

# GRAND MOUND SUBAREA PLAN UPDATE

Thurston County Community Planning and Economic Development

## QUICK OVERVIEW

This project is an update to Grand Mound's 20-year growth plan, and is composed of three main pieces the county is seeking community comment on:

### 1. Community-Guided Priorities

The Plan is being updated with **community-guided priorities** for goals & actions, and with population and economic growth forecasts through 2045.

### 2. Land Use Requests

Proposed property zoning changes for eight individual sites.

### 3. Design Guidelines

Make design regulations consistent with other Thurston County communities & add them to Thurston County Code.



## DESIGN GUIDELINES

The Grand Mound design guidelines are in the 1996 plan. This plan updates those regulations and adds them to the development regulations in county code.

- Are the Design Guidelines from the last 26 years still working for the community? Do these standards match the design look that the community wants?
- Should the Design Guidelines include different requirements? Are there specific changes that would better reflect the community?
- The rural County has requirements for new development that are less strict than Grand Mound. Should Grand Mound continue to follow specific requirements, or be the same as the rural county?

## COMMUNITY-GUIDED PRIORITIES

The **Goals and Actions Section** (page 50 of the Plan) is being updated. Written in 1996 from community input, they guide County decisions. Please review them, consider the questions below and comment:

- Are these still accurate? Should more Goals and Actions be included?
- Does the plan reflect the Grand Mound community needs and wants?
- Is the relationship between Grand Mound and Rochester accurately communicated in the Plan? Rochester has its own unique Subarea Plan.

## LAND USE REQUESTS

Most requests were applied for by property owners. Please review the requests, and let us know:

- Do you support the requested zoning changes or not?
- Changing the zoning will allow different types of land uses. How would these changes affect you and others in the community?

## TIMELINE



Visit the project website using the QR code below, or at [tinyurl.com/GMSubarea](https://tinyurl.com/GMSubarea)



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## COMMUNITY-GUIDED PRIORITIES

The **Goals and Actions Section** (page 50 of the Plan) are being updated. These were created in 1996 based on community input. They guide County decisions.

- Are these still accurate? Should more Goals and Actions be included?
- Does the plan reflect the Grand Mound community needs and wants?
- Is the relationship between Grand Mound and Rochester accurately communicated in the Plan? Rochester has its own unique Subarea Plan.



To keep up with the growing population, Grand Mound is expected to need 720 more dwelling units by 2045.



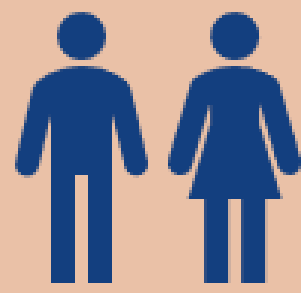
According to the Thurston Regional Planning Council Buildable Lands Report (2021), current zoning should be able to should accommodate the projected growth.



Any changes to Grand Mound’s zoning will need to plan for future residential needs to ensure housing supply for the community.

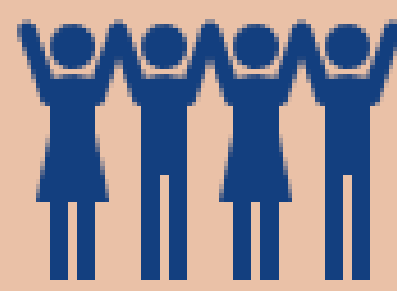
In 1995, the population in the Grand Mound Urban Growth Area was

575



In 2020 the population grew to

1,358



more than doubling the community's population.

In 2045, Grand Mound is expected to double again to

2,745



*The Chehalis Tribe has continued to be an active driver in Grand Mound's economic development and growth, bringing in some of the most successful commercial operations, which attract additional commercial interest. Grand Mound is currently a family vacation destination due to the siting of the Great Wolf Lodge resort and a frequented stop by commuters and travelers along I5 between Portland and Olympia. As industrial businesses expand along the I5 corridor, Grand Mound is expected to a favorable location for incoming industry.*

## DO YOU REMEMBER 1996?

The Grand Mound Subarea Plan was updated 26 years ago in 1996. Also in 1996 ...

- The Dallas Cowboys won the Super Bowl.
- Bill Clinton won his second presidential election.
- The first DVDs were released.
- The Discovery Channel launched Animal Planet.
- The first “flip phone” goes on sale.



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# COMMUNITY-GUIDED PLAN PRIORITIES

Are these still accurate? Are there additional Goals and Actions that should be included?

Does the plan reflect the needs and wants of the Grand Mound community?

A few years ago, there was a proposal to merge the plans for Grand Mound and Rochester, but each community is unique, and Rochester now has its own Subarea Plan. Is the relationship between Grand Mound and Rochester accurately communicated in the Plan?



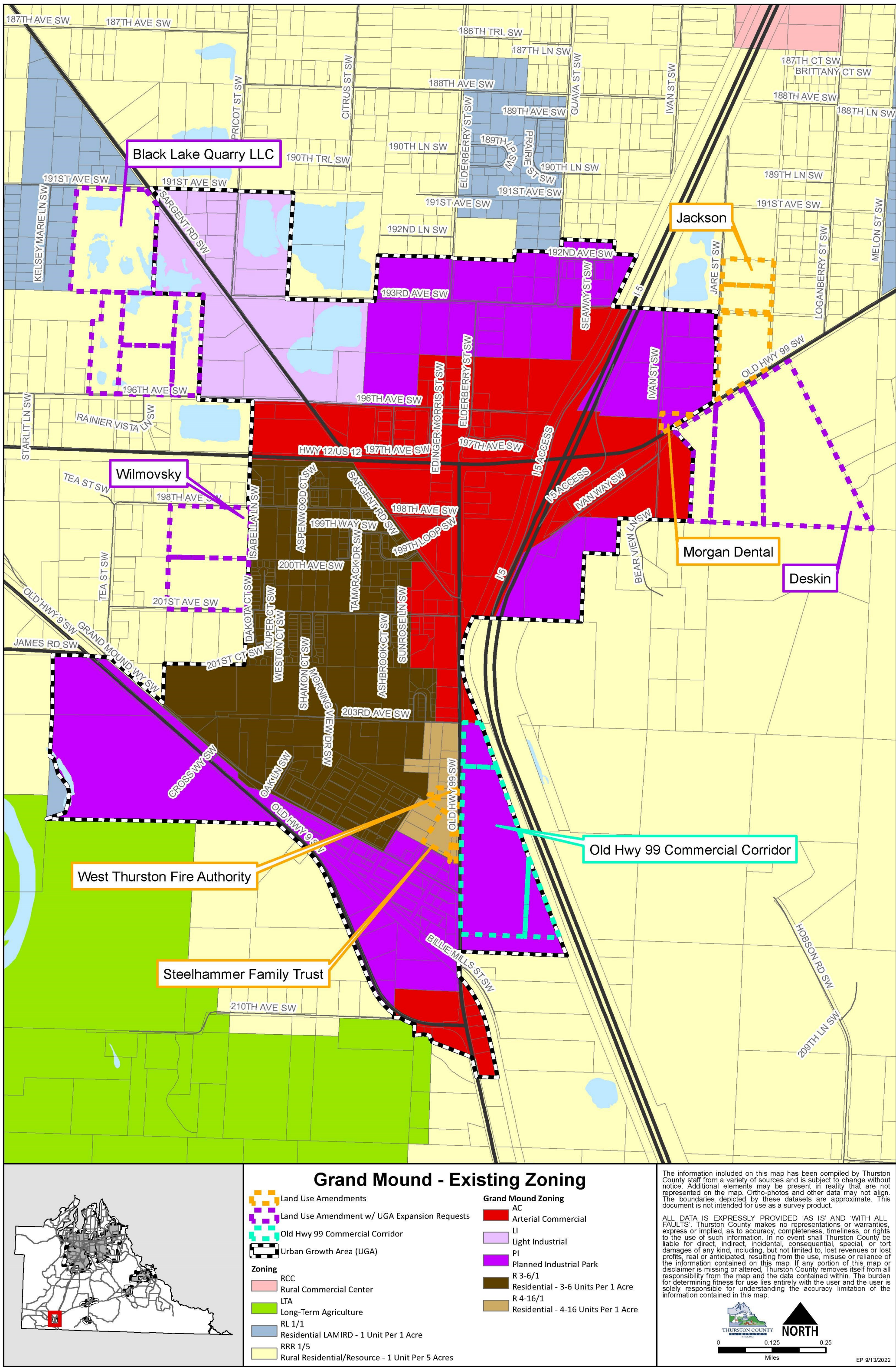
# GRAND MOUND SUBAREA PLAN UPDATE: LAND USES

