

THURSTON COUNTY PLANNING PROCESS


DESCHUTES WATERSHED WRIA 13

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*WRIA 13 Watershed Restoration & Enhancement Committee
March 27, 2019*



Overview

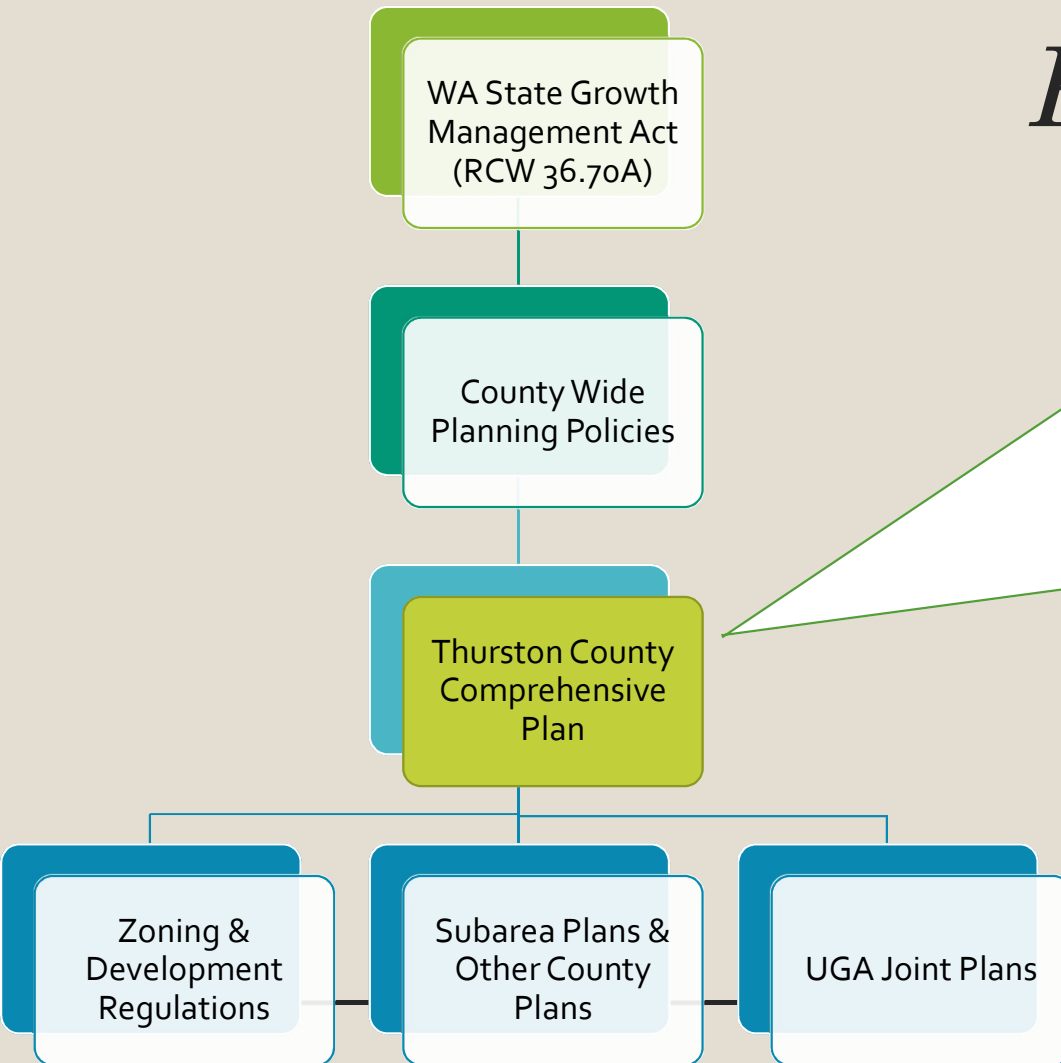
- Background – County Planning
 - Comprehensive Plan, Buildable Lands, Growth Projections
 - Permitting, land and water use
 - Reporting and upcoming updates
- 

Regulatory Framework for Local Planning

Watch Commerce's Short Course



Planning Hierarchy



Comprehensive Plan Chapters

1. Introduction
2. Land Use
3. Natural Resources
4. Housing
5. Transportation
6. Capital Facilities Program (CFP)
7. Utilities
8. Economic Development
9. Environment
10. Historic Resources
11. Health
12. Amendments

GMA Planning Goals

“The following goals are adopted to guide the development and adoption of comprehensive plans and development regulations...:

- (1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
- (2) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.”
- (6) Property rights. Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.
- (10) Environment. Protect the environment and enhance the state’s high quality of life, including air and water quality, and the availability of water.

*RCW 36.70A.070 –
Comprehensive
plans, Mandatory
elements*

“A land use element designating the proposed general distribution and general location and extent of the uses of land, where appropriate, for agriculture, timber production, housing, commerce, industry, recreation, open spaces, general aviation airports, public utilities, public facilities, and other land uses. The land use element shall include population densities, building intensities, and estimates of future population growth. The land use element shall provide for protection of the quality and quantity of groundwater used for public water supplies. Wherever possible, the land use element should consider utilizing urban planning approaches that promote physical activity. Where applicable, the land use element shall review drainage, flooding, and storm water run-off in the area and nearby jurisdictions and provide guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state, including Puget Sound or waters entering Puget Sound.”

*RCW 36.70A.070 –
Comprehensive
plans, Mandatory
elements*

A Rural Element that includes:

- Lands not designated for urban growth or resource use
- A variety of rural densities
- Measures to protect rural character
- Limited areas of more intensive rural development (LAMIRDs)

