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**COMMUNITY PLANNING &  
ECONOMIC DEVELOPMENT DEPARTMENT**

*Creating Solutions for Our Future*

Joshua Cummings, Director

**ATTACHMENT C**

**TO:** Board of County Commissioners

**FROM:** Andrew Boughan, Associate Planner

**DATE:** November 10, 2021

**SUBJECT:** Comprehensive Code Docket #CP19 – Up Castle Land Use & Rezone  
Amendment – Additional Background on Subject Properties

The applicant's request for an amendment to the Future Land Use map and associated zoning map change contends that the proposed change will improve the community and provide economic development in this portion of rural Thurston County. Because this is a comprehensive plan amendment (non-project application), no specific site plan is proposed as part of this Land Use Plan amendment request. Any future development will be required to go through the permitting process and is subject to county regulations.

- **Sewer and Water:**
  - The property addressed at 5505 222<sup>ND</sup> Avenue SW has no permit records on file for any on-site septic system located on the property. The Assessor's Office notes the main residence was built in 1927. Records on file indicate a milk house was converted into a second dwelling unit on the site. A complaint filed in 2010 identified surfacing sewage on the site. Records indicate the property was vacated shortly after. The Assessor's Office notes the property sold in 2017. There are no records on file indicating a Time of Transfer application was completed. Article IV of the Thurston County Sanitary Code requires a Time of Transfer Evaluation before a property served by an on-site septic system is sold or transferred in order to identify the permit status and functionality of the system.
  - The property addressed at 5641 222<sup>ND</sup> Avenue SW septic system was installed in 1987 to serve a 3-bedroom residence and the water supply was identified as a single-family well. Thurston County has an approved permit on file for this system but no record drawing. Systems installed after 1978 without an accepted record drawing on file are considered non-conforming.

- All future development must comply with the Thurston County Sanitary Code. Proposed changes in land use designation do not alter or eliminate any Environmental Health requirements, including approved drinking water supplies, sewage disposal, solid waste and hazardous materials, and food service permits. Any well that is abandoned, not intended for future use, is an environmental, safety or public health hazard, or would be adversely impacted by proposed development is required to be properly decommissioned by a licensed well driller.
- Minimum land area requirements for development served by a septic system are outlined in Article IV of the Thurston County Sanitary Code, and are dependent upon soil type and water supply type. Thurston County Environmental Health permits on-site septic systems treating sewage synonymous with domestic wastewater. Industrial wastewater is regulated by Washington State Department of Ecology under Chapter 173-240 WAC. The proposed industrial use and wastewater generated from the activities would determine the permitting agency.
- A hydrogeological report may be required when an on-site septic system is proposed based on the density or if the system has a design flow of 1000 gallons per day or more. Hydrogeological reports are also required if a project's size or scope represent a potential risk to water resources or if the project will result in the use, handling, storage or disposal of substantial amounts of hazardous materials.
- **Environmental Concerns:**
  - The first soil designation located on the parcels is mapped with Indianola Loamy Sand, 0 to 3% slopes soils, indicating a more preferred (high priority) habitat for the Mazama Pocket Gopher (MPG).
  - The second soil designation located on the parcels is mapped with Nisqually loamy fine sand, indicating a more preferred (high priority) habitat for the Mazama Pocket Gopher (MPG).
  - Both glacial outwash soil's are known to support rare prairie plants protected in the Thurston County Critical Areas Ordinance (CAO), Tables 24.25-7 and 24.25-8, Appendix 24.25-1 in Chapter 24.25 Thurston County Code. According to the CAO, the presence of at least three of the listed prairie plant species indicates prairie habitat on a property. A site-specific analysis according to the most current prairie review process would be performed after a specific development application is submitted.
  - A portion of both parcels contain the Rural Shoreline Environment Designation, as designated under the current Thurston County Shoreline Master Program. Areas within a Rural Shoreline Environment designation will be required at the time of development to comply with use and development regulations.
  - No wetlands or floodplain designations are noted on the property.