Thurston County Community Planning and Economic Development

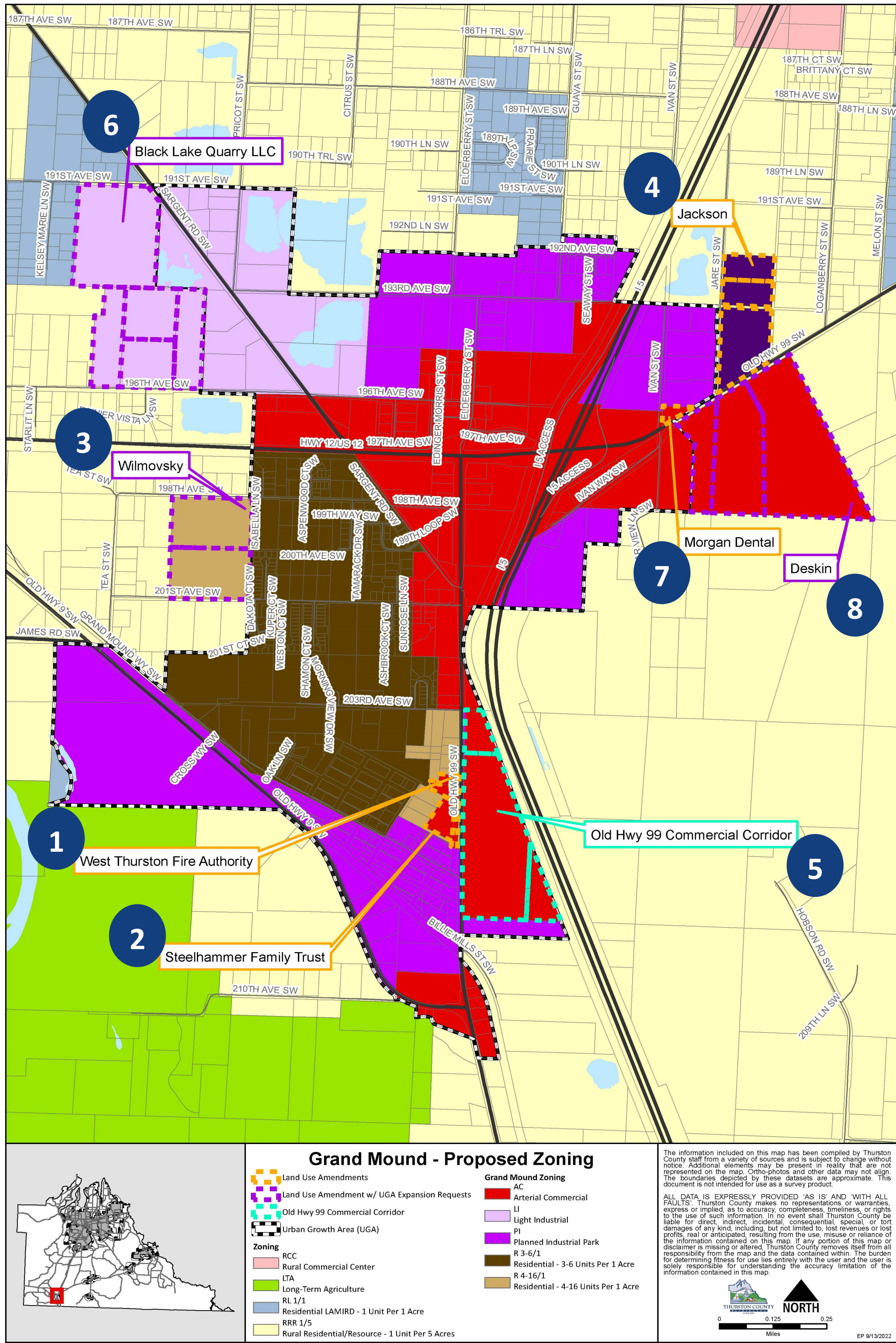
## LAND USE REQUESTS: ZONING MAPS

There are 8 land use and zoning changes within the Grand Mound Urban Growth Area and the area immediately adjacent that were requested by the property owners. Changes to the land use and zoning will affect the types of uses allowed on the property.

### EXISTING



### PROPOSED



Visit the project website using the QR code to the right, or at [tinyurl.com/GMSubarea](https://tinyurl.com/GMSubarea)



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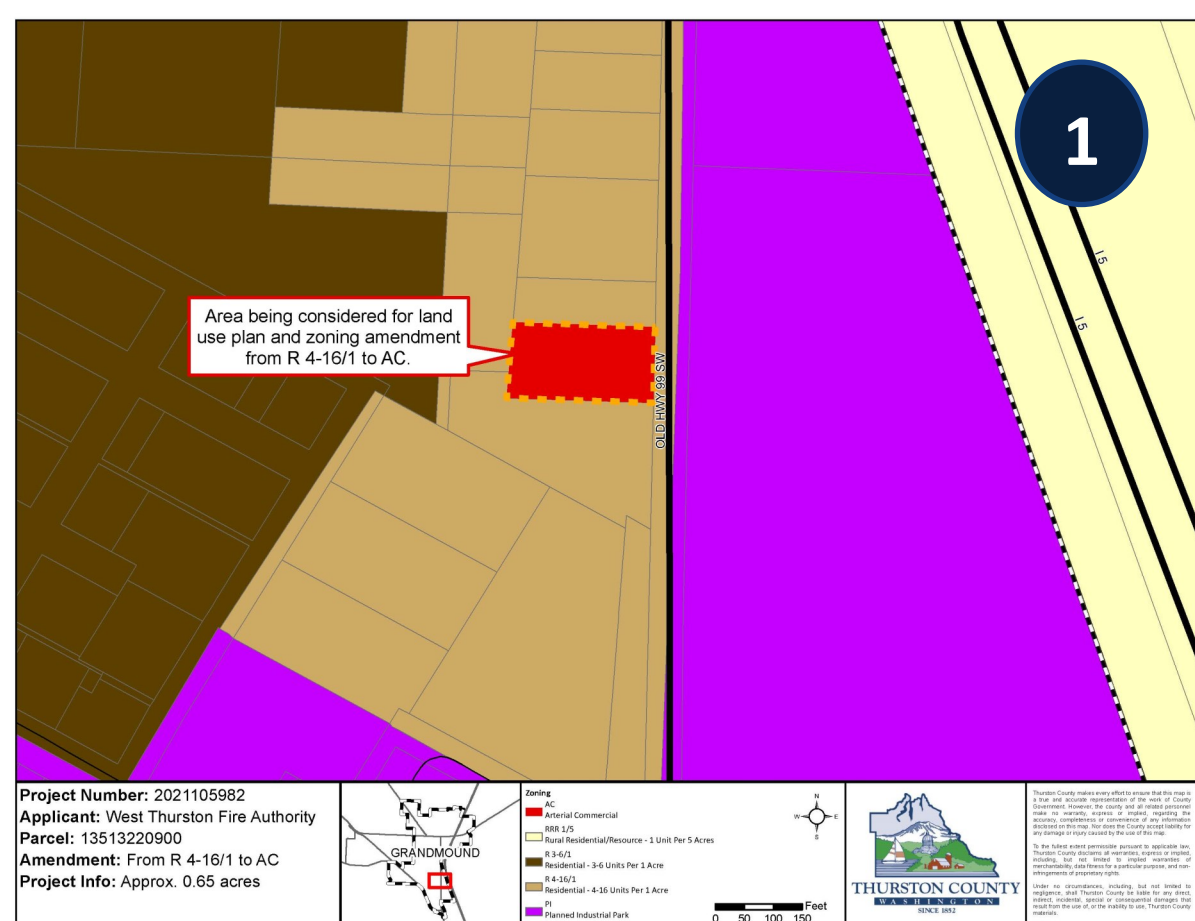
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# GRAND MOUND SUBAREA PLAN UPDATE: LAND USES

