
THURSTON COUNTY COMMUNITY PLANNING

PLANNING COMMISSION – OCTOBER 5TH, 2022



Grand Mound Subarea Plan

NEXT STEPS

Process

1. Set date for Public Hearing

Provide an online story map explaining what is included in this update

Schedule an Open House for the community to learn and ask questions before the hearing

Invite the public to review the Subarea Plan and draft code

Receive written public comment up until hearing date

Receive oral testimony at the public hearing

2. Planning Commission decides on drafts to recommend to the Board of County Commissioners

Use community input to aid decision making

Request any changes needed for drafts

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
- ❑ All must be consistent with County-wide Planning Policies, Comp Plan Policies, and State Law
 - Additional policies applicable to UGA expansion and rezoning rural land

DEPARTMENT OF COMMERCE GUIDANCE

- ❑ Dept of Commerce provides a guidebook on updating Urban Growth Areas consistent with the Growth Management Act
 - First review and use policy to achieve consistency between planned development and actual development
 - Discourages adding vacant land for development as this doesn't create incentives to use current vacant or underutilized areas.
 - Subarea planning and policies around revitalization can help stimulate redevelopment
 - GMA requires 7 Puget Sound counties (Thurston included) to use Buildable Lands Program to review patterns and determine if additional land is needed
 - If a review of development patterns creates pressure in areas that exceed available developable lands within the UGA, the UGA may be expanded.

COMPREHENSIVE PLAN POLICIES

Objective C: Accommodating Projected Growth

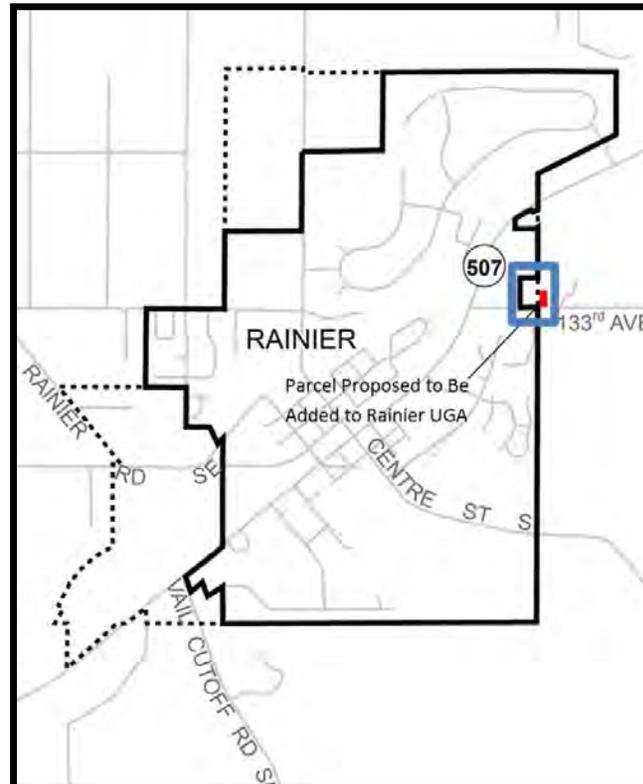
1. Encourage infilling in areas already characterized by urban growth that have the capacity and provide public services and facilities to serve urban development.
2. Through the Buildable Land Program, the County should ensure that average residential densities in urban growth areas are sufficient to enable the county as a whole to accommodate its 20-year population projection including a reasonable market factor.
3. Where urban services and utilities are not yet available, require development to be configured so urban development may eventually infill and become urban.

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 of public health, safety welfare, and enabling efficient sewer and water service.

PREVIOUS UGA EXPANSIONS

- Fire Station – City of Rainier UGA (2013)
- North Thurston School District – City of Lacey UGA (2014)

