

ORDINANCE NO. 16332

AN ORDINANCE IMPLEMENTING CHANGES TO THE THURSTON COUNTY COMPREHENSIVE PLAN AND THE GRAND MOUND SUBAREA PLAN BY AMENDING THE THURSTON COUNTY CODE INCLUDING THE THURSTON COUNTY ZONING ORDINANCE (TITLE 20 TCC) CHAPTERS 20.15, 20.21A, 20.25, 20.27, 20.28, 20.40, 20.44, 20.45 AND ADDING A NEW CHAPTER TO THE THURSTON COUNTY CODE, 20.36; AND BY IMPLEMENTING CHANGES TO THE LACEY JOINT PLAN AND THE OLYMPIA JOINT PLAN BY AMENDING CHAPTERS 21.09 AND 23.05, REPEALING AND REPLACING THURSTON COUNTY CODE CHAPTER 21.12 AND REPEALING CHAPTER 21.13, AND FULFILLING THE REQUIREMENTS OF THE WASHINGTON STATE GROWTH MANAGEMENT ACT BY AMENDING THE OFFICIAL ZONING MAP FOR THURSTON COUNTY, SECTION 20.06.010, BY AMENDING THE OFFICIAL ZONING MAP FOR THURSTON COUNTY, NORTH COUNTY URBAN GROWTH AREAS SECTION 21.09.020 AND 23.02.160, AND TO PROVIDE TO OTHER MATTERS PROPERLY RELATED THERETO.

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

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

WHEREAS, the GMA also requires a process of early and continuous citizen participation for amending comprehensive plans and development regulations; and

WHEREAS, the development regulations and the official zoning map in Thurston County adopted under the GMA must be consistent with the Thurston County Comprehensive Plan Future Land Use Map and associated Joint Plans; and

WHEREAS, this ordinance implements changes to the Thurston County Comprehensive Plan enacted by Resolution No. 16331; and

WHEREAS, the Board of County Commissioners (Board) has made findings of fact relating to the amendments to the Thurston County Code (TCC) supporting said amendments which are set forth below for adoption.

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

SECTION 1. FINDINGS. For the purposes of effective land use planning, the Board of County Commissioners of Thurston County adopts the following legislative findings of fact for adopted amendments:

A. GENERAL FINDINGS

1. Thurston County is required to plan under Chapter 36.70A RCW, the Growth Management Act (GMA), and has performed professional review, public notice, and comment with respect to these amendments; and

2. The GMA requires counties to adopt county-wide planning policies to guide the adoption of comprehensive plans and associated development regulations. The principal purpose of these policies is to ensure that the comprehensive plans and development regulations of counties and the cities within them are coordinated with each other; and

3. The Thurston County Comprehensive Plan, as amended, collectively includes joint plans with the cities of Bucoda, Lacey, Olympia, Rainier, Tenino, Tumwater, Yelm, and other subarea plans, with chapters on land use, natural resource lands, housing, transportation, capital facilities, utilities, economic development, the natural environment, archeological and historic resources that govern development throughout unincorporated Thurston County and comply with GMA requirements for comprehensive plans; and

4. The development regulations in the Thurston County Zoning Ordinance (Title 20 TCC) apply to the unincorporated rural county as well as the unincorporated Urban Growth Areas (UGA) of Rainier, Yelm, Tenino and Grand Mound. The locations and boundaries of the zoning districts established in the Thurston County Zoning Ordinance are shown on the Official Zoning Map, Thurston County, Washington (Chapter 20.06 TCC); and

5. The development regulations in the Thurston County Lacey Urban Growth Area Zoning Ordinance (Title 21 TCC) apply to the unincorporated Urban Growth Area of Lacey. The locations and boundaries of the zoning districts established in the Thurston County Zoning Ordinance are shown on the Official Zoning Map, Thurston County, Washington for North County Urban Growth Areas (Chapter 21.09 TCC); and

6. The development regulations in the Thurston County Olympia Urban Growth Area Zoning Ordinance (Title 23 TCC) apply to the unincorporated Urban Growth Area of Olympia. The locations and boundaries of the zoning districts established in the Thurston County Zoning Ordinance are shown on the Official Zoning Map, Thurston County, Washington for North County Urban Growth Areas (Chapter 23.02 TCC); and

5. The amendments to the Thurston County Code adopted by this ordinance were prepared, considered, and adopted in compliance with county-wide planning policies; and

6. The zoning and development regulation amendments adopted by this ordinance are consistent with and are intended to implement Comprehensive Plan amendments adopted by resolution, which were included on the 2022-2023 Official Comprehensive Plan Docket as required by Chapter 2.05 Thurston County Code (TCC), Growth Management Public Participation; and

7. The County uses several methods to ensure early and continuous public participation and open discussion in the review of proposed amendments including but not limited to direct mailing, email lists, internet information pages, and posted public notices; and

8. The amendments to the Thurston County Code adopted by this ordinance were the subject of a series of public hearings before the Thurston County Planning Commission and the

Thurston County Board of County Commissioners (Board) and separate work sessions by each body as required by the GMA and the Thurston County Code; and

9. In formulating its recommendations, the Planning Commission considered public comments received through public hearings and the public process; and

10. In formulating its decision, the Board considered comments received through public hearings and the public process; and

11. Pursuant to RCW 36.70A.106, the State of Washington Department of Commerce was notified of the proposed change on August 25, 2023; and

12. The adoption must be processed in compliance with the requirements of the State Environmental Policy Act (SEPA); and

13. This ordinance will amend the Thurston County Code, including the Thurston County Zoning Ordinance, Lacey Urban Growth Area Zoning Ordinance, and Olympia Urban Growth Area Zoning Ordinance; and

14. This ordinance will amend the Official Zoning Map for Thurston County, Washington, under section 20.06.010 TCC; and

15. This ordinance will amend the Official Zoning Map for Thurston County, Washington, North County Urban Growth Areas under section 21.09 and 23.02 TCC; and

16. Policy changes corresponding to the regulation changes contained in this ordinance are adopted by resolution and are consistent with the Comprehensive Plan policies; and

17. In formulating the development regulations adopted by this ordinance, the Board has considered the goals contained in the GMA. The Board has weighed the goals as they apply to the subject matter of this ordinance; and

18. The findings below and the record generated in the public hearing and review process and at the adoption of this ordinance show that the amendments are consistent with GMA goals; and

19. The Board believes adopting the amendments are necessary for the preservation of the public health, safety, and general welfare of Thurston County residents; and

20. The same findings of fact that support the comprehensive plan amendments contained in the corresponding resolution are also relevant to the specific amendments to the official zoning map contained in this ordinance and are incorporated herein by this reference.

B. FINDINGS

RELATING TO GRAND MOUND SUBAREA PLAN UPDATE TO AMEND THE THURSTON COUNTY CODE TO REVISE LOT WIDTHS AND INCORPORATE DESIGN GUIDELINES (TITLE 20) AND TO IMPLEMENT LAND USE PLAN AND SITE-SPECIFIC REZONING AMENDMENTS (CHAPTER 20.06)

1. The Grand Mound Subarea Plan docket item, CPA-7a, includes updates to the Grand Mound Subarea Plan including associated code amendments to Title 20, and four citizen-initiated land use and zoning amendments; and

2. The code amendments associated with the Grand Mound Subarea Plan Update amend the Thurston County Zoning Ordinance, Chapters 20.15, 20.21A, 20.25, 20.27, 20.28, 20.40, 20.44, 20.45 and add a new Chapter to the County Code to incorporate Design Guidelines, TCC Chapter 20.36; and

3. The citizen-initiated land use and zoning amendments included in the Grand Mound review include 4 requests within the urban growth area that amend the land use by corresponding resolution and amend the zoning designation with this ordinance: Steelhammer amending the zoning of 4.91 acres (3 parcels 13513221100, 13513221200, and 51200400100) from Residential 4-16/1 to Arterial Commercial, Fire District 14 amending the zoning of 0.65 acres (1 parcel 13513220900) from Residential 4-16/1 to Arterial Commercial, Tribal Trust Lands amending the zoning of 43.04 acres (3 parcels 13513220000, 13513220200, and 13513240100) from Planned Industrial District to Arterial Commercial, and Morgan amending the zoning of 0.97 acres (1 parcel 31410900900) from Planned Industrial District to Arterial Commercial; and

4. The Grand Mound Design Guidelines have existed since 1998, but have lived in a separate document; and

5. Incorporating the Grand Mound Design Guidelines into the Thurston County Code as a new Chapter provides consistency in implementation, transparency to the community, and allows for permits within the Grand Mound Subarea to be reviewed for design guidelines concurrent with a permit as part of the site plan review process; and

6. Some amendments have been made to the 1998 Grand Mound Design Guidelines to make them consistent with other county regulations that have changed since their original adoption; and

7. Additionally, lot width standards for residential zoning districts within the Grand Mound Subarea have caused difficulty to landowners to realize develop at full density, and are much larger than lot widths in other similar density zoning districts within Urban Growth Areas in Thurston County; and

8. The amendments contained in this ordinance reduce the lot widths for Residential 4-16/1 and Residential 3-6/1 zoning districts; and

9. The Thurston County Planning Commission reviewed the proposed amendment over six work sessions from September 7, 2022, through February 1, 2023 and held a duly noticed public hearing on November 16, 2022; and

10. On December 7, 2022, the Thurston County Planning Commission unanimously (8-0) recommended approval of several associated code amendments to Thurston County Code Chapters 20.15, 20.21A, 20.25, 20.27, 20.28, 20.40, 20.44, and 20.45, and adding a new chapter 20.36, to incorporate Grand Mound Design Guidelines into the County Code with small revisions for clarity and to help create a sense of place, and to revise lot width standards for zones in the Grand Mound Urban Growth Area; and

11. On December 7, 2022, the Thurston County Planning Commission (6-2) recommended approval of the Steelhammer citizen-initiated land use and rezoning request; and

12. On December 7, 2022, the Thurston County Planning Commission unanimously (8-0) recommended approval of the Fire District #14, Tribal Trust Lands, and Morgan citizen-initiated land use and rezoning requests; and

13. In formulating its recommendations, the Planning Commission considered public comments received through public hearings and the public process; and

14. A SEPA Determination of Non-Significance was issued April 19, 2023 (SEPA No. 2023101435) under SEPA (Chapter 43.21C RCW) for the changes contained in this amendment. The SEPA comment period ended on May 3, 2023 with no public comment received. The SEPA appeal period ended on May 10, 2023 with no appeal of the determination received; and

15. Pursuant to RCW 36.70A.106, the State of Washington Department of Commerce was notified of the proposed change on August 25, 2023; and

16. The Board held work sessions to review the proposed amendments and the Planning Commission's recommendations on May 17, August 3, September 25, and October 9, 2023 and held a duly noticed public hearing on September 19, 2023; and

17. On August 3, 2023, the Board provided direction to split the Grand Mound Subarea review into two paths, moving forward with the Subarea Plan update, the four land use amendments within the UGA, and the associated code amendments, while allowing additional review time for five land use amendments external to the Urban Growth Area; and

18. The Board considered public testimony and recommendations by the Planning Commission in light of GMA, including its goals, the Thurston County Comprehensive Plan, the Grand Mound Subarea Plan, and other related plans; and

19. On September 25, 2023, the Board provided direction (3-0) to move forward with the Grand Mound Subarea Plan and associated code amendments; and

20. On October 9, 2023, the Board provided direction (2-1) to move forward with the requests to change the Steelhammer and Fire District properties from Residential 4-16/1 acre to Arterial Commercial; and

21. On October 9, 2023, the Board provided direction (3-0) to move forward with the requests to change the Tribal Trust Lands and Morgan properties from Planned Industrial District to Arterial Commercial; and

22. The Board concurs with the Thurston County Planning Commission's recommendation for the reasons stated herein and the information provided during the public process; and

23. The amendments contained in this ordinance related to the Grand Mound Subarea Plan Update will amend the Thurston County Code, Thurston County Zoning Ordinance (Title 20), and the Official Zoning Map for Thurston County, Washington, Section 20.06.010 TCC.

C. GENERAL FINDINGS

RELATING TO OLYMPIA JOINT PLAN UPDATE TO AMEND THE THURSTON COUNTY CODE TO REMOVE A GROCERY STORE REQUIREMENT IN THE COMMUNITY ORIENTED SHOPPING CENTER ZONING DISTRICT (CHPATER 23.05) AND TO IMPLEMENT MINOR ZONING CORRECTIONS (CHAPTER 23.02)

1. The Cities of Lacey, Olympia, and Tumwater and Thurston County initially agreed upon the process of joint planning in the 1988 Memorandum of Understanding: An Urban Growth

Management Agreement. This agreement established short and long-term urban growth areas for the Cities of Lacey, Olympia, and Tumwater and outlined a process for Thurston County to jointly plan for these areas with each City; and

2. To ensure successful implementation of the Joint Plans, Thurston County and the Cities of Lacey, Olympia, and Tumwater entered into an agreement in 1995 titled Memorandum of Understanding: Urban Growth Area Zoning and Development Standards; and

3. The amendments adopted by this ordinance are consistent with and are intended to implement Comprehensive Plan amendments adopted by resolution; and

4. The code amendments to Chapter 23.05 TCC are associated with the Olympia Joint Plan to remove a grocery store requirement in the Community-Oriented Shopping Center zoning district to increase flexibility for existing landowner development options within this zoning district; and

5. The zoning amendments within this ordinance implement changes of the resolution, which within the Olympia Urban Growth Area includes minor corrections to the zoning layer to align with parcel boundaries that have shifted over time; and

6. The City of Olympia and Thurston County staff worked on the Joint Plan, including related land use zoning and a code amendment in 2017 and 2018 and then again from 2020 to the present; and

7. The Thurston County Planning Commission with Olympia Planning Commission, reviewed the Thurston County/Olympia Joint Plan and the related land use and zoning code amendment over three joint work sessions on October 11, October 26, 2022, and January 25, 2023, and held a duly noticed public hearing on November 30, 2022; and

8. On January 25, 2023, the Thurston County Planning Commission (6 yea, 1 nay, 1 abstention and 1 absent) voted to recommend approval to adopt the Thurston County/Olympia Joint Plan with one amendment to Thurston County Code 23.05; and

9. On January 25, 2023, the City of Olympia Planning Commission voted unanimously to recommend approval of the Thurston County/Olympia Joint Plan with one amendment to Thurston County Code 23.05; and

10. In formulating their recommendations, the Planning Commissions considered public comments received through public hearings and the public process; and

11. The Olympia Land Use and Environmental Committee held a briefing and provided a recommendation on March 23, 2023, to forward the Thurston County/Olympia Joint Plan to City Council; and

12. The Olympia City Council heard the matter on April 19, 2023, accepting the Thurston County/Olympia Joint Plan and recommending the Thurston Board adopt the plan as part of the County's Comprehensive Plan, including an amendment to Thurston County Code 23.05; and

13. The Planning Commission recommendations and the Olympia City Council recommendation were presented to the Board at a work session on May 17, 2023; and

14. The Board held a duly noticed public hearing on August 1, 2023, with a subsequent work session to review public comment on August 24, 2023; and

15. The Board considered public testimony and recommendations by the Planning Commissions in light of GMA, including its goals, the Thurston County Comprehensive Plan, and the Thurston County/Olympia Joint Plan; and

16. Preliminary direction was provided unanimously by the Board on August 24, 2023, to finalize the Thurston County/Olympia Joint Plan as consistent with the City of Olympia Planning Commission and City Council recommendation, including the associated code amendment to 23.05 TCC; and

17. The Board concurs with the City of Olympia Planning Commission and City Council recommendation for the reasons stated herein and the information provided during the public process; and

18. The County uses several methods to ensure early and continuous public participation and open discussion in the review of proposed amendments including but not limited to direct, public events, mailing, email lists, internet information pages, and posted public notices; and

19. Pursuant to RCW 36.70A.106, the State of Washington Department of Commerce was notified of the proposed change on August 25, 2023; and

20. The adoption must be processed in compliance with the requirements of the State Environmental Policy Act (SEPA); and

21. A SEPA Determination of Non-Significance was issued February 15, 2023 (SEPA No. 2022103128) under SEPA (Chapter 43.21C RCW) for the changes contained in this amendment. The SEPA comment period ended on March 1, 2023, with no public comments received. The SEPA appeal period ended on March 8, 2023, with no appeal of the determination received; and

22. The amendments contained in this ordinance related to the Olympia Joint Plan will amend the Thurston County Code, the Olympia Urban Growth Area Zoning Ordinance (Title 23), and the Official Zoning Map for Thurston County, North County Urban Growth Areas, Section 23.02.160 TCC.

D. GENERAL FINDINGS

RELATING TO LACEY JOINT PLAN UPDATE TO AMEND THE THURSTON COUNTY CODE TO CONSOLIDATE TWO LOW-DENSITY ZONING DISTRICTS (CHAPTERS 21.09, 21.12 AND 21.13), TO IMPLEMENT LAND USE PLAN AND SITE-SPECIFIC REZONING AMENDMENTS (CHAPTER 21.09), TO EXPAND THE LACEY URBAN GROWTH AREA BOUNDARY TO INCLUDE GREG CUIOIO PARK, AND TO IMPLEMENT MINOR ZONING CORRECTIONS (CHAPTER 21.09)

1. The Cities of Lacey, Olympia, and Tumwater and Thurston County initially agreed upon the process of joint planning in the 1988 Memorandum of Understanding: An Urban Growth Management Agreement. This agreement established short and long-term urban growth areas for the Cities of Lacey, Olympia, and Tumwater and outlined a process for Thurston County to jointly plan for these areas with each City; and

2. To ensure successful implementation of the Joint Plan, Thurston County and the Cities of Lacey, Olympia, and Tumwater entered into an agreement in 1995 titled Memorandum of Understanding: Urban Growth Area Zoning and Development Standards; and

3. The amendments adopted by this ordinance are consistent with and are intended to implement Comprehensive Plan amendments adopted by resolution; and

4. The code amendments to Chapters 21.09, 21.12 and 21.13 TCC are associated with the Lacey Joint Plan to consolidate two low-density zones consistent with the City of Lacey zoning and Lacey Housing Action Plan policies; and

5. The zoning amendments within this ordinance implement changes of the resolution, which within the Lacey Urban Growth Area includes minor corrections to the zoning layer to align with parcel boundaries that have shifted over time; and

6. The citizen-initiated land use and zoning amendments included in the Lacey Joint Plan review include 4 requests within the Lacey urban growth area that amend the land use by corresponding resolution and amend the zoning designation with this ordinance: Bressi amending the land use of 6.77 acres (3 parcels 11824120300, 11824120400, 11824120600) from Neighborhood Commercial to Moderate Density Residential, MC Construction amending the land use of 14.95 acres (1 parcel 21818220100) from Mineral Extraction to Low Density Residential, and Forster/McDaniel amending the land use of 3.13 acres (a portion of 1 parcel 11809110100) from Moderate Density to Low Density Residential; and

7. The City of Lacey proposed an expansion to the Urban Growth Area of Lacey to include city-owned properties that comprise Greg Cuoio Park & Greenways. In order to maintain logical boundaries, 7 private parcels are included within the expansion and three are bifurcated by the current UGA boundary. The area is currently zoned as Rural Residential Resource 1/5 in the Thurston County Comprehensive Plan and after inclusion in the Urban Growth Area would become primarily Open Space-Institutional, and the seven privately owned properties as Low Density Residential 0-6. Additional need for services and impact to capital facilities is minimal as the land is primarily city-owned park land and urban development of the privately owned properties is low; and

8. Half of Greg Cuoio Park is already within the adjacent Lacey City limits. Inclusion of the 182 acres that encompasses the remainder of Cuoio Park and the seven privately owned parcels within the Lacey Urban Growth Area will allow for the City of Lacey to provide services to the park, including police services that are currently split with Thurston County Sheriff's Office responding to the area in rural unincorporated county and the City of Lacey Police Department responding to the area within city limits; and

9. The City of Lacey and Thurston County staff worked on the Joint Plan, including related zoning and code amendments in 2023; and

10. The Thurston County Planning Commission with Lacey Planning Commission, reviewed the Thurston County/Lacey Joint Plan and the related land use and zoning code amendments in a joint work session on August 23, 2023, and held a duly noticed public hearing on September 27, 2023, with a follow-up work session; and

11. On September 27, 2023, the Thurston County Planning Commission (4 yea, 2 nay, 2 absent and 1 vacancy) failed to recommend approval to the Board to adopt the Thurston County/Lacey Joint Plan; and

12. On September 27, 2023, the Thurston County Planning Commission (6 yea, 0 nay, 2 absent and 1 vacancy) recommended not approving the consolidation of Low Density residential 0-4 and Low Density residential 3-6 into one zoning designation Low Density 0-6, which would

amend the North County UGA zoning map, amend Thurston County Code Chapter 21.09, repeal and replace Thurston County Code 21.12 and repeal 21.13; and

13. On September 27, 2023, the Thurston County Planning Commission (6 yea, 0 nay, 2 absent and 1 vacancy) approved recommending land use and rezone request at 9140 Pacific Hwy, 6.77 acres, from Neighborhood Commercial to Moderate Density residential; and

14. On September 27, 2023, the Thurston County Planning Commission (3 yea, 3 nay, 2 absent and 1 vacancy) failed to approve recommending land use and rezone request at 9520 Steilacoom Road, 14.95 acres, from Mineral Extraction to Low Density residential; and

15. On September 27, 2023, the Thurston County Planning Commission (6 yea, 0 nay, 2 absent and 1 vacancy) approved recommending land use and rezone request at 2427 Carpenter Road NE, 3.13 acres, from Moderate Density residential to Low Density residential; and

16. On September 27, 2023, the Thurston County Planning Commission (6 yea, 0 nay, 2 absent and 1 vacancy) approved recommending expansion of the Lacey Urban Growth Area Boundary by 182 acres; and

17. In formulating their recommendations, the Planning Commission considered public comments received through public hearings and the public process; and

18. The Lacey Planning Commission does not make recommendations to the City Council on joint plans, so did not hold a vote; and

19. The Lacey City Council heard the matter on October 4, 2023, accepting the Thurston County/Lacey Joint Plan and recommending the Board adopt the plan as part of the County's Comprehensive Plan; and

18. The Planning Commission recommendations and the Lacey City Council recommendation were presented to the Board at a work session on October 16, 2023; and

19. The Board held a duly noticed public hearing on November 7, 2023, with a subsequent work session to review public comment on November 8, 2023; and

20. The Board considered public testimony and recommendations by the Planning Commission in light of GMA, including its goals, the Thurston County Comprehensive Plan, and the Thurston County/Lacey Joint Plan; and

21. On November 8, 2023, the Board provided direction (2-1) to move forward the low-density consolidation, consistent with city recommendation; and

22. On November 8, 2023, the Board provided direction (3-0) to move forward the Bressi request, amending the associated zoning of 6.77 acres (3 parcels 11824120300, 11824120400, 11824120600) from Neighborhood Commercial to Moderate Density Residential; and

23. On November 8, 2023, the Board provided direction (3-0) to move forward the MC Construction request, amending the associated zoning of 14.95 acres (1 parcel 21818220100) from Mineral Extraction to Low Density Residential; and

24. On November 8, 2023, the Board provided direction (3-0) to move forward the Forster/McDaniel amending the associated zoning of 3.13 acres (a portion of 1 parcel 11809110100) from Moderate Density to Low Density Residential; and

25. On November 8, 2023, the Board provided direction (3-0) to move forward with the UGA expansion of Cuoio Park and the seven privately owned parcels, consistent with the UGM Subcommittee recommendation, Planning Commission's recommendation and City Council recommendation; and

26. The Board concurs with the Thurston County Planning Commission's recommendation for the Bressi and McDaniel site-specific land use and zoning requests and UGA expansion for the reasons stated herein and the information provided during the public process; and

27. The Board differs from the Thurston County Planning Commission's recommendation for the low-density consolidation, and MC Construction site-specific land use request and believes moving forward the Lacey Joint Plan and low-density consolidation honors the *1988 Memorandum of Understanding: An Urban Growth Management Agreement* between the City of Lacey and Thurston County, brings the County into consistency with City of Lacey low-density zoning standards, and based on the information provided during the public process; and

28. The County uses several methods to ensure early and continuous public participation and open discussion in the review of proposed amendments including but not limited to direct, public events, mailing, email lists, internet information pages, and posted public notices; and

29. Pursuant to RCW 36.70A.106, the State of Washington Department of Commerce was notified of the proposed change on August 25, 2023; and

30. The adoption must be processed in compliance with the requirements of the State Environmental Policy Act (SEPA); and

31. A SEPA Determination of Non-Significance was issued September 29, 2023 (SEPA No. 2023104126) under SEPA (Chapter 43.21C RCW) for the changes contained in this amendment. The SEPA comment period ended on October 13, 2023, with no public comments received. The SEPA appeal period ended on October 20, 2023, with no appeal of the determination received; and

32. This ordinance will amend the Thurston County Code, the Lacey Urban Growth Area Zoning Ordinance (Title 21); and

33. The ordinance will amend the Official Zoning Map for Thurston County, Washington, under section 20.06.010 TCC and will amend the Official Zoning Map for North County Urban Growth Areas, Thurston County, Washington under section 21.09.020; and

34. Policy changes corresponding to the regulation changes contained in this ordinance are adopted by resolution and are consistent with the Comprehensive Plan and Thurston County/Lacey Joint Plan policies; and

35. In formulating the development regulations adopted by this ordinance, the Board has considered the goals contained in the GMA. The Board has weighed the goals as they apply to the subject matter of this ordinance; and

36. The findings below and the record generated in the public hearing and review process and at the adoption of this ordinance show that the amendments are consistent with GMA goals; and

37. The Board believes adopting the amendments are necessary for the preservation of the public health, safety, and general welfare of Thurston County residents; and

38. The Board believes adopting the amendment is necessary for the preservation of the public health, safety, and general welfare of Thurston County residents and will better ensure consistency between the City of Lacey and the Lacey Urban Growth Area zoning regulations.

