

Unique ID	Date	Commenter Name	Highlighted Topics
1	11/7/2022	David Toyer	Discusses BLQ land use change proposal, possible alternative rezone instead of UGA expansion
2	11/8/2022	Lorraine James	Discusses agriculture and utilities in Grand Mound; opposes change to zoning
3	11/8/2022	Linda Shea	Discussed the Regional Fire Authority's land use request to the BoCC in February 2022
4	11/8/2022	Madeline Bishop	Discusses agriculture and HB 1220
5	11/10/2022	Clay Hill	Discusses concerns with increased traffic in AC zoning, discusses desires for playgrounds and recreational access, Discusses "Welcome to Grand Mound" sign and nearby parcel needing maintenance
6	11/10/2022	Amy Loudermilk	Discusses county zoning maps not showing Chehalis Tribe's lands
7	11/10/2022	Sarah Hill	Discusses zoning (Staff note: Property discussed is not in Grand Mound jurisdiction)
8	11/10/2022	Ryan Deskins	Discusses planning for growth, UGA expansion and job growth
9	11/11/2022	Carl and Laura Gibbs	Discusses opposition to Jackson and Singh proposal, concerns about pollution
10	11/10/2022	Stan Klyne	Discusses desire for more parks and open space, transportation for walking and biking, and using the Steelhammer property as a park
11	11/10/2022	Margaret Steelhammer	Requests changing zoning for the Steelhammer property to commercial
12	11/10/2022	Neil Turner	Discusses expanding water protection and employment in Grand Mound UGA
13	11/10/2022	Lorraine James	Discusses failure of fire levy, inability for the area to take care of what it has

14	11/10/2022	Carl and Laura Gibbs	Discusses the Jackson and Singh request's impacts to soil and aquifer
15	11/10/2022	Lorraine James	Discusses protection of farmland and water resources, opposes industrial activity
16	11/10/2022	Eric Johnson	Discusses UGA expansion further east, Discusses desire for properties to be considered for expansion without asking to be
17	11/10/2022	Alice Flegel	Discusses potential impacts to aquifer and water resources, Discusses public sewer requirements, Discusses desire for parks and recreational space instead of commercial growth, Discusses opposition to growth and expansion
18	11/10/2022	Anonymous	Compiled "Post-it" comments discussing all aspects of the update, on the posters at the 11/10/22 open house
19	11/15/2022	Loretta Seppanen	Discusses desire for more demographic and economic data in the Plan, discusses land use requests- housing needs and UGA expansion
20	11/15/2022	Esther Kronenberg	Discusses potential impacts to and Prairie Creek, Discusses land use requests- housing needs, utility financing, and farm services
21		Number not used.	Number not used.
22	10/4/2022	David Toyer	Discusses disagreement with TRPC data for BLQ request
23	8/23/2022	Donna Weaver	Discusses changing gravel pits into community parks
24	11/16/2022	Laurie Hulse-Moyer	Discusses interests in pedestrian safety, connectivity, parks and trails, discusses density and necessity concerns with land use requests, discusses Plan Goals & Actions, discusses environmental and cultural sensitivities in Grand Mound
25	11/16/2022	Debbie Williams	Discusses land use request for HWY 99 commercial area
26	11/16/2022	Sam Merrill	(On behalf of Audubon Society) Discusses BLQ land use request concerns for water resources, Discusses studies on land use necessity

27	11/16/2022	Stan Klyne and Janice Arnold	Discusses opposition to the Steelhammer land use request, Discusses
----	------------	------------------------------	---



November 7, 2022

Planning Commission
Thurston County
2000 Lakeridge Dr. SW
Olympia, WA 98502

GRAND MOUND – BLACK LAKE QUARRY, LLC. UGA REQUEST

Dear Commissioners:

As you are aware firm represents Black Lake Quarry, LLC., which owns at total of 78.3 acres split by the Grand Mound UGA boundary with 11.77 acres within and 66.53 acres outside the UGA. They initially requested the Planning Commission and Board of Commissioners consider expanding the Grand Mound UGA by 66.53 acres.

However, as we've stated in prior communications, our client's stated purpose is to achieve a better environmental and economic development outcome for the property than mining (below the water table) and setting aside the mined land as a permanent lake with no public benefit.

In listening to the Planning Commission meetings, comments from the public and staff, and our client desires to propose an alternative to a UGA expansion that would still accomplish its stated purpose.

Rural Rezone as an Alternative to the UGA Expansion

As an alternative to the UGA expansion our client proposes Planning Commission recommend a redesignation and rezone of its 66.53 acres abutting the Grand Mound UGA from RRR 1/5 to Rural Resource Industrial (RRI) with supporting text amendments to the zoning code. This alternative is consistent with the Comprehensive Plan, which intends RRI to be applied to areas where uses are dependent upon agriculture, forest practices or mineral extraction, and where rural industry, including fabrication, distribution, and wholesaling (for example) may occur.

A rural rezone and accompanying code text amendment would continue to support existing mineral extraction use but also provide the opportunity for our client shift from mining to a future economically viable industrial use on the property. And the type of future industrial development allowed would not be as intense as what would be permitted in the LI zone if the UGA were expanded. For example, the allowed building height and coverage in the RRI zone is less than the LI zone.

Furthermore, this rezone and text amendment alternative ensures that the future industrial use were more rural in nature and served as a transition between the abutting rural residential zones (to the west) and the UGA zoned Light Industrial and Planned Industrial Development zones (to the east).

Consistency with Rural Rezone Criteria

A rural rezone to RRI qualifies for a rezone by meeting more than one of conditions (in blue below) justifying a rural rezone as stated in Land Use Chapter of the Comprehensive Plan at Objective B, Policy 10, as follows:

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;

Both the circumstances and locational conditions of the existing designation have changed. Circumstantially, the property will no longer be viable because mine reclamation calls for the area to generally be a large hole filled with water and not residential uses would be permitted, economically viable, or reasonably likely given the low density of 1 dwelling per 5 acres. Further, the existing RRR 1/5 land use designation "Locational Criteria" which specifies that

the area “has moderate potential for farming or forestry management or may be adjacent to long-term resource lands” does not apply because the locational guidelines for RRR 1/5 does not contemplate mineral extraction in the manner permitted on this property.

However, the RRI’s locational guideline is more consistent with the existing use of the property as it calls RRI to be applied in areas “capable of supporting industrial development with minimal environmental constraints” and the key characteristic for RRI zoning is for a “wide range of natural resource-related uses may be accommodated which are dependent upon agriculture, forest practices or mineral extraction or industries that are dependent upon a rural setting.”

b. the rezone would promote the general welfare of the affected community;

The proposed rezone promotes the general welfare of the community as follows:

- **Environmental.** The existing gravel mine operation is fully permitted to mine to a depth of 135 feet below ground level, which is approximately 100 feet below the high-water table. Black Lake Quarry would prefer to transition the property for future development prior to mining further below the water table. For that to occur, a decision to expand the UGA and rezone the property will need to be made as part of this process. This is directly related to the public’s health, safety, and welfare. Further, the existing mining operation features the operation of heavy equipment, trucks, etc., which noise and other impacts associated with any future redevelopment would need to comply with code.
- **Economic Development.** The mine currently employs three full-time people. The proposed rezone would provide an opportunity to create approximately 200 additional, family wage jobs that benefit in Grand Mound and South County. Such local job creation helps to equalize the jobs-to-housing balance in South County, taking pressures of the transportation network by providing more localized employment that can reduce commuting north or south for employment.
- **Tax Base.** The future development of this property for on-going economic development purposes strengthens the tax base for Thurston County, which presently relies heavily on residential property taxes. Future development under the RRI zone would have the potential to contribute one-time and recurring sales taxes revenues, increased property tax revenues, etc.

c. the rezone would maintain or enhance environmental quality

As stated above, the rezone would allow the property to transition from its present mining activity to another industrial use before mining under the water table. This would protect and enhance the long-term environmental quality of the property and immediate area.

Code Text Amendment

Our client requests that should Planning Commission agree its property is better suited for a rural rezone to RRI (than a UGA expansion), that it would agree to support concurrent, minor code text amendments to TCC 20.29.020 would allow this property to have appropriate flexibility for industrial uses because it abuts the Grand Mound UGA. As shown in the attached mapping, this amendment would only affect our client’s parcel. Applicant’s proposed code text amendments are as follows (and attached):

6. Grand Mound. For sites that abut the boundary of the Grand Mound UGA and meet the following locational and performance criteria in (6)(a) below, the uses listed in (6)(B) are also permitted:

- a. Locational and performance criteria:
 - i. Involve the transition from an active resource industry to another industrial use; and
 - ii. Vehicular access is from a county arterial or state highway
- b. Permitted industrial uses:
 - i. Assembly, fabrication, and light manufacturing; and

ii. Storage buildings, warehouses, wholesaling and distribution facilities

Consistency with Other Comprehensive Plan and Countywide Planning Policies

The proposed rural rezone and code text amendment would be consistent with the comprehensive plan goals and policies, as well as the Countywide Planning Policies, which include:

- 1.13 *Protect the natural environment while acknowledging the interdependence of a healthy environment and a healthy economy.*
- 7.1 *Encourage an economy that is diverse, can adapt to changing conditions, and takes advantage of new opportunities.*
- 7.2 *Support the recruitment, retention, and expansion of environmentally sound and economically viable commercial, public sector, and industrial development and resource uses, including the provision of assistance in obtaining funding and/or technical assistance.*
- 7.3 *Provide in comprehensive plans for an adequate amount of appropriately located land, utilities, and transportation systems to support desirable economic development. Create and maintain regulatory certainty, consistency, and efficiency.*

Conclusion

Our client requests that the Planning Commission consider an alternative to its original request to expand the Grand Mound UGA, which alternative would be to (a) redesignate and rezone our client's 66.53 acres abutting the Grand Mound UGA and (b) incorporate minor code text amendments within the package of code amendments being considered concurrent with the Grand Mound Subarea Plan update.

Should you have any questions, please do not hesitate to contact me at david@toyerstrategic.com or 425-344-1523.

Sincerely,



David Toyer, President

CC: Ramiro Chavez, County Manager
Board of Commissioners
Christina Chaput, CPED
Kaitlyn Nelson, CPED
Amelia Schwartz, CPED
Joshua Cummings, CPED

Chapter 20.29 RURAL RESOURCE INDUSTRIAL DISTRICT (RRI)

20.29.010 Purpose.

The purpose and intent of the rural resource industrial district is to provide areas where industrial activities and uses that are dependent upon agriculture, forest practices and minerals may be located. The district also allows such uses that involve the processing, fabrication, wholesaling and storage of products associated with natural resource uses. The standards in this chapter are intended to protect the rural area from adverse industrial impacts. All industrial uses must be functionally and visually compatible with the character of the rural area.

Controls to provide freedom from nuisance-creating features such as noise, dirt, odor, vibration, air and water pollution, are established together with adequate traffic circulation, buffers and landscaping requirements, to establish compatibility with surrounding rural development and offer protection from industrial blight and impacts.

(Ord. 11867 § 11 (part), 1998)

20.29.020 Permitted uses.

Subject to the provisions of this title, the following uses are permitted in the rural resource industrial district:

1. The following service and retail uses which primarily serve uses within the rural resource industrial district:
 - a. Commercial service uses such as restaurants, cafes, bars, taverns and service stations;
 - b. Automobile, truck and heavy equipment service, repair, storage and sales.
2. The following uses related to agriculture:
 - a. Feed stores;
 - b. Farm management services;
 - c. Fertilizer sales, storage and manufacturing;
 - d. Irrigation systems sales, repair and storage;
 - e. Veterinary clinics and hospitals;
 - f. Wholesale distribution of animal feeds, fertilizers, pesticides and seed.
3. The following uses related to forestry:
 - a. Mills for producing wood products;
 - b. Manufacturing wood containers and products;
 - c. Prefabricated wood buildings and components.
4. The following uses related to minerals:
 - a. Stone, marble and granite monument works;
 - b. Manufacture of brick, tile or terra cotta;

- c. Manufacture of clay products;
- d. Manufacture of concrete products.
- 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;
 - ii. Vehicular access is from a 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.
 - b. Permitted industrial uses:
 - i. Assembly and fabrication of sheet metal products;
 - ii. Assembly, manufacturing, compounding or treatment of articles or merchandise from previously prepared materials such as but not limited to, electronic components, precision instruments, cable or transmission lines or boat building;
 - iii. Storage buildings, warehouses, wholesaling and distribution facilities;
 - iv. Storage for building materials, contractors' equipment, house moving, delivery vehicles and used equipment in operable condition.