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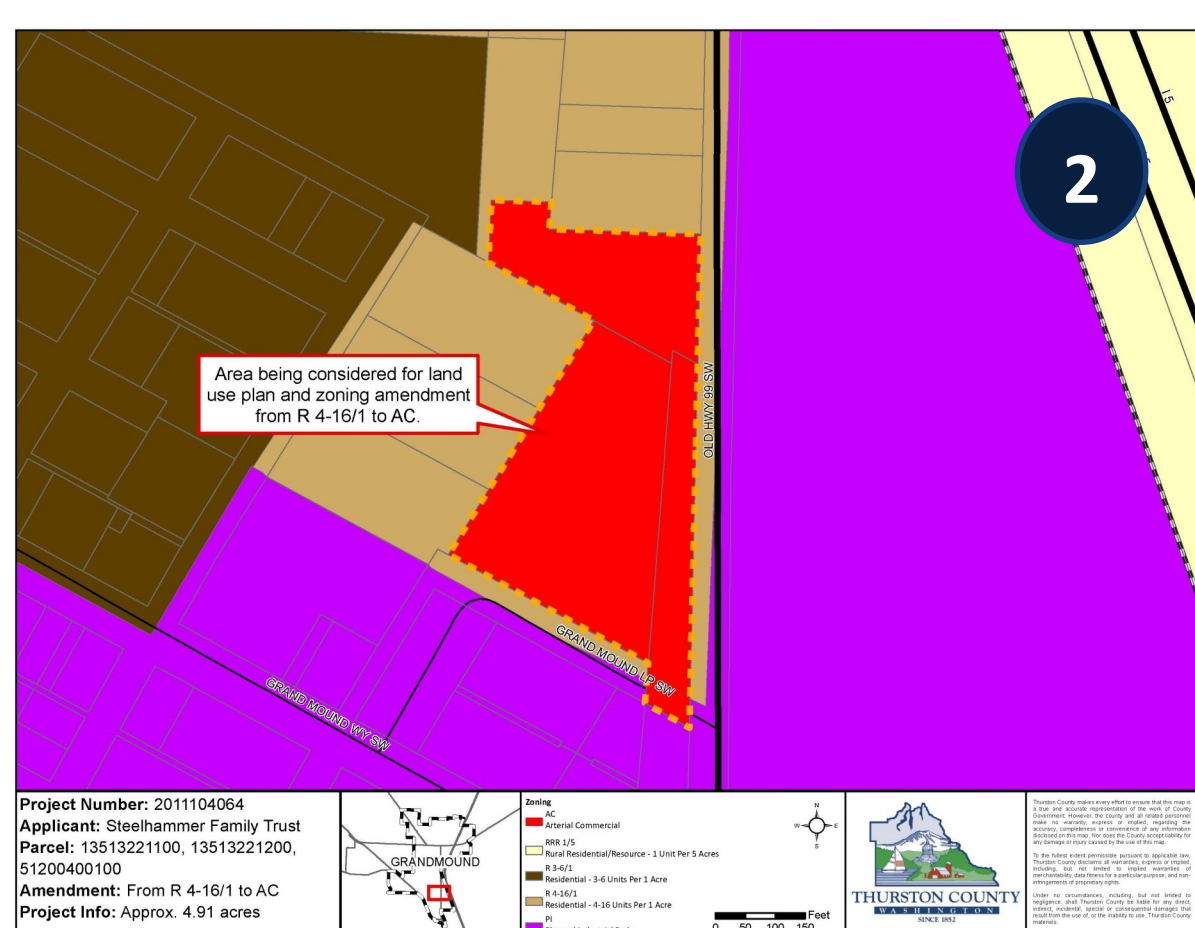


## FIRE STATION LAND USE CHANGE

1 parcel, +/- 0.6 acres

Current Land Use: Residential 4-16/1 (R 4-16/1)

Proposed Land Use: Arterial Commercial (AC)

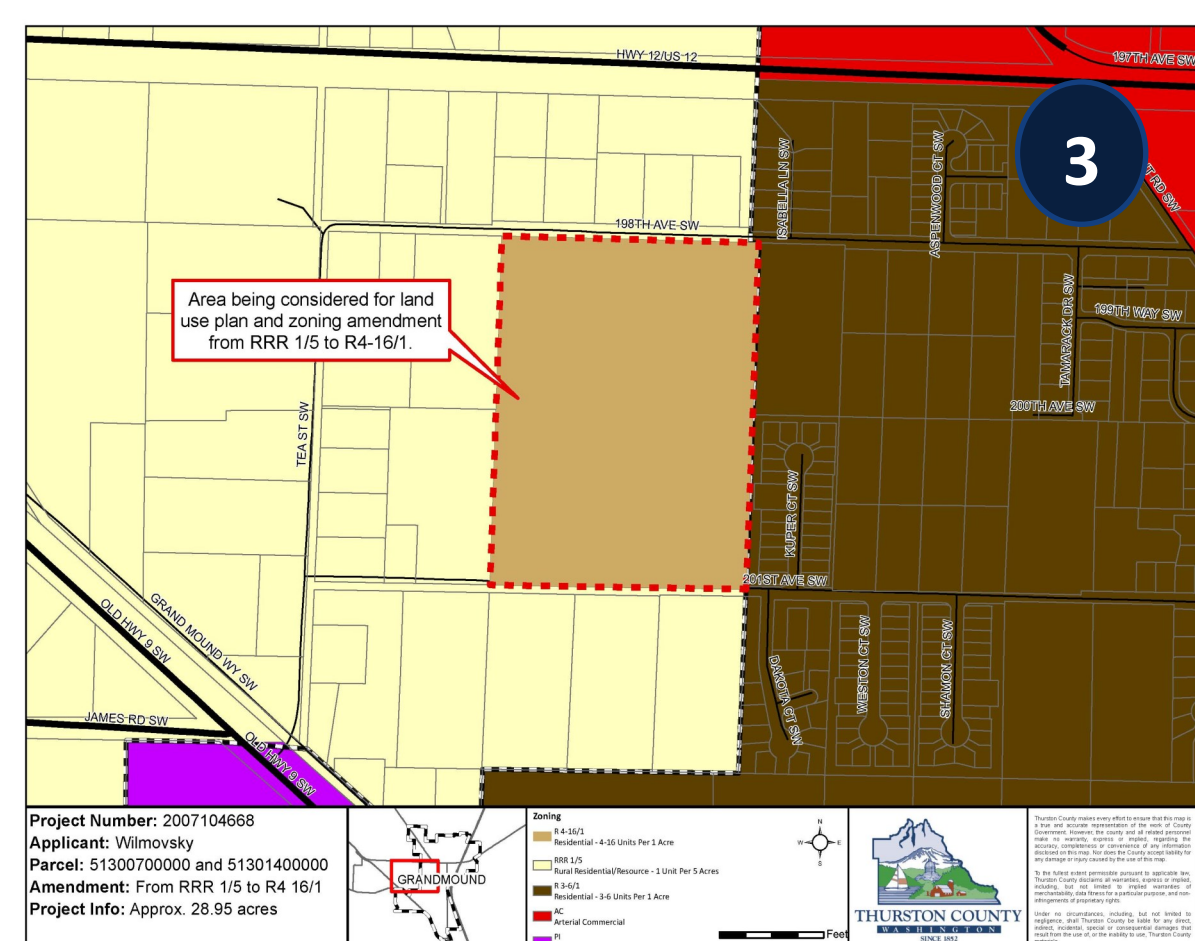


## STEELHAMMER LAND USE CHANGE

3 parcels, +/- 4.9 total acres

Current Land Use: Residential 4-16/1 (R 4-16/1)