- 36.70A.070(5) RCW

Jurisdiction Boundaries

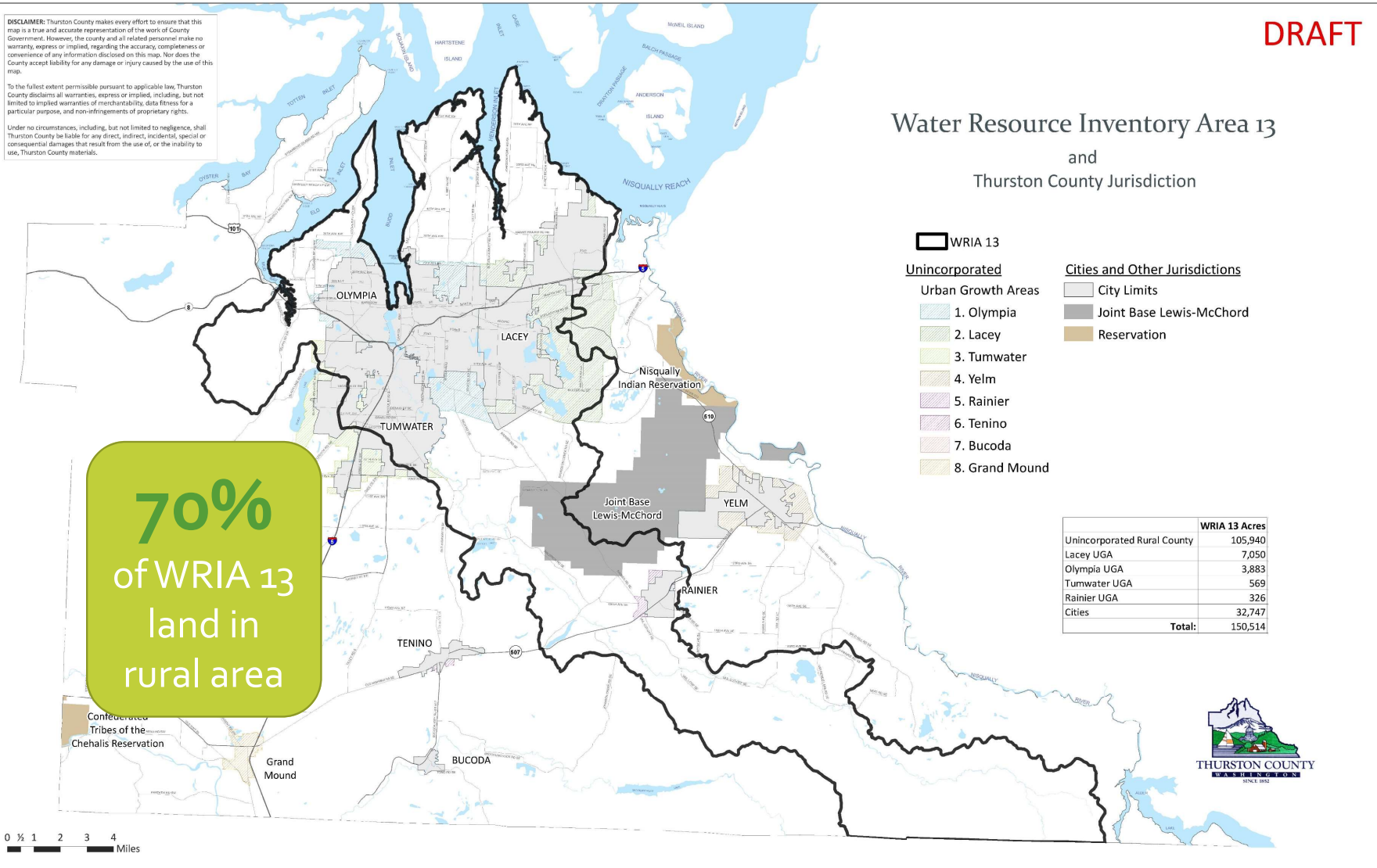
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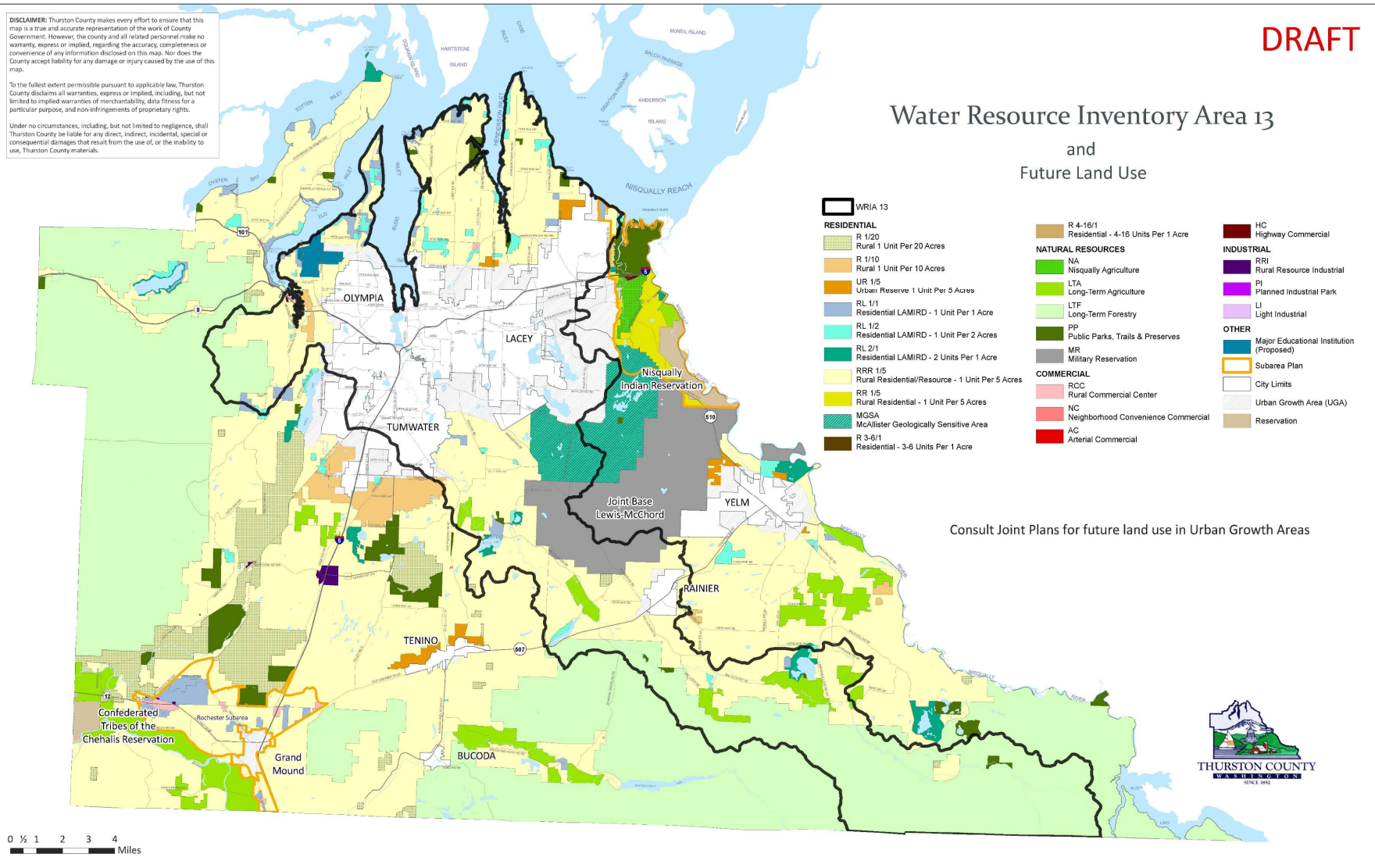
Water Resource Inventory Area 13 and Thurston County Jurisdiction

DISCLAIMER: 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.

