning: MGSA (Title 20 Thurston County Zoning Ordinance)

**Access:**
Access to the property is provided from Yelm Hwy SE and Spurgeon Creek Rd SE. Traffic impacts are not studied at the preliminary docketing stage. Traffic would be expected to increase with the requested amendment.

**Sewer and Water:**
This property is in the rural area just outside of the Lacey UGA. Wastewater treatment and potable water would be provided onsite.

**Environmental Concerns:**
The preliminary analysis from GeoData shows prairie soils. There are three oak trees present on the property. It does not appear that native prairie is located on the property. No wetlands are noted. This property is in the McAllister Geologically Sensitive Area. A more in-depth analysis with other agencies will be conducted during the full review process, and during the review of any specific development or building permit applications.

**RECOMMENDATIONS:**

<table>
<thead>
<tr>
<th>Staffing: 0.5</th>
<th>Staff Recommendation: Add to Docket</th>
<th>Board Recommendations: Priority: Low</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fund Source:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fee Based</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Thurston County makes every effort to ensure that this map is a true and accurate representation of the work of County Government. However, the county and all related personnel shall not be liable or responsible for any implied warranties of merchantability, data fitness for a particular purpose, and non-infringement of proprietary rights. Under no circumstances, including, but not limited to negligence, shall Thurston County be liable for any direct, indirect, special, incidental, or consequential damages that result from the use of, or the inability to use, Thurston County materials.

To the fullest extent permissible pursuant to applicable law, Thurston County disclaims all warranties, express or implied, including, but not limited to implied warranties of merchantability, data fitness for a particular purpose, and non-infringement of proprietary rights.
Thurston County makes every effort to ensure that this map is a true and accurate representation of the work of County Government. However, the county and all related personnel make no warranty, express or implied, regarding the accuracy, completeness or convenience of any information disclosed on this map. Nor does the County accept liability for any damages or injury caused by the use of this map.

To the fullest extent permissible pursuant to applicable law, Thurston County disclaims all warranties, express or implied, including, but not limited to implied warranties of merchantability, fitness for a particular purpose, and non-infringement of proprietary rights.

Under no circumstances, including, but not limited to, negligence, shall Thurston County be liable for any direct, indirect, special, incidental, or consequential damages that result from the use of, or the inability to use, Thurston County materials.
<table>
<thead>
<tr>
<th>Proposal Title and Affected Plan</th>
<th>Applicant/Lead County Staff</th>
<th>Proposal Summary</th>
<th>Issues/Analysis</th>
<th>Recommendation</th>
<th>Priority</th>
</tr>
</thead>
</table>
| 25. Meek Thurston County Comprehensive Plan Title 20 Zoning | Submitted by: Tony Balmelli for John F & Margaret Meek Lead Staff: | 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.  
2) Amend the Land Use Plan Map in the Thurston County Comprehensive. Amend the Official Zoning Map, Thurston County, Washington. APN: 13726420000 Application Number: 2009103105 | 1) **Background**  
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.  
2) **Next steps**  
a) Full review of the proposed land use plan changes  
b) Public meetings and hearings  
c) Decision  
3) **Requirements**  
a) Thurston County Planning Commission work sessions, hearing and recommendation  
b) Board of County Commissioners work sessions, hearing and decision  
4) **Factors to Consider**  
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.  
5) **Staff Recommendations**  
Place the amendment on the 2010 Comprehensive Plan Docket. | Add to docket | Low |
Medela Group, LLC  
Site Specific Map Land Use Plan  
And Rezoning Amendment  
OlympiaJoint Plan 

PRELIMINARY CONTEXT ANALYSIS

Applicant: Ron Neimi, Woodard Bay Rd. NE  
Request Summary: Amend the land use plan and change the land use from R 4-8 to RM 18 (Title 23) and rezone appropriately  
Location: 8th Avenue SE and Steele Street SE  
APN: 09480045000, 09480046000, 09480048000, 09480049000, 09480050000, 09480051000, 09480052000, 09480053000, 09480054000, 09480056000, 09480057000, 52900100100, 52900200900, 52900200700  
Acres: 9.01±  
Current Land Use and Zoning: Low Density Single Family Home & Undeveloped; Residential Four to Eight Units per Acre (Title 23)  
Docket Status: New  
Background: The applicant requests approval of a site specific Comprehensive Plan amendment and associated rezoning for 9.01± largely undeveloped acres located at 8th Avenue SE and Steele Street SE. The request would change the land use and zoning from Residential Four to Eight Units per Acre to Residential Multifamily 18. This property is located in an unincorporated county island to the north of Interstate 5 and south of Pacific Avenue SE in the Olympia UGA. The amendment would amend the Comprehensive Plan for the City of Olympia and the Olympia UGA. This area is currently up for annexation by the City of Olympia, and is scheduled to be annexed by the end of 2010. The applicant would like to continue with the land use plan amendment request with the County.  
Surrounding Land Use and Zoning:  
East:  
Land Use: City of Olympia. The predominant development pattern is industrial warehouse and commercial. A Puget Sound Energy storage yard and offices are located to the east.  
Zoning: City of Olympia Zoning: General Commercial (GC) and High Density Corridor 4 (HDC-4)
West:
Land Use: City of Olympia. The predominant development pattern is single family residential development with a density of three to four and a half units per acre with lot sizes starting at 5,500 square feet.
Zoning: City of Olympia Zoning: Residential Four to Eight Units per Acre

North:
Land Use: Forest Cemetery.
Zoning: General Commercial (Title 23 Olympia UGA Zoning Ordinance)

South:
Land Use: One single family home at the end of Steele and Interstate 5.
Zoning: City of Olympia Zoning: Residential Four to Eight Units per Acre and Residential Multifamily 18; County Zoning: Residential Four to Eight Units per Acre

Access:
Access to the property is provided from Boulevard Street SE by 7th Avenue SE via Chambers Street SE and 9th Avenue SE to the east. Traffic impacts are not studied at the preliminary docketing stage. Traffic would be expected to increase with the requested amendment.

Sewer and Water:
There is public sewer and water servicing this property. The capacity/sizing would be assessed during the full review process.

Environmental Concerns:
The preliminary analysis from GeoData shows a wetland and 100-year FEMA flood area directly to the east of the subject property on the Puget Sound Energy property. A more in-depth analysis with other agencies will be conducted during the full review process, and during the review of any specific development or building permit applications.

