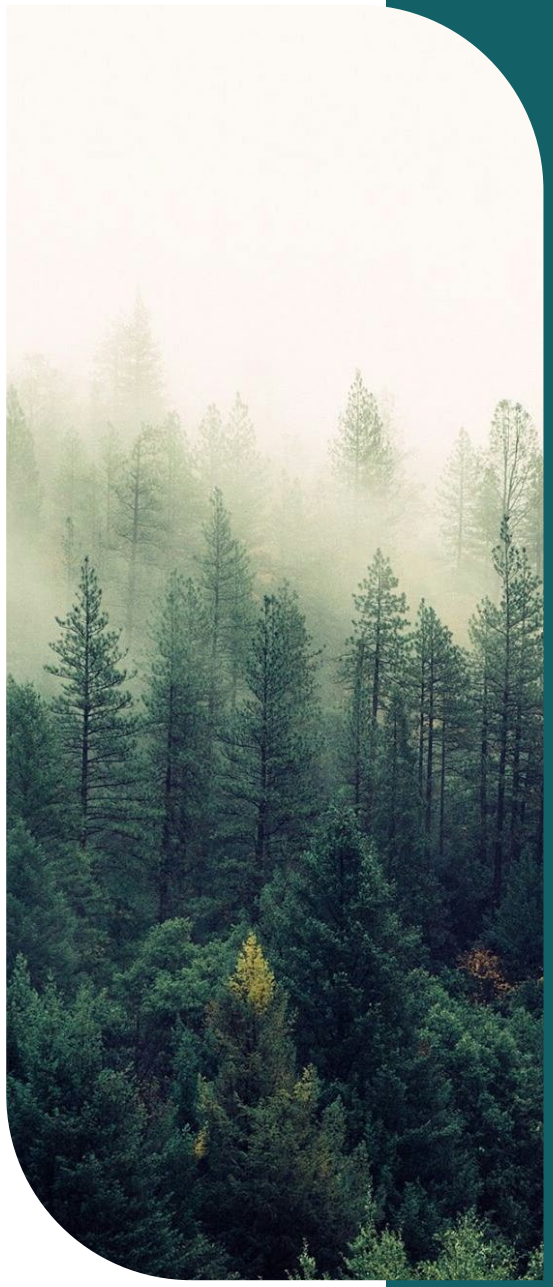
Black Lake Quarry (Littlerock) Rezone and Land Use Amendment

Claire Swearingen
Associate Planner

THURSTON COUNTY
WASHINGTON
SINCE 1852

Questions from 6/4

- Where mapped wetlands are
- Where CARAs are, and how they affect possible uses
- What soil types are prevalent on the site
- Ownership and connections to the rail line

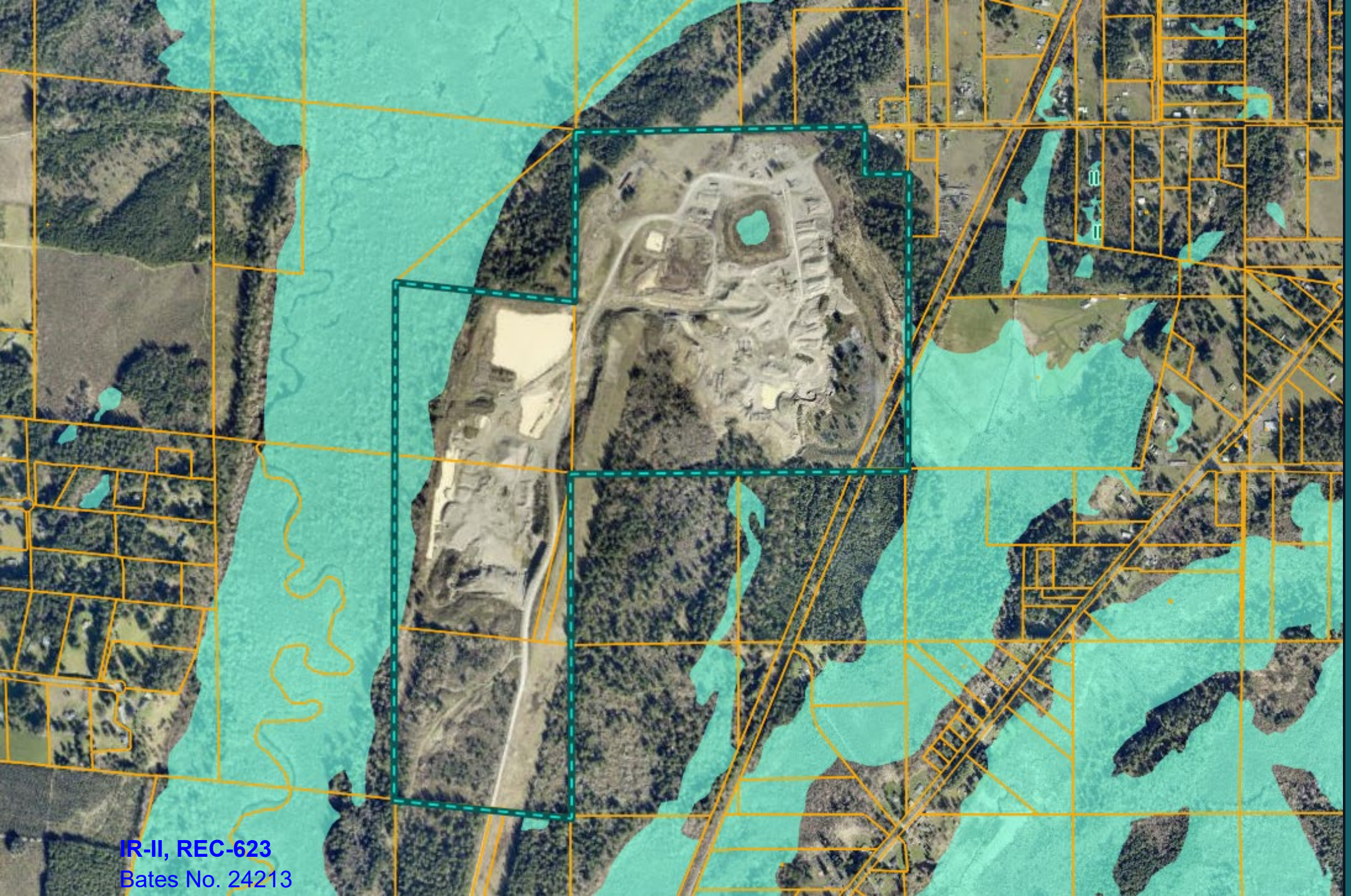


THURSTON COUNTY
WASHINGTON
SINCE 1852

Background

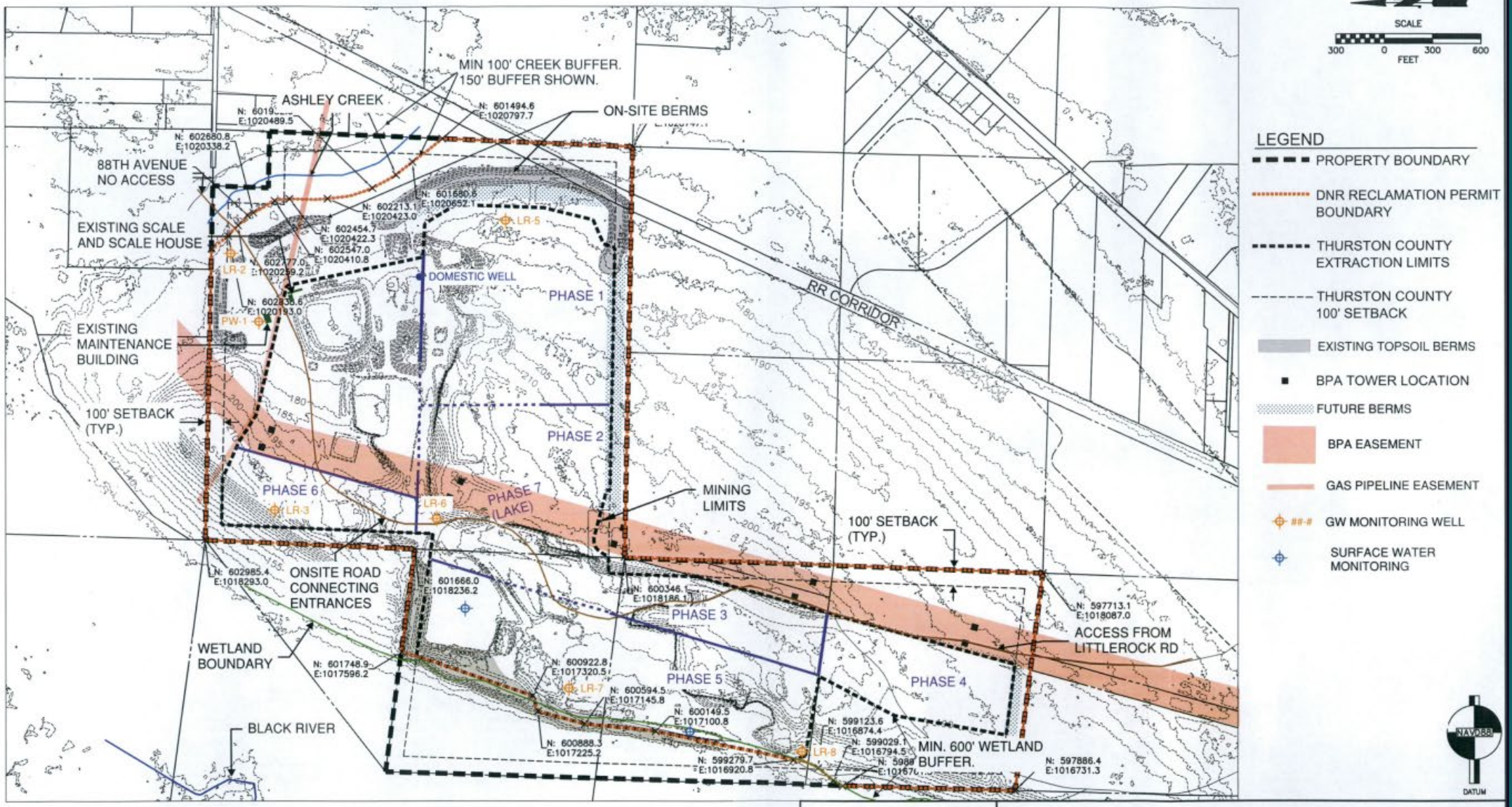
IR-II, REC-623

Bates No. 24212



THURSTON COUNTY
WASHINGTON
SINCE 1852

T 17 N., R 2 W., W.M. & T 17 N., R 3 W., W.M.



