



## COUNTY COMMISSIONERS

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## COMMUNITY PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

*Creating Solutions for Our Future*

Joshua Cummings, Director

February 1, 2023

Thurston County Board of Commissioners  
3000 Pacific Ave SE  
Olympia, WA 98501

**Subject: Planning Commission Recommendation on Grand Mound Subarea Plan, Comprehensive Plan Docket Item CPA-7a**

The Thurston County Planning Commission has completed its review of the 2022-2023 Comprehensive Plan Docket Item CPA-7a, the Grand Mound Subarea Plan. This docket item is a combination of board and citizen-initiated requests, including:

- A repeal and replace of the Grand Mound Subarea Plan. The previous plan was adopted in 1996, with an amendment to include the Transportation chapter in 2006.
- Amendments to the Thurston County Code (TCC) to incorporate design guidelines and adjust lot width standards, which impacts Chapters 20.15, 20.21A, 20.25, 20.27, 20.28, 20.36, 20.40, 20.44, and 20.45, and creates a new Chapter 20.36.
- 5 applicant requested, site specific, land use and zoning amendment proposals.
- 3 applicant requested, site specific, land use and zoning amendment proposals that also request an expansion to the Urban Growth Area (UGA), in addition to the 5 above.

The Planning Commission held a public hearing on November 16<sup>th</sup>, 2022 and received twenty-seven (27) written comments. Comments from post-it boards received at the Open House are also included. There was a total of eight (8) Planning Commission work sessions, including one (1) special meeting noticed for the Grand Mound Open House, held on November 10<sup>th</sup>, 2022.

Following consideration of public comments and staff presentations, the Planning Commission produced several recommendations:

- **February 1, 2023 - The Planning Commission recommends approval of the Grand Mound Subarea Plan, as amended during the Planning Commission work session. (8-0)**
- **January 11, 2023 - The Planning Commission recommends no change in the zoning of the land use amendment, rezoning, and Urban Growth Area (UGA) expansion request for the Wilmovsky property. (7-2)**
- **January 11, 2023 – The Planning Commission recommends that staff review land use and zoning of the Grand Mound area during the Comprehensive Plan update. (8-0)**
- **December 7, 2022 - The Planning Commission recommends no change in the zoning of the land use amendment, rezoning, and Urban Growth Area (UGA) expansion request for the Deskin and Black Lake Quarry properties. (8-0)**
- **December 7, 2022 - The Planning Commission recommends an amendment to Thurston County Code Chapters 20.15, 20.21A, 20.25, 20.27, 20.28, 20.36, 20.40, 20.44, and 20.45, and incorporate Grand Mound Design Guidelines and lot width standards with recommended changes. (8-0)**
- **December 7, 2022 - The Planning Commission recommends approval in the zoning of the land use amendment and rezoning request for the Steelhammer property. (6-2)**
- **December 7, 2022 - The Planning Commission recommends approval of zoning of the land use amendment and rezoning requests for the Fire District #14, Tribal Trust Lands, and Morgan property. (8-0)**
- **December 7, 2022 - The Planning Commission recommends no change in the zoning of the land use amendment and rezoning request for the Jackson & Singh property. (8-0)**

In summary of the above, the Planning Commission recommends approval of the Grand Mound Subarea Plan and changes to the Thurston County Code as presented in the attached documents. The Planning Commission recommends approval of land use and zoning amendments for Fire District #14, Tribal Trust Lands, Steelhammer, and the Morgan properties. The Planning Commission recommends no change to the zoning and land use of the Jackson & Singh, Wilmovsky, Deskin, and Black Lake Quarry properties, and no change to the Urban Growth Area boundary for Grand Mound.

The Planning Commission produces these recommendations with the following findings:

1. The recommendation for the updated Grand Mound Subarea Plan, associated code changes, and associated site-specific land use amendments is consistent with the Growth Management Act 36.70A RCW.
2. The recommendation for the updated Grand Mound Subarea Plan, associated code changes, and associated site-specific land use amendments is consistent with the Thurston County-Wide Planning Policies.
3. The recommendation considers public comment received following a duly noticed public hearing on November 16, 2022.

Thank you for the opportunity to review and comment on the proposed amendments. If you have any questions, please feel free to contact me.

Sincerely,



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Eric Casino, Chair

cc: Thurston County Planning Commission  
Ramiro Chavez, County Manager  
Joshua Cummings, Director  
Travis Burns, Deputy Prosecuting Attorney

Attachments:

- A. Majority Recommendation – Proposed Subarea Plan, Thurston County Code amendments, and Site-Specific Land Use & Zoning Amendment Maps