RECOMMENDATIONS:

<table>
<thead>
<tr>
<th>Staffing: 0.10</th>
<th>Staff Recommendation: Maintain on Docket</th>
<th>Board Recommendations:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fund Source: Fee Based</td>
<td>Priority: Low</td>
<td></td>
</tr>
</tbody>
</table>
Thurston County makes every effort to ensure that this map is a true and accurate representation of the work of County Government. However, the county and all related personnel make no warranty, express or implied, regarding the accuracy, completeness or convenience of any information disclosed on this map. Nor does the County accept liability for any damage or injury caused by the use of this map.

To the fullest extent permissible pursuant to applicable law, Thurston County disclaims all warranties, express or implied, including but not limited to implied warranties of merchantability, data fitness for a particular purpose, and non-infringement of proprietary rights. Under no circumstances, including but not limited to negligence, shall Thurston County be liable for any direct, indirect, special, incidental or consequential damages that result from the use of, or the inability to use, Thurston County materials.
<table>
<thead>
<tr>
<th>Item #</th>
<th>Primary Subject Areas</th>
<th>Comment Summary</th>
<th>Name</th>
<th>Address/Email</th>
<th>Docket Placement</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Overall Docket</td>
<td>This is a violation of our personal property rights. Hands off of my property.</td>
<td>Tootie Crowson</td>
<td><a href="mailto:crowson2@comcast.net">crowson2@comcast.net</a></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Docket Item # 11 Long Term Ag Reconsideration Schader Crown Ranch</td>
<td>Thurston County should reconsider the faulty decision to classify the Schader Crown Ranch as LTA. The land of the ranch is not congruent with agriculture and it has very little topsoil.</td>
<td>Heather D. Rogers, MD</td>
<td>hrogers@madisonski n.com</td>
<td>Item is recommend for placement on the Official Docket.</td>
</tr>
<tr>
<td>3</td>
<td>Docket Item #11 Long Term Ag Reconsideration Schader Crown Ranch</td>
<td>The Schader Crown Ranch does not meet the criteria for LTA lands. The designation was done without our prior knowledge. We have endured pain and expense since the designation of LTA. One cannot make a living farming this property. Used soil-based procedure set up by County to prove soil not agriculturally significant. Property is not commercially significant agricultural land.</td>
<td>Judy Schader Rogers, Property Owner</td>
<td><a href="mailto:djrogers@gmail.com">djrogers@gmail.com</a></td>
<td>Item is recommend for placement on the Official Docket. Soils analysis will be peer reviewed prior to Planning Commission review.</td>
</tr>
<tr>
<td>4</td>
<td>Docket Item #11 Long Term Ag Reconsideration Petra Lewin Property</td>
<td>Supports case for the Lewin property to be reconsidered. Loss of private property rights or diminution in value undermines fundamental rights.</td>
<td>Robert L. Boggess, CCIM Associate Broker, Remax Realty</td>
<td>4233 Meridian Ave N. Seattle, WA</td>
<td>Item is recommended for placement on the Official Docket.</td>
</tr>
<tr>
<td>5</td>
<td>Docket Item #11 Long Term Ag Reconsideration Petra Lewin Property</td>
<td>The comment packet includes a number of petitions, letters and statements submitted by the property owner. The property should be returned to the original zoning of one resident per five acres. The item should be on the docket. The statements and petitions are signed by approximately 88 people.</td>
<td>Petra Lewin, Property Owner</td>
<td>814 Second Avenue, STE 500</td>
<td>Item is recommended for placement on the Official Docket. Issues brought up in the public comments will be considered as the item moves through the amendment process.</td>
</tr>
<tr>
<td>Item #</td>
<td>Primary Subject Areas</td>
<td>Comment Summary</td>
<td>Name</td>
<td>Address/Email</td>
<td>Docket Placement</td>
</tr>
<tr>
<td>-------</td>
<td>-----------------------</td>
<td>----------------</td>
<td>------</td>
<td>---------------</td>
<td>-----------------</td>
</tr>
<tr>
<td>6</td>
<td>Docket Item #14 Public Health &amp; Social Services</td>
<td>Supports inclusion of public health chapter in comprehensive plan. There are obvious health benefits of communities that plan and build with safe physical activity in mind. Should be a link between public health and parks.</td>
<td>Stephen Albrecht, MD Medical Director Olympia Family Medicine</td>
<td><a href="mailto:alberndts@comcast.net">alberndts@comcast.net</a></td>
<td>Item is recommended for placement on the Official Docket. The link between public health and parks will also be referred to the Parks Board for consideration in the Parks Plan.</td>
</tr>
<tr>
<td>7</td>
<td>Docket Item #14 Public Health &amp; Social Services</td>
<td>Extremely supportive of including a public health and social services chapter in the comprehensive plan. Believes strongly in the link between public health, growth management and community planning. CHOICE Regional Health Network is committed to this and willing to support the work with staff resources.</td>
<td>Holly Greenwood, Assistant Director of Community Development, CHOICE Regional Health Network</td>
<td><a href="mailto:greenwoodh@crhn.org">greenwoodh@crhn.org</a></td>
<td>Item is recommended for inclusion on the Official Docket. CHOICE will be contacted during the amendment process as a stakeholder.</td>
</tr>
<tr>
<td>8</td>
<td>Docket Item #14 Public Health &amp; Social Services</td>
<td>Physicians of Southwest Washington supports the proposed new chapter in the comprehensive plan. Would welcome the opportunity to participate in the further development of the required work.</td>
<td>Mariella Cummings</td>
<td><a href="mailto:MariellaC@PSWIPA.com">MariellaC@PSWIPA.com</a></td>
<td>Item is recommended for inclusion on the Official Docket. Physicians of Southwest Washington will be contacted during the amendment process.</td>
</tr>
<tr>
<td>Item #</td>
<td>Primary Subject Areas</td>
<td>Comment Summary</td>
<td>Name</td>
<td>Address/Email</td>
<td>Docket Placement</td>
</tr>
<tr>
<td>--------</td>
<td>-----------------------</td>
<td>----------------</td>
<td>------</td>
<td>--------------</td>
<td>-----------------</td>
</tr>
<tr>
<td>9</td>
<td>Docket Item #22 Medela Citizen Initiated Amendment</td>
<td>Believes the proposed amendment will serve to benefit the citizens and overall community. The design proposed will reduce sprawl and combines residential housing types. Owns John L. Scott Olympia/Lacey office.</td>
<td>Jim Selden, John L. Scott Olympia/Lacey</td>
<td><a href="mailto:jimse@canyon.johnlscott.com">jimse@canyon.johnlscott.com</a></td>
<td>Item is recommended for inclusion on the Official Docket. Area is set to be annexed by the City of Olympia by the end of 2010.</td>
</tr>
<tr>
<td>10</td>
<td>Docket Item #22 Medela Citizen Initiated Amendment</td>
<td>Familiar with the section of land under consideration and believes the proposal makes sense. Design will reduce sprawl and have a positive impact on community.</td>
<td>Bill Stutz</td>
<td><a href="mailto:billstutz@canyon.johnlscott.com">billstutz@canyon.johnlscott.com</a></td>
<td>Item is recommended for inclusion on the Official Docket. Area is set to be annexed by the City of Olympia by the end of 2010.</td>
</tr>
<tr>
<td>11</td>
<td>Docket Item #22 Medela Citizen Initiated Amendment</td>
<td>Property owner. Armstrong family has lived in neighborhood for over 68 years since 1942. The current housing stock is very old and the land is underutilized considering its location and the low density. Request would allow for a more efficient use of the land.</td>
<td>M.R. Armstrong</td>
<td><a href="mailto:mel@hctc.com">mel@hctc.com</a></td>
<td>Item is recommended for inclusion on the Official Docket. Area is set to be annexed by the City of Olympia by the end of 2010.</td>
</tr>
<tr>
<td>12</td>
<td>Docket Item #22 Medela Citizen Initiated Amendment</td>
<td>Applicant Representative. Supports inclusion of item on the docket. Change in land use will reduce sprawl, and place people closer to where they work and play. The request makes use of already available public services and is in close proximity to shopping, restaurants, entertainment and commute options.</td>
<td>Ron Niemi</td>
<td><a href="mailto:Ron@southsounddevelopers.com">Ron@southsounddevelopers.com</a></td>
<td>Item is recommended for inclusion on the Official Docket. Area is set to be annexed by the City of Olympia by the end of 2010.</td>
</tr>
<tr>
<td>Item #</td>
<td>Primary Subject Areas</td>
<td>Comment Summary</td>
<td>Name</td>
<td>Address/Email</td>
<td>Docket Placement</td>
</tr>
<tr>
<td>-------</td>
<td>-----------------------------------------------</td>
<td>---------------------------------------------------------------------------------</td>
<td>-----------------</td>
<td>-----------------</td>
<td>---------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>13</td>
<td>Docket Item #22 Medela Citizen Initiated Amendment</td>
<td>Believes the change would help to benefit the community in allowing more affordable housing closer into town. This would result in a smaller carbon footprint.</td>
<td>Steve Chung</td>
<td><a href="mailto:stevechung@comcast.net">stevechung@comcast.net</a></td>
<td>Item is recommended for inclusion on the Official Docket. Area is set to be annexed by the City of Olympia by the end of 2010.</td>
</tr>
</tbody>
</table>
This is a violation of our personal property rights. Hands off of my property!!!!!!!!!!
Jeremy Davis - Schader Crown Ranch TLA appeal