SITE PLAN SHEET NO. 2 OF 3

BLACK LAKE QUARRY, LLC 2840 BLACK LAKE BLVD SE, STE. C, TUMWATER WA, 98512

SCALE 1": 600' ON 11X17 DATE

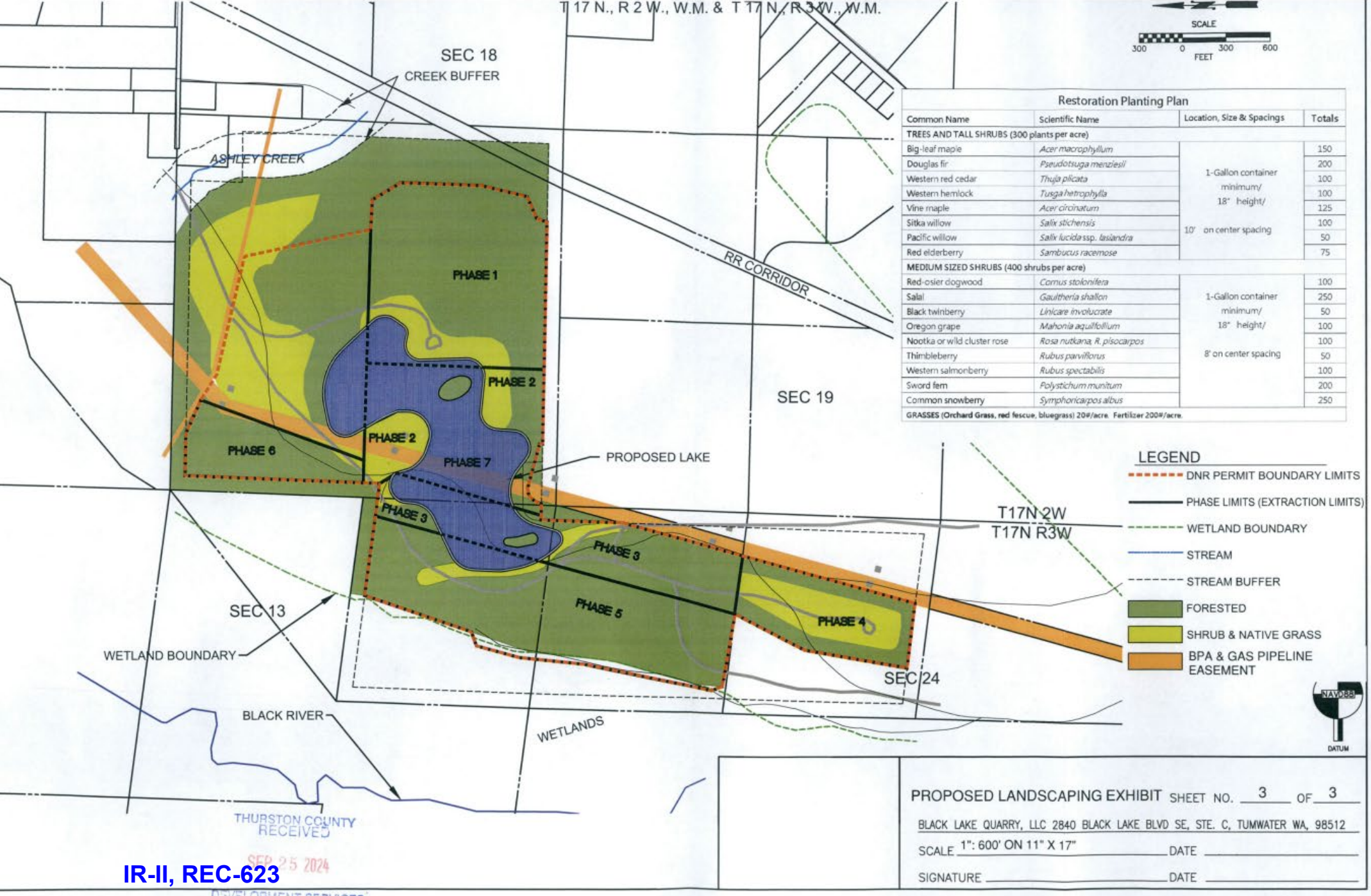
SIGNATURE DATE

THURSTON COUNTY
RECEIVED
SEP 25 2024
SERVICES

IR-II, REC-623

Bates No. 24214

THURSTON COUNTY
WASHINGTON
SINCE 1852



Restoration Planting Plan

Common Name	Scientific Name	Location, Size & Spacings	Totals
TREES AND TALL SHRUBS (300 plants per acre)			
Big-leaf maple	*Acer macrophyllum*	1-Gallon container minimum/ 18" height/ 10' on center spacing	150
Douglas fir	*Pseudotsuga menziesii*		200
Western red cedar	*Thuja plicata*		100
Western hemlock	*Tsuga hetrophylla*		100
Vine maple	*Acer circinatum*		125
Sitka willow	*Salix stichensis*		100
Pacific willow	*Salix lucida* ssp. *lasiandra*		50
Red elderberry	*Sambucus racemose*		75
MEDIUM SIZED SHRUBS (400 shrubs per acre)			
Red-osier dogwood	*Cornus stolonifera*	1-Gallon container minimum/ 18" height/ 8' on center spacing	100
Salal	*Gaultheria shallon*		250
Black twinberry	*Linicare involucrate*		50
Oregon grape	*Mahonia aquifolium*		100
Nootka or wild cluster rose	*Rosa nutkana, R. pisocarpos*		100
Thimbleberry	*Rubus parviflorus*		50
Western salmonberry	*Rubus spectabilis*		100
Sword fern	*Polystichum munitum*		200
Common snowberry	*Symphoricarpos albus*		250
GRASSES (Orchard Grass, red fescue, bluegrass) 20#/acre. Fertilizer 200#/acre.			

