

# THURSTON COUNTY COMMUNITY PLANNING

PLANNING COMMISSION – SEPTEMBER 7, 2022



## Grand Mound Subarea Plan

# DOCKET

- Comprehensive Plan Amendment Docket (2022-2023)
- Docket Item CPA-4
- #1 Board of County Commissioners priority out of 9 docketed amendments

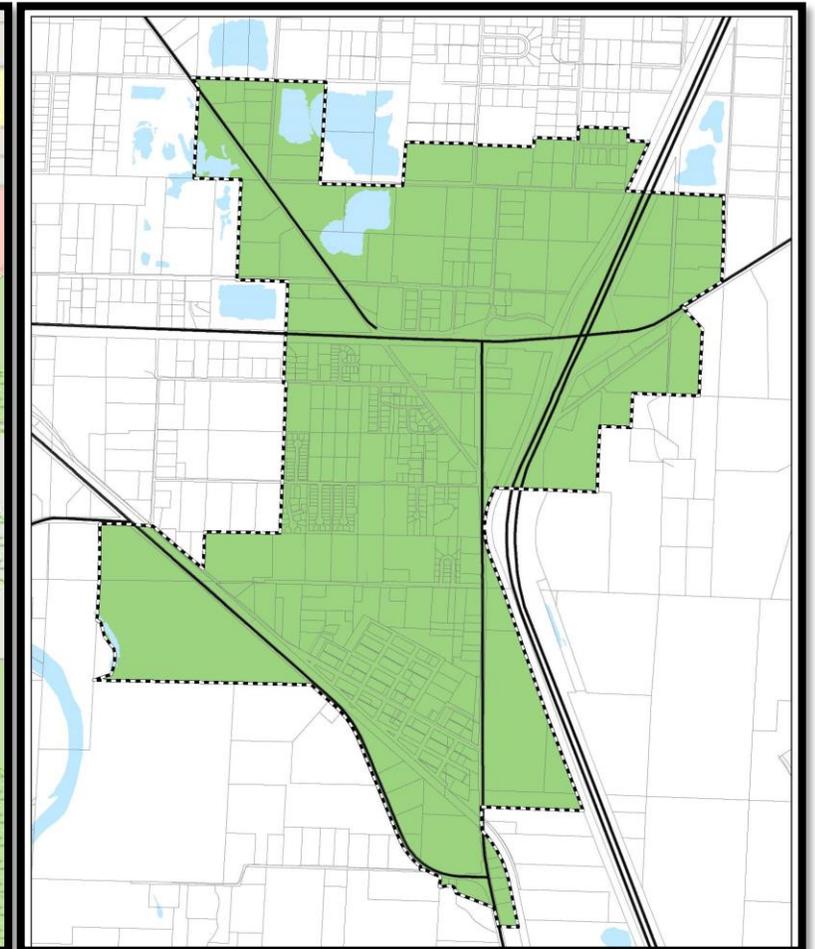
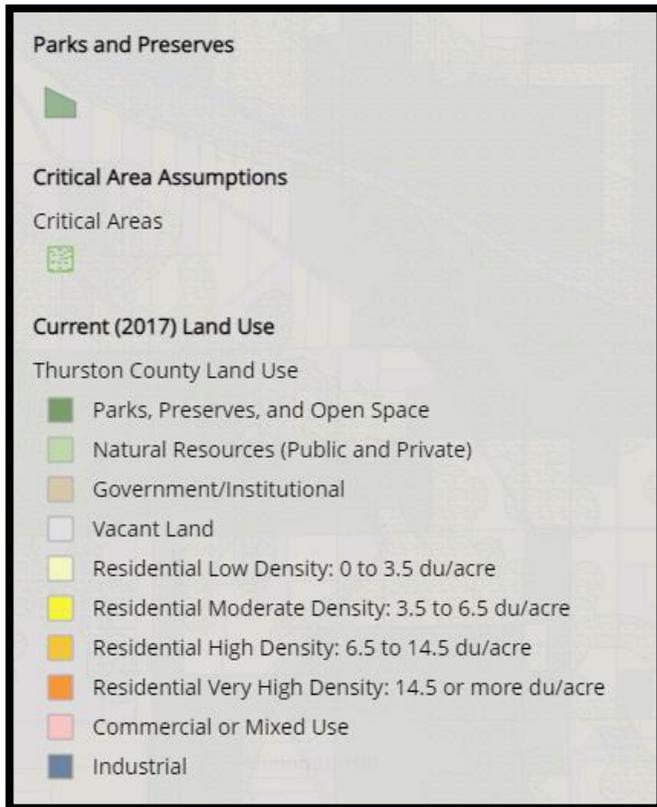
# STAKEHOLDER OUTREACH