6. Grand Mound. For sites that about the Ground Mound UGA and meet the following locational and performance criteria in (6)(a) below, the uses listed in (6)(B) are also permitted:

- a. Locational and performance criteria:
 - i. Involve the transition from resource extraction to another industrial use; and
 - ii. Vehicular access is from a county arterial or state highway
- b. Permitted industrial uses:
 - i. Assembly, fabrication, and light manufacturing; and
 - ii. Storage buildings, warehouses, wholesaling and distribution facilities

67. Other:

- a. Dwelling unit for caretaker or watchman working on the property;
- b. Administrative, educational and other related activities and facilities in conjunction with a permitted use;
- c. Public facilities and utilities, except sanitary landfills which shall be a special use;
- d. Research service establishments for resource uses:
 - i. Research and development laboratories,
 - ii. Commercial testing laboratories;
- e. Unclassified uses (see Section 20.07.060);
- f. Railroad rights-of-way.

(Ord. 11867 § 11 (part), 1998)

20.29.025 Special uses.

See Chapter 20.54 for special uses permitted in this district.

(Ord. 11867 § 11 (part), 1998)

20.29.040 Development standards.

Site development plans shall conform with the following standards:

1. Minimum lot dimensions:
 - a. Area: twenty thousand square feet,
 - b. Width: one hundred feet;
2. Minimum yards measured from property line:
 - a. Front: ten feet from right-of-way easement or property line, except 20 feet from right-of-way easement line or property line on arterials,
 - b. Side:
 - i. Interior: ten feet,
 - ii. Abutting residentially zoned property: thirty feet,
 - iii. Street (flanking): ten feet,
 - c. Rear:
 - i. Twenty-five feet,
 - ii. Abutting residentially zoned property: fifty feet;
3. Maximum lot coverage by hard surfaces: sixty percent (also see Chapter 20.07).
4. Maximum Building Height: forty feet;
5. Landscaping:
 - a. All areas shown on the site plan not devoted to development (i.e., building, driveways, parking, etc.) are to be appropriately landscaped, and may include retention of suitable natural growth. Total area landscaped is to be no less than ten percent of the total developed area.
 - b. A minimum ten-foot wide landscape strip shall be provided adjacent to all street frontages.
 - c. A minimum twenty-five-foot landscaped buffer shall be provided adjacent to all residential uses or residential zoned properties.

(Ord. 12761 § 25, 2002; Ord. 11867 § 11 (part), 1998)

(Ord. No. 15355, 1(Att. A, § II), 10-18-2016)

20.29.050 Performance standards.

No land or structures shall be used or occupied within this district unless the use and occupancy complies with the following minimum performance standards:

1. External Effects.
 - a. Noise. Maximum permissible noise levels shall be determined by WAC 173-60, as amended.
 - b. Vibration. Vibration which is discernible without instruments at the property line is prohibited.
 - c. Smoke and Particulate Matter. Air emissions must comply with the requirements of the Olympic Air Pollution Control Authority.
 - d. Odors. The emission of gases or matter which are odorous at any point beyond the property line of the use emitting the odor is prohibited. All emissions must comply with the requirements of the Olympic Air Pollution Control Authority.
 - e. Heat and Glare. Except for exterior lighting, uses producing heat and glare shall be conducted entirely within an enclosed building. Exterior lighting shall be designed to shield surrounding streets and land uses from excessive heat and glare.
2. On-Site Performance Standards.
 - a. Landscaping Installation. All required landscaping shall be installed prior to occupancy. In lieu of such installation, security may be given assuring the installation of the landscaping in an amount and form approved by the planner and prosecuting attorney, provided that the security may not be for a period exceeding nine months from the issuance of an occupancy permit, at which time installation shall have occurred.
 - b. Maintenance. The owner, lessee or user shall be responsible for maintaining an orderly appearance of all properties and shall be responsible for the care and maintenance of all installed landscaped areas and any natural growth retained on the site. All required yards, parking areas, storage areas, operation yards and other open uses on the site shall be maintained at all times in a neat and orderly manner, appropriate for the district.
 - c. Water. Federal, state and local standards pertaining to water quality and stormwater runoff control must be complied with.
 - d. Storage. Outside storage is permitted; however, sight obscuring screening shall be required. Stored materials shall not exceed the height of the screening.
 - e. Hazardous Materials and Bulk Petroleum Products. Plans for the handling, storage, disposal and spill control of hazardous wastes, and bulk petroleum products shall be approved prior to the issuance of any building permit. Off-site treatment and storage facilities are a special use and must meet the conditions specified in Section 20.54.070(25).

(Ord. 11867 § 11 (part), 1998)

20.29.060 Compliance monitoring.

As a condition of approval of any use authorized by this chapter, the county may require the owner to furnish from time to time information showing that the use complies with the standards contained in this chapter and with other terms and conditions of approval.

(Ord. 11867 § 11 (part), 1998)

20.29.070 Expansion of existing uses.

Whenever existing uses are expanded or their existing building footprint or use area is otherwise altered, all current development standards shall apply.

(Ord. 12463 § 14, 2001: Ord. 11867 § 11 (part), 1998)

20.29.080 Minimum district size for zoning map amendments.

Five acres.

(Ord. 11867 § 11 (part), 1998)

20.29.090 Additional regulations.

Refer to the following chapters for provisions which may qualify or supplement the regulations presented above:

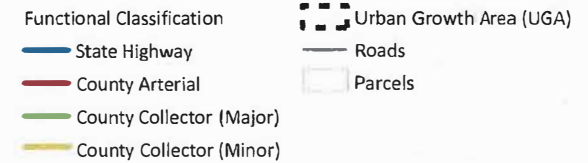
1. Chapter 20.34, Accessory Uses and Structures;
2. Chapter 20.40, Signs and Lighting;
3. Chapter 20.44, Parking and Loading;
4. Chapter 20.45, Landscaping and Screening.

(Ord. 11867 § 11 (part), 1998)

THURSTON COUNTY COMPREHENSIVE PLAN
2019 UPDATE

T-2(a)

Grand Mound Functional Classification



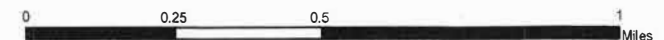
- PROPERTY APPLICANT OWNS WITHIN THE GRAND MOUND UGA.

- ONLY QUALIFYING ASSEMBLAGE OF PROPERTY THAT ABUTS THE UGA AND HAS ACCESS TO AN ACTUAL OR STATE HIGHWAY.

DISCLAIMER: Thurston County makes every effort to ensure that this map is a true and accurate representation of the work of County Government. However, the county and all related personnel make no warranty, express or implied, regarding the accuracy, completeness or convenience of any information disclosed on this map. Nor does the County accept liability for any damage or injury caused by the use of this map.

To the fullest extent permissible pursuant to applicable law, Thurston County disclaims all warranties, express or implied, including, but not limited to implied warranties of merchantability, data fitness for a particular purpose, and non infringement of proprietary rights.

Under no circumstances, including, but not limited to negligence, shall Thurston County be liable for any direct, indirect, incidental, special or consequential damages that result from the use of, or the inability to use, Thurston County materials.



Amelia Schwartz

From: Lorraine James <donotreply@wordpress.com>
Sent: Tuesday, November 8, 2022 12:59 PM
To: Kaitlynn Nelson; Amelia Schwartz
Subject: Incoming Grand Mound Comment

Name : Lorraine James

Email: lfjaws@hotmail.com

Comment: Where in your plan are you addressing farming and agriculture??? The current plan appears to address only the needs of people traveling to the area, with gas stations ,fast food restaurants, hotels. It is not addressing farming at all, or the needs of people living and working in the rural areas, especially south west of grand mound. This plan should address housing needs and commercial or light industry that is responsive to agriculture and forestry .

What about the underdeveloped sewer and water systems?

I strongly oppose ANY change to the zoning, critical habitat needs to be preserved, we cannot allow this area to become paved over such as what is happening in north Lewis county.

Time: November 8, 2022 at 8:59 pm

IP Address: 73.109.39.75

Contact Form URL: <https://thurstoncomments.org/comment-on-the-rochester-or-grand-mound-subarea-plan/>

Sent by an unverified visitor to your site.

Kindly,

Maya Teeple (She/Her) | Senior Planner

Thurston County Community Planning & Economic Development
Community Planning Division

2000 Lakeridge Dr SW, Bldg 1, Olympia, Washington 98502

Cell (Primary): (360) 545-2593

Maya.Teeple@co.thurston.wa.us | www.thurstonplanning.org

From: Linda Shea <Linda.Shea@wtrfa.org>

Sent: Tuesday, November 8, 2022 1:40 PM

To: Maya Teeple <maya.teeple@co.thurston.wa.us>

Cc: Robbie Smith <Robbie.Smith@wtrfa.org>; Shannon Hemminger <Shannon.hemminger@wtrfa.org>

Subject: FW: Request for property to be added to docket

Importance: High

Good afternoon, Maya:

Can you tell me if our property that was referenced in the attached document was included on the docket for re-zoning consideration? I hadn't heard or seen anything, and wasn't sure where to obtain that information?

Thank you!

Linda Shea

Linda Shea, Administrative Services Director

West Thurston Regional Fire Authority (WTRFA)

PH: 360.352.1614 Fax: 360.352.1696

Linda.shea@wtrfa.org



CONFIDENTIALITY NOTICE

This e-mail message and any attachments are only for the use of the intended recipient and may contain information that is privileged, confidential or exempt from disclosure under applicable law. If you are not the intended recipient, you are hereby notified that any disclosure, distribution or other use of this e-mail message or attachments is strictly prohibited and may subject you to criminal or civil penalties. If you have received this e-mail message in error, please destroy every form of the information you received and notify the sender immediately

From: Linda Shea

Sent: Tuesday, February 15, 2022 10:25 AM

To: maya.teeple@co.thurston.wa.us

Cc: Chief Kaleiwahea <russ.kaleiwahea@WTRFA.org>; Robbie Smith <Robbie.Smith@wtrfa.org>; Commissioners - West Thurston <Commissioners-WestThurston@wtrfa.org>

Subject: Request for property to be added to docket

Importance: High

Maya:

Attached please find a signed request by the West Thurston Regional Fire Authority board of commissioners to include the department's referenced property on the Grand Mound Subarea Plan Update-Official Docket, with the highest priority. A hard copy will follow through USPS mail.

Please let me know if anything further is needed – thank you!

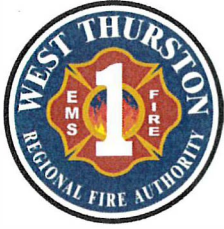
Regards,

Linda Shea

Linda Shea, Administrative Services Director
West Thurston Regional Fire Authority
10828 Littlerock Rd SW Olympia WA 98512
PH: 360-352-1614 Fax: 360-352-1696

Please note new email extension: Linda.shea@wtrfa.org

Webpage: wtrfa.org



WEST THURSTON REGIONAL FIRE AUTHORITY

10828 Littlerock RD SW, Olympia WA 98512 (360) 352-1614 • Fax: (360) 352-1696

Sent via us mail & email to: maya.teeple@co.thurston.wa.us

Thurston County Commissioners
Thurston County Courthouse
Building One, Room 269
2000 Lakeridge Drive SW
Olympia, WA 98502-1045

February 14th, 2022

Honorable Thurston County Commissioners:

West Thurston Regional Fire Service Authority principals are requesting the County Commissioners place the subject property on the Grand Mound Subarea Plan Update-Official Docket, further we request placing the highest priority based on the following facts.

The subject property is located directly across the street from the Great Wolf Lodge and Convention Center (20411 Old Hwy 99 SW). Formerly, the location of the Grand Mound Fire Station (zoned Special Use) and is in an area with arterial commercial characteristics and consistent with the economic development envisioned.

The figure (right) is an illustration from the Grand Mound Development Plan. The plan identifies the property as arterial commercial. Further, the plan states (in part) *"To generate the greatest mutual benefit between Great Wolf Lodge and other entertainment activities, they should be located near each other. The most appropriate locations appear to be across from Great Wolf Lodge"*.