E. FINDINGS
RELATING TO POGUE SITE-SPECIFIC LAND USE PLAN AND REZONING
AMENDMENT (CHAPTER 20.06)

1. The application for a comprehensive plan amendment was received in September 2021 to change the applicant's 1.48 acre property at 12625 Old Highway 99 SE from Rural Residential/Resource 1 unit per 5 acres to Neighborhood Convenience Commercial; and

2. The amendments adopted by this ordinance are consistent with and are intended to implement Comprehensive Plan amendments adopted by resolution; and

3. The citizen-initiated land use and zoning amendment considers amending the land use by corresponding resolution and amend the zoning designation with this ordinance of a 1.48 acre (1 parcels 11606210300) from Rural Residential/Resource 1 unit per 5 acres to Neighborhood Commercial. The additional southern parcel was also considered for a land use amendment and associated rezone to make a contiguous block of 3.68 acres (adding 1 parcel 11606210400) from Rural Residential/Resource 1 unit per 5 acres to Neighborhood Commercial; and

4. Thurston County Community Planning held four (4) work sessions with the Planning Commission on May 17, June 21, July 5, and July 19, 2023. A public hearing with the Planning Commission was held on June 21, 2023. The Planning Commission voted 5-2 to issue no recommendation to the Board of County Commissioners on July 19, 2023; and

5. A SEPA Determination of Nonsignificance was issued on July 21, 2023. The public comment period ended August 4, 2023, and the appeal period closed on August 11, 2023. No comments or appeals were received by the close of the comment period; and

6. The Board reviewed this proposal and the Planning Commission recommendation of "No Recommendation" at a work session on August 23, 2023; and

7. Pursuant to RCW 36.70A.106, the State of Washington Department of Commerce was notified of the proposed change on August 25, 2023; and

8. The Board held a duly noticed public hearing on October 3, 2023; and

9. The Board considered public testimony and recommendations by the Planning Commissions in light of GMA, including its goals, the Thurston County Comprehensive Plan; and

10. Following the public hearing, the Board provided support (3-0) at a briefing on November 8, 2023 to amend the land use designation and zoning of both the applicant parcel and southern adjacent parcel from Rural Residential/Resource 1 unit per 5 acres to Neighborhood Commercial; and

11. The Board finds that amending the land use of both parcels results in a contiguous block that is consistent with policies in the Thurston County Comprehensive Plan while providing zoning to provide for services nearby to rural communities.

12. The amendments contained in this ordinance related to the Pogue land use and associated zoning amendment will amend the Official Zoning Map for Thurston County, Washington, Section 20.06.010 TCC.

SECTION 2. THURSTON COUNTY ZONING ORDINANCE AMENDMENTS TO IMPLEMENT GRAND MOUND LOT WIDTH REVISIONS AND GRAND MOUND DESIGN GUIDELINES (TITLE 20). In accordance with the provisions of this ordinance Chapter 20.15, 20.21A, 20.25, 20.27, 20.28, 20.40, 20.44, and 20.45 TCC is hereby amended and a NEW Chapter 20.36 is added as shown in Attachment A to this Ordinance.

SECTION 3. THURSTON COUNTY LACEY URBAN GROWTH AREA ZONING ORDINANCE AMENDMENTS (TITLE 21). In accordance with the provisions of this ordinance, Chapter 21.09 TCC is amended, Chapter 21.12 TCC is hereby repealed and replaced, and Chapter 21.13 is hereby repealed as shown in Attachment B to this Ordinance.

SECTION 4. THURSTON COUNTY OLYMPIA URBAN GROWTH AREA ZONING ORDINANCE AMENDMENTS (TITLE 23). In accordance with the provisions of this ordinance Chapter 23.05 TCC is hereby amended as shown in Attachment C to this Ordinance.

SECTION 5. THURSTON COUNTY ZONING MAP AMENDMENTS TO IMPLEMENT SITE-SPECIFIC GRAND MOUND AND POGUE ZONING REQUESTS. In accordance with the provisions of this ordinance, the Official Zoning Map, Thurston County Washington to include the following site-specific zoning requests for the Steelhammer, Morgan, Tribal Trust Lands, Fire District 14, and Pogue properties as shown in Attachment D.

SECTION 6. THURSTON COUNTY NORTH COUNTY URBAN GROWTH AREAS ZONING MAP AMENDMENTS TO IMPLEMENT SITE-SPECIFIC LACEY JOINT PLAN ZONING REQUESTS. In accordance with the provisions of this ordinance, the Official Zoning Map, Thurston County Washington for North County Urban Growth Areas to include the following site-specific zoning requests for the Bressi, MC Construction, and Forster/McDaniel properties as shown in Attachment E.

SECTION 7. THURSTON COUNTY NORTH COUNTY URBAN GROWTH AREA ZONING MAP AMENDMENTS TO IMPLEMENT MINOR PARCEL CORRECTIONS IN LACEY AND OLYMPIA URBAN GROWTH AREA. In accordance with the provisions of this ordinance, the Official Zoning Map, Thurston County Washington for North County Urban Growth Areas is hereby amended for the Lacey and Olympia Urban Growth Areas to correct the zoning layer with parcel boundaries, as shown in Attachment F.

SECTION 8. THURSTON COUNTY NORTH COUNTY URBAN GROWTH AREA ZONING MAP AMENDMENTS TO IMPLEMENT LACEY URBAN GROWTH AREA LOW DENSITY CONSOLIDATION. In accordance with the provisions of this ordinance, the Official Zoning Map, Thurston County Washington for North County Urban Growth Areas is hereby amended for the Lacey Urban Growth Areas to implement the low density consolidation, which consolidates Low-Density 0-4 and Low Density 3-6 into one zoning district, Low Density 0-6, as shown in Attachment G.

SECTION 9. THURSTON COUNTY ZONING MAP AND THURSTON COUNTY NORTH COUNTY URBAN GROWTH AREA ZONING MAP AMENDMENTS TO REFLECT LACEY URBAN GROWTH AREA EXPANSION OF GREG CUOIO PARK.

In accordance with the provisions of this ordinance, the Official Zoning Map, Thurston County Washington and the Official Zoning Map, Thurston County Washington for North County Urban Growth Areas is hereby amended to expand the Lacey Urban Growth Area boundary to include Greg Cuoio Park and encompassed individual parcels, as shown in Attachment H.

SECTION 10. SEVERABILITY. If any section, subsection, sentence, clause, phrase or other portion of this resolution 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 11. CORRECTIONS. Upon approval of the Prosecuting Attorney's Office, the Clerk of the Board is authorized to make any necessary corrections to any map, mapped boundary, section, subsection, sentence, clause, phrase or other portion of this resolution for scriveners or clerical errors, references, ordinance numbering, section/subsection numbers, and any reference thereto.

SECTION 12. EFFECTIVE DATE FOR NON-UGA AMENDMENTS. All sections of this ordinance (Section 2, 3, 4, 5, 6, 7, and 8), except for the Lacey Urban Growth Area Amendment (Section 9) shall take effect *immediately upon adoption*.

SECTION 13. EFFECTIVE DATE FOR LACEY UGA AMENDMENT. Section 9, Lacey Urban Growth Area Amendment, shall take effect sixty (60) days after publication of the notice of adoption, or if a petition for review to the growth management hearings board is timely filed, upon issuance of the board's final order, consistent with 36.70A.067 RCW.

ADOPTED: December 12, 2023 BOARD OF COUNTY COMMISSIONERS
Thurston County, Washington

ATTEST:

Sammi Caldwell
Clerk of the Board

[Signature]
Chair
[Signature]
Vice-Chair

APPROVED AS TO FORM:

JON TUNHEIM
PROSECUTING ATTORNEY

[Signature] 11/16/23
Travis Burns,
Deputy Prosecuting Attorney

[Signature]
Commissioner

[Signature]
Commissioner

[Signature]
Commissioner

ATTACHMENT A

GRAND MOUND LOT WIDTHS AND DESIGN GUIDELINES

Deleted Text: ~~Strikethrough~~
Unaffected Omitted Text ...

Proposed Changes: Underlined

I. Thurston County Code Chapter 20.15 TCC (Residential- Three to Six Dwelling Units Per Acre) shall be amended to read as follows:

...

20.15.060 – Design standards

...

2. Minimum lot width:

a. Individual lot or conventional subdivision lot:

- i. Interior lot— ~~seventy-five~~ fifty feet;
- ii. Corner lot— ~~one hundred~~ fifty feet;
- ~~iii. Waterfront lot— sixty feet;~~
- iv. Cul-de-sac— thirty-five feet;
- v. Flag lot— twenty feet;

b. Cluster subdivision lot:

- i. Interior lot— twenty feet;
- ii. Corner lot— ~~fifty~~ thirty feet;

c. Nonresidential uses:

- i. Interior lot— ~~one hundred~~ fifty feet;
- ii. Corner lot— ~~one hundred twenty-five~~ fifty feet;

...

8. Grand Mound Design Guidelines: See Chapter 20.36.

...

20.15.080 - Additional regulations.

Refer to the following chapters for provisions which may qualify or supplement the regulations presented above:

1. Chapter 20.32, Open Space;
2. Chapter 20.34, Accessory Uses and Structures;
3. Chapter 20.36, Grand Mound Design Guidelines
- ~~34.~~ Chapter 20.37, Site Plan Review;
- ~~45.~~ Chapter 20.40, Signs and Lighting;
- ~~56.~~ Chapter 20.44, Parking and Loading;
- ~~67.~~ Chapter 20.45, Landscaping and Screening.

II. Thurston County Code Chapter 20.21A TCC (Residential- Four to Sixteen Dwelling Units Per Acre) shall be amended to read as follows:

...

20.21A.060 – Design Standards

...

2. Minimum lot width:
 - a. Individual lot or conventional subdivision lot:
 - i. Interior lot— ~~sixty~~ forty feet;
 - ii. Corner lot— ~~eighty-five~~ forty feet;
 - iv. Cul-de-sac— thirty-five feet;
 - v. Flag lot— twenty feet;
 - b. Cluster subdivision lot:
 - i. Interior lot— twenty feet;
 - ii. Corner lot— ~~fifty~~ thirty feet;
 - c. Nonresidential uses:
 - i. Interior lot— ~~one hundred~~ fifty feet;
 - ii. Corner lot— ~~one hundred twenty-five~~ fifty feet

...

8. ~~Within the Grand Mound urban growth area, the Grand Mound Development Guidelines dated March 9, 1998, are adopted and incorporated in this section by~~

~~reference as fully set forth in this chapter.~~ Grand Mound Design Guidelines: See Chapter 20.36.

...

20.21A.080 - Additional regulations.

Refer to the following chapters for provisions which may qualify or supplement the regulations presented above:

1. Chapter 20.32, Open Space;
2. Chapter 20.34, Accessory Uses and Structures;
3. Chapter 20.36, Grand Mound Design Guidelines
- ~~34.~~ Chapter 20.37, Site Plan Review;
- ~~45.~~ Chapter 20.40, Signs and Lighting;
- ~~56.~~ Chapter 20.44, Parking and Loading;
- ~~67.~~ Chapter 20.45, Landscaping and Screening.

III. Thurston County Code Chapter 20.25 TCC (Arterial Commercial) shall be amended to read as follows:

...

20.25.040 – Design Standards

...

8. ~~Within the Grand Mound urban growth area, the Grand Mound Development Guidelines dated March 9, 1998, are adopted and incorporated in this section by reference as fully set forth in this chapter.~~ Grand Mound Design Guidelines: See Chapter 20.36.

...

20.25.070 - Additional regulations.

Refer to the following chapters for provisions which may qualify or supplement the regulations presented above:

1. Chapter 20.32, Open Space;
2. Chapter 20.34, Accessory Uses and Structures;

3. Chapter 20.36, Grand Mound Design Guidelines

34. Chapter 20.37, Site Plan Review;

45. Chapter 20.40, Signs and Lighting;

56. Chapter 20.44, Parking and Loading;

67. Chapter 20.45, Landscaping and Screening.

IV. Thurston County Code Chapter 20.27 TCC (Planned Industrial Park District) shall be amended to read as follows:

...

20.27.040 – Development Standards

...

7. ~~Within the Grand Mound urban growth area, the Grand Mound Development Guidelines dated March 9, 1998, are adopted and incorporated in this section by reference as fully set forth in this chapter. Grand Mound Design Guidelines: See Chapter 20.36.~~

...

20.27.090 - Additional regulations.

Refer to the following chapters for provisions which may qualify or supplement the regulations presented above:

1. Chapter 20.36, Grand Mound Design Guidelines

1.2. Chapter 20.37, Site Plan Review;

2.3. Chapter 20.40, Signs and Lighting;

3.4. Chapter 20.44, Parking and Loading;

4.5. Chapter 20.45, Landscaping and Screening.

V. Thurston County Code Chapter 20.28 TCC (Light Industrial) shall be amended to read as follows:

...

20.28.040 – Development Standards

...

6. ~~Within the Grand Mound urban growth area, the Grand Mound Development Guidelines dated March 9, 1998, are adopted and incorporated in this section by reference as fully set forth in this chapter.~~ Grand Mound Design Guidelines: See Chapter 20.36.

...

20.28.090 - Additional regulations.

Refer to the following chapters for provisions which may qualify or supplement the regulations presented above:

1. Chapter 20.34, Accessory Uses and Structures;
2. Chapter 20.36, Grand Mound Design Guidelines
- ~~2.3.~~ Chapter 20.37, Site Plan Review;
- ~~3.4.~~ Chapter 20.40, Signs and Lighting;
- ~~4.5.~~ Chapter 20.44, Parking and Loading;
- ~~5.6.~~ Chapter 20.45, Landscaping and Screening.

VI. Thurston County Code Chapter 20.40 TCC (Signs and Lighting) shall be amended to read as follows:

...

20.40.020 – General Provisions

...

7. ~~Within the Grand Mound urban growth area, the Grand Mound Development Guidelines dated March 9, 1998, are adopted and incorporated in this section by reference as fully set forth in this chapter.~~ Grand Mound Design Guidelines: See Chapter 20.36.

...

VII. Thurston County Code Chapter 20.44 TCC (Parking and Loading) shall be amended to read as follows:

...

20.44.020 – Parking Standards

...

8. ~~Within the Grand Mound urban growth area, the Grand Mound Development Guidelines dated March 9, 1998, are adopted and incorporated in this section by reference as fully set forth in this chapter. Grand Mound Design Guidelines: See Chapter 20.36.~~

...

VIII. Thurston County Code Chapter 20.45 TCC (Landscaping and Screening) shall be amended to read as follows:

...

20.45.020 – General Requirements

...

7. ~~Within the Grand Mound urban growth area, the Grand Mound Development Guidelines dated March 9, 1998, are adopted and incorporated in this section by reference as fully set forth in this chapter. Grand Mound Design Guidelines: See Chapter 20.36.~~

...

IX. Thurston County Code, Title 20 shall be amended to add a NEW CHAPTER, Chapter 20.36 TCC (Grand Mound Design Guidelines) that reads as follows:

Chapter 20.36 - Grand Mound Design Guidelines

20.36.010 – Purpose

1. The intent of these guidelines is:

- a. To encourage the development of visually attractive commercial, industrial and multifamily residential developments that will give Grand Mound its own cohesive identity and distinguish it from other interchange areas along the 1-5 corridor;
- b. To promote high quality developments that will protect and enhance property values; and
- c. To mitigate the impacts of urban development through enhanced design.

20.36.020 – Applicability

1. These guidelines apply to properties within the Grand Mound Urban Growth Area as defined in the Grand Mound Subarea Plan, within the following zoning districts:

- a. Arterial Commercial;
- b. Planned Industrial;
- c. Light Industrial;
- d. Residential 3/6 Units/Acre; and
- e. Residential 4-16 Units/Acre.

2. These guidelines apply to the following development:

- a. New residential developments with five or more dwelling units, with the exception of detached single-family residences.
- b. New construction of buildings, structures (including signs) or parking lots; and
- c. Additions, expansions or remodeling of existing buildings and structures within any twelve-month period when:
 - i. The cost of additions or expansions and associated remodels exceeds fifty (50) percent of the assessed value of the real property improvements; and
 - ii. The existing layout of the building foundation does not preclude compliance with these guidelines; provided, that all guidelines that can be met shall be met in full or in part.

- d. When a nonconforming sign is structurally altered, it ceases to be a legal nonconforming sign and must conform with these guidelines. "Structural alteration" means any action that changes the height, size or shape of the sign or any action that affects the base or supports of the sign; provided however, that the repair or restoration of any nonconforming sign to its original condition where such sign is damaged by fire, explosion, wind, act of nature or other accidental cause shall not be considered a "structural alteration" if the cost of such repair or restoration does not exceed fifty (50) percent of its replacement cost.
3. For purposes of these guidelines, all development occurring pursuant to a master plan or binding site plan shall be deemed a single "development".

20.36.030 – How to Use These Guidelines

1. These guidelines function as standards and supplement the development regulations of the underlying zoning districts (Chapters 20.15, 20.21A, 20.25, 20.27 and 20.28), the sign, parking and landscaping regulations (Chapters 20.40, 20.44 and 20.45) and other applicable chapters of the Thurston County Zoning Ordinance (Title 20). Where these guidelines conflict with the requirements of Title 20, these guidelines shall apply.
2. Together with Title 20 and other applicable county codes, these guidelines serve to implement the adopted Grand Mound Subarea Plan.
3. These guidelines do not supersede Thurston County Road Standards, Drainage Design and Erosion Control Manual, or Thurston County Development Standards for Water and Sewer Systems.

20.36.040 – Definitions

1. "Pedestrian-oriented sign" means a permanent, nonilluminated sign with an area no more than four (4) square feet on any one side, and not over ten (10) feet above ground level.
2. "Sign face" means the entire area of a sign on which copy is to be placed. Only one side of a double-faced sign shall be included in calculating the allowed sign face area. The area of painted signs, individual letter signs, and other indirectly illuminated signs shall be calculated on the basis of the smallest rectangle, circle or spherical figure that will enclose the entire copy area of the sign, including text and graphics. Any such calculation shall include the areas between letters and lines, as well as the areas of any devices, illuminated or non-illuminated, which are intended to attract attention.
3. "Vision clearance triangle" as defined in Chapter 20.03 (Vision Clearance Area) and the Thurston County Road Standards.
4. "Invasive plant species" are a non-native plant species that displaces or out-competes native vegetation, which can cause habitat loss.

5. “Noxious weeds” are plants that are invasive, difficult to control, and destructive to agricultural and natural resources, causing habitat and economic loss. Examples include Scotch broom, English Ivy, and Himalayan blackberry.

20.36.050 – Sign Guidelines

1. General Provisions. Sign guidelines as listed under Section 20.36.040 TCC are additional to sign regulations within Chapter 20.40 TCC.
 - a. Maintenance. All signs shall be maintained in a secure and safe manner and shall not be allowed to deteriorate or become dilapidated.
 - b. Design of All Freestanding and Monument Signs. The base of all freestanding and monument signs shall be designed with river rock or natural-appearing stone to maintain a consistent unifying theme throughout the community. Live permitted species groundcovers and shrubs shall also be placed around the sign base to improve the overall appearance of the installation.
 - c. Freestanding and Monument Signs Along Primary Street Frontage. All freestanding and monument signs along the primary street frontage shall include the site address.
 - d. Buildings Facing on Two Parallel Streets. Single or multiple occupancy buildings whose premises extend through a block to face on two parallel streets with customer entrances on each street are permitted one monument sign per street frontage.
 - e. No sign shall be located within the vision clearance triangle. This shall also apply to driveway accesses.
 - f. New development signage shall anticipate future growth, and potential neighboring developments. Signs with spaces for multiple "tenants" are encouraged.
 - g. When separate signs within a close proximity are necessary, the use of a unifying design element shall be implemented.
 - h. Weatherproof materials must be used for all exterior signs, and design featuring natural materials such as river rock are encouraged.
 - i. Signs should be designed in a manner consistent with or improved upon surrounding architecture.

2. Permitted Signs

- a. Arterial Commercial District and Commercial Uses Within All Other Districts
 - i. Monument signs shall be permitted in accordance with the following criteria:
 - A. Developments shall have no more than one monument sign per street frontage.

- B. Monument signs shall be no higher than eight (8) feet above grade. Sign face shall be no larger than forty-eight (48) square feet.
 - C. If a development is located on a corner parcel with two street frontages and entrances from each street, one monument sign with two or three sides may be placed at the corner of the property, or one monument sign with two sides may be permitted along each street frontage.
 - D. Monument signs shall be located at least one (1) foot from the front property line and at least five (5) feet from the side property line.
 - E. Monument signs shall be visually consistent with their surroundings in terms of size, lighting, and height. Design that enhances the rural aesthetic environment are encouraged.
- ii. Wall signs shall be permitted in accordance with the following criteria:
- A. Single occupancy developments may have two (2) square feet of wall signage per one (1) foot of primary street frontage, up to a maximum of three hundred sixty (360) square feet per development.
 - B. Multiple occupancy developments may have two (2) square feet of wall signage per one (1) foot of business establishment frontage up to a maximum of three hundred sixty (360) square feet per business. If a business located within the building does not have an outside entrance, the building owner or manager shall establish the signage allowed for each business based on the overall sign area formula above.
 - C. If any development has only a wall sign, it shall be permitted at least sixty (60) square feet regardless of street or business establishment frontage.
 - D. Wall signs are permitted on up to two (2) sides of the building, except two (2) square foot delivery access signs which may be placed on a third side of the building. However, total wall sign area for the development is based on (i), (ii) or (iii) above, whichever applies.
 - E. In addition to the above, each business may have one (1) pedestrian-oriented sign for each entrance, to be of a common type and appearance.
 - F. Wall signs shall not extend above the eave or parapet of the building.
 - G. Window signs shall not cover more than 30% of pedestrian-level windows.

iii. One freestanding sign per commercial development shall be permitted in accordance with the following:

A. Freestanding signs shall be no higher than eighteen (18) feet above grade, except when the development can meet any two of the following criteria in which case such signs shall be no higher than thirty (30) feet above grade:

1. The development site area is four (4) acres or larger.
2. The gross floor area of the entire commercial development is thirty thousand (30,000) square feet or more.
3. The primary street frontage is four hundred (400) linear feet or greater.