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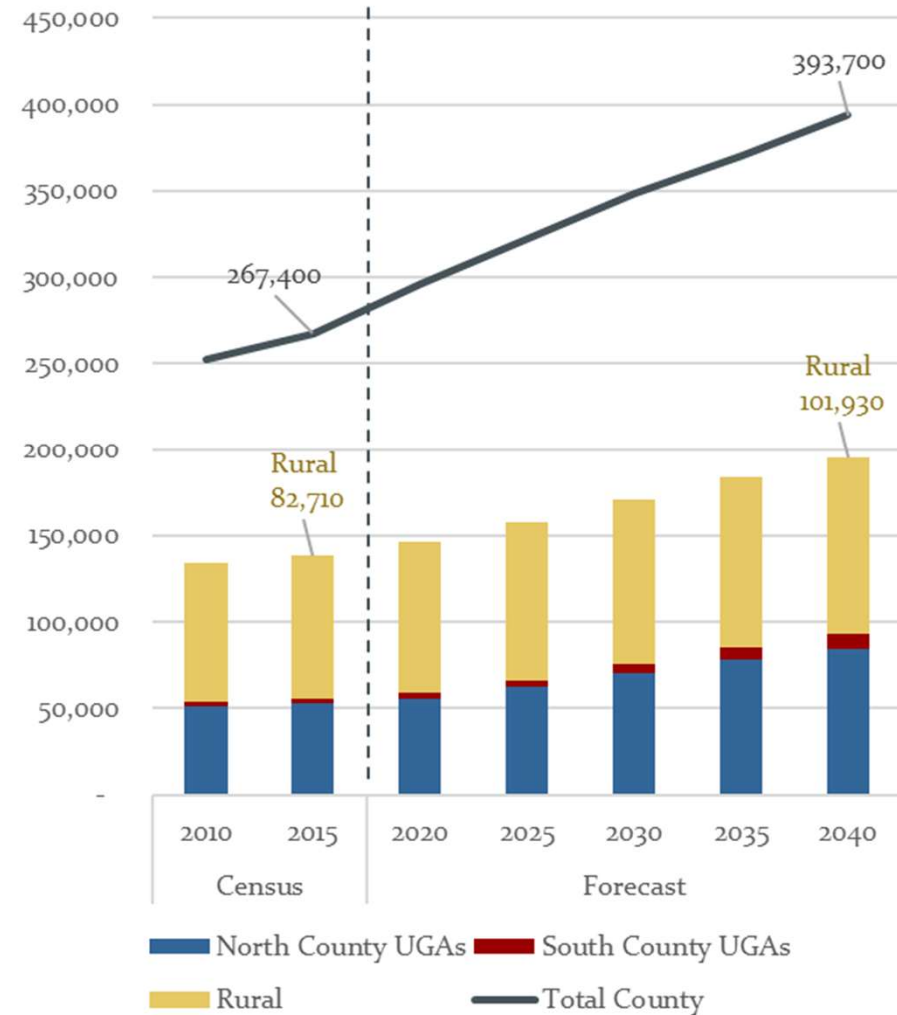




Thurston County Growth Projections

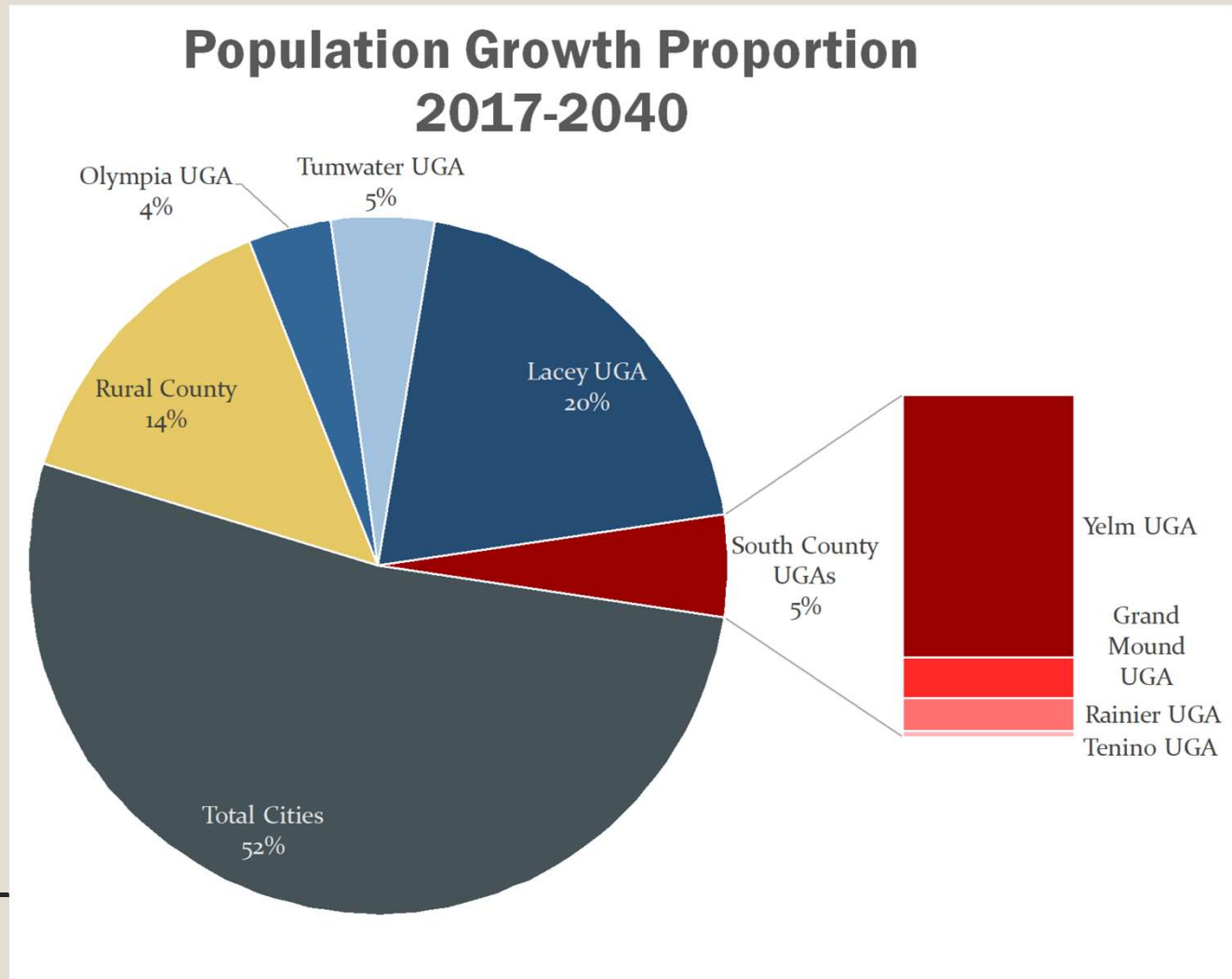
42%
Projected
Increase,
2017-2040

**Thurston County Population
2010-2040**

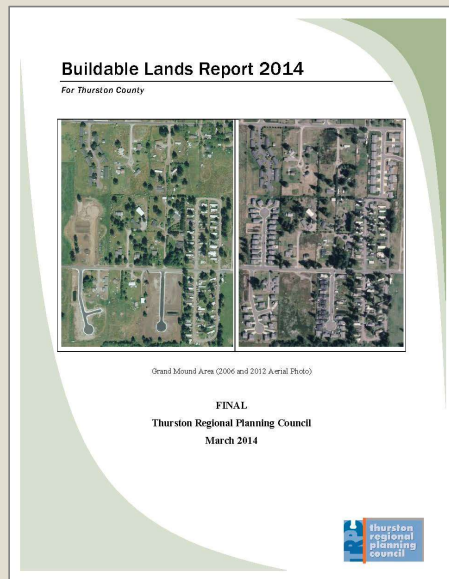


Thurston County Growth Projections

- Half of county's growth projected for the county's incorporated areas
- Currently, there is sufficient land supply in urban areas to accommodate projected growth

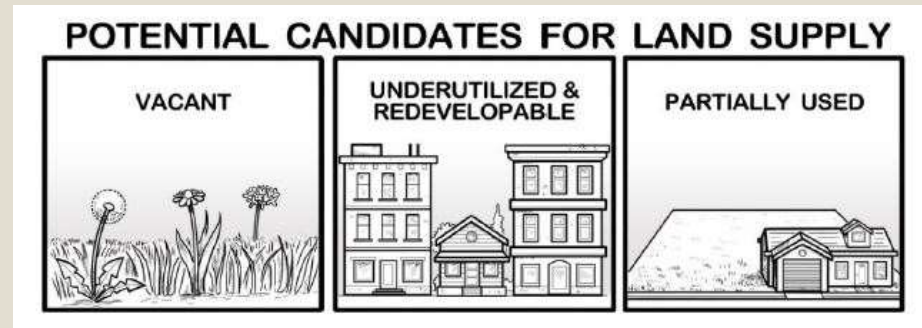


Buildable Lands Capacity



RCW 36.70A.215

- Are county & cities achieving urban densities within their UGAs?
 - Compare assumptions to actual development
- Is there sufficient urban land supply to accommodate countywide population projections?