PROPOSED LANDSCAPING EXHIBIT SHEET NO. 3 OF 3

BLACK LAKE QUARRY, LLC 2840 BLACK LAKE BLVD SE, STE. C, TUMWATER WA, 98512

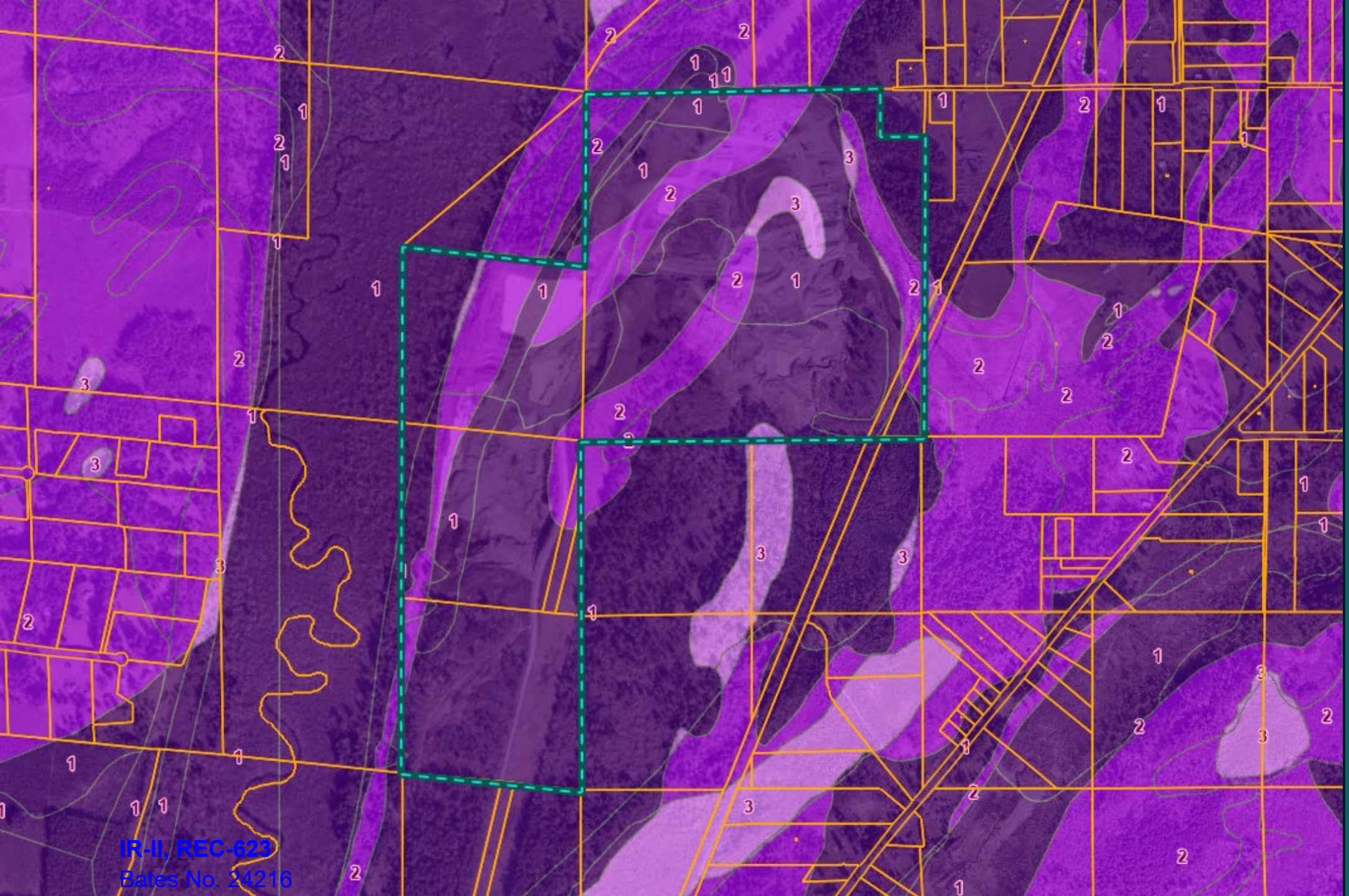
SCALE 1": 600' ON 11" X 17" DATE

SIGNATURE DATE

IR-II, REC-623

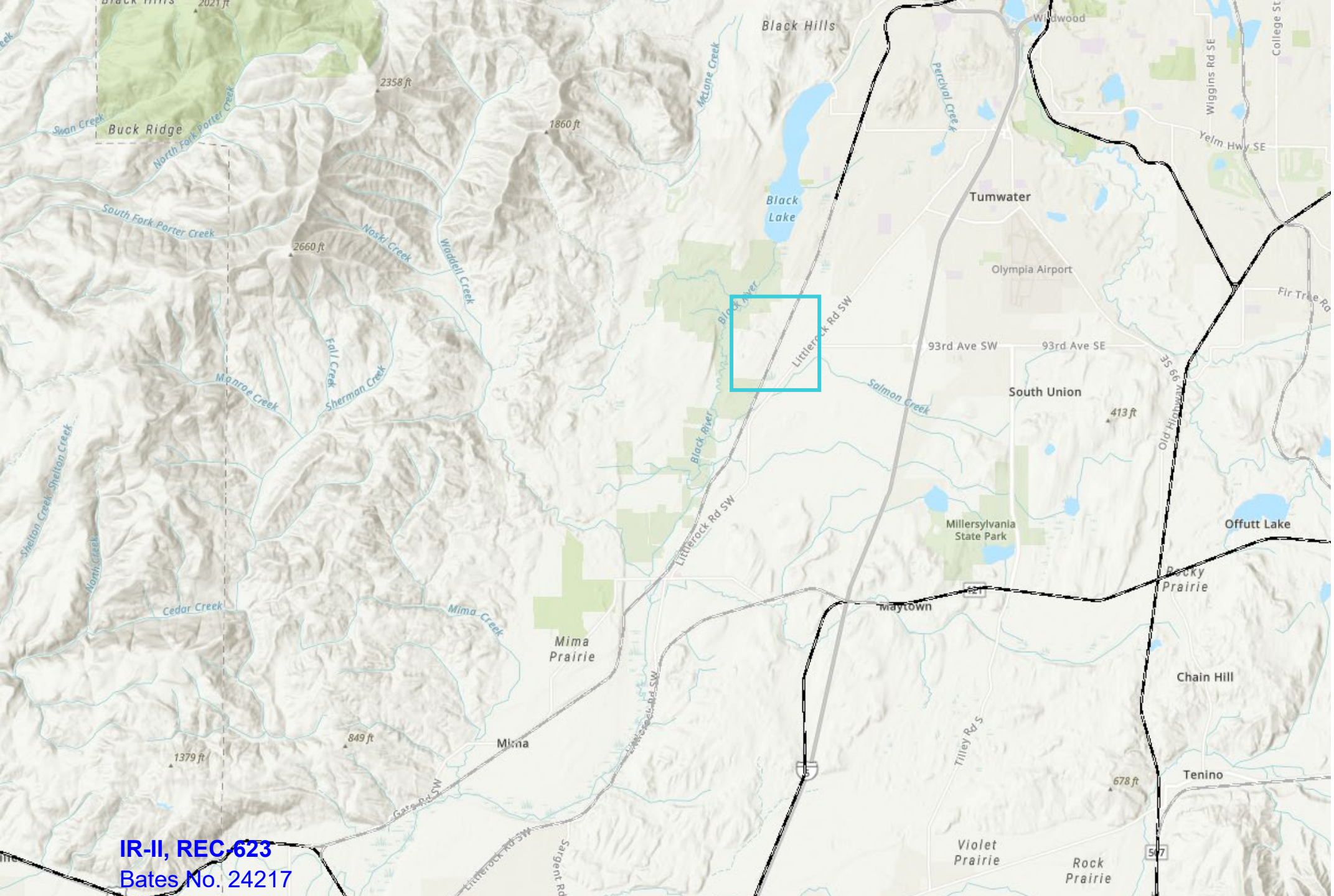
Bates No. 24215

THURSTON COUNTY
WASHINGTON
SINCE 1852



IR-II, REC-623
Bates No. 24216

THURSTON COUNTY
WASHINGTON
SINCE 1852



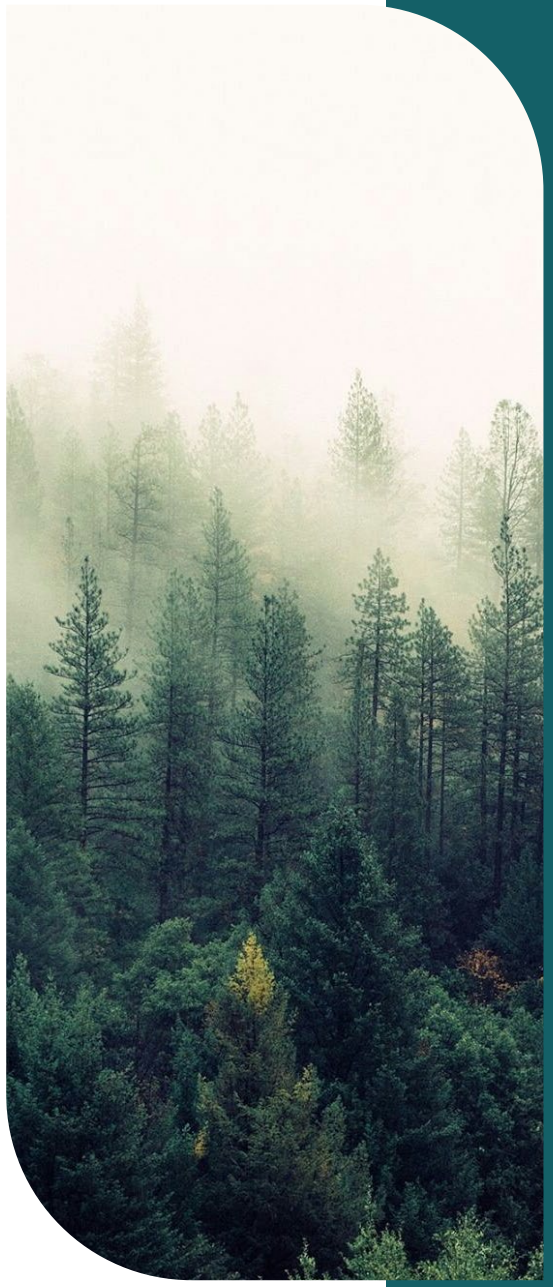
THURSTON COUNTY
WASHINGTON
SINCE 1852

Information Presented on 6/4

THURSTON COUNTY
WASHINGTON
SINCE 1852

Applicant Request

- Amend the Comprehensive Plan to rezone ~270 acres from R 1/20 to RRI
- Current zone: rural residential and resource uses
- Requested zone: industrial uses related to rural resources

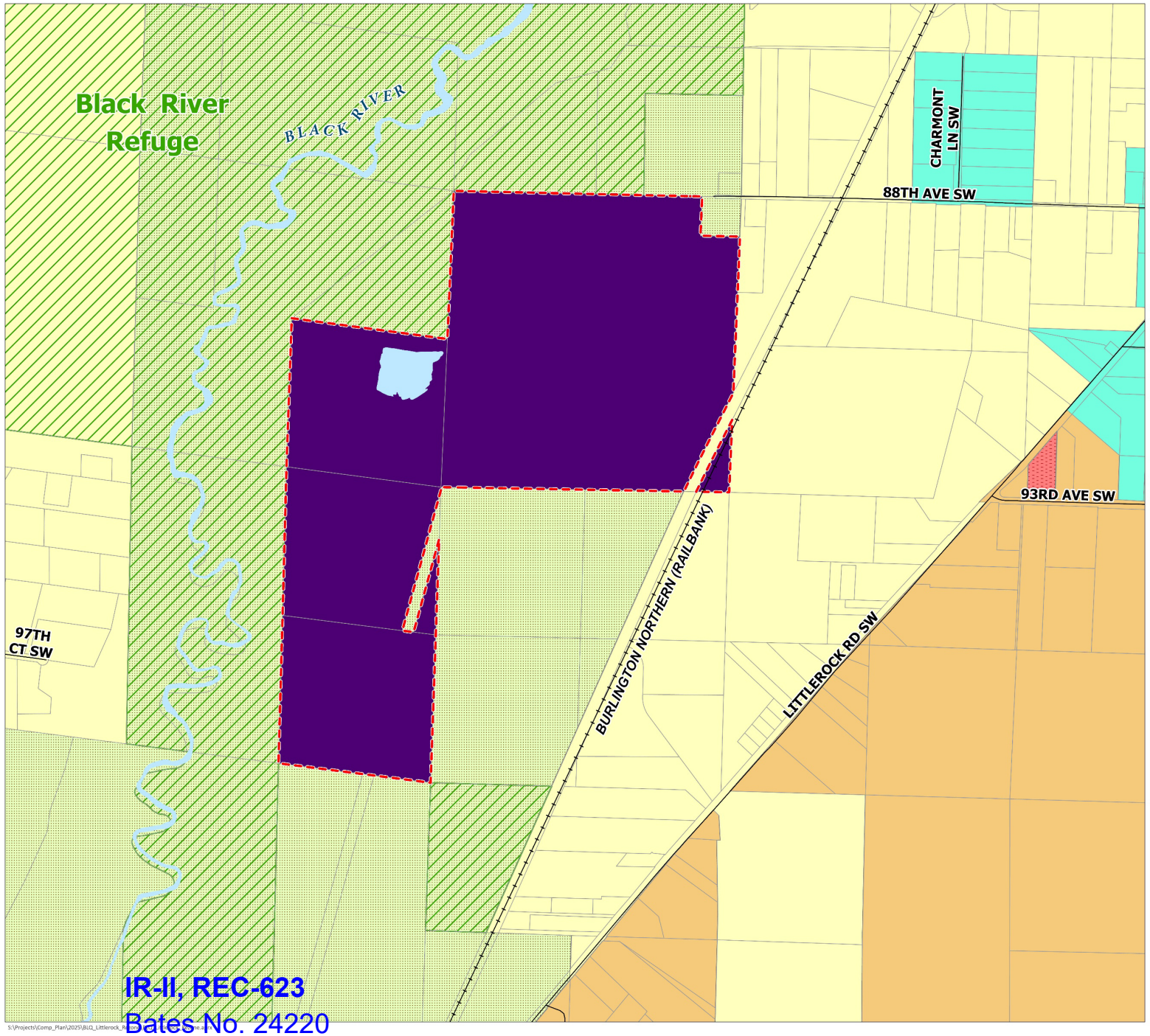


THURSTON COUNTY
WASHINGTON
SINCE 1852

Background

IR-II, REC-623

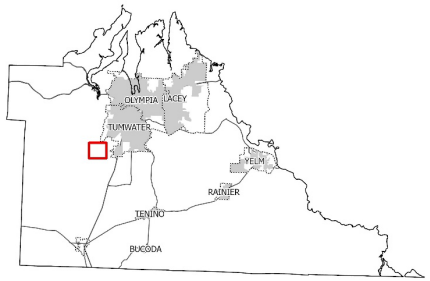
Bates No. 24219



Black Lake Quarry (Littlerock) Rezone Proposal

Applicant: Black Lake Quarry LLC
Amendment: From Rural 1/20 to Rural Resource Industrial
Project Info: +/-270 acres

- Study Area
- RRI - Rural Resource Industrial (Proposed Change from R 1/20)
- NC - Neighborhood Convenience Commercial
- R 1/10 - Rural 1/10
- R 1/20 - Rural 1/20
- RL1/2 - Residential LAMIRD 1/2
- RRR1/5 - Rural Residential Resource 1/5
- Parks



THURSTON COUNTY WASHINGTON SINCE 1852

NORTH

0 0.13 0.25
Miles

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Authorized for 3rd Party reproduction for personal use only.

Created on 4/1/2025 10:40 AM by WE.

S:\Projects\Comp_Plan\2025\BLQ_Littlerock_Rezone.aprx

THURSTON COUNTY
WASHINGTON
SINCE 1852

IR-II, REC-623
Bates No. 24220

Surrounding Areas and Existing Uses

- West: Black River Refuge
- Northeast: single-family residential, and one parcel to the east hosts an agriculture use.
- The remaining parcels to the southeast and south are undeveloped.

THURSTON COUNTY
WASHINGTON
SINCE 1852

Background

IR-II, REC-623

Bates No. 24222

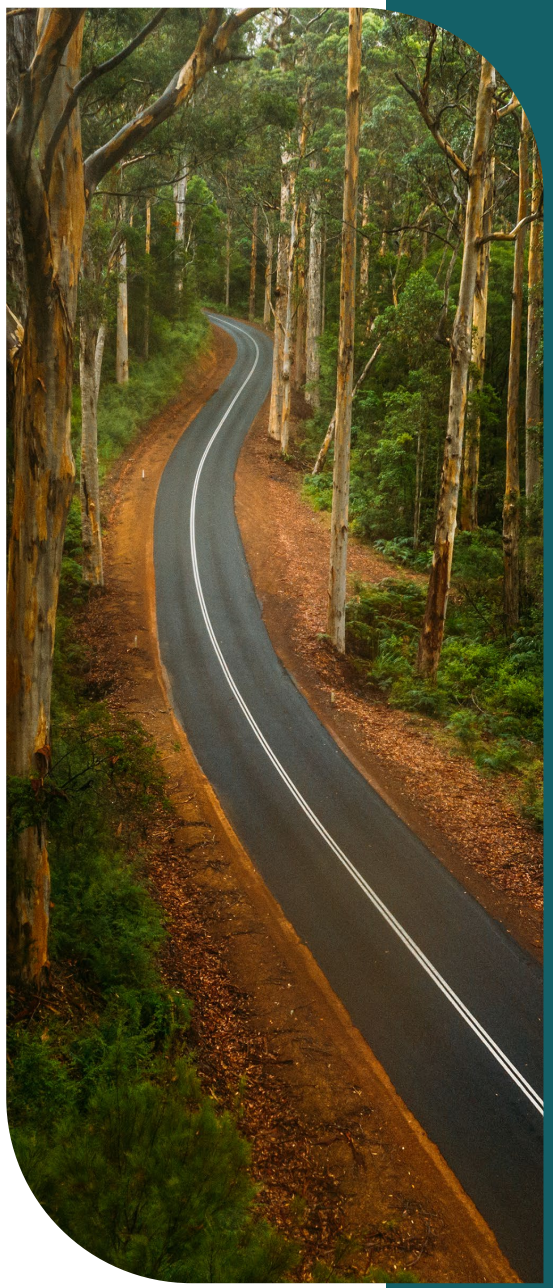
THURSTON COUNTY
WASHINGTON
SINCE 1852

Site Analysis

THURSTON COUNTY
WASHINGTON
SINCE 1852

Access

- Site is accessed via a private driveway that connects to Littlerock Road
- Open house: neighborhood residents expressed concern about the use of 88th Ave SW
  - Use of 88th Ave SW is not approved for the current use



THURSTON COUNTY
WASHINGTON
SINCE 1852

Site Analysis

Utilities

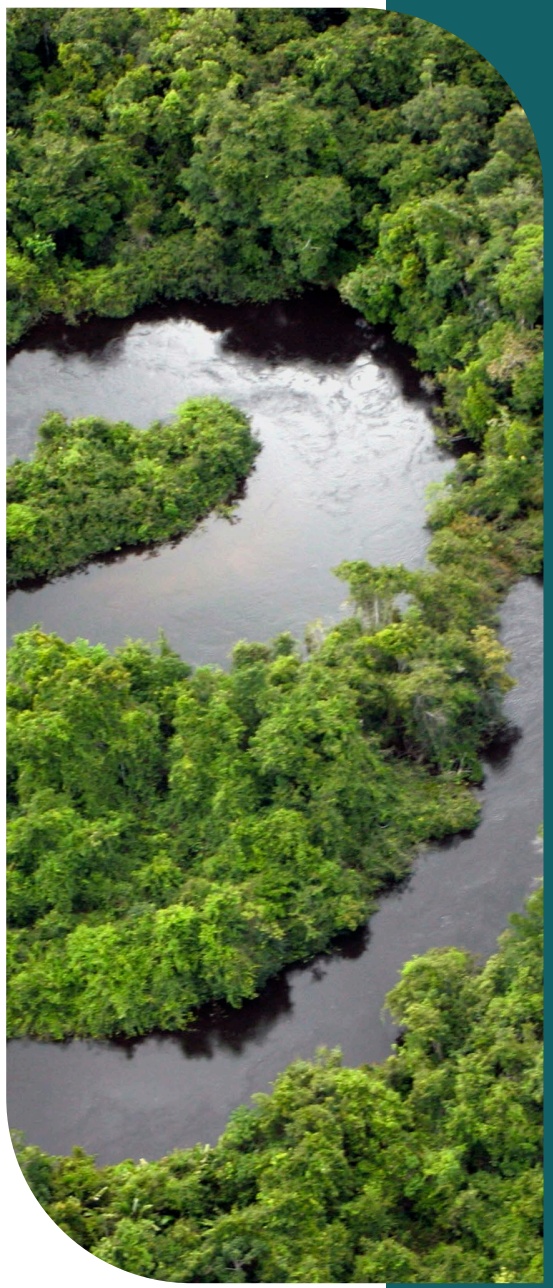
- The site is not part of a Thurston County water or sewer ULID.
- According to a Hearing Examiner's decision from April of 2018, the site is served by an on-site septic system and utilizes groundwater under Water Right G2-30523.