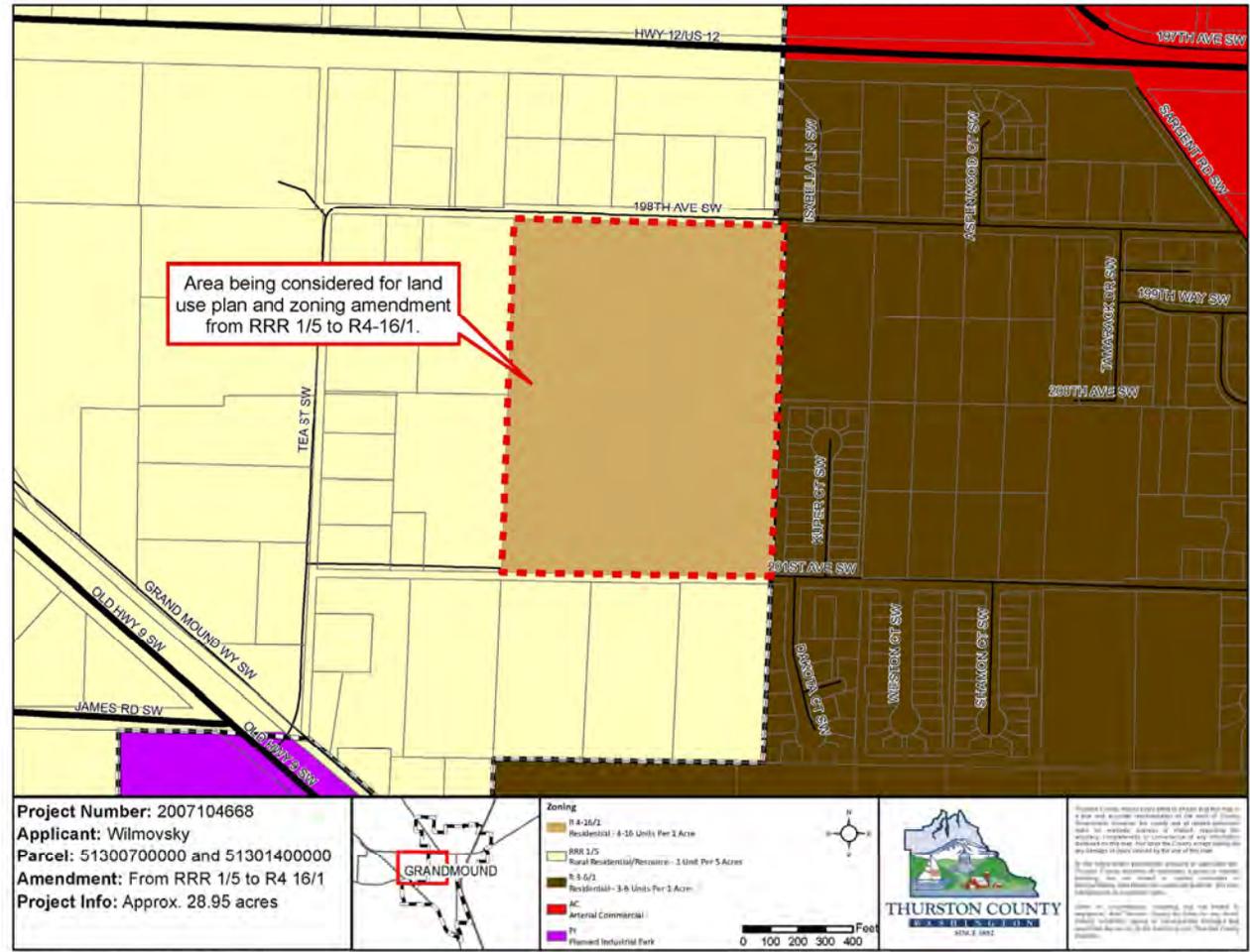


UGA EXPANSION REQUESTS

- Wilmovsky
- Deskin
- Black Lake Quarry
 - TRPC Buildable Lands Analysis (2021) found that Thurston has land available to meet growth demands over the 20-year planning period.
 - Includes residential, commercial, and industrial growth in those findings.
 - The requested amendments (within the UGA) do not significantly alter that analysis.