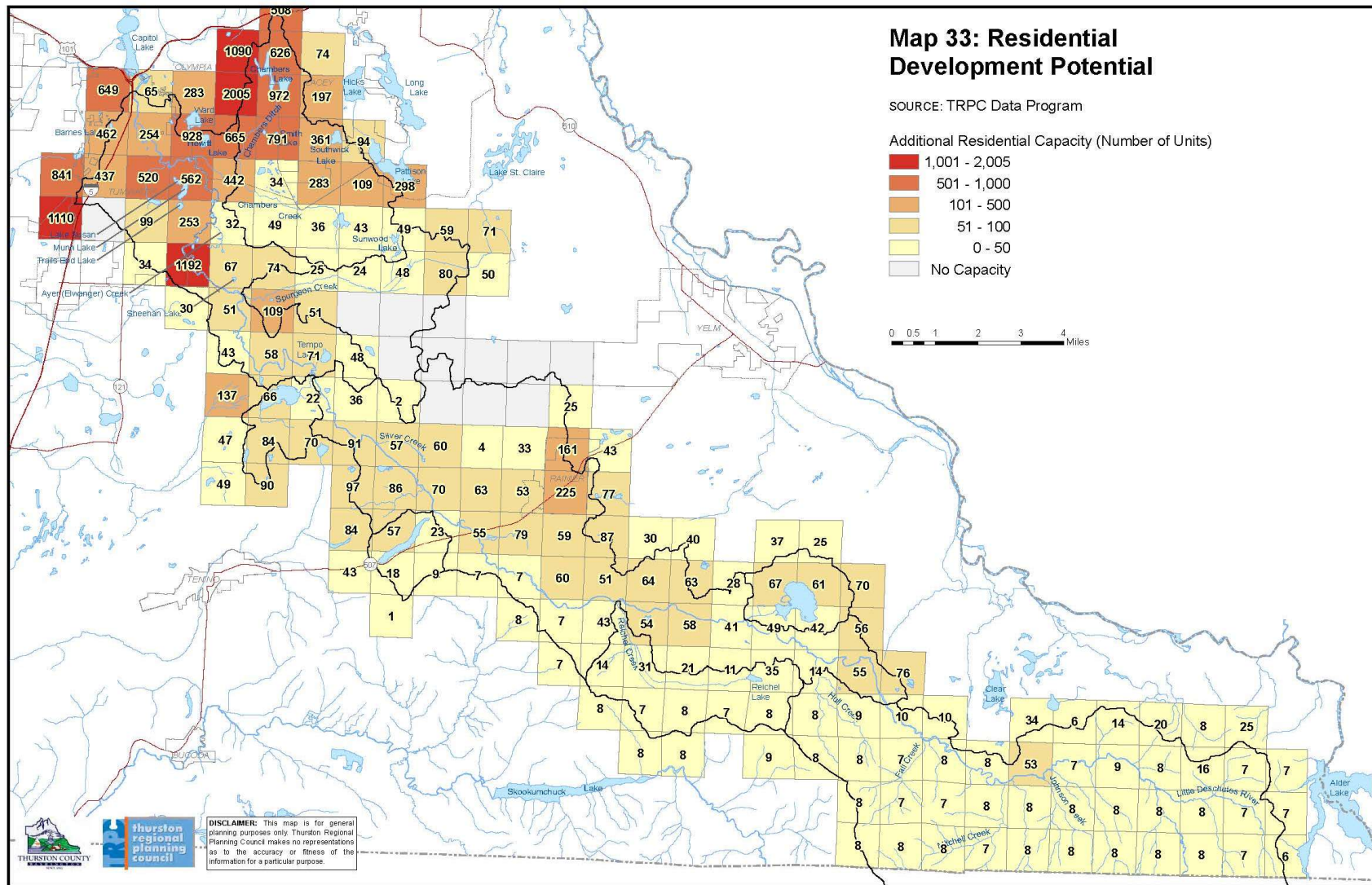


UGAs Residential Capacity (2010)

*Source: Buildable Lands Report (2014);
Population & Employment Forecast
Program, Thurston Regional Planning
Council*

NOTE: not limited to WRIA 13 boundary

Jurisdiction	Existing Dwellings 2010	Estimated Additional Residential Capacity	Estimated New Dwellings, 2010-2035	Percent Excess 2035
Lacey	31,740	17,560	13,820	21%
Olympia	26,950	16,880	13,460	20%
Rainier	770	750	530	29%
Tumwater	10,570	11,010	8,600	22%
Total Cities & UGAs	74,450	58,490	44,940	23%
Rural Areas	33,380	-	7,100	-



WRIA 13 Growth Projections

*Source: Population &
Employment Forecast (2015),
Thurston Regional Planning
Council*

2018-2040 Population Change, Deschutes Watershed				
Population	2018	2040	Change	% Change
City	122,451	153,961	31,510	26%
UGA	39,783	65,633	25,850	65%
Rural	32,153	36,714	4,562	14%
Total	194,387	256,309	61,922	32%
Housing Units	2018	2040	Change	% Change
City	55,057	72,527	17,470	32%
UGA	15,944	27,289	11,345	71%
Rural	12,780	14,878	2,098	16%
Total	83,781	114,695	30,914	37%

