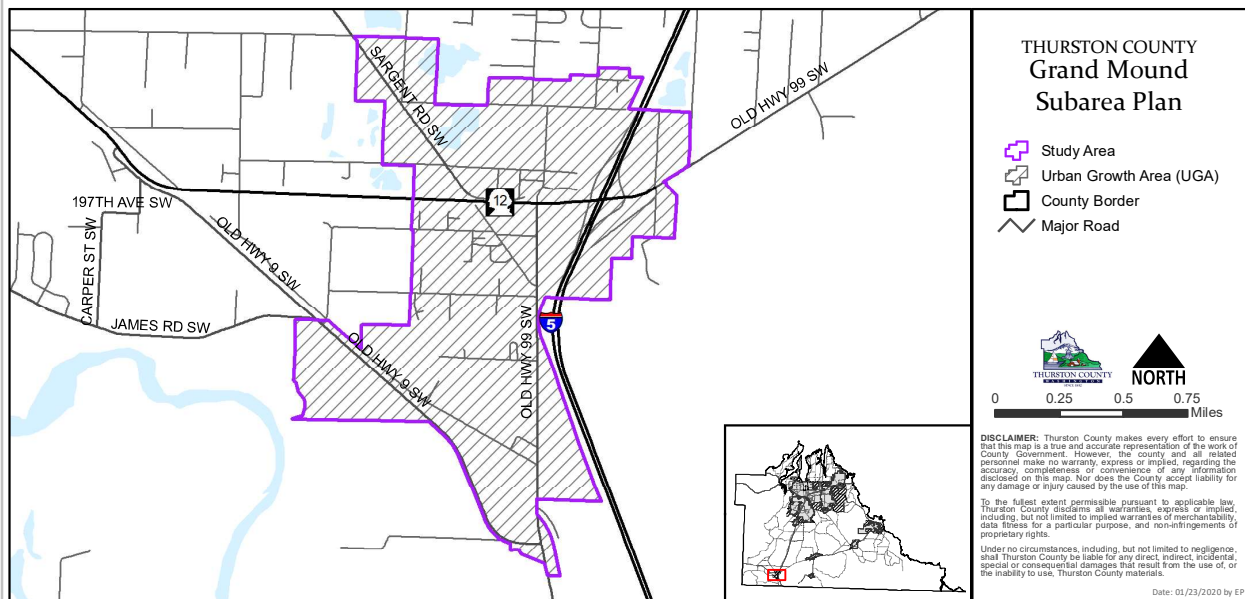


Last Updated: Feb 23, 2022

## OFFICIAL DOCKET ITEM BRIEFING SHEET

<b>Applicant</b>	BoCC
<b>Request</b>	Review, update and amend the Grand Mound Subarea Plan for consistency with current market trends in the planning area, update for consistency with the recommendations from the transportation study. Consider 7 citizen-initiated land use amendments - some for properties inside the UGA (Steelhammer Family Trust, Fire District #14 and Morgan), and some for UGA-adjacent properties (Black Lake Quarry, Wilmovsky and Deskin, Jackson/Dragt). Of 7 land use amendments, 3 include requests to amend Grand Mound UGA. Review and amend minimum lot width standards in TCC 20.15.060. Review and update Grand Mound Design Guidelines.
<b>Location</b>	Grand Mound UGA
<b>APN</b>	Grand Mound UGA
<b>Acres</b>	982 ± acres
<b>Date received</b>	2007
<b>Previous BoCC Action</b>	Placed on the Official Docket in 2017. Prior to being docketed in 2017, this item was on the preliminary docket from 2008 onward. In April 2020 the Board prioritized this item as 3rd out of 7 Board-initiated comp plan amendments.
<b>Key stakeholders</b>	Grand Mound UGA residents and businesses, Chehalis Tribe, Department of Corrections, TC citizens



Check all that apply:

Type of Request

- ☒ Comprehensive Plan Amendment  
☒ Map      ☒ Text  
☐ Development Code Amendment  
☐ Legally Required

Who Initiated Request:

- ☐ Citizen-Initiated  
☐ City-Initiated  
☒ Board-Initiated  
☐ Staff-Initiated

Last Updated: Feb 23, 2022

**DOCKET ANALYSIS**

*This side of the paper is maintained by assigned staff planner and presented at Board work session after public comment, for their consideration as they set the official docket.*

Staff resource need: ☒ High (.5 FTE +) ☐ Medium (.5 - .25 FTE) ☐ Low (.25 FTE or less)

Public Interest: ☒ High ☐ Medium ☐ Low/unknown

**Summary of written public comment:**

32 comments, all support.

Support: plan is long overdue; should include discussion of agricultural lands; supports economic growth, capital investment, jobs and tax revenues; area is important for industrial and commercial growth; may alleviate industrial rezone request pressures in rural county

Against: None

Priority: Several comments recommend making high-priority; 3 comments recommend final action in 2022

**Staff analysis:**

This is a major update, which includes seven citizen initiated land use amendments, three of which request expanding the Grand Mound UGA. Four open houses have been held to date with significant public involvement. Additional public outreach will be necessary. For the UGA expansion piece, the proposal will be taken to the Urban Growth Management subcommittee run by TRPC, after Planning Commission.

**Estimated time line: (ONLY FOR PREVIOUSLY OFFICIALLY DOCKETED ITEMS)**

Dependent upon staffing and BoCC priorities, may be complete by Q4 2022 or likely Q4 2023. UGA expansion proposals would be taken to the UGM subcommittee following Planning Commission & before BoCC review.

**Board Direction:**

- ☐ Add to 2022-2023 Official Docket
- ☐ Maintain on 2023 Preliminary Docket
- ☐ Remove from Preliminary Docket

*Board Direction is not provided until after 20-day written comment period.*

*Because this is a new docket year, all items are reconsidered.*

**ASSIGNED PLANNER:** Not Assigned