- Four open houses have been held on Grand Mound Subarea Plan:
  - Feb 24, 2018
  - Mar 8, 2018
  - Nov 7, 2018
  - Spring 2020

# INCLUDED UPDATES

- Grand Mound Subarea Plan
  - Repeal and replace 1996 plan
- Land Use Plan and Zoning Amendment Requests
  - 8 site specific land use and rezoning proposals
- Updates to Thurston County Code
  - Grand Mound Design Guidelines
  - Lot width standards within R 3-6/I and R4-16/I zoning districts

# UGA BOUNDARY



# SUBAREA PLAN

- Guides growth in Urban Growth Area (20-year planning period)
- Acts as a mini Comprehensive Plan
- Main changes:
  - Land use data
  - Population forecasts
  - Employment growth
  - Housing supply and demand
  - Revised goals and policies
  - Transportation study
  - Other new info

# WHAT DOES GRAND MOUND LOOK LIKE IN 2045?

## Population Forecast

In 2045, there will be 2,745 people in Grand Mound, up from 1,358 in 2020.

## Housing Unit Forecast

In 2040, we expect to need 720 dwelling units and will have an excess capacity of 22% based on current zoning.



# LAND USE AND REZONING AMENDMENT REQUESTS

- 8 total land use and rezoning proposals
  - 3 request land use change AND expansion of the UGA
  - 5 request only land use changes
- Must be consistent with County-wide Planning Policies, Comp Plan Policies, and State Law