Proposed Land Use: Arterial Commercial (AC)



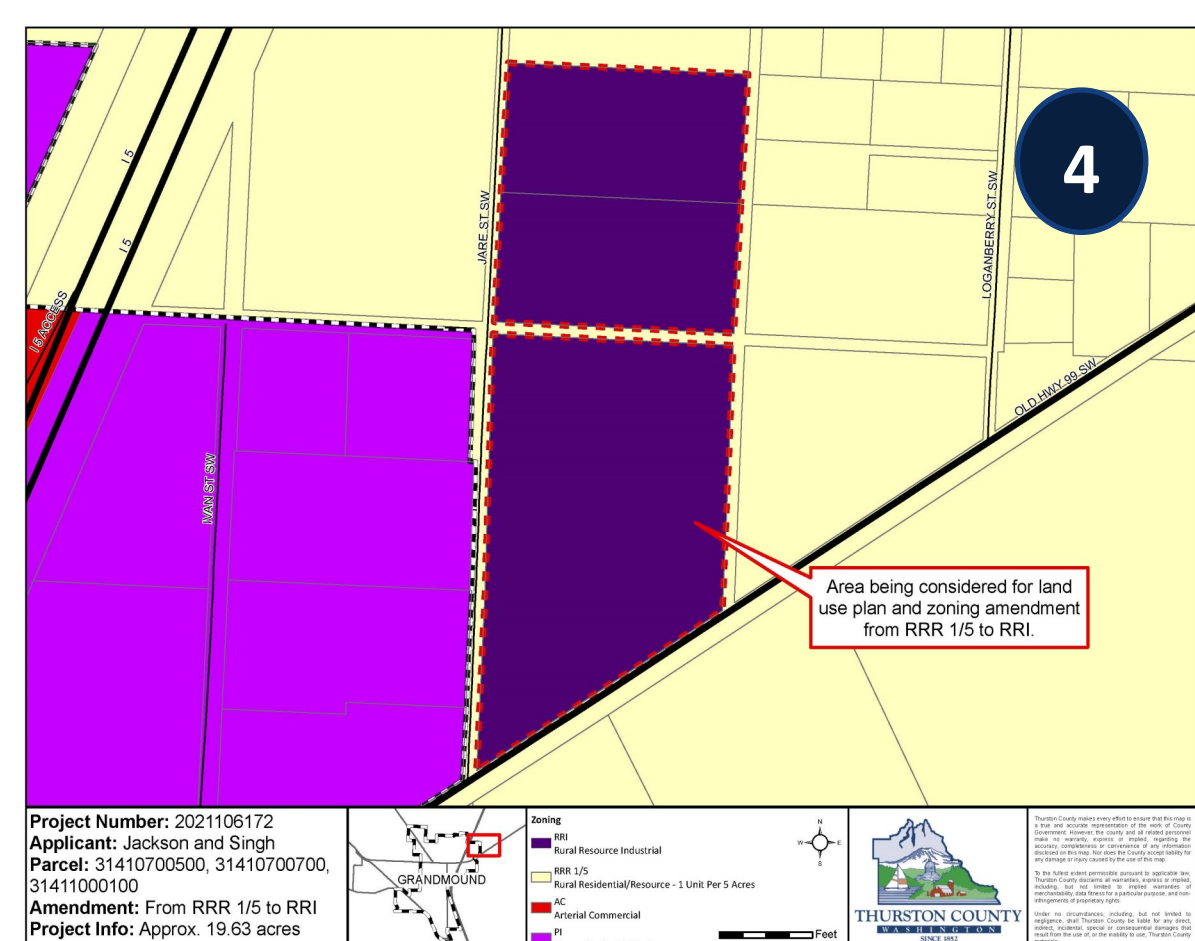
## WILMOVSKY LAND USE CHANGE

2 parcels, +/- 28.95 total acres

Outside of UGA, requesting a UGA expansion

Current Land Use: Rural Residential Resource 1/5 (RRR 1/5)

Proposed Land Use: Residential 4-16/1 (R 4-16/1)



## JACKSON & SINGH LAND USE CHANGE

3 parcels, +/- 19.63 acres

Outside of UGA, but not requesting expansion of the UGA

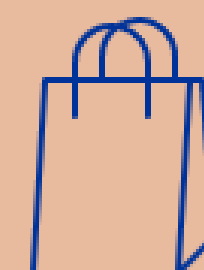
Current Land Use: Rural Residential Resource 1/5 (RRR 1/5)

Proposed Land Use: Rural Resource Industrial District (RRI)

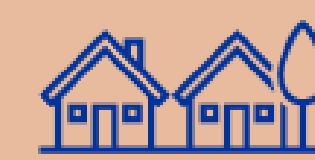
## ZONE DESCRIPTIONS:



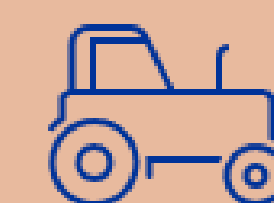
**Residential 4-16/1**  
*allows a minimum of 4 and up to 16 units per 1 acre residential uses as well as home occupations.*



**Arterial Commercial**  
*allows certain types of commercial uses, like barber shops, grocery, appliance stores, repair shops, and more.*



**Rural Residential Resource 1 unit per 5 acres**  
*allows uses such as agriculture, and single to two-family dwellings.*



**Rural Resource Industrial**  
*allows commercial and industrial uses related to agriculture, forestry, and mining, as well as uses like warehouses and storage if certain locational conditions are met.*