From: "Heather Rogers" <hrogers@madisonskin.com>
To: <davisj@co.thurston.wa.us>
Date: 07/28/2010 5:05 PM
Subject: Schader Crown Ranch TLA appeal

Dear Mr. Davis,

I am writing to plea that Thurston County reconsider its faulty decision to classify Schader Crown Ranch as long term agriculture. The land of the ranch is not congruent with agriculture as much of the property is covered with trees or lakes, it has very little top soil and can only grow enough grass to feed cattle two seasons a year. The land will not support crops and by classifying it as LTA, the county is simply taking the farm's only value from its owners.

Thank you,
Heather D. Rogers, MD
I am writing in regard to the placement of Schader Crown Ranch in LTA zoning in December of 2008. This was done very precipitously and without our prior knowledge. We sent 6 letters to the previous Commissioners in December of 2008, regarding this highly irregular event, without receiving a single reply. Scott Clark did respond by telling us that the State had mandated the required land and that the County had to provide. We do not know why it was at our expense, particularly when our farm does not meet the criteria set out for LTA lands. I would like to take this opportunity to make public comment about our compulsory rezone.

SCHADER CROWN RANCH REZONE REQUEST
☐ County Commissioners:
☐ In early 2008, our farm appeared on the county maps as parcels under consideration for placement in Long Term Agriculture. After attending informational meetings and discussing the issue with staff, I became convinced that our property was inappropriately placed in this category. Written and verbal discussions with Celinda Adair and others led me to file an appeal with the Commissioners (3/19/08). In November of 2008, our property was listed among those parcels that had been removed from LTA designation.
☐ (see attached Thurston County map) However, the day after the December 8th hearing, we were called and told that we had been added to the LTA designation at the last minute. Simultaneously, Mr. Clark told us that if we were not LTA, that we could appeal and soil-test out. Ahh, the seeming simplicity of that statement belies the pain and expense that we have endured in the interim.
☐ ☐ ☐ ☐ We are requesting a return to the RRR 1:5 zoning of our property. Our farm was placed, against our objections, into Long Term Agriculture on the basis of information obtained from incorrect County soil maps. We told County Planning Staff that our farm contained no lands of commercial agricultural significance. Our farm is a rock pile above ground and clay below. We have occupied the property for almost 50 years and know something of its limitations. We were ignored. Even though we own the land, our farm is not profitable. One cannot make a living farming this property.
☐ ☐ ☐ ☐ During our ownership we have had 3 of these parcels in timber. We have never had a commercial harvest of our trees. The land under these trees is class four soil (even though the county maps call it class two). Class four is very poor soil. The idea that forested class four soils can be included in the LTA land definition is nonsensical. The remainder of the land has been assessed at its highest and best use: Rural Residential & Resource 1:5. We have paid taxes on the full-assessed value of this land. We did this to protect our investment in the future value of this property. Over the years, the taxes have amounted to a significant sum of money. To have this land summarily classified
as LTA land, when all of the on-site evidence is to the contrary, has been a very painful and expensive experience for us. We have spent hundreds of hours and thousands of dollars required to prove this designation as invalid have been harmful to our family, to our personal lives, to our health, and to our business. Real enjoyment of our property has given way to fighting off constant attacks on our property rights, to preparing appeals, and to fear of what you will propose next.