- **Access:**

- Sole access to properties is provided by 222<sup>nd</sup> Avenue SW. The western parcel is ±365 feet from the intersection of 222<sup>nd</sup> Avenue SW and Old Highway 99 SW.
- 222<sup>nd</sup> Avenue SW is classified as a Local road with 402 average daily trips as of 2010. Minimum access spacing is 130 feet.
- Old Highway 99 SW is classified as a Minor Arterial road, with 10,137 average daily trips as of 2010. Minimum access spacing is 500 feet. The parcels are not contiguous to Old Highway 99 SW and therefore access to the parcels directly from Old Highway 99 SW is not possible.

- **Surrounding Land Use and Zoning:**

**East:** The property to the east is Tacoma Rail railroad right-of-way and Interstate 5 right-of-way.

**Land Use Designation and Zoning:** (RRR 1/5) Rural Residential/Resource—One Dwelling Unit Per Five Acres (Title 20 Thurston County Zoning Ordinance)

**West:** The adjacent property to the west is the Puget Sound & Pacific Railroad right-of-way.

**Land Use Designation and Zoning:** Residential LAMRID—One Dwelling Unit Per Acre RL 1/1 (Title 20 Thurston County Zoning Ordinance)

**North:** There are five (5) parcels with approximately three (3) residential structures on varying sized lots.

**Land Use Designation and Zoning:** Rural Residential/Resource—One Dwelling Unit Per Five Acres RRR 1/5 (Title 20 Thurston County Zoning Ordinance)

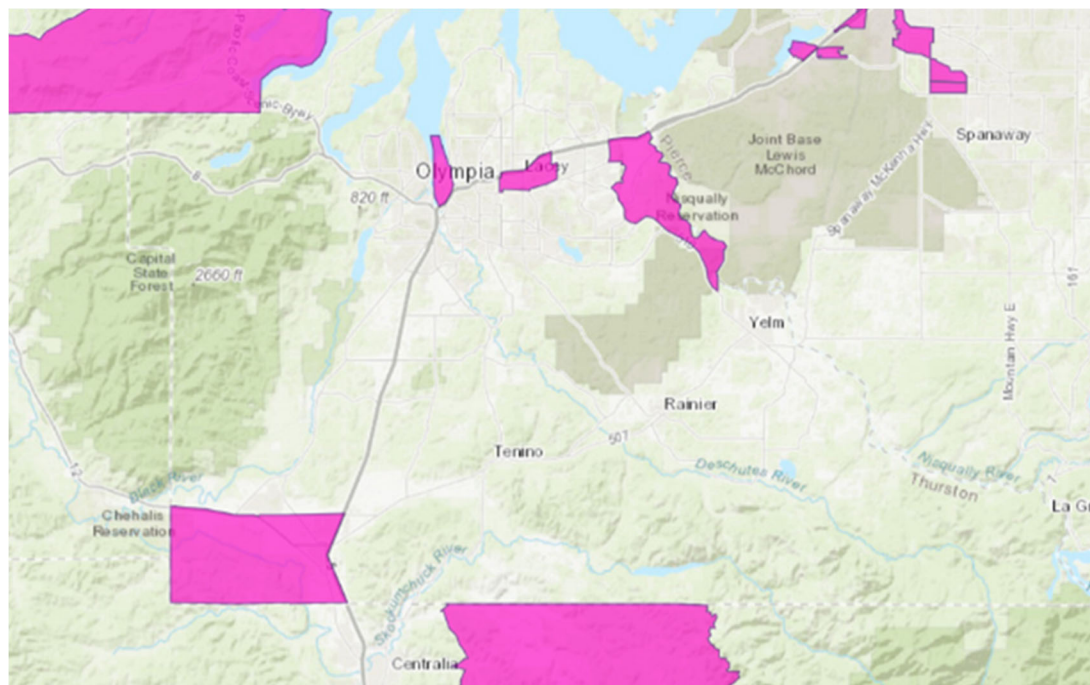
**South:** To the south is a retail distribution center on a parcel of approximately 22 acres.