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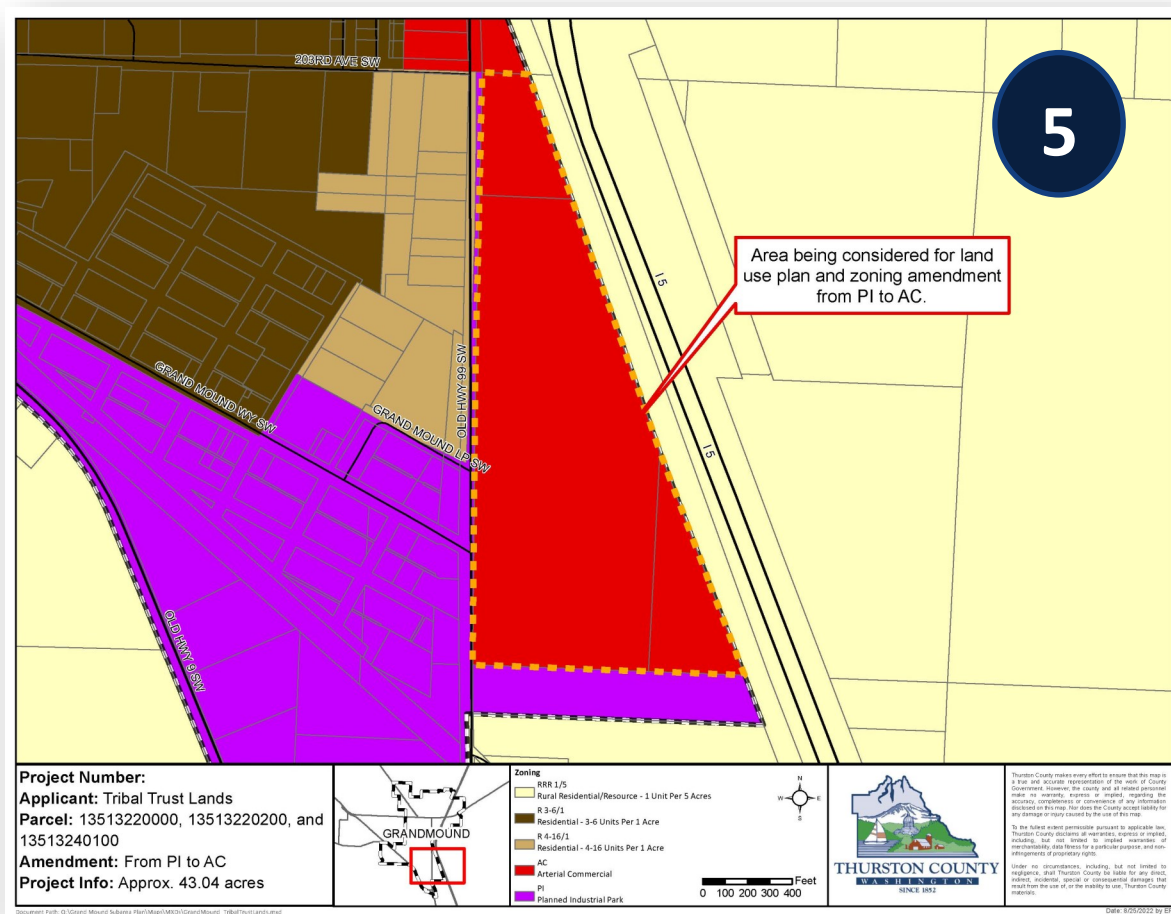
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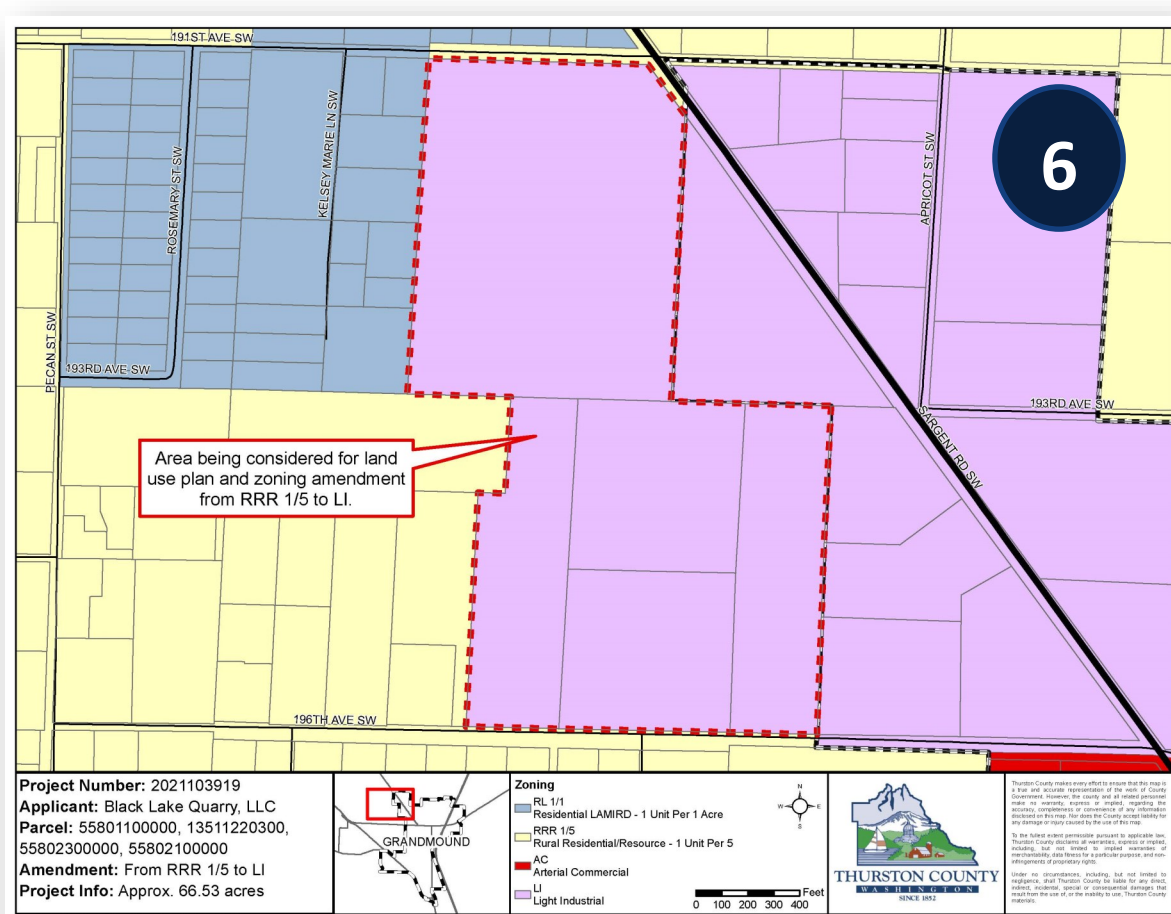
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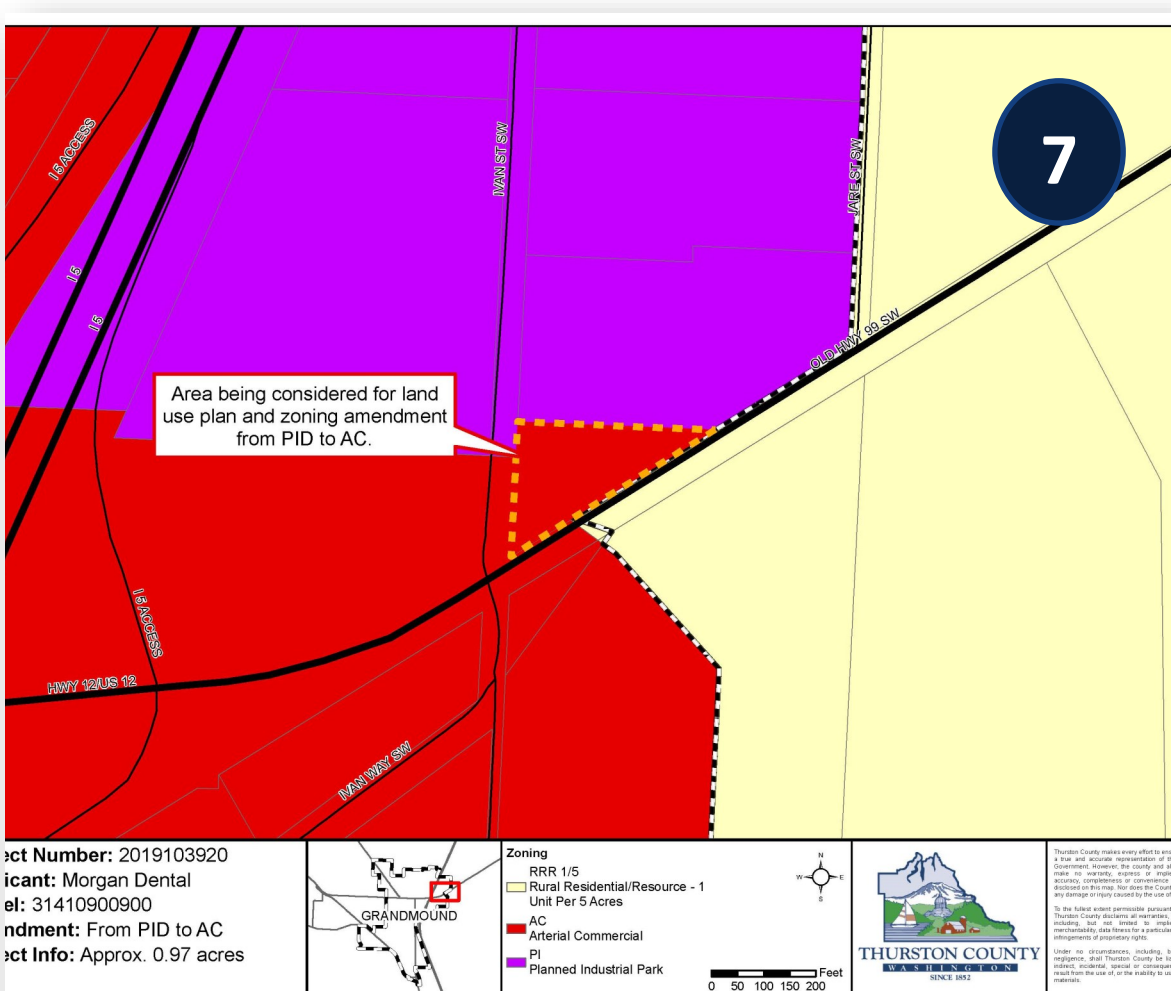
## COMMERCIAL CORRIDOR LAND USE CHANGE