WILMOVSKY

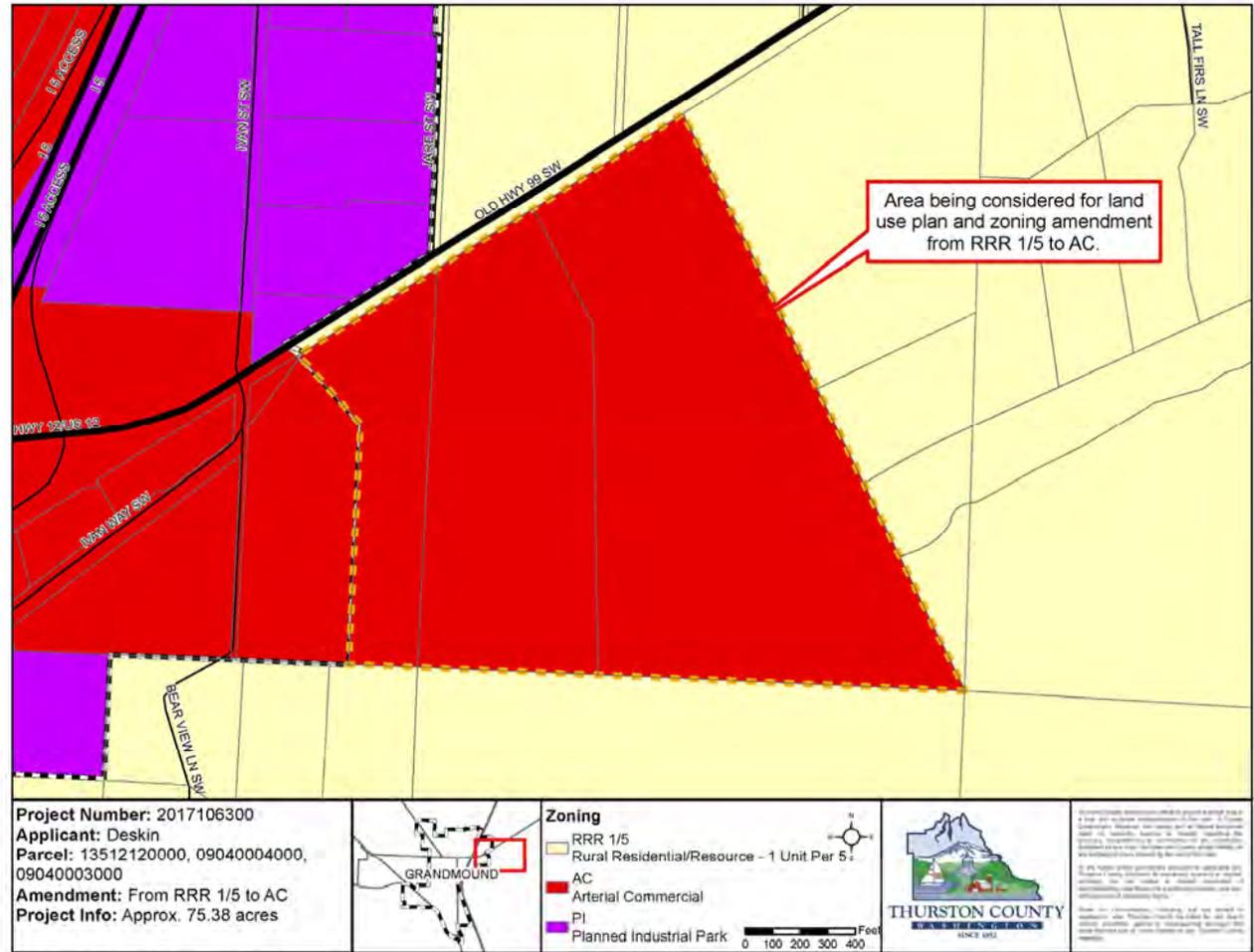
- UGA Expansion
- 2 parcels
- 28.95 acres
- Current: RRR 1/5
- Proposed: R4-16/1
- Proposal adds 116-464 (potential) residential units



Property shown as proposed zone: (R4-16/1)