B. The freestanding sign shall be located along the primary street frontage of the development site. For developments that are adjacent to the Interstate 5 freeway (including on- ramps and off-ramps) and that meet any two of the criteria in (i) above, the freestanding sign may be placed along the property line adjacent to the freeway.

C. For single occupancy developments, the freestanding sign may have one (1) square foot per one (1) foot of primary street frontage, up to a maximum of one hundred fifty (150) square feet.

D. For multiple occupancy developments, the freestanding sign may have one and one-half (1.5) square feet per one (1) foot of primary street frontage, up to a maximum of two hundred fifty (250) square feet. Shared signs, showing multiple business on one structure are encouraged.

E. In addition to (iii) and (iv) above, whichever applies, any business selling motor fuel to the public may have one (1) permanently mounted gasoline price sign on each street frontage providing direct vehicular entrance to the business. Such sign may be incorporated with a permitted freestanding or monument sign; however, in no case may the gasoline price sign itself be higher than ten (10) feet above grade and larger than sixteen (16) square feet in area for each face, with a maximum of two (2) faces.

F. If the development has more than one access driveway along the road frontage(s), both a freestanding and, monument sign(s) shall be permitted, with a minimum spacing of one hundred fifty (150) feet between signs.

- G. Freestanding signs shall be located at least one (1) foot from the front property line and at least five (5) feet from the side property line.
- H. Freestanding signs shall be visually consistent with their surroundings in terms of size, lighting, and height. Design that enhances the rural aesthetic environment are encouraged.
- I. Top-heavy appearing signs are discouraged.

b. Industrial Uses Within Planned Industrial and Light Industrial Districts

- i. Monument signs shall be permitted in accordance with the following criteria:
 - A. Developments shall have no more than one monument sign per street frontage.
 - B. Monument signs shall be no higher than eight (8) feet above grade. Sign face shall be no larger than forty-eight (48) square feet.
 - C. If a development is located on a corner parcel with two street frontages and entrances from each street, one monument sign with two or three sides may be placed at the corner of the property, or one monument sign with two sides may be permitted at each entrance.
 - D. Monument signs shall be located at least one (1) foot from the front property line and at least five (5) feet from the side property line.
- ii. Wall signs shall be permitted in accordance with the following criteria:
 - A. Single occupancy developments may have wall signs no larger than a total of one hundred (100) square feet.
 - B. Multiple occupancy developments may have wall signs no larger than a total of fifty (50) square feet per business.
 - C. For multiple occupancy developments located on a corner parcel with two street frontages and entrances from each street, a maximum of one hundred fifty (150) square feet of wall signage facing the street is permitted, with no more than one hundred (100) square feet facing any one street.
 - D. Wall signs shall not extend above the eave or parapet of the building.
 - E. Window signs shall not cover more than 30% of pedestrian-level windows.
- iii. One-freestanding sign per industrial development located adjacent to the Interstate 5 freeway shall be permitted in accordance with the following:

A. A freeway-oriented freestanding sign shall be permitted adjacent to the Interstate 5 freeway (including on- ramps and off-ramps) when the development can meet any two of the following criteria:

1. The development site area is four (4) acres or larger.
2. The gross floor area of the entire industrial development is thirty thousand (30,000) square feet or more.
3. Primary street access frontage is four hundred (400) linear feet or greater.

B. Freestanding signs shall be no higher than thirty (30) feet above grade and no larger than one hundred fifty (150) square feet.

C. Freestanding signs shall be visually consistent with their surroundings in terms of size, lighting, and height. Design that enhances the rural aesthetic environment are encouraged.

D. Top-heavy appearing signs are discouraged.

c. Residential Uses within Residential 3-6 and Residential 4-16 Units/Acre Districts

- i. Each multiple family development is permitted two signs per entrance identifying the development, provided said signs do not exceed eighteen (18) square feet in sign area each and five (5) feet in height. Such signs may be monument, freestanding or wall/fence mounted, and can be placed anywhere on the property along street frontages, not necessarily at entrances.
- ii. Building identification wall signs shall be no larger than six (6) square feet per building.

d. Gateway Signs

- i. Community identification signs and related landscape features are permitted at key gateway locations and/or entrances into Grand Mound. Gateway signs shall be no higher than eight (8) feet above grade and each sign face shall be no larger than forty-eight (48) square feet. All gateway signs shall have a unifying design theme with river rock incorporated into their base design.

e. All exempt signs listed in Chapter 20.40 of the Thurston County Zoning Ordinance are permitted.

3. Abatement of Nonconforming Signs

- a. When any nonconforming sign is structurally altered, damaged or deteriorated to a point where the repairs cost more than fifty (50) percent of the sign value,

or abandoned for six (6) months or more, such sign shall be brought into conformance with these guidelines.

20.36.060 – Parking Lot Guidelines

1. General Provisions

- a. The landscape guidelines in Section IV shall also be incorporated into the parking lot design.
- b. If a parking area contains more than twenty (20) parking spaces, no more than fifty (50) percent of the required parking shall be located between the front property line and the closest point of the building(s). This provision applies only to the street frontage providing primary access to the site.
- c. If a parking area contains more than twenty (20) parking spaces, walkways shall be provided within the parking lot to ensure safe pedestrian access to buildings.
- d. All pedestrian walkways shall be accessible to people with disabilities as required by the Americans with Disabilities Act (ADA). They shall be clearly marked and meet ADA standards and provide safe, direct, and all-weather access to the building.
- e. If a parking area contains more than twenty (20) spaces, sidewalks and lighting must be input along street frontage, leaving sidewalk ends open to connect to the next development.
- f. Long rows of parking stalls shall have one landscape island for at least every twelve stalls.
- g. Reduce parking minimums for infill development to discourage suburban sprawl in Grand Mound, reduce parking minimums for shared parking lots
- h. Drainage designs for parking lots shall meet the requirements of the current version of Thurston County's Drainage Design and Erosion Control Manual.
- i. Materials used for pedestrian paths and sidewalks shall be of a contrasting material when adjacent to paved surfaces and separated by a concrete curb.

20.36.070 – Landscape Guidelines

1. General Provisions

- a. A landscape plan shall be prepared by a Registered Landscape Architect, Certified Professional Horticulturist, or Certified Sustainable Landscape Professional. Verification of professional status shall be submitted with the plan.
- b. Landscape plans shall be drawn to scale on the proposed site plan. The landscape plan shall show all landscape materials (existing and proposed), significant trees and proposed vegetation and topographic elevations.

- c. Irrigation of landscaped areas is required and an irrigation plan shall be submitted along with the landscape plan. Irrigation plans shall be drawn to scale and shall show all necessary elements to implement a fully operational automatic (timer controlled) underground irrigation system. The irrigation plan shall be prepared by a Registered Landscape Architect or Professional Engineer. Verification of professional status shall be submitted with the plan. Irrigation service connections shall be designed and installed in accordance with the Thurston County Development Standards for Water and Sewer Systems and Chapter 15 of the Thurston County Code
- d. Permitted Plant Types. The applicant shall utilize permitted vegetation species which are adaptable to local climatic conditions, including drought conditions, and will not outgrow the space available at maturity. Any vegetation retained or planted must consist of non-invasive plant species. An invasive plant species is a non-native plant species that escaped into the wild and displaces native vegetation. Noxious weeds are prohibited. Permitted plant types are listed in Thurston County Code 20.45.020(4) and upon recommendation by the Thurston County Development Services division.
- e. In required landscaping areas, the applicant shall retain significant trees which will not constitute a safety hazard. Retained trees must meet the standards listed in Thurston County Code 20.45.020(3), and must not be harmed through compaction or damage during construction. Garry/Oregon White Oak stands should be retained when feasible.
- f. Removal of native vegetation within priority habitat, marine riparian habitat areas, and riparian habitat areas shall be prohibited except as provided for in Thurston County Code 24.25, Fish and Wildlife Habitat Conservation Areas.
- g. The property owner shall replace any invasive, unhealthy or dead plant materials in conformance with the approved landscape plan and shall maintain all landscape material and irrigation systems.
- h. If the landscaping and irrigation is not fully installed prior to the issuance of certificate of occupancy, the applicant shall provide a surety in a form acceptable to the County in the amount of one hundred (100) percent of the cost of plant materials plus installation, to ensure that the landscape and irrigation improvements are installed in accordance with the approved landscape and irrigation plans within a period of nine (9) months from the date of issuance of final certificate of occupancy. One three (3) month extension may be granted by the Development Services Director for delays due to adverse weather conditions or other problems beyond the control of the applicant.
- i. Landscape features such as decorative paving, sculptures or fountains are permitted in the required landscape areas in lieu of required plant material. The area devoted to such features may not exceed twenty-five (25) percent of the required landscape area and shall not be permitted in frontage improvements.

- j. An area around the base of utility poles and other utility fixtures shall be landscaped to enhance the overall appearance of the area, but not interfere with maintenance of the utility structure. This landscaping shall consist of live permitted species groundcovers and shrubs.
- k. Landscaping located within the vision clearance triangle shall be planted and maintained in a manner which does not interfere with visibility across the area. Trees shall not be planted within the vision clearance triangle. This shall also apply to driveway accesses.
- l. Large areas of manicured lawns and water dependent landscapes, not in keeping with the drought tolerant landscape, are discouraged.
- m. Stormwater facilities in landscaped areas shall meet all requirements set forth in the current version of Thurston County Drainage Design and Erosion Control Facilities.
- n. Buffer walls shall be attractive natural rock, brick, or decorative unit masonry walls.
- o. Parking area screening using hedging and walls should be no higher than 42" to ensure visual access to the building for security purposes and not encroach into the vision clearance triangle areas.
- p. Service areas should be screened from direct visibility by the general public. Loading facilities should be located so that they are not visible from primary streets. In situations where this is not possible or practical, due to operational or site constraints, service docks may face the street if well organized and maintained,
- q. Waste, materials, supplies or equipment shall not be stored outside unless screened from a neighboring parcel or street with site obscuring fencing or vegetation. Slatted chain link fencing is not an acceptable screening material except for gates. Exceptions include businesses that include outdoor items such as plant materials, auto sales, or other large items.

2. Landscaping Adjacent to Public Roadways

Refer to the Thurston County Road Standards Chapter 7 for frontage improvements and features for all roads.

- a. Properties Along Arterial Roads and Abutting US Route 12
 - i. Developments shall have a minimum ten (10) foot landscape buffer strip along all arterial roads and abutting US Route 12. If the Road Standards provide for a landscaping strip, the ten foot landscaping buffer strip requirement may be all or partly satisfied by in the planter strip between the curb and sidewalk. The landscaping buffer strip ten foot width may be combined with stormwater facilities as long as the county approves the tree locations with the needed access to maintain the stormwater facilities. The adjacent property owner or homeowners association will be responsible for maintaining all landscaping and stormwater facilities.

- ii. Street trees shall be spaced thirty-five (35) feet on center within the required landscape buffer strip
- iii. Where overhead utility lines are located along the roadway, the required street tree shall be a permitted tree species that when at mature height and spread will not overlap the utility lines or on the side of the street where the utilities are located, to avoid potential conflicts between street trees and utility lines. Permitted tree species that may overlap at maturity, but will be maintained to prevent encroachment can be considered.
- iv. Street trees shall be a minimum of two (2) inches in diameter measured six (6) inches above grade at the time of planting.
- v. Significant trees retained within the landscape buffer strip may substitute for street trees at two-to-one ratio to encourage the retention of significant trees.
- vi. Other plantings within the required landscape buffer strip shall be any combination of live groundcovers/shrubs, earthen berms, and other landscape features; provided that the resultant effect is to provide partial screening and to soften the appearance of parking lots and structures. The size and spacing of plant material and landscape features shall be selected and maintained so that the entire landscape area is covered within five (5) years.

b. Properties along Collector Roads

- i. A minimum five (5) foot landscape buffer strip shall be required along all collector roads. If the Thurston County Road Standards provide for a landscaping strip, the five foot landscaping buffer strip may be all or partly satisfied by in a the planter strip between the curb and sidewalk. Landscaping buffer strip five foot width may be combined with stormwater facilities as long as the county approves the stormwater facility plan and tree locations with the needed access to maintain the stormwater facilities. The adjacent property owner or homeowners association will be responsible for maintaining all landscaping and stormwater facilities.
- ii. Street trees shall be planted within the required landscape buffer strip at a ratio of one street tree per thirty-five (35) linear feet of street frontage. Street trees may be planted at equal spacing, unequal spacing or in groups. To determine the total number of street trees required, divide the length of collector road frontage by thirty-five (35) and round down to the nearest whole number. At time of planting, deciduous trees shall be a minimum of two (2) inches in diameter measured six (6) inches above grade, and conifer trees shall be at least six (6) feet in height.
- iii. Significant trees retained within the landscape buffer strip may substitute for street trees at a two-to-one ratio.

- iv. Other plantings within the required landscape buffer strip shall be any combination of live permitted groundcovers, shrubs, earthen berms, and other landscape features; provided that the resultant effect is to provide partial screening and to soften the appearance of parking lots and structures. The size and spacing of plant material and landscape features shall be selected and maintained so that the entire landscape area is covered within five (5) years.

3. Landscaping along District Boundaries

a. Commercial Uses Adjacent to Residential Districts

- i. A minimum ten (10) foot landscape buffer strip, or a minimum six (6) foot high solid wall/fence contained within a five (5) foot landscape buffer strip shall be required.
- ii. The landscape buffer strip shall contain any combination of permitted vegetation including trees, live groundcovers/shrubs, as well as earthen berms, and other landscape features which will provide a year round sight-obscuring screen within three (3) years of planting.

b. External Boundaries of Industrial Districts

- i. A minimum twenty-five (25) foot landscape buffer strip shall be required.
- ii. The landscape buffer strip shall contain any combination of permitted vegetation including trees, live groundcovers/shrubs, as well as earthen berms, and solid walls/fences which will provide a year round sight-obscuring screen within three (3) years of planting.

c. Multiple Family Residential Uses Adjacent to Residential 3-6 Units/Acre and 4-16 Units/Acre Districts

- i. A minimum ten (10) foot landscape buffer strip, or a minimum six (6) foot high solid wall/fence contained within a five (5) foot landscape buffer strip shall be required.
- ii. The landscape buffer strip shall contain any combination of permitted vegetation including trees, live groundcovers/shrubs, as well as earthen berms, and solid walls/fences which will provide a year round sight-obscuring screen within three (3) years of planting.

4. Landscaping Within Parking Lots

- a. A landscape area must be placed at the end of each interior parking row in a multiple lane parking area. This landscape area must be at least eight (8) feet wide and must extend to no less than three (3) feet from the end of the adjacent parking stall. Parking stalls may be reduced by two (2) feet in length to allow vehicle overhang into landscape areas.
- b. In addition to the above requirements, at least thirteen (13) square feet of landscape area shall be provided for each parking stall and shall be dispersed throughout the parking lot.

- c. One permitted (1) tree is required per two hundred (200) square feet of landscape area within the parking lot. At time of planting, deciduous trees shall be a minimum of two (2) inches in diameter measured six (6) inches above grade, and conifer trees shall be at least six (6) feet in height. Significant trees retained within the parking lot may substitute for the required trees at a one two to one ratio.
- d. Live groundcover and shrubs shall be provided throughout each landscape area.
- e. Alternative features such as LID and other attractive and sustainable substitutes to a landscaping area may be approved on a case by case basis by the Director after an environmental review of the proposed alternate site design.

5. Other Landscaping

- a. All other open space areas on the development site shall contain any combination of live trees and plants, earthen berms, and other landscape features which will provide complete landscape cover within three (3) years of planting. The amount of required landscape area may be reduced by up to twenty percent if design of the site emphasizes retention of native vegetation or continuity between landscaped areas, open space, critical areas, and other undisturbed areas for the purpose of wildlife habitat or stormwater management.
- b. Landscaping adjacent to buildings shall be a minimum of five (5) feet in width; the minimum width shall be seven (7) feet if vehicles overhang into this landscape area.
- c. Fencing or unattractive uses shall be placed behind any required frontage landscaping not within the right-of-way to properly screen the area.
- d. Where planting of landscaping is impractical, containers for seasonal plantings are encouraged for commercial buildings.
- e. Owners are responsible for regularly attended landscape maintenance including weeding, mowing, pruning plants, replacement and watering.
- f. Owners are responsible for maintaining the landscape areas along their frontage within the buffer area and within the right-of-way.

20.36.080 – General Site Design Guidelines

1. Design

- a. When practical, buildings shall be oriented to a local "Main Street" with clearly articulated entries and with covered entry ways. Buildings shall be arranged to facilitate plazas, courtyards, greens and other pedestrian use areas.

- b. New development shall incorporate existing natural or cultural features of the project site where practical and reflect Grand Mound's rural character when feasible. Collaboration with the Chehalis Tribe is encouraged.
- c. Site design should reflect, rather than alter natural topography when safe to do so, and should be clustered to preserve open space, prevent urban sprawl, and avoid encroaching on natural view corridors.
- d. In order to prevent long stretches of monotonous façade, buildings shall be divided along the façade abutting a public street or parking lot at regular intervals. This can be achieved through design, color, material, or other technique.
- e. Garages, parking lots, and carports should not be located in the front area of the building when feasible.
- f. When designing a multi-unit commercial or residential building, design must vary somewhat between units or clusters of units to create a feeling of character and diffuse the large-scale design.
- g. In multi-unit buildings, each unit shall have a clearly defined primary entrance, with connecting pedestrian access.

2. Exteriors

- a. Building facades facing Old Highway 99 or US Route 12 shall not have monolithic walls. They shall have a variety of materials, windows, and articulated roof lines.
- b. Wall murals on commercial buildings must be directly related to the cultural or natural history of the region, or to the commercial use itself.
- c. Finishing materials suggested for building exteriors include brick, rock, and stone. Vinyl or steel siding is discouraged unless for the use of an industrial building.
- d. Metal buildings are subject to the standards within the district and to the following:
 - i. The metal building façades shall incorporate concrete or masonry block wainscoting or walls.
 - ii. The main entry shall incorporate non-metal materials and be articulated.
 - iii. Acceptable exterior metal walls and roof panels shall be anodized aluminum, weathering steel, and galvanized steel.
 - iv. Galvanized and coated steel shall have factory applied baked paint finish, resistant to chalking, fading and failure. Exterior finishes shall not cause glare.
 - v. Metal panels shall have sufficient gauge and quality to ensure a rigid surface.
 - vi. Structural members and fastening devices shall be on the interior.

3. Pedestrian Access

- a. Where practical, buildings should be oriented to the street, with the inclusion of pedestrian-oriented features such as wide sidewalks, energy efficient lighting, trash receptacles, bike racks, street trees, and clearly visible business names and address numbers.
- b. Site access shall be designed with pedestrian and cyclist access as a priority.
- c. Commercial facades shall have pedestrian level windows that are no more than 36" from the ground and cover at least 50% of the wall area.
- d. When adjacent to a sidewalk or pedestrian-gathering area, commercial buildings shall provide a canopy or weather protection no less than 5 feet in depth.

4. Lighting

- a. Lighting with illumination levels that meet safety standards shall be installed when the parcels are developed.
- b. Lighting fixtures shall be consistent streetscape elements throughout the Grand Mound area and appropriate for each land use area and roadway classification.
- c. Lighting shall be directed onto the project site and away from adjacent properties and appropriately shielded, and will be dark sky compliant.
- d. Building fronts can be illuminated at night from ground mounted fixtures provided that no glare is directed onto the streets or adjacent parcels.
- e. Lighting shall not be used as a design element to attract attention.
- f. Owners are responsible for maintaining adequate exterior lighting.
- g. Lighting within frontage areas should refer to Thurston County Road Standards guidelines.
- h. Internal parking lot lighting shall be on separate service than frontage.

5. Maintenance

- a. Property owners shall be responsible for maintaining their property in a fashion that reflects the standard of a high quality development. Developed lots with areas for future expansion shall be maintained in a neat and orderly fashion, including the elimination of all weeds noxious or otherwise.
- b. No trash, debris or rubble of any kind shall be allowed to accumulate on any lot or property.
- c. Frontage planter strips and landscaping to be maintained as prescribed in TCC 13.56.310 Vegetation and Landscaping Management.

ATTACHMENT B

LACEY URBAN GROWTH AREA ZONING ORDINANCE

Deleted Text: ~~Strikethrough~~ Proposed Changes: Underlined
Unaffected Omitted Text ...

I. Thurston County Code Chapter 21.09 TCC (Zoning District and Boundaries) shall be amended as follows:

21.09.010 Land use or zoning districts established.

To carry out the purpose of this title, the Lacey UGA is divided into the following districts: agricultural, McAllister Springs geologically sensitive area residential district, ~~low-density residential (0—4), low-density residential (3—6),~~ low-density residential (0-6), moderate-density residential (6—12), high-density residential (6—20), mixed use moderate density corridor, mixed use high density corridor, Hawks Prairie district, village center, neighborhood commercial, community commercial, central business districts (6), business park, light industrial, mineral extraction, open space/institutional, environmentally sensitive areas (overlay), planned industrial park development (overlay).

(Ord. 11274 § 1 (part), 1996)

...