Tribal Trust Lands 3 parcels, +/- 43.04 acres  
Current Land Use: Planned Industrial Park District (PI)  
Proposed Land Use: Arterial Commercial (AC)



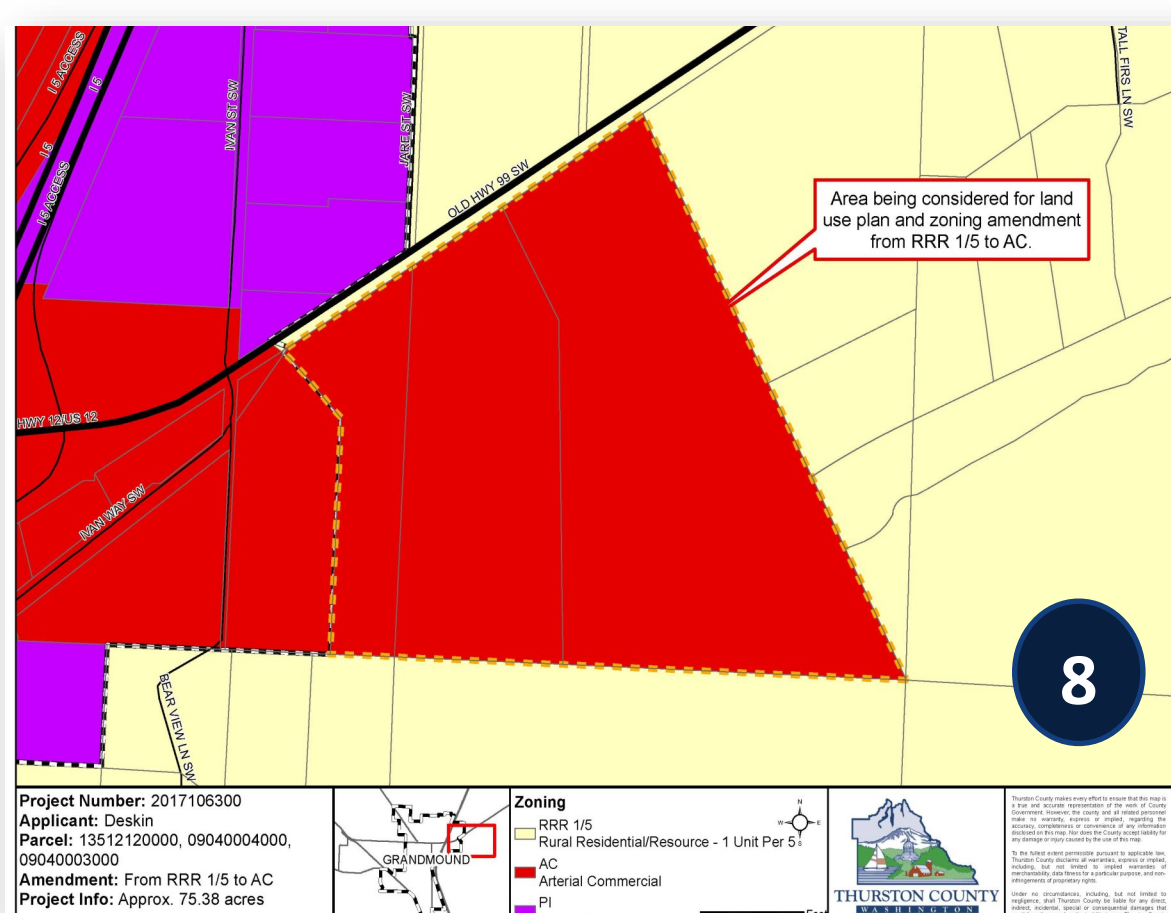
## BLACK LAKE QUARRY LAND USE CHANGE

4 parcels, +/- 66.53 acres  
Outside of UGA, requesting a UGA expansion  
Current Land Use: Rural Residential Resource 1/5 (RRR 1/5)  
Proposed Land Use: Light Industrial (LI)



## MORGAN LAND USE CHANGE

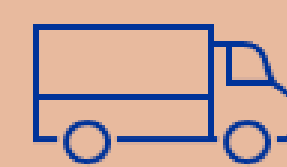
1 parcel, +/- 0.97 acres  
Current Land Use: Planned Industrial Park District (PI)  
Proposed Land Use: Arterial Commercial (AC)



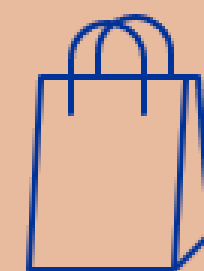
## DESKIN LAND USE CHANGE

3 parcels, +/- 75.38 acres  
Outside of UGA, requesting a UGA expansion  
Current Land Use: Rural Residential Resource 1/5 (RRR 1/5)  
Proposed Land Use: Arterial Commercial (AC)

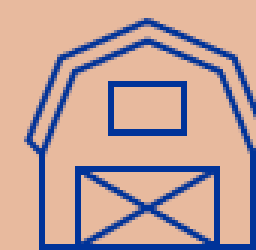
## ZONE DESCRIPTIONS:



**Planned Industrial Park District** allows uses including parcel delivery service, manufacturing, and research facilities.



**Arterial Commercial** allows certain types of commercial uses, like barber shops, grocery, appliance stores, repair shops, and more.



**Rural Residential Resource 1 unit per 5 acres** allows uses such as agriculture, and single to two-family dwellings.



**Light Industrial** allows certain uses such as wholesale businesses, welding shops, warehouses, and automobile repair.

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# LAND USE REQUESTS

Most requests were applied for by property owners. After reviewing the requests, do you support the zoning change or not?

Changing the zoning will allow different types of land uses. How would these changes affect you and others in the community?



# GRAND MOUND SUBAREA PLAN UPDATE: DESIGN CODE

Thurston County Community Planning and Economic Development

## DESIGN GUIDELINES

The Grand Mound design guidelines are in the 1996 plan. This plan updates those requirements and adds them to the county’s development regulations in county code.