DESKIN

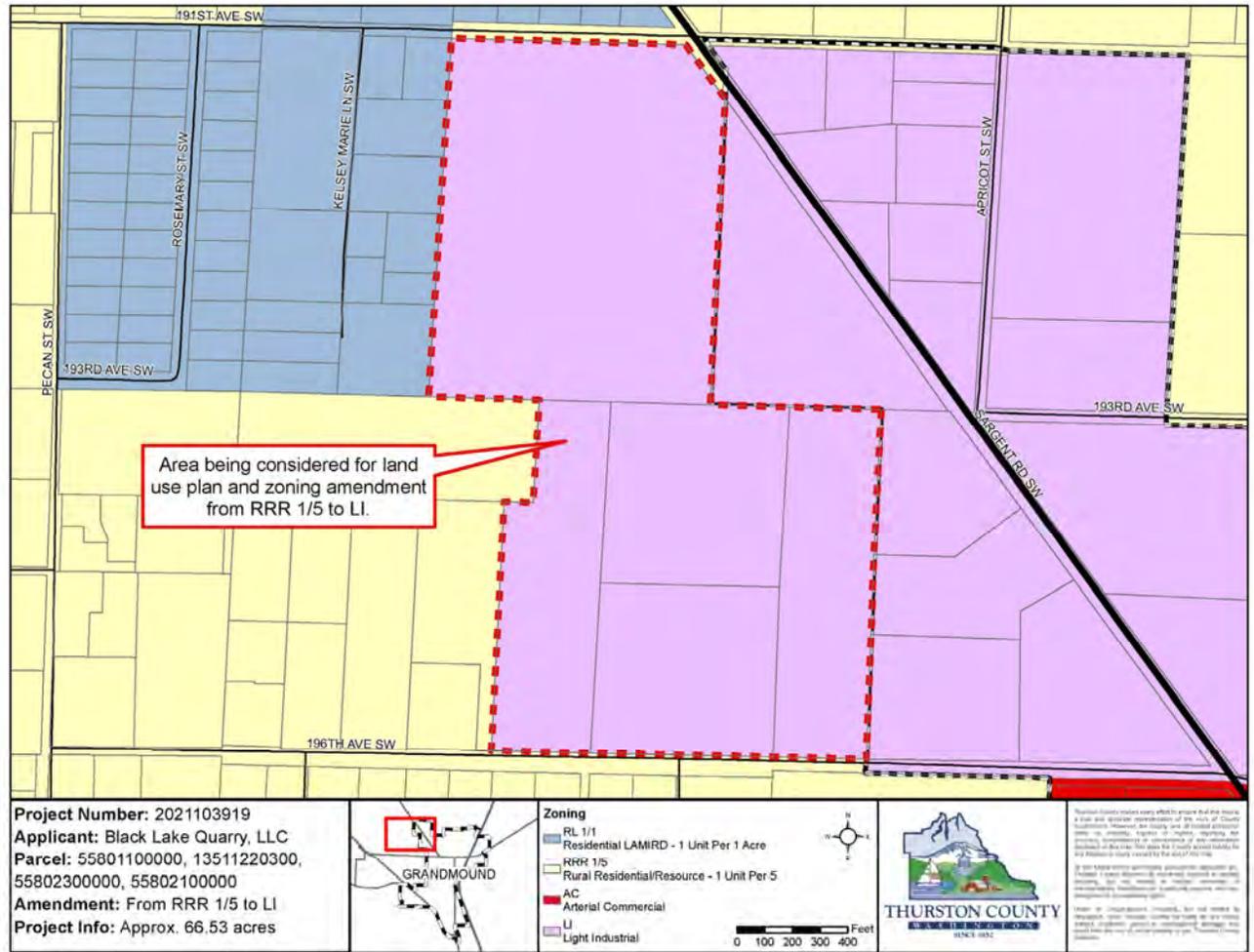
- UGA Expansion
- 3 parcels
- 75.38 acres
- Current: RRR 1/5
- Proposed: Arterial Commercial (AC)
- Proposal removes 15 (potential) rural residential units



Property shown as proposed zone: (AC)

BLACK LAKE QUARRY

- UGA Expansion
- 4 parcels
- 66.53 acres
- Current: RRR 1/5
- Proposed: Light Industrial (LI)
- Proposal removes 13 (potential) rural residential units



Property shown as proposed zone: (LI)