We followed the rules that the County set up and required. An approved County contractor did the soil testing of our property. We used the soil-based procedure that was required to prove that our soil was not agriculturally significant. You cannot now change these rules because you are different Commissioners. Our lives are short and busy; we cannot continue to tolerate this gross interference in our everyday affairs.

We believe that as taxpayers and citizens that we are a nation of laws and not of whims or personalities. Under the Washington State Growth Management Act (RCW 36.70A.020), the property rights of landowners shall be protected from arbitrary and discriminatory actions. We feel the LTA designation was both arbitrary AND discriminatory. We are hopeful that the Board of Commissioners will judge and evaluate our property on the criteria set forth in the Comprehensive Plan under which it was mistakenly rezoned and appreciate that it is NOT commercially significant agricultural land. To do otherwise would mean that we are without a reliable reference for decision-making, and we have wasted two years of our lives in pursuit of satisfying ever-morphing land use criteria.

Judy Schader Rogers

(ATTACHED: COUNTY MAP SHOWING OUR PROPERTY WAS REMOVED FROM LTA CONSIDERATION PRIOR TO THE DECEMBER 8TH HEARING.)
From: PETRA LEWIN <petralewin@dishmail.net>
To: <davisj@co.thurston.wa.us>
Date: 08/05/2010 12:36 PM
Subject: Fwd: Letter
CC: <valenzk@co.thurston.wa.us>

Please include this with my package of "Public Comments"

--------- Forwarded message --------
From: Robert Boggess <boggess@robertboggess.com>
Date: Wed, Aug 4, 2010 at 1:41 PM
Subject: Letter
To: PETRA LEWIN <petralewin@dishmail.net>

I hope this of assistance. Bob
August 4, 2010

Ms. Petra Lewin
9145 Prather RD
Centralia, WA 98531

RE: Thurston County Public on Pending Zoning Change

Dear Ms. Lewin,

I am writing in support of your efforts to get your case heard about your pending zoning change. The loss of private property rights, or in this case diminution of value caused by downzoning an already zoned parcel “without just compensation” to the owner undermines the fundamental rights that we have as citizens. It is an unacceptable overreaching by the government and is generally not supported by law.

Regards,

Robert L. Boggess, CCIM
Associate Broker with RE/MAX Metro Realty, Inc.
Robert L. Boggess, Inc. is a BBB Accredited Business
From: VanDorm-Do not reply <Postmaster@vandorn.com>
To: DavisJ@co.thurston.wa.us
Date: 8/5/2010 11:31 AM
Subject: Scanned image from Van Dorm

DEVICE NAME: Van Dorm Realty
DEVICE MODEL: FO-DC500
LOCATION: Van dorm

FILE FORMAT: PDF-G3
RESOLUTION: FINE

Attached file is scanned image in PDF format.
This file can be read by Adobe Acrobat Reader.
The reader can be downloaded from the following URL:

http://www.adobe.com/
Regarding the properties located at 9145 & 9005 Prather Rd. SW
Centralia WA, which is located in the South West Corner of Thurston
County.
We believe Ms. Petra Lewins' two 19 +/- acres parcels that was 1-resident
on 5 acre, and then was changed by the County to Long Term Agriculture
(1 residents in 20 acres) without her approval or her desire, should be
returned to its original zoning of 1 resident per 5 acres. We are local
residents. Please read and allow this matter on the

---Other Considerations and Discussion---
As described in Thurston County's code, the Growth Management Act (GMA; RCW
36.70A.160) requires counties to designate agricultural lands that provide long-term commercial
significance. A Washington Supreme Court case from 2006 clarified the definition of
'agricultural lands' with the following (with our emphasis added):

"Agricultural Lands of Long-Term Commercial Significance" (LTA – as defined in Thurston
County Comprehensive Plan, Chapter 3). Classification as LTA has resulted in rezoning the
study site parcel to a lower density – converting from a density of 1 unit per 5' acres to 1 unit per
20-40 acres. The recent rezoning includes other agricultural and non-agricultural parcels that
contain similar soils as in the original LTA map (which documented those areas that were
already in agricultural use), and therefore could be successfully converted to commercial
agriculture at some point. A list of NRCS prime farmland soil map units from Thurston County
used in the LTA designation process is provided in Appendix I.

Detailed information about how the new LTA maps were created is described in a March 19th,
2008, Thurston County staff report titled: Response to Western Washington Growth
Management Hearings Board Order to Designate Long-Term Agricultural Lands of Commercial
Significance, Thurston County Planning Commission Public Hearing Draft. In general, the
maps were created by first using Thurston County NRCS soil map units in the GeoData
coverage that were classified as "prime farmland" (PFL) by NRCS. Then additional criteria
was used to further refine and define LTA parcels. So we note that being classified as PFL is not
the same as LTA. Please refer to the Thurston County description for more information.

Thurston County has adopted a field based protocol to determine if these areas newly designated
as LTA actually meet the above mentioned criteria. In general, the protocol describes those
differences:
- identified as wetland, or
- with slopes > 8%, or
- with an impermeable layer (bedrock, dense glacial till, restrictive clay rich lens, etc.) or
- with a water table within 20 inches of the surface (during the growing season)
are to be excluded from the LTA mapping.

In order to prove that a study site parcel should be removed from the County's list, over 50% of
the parcel must fall outside the bounds of the LTA criteria. The field-based protocol can be
carried out with a simple surface soil evaluation, but on more complex sites, may also require
detailed soil pit descriptions across the LTA area. Because this classification system is map-unit
based, the protocol only requires evaluation of those areas that are designated as LTA map units.
In the absence of the characteristics listed above, a qualified soil scientist can make a best
professional judgment as to the LTA designation, but the conclusions should be based on NRCS

THURSTON COUNTY 2010-2011 Public Comment

Regarding the properties located at 9145 & 9005 Prather Rd. SW Centralia WA, which is located in the South West Corner of Thurston County.

We believe Ms. Petra Lewins’ two 19 +/- acres parcels that was 1-resident on 5 acres, and then was changed by the County to Long Term Agriculture (1 residents in 20 acres) without her approval or her desire, should be returned to its original zoning of 1 resident per 5 acres. URGENT Need for "Docket" placement

and/or less stringent protections. In addition, this result indicates that each section (a, b or c) of the definition of agricultural lands can be applied independently rather than in combination, as it appears to be written now — i.e., with the word ‘and’ connecting the three sections, not ‘or’.