- Are the Design Guidelines from 1996 still working for the community? Is this the design look that the community wants?
- Should different requirements be added to the Design Guidelines? Are there specific changes that would better reflect the community?
- Other rural areas of the County have requirements for new buildings and development that are less strict than Grand Mound. Should Grand Mound continue to follow its own requirements, or be the same as the rural county?

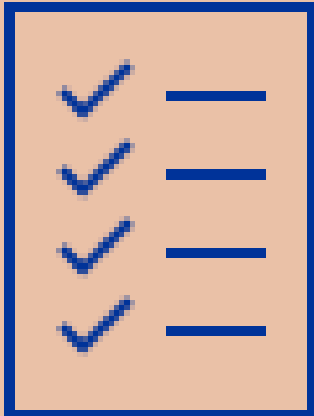
### DESIGN GUIDELINES AFFECT HOW THINGS LOOK

Currently, the “Development Guidelines” direct certain requirements for **parking**, **landscaping**, and **signs** for certain **commercial**, **industrial**, and **multi-family developments**. They **don’t** apply to **single-family homes**.

The county is looking for updates that better address what Grand Mound residents want for their community, as well as better work with best practices and current regulations. Design Guidelines can change the appearance of buildings, signs, parking lots, and more depending on what is regulated.

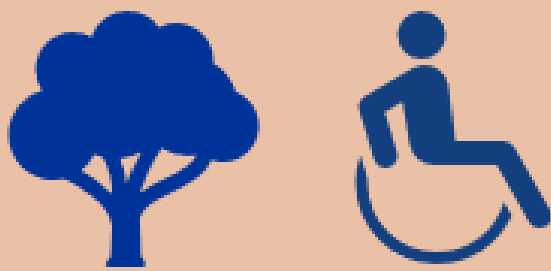
### IMPLEMENTATION

The proposed guidelines would be regulations in the county code instead of in a separate guideline document as it is now. If adopted, permit staff would ensure that new development meets the requirements before construction.



### UPDATES TO THE DESIGN GUIDELINES COULD IMPROVE THE FUNCTION AND APPEAL OF NEW DEVELOPMENT

- Require new developments to incorporate natural or cultural designs local to the area and encourage coordination with the Chehalis Tribe.
- Require design variation on large facades, such as articulated roof lines, or windows.
- Increase the landscaping options to allow a wider variety of appropriate tree species for the area.
- Encourage the retention of trees and natural vegetation.
- Encourage sustainable design alternatives to traditional parking lot design.



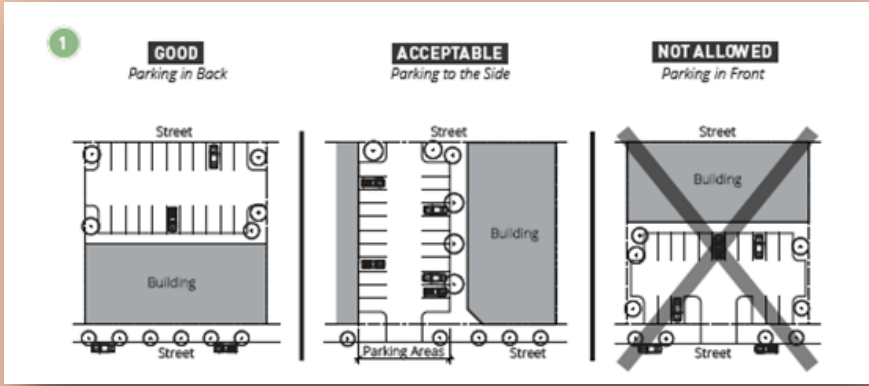
### WHAT CAN GUIDELINES LOOK LIKE?

Some areas, like Leavenworth, implemented very specific and unique design guidelines, which make the unique “Bavarian-Alpine” town that exists today. Leavenworth design guidelines even require certain approved fonts and colors be used in site design.

Other cities focus more on pedestrian improvements, such as parking behind, internal, or to the side of buildings, “window-shopping” designs, outdoor seating, or ample lighting on sidewalks to make evening experiences in their urban center more enjoyable.

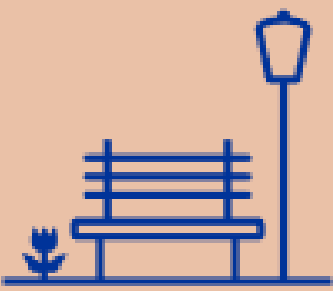


Note the expansive overhang and simulated stone painting  
City of Leavenworth Design Portfolio, consisting of local and German architectural examples



Mount Vernon Design Standards, Multifamily Location of Parking

1. Design of the brewery includes multiple rooflines, and protection from the weather
2. Design elements include natural features complementary to the PNW region
3. Existing design includes overage over sidewalk between stores



### WANT TO READ THE PROPOSED DESIGN GUIDELINES?

Visit the project website using the QR code below, or at [tinyurl.com/GMSubarea](https://tinyurl.com/GMSubarea)



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# GRAND MOUND SUBAREA PLAN UPDATE: MINIMUM LOT WIDTHS

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## MINIMUM LOT WIDTHS

Minimum lot widths regulate how wide individual lots must be when property is divided (subdivisions).

- Property owners reported difficulty with subdividing their lots under the existing minimum lot widths.
- Grand Mound residential zones R(3-6/1 acre) and R(4-16/1 acre) have larger minimum lot widths than other Urban Growth Areas (UGAs) in Thurston County.
- Also under consideration is whether there should be this many minimum lot width types.