II. Thurston County Code Chapter 21.12 TCC (Low-Density 0-4) shall be repealed as follows:

~~Chapter 21.12 LOW-DENSITY RESIDENTIAL DISTRICT 0—4~~

~~21.12.010 Intent.~~

~~It is the intent of this chapter to:~~

- ~~A. Enhance the residential quality of the Lacey UGA by providing a high standard of development for single-family residential areas;~~
- ~~B. Provide a single-family residential designation with an appropriate lower density and larger lot size for development adjacent to environmentally sensitive areas;~~

- ~~C. Provide a single family residential designation with lot sizes compatible and more easily integrated into neighborhoods with adjacent older subdivisions with larger lots;~~
 - ~~D. Designate certain areas in which single family structures on individual lots are the dominant type of dwelling unit;~~
 - ~~E. Guide residential development to those areas where:
 - ~~1. Public sewers are in place prior to residential building construction; or~~
 - ~~2. Where sewers can be extended at minimal cost; or~~
 - ~~3. Where new technology in the processing of domestic sewerage makes residential development in unsewered areas environmentally acceptable;~~~~
 - ~~F. Guide development of residential areas in such manner as to encourage and plan for the availability of public services and community facilities such as utilities, police and fire protection, streets, schools, parks and recreation.~~
- ~~(Ord. 11274 § 1 (part), 1996; Ord. No. 15390, § 1(Att. A, § D), 11-29-2016)~~

~~21.12.020 Permitted uses.~~

~~A. Specific Types Permitted in the Low Density Residential District:~~

- ~~1. Single family detached structures on individual lots up to four dwelling units per acre dependent upon environmental sensitivity. For unplatted parcels of less than one acre, properties may be divided into the maximum number of lots the minimum lot size will permit pursuant to Section 21.12.035 of this chapter;~~
- ~~2. Planned residential developments as provided in Chapter 21.60 of this title;~~
- ~~3. Townhouse developments as provided in Chapter 21.61 of this title;~~
- ~~4. Housing for people with functional disabilities.~~

~~B. Other or Related Uses Permitted:~~

- ~~1. Accessory buildings or structures clearly incidental to the residential use of the lot such as storage of personal property or for the pursuit of avocational interests;~~
- ~~2. Small scale agricultural uses as limited under Section 21.12.040C of this chapter;~~
- ~~3. Home occupations as provided in Chapter 21.69 of this title;~~
- ~~4. Accessory dwelling as defined in Section 21.06.055 of this title;~~
- ~~5. Special uses as provided in Chapter 21.66 of this title, subject to site plan review;~~
- ~~6. Family day care homes as provided in Chapter 21.65 of this title.~~

~~(Ord. 12761 § 31, 2002; Ord. 12290 § 10, 2000; Ord. 11499 § 3, 1997; Ord. 11274 § 1 (part), 1996)~~

~~(Ord. No. 15390, § 1(Att. A, § D), 11-29-2016)~~

~~21.12.030 Prohibited uses.~~

~~Uses other than those identified or described in Section 21.12.020 are prohibited.~~

~~(Ord. 12761 § 32, 2002; Ord. 11274 § 1 (part), 1996)~~

~~21.12.035 Density.~~

~~Densities of up to four units per acre are permitted. For unplatted parcels of less than one acre, properties may be divided into the maximum number of lots the minimum lot size will permit; provided such lot could be provided with the infrastructure needed to support the lots being created; and further provided that created lots are not less than the average lot size of adjacent developed lots. Permitted density on properties with critical areas shall be adjusted as shown in Chapter 21.53.~~

~~(Ord. 11499 § 4, 1997; Ord. 11274 § 1 (part), 1996)~~

~~(Ord. No. 14773, § 8(Att. G), 7-24-2012)~~

~~21.12.040 Environmental performance standards.~~

~~A. Permitted uses shall create no noise, emissions, odors or other nuisances which are demonstrably disruptive or disturbing to other residences in the area, or which are of a quality or quantity not normally associated with residential use.~~

~~B. The construction of accessory buildings shall be encouraged in such a manner as to make them complementary to the basic architectural character of the main building on the lot, or appropriate to the accessory use.~~

~~C. Agricultural uses shall be subject to the requirements of Chapter [21.21A] TCC.~~

~~D. Special uses shall comply with the development standards described for such uses in Chapter 21.66 of this title.~~

~~E. All uses shall comply with the applicable environmental performance standards of Chapter 21.57 of this title.~~

~~(Ord. 11274 § 1 (part), 1996)~~

~~(Ord. No. 15304, § 2(Att. A), 6-7-2016)~~

21.12.050 Lot area:

The size and shape of lots shall be as follows, provided they adhere to the density requirements:

- ~~A. Minimum lot area, six thousand five hundred square feet where alleys are utilized and seven thousand five hundred square feet where alleys are not provided;~~
- ~~B. Minimum lot width, sixty feet where alleys are utilized, seventy feet where alleys are not provided. In the case of infill lots, the minimum street frontage shall also be forty feet when alleys are utilized and fifty feet if alleys are not utilized.~~
- ~~C. Minimum front yard:
 - ~~1. Sixteen feet;~~
 - ~~2. Garages facing the street, twenty feet;~~
 - ~~3. On front yard flanking streets, ten feet;~~
 - ~~4. Unenclosed porches may project up to six feet into the front yard, provided the porches are at least forty-eight square feet in area with no dimension less than six feet.~~~~
- ~~D. Minimum side yards:
 - ~~1. Minimum on one side, five feet;~~
 - ~~2. Minimum total both sides, ten feet~~~~
- ~~E. Minimum rear yard, twenty feet, provided garages may be within three feet of the rear yard line alley easement or paved surface when adjacent to an alley.~~
- ~~F. Minimum usable yard space:
 - ~~1. Where alleys are utilized, lots shall provide a contiguous yard space equivalent to ten percent of the lot size. Specific yard space requirements:~~
 - ~~2. Shall feature minimum dimensions of twenty feet on all sides. For example, a sixty-five hundred square foot lot would require a contiguous yard space of at least six hundred fifty square feet, or approximately twenty by thirty-three feet in area.~~
 - ~~3. Such yard space shall not be located within the front yard. (See Tables 21T-73 and 21T-74.)~~~~
- ~~G. Maximum building coverage, forty percent.~~
- ~~H. Maximum development coverage, fifty-five percent. Side and rear yard patios are exempt from development coverage restrictions provided the paving material used is an approved pervious material in accordance with the Thurston County Drainage Design and Erosion Control Manual (TCC Chapter 15.05).~~
- ~~I. Maximum height of buildings:
 - ~~1. Main building and accessory dwelling, thirty-five feet;~~
 - ~~2. Accessory building, twenty feet;~~~~

~~3. An additional two feet in height is permitted for structures with green roofs occupying at least fifty percent of the area of the roof.~~

~~J. Accessory buildings. All accessory buildings must comply with the current building setbacks as stated in this chapter; provided, however, if the accessory building is exempt from obtaining a building permit under Title 14 TCC, one-story, and is less than two hundred square feet, the following setbacks are permitted:~~

~~1. Front yard, fifteen feet,~~

~~2. Side yard, five feet,~~

~~3. Rear yard, three feet.~~

~~(Ord. 12290 § 11, 2000; Ord. 11274 § 1 (part), 1996)~~

~~(Ord. No. 14773, § 8(Att. G), 7-24-2012; Ord. No. 15390, § 1(Att. A, § D), 11-29-2016)~~

~~21.12.060 Off-street parking.~~

~~Off-street parking shall be provided in accordance with Chapter 21.72 of this title.~~

~~(Ord. 11274 § 1 (part), 1996)~~

~~21.12.070 Landscaping.~~

~~For applicable landscaping requirements, see Chapter 21.80.~~

~~(Ord. 11274 § 1 (part), 1996; Ord. No. 15390, § 1(Att. A, § D), 11-29-2016)~~

~~21.12.080 Stormwater runoff.~~

~~Stormwater management is required and shall be subject to the county's review and approval, and shall, moreover, comply with Chapter 15.05 of the Thurston County Code. Stormwater generated on site shall not cause pollution to any surface or groundwaters, or to violate local, state, or federal standards governing the quality of such waters.~~

~~(Ord. 11274 § 1 (part), 1996; Ord. No. 15390, § 1(Att. A, § D), 11-29-2016)~~

III. Thurston County Code Chapter 21.12 TCC (Low-Density 0-4) shall be replaced as Chapter 21.12 TCC (Low-Density Residential District 0-6), as follows:

Chapter 21.12 LOW DENSITY RESIDENTIAL DISTRICT 0-6

21.12.010 Intent.

It is the intent of this chapter to:

- A. Enhance the residential quality of the urban growth area by providing a high standard of development;
- B. Allow a broad range of housing options;
- C. Guide residential development to those areas where:
 - 1. Public sewers are in place prior to residential building construction;
 - 2. Sewers can be extended; or
 - 3. New technology in the processing of domestic sewerage makes residential development in unsewered areas environmentally acceptable;
- A. Guide development of residential areas in such manner as to encourage and plan for the availability of public services and community facilities such as utilities, police and fire protection, streets, schools, parks and recreation;
- B. Guide development in such a manner as to provide protection between noncompatible uses.

21.12.020 Permitted uses.

- A. Specific types permitted in the low-density residential district:
 - 1. Single-family detached structures on individual lots with a density of not more than six units per acre;
 - 2. Cottage housing developments as provided in TCC 21.62 and subject to the design criteria in TCC 21.70;
 - 3. Planned residential developments as provided in TCC 21.60;
 - 4. Townhouse development as provided in TCC 21.61;
 - 5. Housing for people with functional disabilities.
- B. Other related uses permitted:
 - 1. Accessory buildings or structures clearly incidental to the residential use of the lot, such as buildings or structures for storage of personal property (including boats, recreational vehicles, etc.), or for the pursuit of avocational interests; or structures designed for and related to recreational needs of the residents of a residential complex.

2. Urban agricultural uses as permitted and limited under TCC 21.13.040 and TCC 21.21A;
3. Home occupations as provided in TCC 21.69;
4. Accessory dwelling units as defined in TCC 21.06.055;
5. Special uses as provided in TCC 21.66 of this title, subject to site plan review;
6. The keeping of common household animals or pets; provided that their keeping does not constitute a nuisance or hazard to the peace, health and welfare of the community in general and neighbors in particular;
7. Family day care homes as provided in TCC 21.65.

21.12.030 Prohibited uses.

- A. Kennels
- B. Uses other than those identified or described in TCC 21.12.020

21.12.035 Densities and infill.

Densities shall not exceed six units per acre; provided that duplexes or triplexes either created by remodeling an existing single-family dwelling or constructed on an existing vacant lot of record are not subject to the maximum density limits. Every detached single-family dwelling, with the exception of an accessory dwelling meeting the requirements of TCC 21.06.055 and every duplex or triplex, shall be located on its own lot. Creation of said lot shall meet all requirements of TCC Title 18 the subdivision code. Permitted density on properties with critical areas shall be adjusted as shown in Chapter 21.53.

21.12.040 Environmental performance standards.

- A. Permitted uses shall create no noise, emissions, odors or other nuisances which are of a quality or quantity not normally associated with residential use.
- B. Accessory buildings shall be complementary to the basic architectural character of the main building on the lot, or appropriate to the accessory use.
- C. Special uses shall comply with the development standards described for such uses in TCC 21.66.
- D. All uses shall comply with the applicable environmental performance standards of TCC 21.57.

21.12.050 Development standards.

<u>Minimum lot area</u>	<u>4,500 square feet where alleys are utilized</u>
	<u>5,000 square feet where alleys are not provided</u>

<u>Minimum lot width</u>	<u>40 feet where alleys are utilized</u> <u>50 feet where alleys are not provided</u>
<u>Minimum front yard^{1, 2}</u>	<u>16 feet</u>
<u>Garages facing the street</u>	<u>20 feet</u>
<u>Front yard on flanking street</u>	<u>10 feet</u>
<u>Minimum side yards³</u>	<u>5 feet</u>
<u>Minimum rear yard</u>	<u>15 feet⁴</u>
<u>Setbacks for accessory buildings^{5, 6}</u>	<u>Same as primary structure</u>
<u>Minimum usable open space^{7, 8}</u>	<u>10% of total lot area and must be contiguous</u>
<u>Maximum building area coverage</u>	<u>50%</u>
<u>Maximum development coverage</u>	<u>65%</u>
<u>Maximum height⁹</u>	<u>25 feet</u>

General Note: Alternative lot configurations may be approved provided they comply with both of the following:

- Other applicable standards in this chapter
- The design results in a superior land division layout considering its functionality and character with particular consideration given to privacy for individual lots, pedestrian access and convenience, and the design or public and/or private open space opportunities and natural features.

Footnotes:

1. In the case of subdivision development, setbacks are encouraged to be staggered to modulate the streetscape and to provide opportunities for more privacy.
2. Unenclosed porches may project up to six feet into the front yard, provided the porches are at least forty-eight square feet in area, with no dimension less than six feet.
3. For detached accessory dwelling units more than one story: 10 feet.
4. Garages may be within three feet of the rear yard line, alley easement or paved surface when adjacent to an alley.
5. Setbacks for accessory buildings less than 200 square feet: front – 16 feet; side – 5 feet; rear – 3 feet.
6. Such open space must not be located within front yard.

7. For duplexes and triplexes, each dwelling unit must have direct access to its own usable open space.
8. For primary and accessory buildings. Accessory building shall be limited to the height of the primary building.

A. Lots intended for attached single-family development shall be reviewed and approved through a subdivision, townhouse, or PRD process where the concept is identified and the project is reviewed and approved subject to design requirements of TCC 21.70.080.

B. Development of lots not on sewer. Areas without sewer must be developed in a manner that maintains long-term potential to achieve minimum required densities and efficient provision of sewer once sewer becomes available. Areas without sewer must meet the following requirements:

1. The health department must review and approve plans for alternative sewage disposal.
2. Lots must be clustered in a configuration that results in urban size lots with one large reserve lot for future development.
3. Clustered lots must be between five thousand and ten thousand eight hundred ninety square feet.
4. Excluding the reserve parcel, clustered lots must meet density requirements of TCC 21.12.035.
5. Subdivisions and short subdivisions must have a statement on the face of the plat that, when sewer becomes available to the area, clustered lots shall hook up to the sewer at each lot owner's expense. Such requirements shall also be provided for in protective covenants.

21.12.060 Off-street parking.

<u>Single-family</u>	<u>2 per dwelling unit</u>
<u>Accessory dwelling unit</u>	<u>1 per dwelling unit</u>
<u>Manufactured home parks</u>	<u>1.5 per dwelling unit</u>

21.12.070 Landscaping.

All requirements of TCC 21.80 shall be satisfied.

21.12.080 Stormwater runoff.

Stormwater management is required and shall be subject to the county's review and approval and shall comply with the current Thurston County Drainage Design and Erosion Control Manual.

Stormwater generated on site shall not cause pollution to any surface or ground waters, or violate local, state, or federal standards governing the quality of such waters.

IV. Thurston County Code Chapter 21.13 TCC (Low-Density 3-6) shall be repealed as follows:

~~Chapter 21.13 LOW-DENSITY RESIDENTIAL DISTRICT (3—6)~~

~~21.13.010 Intent.~~

~~It is the intent of this chapter to:~~

- ~~A. Enhance the residential quality of the Lacey UGA by providing a high standard of development for single family residential areas of low density;~~
- ~~B. Designate certain areas in which single family structures on individual lots are the dominant type of dwelling unit;~~
- ~~C. Provide designated areas in which certain minimum and maximum densities apply to promote the efficient use of land;~~
- ~~D. Allow a range of low density options from three to six units per acre to provide a range of single family land use options including innovative smaller lot uses such as Z lot concepts;~~
- ~~E. Guide residential development to those areas where:~~
 - ~~1. Public sewers are in place prior to residential building construction, or~~
 - ~~2. Sewers can be extended at minimal cost, or~~
 - ~~3. New technology in the processing of domestic sewerage makes residential development in unsewered areas environmentally acceptable;~~
- ~~F. Guide development of residential areas in such manner as to encourage and plan for the availability of public services and community facilities such as utilities, police and fire protection, streets, schools, parks and recreation;~~
- ~~G. Guide development in such a manner as to provide protection between noncompatible uses.~~

~~(Ord. 11274 § 1 (part), 1996)~~

~~21.13.020 Permitted uses.~~

- ~~A. Specific Types Permitted in the Low Density Residential District:~~

- ~~1. Single family structures on individual lots with a density of not less than three nor more than six units per acre. For unplatted parcels of less than one acre, properties may be divided into the maximum number of lots the minimum lot size will permit pursuant to Section 21.13.035;~~
- ~~2. Planned residential developments as provided in Chapter 21.60;~~
- ~~3. Townhouse developments as provided in Chapter 21.61;~~
- ~~4. A limited percentage (up to five percent of total lots) of two and three family units provided design requirements of Chapter 21.70 are satisfied. Duplex and triplex units should not be placed adjacent to one another, but scattered throughout the development;~~
- ~~5. Housing for people with functional disabilities.~~

~~B. Other or Related Uses Permitted:~~

- ~~1. Accessory buildings or structures clearly incidental to the residential use of the lot, such as buildings or structures for storage of personal property (including boats, recreational vehicles, etc.), or for the pursuit of avocational interests; or structures designed for and related to recreational needs of the residents of a residential complex;~~
- ~~2. Small scale agricultural uses as limited under Section 21.13.040(C) of this chapter;~~
- ~~3. Home occupations as provided in Chapter 21.69 of this title;~~
- ~~4. Accessory dwelling as defined in Section 21.06.055 of this title;~~
- ~~5. Special uses as provided in Chapter 21.66 of this title, subject to site plan review;~~
- ~~6. Family day care homes as provided in Chapter 21.65 of this title.~~

~~(Ord. 12761 § 33, 2002; Ord. 12290 § 12, 2000; Ord. 11499 § 5, 1997; Ord. 11274 § 1 (part), 1996)~~

~~21.13.030 Prohibited uses:~~

~~Uses other than those identified or described in Section 21.13.020 are prohibited.~~

~~(Ord. 12761 § 34, 2002; Ord. 11274 § 1, 2002; Ord. 11274 § 1 (part), 1996)~~

~~21.13.035 Densities:~~

~~Densities may range from not less than three to no more than six units per acre. For unplatted parcels of less than one acre, properties may be divided into the maximum number of lots the minimum lot size will permit; provided such lot could be provided with the infrastructure needed to support the lots being created; and further provided that created lots are not less than the average lot size of adjacent developed lots. Permitted density on properties with critical areas shall be adjusted as shown in Chapter 21.53.~~

~~(Ord. 11499 § 6, 1997; Ord. 11274 § 1 (part), 1996)~~

~~(Ord. No. 14773, § 8(Att. G), 7-24-2012)~~

~~21.13.040 Environmental performance standards.~~

- ~~A. Permitted uses shall create no noise, emissions, odors or other nuisances which are demonstrably disruptive or disturbing to other residences in the area, or which are of a quality or quantity not normally associated with residential use.~~
- ~~B. Accessory buildings shall be complementary to the basic architectural character of the main building on the lot, or appropriate to the accessory use.~~
- ~~C. Agricultural uses shall be subject to the requirements of Chapter 21.21A TCC.~~
- ~~D. Special uses shall comply with the development standards described for such uses in Chapter 21.66.~~
- ~~E. All uses shall comply with the applicable environmental performance standards of Chapter 21.57.~~

~~(Ord. 11274 § 1 (part), 1996)~~

~~(Ord. No. 15304, § 2(Att. A), 6-7-2016)~~

~~21.13.050 Lot area.~~

- ~~A. The size and shape of single family detached lots shall be as follows, provided they adhere to the density requirements:~~
 - ~~1. Minimum lot area, four thousand five hundred square feet, where alleys are utilized; five thousand square feet where alleys are not provided;~~
 - ~~2. Minimum lot width, forty feet where alleys are utilized; fifty feet where alleys are not provided;~~
 - ~~3. Minimum front yard:~~
 - ~~a. Sixteen feet;~~
 - ~~b. In addition, setbacks are encouraged to be staggered as provided in Section 21.12.050(D) for the purpose of modulating the streetscape and providing more convenient opportunities for offsetting windows for privacy of individual homes and other desired design outcomes;~~
 - ~~c. Garages facing the street, twenty feet.~~
 - ~~d. On front yard flanking streets, ten feet;~~

~~Unenclosed porches may project up to six feet into the front yard, provided the porches are at least forty-eight square feet in area with no dimension less than six feet.~~

- ~~4. Minimum side yards:~~
 - ~~a. Minimum on one side, five feet;~~

~~5. Alternative lot configurations may be approved provided they comply with all of the following:~~

~~a. Other applicable standards in this chapter.~~

~~b. The design results in a superior land division layout considering its functionality and character with particular consideration given to privacy for individual lots, pedestrian access and convenience, and the design of public and/or private open space opportunities and natural features.~~

~~6. Minimum rear yard, twenty feet provided garages may be within three feet of the rear yard line, alley easement or paved surface when adjacent to an alley.~~

~~B. Lots intended for attached single-family development shall be reviewed and approved through a subdivision, townhouse, or PRD process where the concept is identified and the project is reviewed and approved subject to design requirements of Section 21.70.080.~~

~~C. Development of Lots Not on Sewer. Areas without sewer must be developed in a manner that maintains long term potential to achieve minimum required densities and efficient provision of sewer once sewer becomes available. Areas developing without sewer must meet the following requirements:~~

~~1. The health department must review and approve plans for alternative sewage disposal.~~

~~2. Lots must be clustered in a configuration that results in urban size lots with one large reserve lot for future development.~~

~~3. Clustered lots must be between five thousand and ten thousand eight hundred ninety square feet.~~

~~4. Excluding the reserve parcel, clustered lots must meet density requirements of Section 21.13.020.~~

~~5. Subdivisions and short subdivisions must have a statement on the face of the plat or short plat that when sewer becomes available to the area clustered lots shall hook up to sewer at each lot owner's expense. Such requirement shall also be provided for in protective covenants.~~

~~D. Other Lot Standards for All Uses:~~

~~1. Minimum usable yard space:~~

~~—Where alleys are utilized, lots shall provide a contiguous yard space equivalent to ten percent of the lot size. Specific yard space requirements:~~

~~—Shall feature minimum dimensions of fifteen feet on all sides, provided one side may be reduced to ten feet by the department if it determines the space is designed with features that make it more inviting, private and usable. Design for reduction of the minimum dimension must include at least two of the following techniques:~~

~~a. A pergola or other architectural feature with landscaping;~~

- ~~b. An improved patio area with features for associated use such as sitting or barbeque;~~
- ~~c. Other design features and improvements that add to the usability, privacy and desirability of the private space.~~

~~—As an example, a forty five hundred square foot lot would require a contiguous open space of at least four hundred fifty square feet, or approximately fifteen feet by thirty feet in area for a standard dimension, or ten feet by forty five feet if the dimension is reduced and design features added.~~

~~—Such yard space shall not be located within the front yard.~~

~~—For duplexes and triplexes, each dwelling unit must have direct access to its own usable yard space. (See Tables 21T-75 and 21T-76.)~~

~~2. Maximum building area coverage, fifty percent.~~

~~3. Maximum development coverage, sixty five percent. Side and rear yard patios are exempt from development coverage restrictions provided the paving material used is considered an approved pervious material in accordance with the Thurston County Drainage Design and Erosion Control Manual (TCC Chapter 15.05).~~

~~4. Maximum height:~~

- ~~a. Main building and accessory dwelling, thirty five feet,~~
- ~~b. Accessory building, twenty feet;~~
- ~~c. An additional two feet in height may be permitted for structures with green roofs occupying at least fifty percent of the area of the roof.~~

~~5. Accessory Buildings. All accessory buildings must comply with the current buildings setbacks as stated in this chapter; provided, however, if the accessory building is exempt from obtaining a building permit under Title 14 TCC, one story, and is less than two hundred square feet, the following setbacks are permitted:~~

- ~~a. Front yard, fifteen feet,~~
- ~~b. Side yard, five feet,~~
- ~~c. Rear yard, three feet.~~

~~(Ord. 12290 § 13, 2000; Ord. 11274 § 1 (part), 1996)~~

~~(Ord. No. 14773, § 8(Att. G), 7-24-2012; Ord. No. 15390, § 1(Att. A, § E), 11-29-2016)~~

~~21.13.060 Off-street parking.~~

~~Off-street parking shall be provided in accordance with Chapter 21.72 of this title.~~

~~(Ord. 11274 § 1 (part), 1996)~~

~~21.13.070 Landscaping.~~

~~For applicable landscaping requirements, see Chapter 21.80.~~

~~(Ord. 11274 § 1 (part), 1996; Ord. No. 15390, § 1(Att. A, § E), 11-29-2016)~~

~~21.13.080 Stormwater runoff.~~

~~Stormwater management is required and shall be subject to the county's review and approval, and shall, moreover, comply with Chapter 15.05 of the Thurston County Code. Stormwater generated on site shall not cause pollution to any surface or groundwaters, or to violate local, state, or federal standards governing the quality of such waters.~~

~~(Ord. 11274 § 1 (part), 1996; Ord. No. 15390, § 1(Att. A, § E), 11-29-2016)~~

ATTACHMENT C

OLYMPIA URBAN GROWTH AREA ZONING ORDINANCE

Deleted Text: ~~Strikethrough~~
Unaffected Omitted Text ...

Proposed Changes: Underlined

I. Thurston County Code Chapter 23.05 TCC (Villages and Centers) shall be amended to read as follows:

...