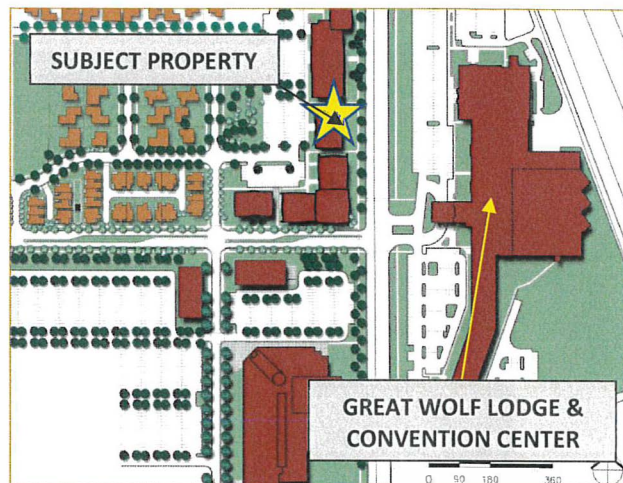


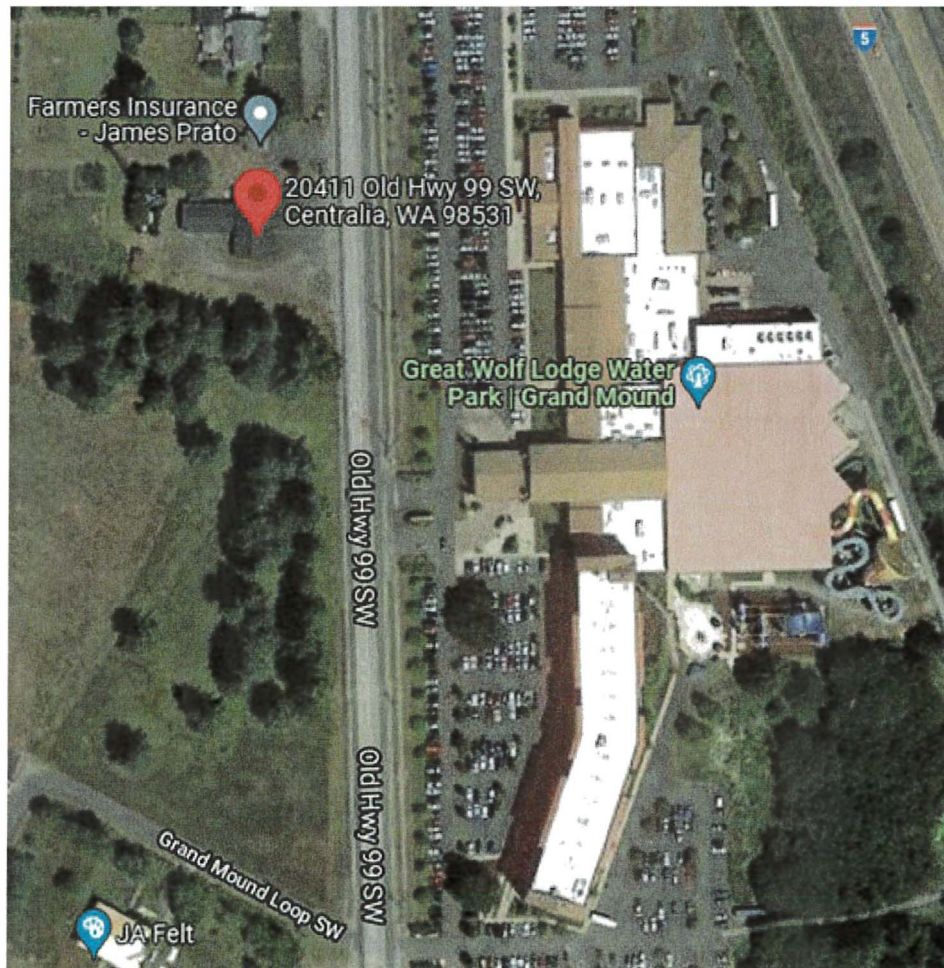
Figure 5. Entertainment and Residential Concept

The arterial commercial/retail development has significantly increased traffic count/flow, and the property is no longer suitable to safely operate a fire station without frequent activation of traffic and emergency signals. Additionally, emergency service operations (lights and sirens) in that location may significantly disrupt residential and/or hotel occupants. Additionally, a cell tower is located on the subject property and is maintained under a long-term lease agreement.

We believe rezoning the Special Use/R4-16/1 to AC-arterial commercial should be considered beneficial and of greater value to the taxpayers; in the future if the property is sold or leased, the greater value could generate more revenue to help reduce taxpayers' expense of sustaining or improving their emergency service system.

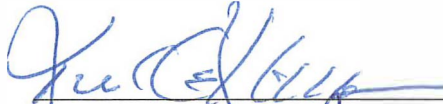
The fire department request is consistent with elements in The Grand Mound Development Plan (2009 below):

- The Grand Mound Development Plan (2009) *figure 2- Conceptual Land Use Diagram* illustrates the fire station property in a “Retail Village and Entertainment area”.
- “5.2.2 LOCATION RATIONALE To generate the greatest mutual benefit between Great Wolf Lodge and other entertainment activities, they should be located near each other. The most appropriate locations appear to be across from Great Wolf Lodge and near the intersection of Old Highway 99 and Highway 9.”
- The character of land and economic development envisioned in the Plan is consistent with the goals and policies of the Thurston County Comprehensive Plan.
- Development Element includes the following goals and policy. “Support sustainable business and industrial development which (1) strengthens and diversifies the economic base; (2) creates jobs and economic opportunities for all citizens; and (3) develops and operates in a manner that maintains a high quality of life and environment.”—Goal 1. “The county should encourage business development in the Grand Mound Urban Growth Area, which is served by the county-owned water and sewer system.”—Goal 1, Objective B, Policy 2.

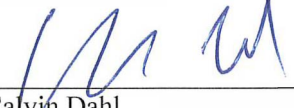


We, the undersigned, respectfully request the County Commissioners place the subject property on the Grand Mound Subarea Plan Update-Official Docket, with the highest priority.

Sincerely,



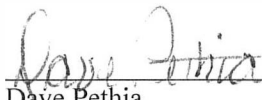
Russell Kaleiwahea
Fire Chief; West Thurston




Calvin Dahl
Fire Commissioner; West Thurston-TCFD 1

Jeff Jernigan
Fire Commissioner; West Thurston-TCFD 1

Ben Elkins
Fire Commissioner; West Thurston-TCFD 1



Dave Pethia
Fire Commissioner; West Thurston-TCFD 11



John Ricks
Fire Commissioner; West Thurston-TCFD 11



Thomas Culleton
Fire Commissioner; West Thurston-TCFD 11

Amelia Schwartz

From: Madeline Bishop <donotreply@wordpress.com>
Sent: Thursday, November 10, 2022 3:25 PM
To: Kaitlynn Nelson; Amelia Schwartz
Subject: Incoming Grand Mound Comment

Name : Madeline Bishop

Email: mfbishop.bishop@gmail.com

Comment: The current Grand Mound Sub Area Plan does not discuss the smaller scale agriculture farmers and their needs which includes commercial and light industrial for processing local produce from local farms.

The plan is also missing the components of HB 1220 to include housing units for moderate, low, very low, and extremely low-income households as well as emergency housing, emergency shelters, and permanent supportive housing.

Please add the missing components.

Time: November 10, 2022 at 11:24 pm

IP Address: 67.183.130.115

Contact Form URL: <https://thurstoncomments.org/comment-on-the-rochester-or-grand-mound-subarea-plan/>

Sent by an unverified visitor to your site.

Amelia Schwartz

From: Clay Hill <donotreply@wordpress.com>
Sent: Thursday, November 10, 2022 6:46 PM
To: Kaitlynn Nelson; Amelia Schwartz
Subject: Incoming Grand Mound Comment

Name : Clay Hill

Email: 87clay.hill@gmail.com

Comment: I attended the Open House and looked at your plan. My family and I live just outside the UGA for Grand Mound, about two miles from the I-5/Hwy 12 intersection. We utilize the commercial area regularly. It looks like you expect the population to double, and for traffic volume to grow here immensely. There are several requests to rezone from industrial park zoning to arterial commercial. The arterial commercial parcels very near to I-5 and Hwy 12 will likely bring increased traffic from I-5 to stop here. So, the motorized traffic volume will increase exponentially more than that to be expected from just doubling residents. This leads me to my main point. The exhibits at the Open House do not explain how your plan for this area connects to transportation planning and funding. I don't take a position on the zoning requests, but you do need to consider how this will connect to your transportation and mobility planning.

Main Transportation and Mobility Issues. There is already a substantial break in sidewalk between the Great Wolf Lodge and the restaurants and Starbucks in Grand Mound. I see children and families walking a narrow, to non-existent shoulder from the Lodge along a high-speed arterial (Old Hwy 99) to get to McDonalds and Starbucks. This is a major safety concern. This traffic will worsen as more businesses come into the planned new Arterial Commercial zoned parcels as guests at the Lodge will be drawn to walk down to those new businesses as well.

The traffic at the main intersection of Hwy 12/Old 99 now backs up past the entrance to the Trails End fueling station. If more commercial is added, I think you need to make sure your transportation funding accounts for expansion at that intersection.

Safe access. There are local residents who try to get to work, shop, and eat in this commercial area on foot, by bike, and motorized wheelchair. I see them going down Sargent road, which is 45 mph plus and there simply are not safe shoulders, bike lanes, and so on to allow for double the number of people to get to double the number of commercial businesses that you have planned using existing transportation infrastructure.

This plan needs to serve local residents and families. The families here feel like this plan caters to passing I-5 motorists, not those who live here. You want to greatly expand commerce and traffic impacts due to I-5 off/on-ramp proximity. Yet, I see no plan to make the space better for those who live here. There appears to be no plan for a playground or park, someplace safe for kids to ride a bike. The local Hoss Sports Complex is private and only open during certain recreational league seasons and exclusively for those purposes. I have neighbors who find the safe area to walk is around the Grand Mound Cemetery. Surely, we deserve a bit better. There appears to be no plan to connect the area to trail systems that terminate in Rochester/Gate or Tenino. The pedestrian and bike access to the Scatter Creek Wildlife area should be made much better and safer. In short, the planning for the recreation and transportation needs of this area in which you are directing population and commercial growth do not appear to be synchronized.

Design Standards. Lastly, regarding design standards, are you aware that the Welcome to Grand Mound sign at our main intersection appears never to have been completed? Since I moved here in 2015, there have been electrical wires exposed from the top of the stone entrance sign where it appears lighting was intended to be place, but never has been. I wish someone at the County would have concern for the visual attractiveness of this central commercial hub and communicate with the responsible party. The parcel opposite that entrance does not do a good job of maintaining the area free of weeds, brush, and litter.

There should be trees and landscaping at the major stormwater swale that exists at that intersection. Where you are expanding commercial traffic and light industrial, in an area that is already very busy and noisy because it is at the confluence of I-5/Hwy 12/Old 99, there should be a heavy emphasis on appropriate trees and shrubs and design that can calm or naturalize that heavy motorized impact on an otherwise rural area. If you are going to go forward with the plan I saw at the Open House, I hope you would communicate that you have resources in place for transportation enhancement, design standard enforcement, and upgraded recreational amenities for those who live here. Thank you for considering these comments.

Time: November 11, 2022 at 2:45 am

IP Address: 98.97.116.233

Contact Form URL: <https://thurstoncomments.org/comment-on-the-rochester-or-grand-mound-subarea-plan/>

Sent by an unverified visitor to your site.

Amelia Schwartz

From: Amy Loudermilk <donotreply@wordpress.com>
Sent: Thursday, November 10, 2022 8:14 AM
To: Kaitlynn Nelson; Amelia Schwartz
Subject: Incoming Grand Mound Comment

Name : Amy Loudermilk

Email: aloudermilk@chehalis tribe.org

Comment: The land owned by the Chehalis Tribe that is in trust or reservation status is the jurisdiction of the Chehalis Tribe. The Tribe owns multiple parcels in Grand Mound. Those properties have been zoned by the Tribe and are no longer subject to county zoning. The maps Thurston County is presenting do not show the tribal zoning so are inaccurate.

Time: November 10, 2022 at 4:13 pm

IP Address: 50.222.54.2

Contact Form URL: <https://thurstoncomments.org/comment-on-the-rochester-or-grand-mound-subarea-plan/>

Sent by an unverified visitor to your site.