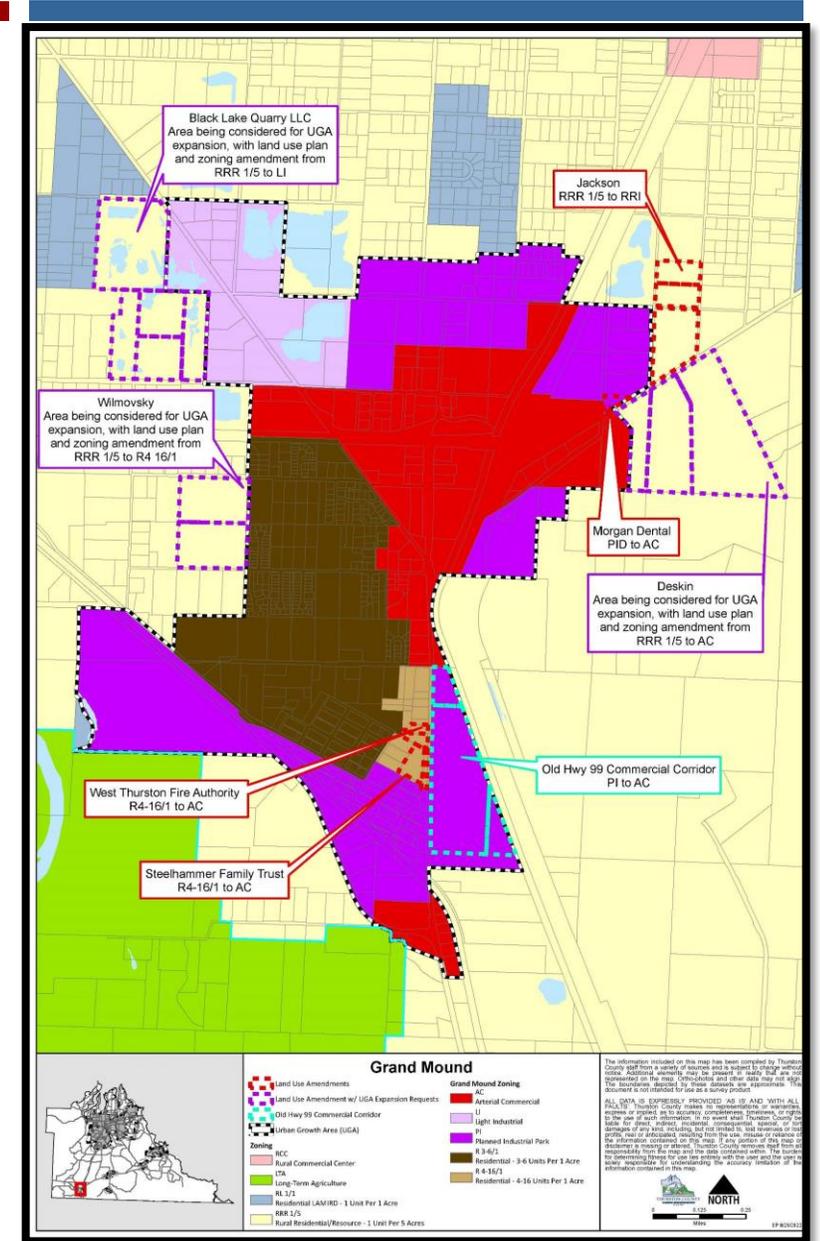
# EXPANDING URBAN GROWTH AREAS

- RCW 36.70A.110 – Growth Management Act guidance on Urban Growth Areas
- Comp Plan Policies – Chapter 2
- County Wide Planning Policies
  - Area will be served by water, sewer and transportation in the next 20 years
  - Urbanization is compatible with resource uses and critical areas
  - Must be contiguous to existing UGA
  - Is required to provide land for growth for the next 20 years, OR there is an overriding public benefit beyond the area proposed for inclusion related to protection public health, safety, and welfare, and enabling efficient sewer and water service

# LAND USE AND REZONING AMENDMENT REQUESTS

Current Land Use & Zoning	Proposed Land Use & Zoning	Acreage	UGA Expansion?
R4-16/1	AC	6	No
RRR 1/5	RRI	20	Yes
PID	AC	1	No
PID	AC	43	No
RRR 1/5	R4-16/1	29	Yes
RRR 1/5	AC	75	Yes
RRR 1/5	LI	67	Yes

Total Amendment Acreage: 241



# THURSTON COUNTY COMMUNITY PLANNING

PLANNING COMMISSION – SEPTEMBER 7, 2022



## Thurston County Code Amendments

# CODE AMENDMENTS

## Updates to Thurston County Code

- Lot width standards within R 3-6/I and R4-16/I zoning districts
- Grand Mound Design Guidelines



# LOT WIDTHS



# LOT WIDTHS

Existing minimum lot widths make it difficult to design a subdivision while meeting the required density.

## Lot Width Size

- Are they too large?
- What widths would have been helpful in former projects?
- What size can help keep rural character, but allow for more reasonable development options?