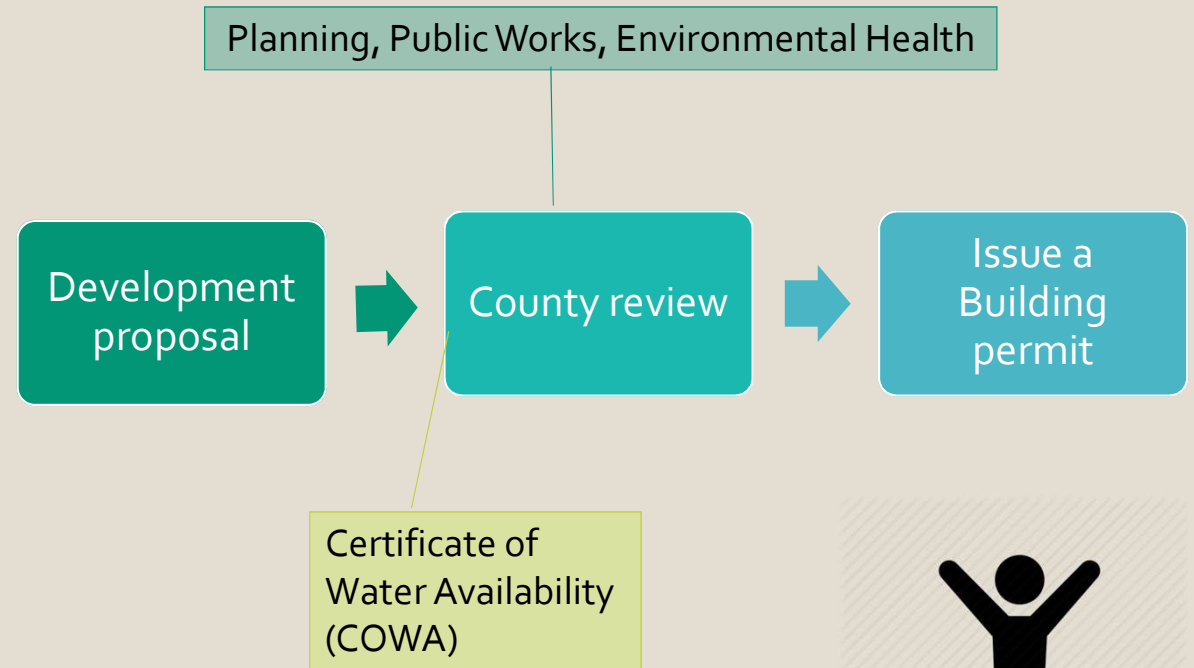
70% of Thurston
County's TOTAL
population lives in
WRIA 13

Population	2018	2040	Change	% Change
City	122,451	153,961	31,510	26%
UGA	39,783	65,633	25,850	65%
		6,714	4,562	14%
		6,309	61,922	32%
		2040	Change	% Change
		2,527	17,470	32%
	51,544	27,289	11,345	71%
Rural	12,780	14,878	2,098	16%
Total	83,781	114,695	30,914	37%

37% of Thurston County's RURAL population lives in WRIA 13

County Permitting Process

(Super-simplified)



County \neq well permit

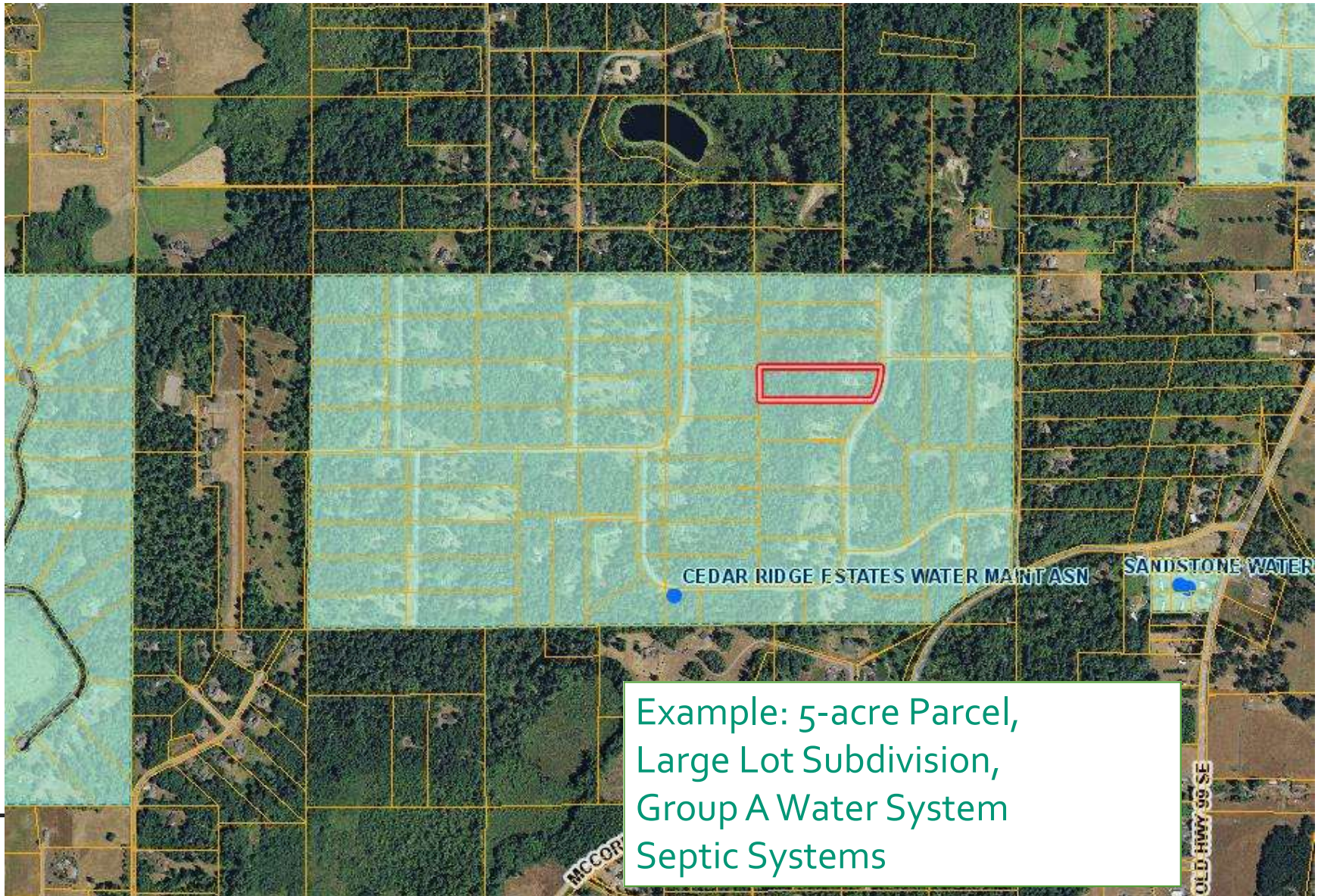


Permitting Terms

- **Parcel/Lot/Tract** – fraction of land of sufficient area to meet minimal zoning requirements for width and area
- **Subdivision** – 5 or more lots, any one of which is < 5 acres
- **Plat** – a map or representation of a subdivision, showing the individual lots, roads, etc
- **Short Plat/Short Subdivision** – 4 or fewer lots, any one of which is < 5 acres
- **Large Lot Subdivision** – 2 or more lots, all lots are ≥ 5 acres



Example: 5-acre Parcel,
Large Lot Subdivision, Rural
Area



Water Resources & Planning

Certificate of Water Availability



Applicant: _____
Tax Parcel #: _____
Project #: _____
Date: _____

Thurston County Resource Stewardship
2000 Lakeridge Drive SW Olympia, WA 98502
(360) 786-5490 / 360-754-2939 (Fax)
Email: permit@co.thurston.wa.us
www.co.thurston.wa.us/permitting/

CONNECTION TO A ONE (1) OR TWO (2) SINGLE-FAMILY RESIDENTIAL WATER SUPPLY CERTIFICATE OF WATER AVAILABILITY

Use this form if you are proposing one or two single-family residential connections to one water source.

Purpose: To assure the availability of potable drinking water per RCW 19.27 and Article III of the Thurston Sanitary Code.

Issuance of a Certificate of Water Availability (COWA) is required prior to issuance of all building permits for construction or change of use when potable drinking water is required.