Amelia Schwartz

From: Sarah Hill <donotreply@wordpress.com>
Sent: Thursday, November 10, 2022 4:41 PM
To: Kaitlynn Nelson; Amelia Schwartz
Subject: Incoming Grand Mound Comment

Name : Sarah Hill

Email: sarahselke@msn.com

Comment: I want to see our street GO BACK to the way it used to be zoned - 1 home per 5 acres. I'm on Creekside Lane in Rochester.

Time: November 11, 2022 at 12:40 am

IP Address: 147.55.7.167

Contact Form URL: <https://thurstoncomments.org/comment-on-the-rochester-or-grand-mound-subarea-plan/>

Sent by an unverified visitor to your site.

Comment on the Grand Mound Subarea Plan Update

NAME (REQUIRED):

RYAN DASKINIS

EMAIL:

RYAN@NFRREALTY.COM

MAILING ADDRESS:

19331 OLD HWY 99 SW
ROCHESTER WA 98579

COMMENT:

Grand mound is Growing & Should be a Community
 it is a Community - yes there is complexity
 yet we can grow together & make a Real
 Great things for our Community - Please understand
 that NO Growth is Death - So we should
 Plan - the last UGA expansion WAS 20 YRS AGO - what
 will Grand Mound look like in 20 YRS - I-5 mostly High
 + Dry Grand vs Lewis County Flood - THE Demand for
 Business + JOBS + Development will Be Huge! +
 Needed we must look & think ABOUT the Future
 Currently the Tribe is the Growth in the Area - Growth
 Yet Low Hourly JOBS - We Need Real Industry - Real JOBS
 NOT JUST A Bedroom Community.

Amelia Schwartz

From: Carl and Laura Gibbs <donotreply@wordpress.com>
Sent: Friday, November 11, 2022 9:13 AM
To: Kaitlynn Nelson; Amelia Schwartz
Subject: Incoming Grand Mound Comment

Name : Carl and Laura Gibbs

Email: freewateraquaponics@gmail.com

Comment: We do not support the land change for the land rezoning for Jackson and Zingh this is a agricultural one per five. We live behind this property and have a Organic growing farm and in the process of building a house. Industrial business does not belong here causing harm to the aquifer ,soil and air pollution. We do not need noise pollution as well. We need to protect our environment for the future. We moved in this area for that reason.

Time: November 11, 2022 at 5:12 pm

IP Address: 97.113.223.191

Contact Form URL: <https://thurstoncomments.org/comment-on-the-rochester-or-grand-mound-subarea-plan/>

Sent by an unverified visitor to your site.

Comment on the Grand Mound Subarea Plan Update

NAME (REQUIRED):

STAN KLYNE

EMAIL:

stan.klyne@gmail.com

MAILING ADDRESS:

20604 GRAND MOUND WAY SW.

COMMENT:

WE NEED MORE PARKS AND OPEN SPACE
THE STEELWOMEN PROPERTY WOULD ~~BE~~
BE AN IDEAL LOCATION FOR A PARK
ALSO, THE SUBAREA PLAN SHOULD ADDRESS
BIKE LANES, WALKING PATHS AND COMPLETION
OF THE PLANNED COUNTY WALKING TRAILS
MORE ATTENTION SHOULD BE PAID TO CHANGING
TRANSPORTATION MODES, SUCH AS EBIKES.

Comment on the Grand Mound Subarea Plan Update

NAME (REQUIRED):

Margaret Steelhammer - Steelhammer Trust

EMAIL:

gailjb@hotmail.com

MAILING ADDRESS:

2007 Gallagher Rd
Centralia, WA 98531

COMMENT:

We want you to change zoning for
Steelhammer ASAP. to commercial.

Margaret Steelhammer

Comment on the Grand Mound Subarea Plan Update

NAME (REQUIRED):

Neil Turner

EMAIL:

neonneil101@gmail.com

MAILING ADDRESS:

18438 Ivan st SW Rochester

COMMENT:

Need to Expand Water Protection in Grand Area
Need full Time employment Opportunities, Not
Parttime work service Industries

Comment on the Grand Mound Subarea Plan Update

NAME (REQUIRED):

Leklain James

EMAIL:

LEsaws @ hotmail.com

MAILING ADDRESS:

Po Box 189 Rochester WA
98579

COMMENT:

our fire buy is failing —
we can't take care of
what we've got.

Comment on the Grand Mound Subarea Plan Update

NAME (REQUIRED):

Carl & Laura Gibbs

EMAIL:

freewateraquaponics2@gmail.com

MAILING ADDRESS:

19237 Loganberry St SW
Rochester WA 98579

COMMENT:

We are concerned about the Jackson Rezoning on Jare St. This is a Agriculture zone we live right behind it about 500 ft. Our farm is an organic growing farm Veggie & fruit Trees. We are concerned about the shallow aquifer and soil. Keeping our natural resources clean is very Important to us!

Comment on the Grand Mound Subarea Plan Update

NAME (REQUIRED):

LORRAINE JAMES

EMAIL:

LJAMES@hotmail.com

MAILING ADDRESS:

PO Box 189 Rochester, WA
98579

COMMENT:

Keep Grand mound rural!
protect our water resources
and farmland. We do not
want to become Tumwater -
Focus on farming and long
term agriculture. We do
not need heavy industrial
activity like Lewis County
is doing near the County
line between exit 82 - 84 AM.

Comment on the Grand Mound Subarea Plan Update

NAME (REQUIRED):

Eric Johnson

EMAIL:

johnsonproperty@gmail.com

MAILING ADDRESS:

PO BOX 100
Rochester WA 98579

COMMENT:

The expansion should go more east to 183rd especially on the south side of 99. Shouldn't be you had to ask for SPU expansion to have your property covered in this round of expansion -

Comment on the Grand Mound Subarea Plan Update

NAME (REQUIRED):

Alice Flegel

EMAIL:

nostampz@outlook.com

MAILING ADDRESS:

8301 James Rd. S.W. Rochester 98579

COMMENT:

How does the development affect the aquifer underneath all of us? Who is watching out for the health of our water?

Who will stop development if needed to protect our aquifer?

Public Sewer systems should be required for any new developments. I urge planners to carefully (over)

consider this crucial water issue

Also, we need a park,
walking paths, open space for
health, public restrooms -

NOT more commercial growth

Keep Grand Mound Small

+ Rural feeling - Don't turn
it into a strip mall stop
for cars to get off the freeway
+ get fast food + gas!! -

Don't expand the Grand Mound
UGA!

Thank you for
considering my comments -

AT

COMMUNITY-GUIDED PLAN PRIORITIES

Are these still accurate?

The growth in Rochester/Grand Mound has far exceeded the growth expectations from the 94 plan with

accommodation from Thurston County.

Additional Goals should include actual action items with reasonable time frames.

Should be expanded to Speed with 183, d + 99

NO Rezone for Commercial Growth

Additional Goals and Actions that should be included?

In order to better serve the community we need to rezone expand the UGA to open expansive opportunities for

the private sector to develop and contribute to the tax base for our community. Currently the only people allowed to do any sort of development is the tribe who use all our resources but do

Don't become Lewis Co + pave over farmland

NOT pay taxes! Depleted resources, exponential growth, and ~~not~~ no tax base to make up for it.

UNIQUE ID: 18

Does the plan reflect the needs and wants of the Grand Mound community?

Keep Grand Mound small

100% support the property owner land requests.

We need a park + open space - NOT more growth, especially no commercial growth.

NO should go to Speedway

The area proposed for change is the best use for the land.

Keep Grand Mound Rural + Small!

A few years ago, there was a proposal to merge the plans for Grand Mound and Rochester, but each community is unique, and Rochester now has its own Subarea Plan. Is the relationship between Grand Mound and Rochester accurately communicated in the Plan?

The difference between Rochester and Grand Mound is not clearly communicated & is quite convoluted.

DESIGN GUIDELINES

UNIQUE ID: 18

The Grand Mound design guidelines are in the 1996 plan. This plan updates those requirements and will add them to the county's development regulations in county code. Are the Design Guidelines from the last 26 years still working for the community? Do these standards match the design look that the community wants?

Keep
Signage
Size
For

Should the Design Guidelines include different requirements? Are there specific changes that would better reflect the community?

We should
be promoting
our agriculture
around here! It
great. We need to
expand long term
ag!!

~~Attract~~
Maintain traffic
flows

More walking
paths, sidewalks,
parks.
No more business
growth - Too much
traffic now.

The rural County has requirements for new development that are less strict than Grand Mound. Should Grand Mound continue to follow specific requirements, or be the same as the rural county?

UNIQUE ID: 18

Growth Boundary
Should include
South Side of 99
to 183rd

Black Lake Quarry LLC

Jackson

Wilmovsky

Morgan Dental

Deskin

West Thurston Fire Authority

Steelhammer Family Trust

Old Hwy 99 Commercial Corridor

Grand Mound - Existing Zoning

- Land Use Amendments**
- Land Use Amendment w/ UGA Expansion Requests
 - Old Hwy 99 Commercial Corridor
 - Urban Growth Area (UGA)
- Zoning**
- RCC Rural Commercial Center
 - LTA Long-Term Agriculture
 - RL 1/1 Residential LAMIRD - 1 Unit Per 1 Acre
 - RRR 1/5 Rural Residential/Resource - 1 Unit Per 5 Acres

- Grand Mound Zoning**
- AC Arterial Commercial
 - LI Light Industrial
 - PI Planned Industrial Park
 - R 3-6/1 Residential - 3-6 Units Per 1 Acre
 - R 4-16/1 Residential - 4-16 Units Per 1 Acre

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.





Changes to minimum lot widths are being considered because property owners expressed difficulty dividing their property (subdividing).

The proposed changes to minimum lot widths are only to 2 zone types in the Grand Mound area: Residential (3-6 units per 1 acre) and Residential (4-16 units per 1 acre).

Any changes will not affect the minimum lot widths for other zones.



Should the minimum lot widths change? Place a tally mark under your answer below:

Yes, they should be changed to the proposed widths.

No, they are fine as is.

Other (Please explain below)

Keep rural
Thurston County
Rural

Keep lots
SIZE
THE SAME

No further
Development!
Keep Lot Sizes
as they are!

Enlarge
Long Term
Ag. Zone!
We all eat
food.

Keep us
Rural

I oppose any conversion
of ag lands in the
county from ag
to anything

16 houses
per acre is
WAY too
many!

FINE AS IS
LEAVE SOME
OPEN SPACE
AND REDUCE
LIGHT POLLUTION
AND STRESSORS
ON ANIMALS

Other (Explain):

Amelia Schwartz

From: Loretta Seppanen <donotreply@wordpress.com>
Sent: Tuesday, November 15, 2022 7:34 PM
To: Kaitlynn Nelson; Amelia Schwartz
Subject: Incoming Grand Mound Comment

Follow Up Flag: Follow up
Flag Status: Flagged

Name : Loretta Seppanen

Email: Laurel.lodge@comcast.net

Comment: To: Planning Commission
 From: Loretta Seppanen, Olympia Resident
 Re: CPA-7a Grand Mound Subarea Plan Comments

It had been my hope that the Subarea Plan would provide a future vision for this important rural UGA in SW Thurston County. Unfortunately, the focus, as I understand it from planning staff, is to update the language to the 2019/20 Thurston County Comp Plan, to update to the recent transportation plan, and to reflect the recent Buildable Lands data and to look no further. Among the information that I find missing are demographics about the current and projected UGA residents including information about their socio-economic status, where they work, how they commute to work, and if they rent or own homes. Also missing is information about the role the UGA plays in the local economy, including in service of the rural area nearby which is primarily Long-Term Ag designated land and includes many small direct sales farmers growing produce and raising animals.

Lacking that information, I cannot make any assessment about the relevance, appropriateness, or sufficiency of the updates policy statements at the end of the plan. I urge the Planning Commission not to go out on a limb to send forth an approval of those statements to the BoCC.

Regrettably, I must limit my considerations to the land use and rezone requests – the tail that is wagging the dog as I stated to the Planning Commission at the start of this conversation about Grand Mound.

Regarding the three land use/rezone proposals that would require expansion of the UGA. I urge the Planning Commission to reject all three proposals to expand the UGA boundaries. Staff outlined the considerations required by the Countywide Planning Policies and the Comp Plan to allow for expanding the boundaries of the UGA. None of the three proposals meet those requirements. Likewise, there are no compelling reason to support expansion despite not meeting the requirements.

