THURSTON COUNTY PLANNING PROCESS

DESCHUTES WATERSHED WRIA 13

Allison Osterberg
Senior Planner, Thurston County CPED
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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

WA State Growth Management Act (RCW 36.70A)

County Wide Planning Policies

Thurston County Comprehensive Plan

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

Zoning & Development Regulations

Subarea Plans & Other County Plans

UGA Joint Plans
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.

- 36.70A.020 RCW
“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.”
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
70% of WRIA 13 land in rural area
Thurston County Growth Projections

42% Projected Increase, 2017-2040
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

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>Existing Dwellings 2010</th>
<th>Estimated Additional Residential Capacity</th>
<th>Estimated New Dwellings, 2010-2035</th>
<th>Percent Excess 2035</th>
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</thead>
<tbody>
<tr>
<td>Lacey</td>
<td>31,740</td>
<td>17,560</td>
<td>13,820</td>
<td>21%</td>
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<tr>
<td>Olympia</td>
<td>26,950</td>
<td>16,880</td>
<td>13,460</td>
<td>20%</td>
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<tr>
<td>Rainier</td>
<td>770</td>
<td>750</td>
<td>530</td>
<td>29%</td>
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<tr>
<td>Tumwater</td>
<td>10,570</td>
<td>11,010</td>
<td>8,600</td>
<td>22%</td>
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<tr>
<td><strong>Total Cities &amp; UGAs</strong></td>
<td><strong>74,450</strong></td>
<td><strong>58,490</strong></td>
<td><strong>44,940</strong></td>
<td><strong>23%</strong></td>
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<tr>
<td>Rural Areas</td>
<td>33,380</td>
<td>-</td>
<td>7,100</td>
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### 2018-2040 Population Change, Deschutes Watershed

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<td>11,345</td>
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<td>Rural</td>
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<td>14,878</td>
<td>2,098</td>
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<td><strong>Total</strong></td>
<td><strong>83,781</strong></td>
<td><strong>114,695</strong></td>
<td><strong>30,914</strong></td>
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### WRIA 13 Growth Projections

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

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

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County Permitting Process
(Super-simplified)

Development proposal → County review → Issue a Building permit

Certificate of Water Availability (COWA)

Planning, Public Works, Environmental Health

County ≠ 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: Subdivision in the Olympia UGA – Public Water & Sewer
Example: 5-acre Parcel, Large Lot Subdivision, Rural Area
Example: 5-acre Parcel, Large Lot Subdivision, Group A Water System Septic Systems
### Certificate of Water Availability

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

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

### Applicant Information
- **Applicant:**
- **Tax Parcel #:**
- **Project #:**

### Thurston County Resource Stewardship
- **Address:** 2020 Lakeshore Drive SW, Olympia, WA 98502
- **Phone:** (360) 786-5860 / (360) 754-2909 (Fax)
- **Email:** permit@co.thurston.wa.us
- **Website:** www.co.thurston.wa.us/permitting

### Certificate Details
- **Proposed Water Source:**
  - [ ] Well
  - [ ] Spring
  - [ ] Surface Water (please identify source):

- **Proposed Water Supply Type:**
  - [ ] Single Family Residential Connection
  - [ ] Two Single Family Residential Connection

- **Tax Parcel Service:**

### PERMIT ASSISTANCE STAFF TO COMPLETE THIS SECTION
- **Water Certificate Approved:**
- **Water Certificate Not Approved:**

### ENVIRONMENTAL HEALTH STAFF TO COMPLETE THIS SECTION
- **Water Certificate Approval Recommended:**
- **Water Certificate Approval Not Recommended:**

### Conclusion
- **For Permit Assistance Staff Evaluation:**
  - Group A Systems: Adequate/Inadequate
  - Group B Systems: Adequate/Inadequate

### Additional Information
- **Report Title:**
- **Date:**

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*Updated 3-29-20*
**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
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

- **Preliminary Docket Review**: Board reviews preliminary docket, usually during a briefing.

- **20-Day Written Comment Period**: Staff makes final edits, publishes the legal notice, notifies interested parties, and analyzes written comments for the Board to review.

- **Board Reviews Written Comments**: Typically takes place at a board briefing.

- **Board Gives Direction on Proposed Docket**: Usually happens at the same time as when the Board reviews written comments.

- **Develop Final Official Docket**: Can take about one week, depending on staff workload.

- **Submit for Adoption**: The docket is adopted at a regularly scheduled Board meeting, which are held on Tuesdays.

- **Board adopts Official Docket**: After it has been established, the docket is published on the County's home page.

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Under state law (RCW 36.70A.470), the purpose of the docketing process is to provide a way for interested parties to suggest Comprehensive Plan and development code amendments to the Board. It is also designed to make the public aware of proposed items that are under consideration.

It is the Board’s discretion to place, or remove, any item on the official docket.

**Note**: All board briefings are open to the public.
Becoming an Amendment
Step 2: Planning Commission Review Process

Staff Review of Draft Amendments
- Staff reviews draft code amendments, prepares a staff report, completes an initial legal review and develops alternatives.

Planning Commission Review
- Planning Commission reviews preliminary draft amendments over the course of one or more meetings. After review, they set a public hearing with a 20-day notice.

Planning Commission Public Hearing
- The public has the opportunity to give comments to the Planning Commission at the public hearing.

Recommendation to the Board
- Planning Commission decides on the preliminary draft amendments. Their decision, along with a minority report (if available) is sent to the Board as a recommendation.

- State Environmental Policy Act (SEPA) Determination
- Commerce 60-Day Review
- Sent to Board to review

Note: All Planning Commission meetings are open to the public.

Proposed amendments are sent to the Department of Commerce for a 60-day review, except under special circumstances.
Becoming an Amendment
Step 3: Board of County Commissioners Review Process

Board Reviews Planning Commission Recommendation
Board begins review process after it receives the recommendation from the Planning Commission.

Board Briefing
Staff provide all available recommendations and a summary of public comments received during the Planning Commission review process. The board will give staff feedback for desired changes and set the public hearing with a 20-day notice.

Public Hearing
Public comment is given at the hearing. Staff prepares a review of the comments for the board.

Board Briefing and Direction
Board reviews public comments and recommends any changes to proposed amendments. Board gives staff final direction to prepare amendments for adoption.

Develop Ordinance
Staff draft an ordinance with proposed amendments to development code or comprehensive plan. Requires legal review prior to adoption.

Board Decision
Staff submit ordinance for adoption at a regularly scheduled board meeting.

Notice of Adoption
Notice is published in the County’s newspaper of record. 60-day appeal period begins.

Note: All board briefings are open to the public.
Questions?

Contact:

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

Project Updates and Draft Documents
www.Thurston2040.com
Map 2: Study Area Basins

SOURCE: Basin nomenclature based on traditional Thurston County basin boundaries. Basins are aggregations of Puget Sound Watershed Characterization analysis units (Map 3). These in turn are aggregations of the Salmon and Steelhead Habitat Inventory and Assessment Program (SSHAP) units.

Deschutes Watershed Sub-basins
- Lower Sub-basin
- Middle Sub-basin
- Mountain Sub-basin

0 0.5 1 2 3 4 Miles