THURSTON COUNTY
WASHINGTON
SINCE 1852

IR-II, REC-623
Bates No. 24225

Environment

- Many critical areas and potential HCP species areas are mapped on the site
- Site is adjacent to the Black River and Black River Unit of the **Billy Frank Jr. Nisqually National Wildlife Refuge.**
  - The Black River is an important tributary of the Chehalis River and supports salmon. The refuge contains many rare, unique, and valuable habitat types that support priority species.



THURSTON COUNTY
WASHINGTON
SINCE 1852

Site Analysis

SEPA

An environmental determination for the proposed amendment is required and will be completed prior to the Board of County Commissioners public hearing.

Any future project level applications may require SEPA and environmental review unless they are a categorical exemption.

THURSTON COUNTY
WASHINGTON
SINCE 1852

IR-II, REC-623
Bates No. 24227

Public Engagement

- April 28th Open House: Noticed through mail, email, and online
- Concerns about the site's compatibility with neighboring residential and open space uses.
- Residents noted that wildlife uses the area, including black bears
- Neighbors concerned about the current mine using 88th Ave SW as an access point, which is not an approved access for the site.
- Concern about the presence of critical areas nearby, including habitat areas for important fish, birds, and other wildlife.

THURSTON COUNTY
WASHINGTON
SINCE 1852

IR-II, REC-623
Bates No. 24228

Thurston County Code and Zoning

THURSTON COUNTY
WASHINGTON
SINCE 1852

R 1/20 Purpose

- Minimize development in environmentally sensitive areas
- Protect environment and open space
- Provide low density residential uses
- Provide rural resource uses

THURSTON COUNTY
WASHINGTON
SINCE 1852

TCC and Zoning

R 1/20 Allowed Uses

- Single-family residential
- Agriculture, forestry, recreation
- Related accessory uses
- Schools, public facilities, some recreation, churches, community centers, and mines are allowed through a special use permit

THURSTON COUNTY
WASHINGTON
SINCE 1852

TCC and Zoning

RRI Purpose

- Site industrial uses reliant on rural resources
- Storage, processing, fabrication, wholesaling of good associated with natural resources
- Protect rural area from industrial impacts

THURSTON COUNTY
WASHINGTON
SINCE 1852

TCC and Zoning

RRI Allowed Uses

- Service and retail
- Agriculture, forestry and mineral related industrial uses
- Other uses that support or relate to natural resources

THURSTON COUNTY
WASHINGTON
SINCE 1852

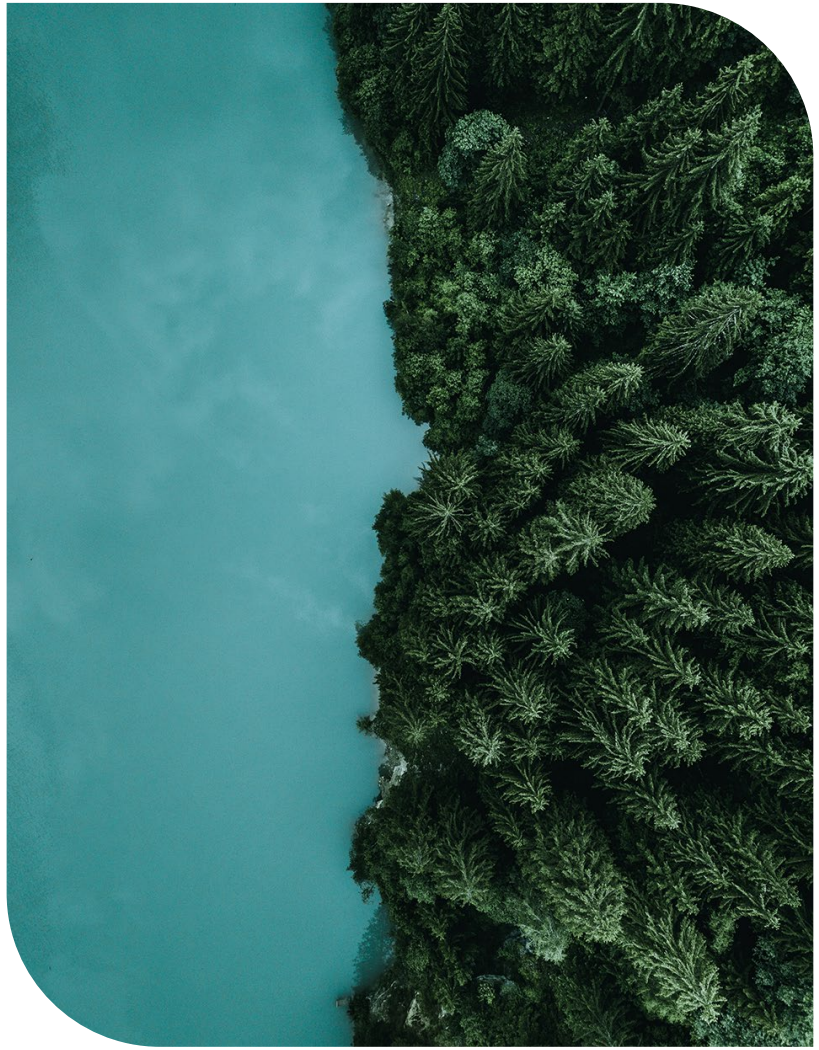
TCC and Zoning

RRI: Additional Uses

- This site does *not* meet the criteria in TCC 20.29.020 (5)(a), which would allow for some non-resource related warehouse, storage, manufacturing, and wholesaling uses.

THURSTON COUNTY
WASHINGTON
SINCE 1852

TCC and Zoning



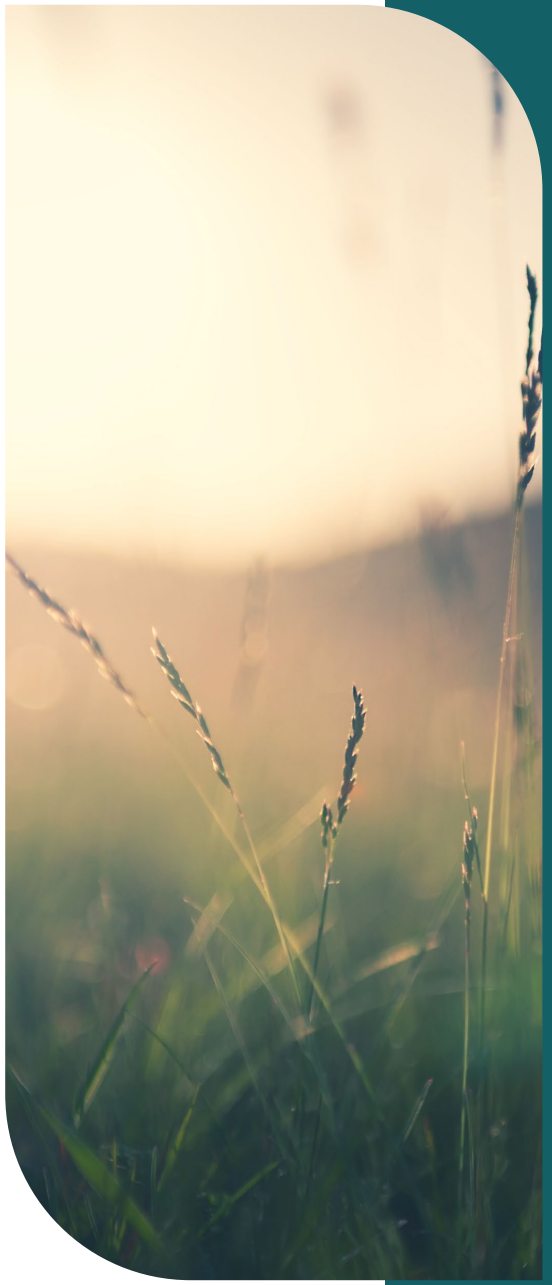
Comprehensive Plan

THURSTON COUNTY
WASHINGTON
SINCE 1852

Locational Criteria: RRI

Land Capability and Environmental Characteristics:

- Capable of supporting industrial development with minimal environmental constraints
- No significant adverse effects on surface or ground water
- Level and free of critical areas



THURSTON COUNTY
WASHINGTON
SINCE 1852

Comprehensive Plan

Locational Criteria: RRI

Natural Resources:

- Development should not detrimentally impact agriculture, forestry, aquaculture or other natural resource uses
- The area should have minimal potential for natural resource management/utilization.

THURSTON COUNTY
WASHINGTON
SINCE 1852

Comprehensive Plan

Locational Criteria: RRI

Utilities:

- Appropriate rural utilities for industrial use
- Land can support the industrial uses with on-site septic systems and water without adversely affecting surface or groundwater

Transportation:

- Rail access or proximity to highway
- Direct access to arterial or collector roads
- No adverse traffic impacts on surrounding rural areas and uses.

THURSTON COUNTY
WASHINGTON
SINCE 1852

Comprehensive Plan

Locational Criteria: RRI

Existing Land Uses:

- Visually and functionally compatible with rural character
- Uses must be dependent on rural setting and resources
- No interference with rural uses or resources
- Must not affect the visual character of the rural landscape.
- Site design should reinforce the boundaries and rural nature of the industrial area.

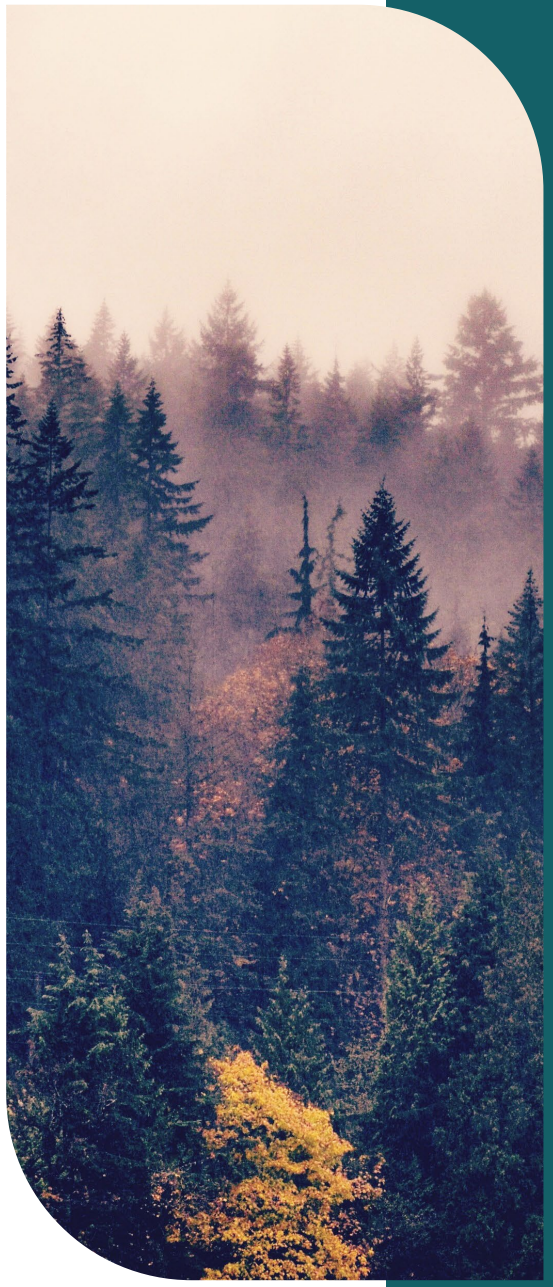
THURSTON COUNTY
WASHINGTON
SINCE 1852

Comprehensive Plan

Locational Criteria: R 1/20

Land Capability and Environmental Characteristics: Lands that are within the Black River Corridor, along the Nisqually Bluff or severely constrained by environmentally sensitive or hazardous areas.