Regarding the proposal for rezoning within the UGA: I make no comment on three of the proposals and ask the Planning Commission to reject two proposals because the proposal would move land zoned for homes to land zoned for other purposes when there is a clear need for additional housing. It is possible the county could plan a new role in building housing, especially housing for lower-income residents, by engaging in a publicly funded incentives for sewer and water hookups on these and other properties instead of approving the requested zoning changes. The two proposals are:

Reject - STEELHAMMER FAMILY TRUST - 3 parcels just under 5 acres to change from dense R4-16/1 to Arterial Commercial (AC) thus removing 19 to 78 (potential) residential units that could be lower income housing if the county first funded sewer and water to the area. There is evidence in the Housing Chapter of the Comp Plan of a need for more rural housing for lower income rural families.

Reject - JACKSON & SINGH - 3 parcels on just under 20 acres to change from RRR 1/5 to Rural Resource Industrial (RRI) thus removing 4 (potential) more expensive rural residential units. There is no evidence that more RRI land is needed in the UGA or elsewhere. I agree that the land would be better in a different zone, but the better zone would be a change to higher density housing after the county puts in utility infrastructure. There is evidence in the Housing Chapter of the Comp Plan of a need for more rural housing for lower income rural families.

Time: November 16, 2022 at 3:33 am

IP Address: 73.221.84.16

Contact Form URL: <https://thurstoncomments.org/comment-on-the-rochester-or-grand-mound-subarea-plan/>

Sent by an unverified visitor to your site.

Amelia Schwartz

From: Esther Kronenberg <donotreply@wordpress.com>
Sent: Tuesday, November 15, 2022 8:17 PM
To: Kaitlynn Nelson; Amelia Schwartz
Subject: Incoming Grand Mound Comment

Follow Up Flag: Follow up
Flag Status: Flagged

Name : Esther Kronenberg

Email: wekrone@gmail.com

Comment: Thank you for considering these comments on the Grand Mound sub area plan.

I suggest the County do more work on the plan before approval. It is not clear that enough is known about the potential effects to the aquifer and Prairie Creek.

Also, there is a need in this UGA for low income housing for workers from the area farms and forest enterprises . There is also a need for services to these farms , like food processing facilities, to help support this important part of the rural economy and for the County's food independence. How will the County pay for the build out for water and septic that is necessary for the low income housing and facilities that will be needed to make Grand Mound a thriving community?

It seems prudent that these issues are worked out before the plan is adopted..

I'd also rethink whether the rezoning proposals really benefit the community in the long run. It seems zoning to allow low income housing instead of RRI and Arterial Commercial is a much better use of this land. We do need low income housing, especially in the rural areas, especially where there are enterprises that need low income workers like around Grand Mound.

Sincerely,
Esther Kronenberg

Time: November 16, 2022 at 4:16 am

IP Address: 75.172.12.203

Contact Form URL: <https://thurstoncomments.org/comment-on-the-rochester-or-grand-mound-subarea-plan/>

Sent by an unverified visitor to your site.



October 4, 2022

Planning Commission
Thurston County
2000 Lakeridge Dr. SW
Olympia, WA 98502

GRAND MOUND – BLACK LAKE QUARRY, LLC. UGA REQUEST

Dear Commissioners:

Our firm represents Black Lake Quarry, LLC., which owns 78.3 acres split by the Grand Mound UGA boundary. They have requested the Planning Commission and Board of Commissioners consider expanding the Grand Mound UGA to include its 66.53 acres that are currently outside the UGA and zoned Rural Residential Resource 1/5 (RRR 1/5) despite the fact the land is used for gravel mining and will never be developed with single family residential uses.

In the works sessions held by the Planning Commission to date, staff and some Commissioners have stated that since there is a surplus of land (according to the TRPC) in Grand Mound, UGA boundaries should not be considered for expansion. We respectfully disagree on the following grounds:

1. **There is a disconnect between the employment forecast for the Grand Mound UGA and the assumed employment land capacity surplus.**

The reason TRPC contends there is such a massive surplus of land capacity in the Grand Mound UGA is because the land capacity is compared against the Employment Forecast Allocation assigned to Grand Mound. Specifically, in Table 8 on page 29 of the Employment Forecast Allocation report, the TRPC is estimating only 810 jobs will be added to the Grand Mound UGA over the period of 2017 to 2045.

For the 810 jobs, the TRPC estimates that 430 of them will be in retail, services, and accommodations as “*Grand Mound’s economic growth will be driven by investments by the Confederated Tribes of the Chehalis.*” An additional 280 jobs are estimated to be created by a future planned expansion of the Maple Lane Correctional Facility, which land is not considered either vacant or redevelopable. In other words, 710 of the 810 (or 88%) of the jobs forecasted for Grand Mound are either public sector or, very likely, tribal employment. Only 100 jobs are expected to be created by other industries in this area despite the area’s purported land capacity, availability of water and sewer services, and proximity to Interstate 5.

Forecasting that only 100 industrial, construction, manufacturing, transportation, and non-service/retail jobs will be created over a period 28 years (24 of which are remaining) in Grand Mound appears to dramatically miss the mark given the current and projected market demands for industrial land needs along the I-5 corridor. Further, an under forecasting of the growth potential in Grand Mound runs the risk of preventing the subarea plan update from fully addressing the either the long-term 20-year vision for Grand Mound or the efficient use of the available infrastructure.

Further, we contend that although the TRPC 2021 Buildable Lands Report indicates 122 acres of vacant industrial land in Grand Mound, a comparison of the TRPC’s “Development Potential” mapping shows there is roughly 52 acres of vacant land in Grand Mound (see attached map). This means there is not a surplus of industrial lands to support industrial growth in Grand Mound.

Ignoring this information and proceeding with a subarea plan update that does not consider new information regarding the growth potential of the area, the actual future land capacity of the UGA, and the available

infrastructure would be fall short of what should be expected of this planning process. As is often said, “Failure to plan is planning to fail.” We urge the Planning Commission to plan for success in Grand Mound.

2. There are flaws in the assumed employment land capacity countywide, including specific areas of concern in the Grand Mound UGA.

We’ve reviewed the 2021 Buildable Lands Report for Thurston County, which *predicts* that there may a surplus of land capacity for employment related lands in Grand Mound. We emphasize the word “predicts” in the instant case because the TRPC’s capacity for employment land (both in Grand Mound and throughout the county) has several flaws:

- The TRPC 2021 Buildable Lands Report Table 4-4 indicates there are 122 acres of vacant industrial land in the Grand Mound UGA, but their 2017 Commercial Development Potential Map compared to current parcel information shows *only ±52 acres of vacant industrial zoned lands* (e.g., lands zoned light industrial or planned industrial development). Using a market reduction factor of 25% to account for lands not likely to be available for sale in the 20-year period and lands that won’t be developed because of constraints (e.g., parcel size, constraints, etc.), leaving approximate 40 acres of vacant land available for industrial development. This is still probably an overstatement of the actual land available for industrial development because the Planned Industrial Development zone is not exclusively developable by industrial uses.
- The 2021 Buildable Lands Report results are influenced by the TRPC’s Population and Employment Land Supply Assumptions Report from 2019, which report outlines methodology used for the buildable lands study. Per the 2019 Assumptions Report (pages 13), it appears to count as buildable 100% of the undevelopable portion of partially-used parcels, does not apply a like deduction for critical areas or right-of-way from buildable area (page 68), and does not appear to apply a market reduction factor to account for land that won’t be sold. Because of this we contend that the supply of industrial land available in Grand Mound is inflated.
- The TRPC estimated (in the lead up to the 2021 Buildable Lands report) that ±15 million square feet of buildings would be required to house the jobs forecasted, TRPC did not make any assumptions or predictions to account for how local zoning restrictions such as building size, height, floor-area ratio, etc. influence whether the true land supply available is consistent with the land supply needed to accommodate the forecasted growth. For example, while Tumwater has many industrial zoned properties, almost all of them have a 200,000 square foot building restriction for warehousing and distribution type uses. This would not work for a large warehouse and distribution operation that requires 500,000 square feet. Moreover, the report does not account for end user preference for buildings that are not on leased property (many of Tumwater’s industrial lands require a port lease). Overall, these limitations greatly reducing the capacity for the County to accommodate economic development projects and meet the forecasted employment growth. Additionally, developable acres assume “developability” based on today’s regulatory standards, but we know from history that regulations (from tree retention standards to open space set asides and from increased critical areas buffers to increased sizing in stormwater facilities) continue to change and have an impact on the footprint of new development.
- The Buildable Lands Report acknowledges in Table 4-3, ‘Estimate of Land Needed to Accommodate Employment Growth . . .,’ that *“this is the minimum need for available commercial/industrial land supply to accommodate future growth and does not take into account the need for special uses that may arise such as a new airport or major distribution center.”* In looking at Grand Mound, very few private sector non-retail jobs were apportioned to its UGA. This misses the opportunity the land and infrastructure available in the existing UGA and its adjacent impacted sites like Black Lake Quarry to attract economic development opportunities to Grand Mound (and away from rural lands). The Employment Forecast Allocation and Buildable Lands Report do not address the current and future needs of industrial projects seeking locations in Thurston County and the Planning Commission has an opportunity to prevent future demand for development of rural lands elsewhere.

- The Buildable Lands Report in Appendix I on page 107 notes that building permit data was collected for the period of 2017 to 2019 to estimate the amount of new building area developed, which was then subtracted from the total land supply. We contend that this process can over-estimate the amount of land capacity available by undercounting capacity that is in the transition between vacancy and entitlement, but which projects may not have a building permit. We assert that once a property has been contracted for or purchased and entitlements are in process, that site and its capacity is no longer available even though it may be several years before the building is complete and the jobs created. This phenomenon impacts the basis for the future employment forecast allocations and land supply. Even though buildable lands reports and forecasts are updated in regular intervals, the revisions never true up the actual capacity.

In sum, the result of the flaws above is, at least partially, a driving factor in why the County continues to receive so many requests related to industrial rezones. This emphasizes the need to evaluate available employment lands countywide (like the request the Planning Commission made last fall).

We emphatically request that Planning Commission consider the role of Grand Mound over the next 20 years, which consideration requires the Commission look at the Grand Mound Subarea Plan update as the opportunity to recommend adjustments to its employment target and consider how the Grand Mound UGA can serve the greater economic development vision for the County (especially creating jobs in South County), and leverage existing urban infrastructure that can be logically extended.

3. This proposal is consistent with the Countywide Planning Policies, including providing an overriding public benefit.

Thurston County's Countywide Planning Policies (CPPs) establish criteria for considering a UGA expansion. The following is a responsive narrative that outlines how our client's proposed UGA expansion satisfies the criteria for an expansion (each CPP is in blue text and our response in *italics*):

2.4 Expansion of the Urban Growth Boundary must demonstrate consistency with:

a. All of the following criteria:

- For South County jurisdictions: the expansion area can and will be served by municipal water and transportation in the succeeding 20 years. South County jurisdictions must demonstrate that the expansion can be served by sewage disposal measures that provide for the effective treatment of wastewater in the succeeding 20 years.

The proposed expansion is 66.53 acres in total. Of that, 18.49 acres are already within the Sewer ULID and 57.27 acres are already within the water service area. Thus, it is more than reasonable, especially given the capacity of the water and sewer systems in Grand Mound, that the expansion area can obtain sewer service within the succeeding 20 years.

- For North County jurisdictions: the expansion area can and will be served by municipal sewer, water, and transportation in the succeeding 20 years.

This criterion does not apply.

- Urbanization of the expansion area is compatible with the use of designated resource lands and with critical areas.

Gravel mines have a limited life cycle and balancing the redevelopment of the site for employment generating uses would not be incompatible with the mining because it would provide for a natural transition between the existing high intensity use and a future industrial use. Further, the parcels in question have been studied for critical areas and do not have any.

iv. The expansion area is contiguous to an existing urban growth boundary.

