

Thurston County Board Briefing

<u>Briefing Date/Time:</u>	November 10, 2021 2:00-3:00 PM
<u>Office/Department & Staff Contact:</u>	<p>Community Planning & Economic Development</p> <p>Andrew Boughan, Associate Planner - x5055</p> <p>Maya Teeple, Senior Planner - x5578</p> <p>Christina Chaput, Interim Community Planning Manager - x5486</p> <p>Joshua Cummings, CPED Director - x4995</p>
<u>Topic:</u>	Comprehensive Code Docket #CP19 – Up Castle Land Use & Rezone Amendment
<u>Purpose:</u> (check all that apply)	<div> <input checked="" type="checkbox"/> Information only </div> <div> <input type="checkbox"/> Decision needed </div> <div> <input type="checkbox"/> Follow up from previous briefing </div> <div> Optimal Time Frame for Decision is: (dd/mm/yyyy) </div>
<u>Synopsis/Request/Recommendation:</u> <i>(One or two sentences identifying your primary objective for this session)</i>	
<p>This is an informational briefing. Staff will provide an overview of the Up Castle Land Use Amendment (Comprehensive Plan Docket Item CP-19), the process to date, and a summary of the Planning Commission recommendation.</p>	
<u>Background</u>	
<p>The Up Castle Land Use & Rezone Amendment (Comprehensive Plan Code Docket Item CP-19) is a citizen-initiated amendment and was received in November 2019 and has been officially docketed since 2020. The BoCC included this proposal on the 2020/2021 Official Docket of Comprehensive Plan Amendments in April 2020, and prioritized this proposal as the first priority out of 3 citizen initiated amendments. The proposal includes a land use and zoning amendment, as well as an associated code amendment to Chapter 20.29 TCC.</p> <p>The Up Castle Land Use & Rezone Amendment proposes to amend the land use and associated zoning for 2 parcels of approximately 33.11± acres located at 5505 & 5641 222nd Avenue SW and due east to the intersection of 222nd Avenue SW and Old Highway 99 SW from Rural Residential Resource 1/5 (RRR 1/5) to Rural Resource Industrial (RRI). This amendment would amend Map L-1 Future Land Use in the Thurston County Comprehensive Plan, and also the “Official Zoning Map, Thurston County, Washington”.</p> <p>There is also an associated code amendment to the Thurston County Code to amend development standards for Rural Resource Industrial (TCC 20.29) to expand locational criteria for certain industrial uses and to allow more flexibility of vehicular access from certain road classifications. This code amendment would be needed to allow for the applicant’s desired use – warehousing and manufacturing – on the subject parcels. Currently, more intensive industrial uses are only permitted in unincorporated rural Thurston County when a property meets specific locational criteria, including being one-half mile</p>	

from an I-5 interchange, having access from a county arterial or collector road, not require urban services, and have rail access to the site. Because the subject parcels of the land use amendment and rezone request are roughly 3 miles from an I-5 interchange and do not have access to a county arterial or collector road, a code change would be necessary to allow for those uses at the site. The proposed code amendments would impact all of rural unincorporated Thurston County.

According to the 2021 Buildable Lands Report (TRPC), the County will accommodate approximately 30,000 new commercial and industrial jobs from 2020 to 2040. This will require an estimated 15 million square feet of building area. The report shows that there is currently enough vacant, partially developed, and redevelopable land to support the employment growth forecast to the year 2040 for urban areas in Thurston County. The supply is primarily within the cities and urban growth areas and varies by jurisdiction.

Public Comment Received

Following the close of the public hearing, staff has continued to receive public comment on the proposals. As of November 4, 2021, Staff has received 253 public comments through direct email communication. 238 were received prior to the close of the public hearing and 15 were received following the public hearing. 14 comments received support the proposal while the other 239 public comments express concern over the project. The public comments address a variety of topics include loss of ag land, 2021 Buildable Lands Report, compliance with the Comprehensive Plan and state law, Thurston Climate Action Plan, the belief that the County should docket and conduct a Community-Driven Review of Rural Warehousing in 2022-2023, and CP-16 - Community-Driven Review of Agricultural Policies and Programs should be completed first. Additionally, the applicant also submitted an additional comment after the close of the public hearing suggesting alternative language for the amendments proposed to the Thurston County Code, 20.29 TCC.

Planning Commission Review

Thurston County Community Planning held three (3) work sessions with the Planning Commission on August 4, August 18, and September 15, 2021. A public hearing with the Planning Commission was held on October 6, 2021, and a follow-up work session on November 3, 2021. At the November 3 meeting, after discussion the Planning Commission recommended:

- “Move to recommend maintaining the current land use and zoning of the properties as Rural Residential/Resource – One Dwelling Unit per Five Acres (RRR 1/5) and recommend no changes to the existing code criteria under Chapter 20.29 TCC.”
- “Move to recommend the County conduct a review of industrial lands availability countywide, including within rural and Urban Growth Areas, and if additional industrial lands are needed evaluate siting of new industrial lands with a comprehensive look at the whole County. Further recommend holding review of future individual industrial land use and rezoning requests until completion of study.”

SEPA Review

Community Planning is still conducting review of the environmental checklist at this time and a SEPA Determination is forthcoming. If a determination is issued prior to this meeting, staff will review the determination with the BoCC with added slides in the PowerPoint presentation.

This amendment relates closely to Strategic Initiatives #6, Proactively shape a strong, diverse economy that provides equitable access to opportunity and #7, Balance development with the preservation of the County’s rural character, natural areas, and open spaces.

Documents Attached:

- Attachment A: Planning Commission Recommendation
- Attachment B: Relevant State Law and Comprehensive Plan Policies
- Attachment C: Additional Background on the Subject Properties
- Attachment D: Proposed Land Use and Zoning Amendment Map
- Attachment E: Draft Ordinance (Staff Proposal & Applicant Comment Proposal)
- Attachment F: Public Comment Received

Summary & Financial Impact:

County work on this project is funded by the application fee collected for the comprehensive plan amendment application.

Affected Parties:

Property owners of the site, adjacent neighbors, Lewis County, agricultural community, Thurston County citizens.

Options with Pros & Cons:

N/A. This is a project check-in. BoCC input on direction/scope may be provided.

Board Direction:

No BoCC direction is needed at this time.

Next Steps/Timeframe:

Due to the public engagement, size and complexity of this proposal, review of this project will continue into 2022.

As may be requested by the Board, staff will bring back in an additional briefing any additional information on this proposal, including environmental determination.