Natural Resources: The area may contain forests, mineral deposits, critical areas and soils suitable for agriculture.



THURSTON COUNTY
WASHINGTON
SINCE 1852

Comprehensive Plan

Locational Criteria: R 1/20

Public Services: Uses do not require provision of urban services or utilities. Area may be located along arterials, within areas containing pre-existing small-lot development, and/or relatively close to existing centers of employment and/or personal services.

Existing Land Uses: The land is comprised of parcels twenty acres or larger in size. Residences, agriculture, forestry, mineral extraction, open space, or undeveloped land may be present.

THURSTON COUNTY
WASHINGTON
SINCE 1852

Comprehensive Plan

REC-673

https://bnd-law.sharefile.com/public/share/web-s988fbebe44a8444aab28e22910e57b37

REC-677

https://www.youtube.com/watch?v=4mcsqBA6WYM

REC-684

https://www.youtube.com/watch?v=ZTuG57jXxBo

Respondi	Collector	Start Date	End Date	IP Address	Email Ad	Name:	Email Ad	Zip Code		Please cl	If you are	Do you support the Black Lake Quarry (Littlerock)	Black Lake Quarry (Littlerock) Land Use Plan and Rezone Amendment--Public Comment:
						Open-Enc	Open-Enc	Response	Other (ple	Click 1	Open-Enc	Response	Open-Ended Response
1.19E+11	4.6E+08	2025-12-17 07:59:18	2025-12-17 08:01:41	67.185.145.201		Jacqueline	jacqueline	98502				I do not support the Black Lake Quarry (Littlerock) Lar	Do not rush this through - this is a sensitive area and more people need to weigh in on this.
1.19E+11	4.6E+08	2025-12-15 12:11:13	2025-12-15 12:13:18	199.250.32.140		Sara Kent	KentsaraS	98503				I do not support the Black Lake Quarry (Littlerock) Lar	"My name is ____. I'm asking the Board to remove CPA-24 from today's Comprehensive Plan vote and to place it on the regular docket. On December 2nd, the Board received info
1.19E+11	4.6E+08	2025-12-14 15:04:24	2025-12-14 18:17:05	34.218.224.81		n	n@gmail.c	98501				I do not support the Black Lake Quarry (Littlerock) Lar	I am just trying to get to the place where we can review public comments
1.19E+11	4.6E+08	2025-11-12 22:52:45	2025-11-12 23:02:09	67.161.97.41		Jane Totte	janetotten	98501		(26.62, 56.93)		I do not support the Black Lake Quarry (Littlerock) Lar	We do not have overnight on the projects that are ongoing in Thurston County. We need developers to follow the special use permits. We need accountability in Thurston County
1.19E+11	4.6E+08	2025-11-12 14:44:29	2025-11-12 14:45:54	147.55.211.7		Beowulf B	browerfor	98512		(17.82, 47.5)		I do not support the Black Lake Quarry (Littlerock) Lar	This will negatively effect the wetland bird watching, hunting, and fishing on the black river.
1.19E+11	4.6E+08	2025-11-12 13:24:33	2025-11-12 13:30:00	24.18.178.51		Janine L.	JHAWK@C	98501		(32.18, 42.68)		I do not support the Black Lake Quarry (Littlerock) Lar	In this time, we MUST PROTECT OUR WATER RESOURCES! This should be the highest priority...not more industrialization. Please reject the proposed rezone of the Black Lake Qua
1.19E+11	4.6E+08	2025-11-12 11:59:25	2025-11-12 12:00:49	50.54.186.54		Aimee Pov	aimee.n.p	98503		(37.96, 40.89)		I do not support the Black Lake Quarry (Littlerock) Lar	Dear Commissioners, I am writing to urge you to reject the proposed rezone of the Black Lake Quarry from Rural 1/20 to Rural Resource Industrial. This change would allow industr
1.19E+11	4.6E+08	2025-11-12 11:38:23	2025-11-12 11:43:51	71.197.253.3		Gordon W	gordonbik	98501				I do not support the Black Lake Quarry (Littlerock) Lar	I oppose this proposal to remove 270 247 acres from Thurston County's Rural Residential 1-20 zone. The recent revision from 270 acres to 247 acres does nothing to change the pr
1.19E+11	4.6E+08	2025-11-12 08:45:25	2025-11-12 08:47:36	67.183.246.28		Jana Wiley	janalynwil	98501		(30.09, 46.96)		I do not support the Black Lake Quarry (Littlerock) Lar	Changing any land use to industrial impacts local residents and all aspects of the environment. The people need a voice in rezones such as this.
1.19E+11	4.6E+08	2025-11-12 08:37:53	2025-11-12 08:45:32	73.254.116.114		Sanoma J	sanomaaj	98512		(28.7, 45.C	South sou	I do not support the Black Lake Quarry (Littlerock) Lar	I live on 88th ave sw the road to the back entrance to the quarry. The large trucks have stopped using 88th but the noise from the quarry is present. No rezoning
1.19E+11	4.6E+08	2025-11-12 07:18:53	2025-11-12 07:23:45	67.160.31.117		Bonnie	bonnie.ble	98512				If the following changes were made to the Black Lake	Improve the bike trail so future employees can access. Ensure that the stormwater controls do not create ecological traps or bullfrog ponds, or change runoff to the adjoining refug
1.19E+11	4.6E+08	2025-11-12 07:08:13	2025-11-12 07:09:40	67.160.31.117		Bonnie	bonnie.ble	98512		(15.02, 51.79)		If the following changes were made to the Black Lake	A change from a use of 'gravel pit' to 'industrial' is a substantial change in the character of the use and there's water on both the east and west side of the parcel. Cutting down the
1.19E+11	4.6E+08	2025-11-11 22:50:13	2025-11-11 23:38:59	50.54.176.236		Ronda Lan	rlarsonkra	98501		(32.41, 38.75)		I do not support the Black Lake Quarry (Littlerock) Lar	11/11/2025. Dear Commissioners, I am writing to appose the proposed rezone of the Black Lake Quarry from R 1/20 to Rural Resource Industrial. This proposal poses a serious and
1.19E+11	4.6E+08	2025-11-11 15:34:04	2025-11-11 15:34:50	67.168.3.86		rae	rae13diam	98502		(28.13, 35.0)		I do not support the Black Lake Quarry (Littlerock) Lar	Protect the Black River — keep current zoning so the land will be returned to natural habitat once mining is done.
1.19E+11	4.6E+08	2025-11-11 15:16:00	2025-11-11 15:28:03	75.172.10.151		Esther Kro	wekrone@	98502		(26.97, 26.	Clean Blac	I do not support the Black Lake Quarry (Littlerock) Lar	The Clean Black Alliance advocates for the conservation and restoration of natural areas to protect our fragile water resources. In that spirit, it is clear that this area should NOT be
1.19E+11	4.6E+08	2025-11-11 14:23:28	2025-11-11 14:24:45	173.160.175.133		Allison Syk	sykes.allis	98502		(28.82, 34.46)		I do not support the Black Lake Quarry (Littlerock) Lar	Protect the Black River — keep current zoning so the land will be returned to natural habitat once mining is done.
1.19E+11	4.6E+08	2025-11-11 08:59:59	2025-11-11 09:01:52	73.254.49.246		Carmelyn	carmelyn.j	98512		(26.16, 53.75)		I do not support the Black Lake Quarry (Littlerock) Lar	I do not support the rezone plan. I would like to preserve the area I live in. I vote no on this initiative.
1.19E+11	4.6E+08	2025-11-10 19:13:53	2025-11-10 19:27:45	24.18.25.56		Loretta Se	laurel.lodg	98501		(30.9, 41.36)		I do not support the Black Lake Quarry (Littlerock) Lar	I oppose this rezone request for the following reasons: The area requested land is near the Black River with an underlying zoning of R 1/20 which applies only for land that is enviro
1.19E+11	4.6E+08	2025-11-10 17:20:29	2025-11-10 17:27:35	15.220.7.120		Betsy Nort	puckingwc	98502		(28.47, 38.	South Sou	I do not support the Black Lake Quarry (Littlerock) Lar	South Sound Bird Alliance opposes this request for a rezone to RRI. Please see our attached comment document for details on threats to species habitat and other risks. Thank yo
1.19E+11	4.6E+08	2025-11-08 12:05:49	2025-11-08 12:08:07	199.250.32.140		sara kent	kentsaraS	98503		(34.49, 39.	none	I do not support the Black Lake Quarry (Littlerock) Lar	keep the current zoning, this would forever change this fragile riparian zone
1.19E+11	4.6E+08	2025-11-07 17:28:42	2025-11-07 17:29:23	73.157.26.19		Mike Para	Spikerock	98502			No		
1.19E+11	4.6E+08	2025-11-05 14:37:59	2025-11-05 14:38:23	15.220.4.185		a	b@gmail.c	98501		(27.08, 34.11)			
1.19E+11	4.6E+08	2025-11-04 20:01:24	2025-11-04 20:03:02	67.160.70.196		Colleen O'	ceoconnor	98516		(41.2, 28.39)		I do not support the Black Lake Quarry (Littlerock) Lar	Protect the Black River — keep current zoning so the land will be returned to natural habitat once mining is done.
1.19E+11	4.6E+08	2025-11-04 16:21:30	2025-11-04 16:23:57	71.227.171.29		Colleen Gr	colleena5	98502		(28.04, 34.88)		I do not support the Black Lake Quarry (Littlerock) Lar	Since there is existing mining already being done on the property please maintain the current zoning so that it can continue to be undeveloped after the conclusion of the mining s
1.19E+11	4.6E+08	2025-11-04 13:11:33	2025-11-04 13:57:00	67.170.93.129		Jane Hutcl	jane@wes	98506			Western V	I do not support the Black Lake Quarry (Littlerock) Lar	This property is adjacent to Black River Wildlife Refuge, an important tributary of the Chehalis River, which is itself the most intact lowland river system left in western Washington.
1.19E+11	4.6E+08	2025-11-04 13:01:43	2025-11-04 13:02:31	67.170.93.129		Jane Hutcl	jane@wes	98506		(31.71, 36.	Western Wildlife Outreach		
1.19E+11	4.6E+08	2025-11-04 09:41:50	2025-11-04 09:42:33	67.185.144.119		Amanda C	Amanda.c	98501		(35.66, 50.9)		I do not support the Black Lake Quarry (Littlerock) Lar	Protect the Black River — keep current zoning so the land will be returned to natural habitat once mining is done.
1.19E+11	4.6E+08	2025-11-04 06:41:16	2025-11-04 06:43:04	73.118.175.55		Krista Grai	kristagram	98501		(31.37, 52.14)		I do not support the Black Lake Quarry (Littlerock) Lar	Protect the Black River — keep current zoning so the land will be returned to natural habitat once mining is done.
1.19E+11	4.6E+08	2025-11-03 16:53:37	2025-11-03 16:55:44	73.118.165.159		Diane J. Ki	tdhdjk@ac	98516		(42.71, 23.57)		I do not support the Black Lake Quarry (Littlerock) Lar	When the quarry is no longer viable, the land should go back to its natural state and stay within the surrounding zoning.
1.19E+11	4.6E+08	2025-11-03 10:35:27	2025-11-03 10:42:49	174.215.116.100		Randy Ton	rforesthor	98506		(30.9, 18.13)		I do not support the Black Lake Quarry (Littlerock) Lar	It's 2025 - we have to stop putting personal property rights above what is best for the environment and future generations. A few profit from the destruction they cause. Then the
1.19E+11	4.6E+08	2025-11-03 05:59:48	2025-11-03 06:00:48	73.254.54.49		trent kelly	tronto88@	98512		(30.9, 48.93)		I do not support the Black Lake Quarry (Littlerock) Lar	Protect the Black River — keep current zoning so the land will be returned to natural habitat once mining is done.
1.19E+11	4.6E+08	2025-11-02 14:22:54	2025-11-02 14:24:09	71.227.170.103		Mark Kauf	markk49@	98502		(28.94, 35.36)		I do not support the Black Lake Quarry (Littlerock) Lar	Protect the Black River — keep current zoning so the land will be returned to natural habitat once mining is done.
1.19E+11	4.6E+08	2025-11-02 13:20:24	2025-11-02 13:21:24	174.215.115.10		Marianne	mariannec	98506		(30.56, 18.25)		I do not support the Black Lake Quarry (Littlerock) Lar	Protect the Black River — keep current zoning so the land will be returned to natural habitat once mining is done.
1.19E+11	4.6E+08	2025-11-02 10:37:48	2025-11-02 10:39:22	174.227.176.239		Amelia O'I	oneame2(	98506		(33.45, 33.52)		I do not support the Black Lake Quarry (Littlerock) Lar	Protect the Black River — keep current zoning so the land will be returned to natural habitat once mining is done
1.19E+11	4.6E+08	2025-11-01 19:51:04	2025-11-01 19:52:20	97.113.200.76		Ellen D Ma	edmadsen	98502		(71.76, 16.61)		I do not support the Black Lake Quarry (Littlerock) Lar	Protect the Black River — keep current zoning so the land will be returned to natural habitat once mining is done.
1.19E+11	4.6E+08	2025-11-01 19:21:39	2025-11-01 19:22:44	67.185.144.119		Amanda C	Amanda.c	98501		(36.03, 52.77)		I do not support the Black Lake Quarry (Littlerock) Lar	Protect the Black River — keep current zoning so the land will be returned to natural habitat once mining is done.
1.19E+11	4.6E+08	2025-11-01 14:47:46	2025-11-01 15:56:35	50.54.176.236		Ronda Lan	rlarsonkra	98501		(32.06, 38.44)			
1.19E+11	4.6E+08	2025-10-30 08:32:59	2025-10-30 08:45:18	67.160.31.117		Bonnie	bonnie.ble	98512		(15.16, 50.89)		If the following changes were made to the Black Lake	Fix the fricking stormwater models so they work!!! How is it that we protect areas from the 100 year whopper event but not the water that runs of 99% of the time? And if this goe
1.19E+11	4.6E+08	2025-09-24 20:09:37	2025-09-24 20:11:46	104.28.116.42		Steve Boo	Drbooner	98506		(33.1, 20.74)			
1.19E+11	4.6E+08	2025-09-24 20:07:09	2025-09-24 20:11:03	67.185.199.147		Mike Brew	Mike@oly	98501		(29.87, 38.35)		I support the Black Lake Quarry (Littlerock) Land Use	I support the proposed rezone amendment.
1.19E+11	4.6E+08	2025-09-24 19:59:35	2025-09-24 20:02:23	107.116.255.53		Jim Justin	jim@jimju	98501		(28.3, 36.89)		I support the Black Lake Quarry (Littlerock) Land Use	Well thought out!!
