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**COMMUNITY PLANNING &
ECONOMIC DEVELOPMENT DEPARTMENT**

Creating Solutions for Our Future

Joshua Cummings, Director

MEMORANDUM

TO: Thurston County Planning Commission

FROM: Kaitlynn Nelson, Associate Planner

DATE: February 1st, 2023

SUBJECT: Grand Mound Subarea Plan Update (CPA-7a)

BACKGROUND

The Grand Mound Subarea Plan Update has had six (6) work sessions, an Open House, and a public hearing. At the December 7th work session, the Planning Commission made several recommendations on portions of the Grand Mound Subarea Plan Update. Recommendations were made on the draft code amendments, and several land use and zoning amendment requests (Black Lake Quarry, Fire District 14, Tribal Trust Lands, Morgan, Steelhammer, Jackson & Singh, and Deskin). At the January 11th work session, the Planning Commission made a recommendation on the land use and zoning amendment request for Wilmovsky.

A recommendation on the draft Grand Mound Subarea Plan is needed in order to continue the review process for the Board of County Commissioners.

GRAND MOUND SUBAREA PLAN

The Grand Mound Subarea Plan is a standalone document that serves as an additional guide to the Comprehensive Plan for growth over the next 20 years in the Grand Mound Urban Growth Area.

CHANGES TO DRAFT

Edits have been made to the draft based on discussion at the January 11th work session to include additional demographic information in the Population and Housing Growth chapter of the Subarea Plan and to include proposed Goals and Actions related to displacement and equity.

Demographics

New Language:

Demographics

The U.S. Census Bureau conducts a national count of people living in the country by promoting surveys and hiring thousands to knock on doors to collect demographic information. The Bureau identifies a Grand Mound "Census Designated Place," or CDP, with boundaries stretching beyond the Thurston County Subarea's county-designated borders. This border difference makes comparing data from the Census Bureau difficult in this area.

Within the larger CDP area, the population for 2020 was estimated at 3,301 people and 1,194 housing units, compared to TRPC's Buildable Lands report, which states a population of 1,358 people and 424 dwelling units within the Grand Mound UGA. The CDP boundary that extends beyond the UGA boundary consists mostly of developed single-family homes, and while this data may largely incorporate statistics within the Rochester Subarea, Grand Mound is closely connected to Rochester.

Census Designated Place (CDP) Quick Facts	
CDP Population	3,301
CDP Dwelling Units	1,194
Median Household Income	\$72,566
Bachelor's Degree or Higher	19.4%
Employment Rate	59.7%
Race and Ethnicity (Hispanic or Latino)	18.6% (615)
Median Age	34

U.S. Census Bureau, 2020

When evaluating this data, the county should consider that while census data is still useful in decision making and providing a better picture for a community, this is sample data and may leave some communities under or overrepresented. In 2022, the U.S. Census Bureau [released a statement](#) that some areas may have undercounted many of the same populations that have been historically undercounted in the 2020 census count, like the Black or African American population, the American Indian or Alaska Native population living on a reservation, the Hispanic or Latino population, and people who reported being of some Other Race. The Non-Hispanic White population and the Asian population was reported as generally overcounted in 2020 data.

Goals and Actions

Subarea Plans are intended to supplement the County's Comprehensive Plan, without duplicating or creating redundancy. The following Goals and Actions are proposed for the Grand Mound Subarea Plan. This section also includes existing Goals and Objectives of the County Comprehensive Plan, for reference.

New language:

Housing

"Goal 1. Develop strategies to preserve existing affordable housing where feasible to prevent displacement and create social equity.

Action 1. Prioritize infill in areas that create the least amount of displacement.

Action 2. Consider the impacts of zoning amendments and regularly evaluate zoning within the UGA.

Action 3. Ensure outreach includes underrepresented community members, especially related to changes that may impact housing.

Action 4. Consider further evaluation of Grand Mound housing needs in collaboration with the County Comprehensive Plan."

The following Goals and Objectives of the Comprehensive Plan are applicable to Grand Mound's housing concerns:

Comprehensive Plan, Land Use

To view specific policies within each Objective, see the [Land Use Chapter – Chapter 2](#).

Goal 1: To provide for rural areas that:

- Maintain a sustainable balance between human uses and the natural environment in order to protect rural character;
- Maintain the land and water environments required by natural resource based economic activities, fish and wildlife habitats, rural lifestyles, outdoor recreation, and other open space; and
- Develop at low levels of intensity so that demands will not be created for urban levels of public services and facilities.

Objective A: Rural Land Use and Activities – County development requirements and programs provide for a balance between human uses and the natural environment in rural and resource areas, the conservation of rural resources, and for low levels of demand for public services and facilities.

Objective B: Housing and Residential Densities in Rural Areas – County requirements and programs for housing in rural areas should encourage residential development that is

compatible with small scale as well as commercially-significant farming, forestry, aquaculture, open space, outdoor recreation, rural service levels, and generally with the rural character where human use does not overbalance the natural environment. Use of innovative techniques in addition to zoning designations provides a variety of densities in rural areas.

Goal 2: To designate urban growth areas that cumulatively provide areas and densities sufficient to permit the urban growth that is projected to occur in the county over the succeeding 20 years.

Objective C: Accommodating Projected Growth - Concentrate medium and higher-intensity residential, commercial and industrial development in urban growth areas in a way that ensures livability and preservation of environmental quality, open space retention, varied and affordable housing, and high quality urban services at the least cost.

Comprehensive Plan, Housing

To view specific policies within each Objective, see the [Housing Chapter – Chapter 4](#).

Goal 1: Enough housing should be available to meet the housing needs of the existing and projected population of the County, including rental and purchase opportunities for all income levels.

Objective A: Adequate residential land is available to meet existing and projected housing needs for all income levels.

Objective B: The adopted Fair Share Affordable Housing targets need to be implemented to ensure adequate housing opportunities for the county's low- and moderate-income households.

Objective C: The county should work to provide incentives and reduce barriers to affordable housing for low- and moderate-income households.

Objective D: The county should encourage home ownership opportunities for county residents.

Objective E: The county should support regional cooperation and participation in affordable housing issues, including exploring public and private partnerships to incentivize housing development.

Goal 2: To promote safe and decent housing diversity that meets the changing population needs and are in close proximity to jobs, transportation, and daily activities.

Objective A: A variety of housing types should be available to address the changing needs and demographics of our community, within the framework of established urban-rural land use policies.

Objective B: The county should support housing options for special needs populations in the county.

Objective C: Ensure that adequate provisions are in place so that special needs populations are not discriminated against in choice of housing.

Goal 3: To preserve and maintain existing affordable housing, enhance the quality of substandard housing, and to provide decent and affordable housing in Thurston County.

Objective A: The county should support efforts to preserve, maintain, rehabilitate, and/or expand the supply of affordable housing in the county.

OPTIONS

Option A: Recommend approval of draft.

Considerations:

- Brings plan up to date with other county documents.
- Takes into consideration public comment and community vision.

Option B: Recommend denial of draft.

Considerations:

- Does not bring plan up to date with other county documents and policies.
- Does not update to include new public comment and community recommendations.