Table 5.01

Permitted, Special and Required Uses

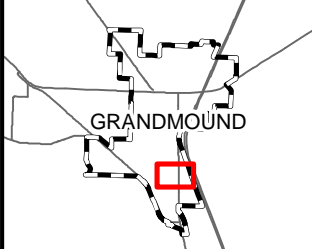
District	Neighborhood Center	Neighborhood Village	Urban Village	Community Oriented Shopping Center	Applicable Regulations
District-Wide Regulations					23.05.050
...					
Retail Trade					
Apparel and accessory stores	P	P	P	P	
Building materials, garden supplies, and farm supplies	P	P	P	P	
Food stores	R	R	P	P	
General merchandise stores	P	P	P	P	
Grocery stores	P	P	R	R <u>P</u>	23.05.060C

ATTACHMENT D

GRAND MOUND & RURAL SITE- SPECIFIC LAND USE AMENDMENTS



Project Number: 2011104064
Applicant: Steelhammer Family Trust
Parcel: 13513221100, 13513221200, 51200400100
Amendment: From R 4-16/1 to AC
Project Info: [2023 Comp Plan Amendments Ordinance p. 52 of 61](#)
Approx. 4.91 acres



Zoning

- AC Arterial Commercial
- RRR 1/5 Rural Residential/Resource - 1 Unit Per 5 Acres
- R 3-6/1 Residential - 3-6 Units Per 1 Acre
- R 4-16/1 Residential - 4-16 Units Per 1 Acre
- PI Planned Industrial Park

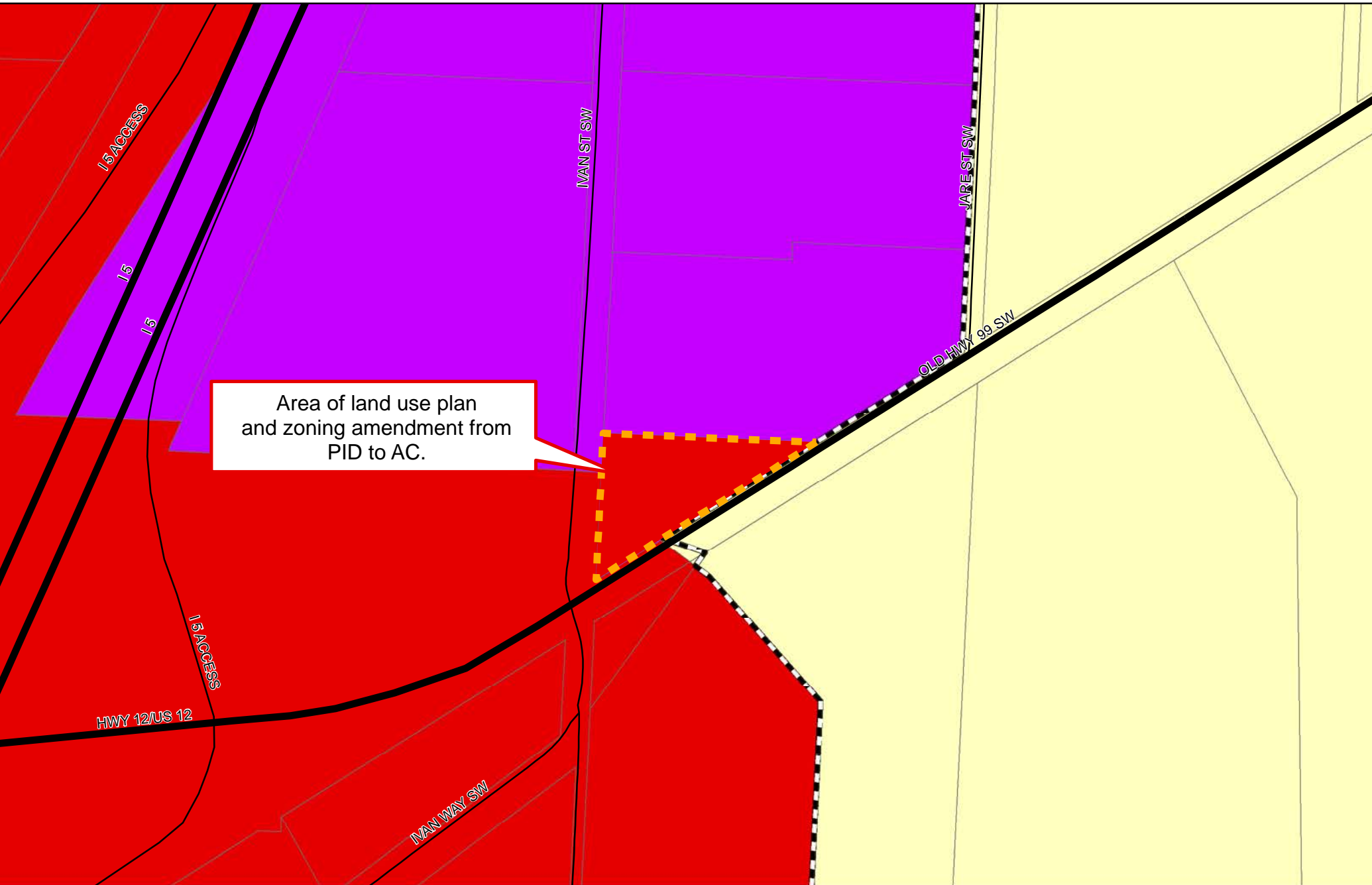
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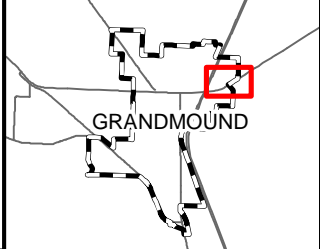
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Project Number: 2019103920
Applicant: Morgan Dental
Parcel: 31410900900
Amendment: From PID to AC
Project Info: Approx. 0.97 acres
2023 Comprehensive Plan Amendments
Ordinance p. 53 of 87



Zoning

- RRR 1/5
Rural Residential/Resource - 1
Unit Per 5 Acres
- AC
Arterial Commercial
- PI
Planned Industrial Park

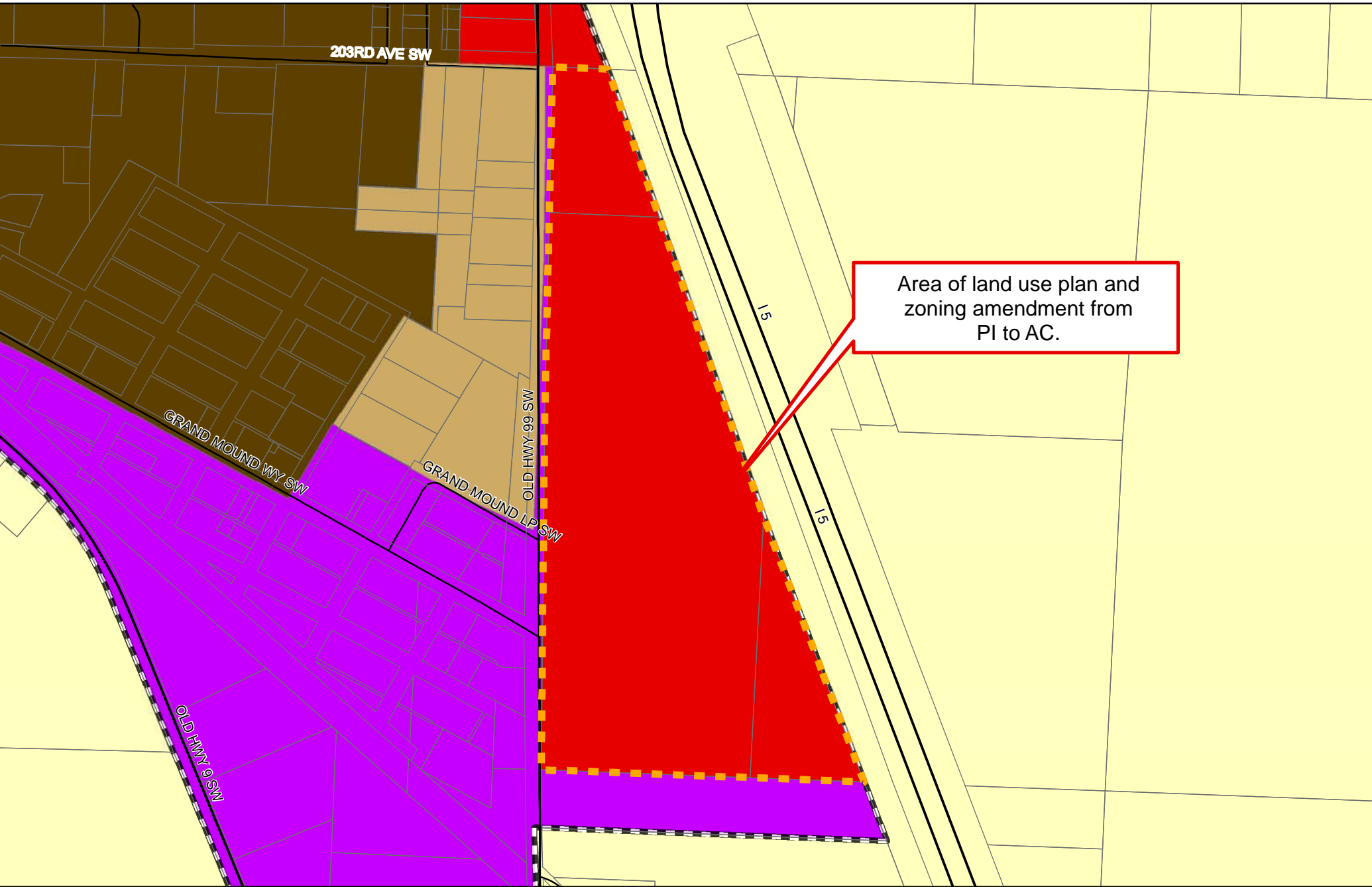
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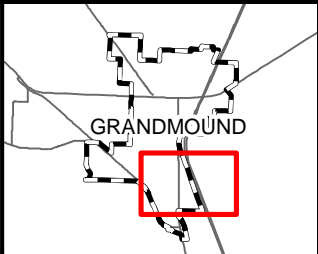
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Project Number:
Applicant: Tribal Trust Lands
Parcel: 13513220000, 13513220200, and 13513240100
Amendment: From PI to AC
Project Info: 2023 Comp Plan Amendments
Approx. 43.04 acres
Ordinance p. 54 of 87



Zoning

- RRR 1/5 Rural Residential/Resource - 1 Unit Per 5 Acres
- R 3-6/1 Residential - 3-6 Units Per 1 Acre
- R 4-16/1 Residential - 4-16 Units Per 1 Acre
- AC Arterial Commercial
- PI Planned Industrial Park



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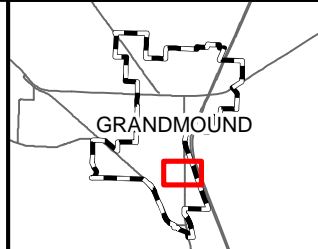
Area of land use plan
and zoning amendment from
R 4-16/1 to AC.

OLD HWY 99 SW

15

15

Project Number: 2021105982
Applicant: West Thurston Fire Authority
Parcel: 13513220900
Amendment: From R 4-16/1 to AC
Project Info: Approx. 0.65 acres
 2023 Comp Plan Amendments
 Ordinance p. 55 of 87



Zoning	
■	AC
■	Arterial Commercial
■	RRR 1/5
■	Rural Residential/Resource - 1 Unit Per 5 Acres
■	R 3-6/1
■	Residential - 3-6 Units Per 1 Acre
■	R 4-16/1
■	Residential - 4-16 Units Per 1 Acre
■	PI
■	Planned Industrial Park



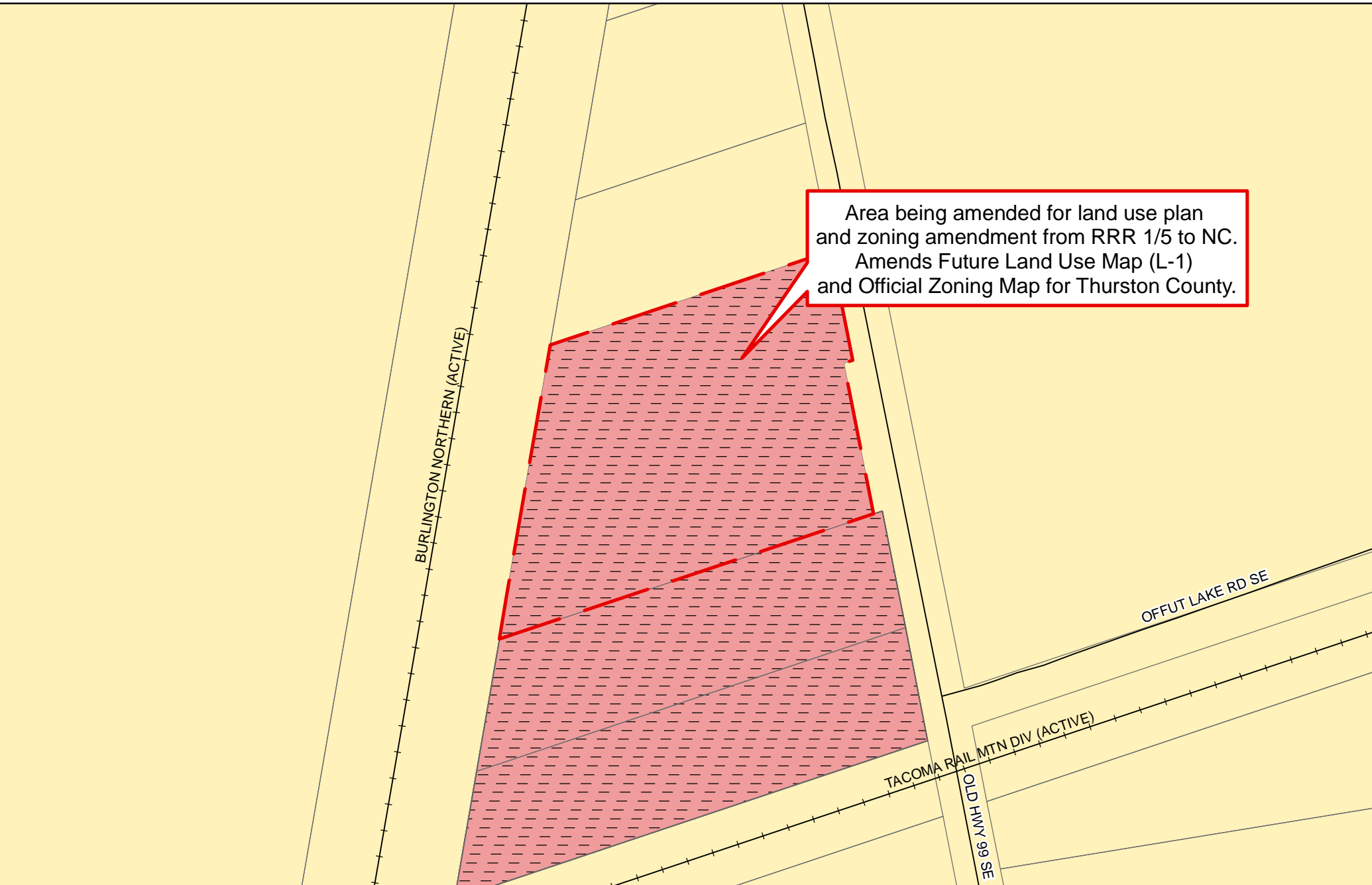
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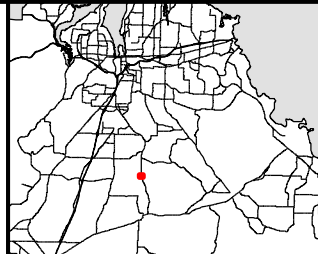
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12625 Old Highway 99 SE
Parcels 11606210300 and 11606210400
Applicant: Allen and Rob Pogue, Offut Lake Solutions
Project: CPA-21 Pogue Land Use Amendment
Amendment: From RRR1/5 to NC
Project Info: +/- 3.68 acres
[2023 Comp Plan Amendments Ordinance p. 56 of 87](#)



Proposed Land Use & Zoning

	NC Neighborhood Convenience Commercial
	RRR1/5 Rural Residential/Resource - 1 Unit per 5 Acres

THURSTON COUNTY
WASHINGTON
SINCE 1852

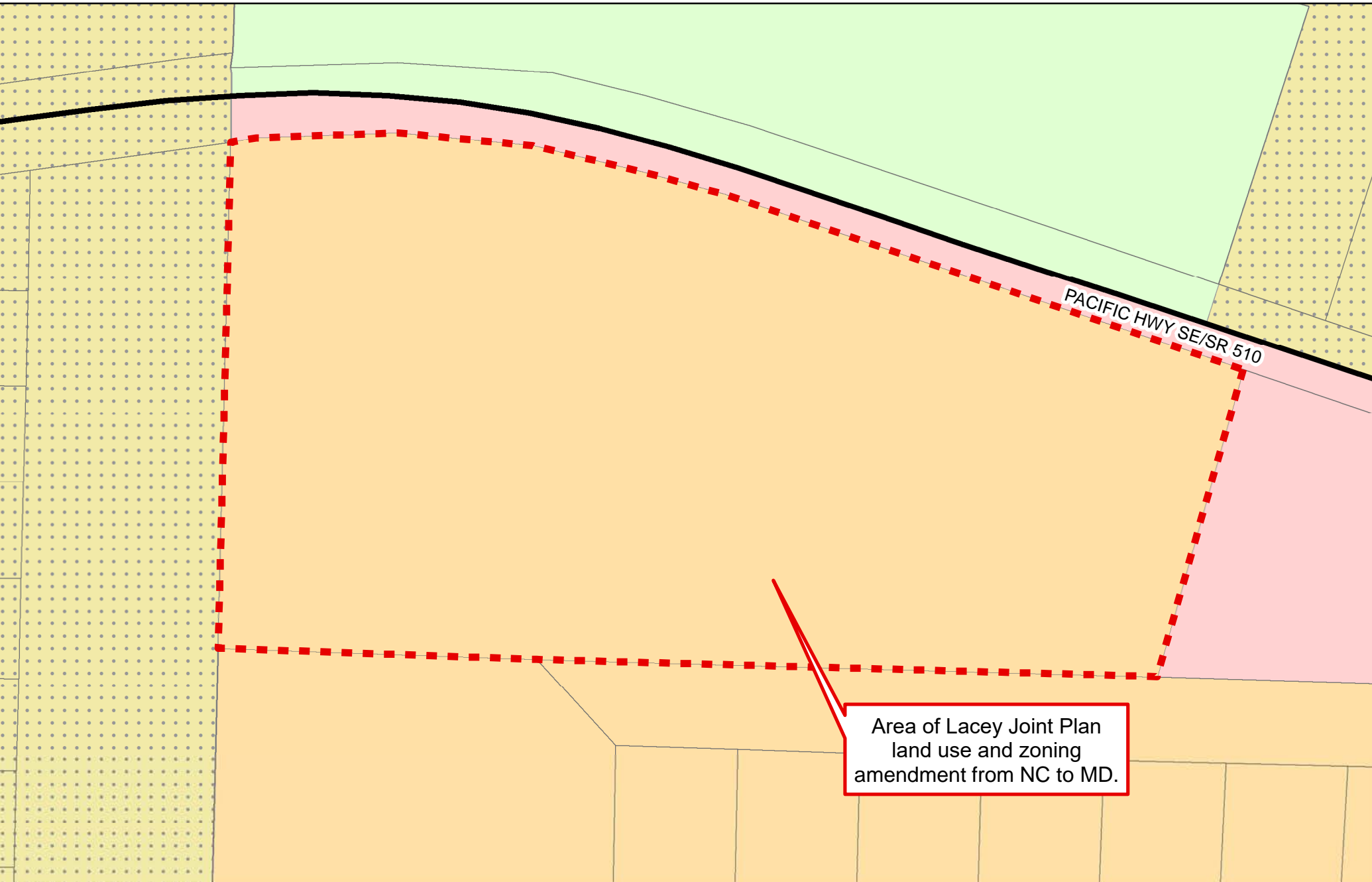
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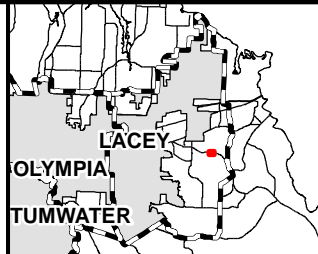
ATTACHMENT E

LACEY JOINT PLAN SITE-SPECIFIC LAND USE AMENDMENTS



Area of Lacey Joint Plan
land use and zoning
amendment from NC to MD.

9041 Pacific Avenue SE
Applicant: Paul Bressi
Project: Lacey Joint Plan Update
Amendment: From Neighborhood Commercial (NC) to Moderate Density Residential (MD)
Project Info: 6.77 acres
[2023 Comprehensive Plan Amendments Ordinance p. 58 of 87](#)



Lacey Urban Growth Area Zoning

- LD 0-6 Low Density Residential
- MD Moderate Density Residential
- NC Neighborhood Commercial
- AG Agriculture

0 0.01 0.02 Miles



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LACEY

Area of Lacey Joint Plan land
use and zoning amendment
from MD to LD

CARPENTER RD NE

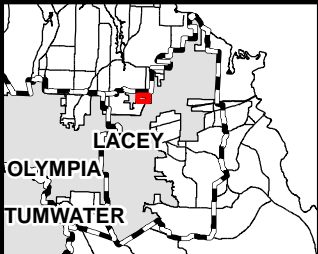
2427 Carpenter Road NE

Applicant: Teresa Forster and Craig McDaniel

Project: Lacey Joint Plan Update

Amendment: From Moderate Density Residential (MD) to Low Density Residential (LD)

Project Info: 3.14 acres
[2023 Comp Plan Amendments Ordinance p. 59 of 87](#)



Lacey Urban Growth Area Zoning

- LD 0-6 Low Density Residential
- MD Moderate Density Residential
- AG Agriculture
- Cities



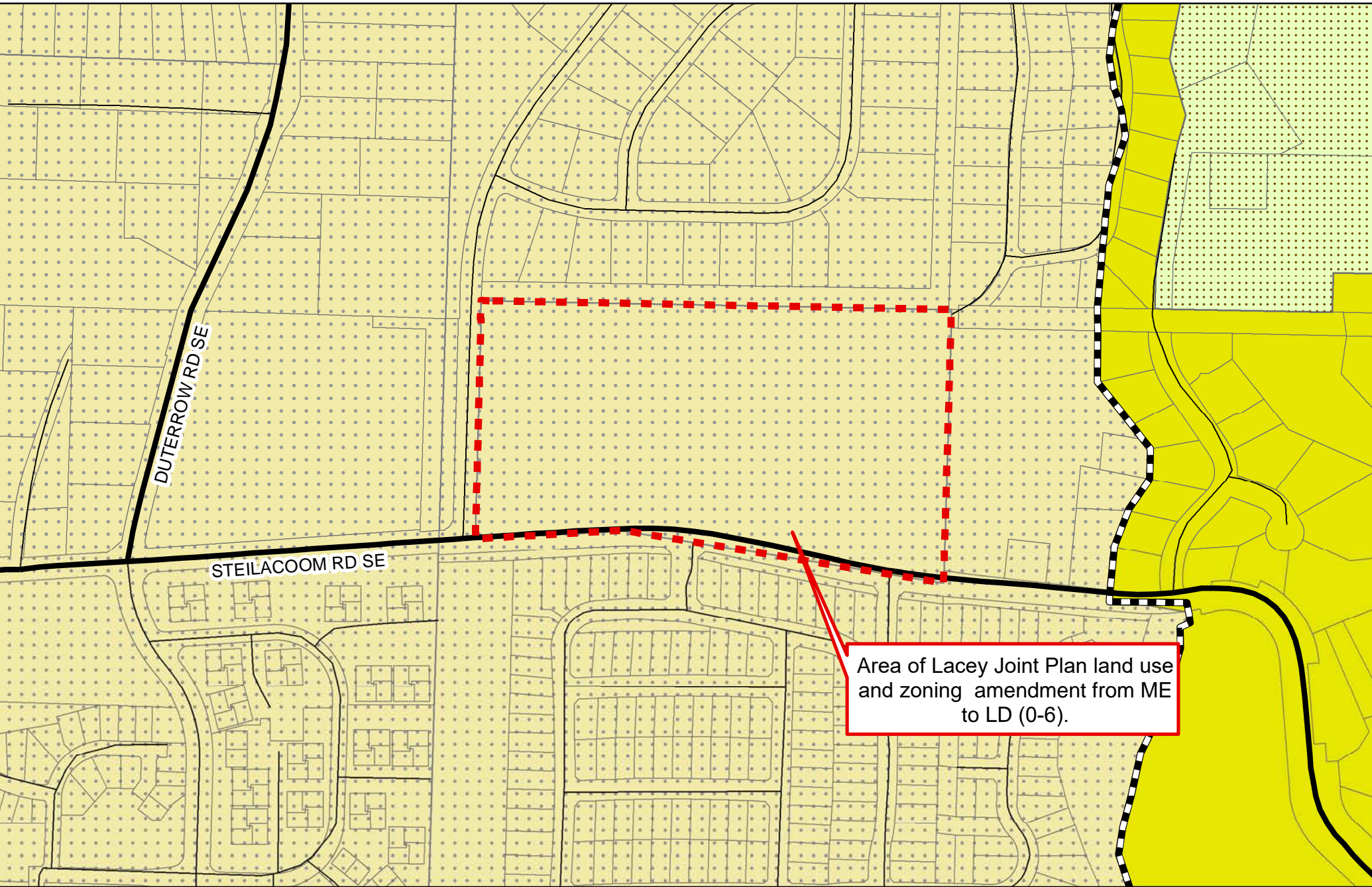
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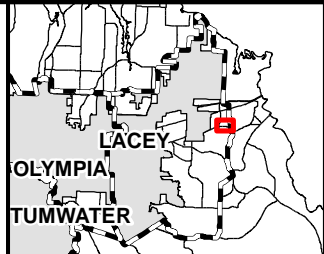
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Area of Lacey Joint Plan land use and zoning amendment from ME to LD (0-6).