## Lot Types

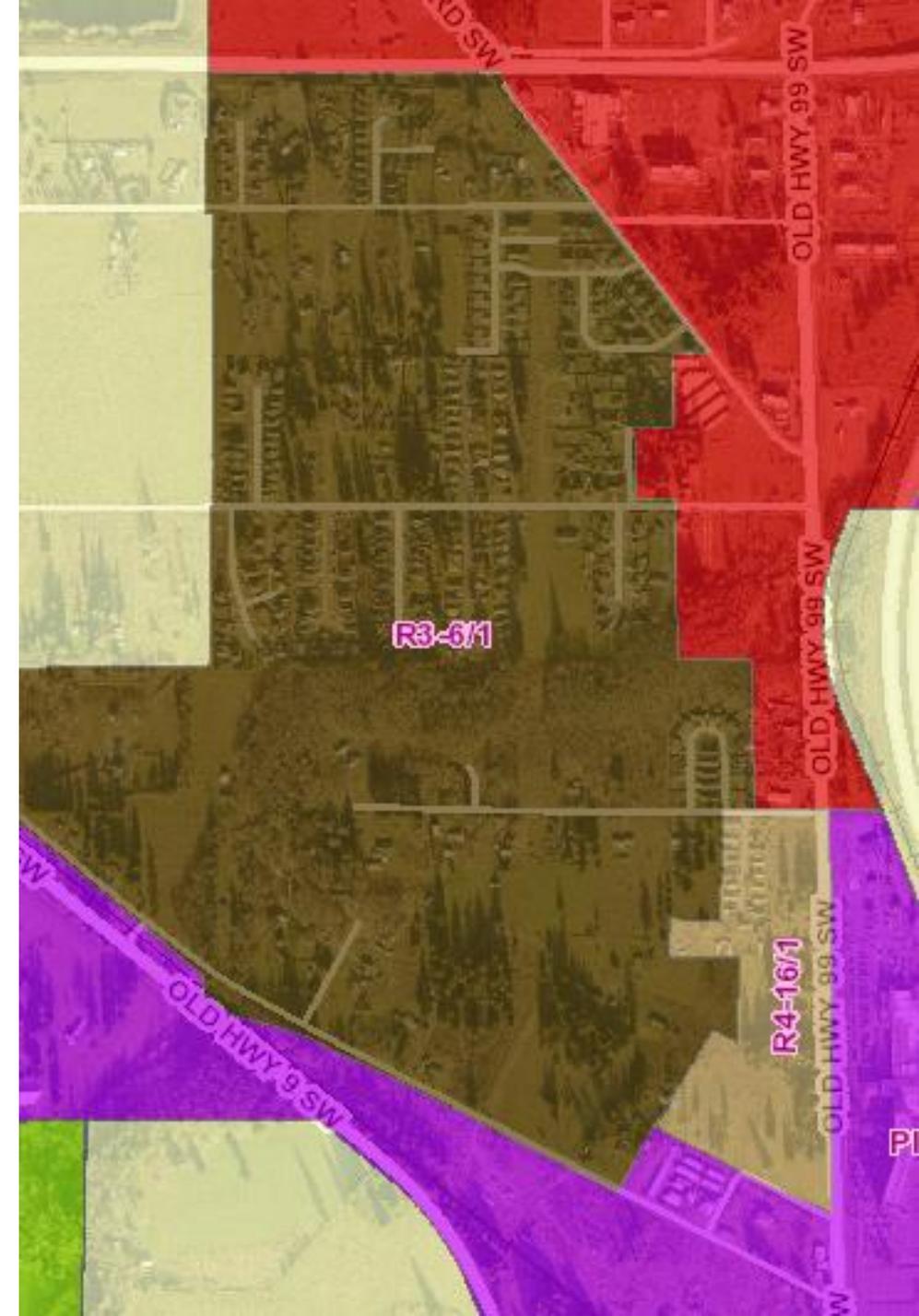
- 9 different lot types with different requirements in residential zones
- Similar areas in other County UGAs only have 2-3 lot types
- There is no standard list of lot types in Thurston County Code

## ZONES IMPACTED

Lot width changes impact:

- Residential 3-6 units per 1 acre (R3-6/1)
- Residential 4-16 units per 1 acre (R4-16/1)

No changes to underlying use



# EXISTING LOT WIDTH REQUIREMENTS

Grand Mound Lot Types	Grand Mound R (3-6/1) ; R (4-16/1)	Olympia Lot Types	Olympia R (4/1); (R 4-8/1); R (6-12/1)	Lacey Lot Types	Lacey Low Density (3-6/1); Moderate Density (6-12/1)	Tumwater Lot Types	Tumwater SF Low Density (4-7/1) ; SF Med. Density (6-9/1)
Interior Lot	75; 60	Standard Lot	50; 45; 40	Lot w/o Alley Access	50; 40	Lot w/o Alley Access	50; 50
Corner Lot	100; 85	Townhouse	18; 18; 16	Lot with Alley Access	40; 30	Lot with Alley Access	40; 40
Waterfront Lot	60; N/A	Cottage	N/A; 35; 30	Multifamily Infill	N/A; 50		
Cul-de-sac	35; 35						
Flag Lot	20; 20						
Cluster Subdivision Interior Lot	20; 20						
Cluster Subdivision Corner Lot	50; 50						
Nonresidential Interior Lot	100; 100						
Nonresidential Corner Lot	125; 125						