APPLICANT TO COMPLETE THIS SECTION (see instructions on page 2)

Indicate proposed Water Source:

☐ Well ☐ Spring ☐ Surface Water (please identify source): _____

Indicate proposed Water Supply Type:

☐ Single-Family Residential Connection Water Supply

☐ Two Single-Family Residential Connection Water Supply (two residential connections to one water source)
If proposed Water Supply Type is a Two Single-Family Residential Connection provide the following:

Water Source Tax Parcel: _____

Tax Parcels Served: _____

PERMIT ASSISTANCE CENTER STAFF TO COMPLETE THIS SECTION

Required items for review upon completion of construction and testing:

Well driller construction report (well log) is available ☐ YES ☐ NO

Well source capacity pump test report demonstrates the following (this may be found on the well log report)

> 400 gallons per day (gpd) for a single-family residential water supply ☐ YES ☐ NO

> 800 gpd for a two single-family residential connection water supply

Water Quality Reports: ☐ Coliform ☐ Nitrate ☐ Other (list): _____

Water quality reports indicate the water quality is satisfactory ☐ YES ☐ NO

Is water source located in an area of known contaminates? ☐ YES ☐ NO

If Yes, list type of contaminant(s): _____

Miscellaneous: ☐ Well Covenants ☐ Waterline & source access easements ☐ Water Rights, when applicable

☐ Surface Water Treatment Design and Notice Regarding Use of Surface Water, when applicable

☐ WATER CERTIFICATE APPROVED ☐ WATER CERTIFICATE **NOT** APPROVE

Signature: _____ Title: _____ Date: _____

ENVIRONMENTAL HEALTH STAFF TO COMPLETE THIS SECTION

☐ WATER CERTIFICATE APPROVAL RECOMMENDED ☐ APPROVAL **NOT** RECOMMENDED

NOTE: Recommended approval indicates requirements of Sanitary Code, Article III, section 7.2 are satisfied. Additional Growth Management requirement

Signature: _____ Title: _____ Date: _____



Reset Form

Applicant: _____
Tax Parcel #: _____
Project #: _____
Date: _____

Thurston County Resource Stewardship
2000 Lakeridge Drive SW
Olympia, WA 98502
(360) 786-5490 / 360-754-2939 (Fax)
Email: permit@co.thurston.wa.us
www.co.thurston.wa.us/permitting/

CONNECTION TO A PUBLIC WATER SYSTEM CERTIFICATE OF WATER AVAILABILITY

Use this for if you are proposing connection to a Public Water System

Purpose: To assure the availability of potable drinking water per RCW 19.27 and Article III of the Thurston County Sanitary Code.

Issuance of a Certificate of Water Availability (COWA) is required prior to issuance of all building permits for new construction or change of use when potable drinking water is required.

THIS SECTION TO BE COMPLETED BY THE PUBLIC WATER PURVEYOR/OWNER (see instructions on page 2)

Public Water System Name: _____ I.D.# _____ Group A or B (circle one)

Statement of Water System Purveyor/Owner: I certify the proposed connection to this water system is within the scope of plans and specifications approved on _____ (date). Signature of this document confirms assignment of a service connection.

The system is approved for a maximum number of _____ connections. There are currently, including this connection, _____ number of active/pending service connections. The routine water quality monitoring samples and water quality are in compliance with WAC 246-290 or 291 (State Drinking Water Regulations).

Signature: _____ Title: _____ Date: _____

Purveyor Phone Number: _____

PERMIT ASSISTANCE CENTER STAFF TO COMPLETE THIS SECTION

FOR PERMIT ASSISTANCE STAFF EVALUATION

Group A Systems WDOH Determination: ☐ Adequate ☐ Inadequate

FOR ENVIRONMENTAL HEALTH STAFF EVALUATION

Group B Systems and File check: ☐ Adequate ☐ Inadequate

Group B Exempt Systems Total Connections: ☐ < Approved # ☐ = Approved # ☐ > Approved #

Sampling: ☐ Adequate ☐ Inadequate ☐ NA

Water Quality: ☐ Adequate ☐ Inadequate ☐ NA

PERMIT ASSISTANCE STAFF

☐ WATER CERTIFICATE APPROVED ☐ WATER CERTIFICATE **NOT** APPROVED

Signature: _____ Title: _____ Date: _____

ENVIRONMENTAL HEALTH STAFF

☐ WATER CERTIFICATE APPROVAL RECOMMENDED ☐ APPROVAL **NOT** RECOMMENDED

Signature: _____ Title: _____ Date: _____

Water Resources & Planning Terms

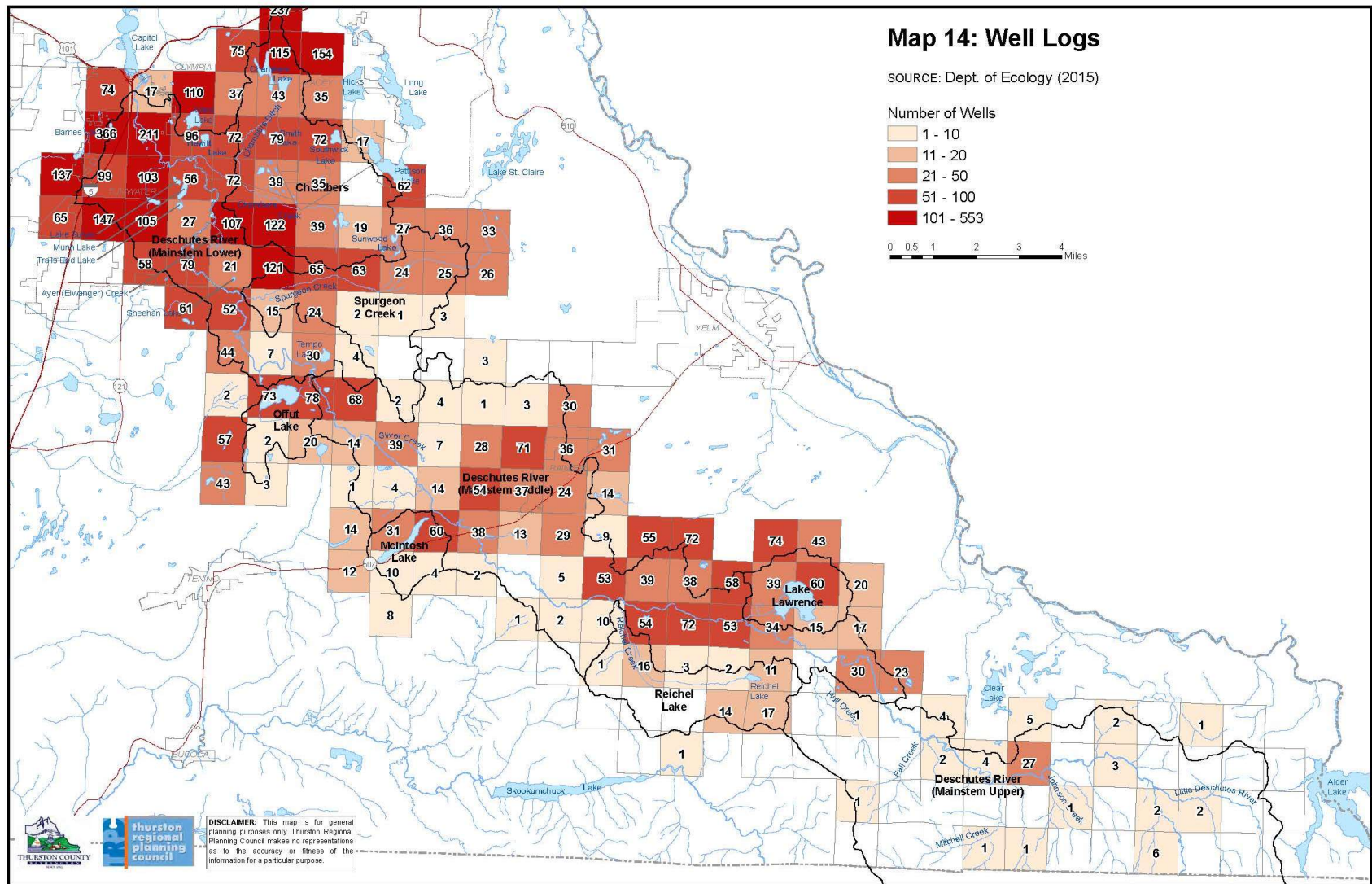
- **Group A Systems** – large systems, including municipal
 - DOH – WAC 246-280
- **Group B** – Serves fewer than 15 connections
 - DOH – WAC 246-291
- **Group B Exempt** – Community system approved to serve a maximum 2 connections and < 25 people per day.
- **Permit-exempt** – 1-2 Family residential connection to well, spring or surface water