The proposed expansion is contiguous to the existing UGA boundary and the expansion would ameliorate the property being split by the present UGA boundary.

v. The expansion is consistent with these County-Wide Planning Policies

The expansion is consistent with the Countywide Planning Policies, including but not limited to:

- 1.7 *Monitor progress and shift course when necessary. Use meaningful, easy-to-understand methods to measure progress on key objectives. Respond and adapt to future social, economic, and environmental challenges.*
- 1.13 *Protect the natural environment while acknowledging the interdependence of a healthy environment and a healthy economy.*
- 7.1 *Encourage an economy that is diverse, can adapt to changing conditions, and takes advantage of new opportunities.*
- 7.2 *Support the recruitment, retention, and expansion of environmentally sound and economically viable commercial, public sector, and industrial development and resource uses, including the provision of assistance in obtaining funding and/or technical assistance.*
- 7.3 *Provide in comprehensive plans for an adequate amount of appropriately located land, utilities, and transportation systems to support desirable economic development. Create and maintain regulatory certainty, consistency, and efficiency.*

b. One of the two following criteria:

- i. There is insufficient land within the Urban Growth Boundary to permit the urban growth that is forecast to occur in the succeeding 20 years; OR

The forecast employment for Grand Mound is too small and does not consider a wide range of opportunities for economic growth consistent with either the land use pattern or the available capacity. Additionally, the land capacity within the Grand Mound UGA and other UGAs throughout the county is not consistent with the types of land (size, shape, location, etc.) as what is needed to accommodate future economic growth. The Grand Mound subarea plan process is the ideal mechanism for evaluating these conditions and recommending changes.

- ii. An overriding public interest demonstrating a public benefit beyond the area proposed for inclusion would be served by moving the Urban Growth Boundary related to protecting public health, safety and welfare; enabling more cost effective, efficient provision of sewer or water; and enabling the locally adopted Comprehensive Plans to more effectively meet the goals of the State Growth Management Act.

There are many overriding public interests supporting this requested expansion, including:

- **Protection of the Water Table.** *The existing gravel mine operation is fully permitted to mine to a depth of 255 feet below ground level, which is 100 feet below the high-water table at 155 feet. Black Lake Quarry would prefer to transition the site for future development prior to mining through the water table. For that to occur, a decision to expand the UGA and rezone the property will need to be made as part of this process. This is directly related to the public's health, safety, and welfare.*

- **Public Benefit to Future Use of the Property.** Utilizing this mine to its full extent will involve implementation of the associated mine reclamation permit, which process involves allowing the mined area to fill with water, planting some trees and shrubs, and securing the property from public access. Mining the site and completing the reclamation plan would provide no substantive environmental, social, or economic benefit to the public. Applicant's proposal would increase the taxable value of the property, create new development opportunities, contribute utility connection fees and charges that pay back funds advanced under a ULID, contribute jobs to the local economy, and ensure there is a sufficient tax base in Grand Mound to pay for the on-going services the County is required to provide.
- **Jobs to Housing Balance.** Grand Mound's UGA is important because it is the economic engine for South County. It ensures residents are near goods and services. Additionally, it provides opportunities for local job creation that better equalizes a jobs-to-housing balance in South County, taking pressure of the transportation network associated with people living in South County but commuting north or south for employment (especially family wage jobs).
- **Does Not Promote Sprawl.** As specifically defined in GMA, "sprawl" is the "inappropriate conversion of undeveloped land into sprawling, low-density development." The subject parcels proposed for expansion are neither undeveloped (they are 100% disturbed by mining activity) nor would their inclusion in the UGA result in a perpetuation of low-density development, as these parcels can be served by adjacent water and sewer systems.
- **This Grand Mound Subarea Plan Should Look at All Assumptions and the Full Vision for the Area.** The Grand Mound Subarea has not been substantively reviewed for a very long time and the findings within the TRPC Buildable Lands Report reflect what was envisioned a long time ago, as opposed to what may be expected now. It is important to recognize that buildable lands reports are backward looking, and employment forecasts allocations are a combination of (i) historical trends, (ii) predictions and (iii) politics.

About the Subarea Plan Process

During the establishment of the final docket, it was our understanding that the Board of Commissioners wanted the Grand Mound Subarea plan to be updated and that the update would consider the various land use proposals submitted over many years but never processed. It was not our impression that the Commissioners wanted the Planning Commission to determine whether any of the citizen proposals should be studied further or not. We encourage the Planning Commission to fully study all the proposals in depth and consider fully the future potential for the Grand Mound Subarea Plan to be an economic engine for Thurston County.

Conclusion

In conclusion, we believe that there is ample justification for the Planning Commission to consider and recommend approval of the Black Lake Quarry expansion of Grand Mound's UGA.

Should you have any questions, please do not hesitate to contact me at david@toyerstrategic.com or 425-344-1523.

Sincerely,



David Toyer, President

CC: Ramiro Chavez, County Manager
Board of Commissioners
Christina Chaput, CPED
Kaitlyn Nelson, CPED
Amelia Schwartz, CPED
Joshua Cummings, CPED

Grand Mound Urban Growth Area
2017 Commercial Development Potential

UNIQUE ID: 22

Other Features

- City Limits
- Urban Growth Area
- Tribal Reservation
- Schools
- Transit Points
- Park and Ride
- Hospitals
- Railroads
- Environmental Constraints

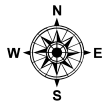
Development / Redevelopment Potential

Building to Parcel Area (sq. ft. / acre) Building to Land Value

Vacant	0	AND	0
Very High	<3,000	OR	0.0 - 0.5
High	>3,000	AND	0.5 - 1.0
Medium	>3,000	AND	1.0 - 2.0

Land Category

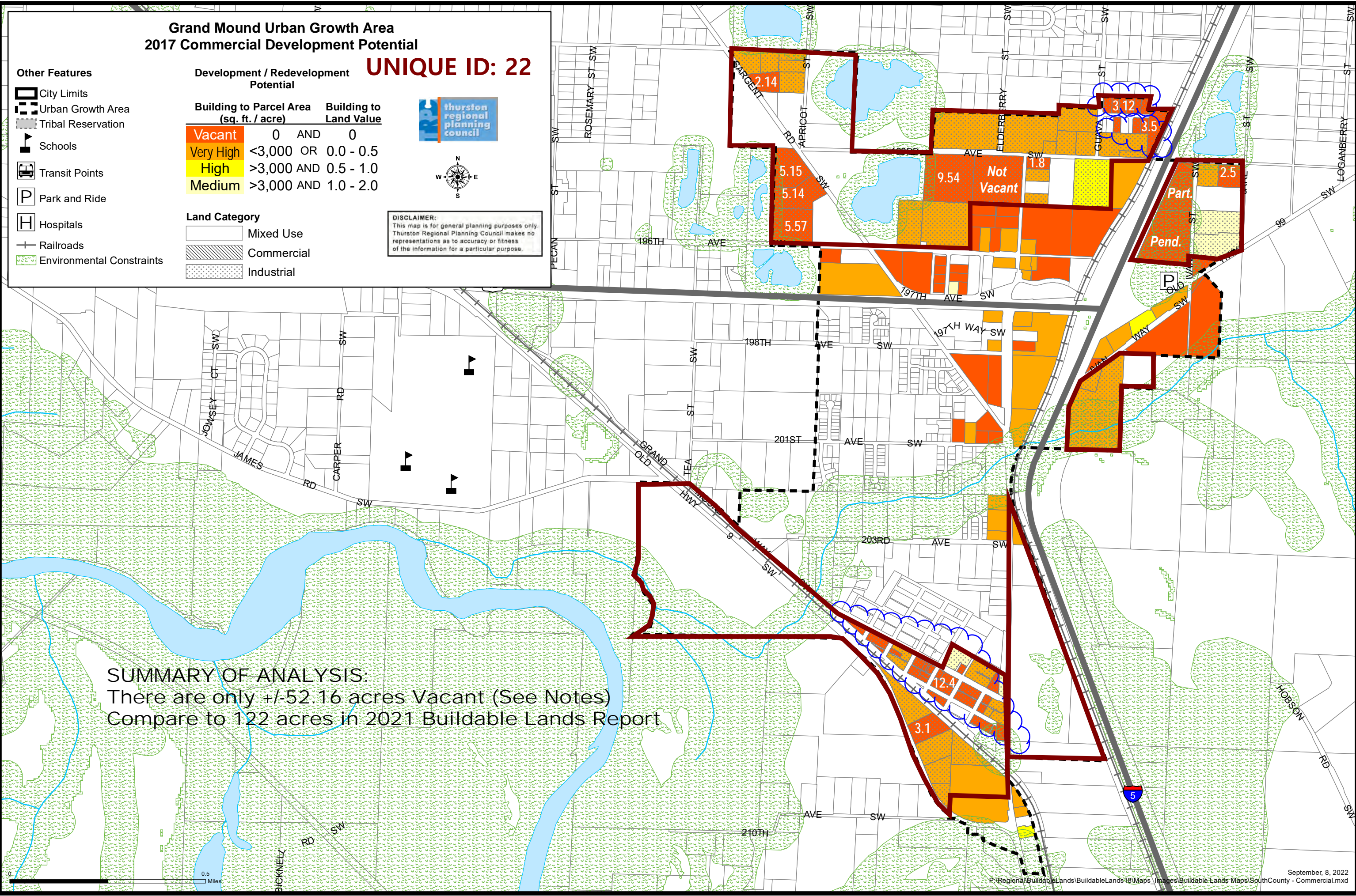
- Mixed Use
- Commercial
- Industrial



DISCLAIMER:
This map is for general planning purposes only.
Thurston Regional Planning Council makes no
representations as to accuracy or fitness
of the information for a particular purpose.

SUMMARY OF ANALYSIS:

There are only +/- 52.16 acres Vacant (See Notes)
Compare to 122 acres in 2021 Buildable Lands Report



o

o

From: Donna <dweaverland@gmail.com>

Sent: Tuesday, August 23, 2022 8:54 AM

To: Joshua Cummings <joshua.cummings@co.thurston.wa.us>

Subject:

1: Old gravel pits in Grand Mound area... What would it take for these to become Thurston County Park community parks? There are no parks in this area and these sites would lend themselves well to a design such as Grays Harbor County Vance Creek park in Elma.

2: What are the requirements for the gopher mitigation ground Thurston County is searching for south of Tumwater? Minimum size, etc.

3: Please schedule a time when we can sit down with the new HCP process & walk through it. I'd like to see if its user friendly & easily navigated by the normal human being trying to build a family home or garage.

**Sincerely,
Donna Weaver**

The Weaver Legacy Team
at RE/MAX Northwest
(360) 273-0707
PO Box 633, Rochester, WA 98579
www.WeaverLegacy.com

If you received good service let me and others know [Google Review Here](#) or [Zillow Review Here](#) !

If you did not receive the service you expected please contact me directly to solve the situation. I would appreciate your feedback.

You are a valued customer and we strive to provide good service.

November 16, 2022

From: Laurie Hulse-Moyer, resident Grand Mound

To: Amelia Schwartz, Planner, Thurston County Planning Department

Re: Comments on the Grand Mound Subarea Plan Update (GM Subarea Update)

My name is Laurie Hulse-Moyer. I live and own property inside the Grand Mound UGA on Isabella Lane off 198th. Thank you for providing an opportunity to comment on the proposals to changes in the Grand Mound UGA. Thank you for holding an open house on November 10 at Fairfield Inn & Suites and the public hearing on November 16.

I've read both the GM subarea draft, Chapter 20.36, Grand Mound Design Guidelines, referred to the [Online Open House](#) documents and scanned the [Grand Mound Transportation Study | Thurston Regional Planning Council, WA \(trpc.org\)](#)

Priority Concerns

My priority interests and concerns are related to pedestrian safety and connections to commercial areas and trails. I support all the goals related to improving sidewalks, trails and safety for pedestrians.

