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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  
Amelia Schwartz, Associate Planner

**DATE:** September 7, 2022

**SUBJECT:** Grand Mound Subarea Plan Update (CPA-4)

**BACKGROUND**

The Grand Mound Subarea Plan Update is docket item CPA-4 on the 2022-2023 Comprehensive Plan Amendment Docket. It has been officially docketed since 2017. In 2022, it is the #1 Board-priority out of 9 docketed comprehensive plan amendments. The Grand Mound Subarea Plan update is composed of three main pieces:

1. Grand Mound Subarea Plan update
2. Land Use Plan and Zoning Amendment Requests: Seven citizen-initiated land use and rezoning requests – three of which also request expanding the Urban Growth Area (UGA) boundary – and one County-initiated land use and rezoning proposal of Tribal Trust lands
3. Updates to Thurston County Code: Grand Mound Design Guidelines and lot width standards within R 3-6/1 and R 4-16/1 zoning districts

The Grand Mound Subarea Plan was first adopted in 1996 and the transportation chapter was last updated in 2006.

**GRAND MOUND SUBAREA PLAN**

The Grand Mound Subarea Plan is a standalone document that serves as a guide for growth over the next 20 years in the Grand Mound Urban Growth Area. The Subarea Plan is considered a part of the Thurston County Comprehensive Plan, and therefore is subject to state law's allowance of Comprehensive Plan amendments only once per year. The Urban Growth Area is roughly 1,000

acres in size and is located near the I-5/SR 12 interchange in southwest Thurston County. Sewer and water facilities exist within the Grand Mound area. The Subarea Plan aims to separate commercial, industrial, and residential areas and requires minimum densities so that public services are provided efficiently.

The Plan covers the land use, natural resources, population and housing growth, transportation, capital facilities and utilities, economic development, environment, recreation and open space, and archaeological information for the Grand Mound UGA. It also sets goals and policies for land use, transportation, capital facilities and utilities, economic development, and parks, trails, and open space. Many topics refer to the general county Comprehensive Plan for guiding principles.

## **PUBLIC OUTREACH**

Open houses have been held on the Grand Mound Subarea Plan update on February 24, March 8, and November 7, 2018 and in Spring of 2020. General comment themes received at open houses include:

- Concerns over restrictive regulations
- Invest in the Grand Mound community and local amenities for those that live there, such as parks, play areas, and a pool
- Support for tiny home communities
- Support for tribal development
- Lower speed limits
- Concerns over impacts of gopher on development
- Desire to keep small town atmosphere
- Preserve the rural character
- Preserve large lots for agriculture

At the open houses, the community was asked if general vision statements included in the Subarea Plan from 1995 are still relevant today. Many residents and business owners felt that the vision statements are still relevant today and described their community with words like “quiet”, “rural”, and “close-knit”.

## **MAJOR CHANGES OF THE GRAND MOUND SUBAREA PLAN**

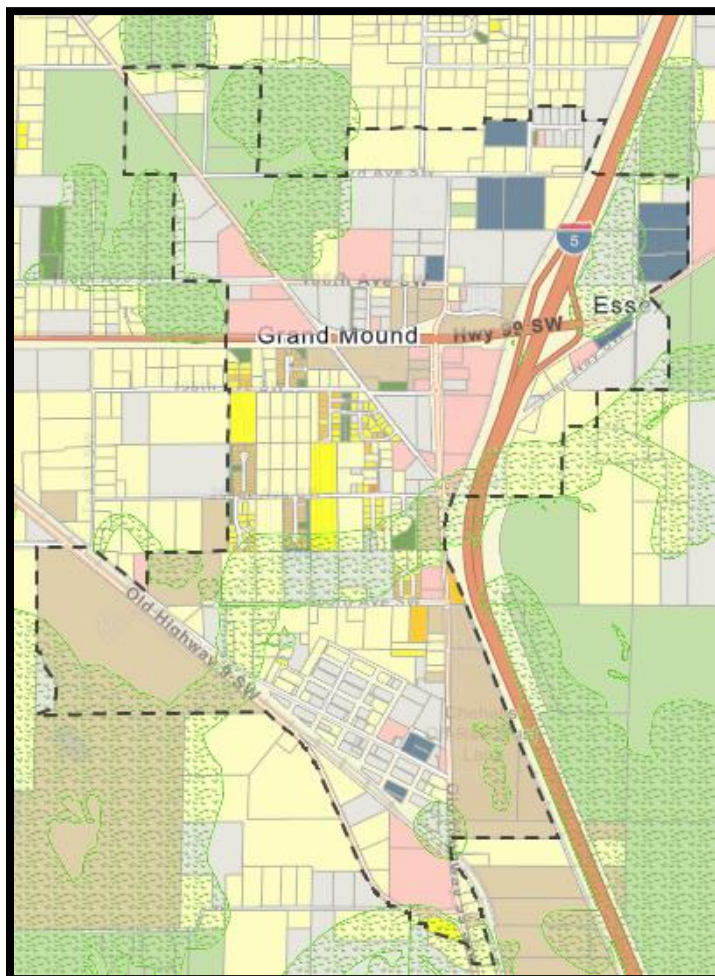
The Grand Mound Subarea Plan is a complete repeal and replace of the 1996 plan. One of the most critical current issues in Grand Mound is that it is an attracting area for new commercial and industrial development due to its prime location at the intersection of US Route 12, Interstate-5, and Old Highway 99. As such, Grand Mound is expected to see more growth over the next 20 years, both residentially and commercially. The Plan has been updated to:

- Reflect current conditions and data relating to land use,
- Reflect updated population forecasts,

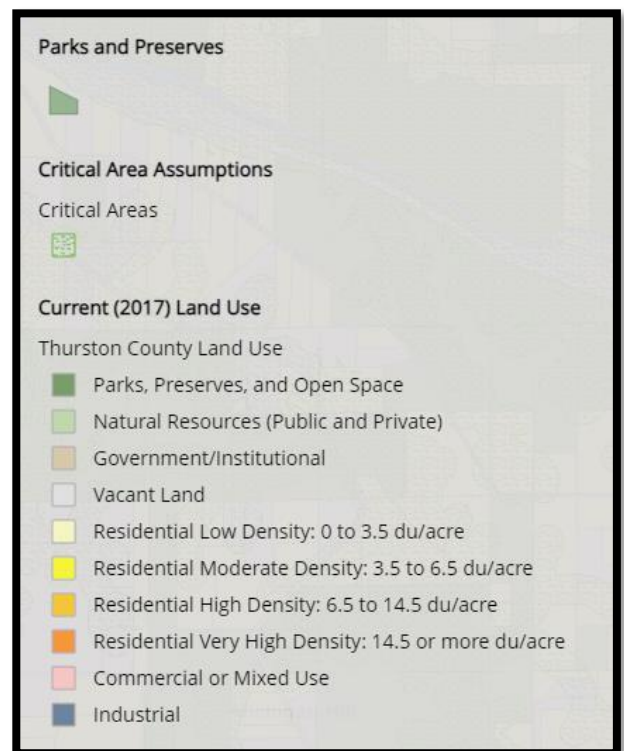
- Reflect updated employment growth forecast,
- Consider new information on buildable lands,
- Include updated information on housing supply and demand,
- Include new information from TRPC's [Grand Mound Transportation Study](#),
- Revise goals and policies based on new information and feedback from the community.

## LAND USE CHANGES

At the Grand Mound Open House, citizens were asked if the current land use meets their vision for the community. Community comments requested additional community amenities like local parks and playgrounds, a grocery store, sit-down restaurants, and better transportation infrastructure.



To see this map in more detail, see TRPC's [land use tool](#).