Water Resources & Planning

- Thurston County Sanitary Code – Article III
 - 5.2.3 No new water source shall be located in areas where water is available from an existing public water system.

The health officer may exempt an applicant from this requirement if the applicant demonstrates all of the following:

 - (a) The water source meets all standards for isolation and construction without variances or waivers; and
 - (b) The location of the new source is consistent with all other applicable water supply requirements, land use plans, and ground water management plans; and
 - (c) The applicant receives approval from the jurisdictional Hearings Examiner on an appeal or variance from the priority of service per the applicable Thurston County Coordinated Water System Plan.
- “priority of service”



New Permit- Exempt Connections

*Thurston County:
Feb-Dec 2018*

- State Mandated Well Fee – Instituted February, 2018
- Feb-Dec 2018

- **Number of Fees Collected**

- WRIA 13 = 49
- Countywide = 126

- **Total Fees Collected**

- WRIA 13 = \$24,500
- Countywide = \$63,000

- **Ecology Portion**

- WRIA 13 = \$17,150
- Countywide = \$44,100

WRIA 13 =
39%
of County Total

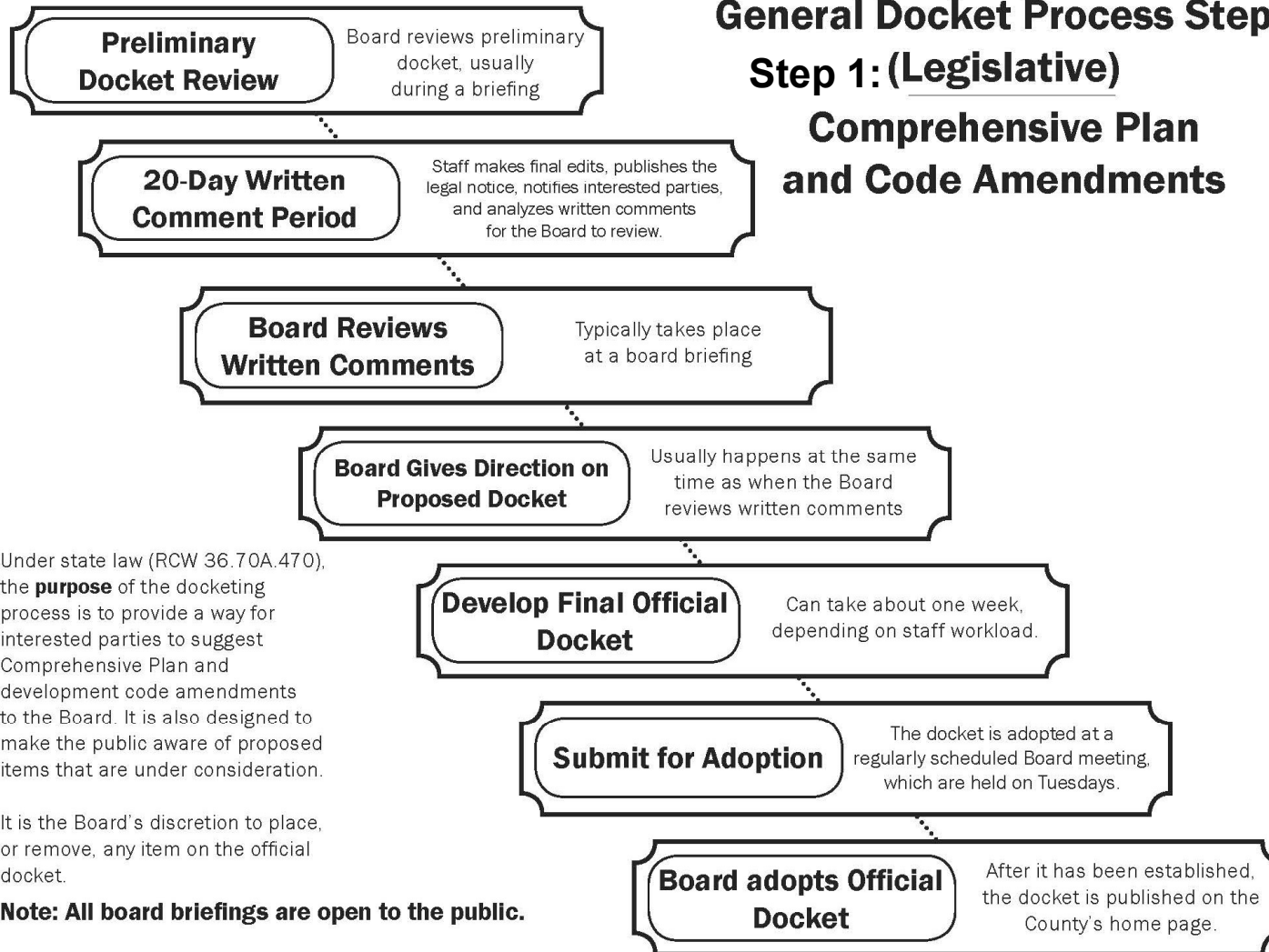
Special Interest

- **Comprehensive Plan Update** – ongoing in 2019
 - Next statutory deadline is 2024; next Buildable Lands in 2022
 - Annual Amendment process
- Proposed Update to **Sanitary Code, Article III – Drinking Water Supplies** in 2019