9520 Steilacoom Road
Applicant: MC Construction
Project: Lacey Joint Plan Update
Amendment: From Mineral Extraction (ME) to Low Density Residential (LD)
Project Info: 24.94 acres
[2023 Comprehensive Plan Amendments Ordinance p. 60 of 87](#)



Lacey Urban Growth Area Zoning

- LD 0-6 Low Density Residential

Unincorporated Thurston County Zoning

- R 1/20 Rural 1 Unit Per 20 Acres
- RR1/5 Rural Residential - 1 Unit Per 5 Acres
- Urban Growth Areas



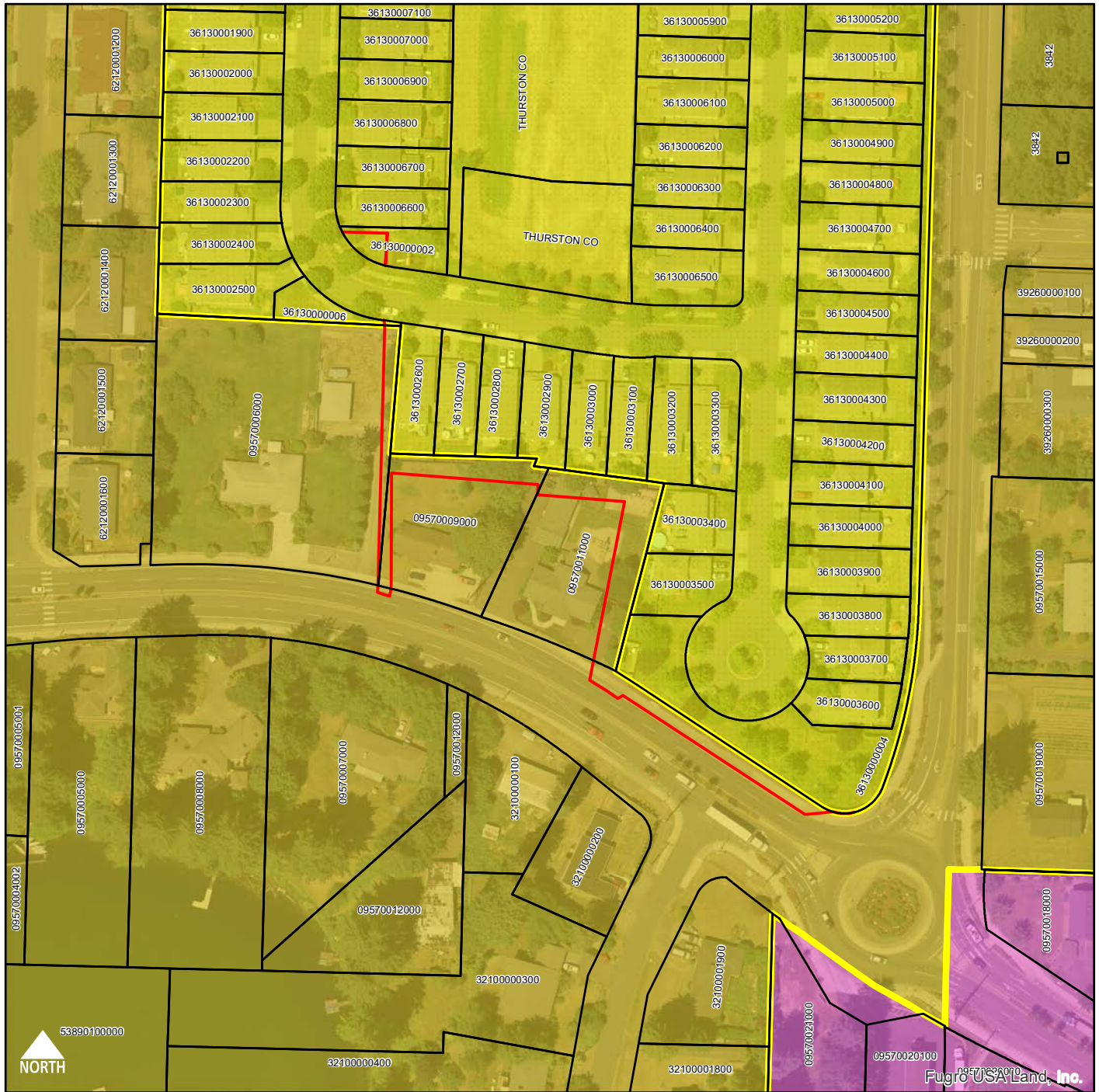
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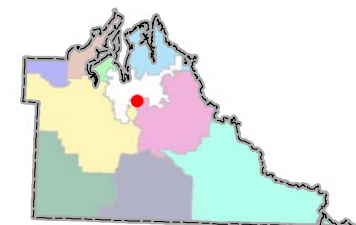
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ATTACHMENT F

MINOR LAND USE & ZONING CORRECTIONS



Map Location



Created by SLS and WE
on 8/12/2022

Zoning Aligned to Parcels

- NR
- R-6-12
- R-4-8

Review Areas

- Areas
- Previously Reviewed

Base Data

- Zoning Boundary

0 100 Feet

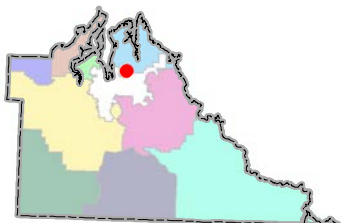
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Thurston County Zoning Alignment Review - Olympia UGA



Map Location





Zoning Aligned to Parcels

 R-4 R-4-8

Review Areas

— Areas Previously Reviewed

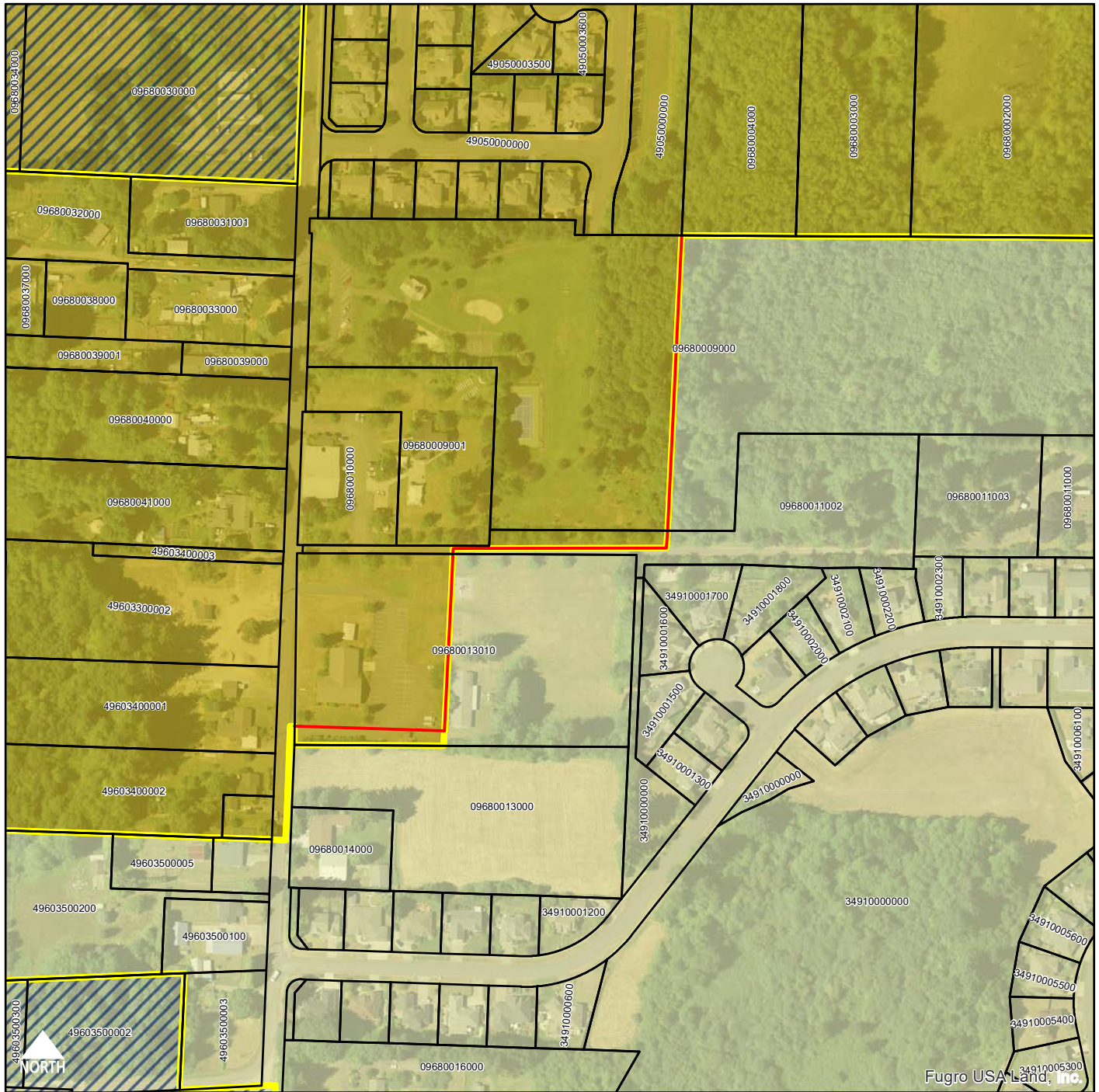
Base Data

 Zoning Boundary
 Cities

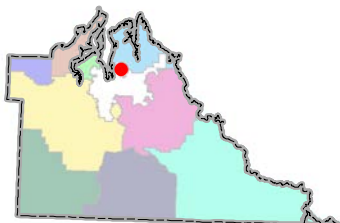
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Map Location



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Zoning Aligned to Parcels

R-4
 R-4-8

Review Areas

Areas
 Previously
 Reviewed

Base Data

Zoning Boundary
 Cities

0 200 Feet

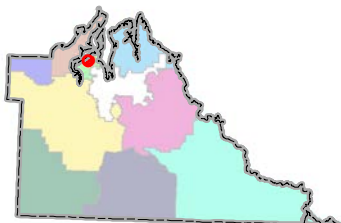
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Thurston County Zoning Alignment Review - Olympia UGA



Map Location



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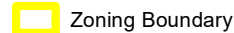
Zoning Aligned to Parcels



Review Areas

— Areas Previously Reviewed

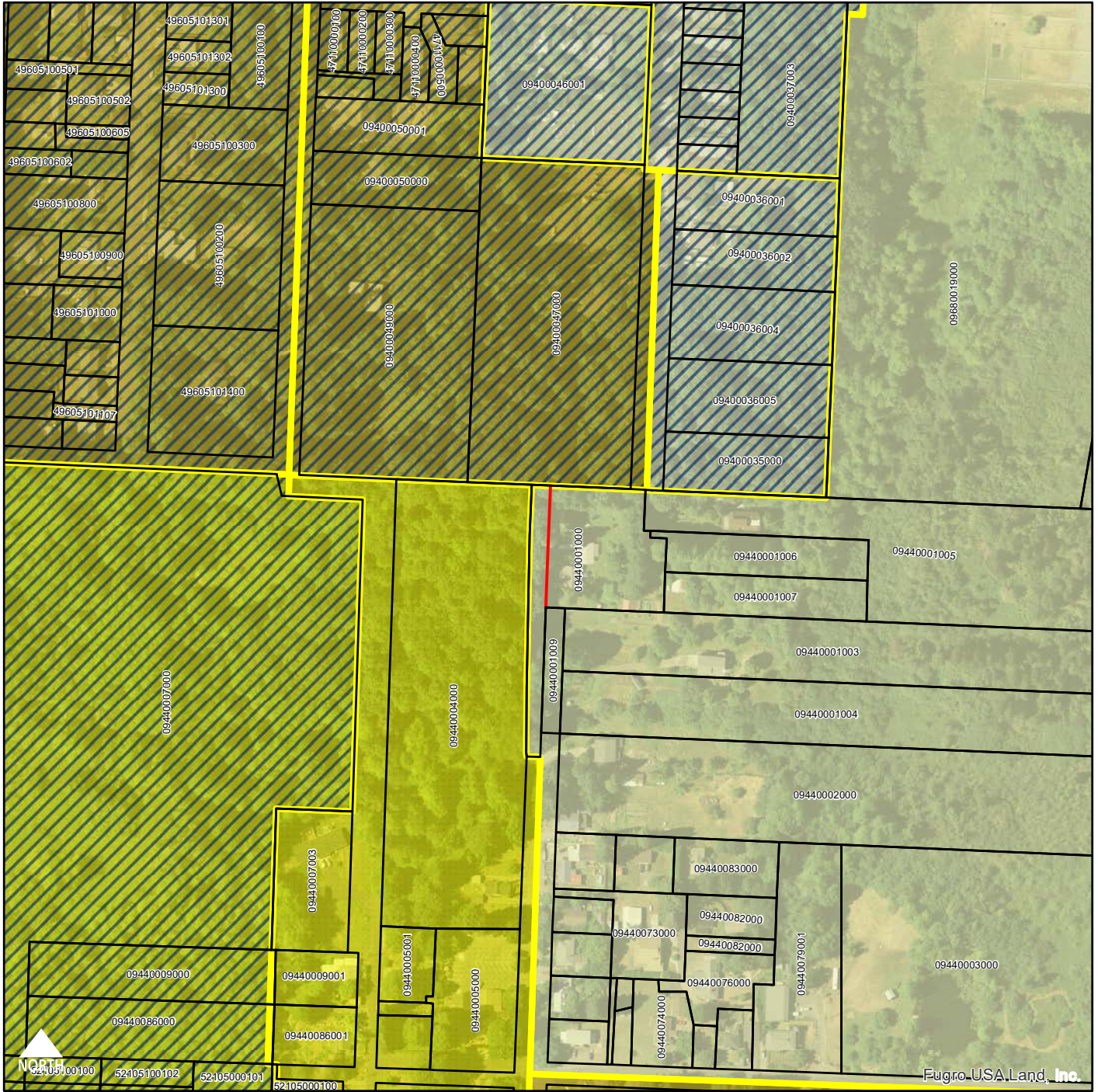
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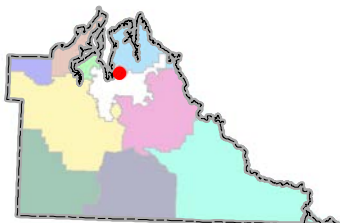
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Thurston County Zoning Alignment Review - Olympia UGA

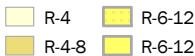


Map Location



Created by SLS and WE
on 8/12/2022



Zoning Aligned to Parcels



Review Areas

— Areas Previously Reviewed

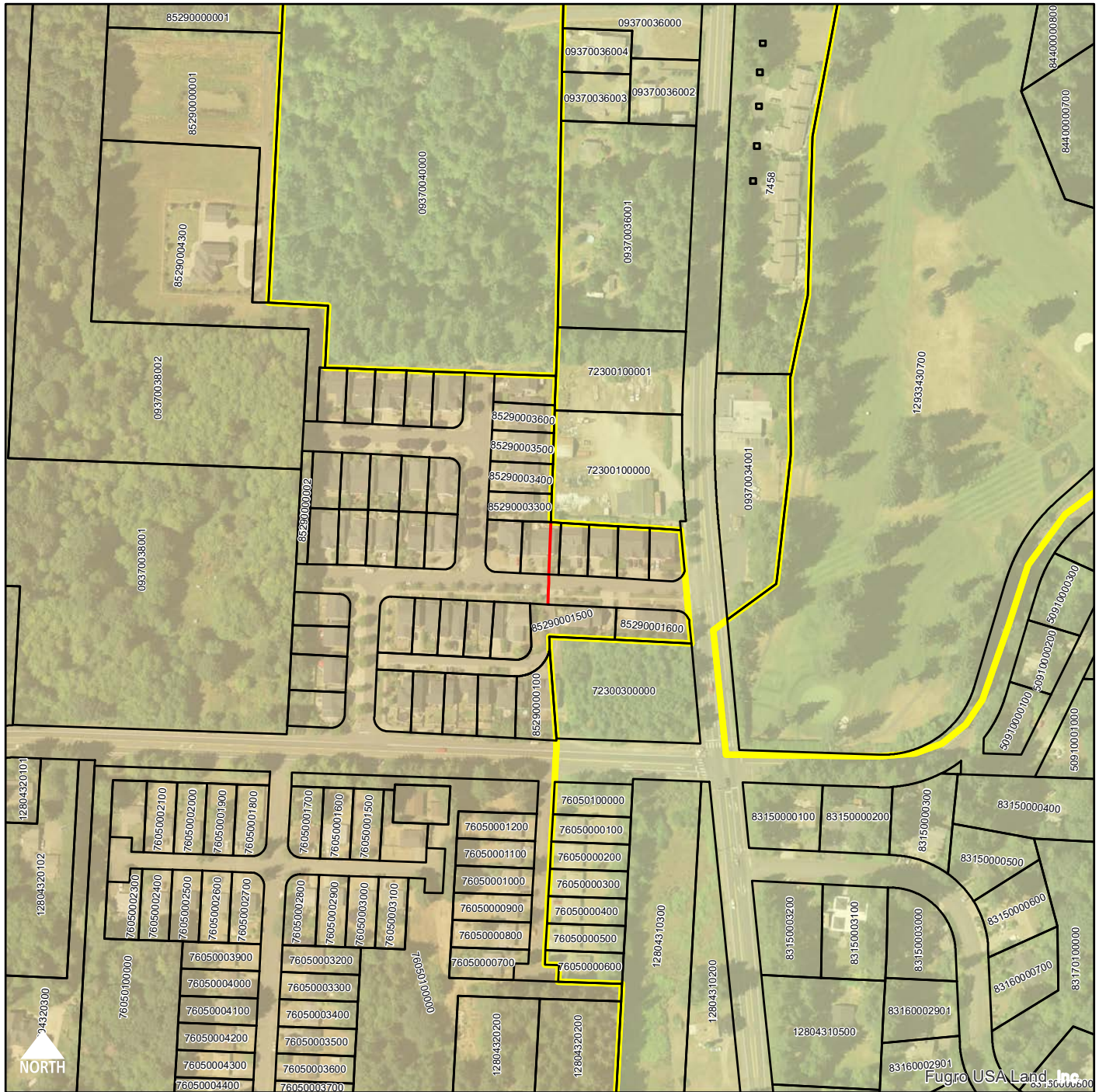
Base Data

 Zoning Boundary
 Cities

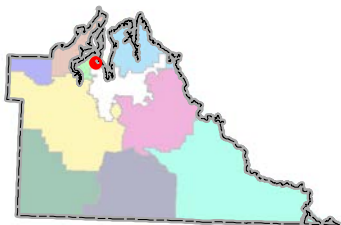


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Map Location



Created by SLS and WE
on 8/12/2022

Zoning Aligned to Parcels

- R 1/5
- RRR1/5
- R-4

Review Areas

- Areas
- Previously
- Reviewed

Base Data

- Zoning Boundary

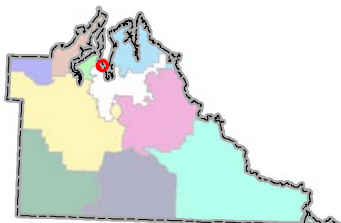
0 200 Feet

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Map Location



Created by SLS and WE
on 8/12/2022

Zoning Aligned to Parcels

- R 1/5
- R-4-8
- R-4

Review Areas

- Areas
- Previously
- Reviewed

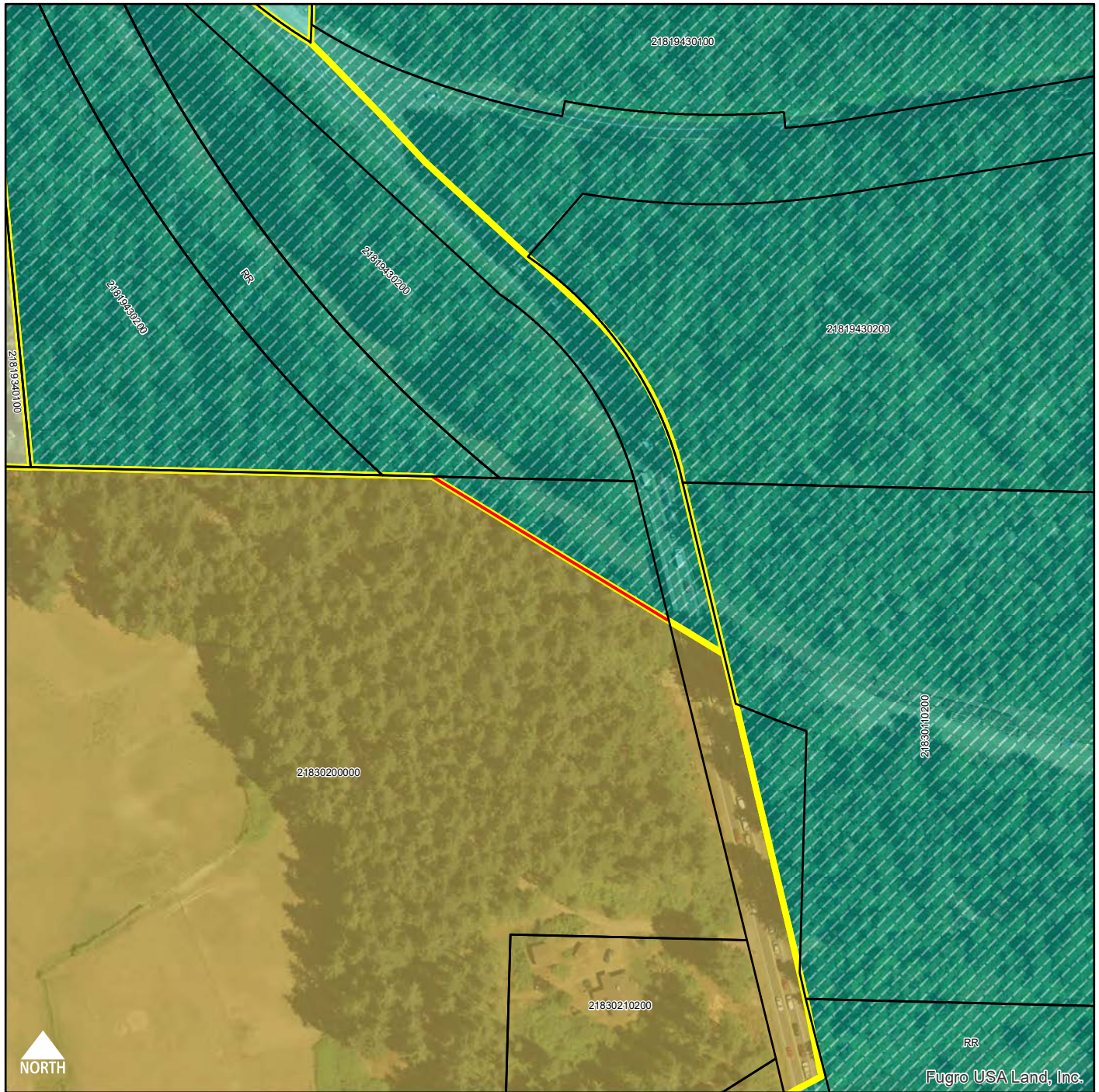
Base Data

- Zoning Boundary
- Cities

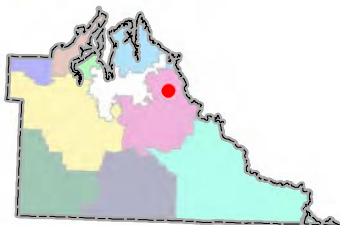
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Map Location