- 1. I particularly support. Action 6.5, Find ways to fund and fill gaps in the existing sidewalk network. I see residents of all ages walk along 198th to the commercial corridor. Others use 198th as part of a fitness trail- I see walkers and joggers with their pets and families with their bicycles take this road. In particular, 198th needs widening and sidewalks installed, in order to be more pedestrian and bike friendly.***
- 2. Density preference and Wilmovsky zoning request: I am most interested the Wilmovsky zoning request, since it is the lot closest to me, and the area which I am most familiar. I prefer, that if the Wilmovsky parcel is admitted into the UGA, the parcel be granted at lower density similar to nearby areas, not 16/1. I would like to see the zoning inside the UGA and in any parcels annexed into the UGA be zoned at a lower density to 'maintain the existing character of the community'. If granted at this higher density, please require the developer to contribute toward or totally fund improvements to 198th, especially road widening, bicycle lanes and sidewalk improvements***

Additional Comments Summary

- 1. It appears that the trend is to have commercial and industrial areas along Old 99 and around the freeway exit and I feel this is appropriate.***
- 3. Parks/Community Building/: Please look for opportunities to buy land or enter partnerships to add parks. Even a single small park built in the near term could establish a center and contribute to development of community.: Grand Mound doesn't not have a center to speak of. Once final these guidelines they should be placed in county code. If Grand Mound is ever to have an identity or think of itself as a cohesive unit, more needs to be done around this idea.***
- 4. Develop walking trails on right of way along BPA power Line Trail. Construction of a multi-use trail following the current power lines alignment for bicyclists and pedestrians.***
- 5. I support transportation Plan goals:***
 - o Goal 1, Action 1.1, to add the intersection of 198th and Sargent Road, on the south side of Highway 12, to the areas needing improvement. There is an extension of Sargent road to Highway 12 currently underway which will increase traffic to this area.*

- Goal 1, Action 1.2: Please add the section of 198th from Sargent Road to Tea Street to the areas to be widened and improved with consistent sidewalks and street lights, improved crossings, etc.
- 6. I support the incorporation of placemaking elements into the design of future transportation improvements to help increase recognition of Grand Mound as a community.
- 7. I like the new Design Guidelines, especially the requirements to include natural elements, like stone and brick, however, smaller developments, such as those rated at (residential 3/6 Units/Acres) shouldn't be required to erect a sign (20.36.020 Applicability(d)).
- 8. Please continue to give consideration to Environmental and Cultural Elements
- 9. I suppose Grand Mound should have similar minimum lot widths to other UGAs. **If changing the minimum lot width contributes to keeping the development of residences more inside the UGA where zoned for residences—but doesn't change the density — then I'm for it.**
- 10. Leave the specific requirements for Grand Mound UGA, do not return to same as rural Thurston County.

Comments on Land Use Requests

Of the eight total land use and rezoning proposals, most are requesting changes from residential to commercial or industrial purposes.

In the southwest corner of the UGA, the area between Grand Mound Way and Tea Street will likely eventually end up being the only area in the southwest corner of the UGA left for residential area as the current requests and trend is that parcels on Old 99 are becoming arterial commercial, and light industrial. This leaves the central area on the north west part of the UGA as the area as the residential core on the west side of highway 12.

The draft GM subarea plan Page 12 states,

"A substantial amount of the UGA is currently vacant, developable land." The Planning Commission and Commissioners ultimately need to consider what need is filled or benefit provided to the community by adding more parcels to the UGA. The 2021 Buildable land report indicates Buildable Lands (2021) estimates that **"there is sufficient supply for residential development existing within the Grand Mound UGA to accommodate projected growth through the year 2040."** (GM Draft, page 23).

To me, this suggests that any additions to the GM UGA are unnecessary because there is enough land for residential development available now.

Zoning within the GM UGA

This area has a history of farming and conservation of rural farmlands is desired. ***To me, the designation R3-6 is appropriate and adequate for most of the UGA, because under this designation, 'A wide range of housing types may be allowed, including single family homes, duplexes, mobile home parks, and accessory dwelling units.'***

From Introduction page 9. Community Vision and Planning Objectives

"5. Residential areas of the community will continue to infill with a variety of housing types and **should maintain a low-density character**. People working in local jobs **should be able to afford to live** within the community. Residential areas should be protected from the impacts of commercial and industrial uses and should have **good pedestrian access to transit stops, bike routes and shopping areas.**"

Table 1 Zoning Types Discussed

Zoning type	Description
R3-6	Residential 3-6 units per acre (R 3- 6): Located in the western portion of the UGA and set back from main arterials in the community where the majority of commercial and industrial uses are located. Pg. 14 Land Use A wide range of housing types may be allowed, including single family homes, duplexes, mobile home parks, and accessory dwelling units. This designation is a receiving area for the county-wide transfer of development rights program, which helps support the conservation of long-term farmlands in the rural part of the county
R4-16 Chapter 20.21A - RESIDENTIAL—FOUR TO SIXTEEN DWELLING UNITS PER ACRE (R 4—16/1)	Residential 4-16 units per acre (R 4-16): Located along Old Highway 99 that currently has a mixture of residential densities and vacant land. This designation allows for single family and multifamily residences and <i>can provide more affordable housing opportunities than the 3-6 units per acre designation</i> . Development within this designation should be at a <i>minimum residential density of 4 units per acre</i> , in order to ensure more compact development within the urban growth area and to ensure that development can feasibly support the necessary sewer and water facilities.
RRR1 20.29.010 - Purpose.	The purpose and intent of the rural resource industrial district is to provide areas where industrial activities and uses that are dependent upon agriculture, forest practices and minerals may be located. The district also allows such uses that involve the processing, fabrication, wholesaling and storage of products associated with natural resource uses. The standards in this chapter are intended to protect the rural area from adverse industrial impacts. All industrial uses must be functionally and visually compatible with the character of the rural area

Remember that the purpose and intent of Title 20, Chapter 20.15(-20.15.010 - Purpose RESIDENTIAL—THREE TO SIX DWELLING UNITS PER ACRE (R 3—6/1)), is to:

“.. **preserve and establish peaceful low-density neighborhoods** in which owner-occupied single-family structures are the dominant form of dwelling unit. This district is intended to provide a **minimum density of three units per acre and maximum of six units per acre** to promote the efficient use of land within the Grand Mound urban growth area. This district will allow infilling with a variety of housing types and at **a relatively low urban density to maintain the existing character of the Grand Mound community**. (Ord. 11398 § 3 (part), 1997: Ord. 11220 § 1 (part), 1996)

Considering the anticipated growth in commercial and industrial facilities, I recognize that people working in these businesses will need somewhere to live and these jobs are not likely to pay much so lower cost rentals should be available. **Couldn't low-cost rentals still be in line with lower density zoning?**

My comments on the specific land use change requests are in the table below.

Rezone requests within UGA:

Rezone requests inside the UGA include: 1, Steelhammer, 2, Fire District #14, and 3) Old Highway 99 Commercial Corridor are rezones within the UGA will take residential units out of the inventory of land available, however, most of these parcels are small, and other lands are available for residential development.

Rezone requests to be included in UGA:

Requests asking to be added to UGA and changing zoning residential to Arterial Commercial or Light Industrial are: Deskin, Blake Lake Quarry and Jackson and Singh. Wilmovsky is asking to be included in the UGA and changing their zoning to provide for denser housing

I am most interested in providing input on the Wilmovsky request, since it is the lot closest to me, and the area with which I am most familiar.

In order to approve an addition to the UGA, the County must consider the factors in its policies, one of which is that the change must benefit the overall community.

‘Expansions of the UGA must meet requirements of County-wide Planning Policies,

II. URBAN GROWTH AREAS (June 5, 1992, Adopted September 8, 1992, Amended November 10, 2015) 2.4. In order to expand the UGA, the request must comply with Thurston County Policy.

2.4 Expansion of the Urban Growth Boundary must demonstrate consistency with:

a. All of the following criteria:

i. For South County jurisdictions: the expansion area can and will be served by municipal water and transportation in the succeeding 20 years. South County jurisdictions must demonstrate that the expansion can be served by sewage disposal measures that provide for the effective treatment of waste water in the succeeding 20 years.

.... ii.....

iii. Urbanization of the expansion area is compatible with the use of designated resource lands and with critical areas.

iv. The expansion area is **contiguous** to an existing urban growth boundary.

v. The expansion is **consistent with these County-Wide Planning Policies.**

Thurston County County-wide Planning Policies - pg. 5 - 11.10.15

b. **One of the two** following criteria:

i. There is insufficient land within the Urban Growth Boundary to permit the urban growth that is forecast to occur in the succeeding 20 years; or

ii. An overriding public interest demonstrating a public benefit beyond the area proposed for inclusion would be served by moving the Urban Growth Boundary related to protecting public health, safety and welfare; enabling more cost effective, efficient provision of sewer or water; and enabling the locally adopted Comprehensive Plans to more effectively meet the goals of the State Growth Management Act

Table 2 Comments on all zoning requests

<i>Parcel request</i>	<i>Change proposal</i>	<i>Support/oppose</i>	<i>Comments Meet needs of community</i>	<i>How will changes affect me and others</i>
1-Steelhammer	R4-16/1 to AC	No objection	Plenty of land inside UGA for residential units	Trend appears to be land changing to commercial along Old 99
2. Fire Station	R4-16/1 to AC	No objection	“	
3. Morgan Dental	PI to AC	No objection	PI code only exists inside GM UGA	Dental services close by benefits community
4.Jackson and Singh	<u>Addition to UGA</u> RRR 1/5 to Rural Resource Industrial RRI	No objection	One of the property boundaries abuts Old 99, fits in with trend of Industrial development of areas near roadways.	Takes more lots out of possible residential development, but supposedly there is enough residential zoned property to provide for future growth in the UGA, if infill is promoted. Might mean jobs but also increases spread into rural areas. High

				traffic at this makes it less than ideal for residences anyway While removing areas zoned for residences, there is still plenty of potential for future growth for residences through infill for inside UGA
5. Old Highway 99 Commercial Corridor, Tribal Trust Land	PI to AC	No objection – good to keep commercial concentrated along Old 99	Inevitable trend to have commercial along old 99.	Any benefit to community would come from type of business as taxes do not come from tribal trust land.
6. Wilmovsky	<u>Addition to UGA</u> RRR 1/5 to R4-16	Oppose, if approved, keep at RRR1/5, change to R4-6 and so maintain a low-density character, similar to area around it, no more than duplexes across from Isabella.	Increase density but no more than 2 stories for residential	Only supposed to add to UGA if meets criteria in countywide planning policies
7. Deskin	<u>Addition to UGA</u> RRR 1/5 to AC	Not needed. Don't see benefit to adding to UGA for public. Can't we just change the zoning? Continue be sensitive to cultural and environmental elements of site	Continues trend to change area next to freeway and 99	More business that could benefit community, provide employment. Does remove land zoned as residential, but there still plenty of residential zoned land available to develop inside UGA
8. Black Lake Quarry	RRR 1/5 to LI	No objection	Seems to be following the trend of the UGA and general area outside of UGA being converted to freight, transfer and warehouse functions.	Removes more residential zoning to replace with industrial, could mean more jobs, but also contributes to traffic and congestion

One of the requests for expansion of the UGA is within 500 feet of my residence and allowing the area to 1) be included in the UGA would greatly increase the traffic in this area. The request is to not zone this parcel high density of 16:1. **I ask that if this request is granted, the density be granted at lower than 16:1, similar to other densities in the area to preserve the more rural character of the area.**

If the Wilmovsky parcel is approved to enter the UGA, I would prefer that it be zoned at R3-6; the R4-16 designation would not be in line with a 'relatively low urban density that maintains the existing character of the Grand Mound community.

If the Wilmovsky tract were to be granted entry into the UGA, and even if it were zoned at the lower density than the requested 16:1, **198th street still needs to be improved. Specifically, the street should be wider, sidewalk gaps should be filled in and ways to accommodate bikes and pedestrians must be found.**

?

Comments on Grand Mound Subarea Plan, Land Use Goals

The Goals of the GM UGA begin on page 50. Below are my comments for most of the goals. The table below includes my comments on the Goals.

Goal – Land Use	Goal Title	Action	Comment
Goal 1	Provide sufficient land use capacities to maintain the rural character and projected population forecasts for Grand Mound	Action 1.1. Monitor land supply and use to ensure a variety of <i>rural densities within the UGA</i> . Action 1.2. Help to focus future growth in the UGA to accommodate higher densities	Reminder to ensure a variety of ‘rural densities’
Goal 2.	Action 2.1 Provide land availability for public and private gathering places and diverse opportunities for arts, recreation, entertainment, and culture.	Consider public-private partnership opportunities for community squares, cooperative markets, public art walks, and outdoor festivals that focus on the community’s identity and sense of place	<i>I wholeheartedly support this goal. Please take advantage of the natural features inside the UGA to site trails or parks.</i>
Multimodal Transportation (Roads, Walkability, and Bicycling) Goal			
Goal 1	Reduce traffic fatalities and serious injuries by addressing factors that contribute to collisions		
Goals 2, 3 and 4.			No comment
Goal 5	Increase recognition of Grand Mound as a community by incorporating placemaking elements into the design of future transportation improvements	Action 5.1. Include welcome signage or other placemaking improvements as part of the design of transportation improvements at “gateway” locations like ... Action 5.2. Review and create updated design guidelines for landscaping, frontage, and wayfinding that provide a consistent look for people traveling in Grand Mound, ... Action 5.3. Include placemaking elements into the design of future transportation improvements along the commercial core area of Grand Mound, such as wider sidewalks, plazas and landscaping.	I support the Actions under this Goal, to give Grand Mound a better sense of place. Residents must leave the area to shop at a grocery store in nearby Rochester or Centralia. While the Grand Mound area has options for developers and incoming businesses, 2019 public meetings have indicated that residents have previously been <i>most interested in gaining a local grocery store, parks and recreation areas, and more restaurants that are not fast food.</i>

Transportation goals

Following are my comments on the related to the transportation Goals of the plan.