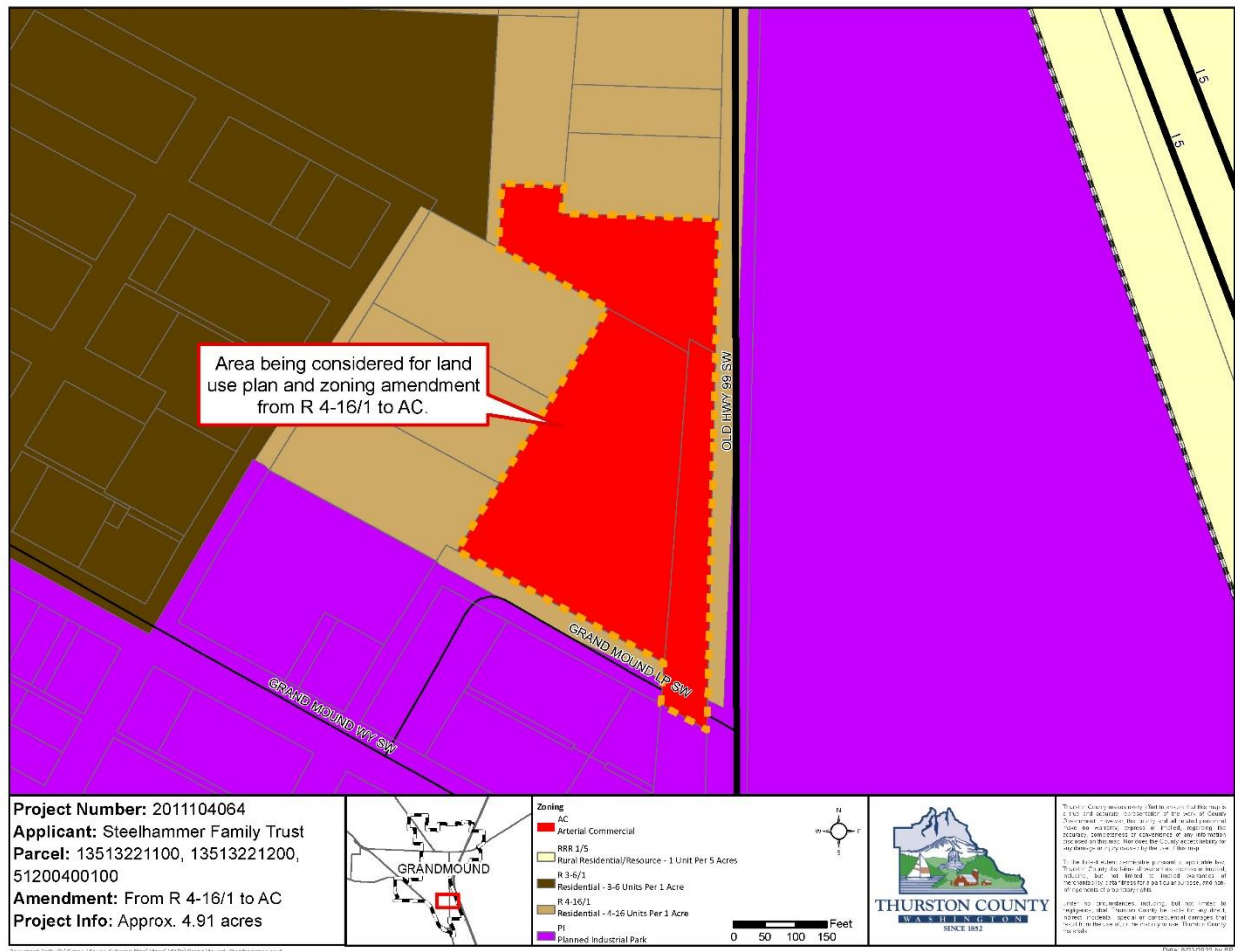
## LAND USE AND REZONING AMENDMENT REQUESTS

The following land use map and zoning map amendments are under consideration by Thurston County as part of the Grand Mound Subarea Plan Update. Seven of these amendments are citizen-requests to amend the land use and zoning of their property. Three of these proposals request an amendment (expansion) to the Grand Mound Urban Growth Area boundary. One proposal is a County-initiated amendment to amend the land use and zoning on 3 parcels that are Tribal Trust Lands to be consistent with existing uses.

Land use amendments must be consistent with County-wide Planning Policies. [County-wide planning policies](#) are available on Thurston Regional Planning Council's website.

In addition to amendments to Grand Mound Subarea Plan maps, the citizen requests will also require amendments to the Thurston County Zoning Map and may require amendments to the Thurston County Comprehensive Plan maps.

## Steelhammer Family Trust



Parcels: 13513221100, 13513221200, 51200400100

Site Address: None, in vicinity of 25000 Old Hwy 99 SW

Total Acres: 4.91 acres

Current Land Use & Zoning: Residential 4-16 Units Per Acre (R 4-16/1)

Requested Land Use & Zoning: Arterial Commercial (AC)

Three parcels totaling 4.91 acres at the intersection of Grand Mound Ln. SW and Old Hwy 99 SW currently designated and zoned as Residential 4-16/1, with a request to change to Arterial Commercial. Surrounding land uses are Planned Industrial District to the south and east, and Residential 4-16/1 to the west and north. The parcels are currently undeveloped and within the Grand Mound UGA.

### Zoning:

Existing, R4-16/1: Single family and multifamily dwelling units between 4 and 16 dwelling units per acre in an area characterized by (1) a lack of severe and/or moderate physical limitation; (2)

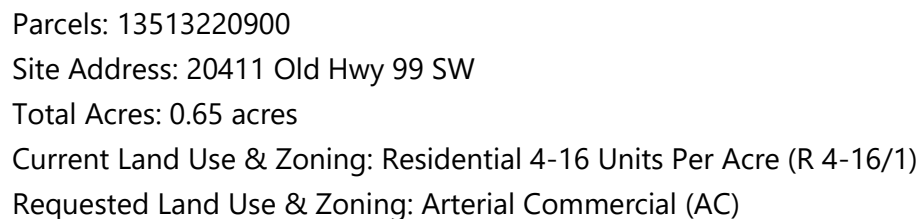
proximity to urban core or incorporated areas; (3) availability of urban services; (4) a likelihood of future annexation; (5) superior transportation access; and (6) designated areas within the Grand Mound urban growth area to ensure more compact development.

Request, Arterial Commercial District (AC): Commercial uses oriented towards vehicular traffic, allowing infilling with commercial and high-density residential uses which are compatible with the surrounding area.

Considerations for review of Consistency with County-wide Planning Policies: This property is not connected to other Arterial Commercial properties. However, it is adjacent to the Planned Industrial Park District (PI) zone, and many of those properties have been developed as commercial uses. Included in the adjacent PI zone is the Great Wolf Lodge and two other parcels that make up the Tribal Trust Lands amendment. The property to the north (West Thurston Fire Authority) is also applying for a land use amendment to change to Arterial Commercial. These properties are also located along Old Highway 99, like the other Arterial Commercial zoned properties, one grouping located about 1,000 feet north, and another located about 1,630 feet south. All three proposals (Steelhammer, West Thurston Fire Authority, and Tribal Trust Lands) would combine to create a commercial zone of roughly 49 acres.

The parcels have prairie and pocket gopher soils which may require additional review at time of permitting. Directly to the east on lands of the Chehalis Tribe is the Red Wolf Lodge. This change would remove approximately 19-78 units from possible residential capacity meant to accommodate residential growth for the Grand Mound 20-year population projections. The applicant notes that nearby uses are retail and commercial and this change would fit surrounding uses and accommodate growth of commercial facilities.





One 0.65-acre parcel at 20411 Old Hwy 99 SW currently designated and zoned as Residential 4-16/1, with a request to change to Arterial Commercial. Surrounding land uses are Planned Industrial Park District (PI) to the east, and Residential 4-16/1 to the south, west and north. The parcel was formerly the location of the Grand Mound Fire station and is developed consistent with the Arterial Commercial zone.