1.19E+11	4.6E+08	2025-09-24 06:42:33	2025-09-24 06:47:08	107.211.38.79		Tremont P	montrad1(	98502		(26.77, 35.87)		I support the Black Lake Quarry (Littlerock) Land Use	I support rezoning to permit industrial uses that support rural uses.
1.19E+11	4.6E+08	2025-09-24 06:02:39	2025-09-24 06:06:58	174.204.66.15		Mike Harr	Mike@bla	98589		(31.33, 74.63)		I support the Black Lake Quarry (Littlerock) Land Use	It would be a good use of much needed industrial space
1.19E+11	4.6E+08	2025-09-23 16:35:07	2025-09-23 16:41:10	98.97.37.59		John Peter	Johnpeter	98512		(30.22, 47.78)		I support the Black Lake Quarry (Littlerock) Land Use	This is a great opportunity for enhancing localized natural resource utilization and availability in our community.
1.19E+11	4.6E+08	2025-09-23 15:22:47	2025-09-23 15:23:27	174.204.68.135		Shane Sla	shanes@a	98512		(31.03, 50.0)		I support the Black Lake Quarry (Littlerock) Land Use	I support the change in zoning.
1.19E+11	4.6E+08	2025-09-23 14:58:30	2025-09-23 14:59:00	174.204.65.157		Amanda P	Mandi213	98501				I support the Black Lake Quarry (Littlerock) Land Use	None
1.19E+11	4.6E+08	2025-09-23 14:54:55	2025-09-23 14:57:58	174.215.114.2		Eric Rowe	ericrowe@	98501		(30.42, 48.72)		I support the Black Lake Quarry (Littlerock) Land Use	I support The Proposed rezone Amendment for the black Lake Quarry, Little Rock land use plan.
1.19E+11	4.6E+08	2025-09-23 11:39:07	2025-09-23 14:28:11	98.97.37.59		Dylan	parsonsdn	98512				I support the Black Lake Quarry (Littlerock) Land Use	Thurston County is in need of additional tax revenue due to its budget deficits. This property is a good fit for RRI as it has been used as an industrial use since the 1970's. There is
1.19E+11	4.6E+08	2025-09-23 12:23:15	2025-09-23 12:25:44	76.135.8.10		Shane Sla	shanes@a	98512		(31.03, 48.94)			
1.19E+11	4.6E+08	2025-09-23 11:46:26	2025-09-23 11:49:12	174.76.186.117		Ryan Clint	ryan@twir	98501		(31.18, 36.	Black Lake	I support the Black Lake Quarry (Littlerock) Land Use	This market appropriate request is inline with modern day urban land principles.
1.19E+11	4.6E+08	2025-09-23 11:27:17	2025-09-23 11:29:05	24.18.209.85		Jordan	pine2121(	98501			I agree wit	I support the Black Lake Quarry (Littlerock) Land Use	I agree with this rezone to help economic development in the county.
1.19E+11	4.6E+08	2025-09-23 11:22:05	2025-09-23 11:24:52	146.75.146.232		Jim Green	jimgreene	98502		(20.15, 25.29)		I support the Black Lake Quarry (Littlerock) Land Use	Absolute necessity to provide more spaces like this. The highest and best for this property
1.19E+11	4.6E+08	2025-09-23 11:10:40	2025-09-23 11:18:45	50.204.230.190		Tyler Kanc	Tylerkandi	98502		(25.93, 27.14)		I support the Black Lake Quarry (Littlerock) Land Use	As a commercial real estate professional and long-time Thurston County resident, I have seen firsthand the challenges our community faces when it comes to providing enough lan
1.19E+11	4.6E+08	2025-09-23 11:14:16	2025-09-23 11:17:31	67.168.4.185		Gordon Ba	gordybagn	98502			Gordy Bag	I support the Black Lake Quarry (Littlerock) Land Use	A key resource to facilitate the much needed maintenance of Thurston County Infrastructures.
1.19E+11	4.6E+08	2025-09-23 11:09:34	2025-09-23 11:12:26	174.204.72.212		Sam Bova	sdbovard(	98501		(33.1, 40.96)		I support the Black Lake Quarry (Littlerock) Land Use	Developer has experience for this project
1.19E+11	4.6E+08	2025-09-23 10:31:10	2025-09-23 11:08:29	67.168.188.153		Dave Pear	Pearsallfa	98502		(21.52, 26.83)		I support the Black Lake Quarry (Littlerock) Land Use	The property has been operated as a sand and gravel operation for over 40 years, this is an industrial use. The redone will allow for improvements for packaging, storing, and distri
1.19E+11	4.6E+08	2025-09-23 10:51:51	2025-09-23 10:54:59	198.182.178.59		Aaron Bor	Aaron@aj	98501				I support the Black Lake Quarry (Littlerock) Land Use	This is a step forward for progress in our County. Too many things have been sitting stagnant for Adequate growth to happen. I really think that this is a great thing for our opportu
1.19E+11	4.6E+08	2025-09-23 10:20:02	2025-09-23 10:51:07	50.212.200.133		Mikey Dre	miked@ka	98502		(28.16, 22.44)		I support the Black Lake Quarry (Littlerock) Land Use	This will drastically better the area.
1.19E+11	4.6E+08	2025-09-23 10:43:07	2025-09-23 10:45:24	72.132.244.129		Jeff Powel	jeff@prim	98501		(32.01, 48.89)		I support the Black Lake Quarry (Littlerock) Land Use	This is a project that would be beneficial to the taxpayers of the county.
1.19E+11	4.6E+08	2025-09-23 10:26:42	2025-09-23 10:40:13	4.16.0.251		John Houg	Houganj@	98501		(31.18, 41.76)		I support the Black Lake Quarry (Littlerock) Land Use	No further comment
1.19E+11	4.6E+08	2025-09-23 10:32:40	2025-09-23 10:34:47	67.160.31.110		Garett Hal	ghall@bur	98502		(28.28, 26.06)		I support the Black Lake Quarry (Littlerock) Land Use	More jobs and revenue for the county. 100% support this rezone.
1.19E+11	4.6E+08	2025-09-23 10:26:35	2025-09-23 10:27:45	71.223.59.88		Ryan Hadc	rhaddock(	98501				I support the Black Lake Quarry (Littlerock) Land Use	Supports current uses.
1.19E+11	4.6E+08	2025-09-23 10:25:35	2025-09-23 10:27:27	50.204.230.190		Kyle kandi	Kylekanda	98502		(25.16, 26.7)		I support the Black Lake Quarry (Littlerock) Land Use	I fully support this!
1.19E+11	4.6E+08	2025-09-23 10:25:23	2025-09-23 10:26:52	146.75.136.222		Amee Kief	ameekiefe	98502		(22.76, 37.	Black lake	I support the Black Lake Quarry (Littlerock) Land Use	I support Black Lake Quarry
1.19E+11	4.6E+08	2025-09-23 10:21:41	2025-09-23 10:26:34	99.145.78.33		Eric Hagen	Ehagen@t	98502		(27.76, 34.07)		I support the Black Lake Quarry (Littlerock) Land Use	The Parsons have made Thurston county a better place to live the entirety of the time I have been in Oly/Thurston county. I have complete faith in them as stewards and fellow Oly
1.19E+11	4.6E+08	2025-09-23 10:22:31	2025-09-23 10:24:34	67.161.100.122		John Clee	Johnaclee	98502		(27.04, 28.16)		I support the Black Lake Quarry (Littlerock) Land Use	I support
1.19E+11	4.6E+08	2025-09-23 10:22:04	2025-09-23 10:24:16	104.28.116.42		Jon Cushn	joncushm	98506		(33.81, 27.47)		I support the Black Lake Quarry (Littlerock) Land Use	Unlock the power of a free market economy
1.19E+11	4.6E+08	2025-09-23 10:20:34	2025-09-23 10:21:52	146.75.136.223		Amee Kief	ameekiefe	98502		(25.86, 32.	Black lake	quarry	
1.19E+11	4.6E+08	2025-09-23 09:22:10	2025-09-23 09:24:44	73.157.26.19		Parsons	spikerock(	98502			no	I support the Black Lake Quarry (Littlerock) Land Use	This site has been utilized as Industrial since 1977, with a formal conversion to RRI it allows for uses to be done onsite instead of trucking products offsite.
1.19E+11	4.6E+08	2025-09-09 11:29:00	2025-09-09 11:34:04	24.16.57.176		b norton	puckingwc	98502		(28.36, 38.04)		I do not support the Black Lake Quarry (Littlerock) Lar	It is September 9 and there is no schedule posted for the SEPA review, and the only documents posted are from the applicant, even though the hearing has been held and the plan
1.19E+11	4.6E+08	2025-09-03 11:28:19	2025-09-03 11:30:12	67.160.31.117		Bonnie	bonnie.ble	98512		(17.32, 48.57)		If the following changes were made to the Black Lake	They don't make traffic worse and stormwater infrastructure actually works and does not support bullfrogs in the future. They are extremely difficult to control and move surprisin
1.19E+11	4.6E+08	2025-09-02 14:35:34	2025-09-02 14:38:54	67.160.31.117		Bonnie	bonnie.ble	98512				If the following changes were made to the Black Lake	It seems we do need some industrial land in places. However can the applicant ensure that when it is rezoned that that it can be done without surface water ponds that would hos
1.19E+11	4.6E+08	2025-08-30 10:30:23	2025-08-30 10:32:02	67.160.31.117		Bonnie	bonnie.ble	98512				If the following changes were made to the Black Lake	If the proposed rezone could be for cottage housing (500 sf) and zone for 1/5 while still protecting rural character.
1.19E+11	4.6E+08	2025-08-28 22:42:06	2025-08-28 22:51:46	67.160.31.117		Bonnie	bonnie.ble	98512		(14.58, 51.34)		If the following changes were made to the Black Lake	It seems that there's be a great demand for housing on 1/20. Have they reclaimed this area yet? The SEPA says that the gravel pit is operating to ~~ 100 feet above sea level. I bel
1.19E+11	4.6E+08	2025-08-05 22:25:14	2025-08-05 22:25:32	34.218.224.81		b	b@gmail.c	98597		(27.2, 37.5)			
1.19E+11	4.6E+08	2025-08-05 14:41:45	2025-08-05 14:45:10	24.18.25.56		Loretta Se	Laurel.lodg	98501		(30.32, 41.19)		I do not support the Black Lake Quarry (Littlerock) Lar	I oppose the zoning change proposal on 270 acres of Rural 1-20 property near the Black River. Forty 40 years ago a mine was established on this land. That was in the time before
1.19E+11	4.6E+08	2025-08-04 21:56:21	2025-08-04 21:58:48	71.197.253.3		Gordon W	gordonbik	98501		(30.44, 38.93)		I do not support the Black Lake Quarry (Littlerock) Lar	I oppose this proposal to remove 270 acres from Thurston County's Rural Residential 1-20 zone. The current low density Rural zoning works best to protect and conserve the rural c
1.19E+11	4.6E+08	2025-07-12 12:53:22	2025-07-12 12:57:22	73.140.74.80		Vanessa La	vanessa.la	98512		(19.79, 46.79)		I do not support the Black Lake Quarry (Littlerock) Lar	This is a tragedy if allowed to happened it borders Oregon Spotted Frog (an Endangered species) last remaining habitat. Additionally, developers need to build up -like apartments
1.19E+11	4.6E+08	2025-07-12 04:54:07	2025-07-12 04:57:31	172.56.33.197		Miranda M	mirandam	98512				I do not support the Black Lake Quarry (Littlerock) Lar	Many of us appreciate the need to protect our water resources and engage recreational opportunities on the Black River, while also doing our best to conserve what little remains
1.19E+11	4.6E+08	2025-07-11 13:11:58	2025-07-11 13:42:06	216.227.108.98		Tracy McL	hunt.gene	98597				I do not support the Black Lake Quarry (Littlerock) Lar	The Black River-Mima Prairie Glacial Heritage Preserve, also called Glacial Heritage, has been preserved for a reason. It is a special place, an example of what the land and wildlife w
1.19E+11	4.6E+08	2025-07-11 07:18:49	2025-07-11 07:26:29	216.227.104.18		Debbie Ta	dtayon44(	98597		(65.86, 83.	We The Pe	I do not support the Black Lake Quarry (Littlerock) Lar	Protect our water resources, leave for nature and recreational opportunities
1.19E+11	4.6E+08	2025-07-10 21:21:45	2025-07-10 21:25:14	67.160.31.117		Bonnie	bonnie.ble	98512		(15.97, 52.5)		If the following changes were made to the Black Lake	Well, if the amendment could explain whether the water removal from deep under the Weiks Dairy and replenishment of 70 acre feet (back to theBlack River) harm or benefit the l
1.19E+11	4.6E+08	2025-06-18 15:36:26	2025-06-18 15:37:52	24.18.37.178		Betsy Nort	puckingwc	98502		(28.13, 38.04)		I do not support the Black Lake Quarry (Littlerock) Lar	Attaching additional maps and data regarding wildlife proximity: more industrial use is a threat to wildlife.
1.19E+11	4.6E+08	2025-06-18 15:34:01	2025-06-18 15:34:30	24.18.37.178		Betsy Nort	puckingwc	98502		(27.78, 38.86)			
1.19E+11	4.6E+08	2025-04-28 08:21:43	2025-04-28 08:25:01	174.215.116.151		Laurie Gnc	laurierg@s	98502		(27.87, 13.	Black Hills	I do not support the Black Lake Quarry (Littlerock) Lar	After review of the SEPA, the zoning change should be denied for the following reasons: The applicant indicates that there are no imminent plans for the property but also states th
1.19E+11	4.6E+08	2025-04-27 21:50:25	2025-04-27 21:57:50	73.109.196.134		Mason Ru	Masonrus	98512		(25.83, 48.08)		I do not support the Black Lake Quarry (Littlerock) Lar	The planned zoning would really hurt the local communities here. On 88th av and Little Rock there is so much needless noise that really affects the residents and this would just ca
1.19E+11	4.6E+08	2025-04-24 10:01:02	2025-04-24 10:06:57	198.238.123.165		Carmelyn	carmelyn.j	98512		(23.5, 52.86)		I do not support the Black Lake Quarry (Littlerock) Lar	I am writing to express my strong opposition to the proposed zoning change in our area from Rural 1/20 to Rural Resource Industrial. This area has long been valued for its rural ch
1.19E+11	4.6E+08	2025-04-22 00:05:09	2025-04-22 00:08:20	15.181.1.149		Betsy Nort	puckingwc	98502		(28.5, 38.0)		I do not support the Black Lake Quarry (Littlerock) Lar	Re: Comments on the Black Lake Quarry SEPA/Rezone request. 1. What is the Thurston County policy regarding 'skipping' mining reclamation? I thought when the county granted a
1.19E+11	4.6E+08	2025-04-19 09:55:41	2025-04-19 10:03:18	73.254.51.237		Norm Tuff	normtuffr	98579		(20.14, 66.	you never	I support the Black Lake Quarry (Littlerock) Land Use	all for expansion, just needs to apply to everyone in the area also, not just the rich
1.19E+11	4.6E+08	2025-04-07 13:28:15	2025-04-08 09:09:32	67.168.2.209		dfd	alpinekun	98579					

