

ORDINANCE NO. 15999

AN ORDINANCE RELATING TO RESORTS & RETREATS; ADOPTING AMENDMENTS TO THURSTON COUNTY CODE TITLE 20, CHAPTER 20.54.070 TO CREATE TWO SUBSECTIONS AND INCORPORATE NEW STANDARDS FOR RESORT AND RETREAT FACILITIES OVER 100 ACRES.

WHEREAS, Thurston County is required to plan under Chapter 36.70A RCW, the Growth Management Act (GMA), which contains fourteen goals intended to guide development and adoption of comprehensive plans and development regulations, which relate to urban growth, rural development, reduced sprawl, transportation, housing, economic development, property rights, permits, natural resource industries, open space, recreation, the environment, citizen participation and coordination, public facilities and services, and historic preservation;

WHEREAS, Thurston County has performed professional review, provided public notice, and received public comment with respect to these development code amendments; and

WHEREAS, the GMA requires development regulations to demonstrate and uphold the concepts of internal consistency, conformity, and concurrency; and

WHEREAS, the development regulations, including the official zoning maps, in Thurston County adopted under GMA must be consistent with the Thurston County Comprehensive Plan and associated Joint Plans;

WHEREAS, Thurston County-wide Planning Policy 7.1 states that the County will encourage an economy that is diverse, can adapt to changing conditions, and takes advantage of new opportunities; and

WHEREAS, pursuant to RCW 36.70A.130, development regulations shall be subject to continuing review and evaluation by the county; and

WHEREAS, this item is a citizen-initiated amendment, and was included by the Board on the 2020-2021 Official Development Code Docket as Docket Item CR-1; and

WHEREAS, the Thurston County Planning Commission has reviewed, held a public hearing November 4, 2020 and made a recommendation on November 18, 2020 on the amendments; and

WHEREAS, pursuant to RCW 36.70A.106, a notice of intent to adopt was sent to the Washington State Department of Commerce on October 29, 2020;

WHEREAS, pursuant to the State Environmental Policy Act (SEPA) and WAC 197-11, a non-project Determination of “Non-Significance” (DNS) was issued on January 11, 2021; and

WHEREAS, the Commission’s recommendation dated November 18, 2020 on the proposed code text amendments was received by the Board on January 20, 2021 at a regularly scheduled briefing and the Board directed staff to set a public hearing; and

WHEREAS, the Board held a public hearing with notice requirements consistent with the Thurston County Code and state law on March 16, 2021 to take public testimony on the proposed Resorts & Retreats ordinance; and

WHEREAS, the Board agrees with the findings of the Thurston County Planning Commission and has determined that the amendments contained in this ordinance are consistent with the Thurston County Code (TCC) and other titles, chapters, and sections of the TCC; and

WHEREAS, the Board believes adopting the amendments is necessary for the preservation of the public health, safety, and general welfare of Thurston County residents.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF THURSTON COUNTY, AS FOLLOWS:

SECTION 1. TITLE 20 ZONING. The Thurston County Code is hereby amended as shown in Attachment A.

SECTION 2. SEVERABILITY. If any section, subsection, sentence, clause, phrase or other portion of this Ordinance or its application to any person is, for any reason, declared invalid, illegal or unconstitutional in whole or in part by any court or agency of competent jurisdiction, said decision shall not affect the validity of the remaining portions hereof.

SECTION 3. CORRECTIONS. Upon approval of the Prosecuting Attorney’s Office, the Clerk of the Board is authorized to make any necessary corrections to any section, subsection, sentence, clause, phrase or other portion of this Ordinance for scriveners or clerical errors, references, ordinance numbering, section/subsection numbers, and any reference thereto.

SECTION 4. EFFECTIVE DATE. This Ordinance shall take effect *immediately upon adoption*.

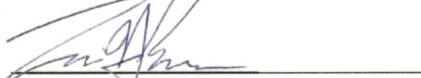
ADOPTED: MARCH 16, 2021

ATTEST:

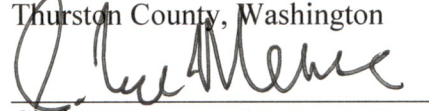

Clerk of the Board

APPROVED AS TO FORM:

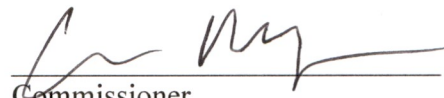
JON TUNHEIM
PROSECUTING ATTORNEY


Travis Burns
Deputy Prosecuting Attorney

BOARD OF COUNTY COMMISSIONERS
Thurston County, Washington


Chair


Vice-Chair


Commissioner

ATTACHMENT A: RESORTS & RETREATS ORDINANCE (Title 20)

Deleted Text: ~~Strikethrough~~ / Changes: Underlined / Unaffected Omitted Text: (...)

I. Thurston County Code Chapter Section 20.54 TCC (SPECIAL USE*) shall be amended to read as follows:

...

20.54.070 – Use-Specific standards.

The following standards apply to specific special uses and are in addition to those established in other sections of this chapter. The zoning districts in which a special use is authorized are identified in Table 1.

...

34.3 Resorts and Retreat Facilities.

a. Resorts and Retreat Facilities under 100 acres in size.

a.—i. Maximum building coverage shall be six thousand square feet on parcels between five and ten acres. Maximum building coverage shall be twenty thousand square feet on parcels larger than ten acres.

b.—ii. No individual building shall be larger than four thousand five hundred square feet.

c.—iii. Minimum lot size: five acres.

d.—iv. All structures and parking areas shall be set back from adjacent residential properties a minimum of one hundred feet. The one hundred foot setback shall include sight-obscuring plantings.

b. Resorts and Retreat Facilities over 100 acres in size.

i. One hundred thousand (100,000) square feet of building area is allowed for the first 100 acres of site area. For every 100 acres of additional site area, an additional ten thousand (10,000) square feet of building area is allowed. Maximum building coverage shall be two hundred thousand (200,000) square feet.

- ii. No individual building shall be larger than thirty-five thousand (35,000) square feet.
- iii. All structures and parking areas shall be set back from adjacent residential properties a minimum of one hundred (100) feet. The one-hundred (100) foot setback shall include sight-obscuring plantings.