7

other parcels that make up the Tribal Trust Lands amendment. Several parcels to the south are part of the Steelhammer Family request to amend the land use and zoning Arterial Commercial, which matches this request. This property is also located along Old Highway 99, like the other Arterial Commercial zoned properties, one grouping located about 850 feet north, and another located about 2,400 feet south. All three proposals (Steelhammer, West Thurston Fire Authority, and Tribal Trust Lands) would combine to create a commercial zone of roughly 49 acres.

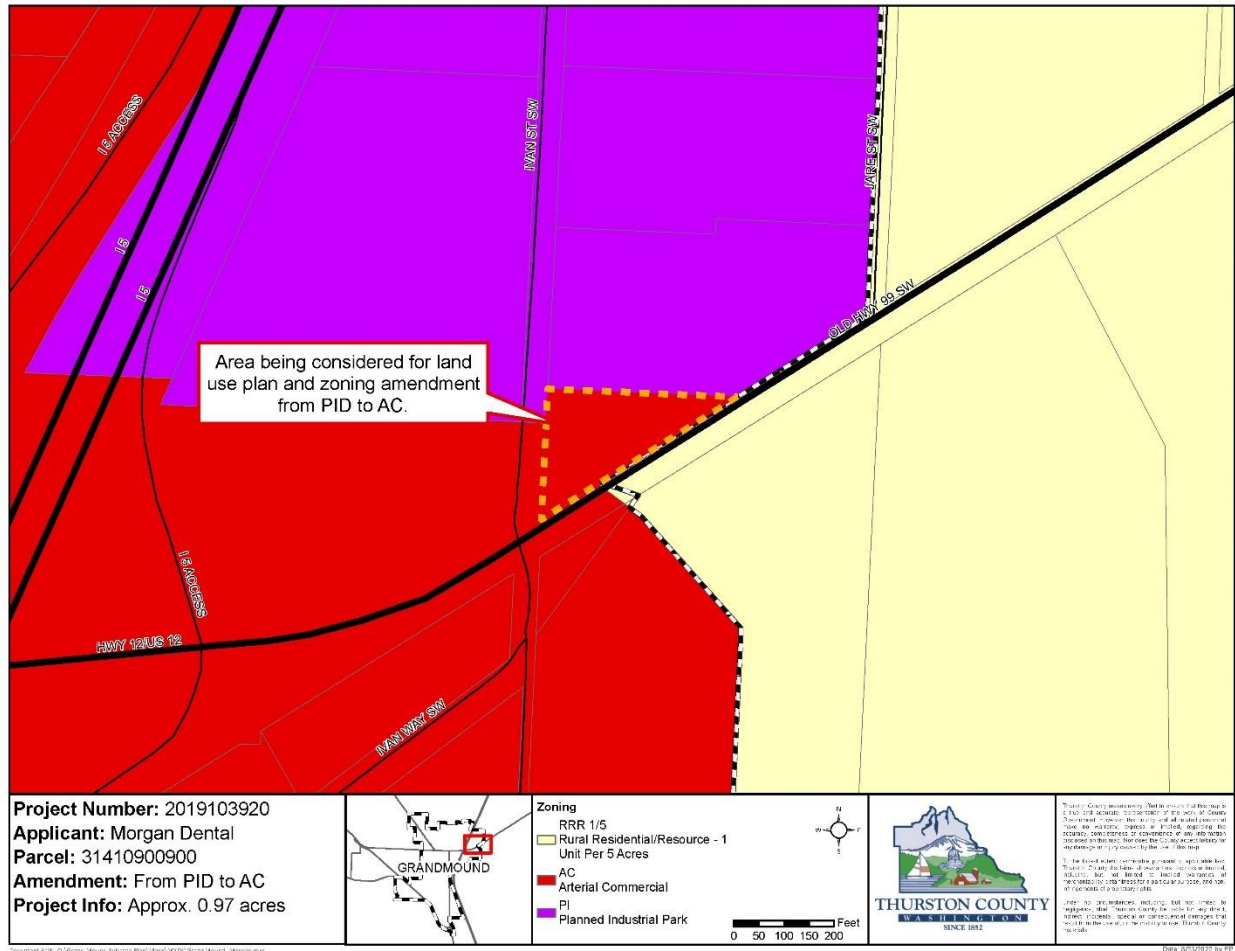
This parcel has prairie and pocket gopher soils which may require additional review at time of permitting. This change would remove approximately 2-8 units from possible residential capacity meant to accommodate residential growth for the Grand Mound 20-year population projections. The applicant notes that the area along Old Hwy 99 is a commercial/retail zone with other businesses and that the Tribe plans to continue more commercial and retail development in the area. These current economic conditions and heavy traffic flow render the property less than ideal to operate a fire station.

**Zoning:**

Existing, R4-16/1: Single family and multifamily dwelling units between 4 and 16 dwelling units per acre in an area characterized by (1) a lack of severe and/or moderate physical limitation; (2) proximity to urban core or incorporated areas; (3) availability of urban services; (4) a likelihood of future annexation; (5) superior transportation access; and (6) designated areas within the Grand Mound urban growth area to ensure more compact development.

Request, Arterial Commercial District (AC): Commercial uses oriented towards vehicular traffic, allowing infilling with commercial and high-density residential uses which are compatible with the surrounding area.





Parcels: 31410900900

Site Address: 19600 Ivan St. SW

Total Acres: 0.97 acres

Current Land Use & Zoning: Planned Industrial Park District (PI)

Requested Land Use & Zoning: Arterial Commercial (AC)

Considerations for review of Consistency with County-wide Planning Policies:

One 0.97-acre parcel at the intersection of Ivan St. and Old Hwy 99 currently designated and zoned as Planned Industrial District, with a request to change to Arterial Commercial. Surrounding land uses are Rural Residential and Resource 1 Unit per 5 acres (RRR 1/5) to the east, arterial commercial (AC) to the south and west, and Planned Industrial District (PD) to the north. The parcels are currently undeveloped. The proposal is adjacent to other Arterial Commercial (AC) zoned properties.

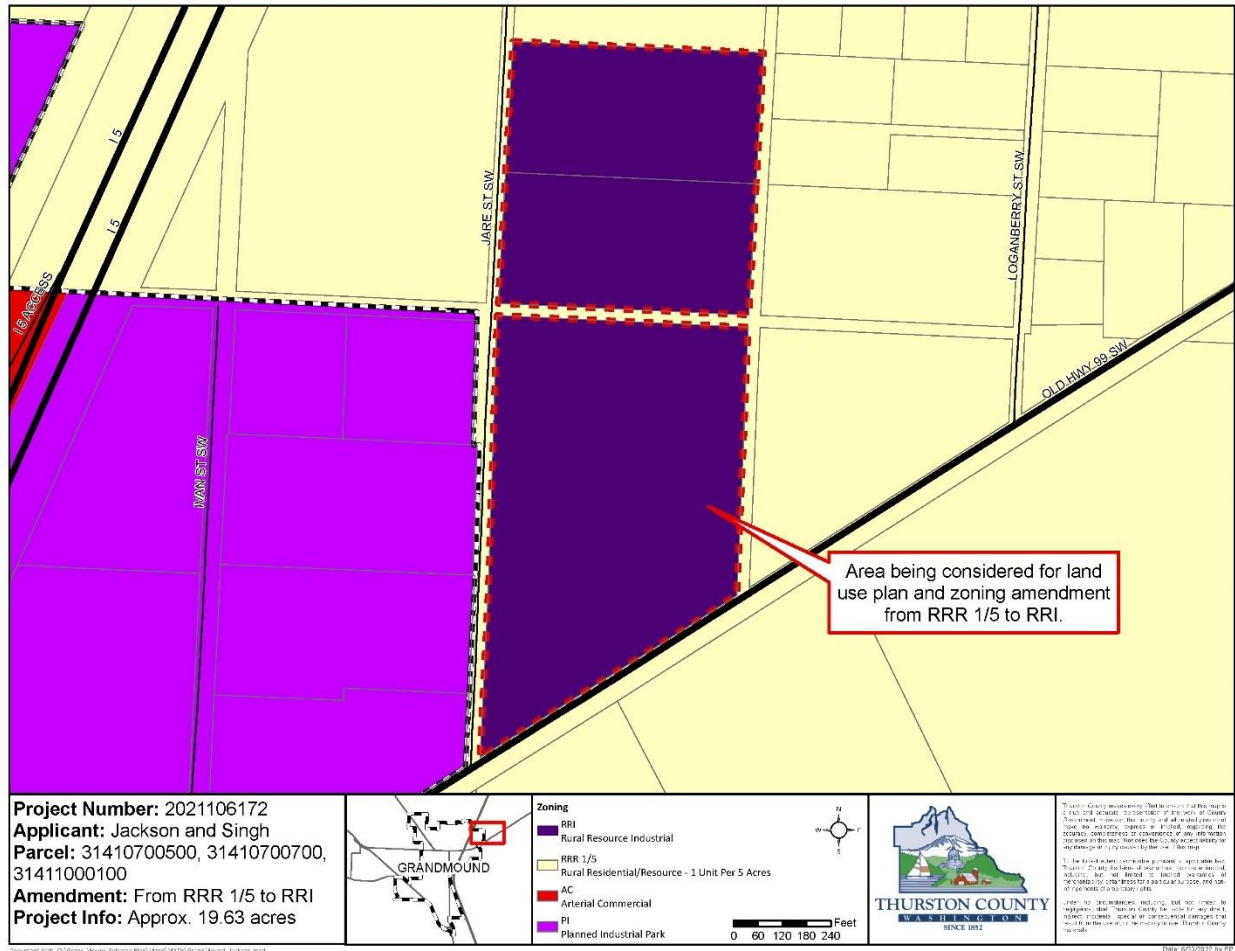
The parcel has prairie and pocket gopher soils which may require additional review at time of permitting. The applicant notes that surrounding areas are Arterial Commercial and that a change