RURAL REZONE POLICIES

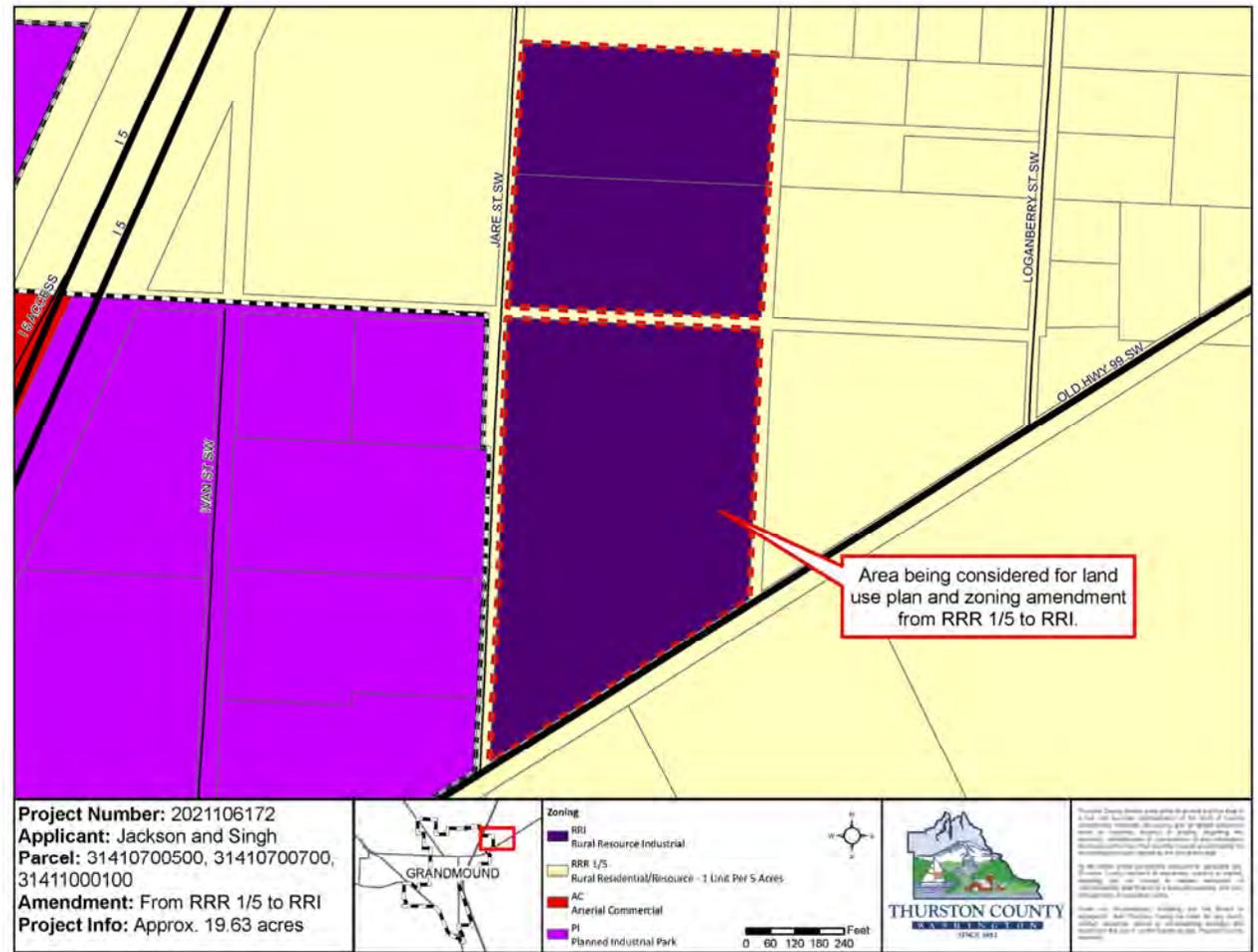
Rezoning a rural property requires consistency with the Comprehensive Plan's Land Use Chapter Objective B, Policy 10:

Rezoning of any parcel with a rural designation to a different designation should only occur when:

- a. Circumstances have substantially changed since the current land use designation/zoning was adopted and the definition, characteristics or locational guidelines for the current district no longer apply;
- b. The rezone would promote the general welfare of the affected community; or
- c. The rezone would maintain or enhance environmental quality

JACKSON & SINGH

- 3 parcels
- 19.63 acres
- Current: RRR 1/5
- Requested: Rural Resource Industrial (RRI)
- Outside of UGA, but not requesting expansion of UGA
- Proposal removes 4 (potential) rural residential units



Property shown as proposed zone: (RRI)



REZONES WITHIN UGA

- Steelhammer Family Trust
- Fire District #14
- Morgan Dental
- Old Hwy 99 Commercial Corridor