rmation that was incomplete and inaccurate — including statements that reclamation 'is not restoration,' that the mine is 'not regulated' under current environmental laws, and that rezoning would reduce aquifer risk. None of this matches state law, the Planning Commission record, or the mine's DNR-approved reclamation plan, which requires restoring vegetation, soil stability, hydrology, and habitat. Rezoning c

rry from Rural 1/20 to Rural Resource Industrial. This would be a huge mistake. The change would open the door to industrial development without public hearings or environmental review, forever removing the County's ability to apply conditions or deny harmful projects at this site. The quarry site drains to the Black River, one of the last large, intact riparian systems in the Puget Sound lowlands and already liste
ial development at the site without public hearings or environmental review, permanently removing the County's ability to apply conditions or deny harmful projects. The quarry drains to the Black River, one of the last large, intact riparian systems in the Puget Sound lowlands, which is already listed as water-quality impaired by the Department of Ecology. Industrializing this area would cause lasting damage to rur
oposal and the long term impacts from from future industrial. The applicant has pulled out acreage that they could not develop anyway since that acreage are critical areas. The current low density Rural zoning works best to protect and conserve the rural character and critical areas along the Black River Corridor. The purposes of the current zoning fit the specific site better than a speculative conversion to industri.

e in a bad way. If its otherwise zoned for 1 house on 20 acres, can 5% of the area be rezoned as industrial instead of what looks like 100%. That still allows some industrial use. It the entire rezone is 200 acres, 5% is 10 acres. I'd think that could support some sort of reasonable size manufacturing facility.
trees increases runoff because we have less transpiration. " I'd ask for conditions on a rezone like that that can't be changed: 1) Retain a large percentage as forested in some sort of easement. So big buffer all around. It sounds like its a 250 acre future warehouse to some of us. What is reasonable balance here between land use and protection of the rural character? The problem is we don't' have enough LLCs o
irreversible threat to one of the most ecologically valuable and sensitive landscapes in Thurston County. There are several critical problems with this rezone that are not immediately apparent at first glance. And the Planning Commission's recommended changes to the uses allowed in RRI zones are irrelevant to the problems I discuss below. First and foremost, reclamation of the mine will never again be possible

rezoned, as current zoning specifically protects it, maintaining it as rural and low-density. Allowing industrial uses in this area would increase impervious surfaces and increase stormwater runoff into the Black River and its wildlife habitat, threatening the endangered Oregon spotted frog. Increased stormwater runoff would inevitably include a large increase in contaminants from traffic and industrial activities. T

nmentally sensitive. Future use should continue under the stipulation of light use of the land such as one house per 20 acres or purchase by a state agency or a land trust as a conservation reserve. The GMA considers mining a vital natural resource industry. Mineral lands designation is an overlay on a variety of underlying zones. For temporary mining such as this quarry, the mining activity lasts 50-70 years. The G
u

roject
The Black River Unit is part of a "connected landscape of regional and statewide significance" for wildlife according to the 2025 WA Dept of Fish & Wildlife Habitat Connectivity Report. Washington Habitat Connectivity Action Plan Spatial Data, https://wdfw.maps.arcgis.com/home/item.html?id=cd2f9ff6e6cf47fb8630daa02a70c45f/ Within the boundary of the Unit, there is spawning and rearing habitat and migrati

y die and the next generation inherits a ruined space. I support limiting what "owners" can do with property. We're all here for a short time and stewardship needs to become the priority. Not short-term personal profit.

s in, avoid making any ponds that could hold water for bullfrogs. They are so very hard to control. They lay eggs from late May to earl September and harm native fish and wildlife. They like stormwater ponds. Fix the stormwater models. They are a mess. Do downstream analysis. Ensure that all flows including those that happen 99% of the time are managed properly and don't flood downstreamers, drain seasona

only 50 acres of RRI currently available within the County. I very much support the rezone of this property.

d for business and job growth. I strongly support the proposed rezone of the Black Lake Quarry (Littlerock) property from Rural 1/20 to Rural Resource Industrial (RRI). This rezone represents an opportunity to strengthen our local economy in ways that directly benefit residents. By allowing future industrial activity tied to rural resources, the County will help create family-wage jobs close to home, reducing the nee

buting its products it will create economic growth and jobs for Thurston County which are so desperately needed.
unity and that it should happen sooner than later. We need to be able to make things like this change easier and faster so we can get progress going in our county

mplans to continue to make Thurston county an outstanding place to live.

ning commission has voted. Would you please post the new schedule and the documents presented to the Planning Commission, along with any minority or majority reports? thank you.
g distances. The population of frogs in the black river cannot have more bullfrog habitat nearby.
bullfrogs. They are nuisace aquatic species and terribly difficult to control once established. I believe there are ways to do underground injection if there is separation between impervious and groundwater.

ieve Black River surface elevation is about ~~ 140The site is operating under an approved SUP 2009100282 for the excavation of gravel to a minimum elevation of 100 feet above sea level but I believe the river is about 140 feet above sea level. Can they relaim adequately? I'd think the property owner could get reasonable use by putting one house on 20 acres without harming the Black River. Its odd I think there's

the GMA existed. Subsequently the various mine operator's proposals to increase mining in the area have led to success on occasion and failure on other occasions. This is a sensitive area given the proximity to the Black River. These results include a lengthy record of environmental concerns, much time and money spent in hearings at GMHB and courts, a list of conditions on the operations in recognition of the er
character and critical areas along the Black River Corridor. The purposes of the current zoning fit the specific site better than a speculative conversion to industrial uses. The first purpose of the current zoning designation is to: —Protect public health and safety by minimizing development and avoiding incompatible uses in environmentally sensitive and hazardous areas such as the Black River Corridor (emphasis ac
on top of Costco; redeveloping Martin Way/Pacific/Capitol. We don't have the water to sprawl this way. Please have developers stick to the Urban Growth area.
of the most precious resource on earth, biodiversity. To rezone this acreage to RRI is not only detrimental to the Black River eco-system but sets a dangerous precedent to move large parcels of Rural Thurston County to industrial use. Let's set an example and not allow the degradation that afflicts so much of the world to spread here. Don't let our environment deteriorate. Protect it for future generations. We all n
ere like in the Puget Sound area looked like when settlers arrived in the 1800s. Of the 150,000 acres of prairies originally in this area, there are less than 15,000 remaining. Do not condem this limited and precious natural resource by rezoning to RRI. Instead, make it a park, open to the public and promote tourism.