will not affect the surrounding lands, and that the desired use (a medical/dental building and retail space) is more consistent with the Arterial Commercial land use and zoning.

Zoning:

Existing, Planned Industrial Park Development (PI): Provide industrial development under controls to protect nearby uses of land, to stabilize property values primarily in those areas not suitable for the light industrial zoning designation, and to encourage comprehensive planning of the entire industrial site within a park-like environment.

Request, Arterial Commercial District (AC): Commercial uses oriented towards vehicular traffic, allowing infilling with commercial and high-density residential uses which are compatible with the surrounding area.



Parcels: 31410700500, 31410700700, 31411000100 (rural unincorporated – outside Grand Mound UGA)

Site Address: 19236 Jare St. SW

Total Acres: 19.63 acres

Current Land Use & Zoning: Rural Residential and Resource 1 Unit Per 5 Acres (RRR 1/5)

Requested Land Use & Zoning: Rural Resource Industrial (RRI)

Considerations for review of Consistency with County-wide Planning Policies:

Three parcels totaling 19.63 at the intersection of Jare St. and Old Hwy 99 currently designated and zoned as Rural Residential Resource 1 Unit Per 5 Acres (RRR 1/5), with a request to change to Rural Resource Industrial (RRI). It is located outside the northeastern border of the Grand Mound Urban Growth Area. Surrounding land uses are Rural Residential and Resource 1 Unit per 5 acres to the north, east, south, and partial west, and Planned Industrial District to the west. The Deskin request to the south requests to change several parcels to Arterial Commercial. The parcels are currently undeveloped except for the southernmost parcel which has a home, sheds, barns, and shops on it. The proposed zone would be different than all adjacent properties but would create a grouping of roughly 20 acres of RRI.

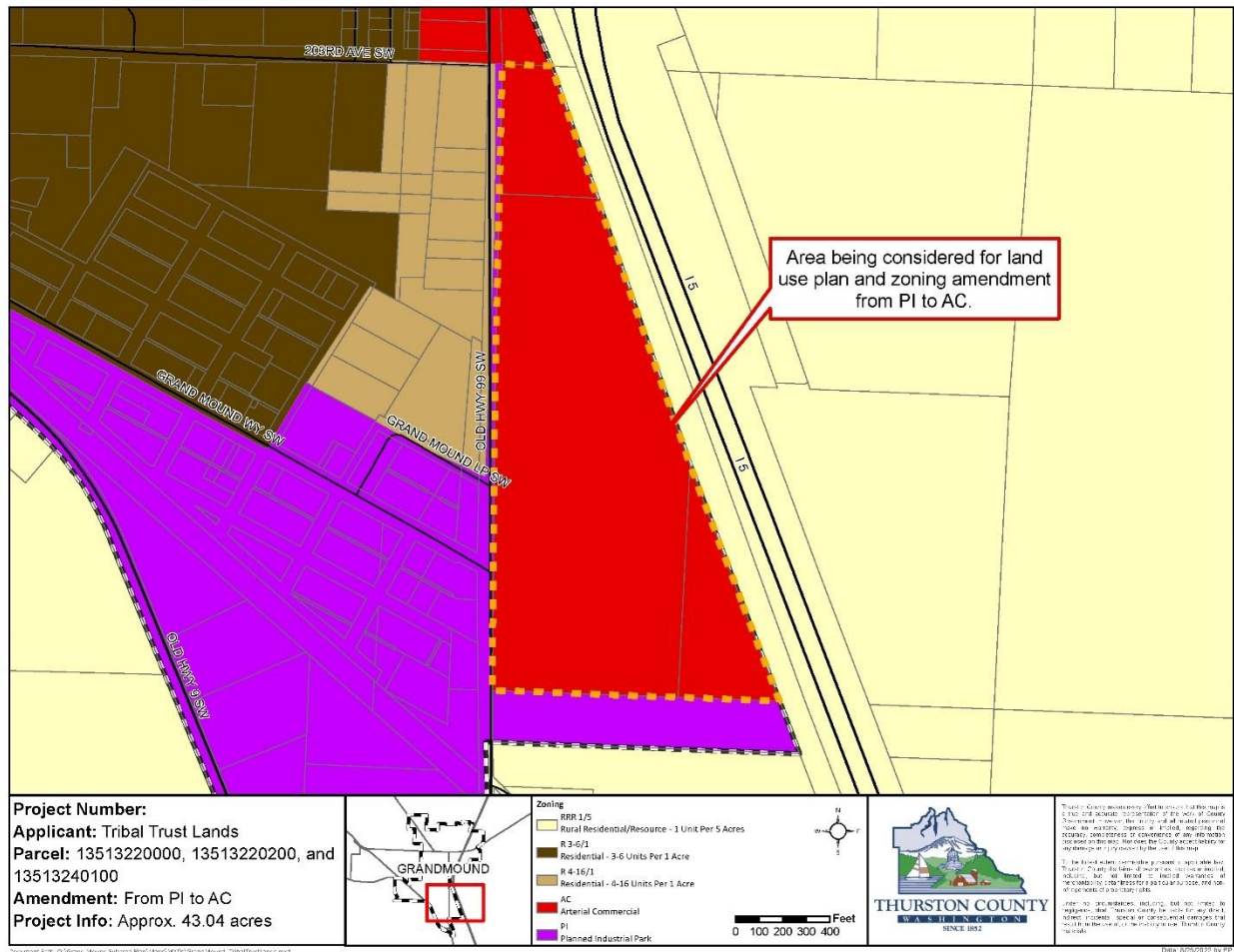
The parcels have prairie and pocket gopher soils which may require additional review at time of permitting. This change would remove approximately 4 units from possible residential capacity outside of the Grand Mound UGA. The applicant notes that surrounding land uses are all commercial/industrial and currently operating as businesses with the exception of the nearby marijuana farm located in the adjacent residential, and that the change in zoning would provide more economic opportunity and revenue for the County.