STEELHAMMER FAMILY TRUST

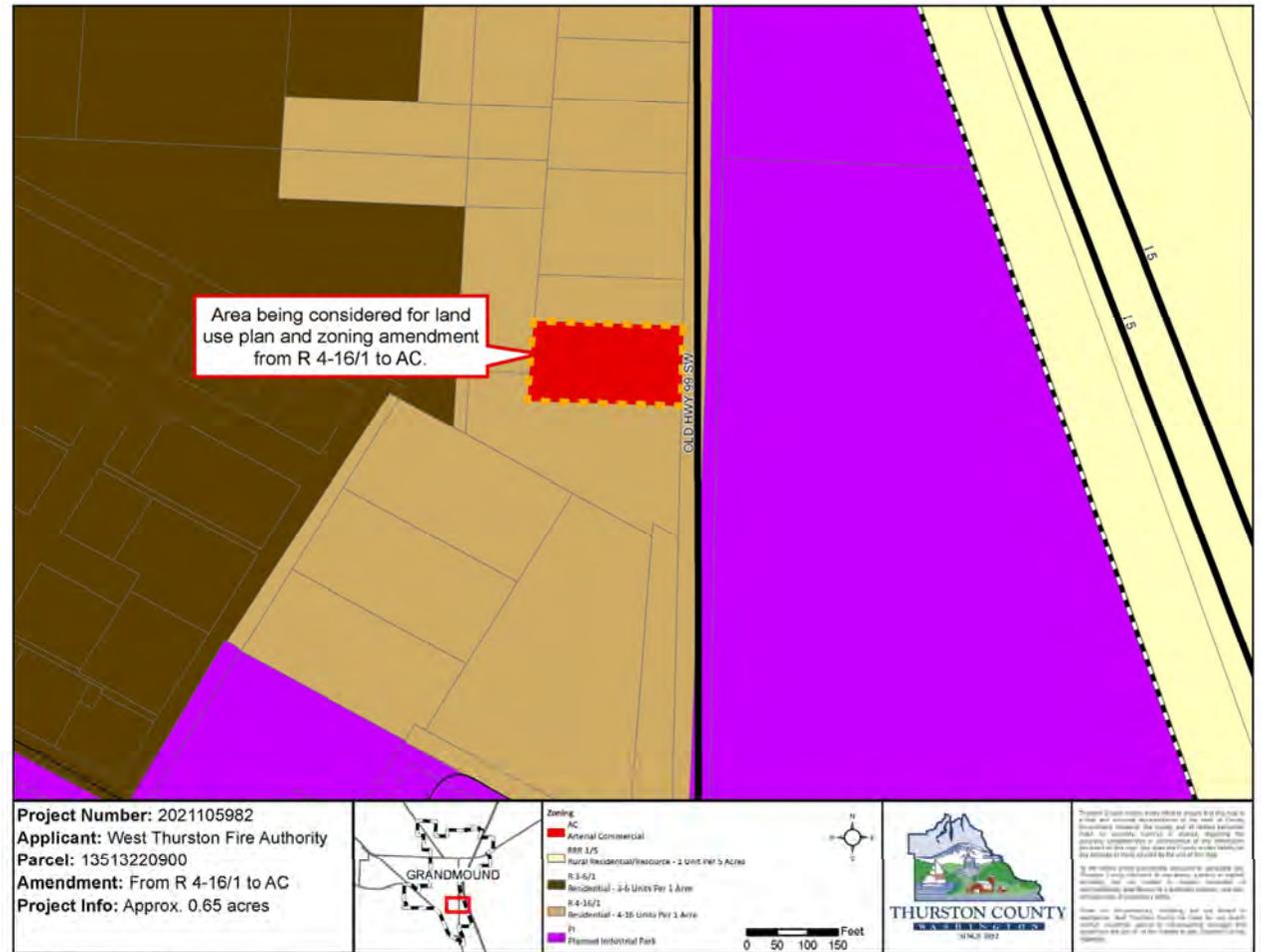
- 3 parcels
- 4.91 total acres
- Current: R4-16/1
- Proposed: Arterial Commercial (AC)
- Proposal removes 19-78 (potential) residential units



Property shown as proposed zone: (AC)