It is recognized that the County might desire (or be compelled) to protect areas of existing agricultural use that may not meet all current LTA criteria (such as having prime farmland soil characteristics). Rather than adapting the LTA program to fit every need, we suggest for farmlands with poor soils that are still providing some agricultural use, the County might designate those areas as "Unique Farmland Areas of Thurston County" if they are associated with a state-recognized valuable agricultural crop, such as Christmas trees or wine grapes. We do recommend consulting with the State Soil Conservationist and Regional Soil Scientist from NRCS to develop a list of the target crops and corresponding soil types. This additional layer in the agricultural land classification process would need to be added to the Comprehensive Plan, but would avoid mis-use of the primary intent of the LTA program — which is to protect areas with valuable soils. We also recommend that "existing agriculture" be defined as being in-place for at least the past 5-years, to ensure that a failing farm is not protected.

In response to a Growth Management Hearings Board decision, it is our understanding that Thurston County developed an expansion of an earlier map (and regulatory classification) of what they define as “Agricultural Lands of Long Term Commercial Significance” (LTA — as defined in Thurston County Comprehensive Plan, Chapter 3). The expansion resulted in the study site parcel being classified as LTA, which also means that the parcel is rezoned to a lower density — converting from a density of 1 unit per 5² acres to 1 unit per 20-40 acres. The recent mapping expansion added some parcels that were considered to be potentially suitable for conversion to commercial agriculture at some point. A list of NRCS prime farmland soil map units from Thurston County used in the LTA designation process is provided in Appendix I.

How much more will the County force us to go through both economically and emotionally for us to retain our right and return property to residential use as it was prior to LTA.

Robert A. Brown 9145 Prather Rd

9/14/2010
Regarding the properties located at 9145 & 9005 Prather Rd. SW Centralia WA, which is located in the South West Corner of Thurston County.

We believe Ms. Petra Lewins' two 19 +/- acres parcels that was 1-resident on 5 acre, and then was changed by the County to Long Term Agriculture (1 residents in 20 acres) without her approval or her desire, should be returned to its original zoning of 1 resident per 5 acres. I/We are local residents.

Washington State needs to return to an open use state for Revailing CMA so people can retain their land and use it to its fullest potential in a well managed way for future generations.

People need to be heard and rescued

[Signature]

Head of Planning dept. City of [Name]

Aug 3 2010
THURSTON COUNTY 2010-2011 Public Comment

Regarding the properties located at 9145 & 9005 Prather Rd. SW
Centralia WA, which is located in the South West Corner of Thurston County.

We believe Ms. Petra Lewins' two 19 +/- acres parcels that was 1-resident on 5 acre, and then was changed by the County to Long Term Agriculture (1 residents in 20 acres) without her approval or her desire, should be returned to its original zoning of 1 resident per 5 acres. I/We are local residents.

Our Sanden Rights - The Rum + Map Rum

0355 Linden Rd SW Centralia WA 98531
Kathy Moore 9331 Linden Rd SW Centralia 98531
Robert J. Sanden 8425 Davis Rd Rochester 98579
State DNR employee & Lewis & Tree manager

Gilbert V. Belfiore 9445 Linden Rd. (360) 973-9151

Kurt L. Davis 9420 Linden Rd SW Rochester WA 98579
Ellen L. Davis 9420 Linden Rd SW Rochester WA 98579
THURSTON COUNTY 2010-2011 Public Comment

Regarding the properties located at 9145 & 9005 Prather Rd. SW Centralka WA, which is located in the South West Corner of Thurston County.

We believe Ms. Petra Lewins' two 19 +/- acres parcels that was 1-resident on 5 acre, and then was changed by the County to Long Term Agriculture (1 residents in 20 acres) without her approval or her desire,. should be returned to its original zoning of 1 resident per 5 acres. I/We are residents in her local area (Michigan Hill).

1. Phyllis Y. Smith 273-7789
2. W. H. Week 278-7504
3. Lee West 273-7504
4. Dan K. Davis 273-0448
5. John Z. 273-8222
6. Norma Mill 273-5939
7. Judy Y. Z. 273-6786
8. John R. 273-5236
10. Tom Klinic 273-9490
11. John L. 273-0880
12. Bruce H. 273-0889
13. Don B. 4607-3236
14. James W. Zeller 210-878-0452
15. Bruce B. 210-3242
16. Bob B. 360-858-0325
17. Lanny Yocom 273-7297
18. Tara Smith 273-7609

1 to 5 Prather Rd Residents also 12+13
6 to 11 Greenfield Rd Residents
14 to 18 Lee Rd Residents
Public Comment, Proposed Amendments for 2010-2011

_Comprehensive Plan Amendment regarding the Long Term Agriculture, to be included on the docket_

We believe that as taxpayers and citizens that we are a nation of laws and not of whims or personalities. Under the Washington State Growth Management Act (RCW 36.70A.020), “The property rights of landowners shall be protected from arbitrary and discriminatory actions.” We feel the LTA designation was both arbitrary AND discriminatory. We are hopeful that the Board of Commissioners will judge and evaluate our property on the criteria set forth in the Comprehensive Plan under which it was mistakenly rezoned and appreciate that it is NOT commercially significant agricultural land. To do otherwise would mean that we are without a reliable reference for decision-making, and we have wasted a year of our lives in pursuit of satisfying ever-morphing land use criteria.

Sincerely,

Judy Schader Rogers
THURSTON COUNTY 2010-2011 Public Comment

Regarding the properties located at 9145 & 9005 Prather Rd. SW Centralia WA, which is located in the South West Corner of Thurston County. We believe Ms. Petra Lewins' two 19 +/- acres parcels that was 1-resident on 5 acre, and then was changed by the County to Long Term Agriculture (1 residents in 20 acres) without her approval or her desire, should be returned to its original zoning of 1 resident per 5 acres. I/We are local residents.

---

Bob Pagan
8505 Prather Rd SW
Centralia WA 98531

We need to be heard now.

---

I Marshall needle, the names of these two parcels should be heard, as should be placed on the docket, this should be done timely.

---

Jim Burnett: It is foolish to try and take citizens land for your own use. We want to be heard. This land belongs to those that worked hard for it. It is not yours.