Zoning:

Existing, RRR 1/5: Residential development that maintains the county's rural character; provides opportunities for compatible agricultural, forestry, and other rural land uses; is sensitive to the site's physical characteristics; provides greater opportunities for protecting sensitive environmental areas and creating open space corridors; enables efficient road and utility systems; and does not create demands for urban level services.

Request, RRI (Rural Resource Industrial District (RRI): An area where industrial activities and uses that are dependent on agriculture, forest practices, and minerals may be located. Allows such uses that involve the processing, fabrication, wholesaling, and storage of products associated with natural resource uses.

***Old Hwy 99 Commercial Corridor - Tribal Trust Lands***



Parcels: 13513220000, 13513220200, and 13513240100

Site Address: 20500 Old Hwy 99 SW

Total Acres: 43.04 acres

### Current Land Use & Zoning: Planned Industrial Development (PI)

Requested Land Use & Zoning: Arterial Commercial (AC)

Considerations for review of Consistency with County-wide Planning Policies:

Three parcels located along the east side of Old Hwy 99, just past 203<sup>rd</sup> Ave SW and currently designated and zoned as Planned Industrial Development. All three parcels are associated with the Great Wolf Lodge, an indoor water park. Surrounding land uses are Arterial Commercial to the north, I-5 directly to the east with low density residential zoning located outside of the UGA on the other side, some Planned Industrial Development located to the south and west, and high density residential located to the west. Included in the adjacent properties to the west zoned as high density residential are additional proposals (Steelhammer & Thurston Fire District) that are also requesting a change to Arterial Commercial.

For more information, the [Grand Mound 10-year Economic Development Plan](#) can be found online.

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This proposal is a County initiated request to amend Tribal Trust Lands to be consistent with existing uses on the properties and the Confederated Tribes of the Chehalis Reservation's 10-year Economic Development Plan for Grand Mound.

**Zoning:**

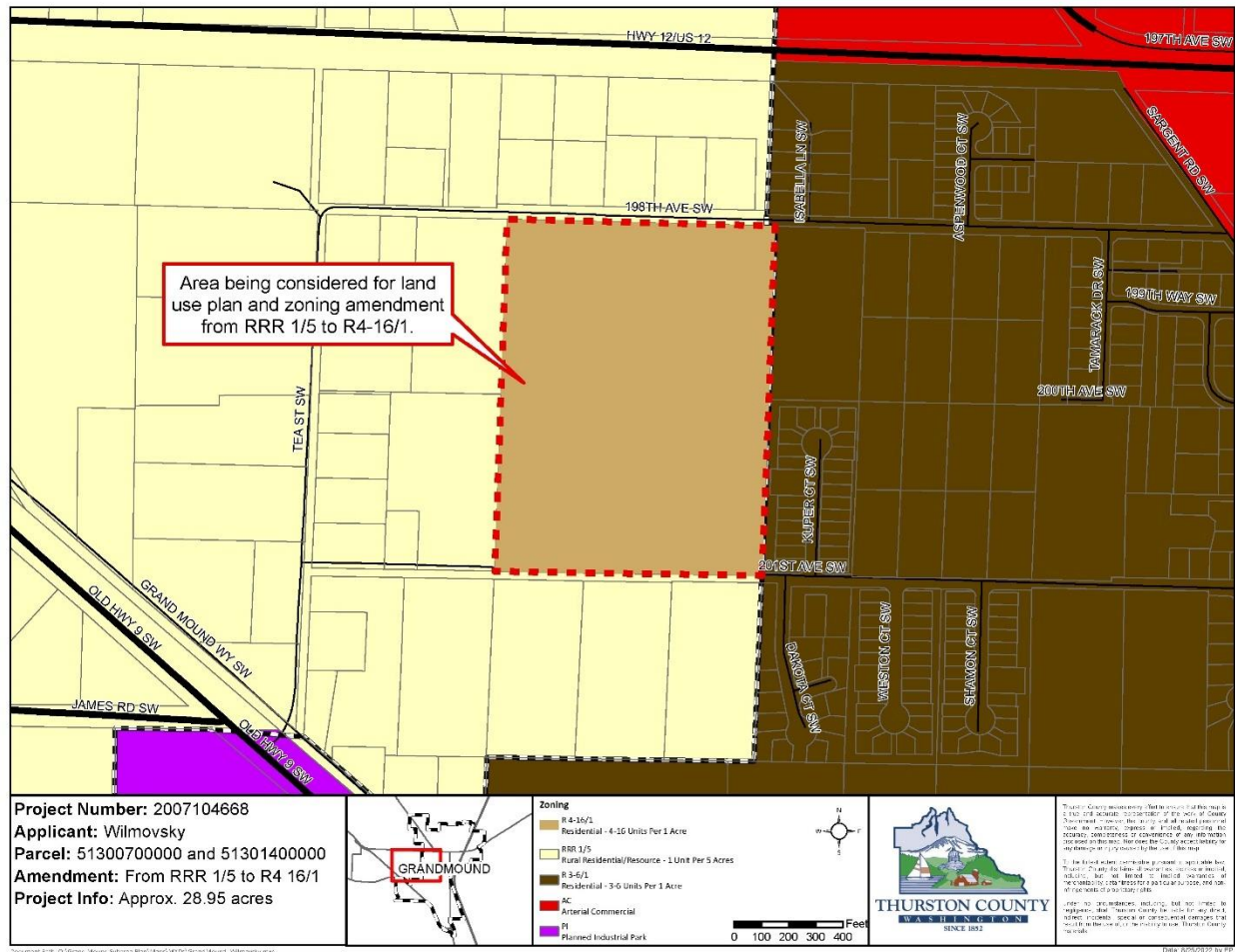
Existing, Planned Industrial Park Development (PI): Provide industrial development under controls to protect nearby uses of land, to stabilize property values primarily in those areas not suitable for the light industrial zoning designation, and to encourage comprehensive planning of the entire industrial site within a park-like environment.

Request, Arterial Commercial District (AC): Commercial uses oriented towards vehicular traffic, allowing infilling with commercial and high-density residential uses which are compatible with the surrounding area.

## **UGA BOUNDARY, LAND USE AND REZONING AMENDMENT REQUESTS**

Land use amendments must be consistent with County-wide Planning Policies. The County-wide Planning Policies include requirements for expansion of the Urban Growth Area, consistent with the Growth Management Act. The expansion of the UGA must meet County-wide Planning Policy 2.4 and take into consideration land availability for residential development, which is described in more detail following the land use summaries.





Parcels: 51300700000, 51301400000

Site Address: 6711 SW 198th Ave.

Total Acres: 28.95 acres

Current Land Use & Zoning: Rural Residential and Resource 1 Unit Per 5 Acres (RRR 1/5)

Requested Land Use & Zoning: Residential 4-16 Units Per Acre (R 4-16/1)

Consideration for review of Consistency with County-wide Planning Policies:

Two parcels totaling 28.95 acres between 198<sup>th</sup> and 201<sup>st</sup> currently designated and zoned as Rural Residential Resource 1 unit per 5 Acres, with a request to change to Residential 4-16 units per acre. It is located outside the western border of the Grand Mound Urban Growth Area and requests that the UGA boundary be expanded to include the properties. Surrounding land uses are Rural Residential and Resource 1 Unit per 5 acres to the north, west, and south, and Residential 3-6 units per acre to the west. The parcels are currently undeveloped except for the northernmost parcel which has a home and two barns on it. The parcels have prairie and pocket gopher soils which may require additional review at time of permitting.