- The information in the Grand Mound Transportation Plan, Existing Conditions Analysis 2019 Final Report supports this goal. *Note that on page 18, the report states, ‘an overall lack of continuous sidewalks and pathways makes the Grand Mound study area challenging to navigate on foot’.*

- Pedestrian-Involved Crashes: *An overall lack of continuous sidewalks and pathways makes the Grand Mound study area challenging to navigate on foot*, and travel in this area is typically done by auto. Over the past five years, there have been only three crashes that involved pedestrians; however all have resulted in injury to the pedestrian, including a fatality. (page 18)”.
- ***Improving sidewalks and creating the envisioned trails and walkways within the Grand Mound UGA is critically important in achieving this goal.*** This will improve walkability and livability in Grand Mound. “fragmented sections of sidewalk, resulting in a lack of connectivity for pedestrians”, page 31.

Comment on Action 6.5 This my number one concern near my property. I see residents of all ages walk along 198th to the commercial corridor. Others use 198th as a fitness trail, I see walkers and joggers with their pets and families with their bicycles take this road.

Table 3 Multimodal Transportation (Roads, Walkability, and Bicycling), from GM UGA Draft, page 50.

Goal	Goal Title	Actions	Comment
Goal 1.	Reduce traffic fatalities and serious injuries by addressing factors that contribute to collisions.	Action 1.1. Support transportation improvements that address priority safety concern identified in the 2020 Grand Mound Transportation Study, ... Action 1.2. Create safe routes and crossing for pedestrians and bicyclists, where possible, separated from automobile traffic, especially on arterials and freight routes.	I support this goal, especially Action 1.2 creating safe routes for bicyclists and pedestrians.
Goal 2-5			
Goal 6.	Increase the share of people who feel safe and comfortable walking or biking in Grand Mound by increasing connectivity of active transportation routes.	Action 6.1. Create a coordinated system of trails and walkways within the Grand Mound UGA, including improvements identified in the 2020 Grand Mound Transportation Study. As noted in the page 9	I support all the goals related to improving walkways and safety for pedestrians.
		Action 6.2 – midblock crossings	I think this has already been accomplished Thank you. This is very helpful to provide access to Dairy Queen for residents.
		Action 6.3. Align bicycle and pedestrian infrastructure with future connections to regional trail network, such as a multiuse trail connecting Rochester and Grand Mound.	Yes, support this goal.
		Action 6.4. Require new development to provide pedestrian and bicycle infrastructure consistent, infrastructure consistent, such as sidewalks, crosswalks, and links and signs to the trail system	Definitely support this goal. New developments should provide pedestrian and bicycle friendly infrastructure
		Action 6.5. Find ways to fund and fill gaps in the existing sidewalk network, where adjacent property has not developed or redeveloped, prioritizing improvements that would create contiguous sidewalks along arterials and collectors that connect residential areas to the commercial core	This my number one concern near my property.

Goal	Goal Title	Actions	Comment
		Action 6.6. Encourage street networks in new development that create circulation options for all modes. Street patterns should be planned as grid systems without dead ends or long blocks; or, should provide trail connections with adjacent rights-of-way or developed trails to support alternative routes for pedestrian travel	I support the part of this goal that provides connections to adjacent rights-of-way and alternative routes for pedestrians. The street patterns with dead ends contributes to people going slower and a more neighborhood feel, so I <u>do not support</u> encouraging grid systems.
Goal 8.	Maintain access to businesses and operation levels for freight corridors, while balancing the needs of residents of and visitors to Grand Mound.	Action 8.2. Provide safe and convenient pedestrian access to businesses in Grand Mound's commercial core area along Old Highway 99...	I support all Actions under Goal 8, especially Action 8.2
Goal 9.	Maintain community support for transportation improvements in Grand Mound	Action 9.2. Provide timely and comprehensive opportunities for Grand Mound residents to be informed	Support Goal 9, especially, Action 9.2
Goal 10.	Secure adequate funding to implement the goals and policies in this plan.	Action 10.1. Obtain equitable roadway improvement funding from new development in Grand Mound with other sources addressing traffic impacts from "through" traffic using area arterial roads. Action 10.2. Use a combination of road funds, federal and state grants, loans, and other sources to fund transportation improvements in the Grand Mound UGA	Support efforts to secure adequate funding for improvements, especially for sidewalks.

Continue to give consideration to Environmental and Cultural Elements.

Continue be sensitive environmental issues in the area: Remember "Ground water. Grand Mound is located over a shallow, highly productive aquifer which underlies the Scatter Creek and Chehalis River Valleys. This aquifer is unconfined and is, therefore, highly susceptible to land use impacts. Most of the land area in the Grand Mound UGA is classified as "extremely critical aquifer recharge area". ***This aquifer provides the sole source of drinking water to the community.***"

Give visibility to cultural elements and Grand Mound's history as one of the earliest European settlements and give more visibility to historical inhabitants the Cowlitz and Chehalis)

- More tribal visibility to Cowlitz and Chehalis (this land used to be theirs)
- The Grand Mound (there's a historical sign on James Road, but there's no access)
- State Training School for Girls Admin. Building
- Oregon Trail marker
- Sunshine Hall

Give more visibility to have the plaque of Washington giving women the vote when Washington was still a territory, i.e., <1920. There is a plaque on the wall of the strip mall that currently houses commercial operations anchored by Quezon's and Figaro's. ***This is the location of the first conference for women's rights in Washington***

UNIQUE ID: 24

could be identified and a marker or similar be erected. Please forward this comment to the state Historical Commission.

Reminders:

- Continue to be guided by the County Critical Areas Ordinance while granting permits and zoning changes.
- Remind those developing industrial sites to set them within a park like setting per the Planned Industrial Zoning code. The Planned Industrial Development (PI) zoning code is unique to the GM UGA (GM Draft page 11).

Thank you for the opportunity to comment.

Amelia Schwartz

From: Debbie Williams <donotreply@wordpress.com>
Sent: Wednesday, November 16, 2022 1:59 PM
To: Kaitlynn Nelson; Amelia Schwartz
Subject: Incoming Grand Mound Comment

Name : Debbie Williams

Email: reddeb1972@gmail.com

Comment: I grew up on the property at 20327 Old Hwy 99 Sw in Grandmound. It was a nice family neighborhood back then. It is no longer a family oriented area. The driveway is now only accessible from one direction of traffic. The well was compromised by the county when sewer line was put in place which in turn, forced us to go on city water. The property is now surrounded primarily by businesses. All of these factors have led us to believe that zoning this property as commercial would be a benefit to my family, our community and the county as a whole. This area in the future will most likely not revert back to residential.

Thank you, Debbie Williams

Time: November 16, 2022 at 9:59 pm

IP Address: 174.204.70.119

Contact Form URL: <https://thurstoncomments.org/comment-on-the-rochester-or-grand-mound-subarea-plan/>

Sent by an unverified visitor to your site.

Amelia Schwartz

From: Sam Merrill, Conservation Chair, Black Hills Audubon Society <donotreply@wordpress.com>
Sent: Wednesday, November 16, 2022 3:38 PM
To: Kaitlynn Nelson; Amelia Schwartz
Subject: Incoming Grand Mound Comment

Name : Sam Merrill, Conservation Chair, Black Hills Audubon Society

Email: SamMerrill3@comcast.net

Comment: RE: Urban growth and zoning proposal by Black Lake Resources

Black Hills Audubon Society is a chapter of approximately 1300 members of the National Audubon Society. Our region is Mason, Thurston, and Lewis Counties, and our mission includes protecting the environment for both wildlife and humans.

Our concerns are the request by Black Lake Resources mining company to allow its property at 6040 196th Ave. SW, Grand Mound, to become part of the Grand Mound Urban Growth Area and to allow industrial zoning/warehousing on a portion of its property.

1. We ask the Planning Committee to delay voting on whether to recommend or not this proposal until County staff can research some pressing questions about the hydrology of the area. Water quality and quantity issues in South Thurston County are quite complex and should be researched by the County's hydrogeologist.

Some factors that merit serious study are:

- South Thurston County tends to have high water tables with porosity greater than north Thurston County. Surface pollution can readily enter the aquifer, the source of drinking water. Could this be a problem at this site?
- This site is less than 2,000 feet from Prairie Creek, a tributary to the Chehalis River. Warehouses can have spills and oil runoff from trucks. What precautions need to be taken for stormwater systems in this area? Can any precautions be successful at this site?
- What is the flood pattern in this area? Has flooding become more problematic with climate change or will it become more so as climate change progresses? How much will a change from mining to industrial zoning/warehousing exacerbate flooding?

2. Regardless of the outcome of the research requested above, there are other serious issues.

- The BoCC has contracted for a study on whether rural Thurston County needs more land zoned for industrial activity. The results of that study should guide any decision about creating more industrial land in the County, including the Grand Mound area.
- Changing this permitted gravel mine to allow warehousing could be a precedent to permitting warehouses at any gravel mining site in Thurston County.

The County updated its Comp Plan mining policy and code in 2021. Allowing warehouses on gravel properties was not even proposed, let alone recommended, in that many-year-long stakeholder effort. In addition, the BoCC chose not to include in the current Comp Plan Docket a request to allow warehousing on a permitted mine site. This request looks like a back door effort to allow warehouses on any permitted gravel mine.

The Black Lake Resources proposal should be denied at this time until the Planning Commission can learn more about the area's hydrogeology, and the results of the Industrial Lands Review have been published. Even with all that information at hand, the Planning Commission and Board of County Commissioners should consider the precedent that approving this request will set for industrial land zoning at mining sites.

Sincerely,

Charlotte Persons, Conservation Committee

Sue Danver, Conservation Committee

Sam Merrill, Conservation Committee Chair
Black Hills Audubon Society

Time: November 16, 2022 at 11:37 pm

IP Address: 67.168.87.91

Contact Form URL: <https://thurstoncomments.org/comment-on-the-rochester-or-grand-mound-subarea-plan/>

Sent by an unverified visitor to your site.

Amelia Schwartz

From: Stan Klyne and Janice Arnold <donotreply@wordpress.com>
Sent: Wednesday, November 16, 2022 3:45 PM
To: Kaitlynn Nelson; Amelia Schwartz
Subject: Incoming Grand Mound Comment

Name : Stan Klyne and Janice Arnold

Email: stan.klyne@gmail.com

Comment: We oppose the rezoning of the Steelhammer property on old Highway 99 across from the great Wolf Lodge for the following reasons:

- 1) This property is historically undeveloped land with native grasses and a large stand of mature trees that would better be served to provide additional open space or park development space for the future development of Grand Mound.
- 2) This property borders the old Grand Mound elementary school building which has recently been placed on the Thurston County historic register. In addition, there is another registered historic building nearby on Grand Mound Way originally called the Sunshine Hall. There is also an historic marker on the corner of Grand Mound Way and Old Highway 99 designating a point on the Oregon Trail. We think that the Steelhammer property would be appropriate for inclusion into an historic district in Grand Mound.
- 3) Keeping this parcel as open space, park development, or part of an historic district would help address the issue in the county master plan for the need to create additional open space. It would be a valuable community asset to future nearby residential development, the Great Wolf Lodge and the future overall development of Grand Mound.

As owners of the Grand Mound School property as well as four acres to the south of the historic Grand Mound School, and being individuals who place a high value on urban development that is done with environmental and aesthetic considerations, we think that rezoning the Steelhammer property to be arterial commercial would be detrimental to long term community needs.

We are not opposed to urban development, we just want any development to be done with good design and planning practices that make neighborhoods pleasantly livable. This includes attention to open space, community parks, generous roadway setbacks, extensive bike and walking paths, and retaining enough native vegetation to provide natural settings as population grows.

We hope that you will consider our comments and suggestions and incorporate them into your planning and development process accordingly.

Sincerely,

Stan Klyne and Janice Arnold