---

Don & Kelly LeBaron: We feel that our personal concerns about exclusion without real needs and facts being given consideration is without merit. We attended meetings in Olympia and voiced our concerns. We feel the people are sympathetic, but not remembered as the next game. Our land is not a suitable place for long-term agricultural designation - not suitable for growing or livestock. Slopes unsuitable for agriculture. We need to be heard now.

---

567 Summers Road Centralia 236-5571
lebaron@wwestsky.net
Public Comment, Proposed Amendments for 2010-2011

Comprehensive Plan Amendment regarding the Long Term Agriculture, to be included on the docket

NAME address & Comments

Stuart Cummings 9015 rather Rd SW, Centralia, Wa 98531

land owners rights on how to use the property has to be heard
Public Comment, Proposed Amendments for 2010-2011

Comprehensive Plan Amendment regarding the Long Term Agriculture, to be included on the docket

This is government taking without just compensation need for government to correct its miss us of power, hear & revise.

[Signature]

[Address]

[Signature]
Public Comment, Proposed Amendments for 2010-2011

Comprehensive Plan Amendment regarding the Long Term Agriculture, to be included on the docket

NAME address & Comments

Julie Osina
1908 Honeysuckle Lane,
Centralia, WA 98531

I feel that it is inappropriate that as a landowner my rights and could be have been taken and I want to be heard!; and I feel that all persons involved have a speedy resolve to this matter. Thank you.
Regarding the properties located at 9145 & 9005 Prather Rd. SW Centralia WA, which is located in the South West Corner of Thurston County.
We believe Ms. Petra Lewins’ two 19 +/- acres parcels that was 1-resident on 5 acre, and then was changed by the County to Long Term Agriculture (1 residents in 20 acres) without her approval or her desire, should be returned to its original zoning of 1 resident per 5 acres.

Sign: Please leave the zoning the way it is.
Marie Mulled leave it alone.
Don LeVay
Deborah Reinhold Go back to the 15 zoning.
Barbara Neuhardt
Mike Ratz
Regarding the properties located at 9145 & 9005 Prather Rd. SW CentraliaWA, which is located in the South West Corner of Thurston County.

We believe Ms. Petra Lewins' two 19 +/- acres parcels that was 1-resident on 5 acre, and then was changed by the County to Long Term Agriculture (1 residents in 20 acres) without her approval or her desire, should be returned to its original zoning of 1 resident per 5 acres. I/We are local residents.
Regarding the properties located at 9145 & 9005 Prather Rd. SW
Centralia WA, which is located in the South West Corner of Thurston
County.
We believe Ms. Petra Lewins' two 19 +/- acres parcels that was 1-resident
on 5 acre, and then was changed by the County to Long Term Agriculture
(1 residents in 20 acres) without her approval or her desire, should be
returned to its original zoning of 1 resident per 5 acres.

[Signature]
THURSTON COUNTY 2010-2011 Public Comment

Regarding the properties located at 9145 & 9005 Prather Rd. SW Centralia WA, which is located in the South West Corner of Thurston County.
We believe Ms. Petra Lewins’ two 19 +/- acres parcels that was 1-resident on 5 acre, and then was changed by the County to Long Term Agriculture (1 residents in 20 acres) without her approval or her desire, should be returned to its original zoning of 1 resident per 5 acres. I/We are local residents.

WHAT HAS HAPPENED TO OUR GOVERNMENT THAT THEY HAVE FORSAKEN OUR CONSTITUTIONAL RIGHTS BORN IN US PEOPLE HAVE THE RIGHT TO OUR PROPERTY ACCORDING TO ABRAHAM LINCOLN WE HAVE THE RIGHT TO DO WHAT WE WANT. SHE HAS THE RIGHT TO BE HEARD BY THE IN A PROMPT MANNER.

Rex R Hinkey

If the property is the way she originally bought it, it should be her right to change it if she desires to do so.

Laurie Lowder
THURSTON COUNTY 2010-2011 Public Comment

Regarding the properties located at 9145 & 9005 Prather Rd. SW Centralia WA, which is located in the South West Corner of Thurston County.

We believe Ms. Petra Lewins’ two 19 +/- acres parcels that was 1-resident on 5 acre, and then was changed by the County to Long Term Agriculture (1 residents in 20 acres) without her approval or her desire, should be returned to its original zoning of 1 resident per 5 acres. I/We are local residents.

[Signatures]

[Phone numbers]

Redaber 360-915-4143
[Signatures]

[Phone numbers]

[Signatures]

[Phone numbers]

[Signatures]

[Phone numbers]

[Signatures]

[Phone numbers]

[Signatures]
Aug 2nd 2010

THURSTON COUNTY 2010-2011 Public Comment

Regarding the properties located at 9145 & 9005 Prather Rd. SW Centralia WA, which is located in the South West Corner of Thurston County.

We believe Ms. Petra Lewins’ two 19 +/- acres parcels that was 1-resident on 5 acre, and then was changed by the County to Long Term Agriculture (1 residents in 20 acres) without her approval or her desire, should be returned to its original zoning of 1 resident per 5 acres. I/We are local residents.

Thurston County residents, let's be heard.

Margie Taylor, this is a taking of rights. Urgent Action needed.
THURSTON COUNTY 2010-2011 Public Comment

Regarding the properties located at 9145 & 9005 Prather Rd. SW Centralia WA, which is located in the South West Corner of Thurston County. We believe Ms. Petra Lewins’ two 19 +/- acres parcels that was 1-resident on 5 acre, and then was changed by the County to Long Term Agriculture (1 residents in 20 acres) without her approval or her desire. should be returned to its original zoning of 1 resident per 5 acres. I/We are local residents.

The property is located on the top of a hill, which is clay. It does not meet any criteria for agriculture land. It is best suited for residential which prior zoning indicated. This application and public comment needs to be heard now.

Daniel Self
Aug 2, 2010
Regarding the properties located at 9145 & 9005 Prather Rd. SW
Centralia WA, which is located in the South West Corner of Thurston
County.
We believe Ms. Petra Lewins’ two 19 +/- acres parcels that was 1-resident
on 5 acre, and then was changed by the County to Long Term Agriculture
(1 residents in 20 acres) without her approval or her desire,. should be
returned to its original zoning of 1 resident per 5 acres. I/We are local
residents.