General Docket Process Steps

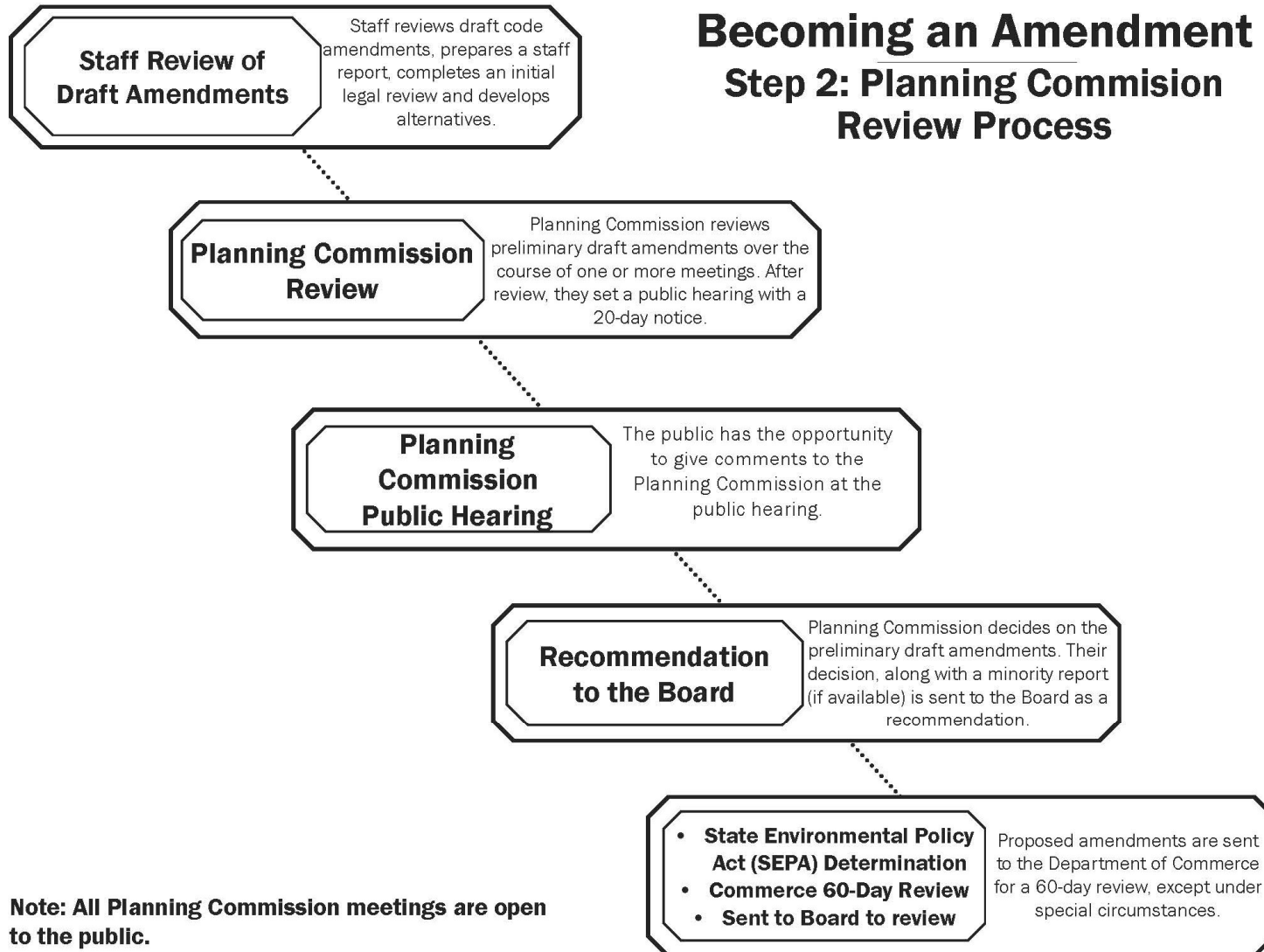
Step 1: (Legislative)

Comprehensive Plan and Code Amendments



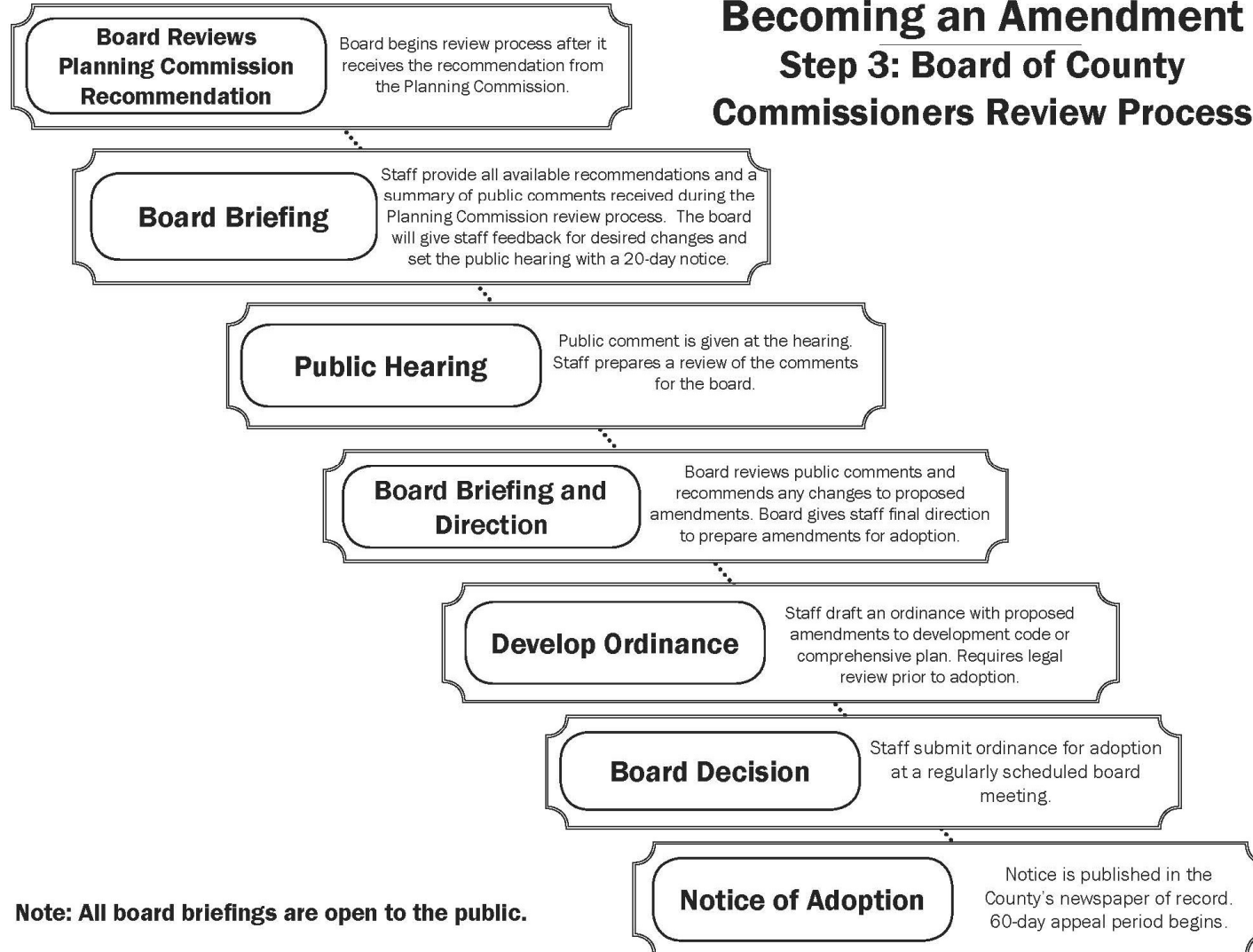
Becoming an Amendment

Step 2: Planning Commission Review Process



Becoming an Amendment

Step 3: Board of County Commissioners Review Process



Questions?

Contact:

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Allison.Osterberg@co.thurston.wa.us
(360) 754-2102

Project Updates and Draft Documents
www.Thurston2040.com