FIRE DISTRICT #14 – FIRE STATION

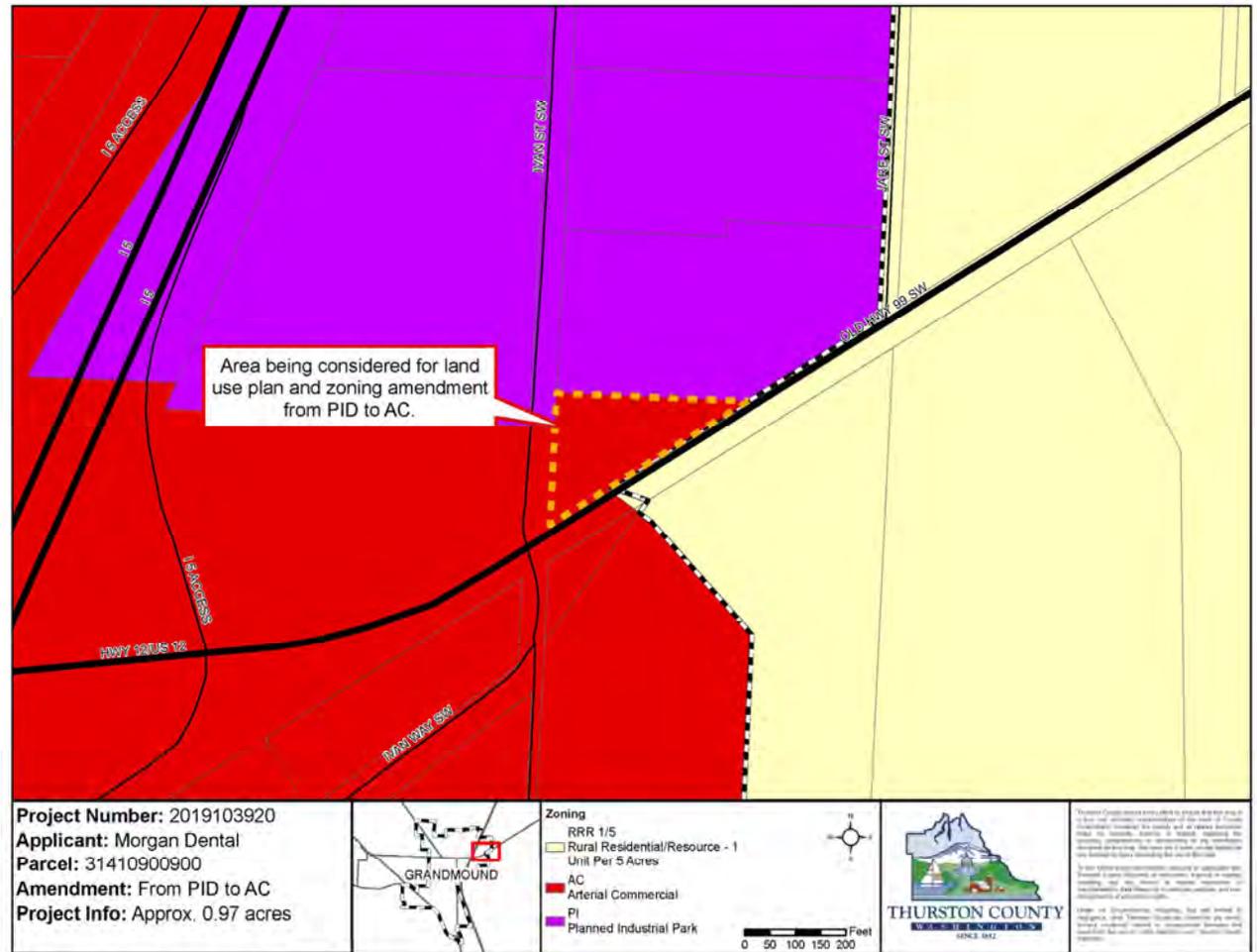
- 1 parcel
- 0.65 acres
- Current: R4-16/1
- Proposed: Arterial Commercial (AC)
- Proposal removes 2-8 (potential) residential units



Property shown as proposed zone: (AC)