# PROPOSED AMENDMENTS

## CURRENT

Current Grand Mound Lot Types	Grand Mound R (3-6/1) ; R (4-16/1)
Interior Lot	75; 60
Corner Lot	100; 85
Waterfront Lot	60; N/A
Cul-de-sac	35; 35
Flag Lot	20; 20
Cluster Subdivision Interior Lot	20; 20
Cluster Subdivision Corner Lot	50; 50
Nonresidential Interior Lot	100; 100
Nonresidential Corner Lot	125; 125

Keep Lot Types, Minus Waterfront	Grand Mound R (3-6/1) ; R (4-16/1)
Interior Lot	50; 40
Corner Lot	50; 40
Waterfront Lot	N/A
Cul-de-sac	35; 35
Flag Lot	20; 20
Cluster Subdivision Interior Lot	20; 20
Cluster Subdivision Corner Lot	30; 30
Nonresidential Interior Lot	50; 50
Nonresidential Corner Lot	50; 50



# DESIGN GUIDELINES



# DESIGN GUIDELINES

- Current guidelines contained within 18-page document within the Grand Mound Subarea Plan
- Covers signs, parking lots, and landscaping standards
- Request: Update and move to Thurston County Code

## II. SIGN GUIDELINES

### A. Definitions

1. "Freestanding sign" means any sign which is supported by one or more uprights, poles or braces in or upon the ground.
2. "Monument sign" is a freestanding sign with the sign base attached to the ground. The width of the sign base shall be equal to at least fifty (50) percent of the width of the sign.
3. "Pedestrian-oriented sign" means a permanent, nonilluminated sign with an area no more than four (4) square feet on any one side, and not over ten (10) feet above ground level.
4. "Sign face" means the entire area of a sign on which copy is to be placed. Only one side of a double faced sign shall be included in calculating the allowed sign face area. The area of painted signs, individual letter signs, and other indirectly illuminated signs shall be calculated on the basis of the smallest rectangle, circle or spherical figure that will enclose the entire copy area of the sign, including text and graphics. Any such calculation shall include the areas between letters and lines, as well as the areas of any devices, illuminated or non-illuminated, which are intended to attract attention.
5. "Wall sign" means any sign (text and graphics) attached to or painted directly on the wall or window, or erected against the wall of a building being parallel or approximately parallel to said wall; and does not exceed a distance of fifteen inches from said wall or window. Wall signs include any text and graphics upon an awning which is supported from the exterior wall of a building or freestanding canopy. This excludes temporary signs and temporary advertisements.



Freestanding Sign



Monument Sign



Pedestrian-Oriented Sign

### B. General Provisions

1. Maintenance. All signs shall be maintained in a secure and safe manner and shall not be allowed to deteriorate or become dilapidated.

# DESIGN GUIDELINES

## Updates:

- Referring to TCC Chapter 20 for landscaping guidelines
- Increase street tree species options for better spacing and resilience
- Incentivize retention of significant or existing trees
- Increase options for design and “sense of place”
- Remove language that is not applicable or redundant
- Utilize guidelines from the 2007 Grand Mound Development Plan
- Add language to improve pedestrian experience, safety, and access

## NEXT STEPS

PC Work Session on September 21<sup>st</sup>

- Option to schedule a public hearing

# QUESTIONS?

## Project Contacts:

Kaitlynn Nelson, Associate Planner

[Kaitlynn.Nelson@co.thurston.wa.us](mailto:Kaitlynn.Nelson@co.thurston.wa.us)

(360) 522-0508

Amelia Schwartz, Associate Planner

[Amelia.Schwartz@co.thurston.wa.us](mailto:Amelia.Schwartz@co.thurston.wa.us)

(360) 786-5474