ESA spotted frogs there in the Black River? Have there been studies that compare the water use with the water levels at the egg masses? Can maintaining a shallow prolonged hydroperiod at the spotted frog locations be a criteria? It would be nice to see them recover from being listed. Humans an do this!

at the "subject redesignation and rezone would allow for a limited number of additional permitted uses tied to the resource use of the property, which uses are not currently permitted in the land use designation and zone". •Section A(8): The applicant has provided a list of documents some of which are not available for public review. As such, it is requested that these documents be made available to the public
use more needless noise near homes.
aracter, agricultural uses, forestry, and recreational opportunities. These characteristics are not only vital to the lifestyle and well-being of residents but also to the local ecosystem and long-term sustainability of the land. The proposed shift to a resource-oriented industrial zone poses significant risks to these values. Industrial zoning is inherently incompatible with the existing land uses. It would likely bring increa
mining permit there had to be some kind of agreement about how it would be mothballed/restored when the mine was exhausted ? What was that agreement? Wondering if and how the reclamation/restoration and environmental protections will be met if Thurston county allows direct redevelopment on a site that likely presents some risks to water or soil quality, due to petroleum products that have spilled

loes not stop mining — it stops oversight. Under Rural Residential 1 per 20, mining requires a Special Use Permit that triggers environmental review. Under Rural Resource Industrial, that oversight disappears entirely. This site borders one of the last intact riparian wetland systems in the Puget Sound region. A decision this permanent should not be based on filtered or contradictory information. Please place CPA-2

d by the Department of Ecology as water-quality impaired. It is CRUCIAL we go to whatever lengths necessary to protect our water resources. There is a high likelihood that industrializing this landscape would permanently damage rural wells, wetlands, and wildlife habitat. And, ..it would forever bar the ability to reclaim the mine and turn it back into natural habitat. KEEP THE CURRENT ZONING and require any fu
al wells, wetlands, and wildlife habitat, and eliminate the possibility of restoring the land to natural habitat in the future. Please keep the current zoning in place and require any future projects to go through a full public Special Use Permit process to ensure proper oversight and community input. Thank you for considering my concerns. Sincerely, Aimee Powell
al uses.Rezone Undermines 2007 Growth Management Hearings Board Order The proposed rezone would also undermine a 2007 Washington Growth Management Hearings Board decision about the County's inadequate rural zoning standards. To comply with this decision, it was zoned Rural Residential 1-20 along with other lands along the Black River Corridor in order to protect the Black River, protect shallow

r nonprofits capable of securing lands in easements. Land to protect watersheds because sometimes our stormwater systems fail. 2) Improve the stormwater manual and permitting A change from gravel pit to industrial will ultimately require stormwater management. People are losing faith in the BMPs of the stormwater permit system. Critters are being harmed. Here in south sound we've seen some serious pr
if the rezone is approved. Across Washington, reclaimed mines have been restored to valuable wildlife habitat once mining is complete. That option exists only under the current rural-resource zoning. If the land is rezoned for industry, reclamation will be replaced by permanent development—warehouses and paved surfaces that can never be returned to natural habitat. Several years ago, the owner of this mine

he LWV Water Study has shown that Thurston County needs to be vigilant about protecting its water resources as demand increases while supply stays the same, or in a worse case scenario, declines due to climate change effects. We need our remaining natural areas protected as groundwater recharge areas to insure an adequate supply of potable drinking water for the future, as well as for maintaining stream fl

MA assumes that once mining ends, the land remains in the same underlying zoning. That is exactly what should happen when, some 15 to 30 years from now, this gravel mine is no longer productive. The land should continue as R 1/20 zoning with light use that does minimal harm to the sensitive area near the Black River.

on corridors for steelhead, cutthroat trout, and coho and Chinook salmon. 150 species of migratory birds, including waterfowl and neotropical songbirds, are found here. The Olympic mudminnow, a state-endemic and state species of concern, survives in the Unit. The federally threatened and state endangered Oregon spotted frog survives here thanks to the complex system of wetlands and connections to the riv

ily flooded areas or produce habitat for bullfrogs and the like. Plan for rain on snow instead of saying it just doesn't happen here. Create a pocket park program in the county so we can have pocket parks including between industrial areas and important habitats. Or in watersheds that need more forest like headwaters of Hopkins Ditch and Salmon Creek

ed for residents to commute elsewhere for work. It will also broaden our tax base, generating revenue that can be reinvested in schools, infrastructure, and essential services for our community. From my professional perspective, I know how limited our industrial land supply is in Thurston County. Without action, we risk losing business investment and jobs to surrounding counties. Approving this rezone helps ens

a housing demand. Can they reclaim things and just do normal housing. We live on east side of capital forest and I think we can hear activities at this proposed industrial site.

vironmentally sensitive area, and years of gravel mining. Under the GMA, mineral extraction is considered a temporary natural resource industrial uses of land. Mining is to be allowed where geology indicates the resources exist. There is no mining zone created, instead the land remains as in the underlying zone before, during, and after the mining activity. It is now time for these mining owners to plan the recla
lded) the Nisqually Bluff, and parcels completely covered by critical areas; —another purpose also provides for mining through a special use process. Rezone Undermines 2007 Growth Management Hearings Board Order The proposed rezone would also undermine a 2007 Washington Growth Management Hearings Board decision about the County's inadequate rural zoning standards. To comply with this decis

eed clean water and air. Let's do our part.

and extend the SEPA comment period as it should have been part of the application e.g., "Gardner Bay Consulting, LLC, Groundwater Monitoring Program Plan and accompanying monitoring reports, 2017-2024". •Section B(3)(a)(1): The SEPA states that the Black River flows into Black Lake and its is a "shoreline of statewide significance". oThese statements are incorrect .ffThe property borders the Black River Unit

sed traffic, noise, light pollution, and the potential for environmental degradation. These changes would directly harm the quality of life for current residents, threaten the local wildlife habitat, and diminish the natural beauty and quiet that define our community. Furthermore, the existing Rural 1/20 zoning supports sustainable land management and community-centered development. Altering this framework
along the way (admitted in the SEPA). 2.Neither the TRPC's Buildable Lands Study nor Thurston County's Industrial Lands Study find that Thurston County needs to enable more industrially-zoned land in the county: both say existing zoning will provide sufficient room for growth. From this perspective, this rezone proposal of RR1-20 to RRi is clearly a form of "industrial sprawl" that violates the GMA. 3.These paro

!4 on the regular dock

ture projects go th

aquifers and in order to r

oblems with the
applied for a Special U

ow.

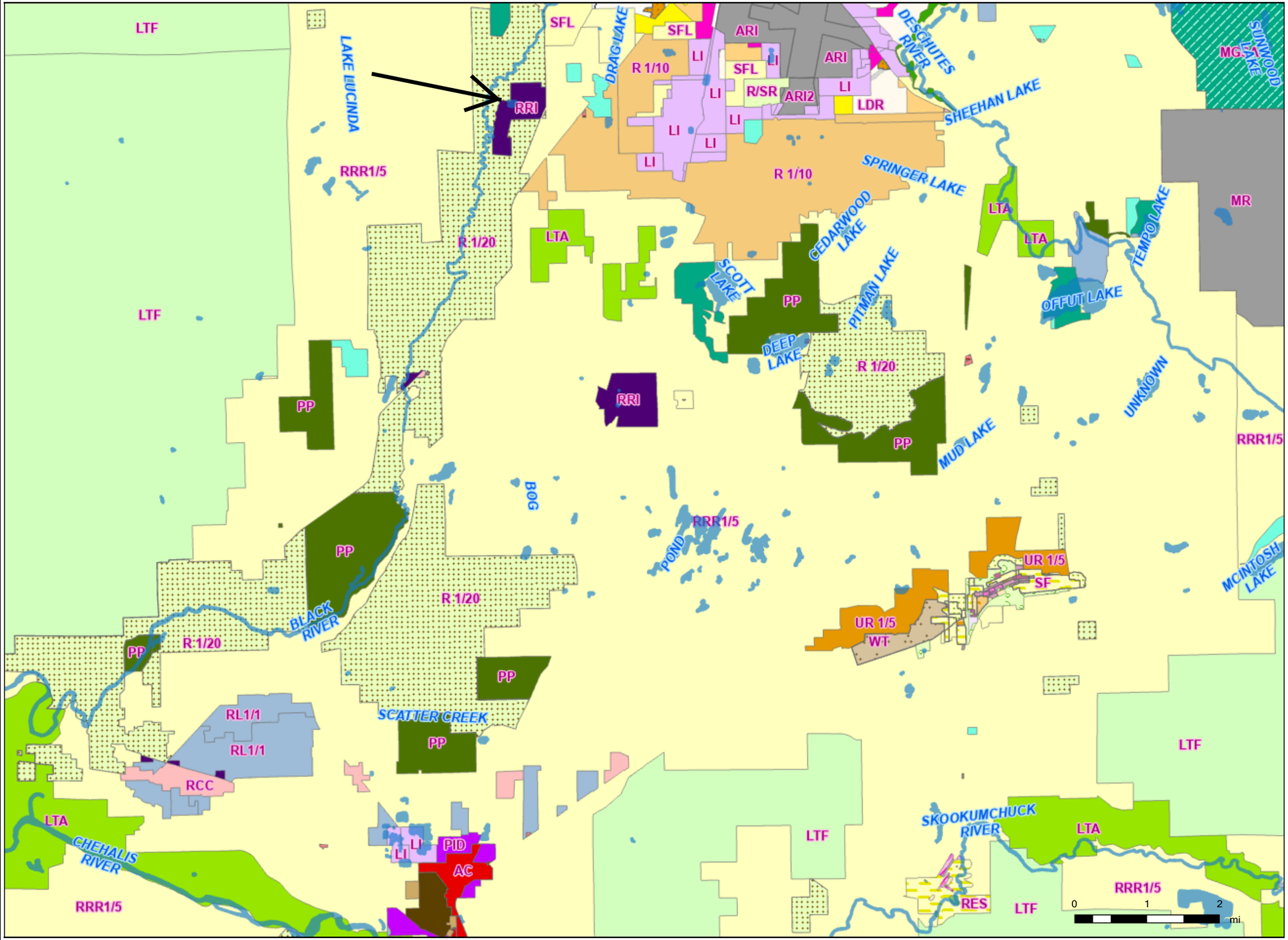
r. Some of the largest D

re that growt

mation step
ion, it was zoned Rural Reside

of the F

ils are surrounded by



Black River Corridor

Legend

Natural Resources

Waterbodies

Planning and Land Use

Zoning

- AC - Arterial Commercial
- AG - Agriculture
- AQUATC - Aquatic
- ARI & ARI2 - Airport Related Industry
- ARI & ARI2 - Airport Related Industry
- AS - Auto Services
- BD - Brewery
- C - Cemetery
- C-1 - Commercial
- C-2 - Heavy Commercial
- C-3 - Large Lot Commercial
- C-3 - Special-Use Commercial
- CAP - Capitol Campus
- CBC & CBC2 - Capitol Boulevard Community
- CBC & CBC2 - Capitol Boulevard Community
- CBD - Central Business District
- CBD 4 - Central Business District 4
- CBD 5 - Central Business District 5
- CBD 6 - Central Business District 6
- CBD 7 - Central Business District 7

Author:

Published: 4/5/2026

Notes

THURSTON COUNTY WASHINGTON SINCE 1852

Thurston County GeoData Center

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map. Authorized for 3rd Party reproduction for personal use only.

© 2026 Thurston County

BATES NO. 34586