[Signatures]
Regarding the properties located at 9145 & 9005 Prather Rd. SW Centralia WA, which is located in the South West Corner of Thurston County.

We believe Ms. Petra Lewins’ two 19 +/- acres parcels that was 1-resident on 5 acre, and then was changed by the County to Long Term Agriculture (1 residents in 20 acres) without her approval or her desire, should be returned to its original zoning of 1 resident per 5 acres. I/We are local residents.

Beth Hornofski

Leroy Thomas

Richard Moats

Clarence Jelliss

Lumber Rodgers

Margaret Hainsman
THURSTON COUNTY 2010-2011 Public Comment

Regarding the properties located at 9145 & 9005 Prather Rd. SW
Centralia WA, which is located in the South West Corner of Thurston
County.
We believe Ms. Petra Lewins’ two 19 +/- acres parcels that was 1-resident
on 5 acre, and then was changed by the County to Long Term Agriculture
(1 residents in 20 acres) without her approval or her desire, should be
returned to its original zoning of 1 resident per 5 acres.
From: "Steve Albrecht" <alberndts@comcast.net>
To: <davisj@co.thurston.wa.us>
Date: 07/25/2010 10:14 AM
Subject: 2010-2011 Preliminary Docket
CC: "Sherri McDonald" <MCDONAS@co.thurston.wa.us>

I strongly support the inclusion of Chapter 14, Public Health as part of the county's comprehensive plan. I agree with staff comments and would even further expand on them. I note a chapter on parks and recreation. There are obvious health benefits of communities that plan and build with safe physical activity in mind and I would urge that this link between parks and rec and public health also be integrated into the county's comprehensive planning.

Respectfully submitted,
Stephen Albrecht MD
Medical Director, Olympia Family Medicine
Jeremy Davis - 2010-2011 Preliminary Docket

From: Holly Greenwood <greenwoodh@crhn.org>
To: "davisj@co.thurston.wa.us" <davisj@co.thurston.wa.us>
Date: 08/04/2010 4:08 PM
Subject: 2010-2011 Preliminary Docket
CC: Kristen West <westk@crhn.org>, Amber Royster <roystera@crhn.org>

To whom it may concern,

Thank you for accepting comments regarding the update of the Comprehensive plan. We are particularly excited about the proposal to include a chapter 14. Public Health and Social Services. We are extremely supported of this and believe strongly in the link between public health, growth management and community planning. We also know that county has limited staff resources and we wanted you to know CHOICE Regional Health Network is committed to partnering with you and are willing to support the work with our staff resources.

Thank you for the opportunity to share our opinions. We strongly urge you to accept the proposal to include a Chapter 14. Public Health and Social Services.

Sincerely,

Holly Greenwood
Assistant Director of Community Development
CHOICE Regional Health Network
360-493-5566

CONFIDENTIALITY NOTICE
This e-mail (including any documents accompanying it) may contain confidential information belonging to the sender. The information is intended only for the use of individuals or entities named above. If you are not an intended recipient, you are prohibited from disclosing, copying, or distributing this information or taking any action in reliance on the contents. If you have received this email in error, please immediately notify me by telephone.
I want to offer my support and that of the PSW organization for the proposed new Title 14 to the Comprehensive Plan, which would recognize the impact of environmental, housing and other aspects of the Comprehensive Plan on the health status of the community. I applaud the Department of Public Health and Social Services for identifying this gap in the current Comprehensive Plan and for proposing this Amendment to address this critical issue. I strongly encourage the adoption of this new Amendment and would welcome the opportunity for PSW to participate in the further development of the required associated work plan as described in the proposal.

Mariella Cummings
Chief Executive Officer
Physicians of Southwest Washington
319 Seventh Avenue SE, Suite 201
Olympia, WA 98501
Phone: 360 528-2202 or Toll Free: 877-943-4337
Alternative Phone: 360 943-4337
Mobile Phone: 360 701-1029
Fax: 360 754-4324
mariellac@pswipa.com

This electronic message transmission, including any attachments, contains information from Physicians of Southwest Washington, which may be confidential or privileged. The information is intended to be for the use of the individual or entity named above. If you are not the intended recipient, be aware than any disclosure, copying, distribution or use of the contents of this information is prohibited.

If you have received this electronic transmission in error, please notify the sender immediately by a "reply to sender only" message and destroy all electronic and hard copies of the communication, including attachments.
Jeremy Davis - 2010-2011 Preliminary Docket

From: "Jim Selden" <Jimse@canyon.johnlscott.com>
To: <davisj@co.thurston.wa.us>
Date: 07/20/2010 12:47 PM
Subject: 2010-2011 Preliminary Docket

Regarding Docket Item #22, The Medela Group Comprehensive Plan Amendment Request:

Thank you very much for providing an opportunity to submit comments for the Comprehensive Plan Amendments proposed. With specific regard to the amendment proposed by The Medela Group, docket item #22, I believe the proposed amendment to the zoning will serve to benefit the citizens and our overall community. The design proposed will act to reduce the sprawl we all seek to avoid while enhancing the opportunities for its residents to work in closer proximity to where they live. I always favor land uses which maximize the types of compatible uses as represented by the proposed amendment. Allowing a use which combines residential housing styles/types, encourages home ownership while providing alternatives to those unable to purchase and provides amenities which directly benefit both the community to be created and the surrounding neighborhoods, is a direction that will benefit the citizens and residents of Thurston County while remaining consistent with the Washington State Growth Management Act, the Thurston County Comprehensive Plan and the Joint City of Olympia/Thurston County Comprehensive Plan.

As the owner of the John L. Scott Olympia/Lacey office and as an advocate for effective land planning practices and goals, I believe that the proposed Medela comprehensive plan amendment is a sound request which will benefit the citizens of this area. Should you have any questions, please feel free to call me directly at 360-459-2380.

Sincerely,

Jim Selden
John L. Scott Olympia/Lacey
4239 Martin Way E.,Suite 101
Olympia, WA 98516
From: "Bill A. Stutz" <billstutz@canyon.johnlscott.com>
To: DavisJ@co.thurston.wa.us
Date: 7/29/2010 2:33 PM
Subject: 2010-2011 Preliminary Docket- #22 The Medela Group Comprehensive Plan Amendment

I appreciate the opportunity to respond to the proposed Comprehensive Plan Amendment submitted by the Medela Group.