This change would increase residential capacity to approximately 116-464 units at R 4-16/1, from its current 6 units. The applicant notes that there has been a large increase in commercial growth

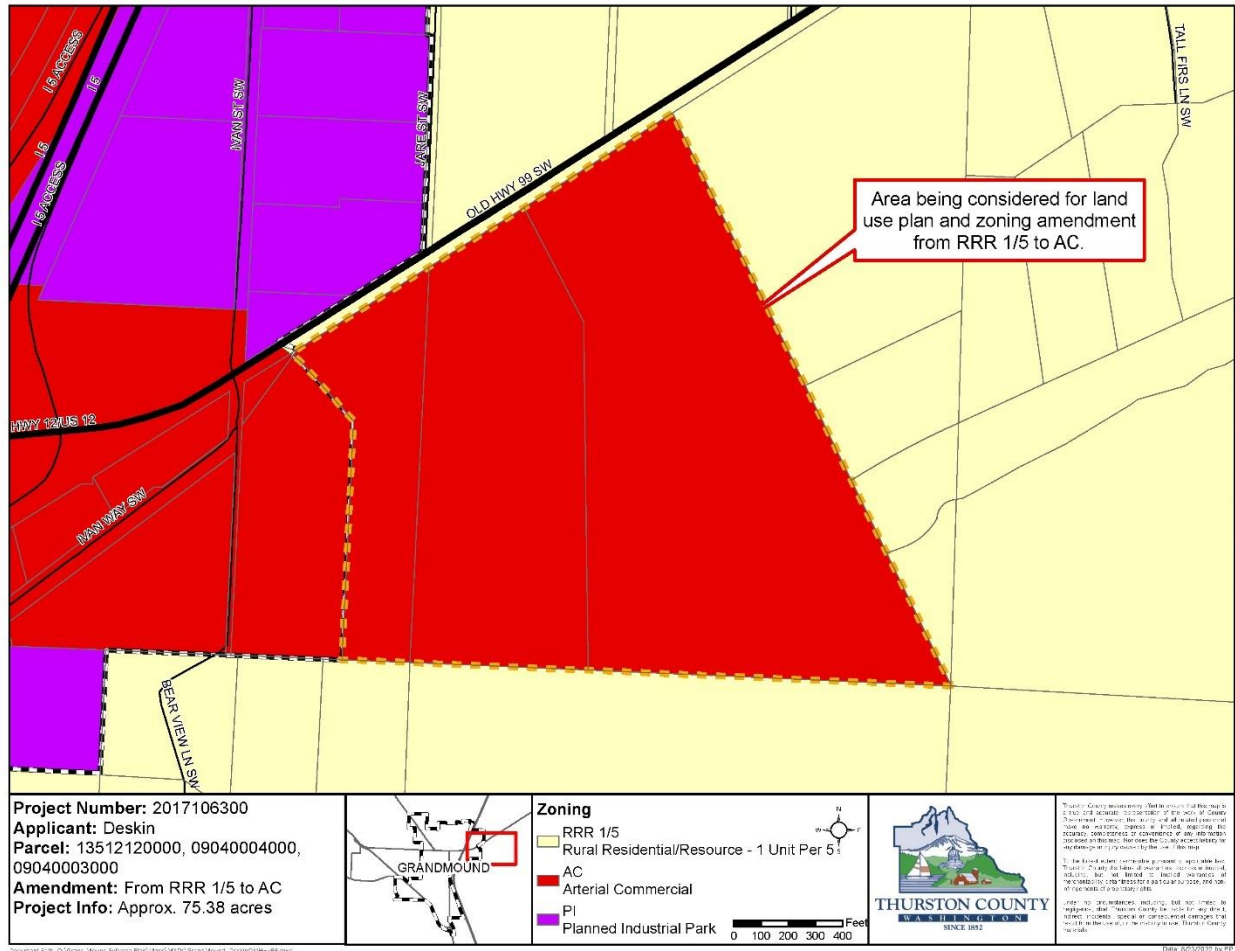


and new housing units are necessary to accommodate growth and development in the area. The other proposals located within the UGA that request land amendments from existing residential zones (Steelhammer and Fire District) would remove a total of approximately 21 – 86 residential units from possible residential capacity meant to accommodate residential growth for the Grand Mound 20-year population projections. Combining this proposal with those requesting reducing residential zoning would create a net of approximately 95 – 378 residential units to accommodate residential growth.

**Zoning:**

Existing, RRR 1/5: Residential development that maintains the county's rural character; provides opportunities for compatible agricultural, forestry, and other rural land uses; is sensitive to the site's physical characteristics; provides greater opportunities for protecting sensitive environmental areas and creating open space corridors; enables efficient road and utility systems; and does not create demands for urban level services.

Request, R4 16/1: Single family and multifamily residential development up to sixteen dwelling units per acre in areas characterized by lack of physical limitations, proximity to urban core or incorporated areas, availability of urban services, likelihood of future annexation, superior transportation access, and designated areas within the Grand Mound urban growth area.



Parcels: 13512120000, 09040004000, 09040003000

Site Address: 19428 Old Hwy 99 SW

Total Acres: 75.38 acres

Current Land Use & Zoning: Rural Residential and Resource 1 Unit Per 5 Acres (RRR 1/5)

Requested Land Use & Zoning: Arterial Commercial (AC)

Three parcels totaling 75.38 acres south of the intersection of Jare St. and Old Hwy 99 currently designated and zoned as Rural Residential and Resource 1 Unit Per 5 Acres, with a request to change to Arterial Commercial. It is located outside the eastern border of the Grand Mound Urban Growth Area and requests that the UGA boundary be expanded to include the properties. Surrounding land uses are Rural Residential and Resource 1 Unit per 5 acres to the north, east, and south, and arterial commercial to the west. The Jackson and Singh request to the north requests to change parcels to Rural Resource Industrial. The parcels are currently undeveloped except for the easternmost parcel which has a home, garage, sheds, and barns on it. The parcels have prairie and pocket gopher soils which may require additional review at time of permitting. This change would remove approximately 15 units from possible residential capacity, outside of the Grand Mound UGA. The applicant notes that adjacent land is commercial and that the highest

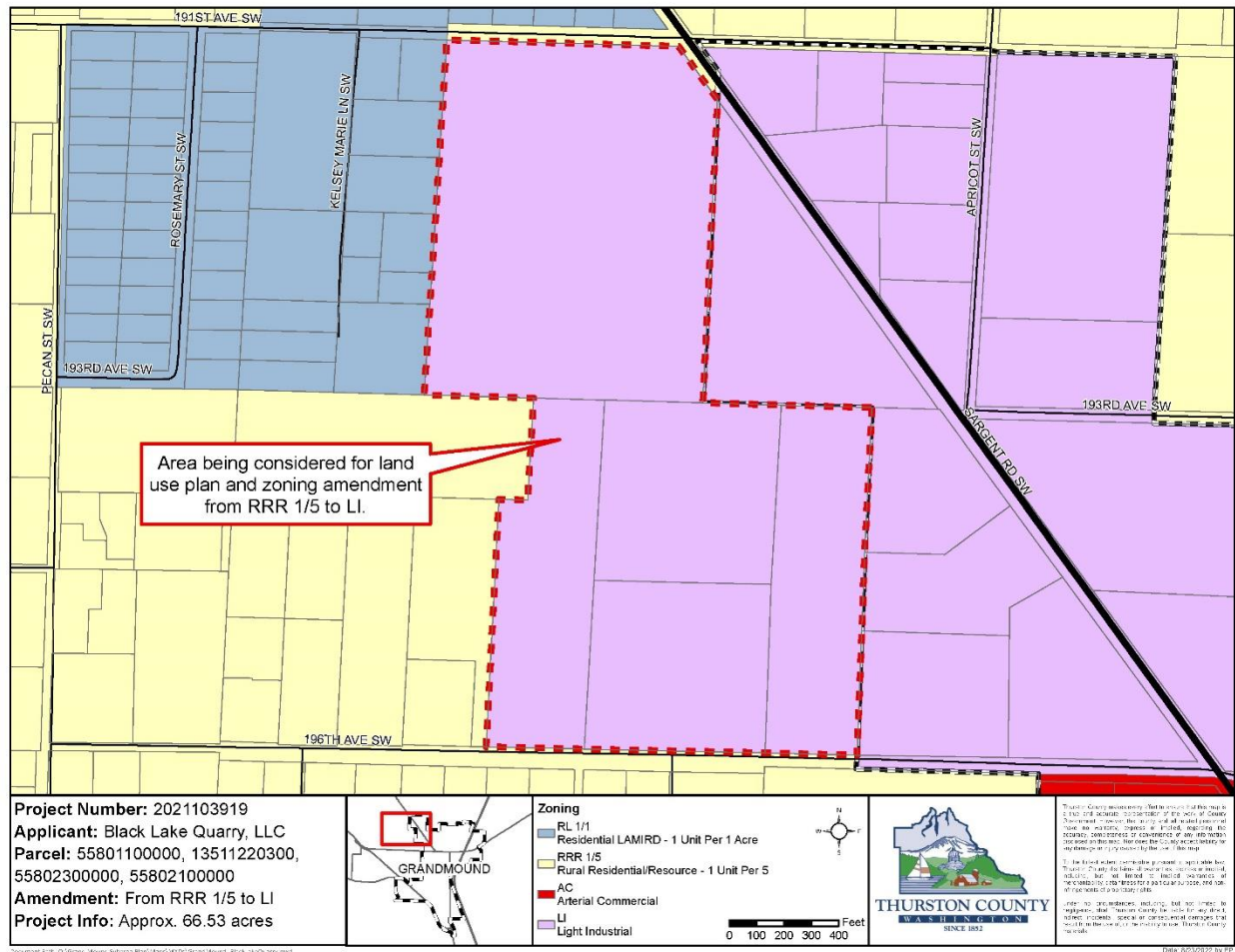
and best use of this property is commercial as it will promote growth and jobs and is adjacent to the freeway and Old Hwy 99, and that traffic and noise is not good for residential.