**Land Use Designation and Zoning:** Port Master Plan District PMP (Title 20 Lewis County Zoning Ordinance)



Figure 1. Aerial of the current zoning of the parcel and surrounding areas

Both properties are located within an Opportunity Zone, which is a federal designation enacted in 2017 for distressed communities in need of economic development and job creation. The Opportunity Zone offers a platform where new private investments, under certain conditions, maybe eligible for preferential tax treatment. The opportunity zone located in the southwest corner of Thurston County is one of five opportunity zones currently mapped in Thurston County, according to the U.S. Department of Housing and Urban Development's website.



The subject property of the land use and zoning amendment at 5505 222<sup>nd</sup> Ave SW is also classified as current use farm and agriculture under the Thurston County Assessor's Open Space

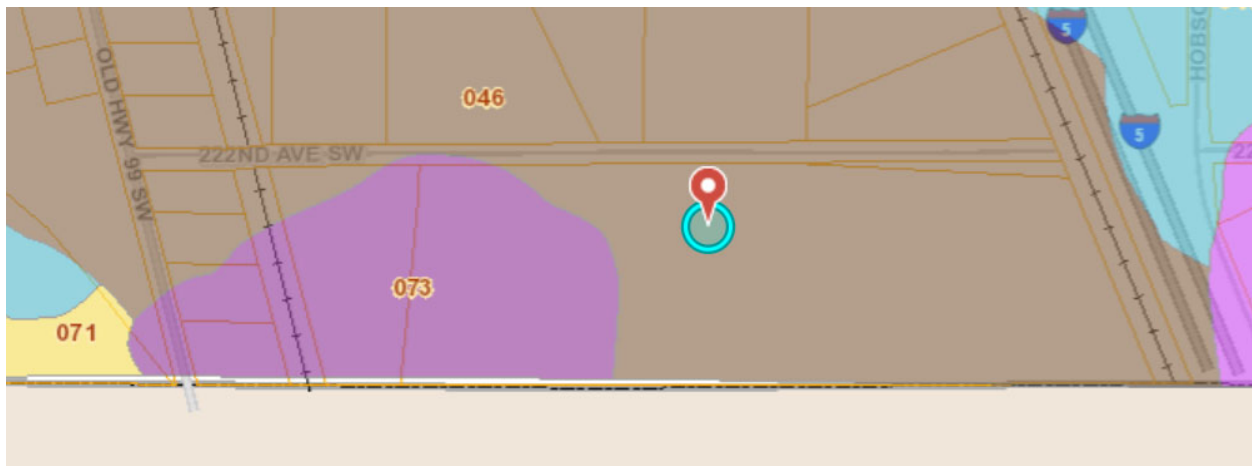


program. Additionally, the subject properties have two separate pieces of Nationally Significant Farmland. Nationally Significant farmland was identified by the American Farmland Trust in the “Farms Under Threat” project (2016), and is considered the land best-suited to long-term, intensive crop production within the conterminous United States; and each state’s “best land” is approximately the better half of all agricultural land in each state.



*Figure 4. Map of Nationally Significant Farmland*

Additionally, the property is comprised of the Indianola loamy sand, 0 to 3% slope soil (shown as 046 on map) and Nisqually loamy fine sand 0 to 3 % slopes soil (shown as 073 on map). Nisqually loamy fine sand 0-3% is listed as prime farmland soil in the Comprehensive Plan, Chapter 3- Natural Resources. Although Indianola loamy sand 0-3% is not currently listed as a prime farmland soil in the Comprehensive Plan, it is considered prime farmland if irrigated according to the USDA Web Soil Survey (2021). The County is currently conducting a community-driven review of agricultural (docket item CP-16), of which one of the components is reviewing the current criteria and prime farmland soils listed in the Comprehensive Plan which may include updates as appropriate.



*Figure 5. Map of Prime Farmland Soils*