

ORDINANCE NO. 16000

**AN ORDINANCE RELATING TO COMMERCIAL SMOKEHOUSES;  
ADOPTING AMENDMENTS TO THURSTON COUNTY CODE TITLE 20,  
CHAPTER 20.03.040 ADDING DEFINITION; CHAPTER 20.54.065 TO  
ADD SMOKEHOUSE, COMMERCIAL TO THE SPECIAL USES—  
DISTRIBUTION IN COUNTY ZONING DISTRICTS TABLE; CHAPTER  
20.54.070 TO ADD SMOKEHOUSE DEVELOPMENT REGULATIONS.**

**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-4; and

**WHEREAS**, the Thurston County Planning Commission has reviewed, held a public hearing and made a recommendation on November 4, 2020 on the amendments to incorporate Commercial Smokehouses in rural Thurston County; 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 4, 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 Commercial Smokehouse 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*.

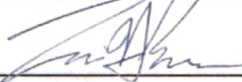
ADOPTED: March 16, 2021

ATTEST:

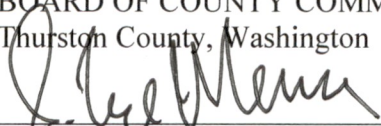
  
Clerk of the Board

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:  
SMOKEHOUSE ORDINANCE  
(Title 20)**

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

**I. Thurston County Code Chapter 20.03 TCC (STRUCTURE, INTERPRETATIONS AND DEFINITIONS) shall be amended to read as follows:**

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20.03.040 – Definitions.

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127.5 Smokehouse, Commercial means a wholesale facility that flavors, browns, cooks, or preserves cured food products by exposing them to smoke from burning or smoldering material, usually wood).

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

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20.54.065 – Applications for essential public facilities.

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Table 1

Special Uses—Distribution in County Zoning Districts

Uses listed below are prohibited unless specifically identified as allowable through special use review, or unless listed as a permitted or primary use within an individual zoning district chapter.

USE		R 1/ 2 0	R 1/ 1 0	R R 1/ 5	R R 1 / 5	U R 1 / 5	R L 1 / 2	R L 1 / 1	R L 2 / 1	R 3 — 6/ 1	R 4 — 1 6/ 1	L I	R R I	P I	N C	R C C	A C	H C	S L 1	M GS A <sup>2</sup>	L T A	N A	L T F	P P	M R	A O D	M EI
4 0. 5	Smoke house, Comm ercial	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>						<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>									

...

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.

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#### 40.5 Smokehouse, Commercial

- a. Minimum lot size – two acres;
- b. Maximum building size – eight thousand square feet;
- c. Maximum coverage by hard surfaces – eighty-five percent (also see Chapter 20.07);
- d. Open space – fifteen percent;
- e. Landscaping as required by Section 20.45.040;
- f. Parking as required by Section 20.44.030 (1)(f)(i) – warehouse and wholesale;
- g. No off-site signage is permitted;
- h. No outside storage of equipment or materials shall be permitted unless screened or fenced so as to not be visible from streets and neighboring properties;
- i. Permitted secondary uses – single family residential.

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