Zoning:

Existing, RRR 1/5: Residential development that maintains the county's rural character; provides opportunities for compatible agricultural, forestry, and other rural land uses; is sensitive to the site's physical characteristics; provides greater opportunities for protecting sensitive environmental areas and creating open space corridors; enables efficient road and utility systems; and does not create demands for urban level services.

Request, Arterial Commercial District (AC): Commercial uses oriented towards vehicular traffic, allowing infilling with commercial and high-density residential uses which are compatible with the surrounding area.

***Black Lake Quarry***



Parcels: 55801100000, 13511220300, 55802300000, 55802100000

Site Address: 6040 196th Ave. SW

Total Acres: 66.53 acres

Current Land Use & Zoning: Rural Residential and Resource 1 Unit Per 5 Acres (RRR 1/5)

Requested Land Use & Zoning: Light Industrial (LI)

Four parcels totaling 66.53 acres south of the intersection of Sargent Rd and 191<sup>st</sup> Ave SW currently designated and zoned as Rural Residential and Resource 1 Unit Per 5 Acres, with a request to change to Light Industrial. It is located outside the northwestern border of the Grand Mound Urban Growth Area and requests that the UGA boundary be expanded to include the properties. Surrounding land uses are Rural Residential and Resource 1 Unit per 5 acres to the west and south, Residential LAMIRD 1/1 to the north and west, and Light Industrial to the east. The parcels are currently used for sand and gravel mining. The parcels have prairie and pocket gopher soils which may require additional review at time of permitting. This change would remove approximately 13 units from possible residential capacity, outside of the Grand Mound UGA. The applicant notes that a transition to Light Industrial is not a significant change to rural character given the current use of the property, and will attract future economic development and

result in permanent, living wage jobs in the southwest area of the County, as well as higher value and more diverse tax base to offset the cost of public services and local infrastructure.

**Zoning:**

Existing, RRR 1/5: Residential development that maintains the county's rural character; provides opportunities for compatible agricultural, forestry, and other rural land uses; is sensitive to the site's physical characteristics; provides greater opportunities for protecting sensitive environmental areas and creating open space corridors; enables efficient road and utility systems; and does not create demands for urban level services.

Request, Light Industrial (LI): Industrial activities and uses involving the processing, fabrication, and storage of products may be located here, and may include commercial uses that primarily serve the industrial district. Standards are meant to protect the light industrial area from uses which may interfere with efficient industrial requirements, while also protecting adjacent areas from adverse industrial impacts.

## **CONSIDERATIONS FOR UGA EXPANSIONS**

To change the UGA boundary, the requested change must be in accordance with the countywide planning policies and general policies within the Thurston County Comprehensive Plan. Boundary expansions are reviewed by Planning Commission and the UGM Subcommittee of Thurston Regional Planning Council. Both bodies produce a recommendation which is provided to the Board of County Commissioners. The Board of County Commissioners makes the final decision for the boundaries and justifies their decision in writing.

### ***County Wide Planning Policies***

According to the [Thurston County County-Wide Planning Policies](#) (2015), amendments to the urban growth boundaries must use the following process (Policy 2.3):

- a. Cities and towns will confer with the county about boundary location or amendment.
- b. Proposed boundaries are presented to the Urban Growth Management (UGM) subcommittee of Thurston Regional Planning Council, which makes a recommendation directly to the Board of County Commissioners.
- c. Following a public hearing, the Board of County Commissioners designates the boundaries and justifies its decision in writing.
- d. Cities and towns not in agreement with the boundary designation may request mediation through the State Department of Commerce.
- e. At least every 10 years, growth boundaries will be reviewed based on updated 20-year population projections.
- f. Appeals of decisions made through this process are per the State Growth Management Act, RCW 36.70A

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

More information on the County Water and Sewer plans can be seen, below. The [Grand Mound Transportation study](#) can be seen on TRPC's website.

### ***Comprehensive Plan Policies***

The Land Use Chapter of the Comprehensive Plan contains policies for amending boundaries of urban growth areas.

- **Goal 2, Objective A, Policy 7 (p. 2-44):** "Expansion of an urban growth boundary should ensure provision of transportation, municipal water and an adequate water supply for the succeeding 20 years in a manner that does not degrade the Puget Sound or waters flowing into it. North County jurisdictions must ensure that the area can be served by municipal sewer, and South County jurisdictions must demonstrate that the expansion area can be served by sewage disposal methods that provide for the effective treatment of waste water in a manner that does not degrade waters flowing into the Puget Sound in the succeeding 20 years."

- **Goal 2, Objective A, Policy 8 (p. 2-45):** Expansion of an urban growth area boundary should meet one of the following two criteria:
  - a. There is insufficient land within the existing urban growth area to permit the urban growth that is forecast to occur in the succeeding 20 years; or
  - b. There can be shown an overriding public benefit to public health, safety and welfare by moving the urban growth boundary.

In order to expand the UGA, the Planning Commission's recommendation must include a written explanation on how these Goals and Policies are being met.

- **Goal 2, Objective A, Policy 9 (p. 2-45):** The area that is designated for the expansion of any urban growth area should be contiguous to an existing urban growth boundary.

### ***Residential Capacity Analysis***

The Urban Growth Area for Grand Mound is intended to accommodate growth projected over the next 20 years including a reasonable market factor. Based on the 2021 Buildable Lands Report (TRPC), in 2020 the Grand Mound Urban Growth Area had 430 dwelling units, and the future supply forecasted in 2040 was for 720 total units. There is

an estimated need of 290 additional units by 2040 which means there is an expected 80 units or 22% excess capacity of the current Urban Growth Area boundaries. A value between 10 and 25 percent within urban areas is considered reasonable for a healthy housing market. It is not clear how much of the residential land supply from this study will be available for development due to federal endangered species listings, the availability of water, and the difficulty of extending sewer service to some parts of the UGA.

For more information on residential capacity, see the [TRPC Buildable Lands Report](#).

