

THURSTON COUNTY UP CASTLE LAND USE AMENDMENT

PLANNING COMMISSION – AUGUST 4, 2021



Up Castle Land Use & Rezone Amendment

CP-19: UP CASTLE LAND USE & REZONE AMENDMENT

- 2020-21 Official Docket of Comprehensive Plan Amendments
- Background
 - Citizen Request from Ray Schuler, UP Castle and Ryan & Katheryn Hoover
 - Applicants are proposing to amend the land use and appropriately rezone the property from residential to industrial. The land use and zoning would change from Rural Residential/Resource—One Dwelling Unit Per Five Acres (RRR 1/5) to Rural Resource Industrial District (RRI)

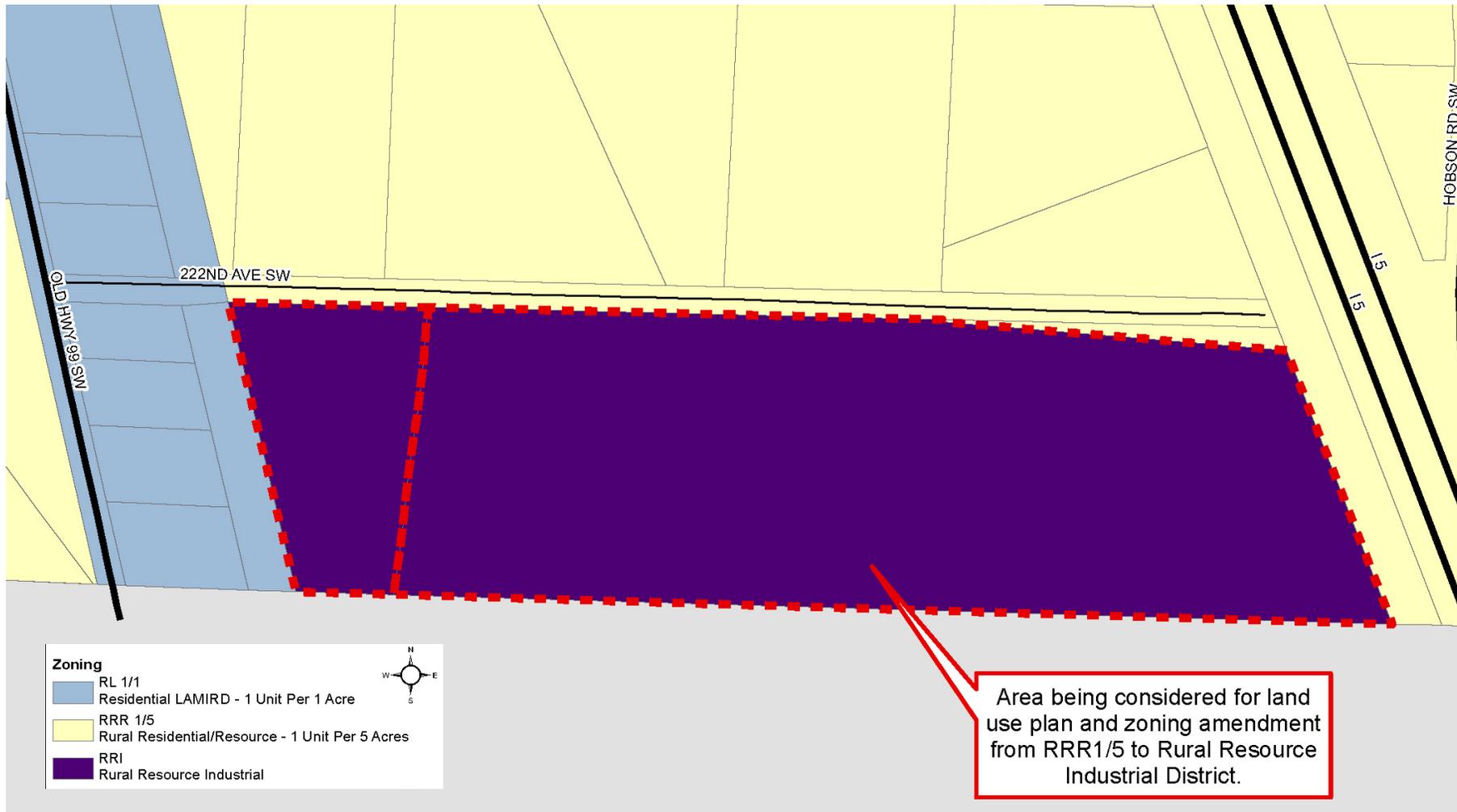
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Parcels Information

- 5641 & 5505 222ND Avenue SW
- 5641 222nd Avenue SW is 4.25± acres and 5505 222nd Avenue SW is 28.86± acres
- Each parcel contains a single family structure and accessory structures
- Each parcel contains a well and septic system. Abandoned wells are required to be removed



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Chapter 20.29 - Rural Resource Industrial District Code Amendment

20.29.020 - Permitted uses.

5. For sites that meet all of the locational and performance criteria in subsection (5)(a) below, the uses listed in subsection (5)(b) below are also permitted:

a. Locational and performance criteria:

- i. Located within one-half mile of an Interstate 5 interchange or adjacent to industrial development as of date;
- ii. Vehicular access is from a county arterial or collector road or state highway or adjacent to an existing industrial development utilizing existing county roads and within 500 feet of county arterial or collector road or state highway;
- iii. Proposed use will not require urban services or facilities; and
- iv. Rail access is available to the site.

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Option 1:

No change: maintain the current future land use and zoning and do not amend the Thurston County Code, Chapter 20.29 Rural Resource Industrial.

Considerations:

- Maintains the RRR 1/5 zone on the two properties.
- Limits the introduction of new industrial uses in the southern portion of Thurston County.
 - Limits industrial uses on the property to those that are currently allowed under RRR 1/5 or by special use permit in that zoning district.
 - Does not meet the applicant's request.

Option 2:

Amend the Comprehensive Plan Future Land Use Map to change the designation and associated zoning of two parcels to create a 33± acre of RRI zone, as requested by the applicant. Also amend the Thurston County Code, Chapter 20.29, Rural Resource Industrial

Considerations:

- Location is surrounded by primarily residential land uses, except for to the south in Lewis County's Urban Growth Area which has industrial uses.
- May impact rural character through introduction of new industrial uses that could cause additional light, noise, and traffic in the area.
- Provides for economic development in this portion of Thurston County.
- Creates additional future taxable business and revenue for the County.
- Residential will no longer be permitted on the parcel.
- Potential impact to identified critical areas and habitat, which would be reviewed at the time of a development application

PUBLIC PARTICIPATION OPPORTUNITY

Project Page

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<https://www.thurstoncountywa.gov/planning/Pages/comp-plan-upcastle-rezone.aspx>

MOTION

- *“Can I have a motion to set a public hearing for September 1, 2021, at 7:00 PM or as soon thereafter as the matter may be heard on Comprehensive Code Docket item CP-19 Up Castle Land Use & Rezone Amendment.”*

QUESTIONS?

Project Contact:

Andrew Boughan, Associate Planner

andrew.boughan@co.thurston.wa.us