I have been a resident of Thurston County for over 25 years. Since I have lived here, I have seen some pretty amazing changes take place. I am familiar with the section of the land that is under consideration and I believe the proposed amendment for rezoning just makes sense. Currently the site under consideration is under utilized. The design proposed will act to reduce the sprawl and I believe will have a positive impact on the local community and economy.

This area has always supported our military personnel at Fort Lewis and McCord military bases. With the anticipated surge of returning military personnel to Combined Fort Lewis and McCord base, affordable housing is critical. The proposed rezoning and development of the site can help to address this need. The proximity of this site to local business would have a positive impact on those business and the long term economy. People will be able to live in a variety of residential housing styles and be able to work in closer proximity to where they live. With a slow housing market, tighter lending standards preventing folks from qualifying to purchase a home as they have in the past, only reinforce that we find alternatives for acceptable housing. The proposed rezoning to multi-family and single family units makes sense and will enhance the local economy. I am in support of the proposal and urge passage of the amendment.

Thank you for the opportunity to respond and please feel free to contact me at any time if you have any questions. You can reach me at (360) 438 6909.

Bill Stutz
These comments are relevant to the MEDELA Group request.

The MEDELA Group is an LLC of the Armstrong family. The Armstrong family has lived in this neighborhood continuously for over 68 years having first moved into the neighborhood in 1942. Over the years, the Armstrong family acquired more and more of the neighborhood homes as they became available until the present acreage of 9+ acres was accumulated. After our parents passed away in the 90's, my two sisters and I formed the LLC MEDELA group encompassing the acreage and a number of older rental homes. All of these rentals are very old. This land is currently underutilized considering its location and the relatively few number of homes. The requested zoning change would allow a much more efficient use of the land.

The requested rezone is in alignment with the overall County and City comprehensive UGA plans. It would provide a number of quality homes for a very diverse spectrum of economic groups at a variety of costs. Public transportation is near at hand for those residents that would choose to use it.

Furthermore, this is an ideal time to begin preparations for a project such as this. The current economy has the housing market moving at a very slow pace; eventually, the economy will rebound and the demand for housing will increase. It would be advantageous to have all of the rezoning, planning, and preparations firmly in place prior to an upsurge in the housing demand.

Thank you for your time and consideration.

Very respectfully,
M.R.Armstrong
From: Ron Niemi <Ron@southsounddevelopers.com>
To: DavisJ@co.thurston.wa.us
Date: 7/19/2010 3:35 PM
Subject: RE: 2010-2011 Preliminary Docket - Comment on Docket Item #22, MEDELA GROUP

Thanks, Jeremy - got it.

The comment below stands as submitted, then:

Regarding Docket Item #22, The Medela Group Comprehensive Plan Amendment Request:
This is a zoning change that will reduce sprawl, and place people close to work and play, while retaining a green setting. It will serve the public interest by allowing a mix of compatible housing types in a responsible approach to land use. The concept includes a neighborhood activity center and amenities in an area with close proximity to employment, shopping, restaurants and entertainment. It will provide options for home ownership as well as rentals, and will re-use existing single family homes in its development. The request/proposal makes use of already-available urban services and utilities. It will enable a variety of commute options through access to Intercity Transit and bicycle paths North and South. The concept plan allows for a smooth transition from an existing single-family residential neighborhood to higher density uses adjacent to surrounding commercial and transportation uses. It will take advantage of the existing topography to provide an attractive and innovative mixed-residential development with green space, walking trails and transitional spaces between housing types, while attaining a reasonable density that meets the planning goals of the Washington State Growth Management Act, the Thurston County Comprehensive Plan and the Joint City of Olympia/Thurston County Comprehensive Plan.

-----Original Message-----
From: Jeremy Davis [mailto:davisj@co.thurston.wa.us]
Sent: Monday, July 19, 2010 2:38 PM
To: Ron Niemi
Subject: Re: 2010-2011 Preliminary Docket - Comment on Docket Item #22, MEDELA GROUP

Ron,

Laura, our web master, was working on the page a short time ago. The table appears to be up and running again. The table is really basic. A preliminary context analysis is being completed for each site-specific request.

Have a good day,

Jeremy

Jeremy Davis
Associate Planner
Thurston County Planning
2000 Lakeridge Dr. SW
Olympia, WA 98502-6045
(360) 754-3355 ext. 7010

>>> Ron Niemi <Ron@southsounddevelopers.com> 7/19/2010 2:01 PM >>>

Hi Jeremy - The web link is broken to the 2010-2011 Plan Amendments Table. I'm not sure what it says, but I assume that there is enough information about the specific Comp Plan Amendment Request that the
following comments are applicable. If not, please let me know and I will re-frame the comments:

Regarding Docket Item #22, The Medela Group Comprehensive Plan Amendment Request:

This is a zoning change that will reduce sprawl, and place people close to work and play, while retaining a green setting. It will serve the public interest by allowing a mix of compatible housing types in a responsible approach to land use. The concept includes a neighborhood activity center and amenities in an area with close proximity to employment, shopping, restaurants and entertainment. It will provide options for home ownership as well as rentals, and will re-use existing single family homes in its development. The request/proposal makes use of already-available urban services and utilities. It will enable a variety of commute options through access to Intercity Transit and bicycle paths North and South. The concept plan allows for a smooth transition from an existing single-family residential neighborhood to higher density uses adjacent to surrounding commercial and transportation uses. It will take advantage of the existing topography to provide an attractive and innovative mixed-residential development with green space, walking trails and transitional spaces between housing types, while attaining a reasonable density that meets the planning goals of the Washington State Growth Management Act, the Thurston County Comprehensive Plan and the Joint City of Olympia/Thurston County Comprehensive Plan.

Thanks again!
Thank you for the opportunity on commenting on this planned zoning change. I believe the change would help benefit the community in allowing for more affordable housing closer into town. Allowing people to be able to live closer, commute less thus allowing a smaller carbon footprint. These units would be centrally located help to better serve the community for housing vs. the current open land and fields that are out there now. Any improvement that promotes home ownership and offers affordable housing and directly effects the community and surrounding neighborhoods is a positive manner is a change I would approve.

Sincerely,

Steve Chung
John L. Scott Olympia/Lacey
360-456-SOLD (7653) - Direct
360-918-5515 - Fax
stevechung@johnlscott.com

The next best thing to a happy clients is the trust and confidence in receiving referrals of your family and friends.