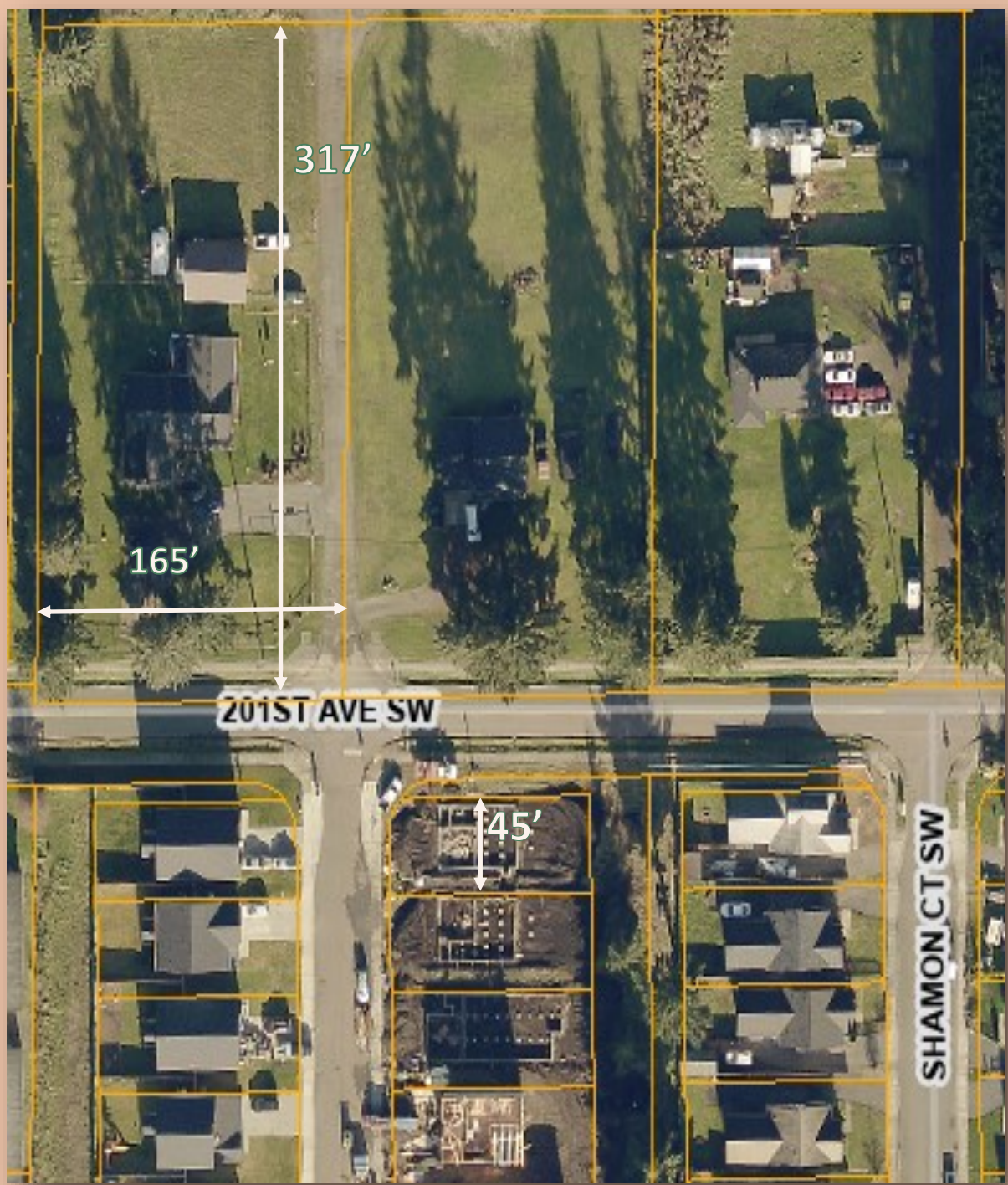
Current Lot Types	Grand Mound R (3-6/1) ; R (4-16/1)	Proposed Remove Waterfront	Grand Mound R (3-6/1) ; R (4-16/1)
Interior Lot	75; 60	Interior Lot	50; 40
Corner Lot	100; 85	Corner Lot	50; 40
Waterfront Lot	60; N/A	Waterfront Lot	N/A
Cul-de-sac	35; 35	Cul-de-sac	35; 35
Flag Lot	20; 20	Flag Lot	20; 20
Cluster Subdivision Interior Lot	20; 20	Cluster Subdivision Interior Lot	20; 20
Cluster Subdivision Corner Lot	50; 50	Cluster Subdivision Corner Lot	30; 30
Nonresidential Interior Lot	100; 100	Nonresidential Interior Lot	50; 50
Nonresidential Corner Lot	125; 125	Nonresidential Corner Lot	50; 50



Smaller minimum lot widths can reduce costs, and allow property-owners to build more houses on their land, while still adhering to existing maximum densities that are not proposed to increase. As Grand Mound’s population increases, this could help house more residents.



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### WHAT IMPACT DOES THIS HAVE?

The image to the left shows what various widths look like on properties in Grand Mound.

Some of these lots are within the lower minimum lot width categories for “cluster subdivisions.”

Smaller lot widths can be more cost effective for landowners, who can fit more housing onto a lot with a 50’ minimum width, as opposed to a 100’ minimum width.

Changing the minimum lot widths would not change the existing allowed density (how many dwelling units you can have per acre), developers would still need to follow the density regulations of their zoning type.

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# DESIGN GUIDELINES

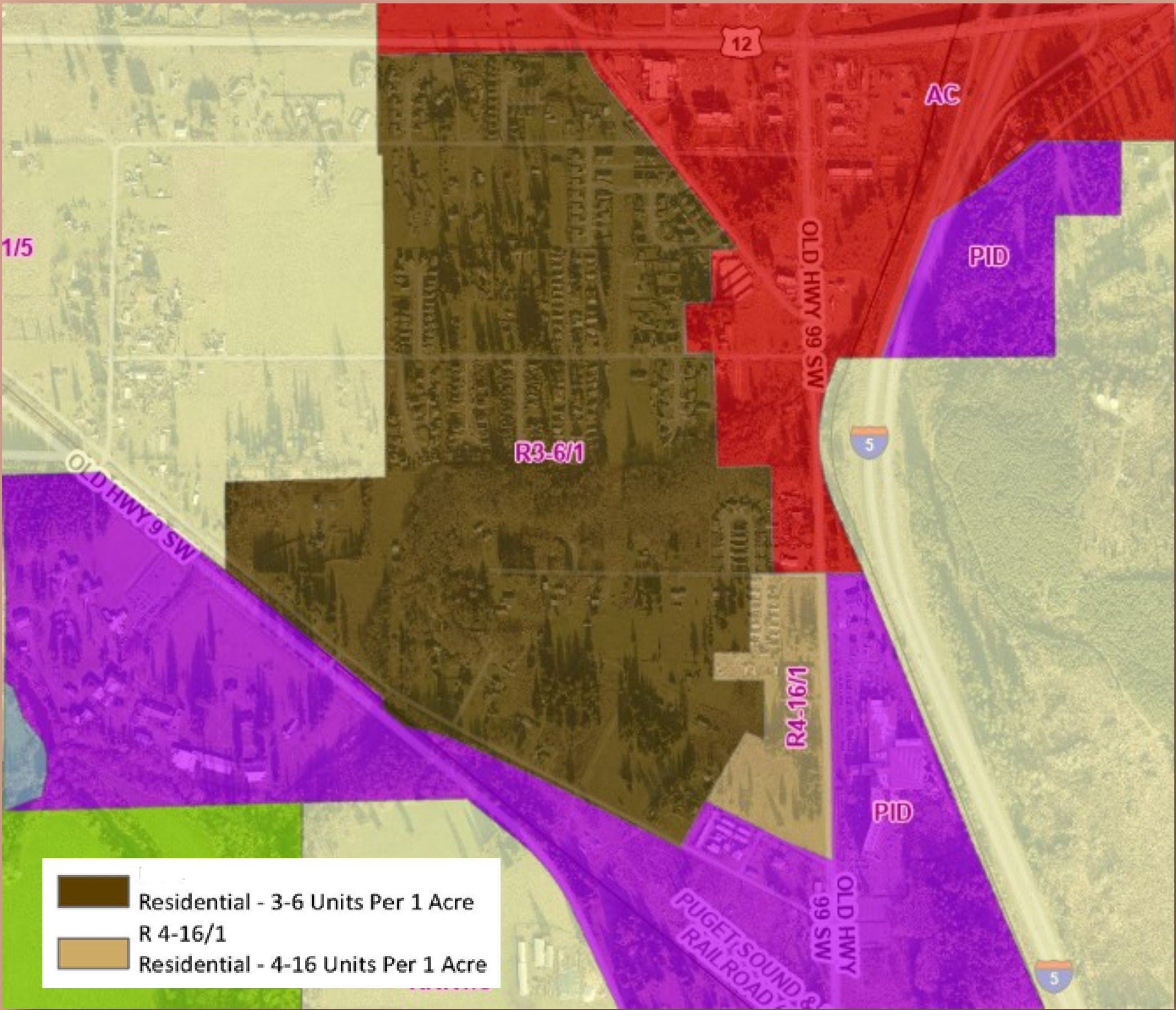
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The rural County has requirements for new development that are less strict than Grand Mound. Should Grand Mound continue to follow specific requirements, or be the same as the rural county?



# MINIMUM LOT WIDTHS



Changes to minimum lot widths are being considered because property owners expressed difficulty dividing their property (subdividing).

The proposed changes to minimum lot widths are only to 2 zone types in the Grand Mound area: Residential (3-6 units per 1 acre) and Residential (4-16 units per 1 acre).

Any changes will not affect the minimum lot widths for other zones.



Should the minimum lot widths change? Place a tally mark under your answer below:

Yes, they should be changed to the proposed widths.

No, they are fine as is.

Other (Please explain below)

Other (Explain):