Most requests are to convert from a residential land use to commercial or industrial land use and would remove units from residential capacity. Some of these requests are outside of the urban growth area boundary and therefore would remove residential capacity from unincorporated rural Thurston County. One request is to change to a higher-density residential use and be included in the UGA. A summary of possible changes in residential capacity is below:

- In Grand Mound UGA, possible reduction of 21-86 units from residential capacity (Steelhammer & Fire District)
- In Grand Mound UGA, possible addition of 87-464 units (Wilmovsky)
- Out of Grand Mound UGA, possible reduction of 32 units from residential capacity (Jackson & Singh, Deskin, Black Lake Quarry)



### ***Water Utility***

In order for the UGA boundary to be expanded to include a property, one of the requirements (County-wide Planning Policy, Policy 2.4(a)(i)) is that the area can and will be served by water in the succeeding 20 years. According to the [Grand Mound Water System Plan](#) (March 2012), future water service is expected as follows:

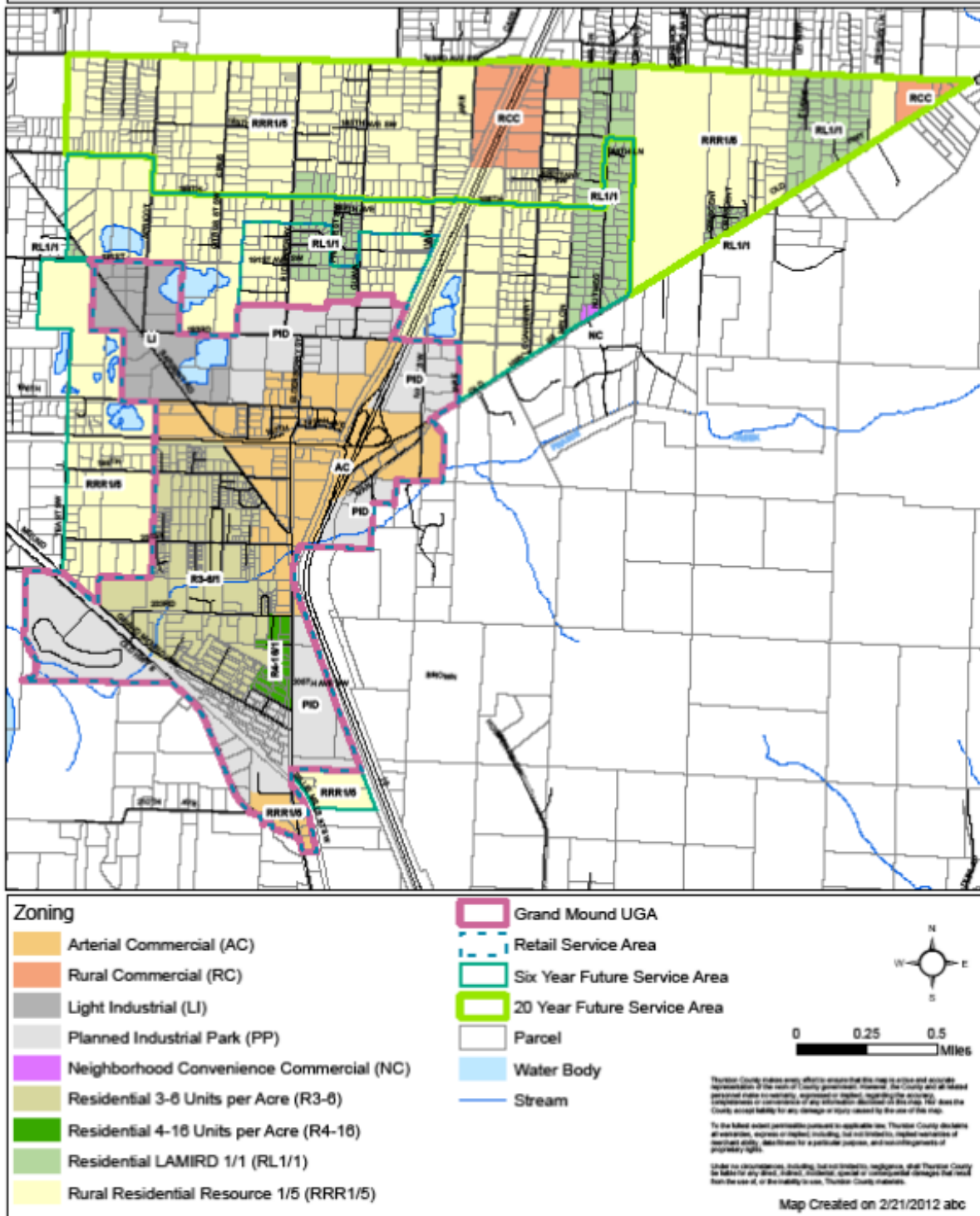
- Wilmovsky – Six Year Future Service Area
- Deskin – Not included in Future Service Area
- Black Lake Quarry – Six Year Future Service Area on all parcels except 13511220300

Thurston County is currently in the process of updating its Water System Plan. In accordance with Department of Health (DOH) requirements, the County must prepare a Water System Plan every ten years. The purpose of this Plan is to define growth trends in the water system service area, identify system deficiencies, and develop a capital improvement program to address identified deficiencies and accommodate projected growth. The Draft Grand Mound Water System Plan was submitted to the DOH in July 2022 for final review. The Plan also provides a capacity analysis to determine when growth will necessitate construction of new water system facilities. Currently, our water system is limited by source capacity, which we are projected to exceed in 2034. There is a project in the County's Capital Improvement Program (CIP) to add additional source capacity, scheduled to be completed in 2026. In summary, with the updated Water System Plan and associated project for infrastructure expansion, there will be enough water to meet the projected growth of Grand Mound within the current UGA boundaries. There is also enough water to meet the projected growth with the three proposals requesting an expansion to the UGA.

### ***Sewer Utility***

In accordance with Department of Ecology (DOE) requirements, the County is required to complete a Plan for Maintaining Adequate Capacity (PMAC) once a wastewater treatment facility reaches 85% of its permitted capacity. The County is currently preparing a General Sewer and Wastewater Facility Plan that satisfies the requirements of the PMAC. Similar to the Water System Plan, the General Sewer and Wastewater Facility Plan defines growth trends in the sewer service area, identifies system deficiencies, and develops a CIP to address identified deficiencies and accommodate projected growth. The Plan looks at both the sewer collection system and the wastewater treatment facility. The Plan is scheduled to be completed in July of 2023 and is expected to handle projected growth within the current UGA boundaries.

**Figure 1-1  
Grand Mound Water System Zoning**



## **GRAND MOUND CODE CHANGES**

There are two proposed code amendments included as part of the Grand Mound Subarea Plan update: update and inclusion of Grand Mound Development Guidelines in the Thurston County Code and update to lot widths for residential land in Grand Mound. The amendments apply only to the Grand Mound Subarea, and the R 3-6/1 and R 4-16/1 zoning districts.

### **LOT WIDTHS**

This proposal includes updates to lot width standards based on user feedback (Chapters 20.15 and 20.21A). Community Planning staff revised lot widths based on developer feedback, Development Services staff feedback, and public comment from earlier town halls and other studies done in the area. Reduced lot widths are intended to make it easier to develop properties to their full densities within the R 3-6/1 and R 4-16/1 zoning districts.

### **GRAND MOUND DEVELOPMENT GUIDELINES**

This proposal includes replacing the 1998 Grand Mound Development Guidelines with a new Thurston County Code chapter (Chapter 20.36) and updates associated code references (Chapters 20.15, 20.21A, 20.25, 20.27, 20.28, 20.40, 20.44, and 20.45), as well as changing the name of the guidelines to "Grand Mound Design Guidelines" from "Grand Mound Development Guidelines".

The 1998 Grand Mound Development Guidelines were adopted under Ordinance 11653 on March 9, 1998 and were updated once in December 2006 under Ordinance 13735. They have lived in a separate, standalone document in the past. Based on feedback from Development Services, it is preferable to include these development guidelines directly within the Thurston County Code. Amendments included as part of this update include changes to sign guidelines, parking lot guidelines, and landscaping guidelines.

## **ATTACHMENTS**

Attachment A – Grand Mound Subarea Plan

Attachment B – Proposed Code Amendments

Attachment C – Map of Proposed Zoning & Land Use Amendments