Created by SLS and WE
on 5/25/2022

Zoning Aligned to Parcels

- LD 0-4
- LD 3-6
- MGSA
- RL1/2

Base Data

- Existing Zoning Boundary

0 100 Feet

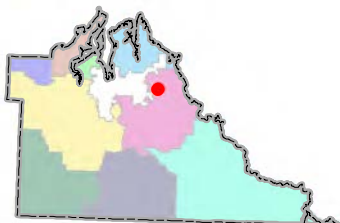
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Thurston County Zoning Alignment Review - Lacey UGA



Map Location



Created by SLS and WE
on 5/25/2022

Zoning Aligned to Parcels

- LD 0-4
 MD
- LD 3-6
 OSI-P

Base Data

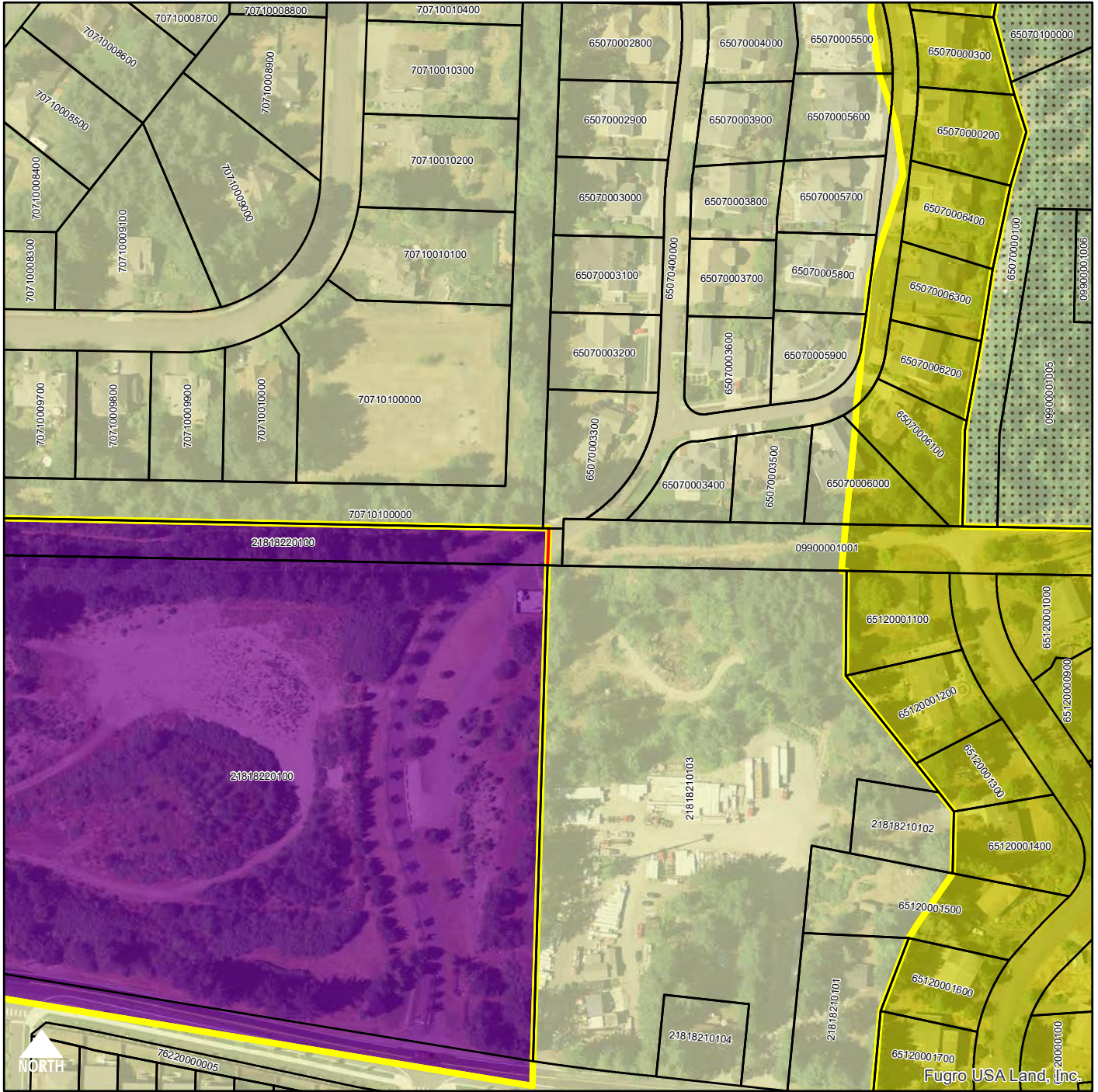
- Existing Zoning Boundary

0 100 Feet

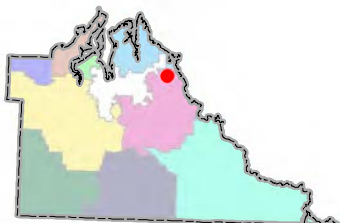
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Thurston County Zoning Alignment Review - Lacey UGA



Map Location




Created by SLS and WE
on 5/25/2022

Zoning Aligned to Parcels

- LD 0-4 R 1/20
 ME  RR1/5

Base Data

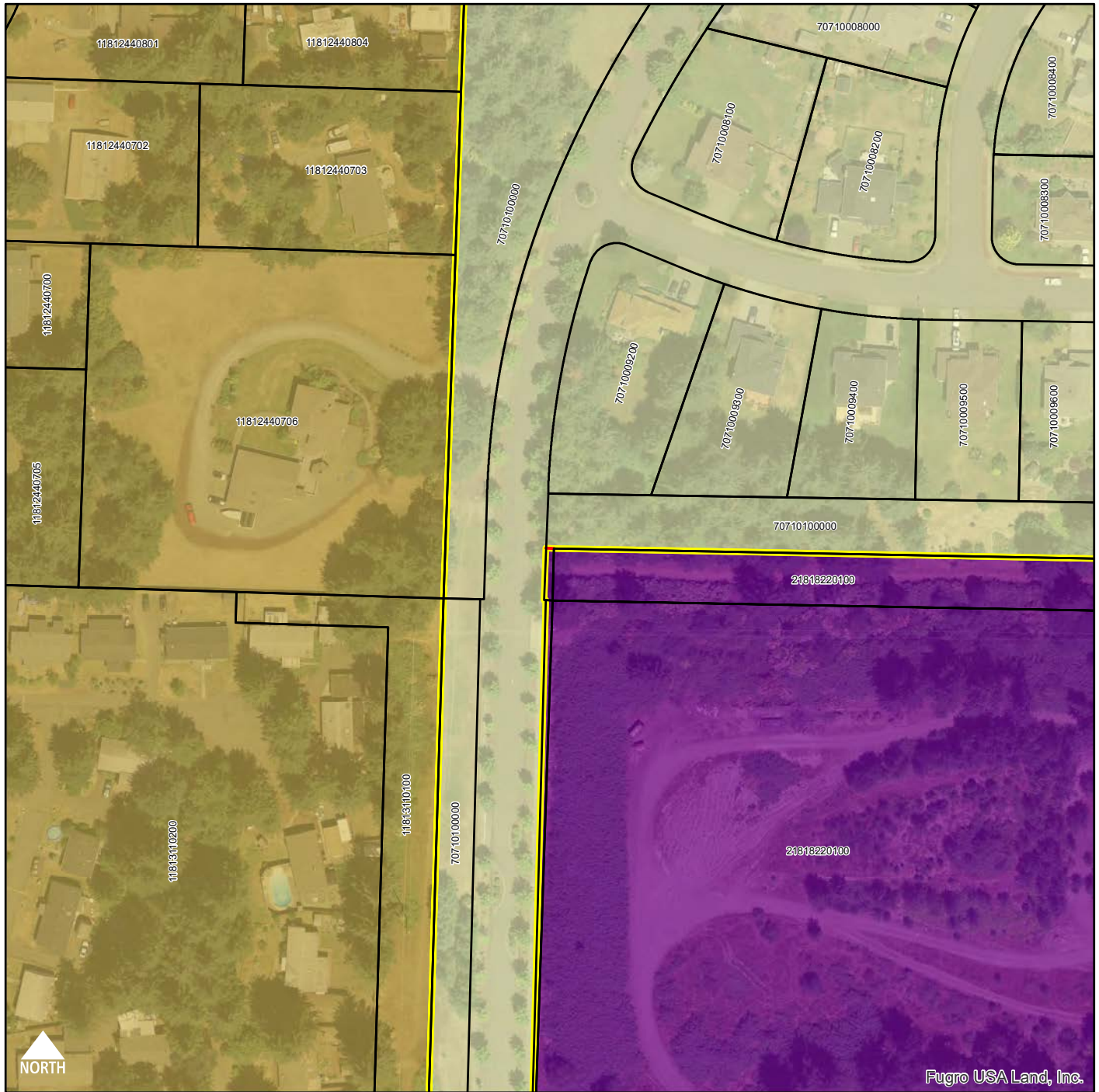
-  Existing Zoning Boundary

0 100 Feet

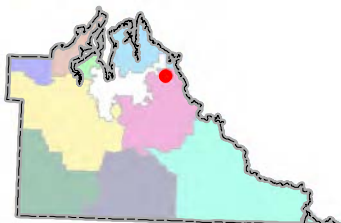
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Thurston County Zoning Alignment Review - Lacey UGA



Map Location




Created by SLS and WE
on 5/25/2022

Zoning Aligned to Parcels

 LD 0-4  ME
 LD 3-6

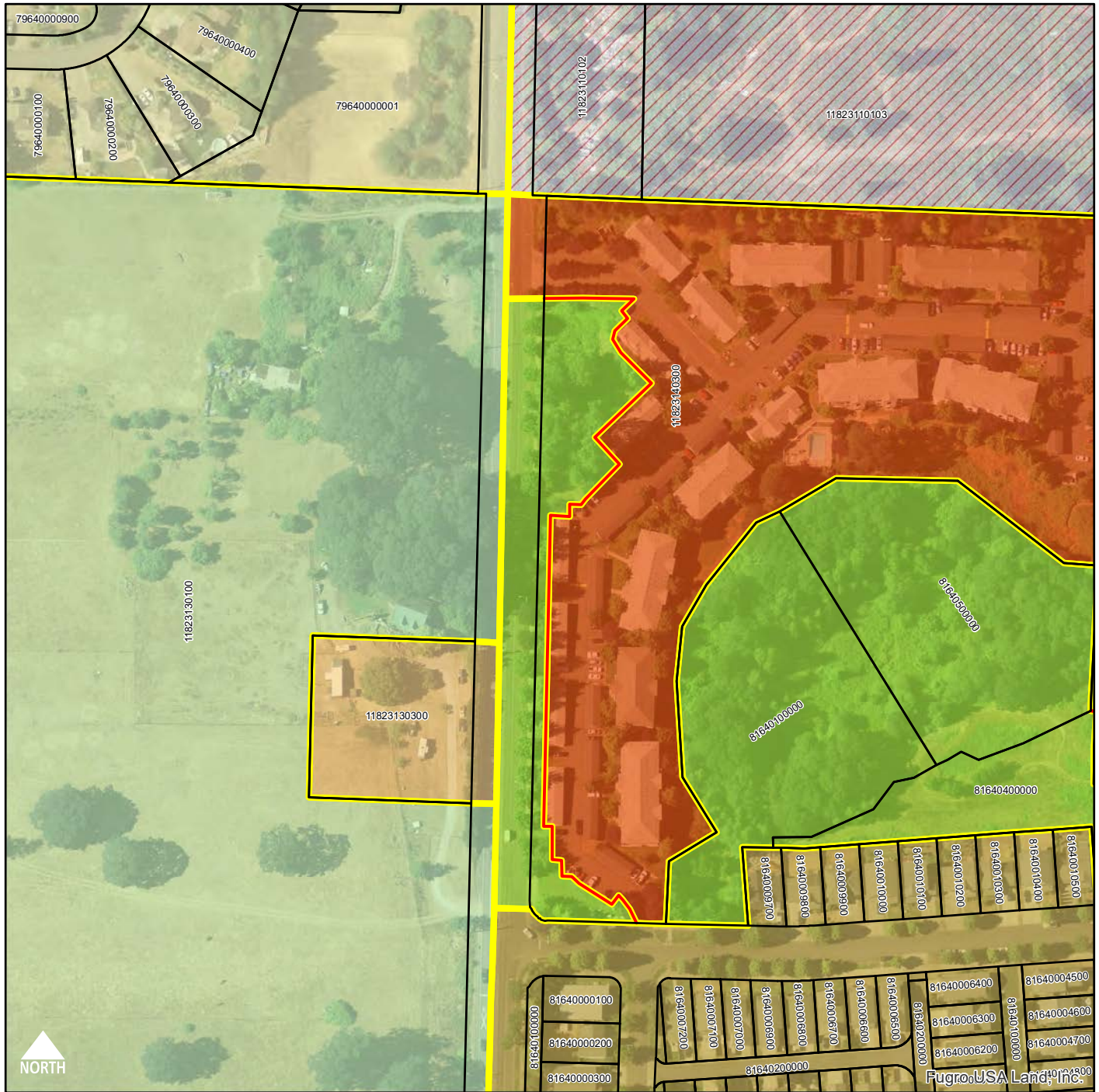
Base Data

 Existing Zoning Boundary

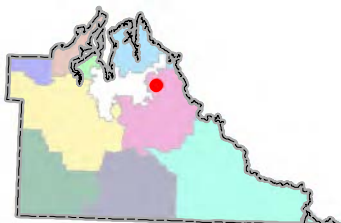
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Map Location



Created by SLS and WE
on 5/25/2022

Zoning Aligned to Parcels

AG	MD
HD	OSI-P
LD O-4	V(U)C
LD 3-6	

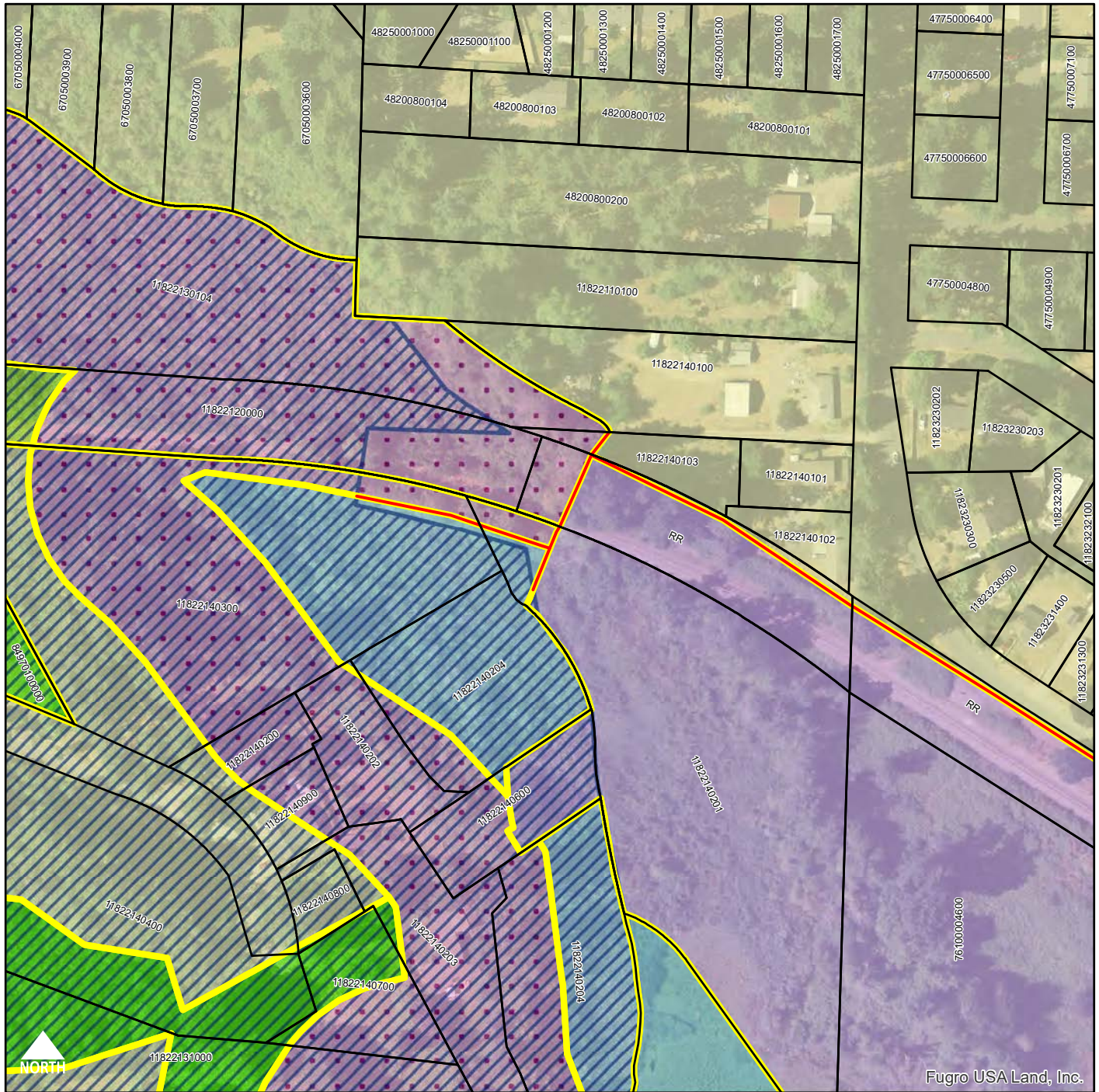
Base Data

Existing Zoning Boundary

0 100 Feet

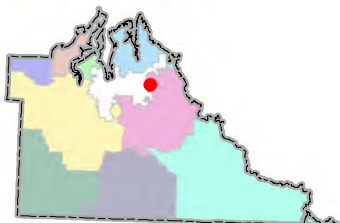
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Fugro USA Land, Inc.

Map Location



Created by SLS and WE
on 5/25/2022

Zoning Aligned to Parcels

- | | |
|----------|--------|
| AQUATC | OS-I |
| LAKE | OSI-P |
| LD O-4 | URBCON |
| LI & LI2 | |

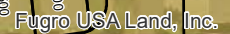
Base Data

- | |
|--------------------------|
| Existing Zoning Boundary |
| Cities |

0 100 Feet

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0 100 Feet





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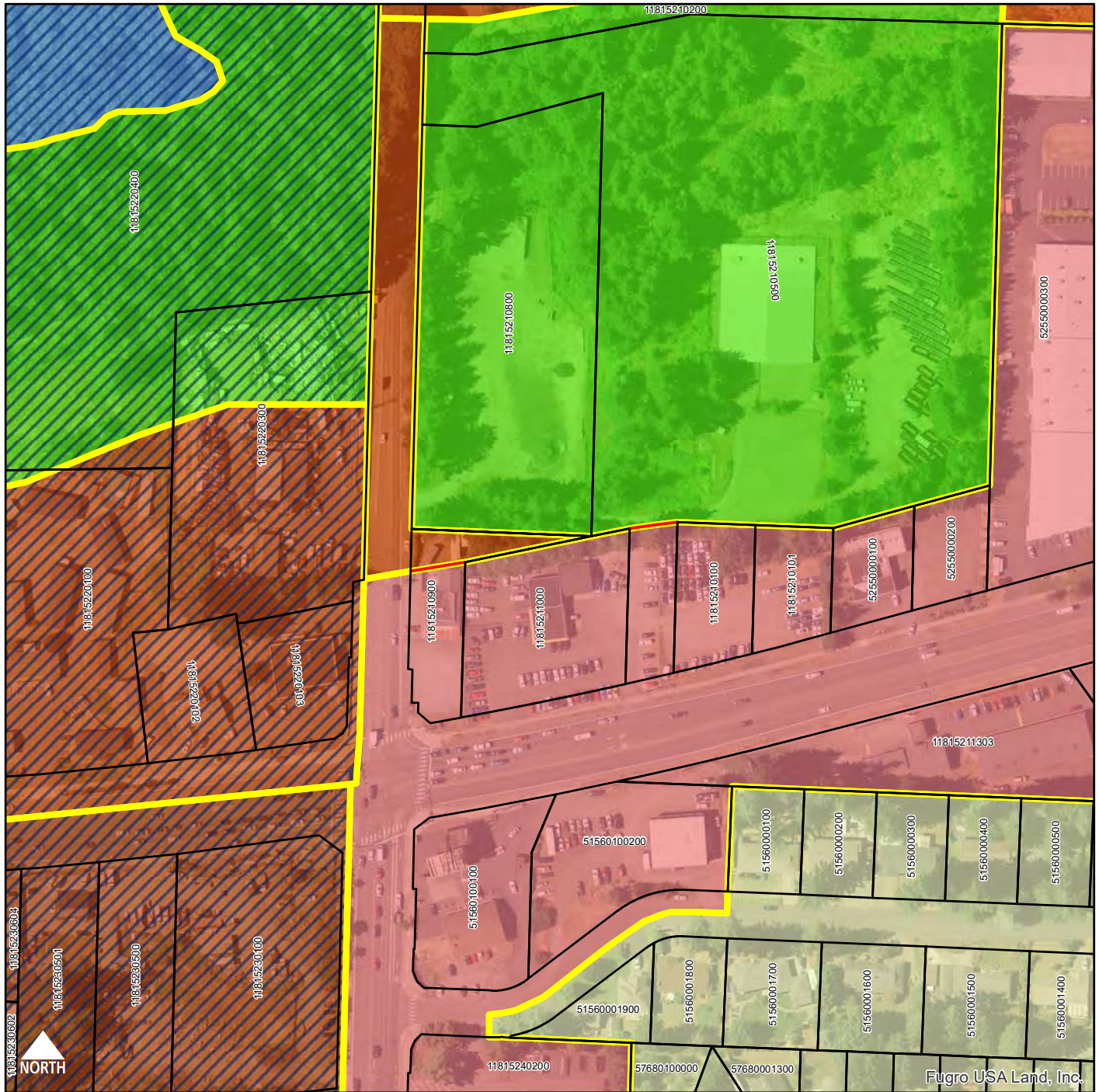
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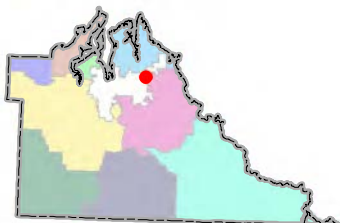
 Existing Zoning Boundary