MORGAN

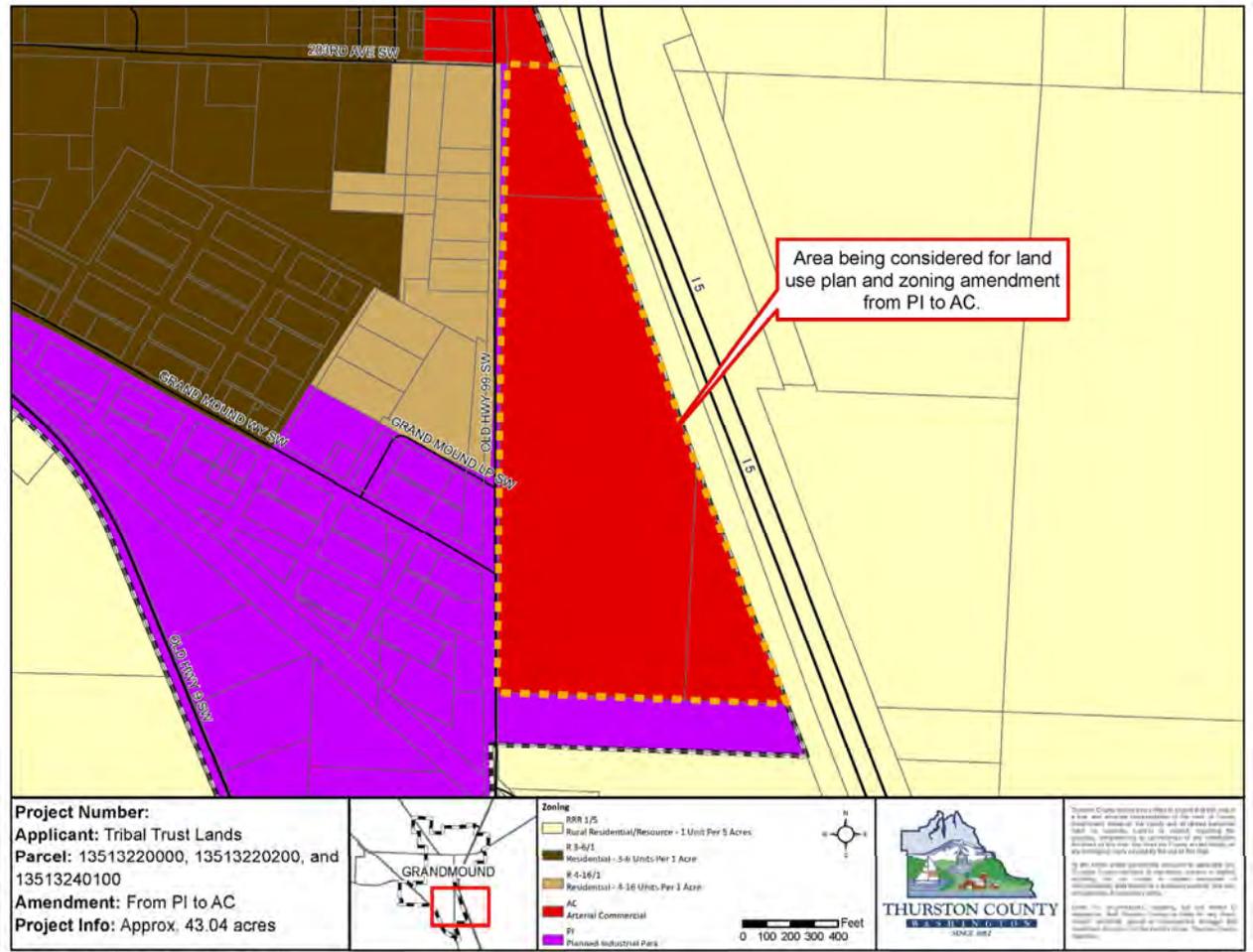
- 1 parcel
- 0.97 acres
- Current: Planned Industrial Park District (PI)
- Proposed: Arterial Commercial (AC)



Property shown as proposed zone: (AC)

OLD HWY 99 COMMERCIAL CORRIDOR

- Tribal Trust Lands
- 3 parcels
- 43.04 acres
- Current: Planned Industrial Development (PI)
- Proposed: Arterial Commercial (AC)



Property shown as proposed zone: (AC)



NEXT STEP

Request to set Public Hearing for November 2nd

QUESTIONS?

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