 Cities

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Map Location



Created by SLS and WE
on 5/25/2022

Zoning Aligned to Parcels

CBD 6	MHDC
CBD 7	NATURL
HD	OS-I
LD O-4	

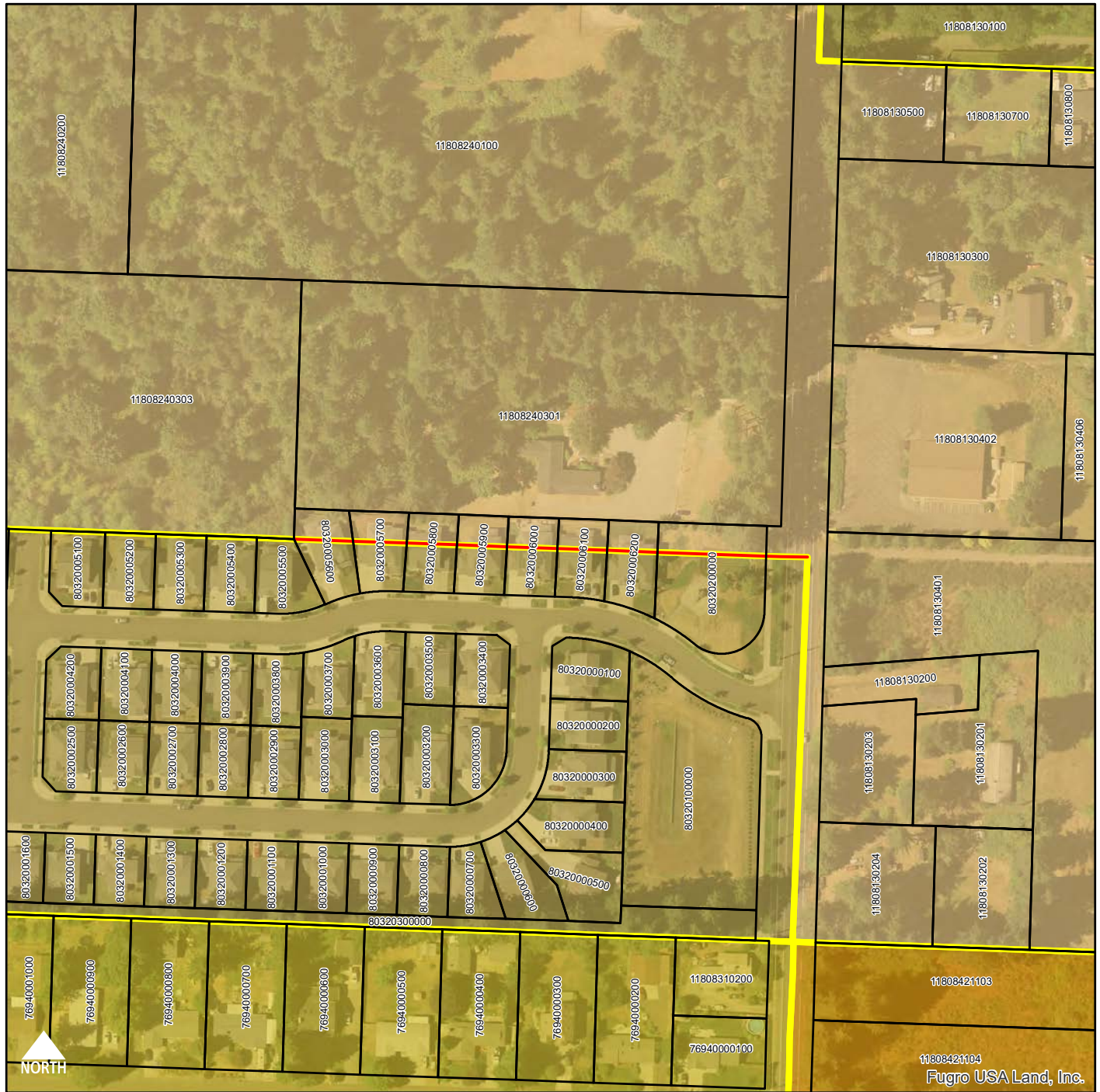
Base Data

Existing Zoning Boundary
Cities

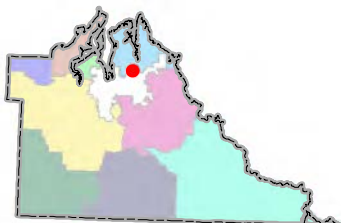
0 100 Feet

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Map Location



Created by SLS and WE
on 5/25/2022

Zoning Aligned to Parcels

- LD 3-6
- MMDC
- MD
- R-4-8

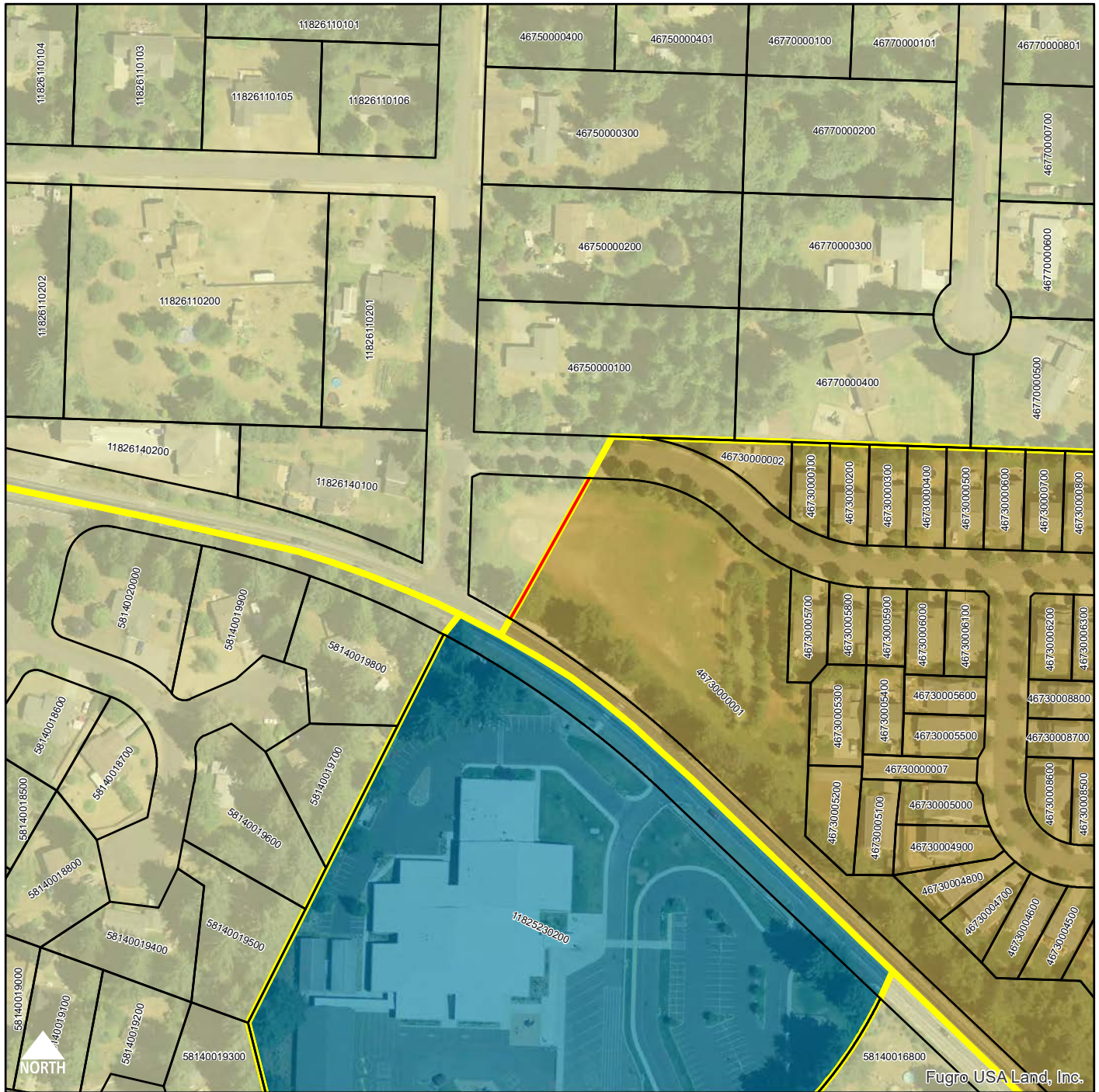
Base Data

- Existing Zoning Boundary

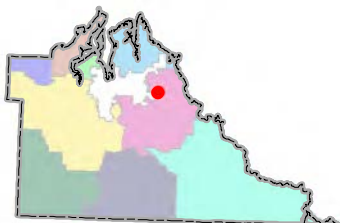
0 100 Feet

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Map Location



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on 5/25/2022

Zoning Aligned to Parcels

- LD 0-4
- LD 3-6
- OSI-S

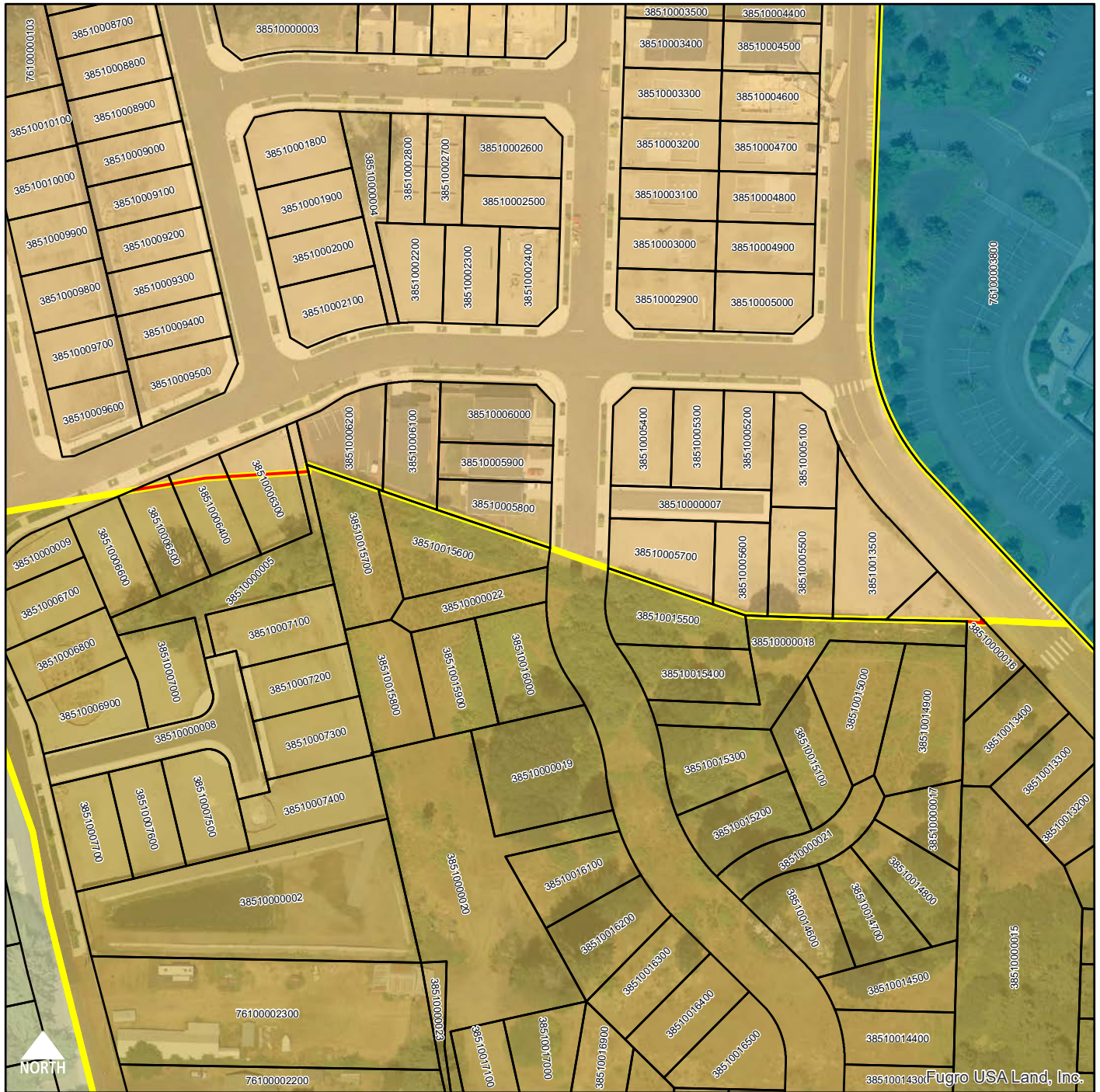
Base Data

- Existing Zoning Boundary

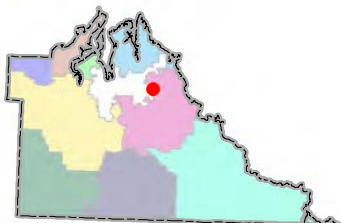
0 100 Feet

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Map Location



Created by SLS and WE
on 5/25/2022

Zoning Aligned to Parcels

- LD 0-4
- MD
- LD 3-6
- OSI-S

Base Data

- Existing Zoning Boundary

0 100 Feet

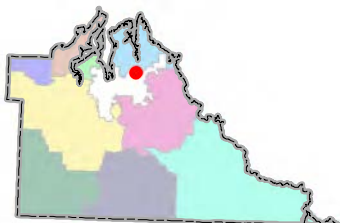
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Fugro USA Land, Inc.

Map Location



Created by SLS and WE
on 5/25/2022

Zoning Aligned to Parcels

HD MD
LD 3-6 OSI-S

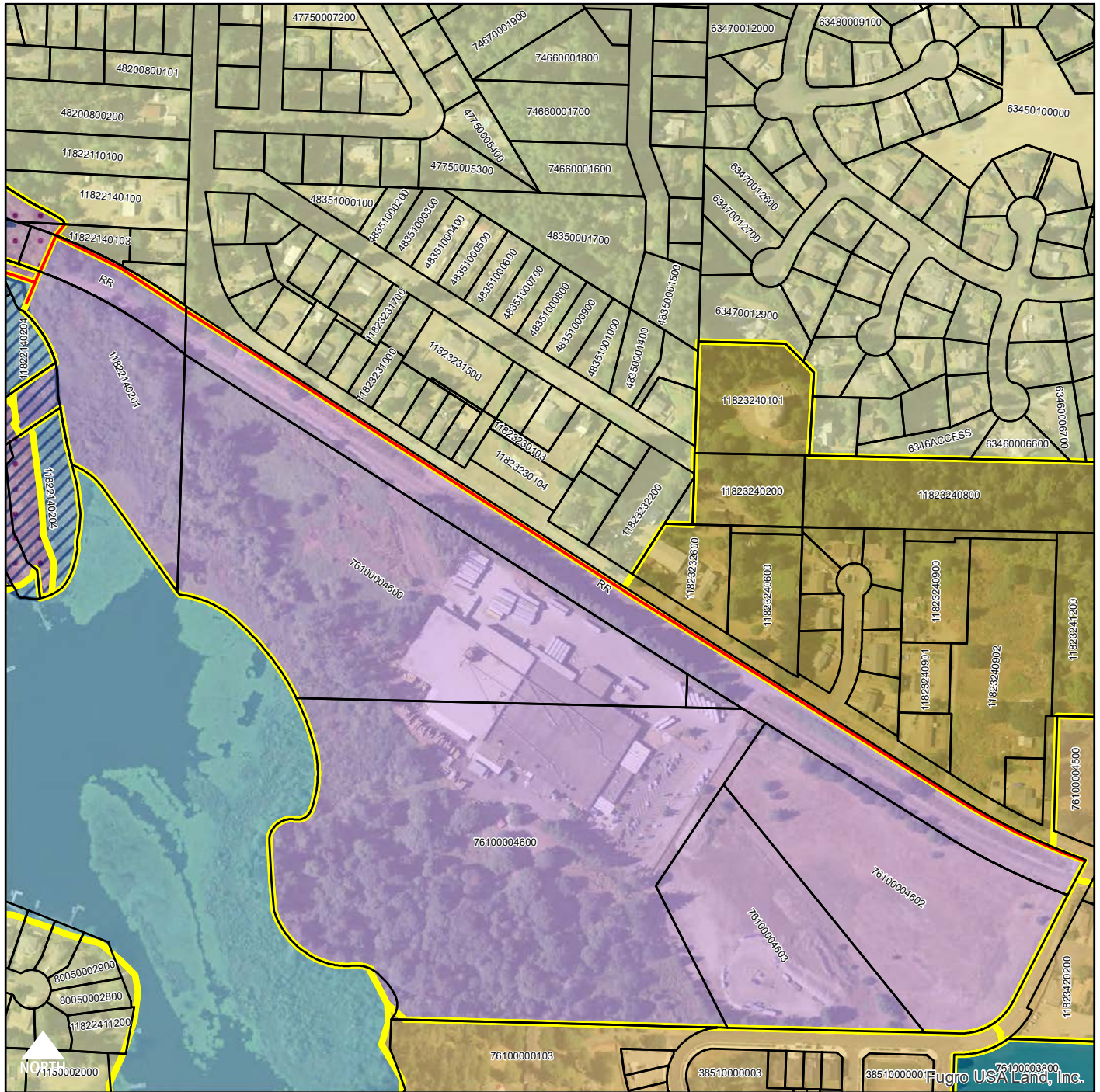
Base Data

Existing Zoning Boundary
Cities

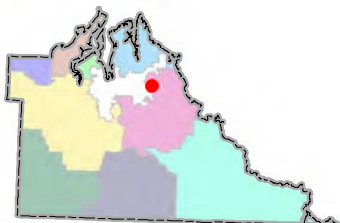
0 100 Feet

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Map Location



Created by SLS and WE
on 5/25/2022

Zoning Aligned to Parcels

AQUATC	LI & LI2
LAKE	MD
LD 0-4	OSI-S
LD 3-6	URBON

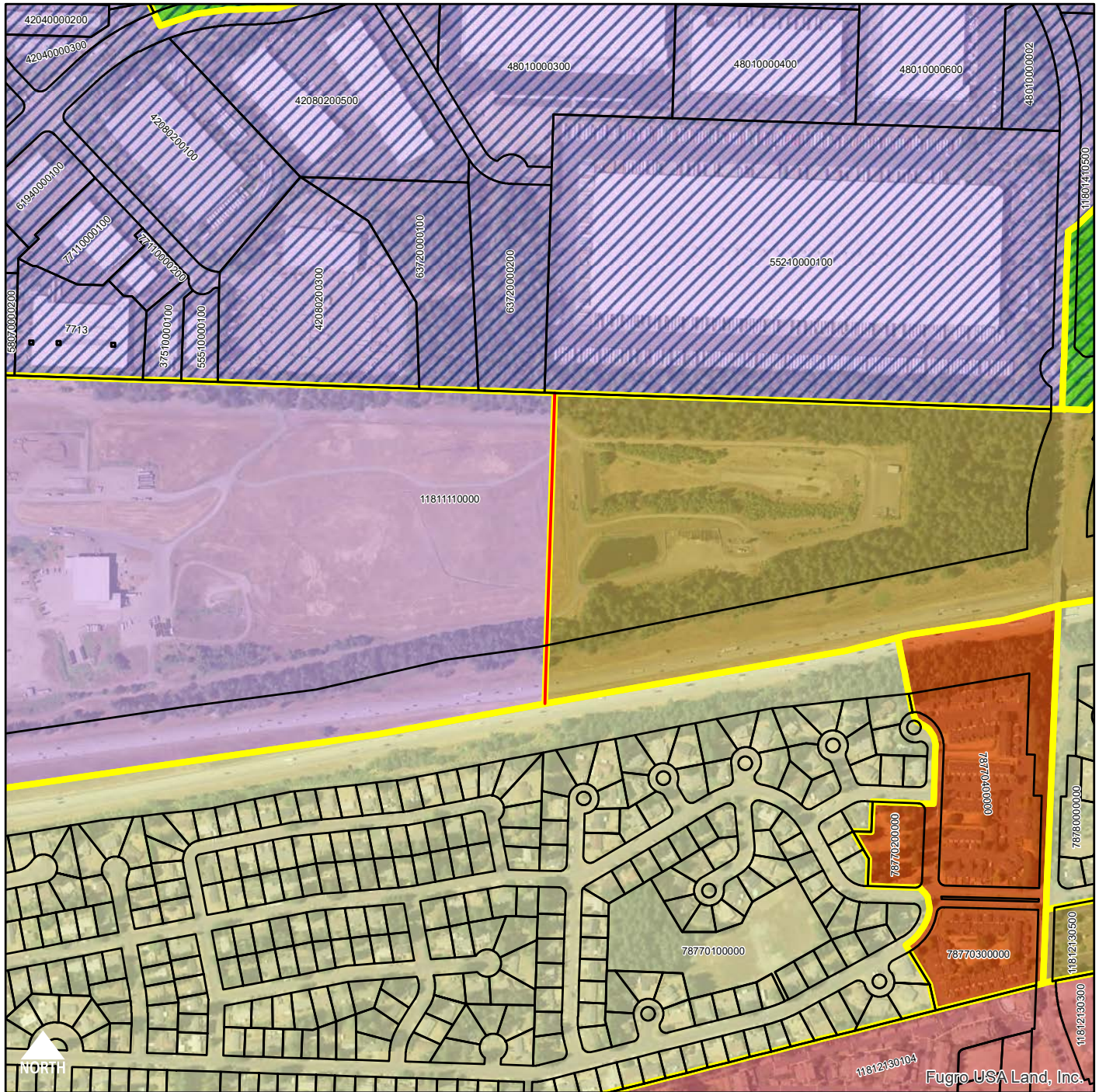
Base Data

Existing Zoning Boundary
Cities

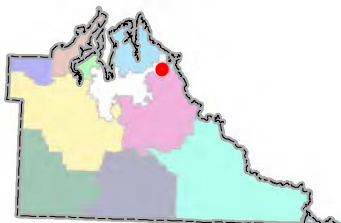
0 200 Feet

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Map Location



Created by SLS and WE
on 5/25/2022

Zoning Aligned to Parcels

HD	LI & LI2
LD 0-4	MHDC
LD 3-6	OS-I

Base Data

	Existing Zoning Boundary
	Cities

0 400 Feet

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ATTACHMENT G

LACEY UGA LOW-DENSITY CONSOLIDATION

Thurston County

City of Lacey

Lacey Urban Growth Area Zoning

-  MGSA McAllister Geologically Sensitive Area
-  LD 0-6 Low Density Residential
-  MD Moderate Density Residential
-  HD High Density Residential
-  MMDC Mixed Use Moderate Density Corridor
-  MHDC Mixed Use High Density Corridor
-  NC Neighborhood Commercial
-  CBD #6 Central Business District
-  LI Light Industry
-  ME Mineral Extraction
-  AG Agriculture
-  OS-I Open Space Institutional
-  OSI-P Recreational Park in Village Urban Center
-  OSI-S Open Space School

 Cities

 Urban Growth Areas Boundary

LACEY

OLYMPIA

TUMWATER

2023 Comp Plan Amendments
Ordinance p. 85 of 87



0 0.4 0.8 Miles

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ATTACHMENT H

LACEY UGA EXPANSION

Thurston County makes every effort to ensure that this map is a true and accurate representation of the work of County Government. However, the county and all related personnel make no warranty, express or implied, regarding the accuracy, completeness or convenience of any information disclosed on this map. Nor does the County accept liability for any damage or injury caused by the use of this map.

To the fullest extent permissible pursuant to applicable law, Thurston County disclaims all warranties, express or implied, including, but not limited to implied warranties of merchantability, data fitness for a particular purpose, and non-infringements of proprietary rights.

Under no circumstances, including, but not limited to negligence, shall Thurston County be liable for any direct, indirect, incidental, special or consequential damages that result from the use of, or the inability to use, Thurston County materials.

UNKNOWN

Area of Lacey UGA Expansion. Land use and associated zoning from RRR 1/5 to OS-I (Greg Cuoio Park) and LD 0-6 (7 island parcels).

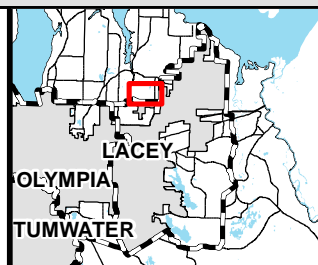
CARPENTER RD NE

LACEY

Lacey Urban Growth Area Expansion

Total Acres: 182 acres

0 0.1 0.2 0.3 Miles



Lacey Urban Growth Area Zoning

- LD 0-6 Low Density Residential
- OS-I Open Space Institutional
- Lacey UGA Expansion
- Urban Growth Areas
- Cities

Unincorporated Thurston County Zoning

- RL 1/2
- Residential LAMIRD - 1 Unit Per 2 Acres
- RRR 1/5
- Rural Residential/Resource - 1 Unit Per 5 Acres
- PP
- Public Parks, Trails & Preserves

