

**Thurston County Community Planning and Economic Development
Department
Community Planning Division**

**THURSTON COUNTY PLANNING
COMMISSION**

PUBLIC DRAFT

Chapters: 20.29 TCC

October 6, 2021

Up Castle Code Amendment

Chapter: Title 20, Chapter 20.29 (Attachment B)

Deleted Text: ~~Strikethrough~~ Proposed Changes: Underlined
Staff Comments: *Italics* Unaffected Omitted Text ...

The proposed amendments contained herein are included on the 2020/2021 Official Comprehensive Code Docket Item CP-19. Comprehensive Code Docket # CP-19 - Up Castle Land Use & Rezone Amendment is a citizen request to amend the land use plan and associated zoning from Rural Residential/Resource—One Dwelling Unit Per Five Acres (RRR 1/5) to Rural Resource Industrial (RRI) at 5505 & 5641 222nd Avenue SW. The applicant wishes to ultimately use the property for a warehousing and distribution facility. However, the property is located outside the minimum distance requirements outline in TTC 20.29. This code change would provide further flexibility to review staff when reviewing development proposals.

ATTACHMENT B: Thurston County Zoning Ordinance (Title 20)

Proposed amendments to Chapter 20.29 would increase the distance requirement to interstate interchanges and allow for more flexibility of vehicular access from certain road classifications.

Chapter 20.29 – RURAL RESOURCE INDUSTRIAL DISTRICT (RRI)

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20.29.020 Permitted uses.

Subject to the provisions of this title, the following uses are permitted in the rural resource industrial district:

1. The following service and retail uses which primarily serve uses within the rural resource industrial district:
 - a. Commercial service uses such as restaurants, cafes, bars, taverns and service stations;
 - b. Automobile, truck and heavy equipment service, repair, storage and sales.
2. The following uses related to agriculture:
 - a. Feed stores;
 - b. Farm management services;
 - c. Fertilizer sales, storage and manufacturing;
 - d. Irrigation systems sales, repair and storage;
 - e. Veterinary clinics and hospitals;
 - f. Wholesale distribution of animal feeds, fertilizers, pesticides and seed.
3. The following uses related to forestry:
 - a. Mills for producing wood products;
 - b. Manufacturing wood containers and products;
 - c. Prefabricated wood buildings and components.
4. The following uses related to minerals:
 - a. Stone, marble and granite monument works;
 - b. Manufacture of brick, tile or terra cotta;
 - c. Manufacture of clay products;
 - d. Manufacture of concrete products.
5. For sites that meet all of the locational and performance criteria in subsection (5)(a) below, the uses listed in subsection (5)(b) below are also permitted:
 - a. Locational and performance criteria:

- i. Located within one-half mile of an Interstate 5 interchange or adjacent to industrial development as of date;
 - ii. Vehicular access is from a county arterial or collector road or state highway or adjacent to an existing industrial development utilizing existing county roads and within 500 feet of county arterial or collector road or state highway;
 - iii. Proposed use will not require urban services or facilities; and
 - iv. Rail access is available to the site.
- b. Permitted industrial uses:
- i. Assembly and fabrication of sheet metal products;
 - ii. Assembly, manufacturing, compounding or treatment of articles or merchandise from previously prepared materials such as but not limited to, electronic components, precision instruments, cable or transmission lines or boat building;
 - iii. Storage buildings, warehouses, wholesaling and distribution facilities;
 - iv. Storage for building materials, contractors' equipment, house moving, delivery vehicles and used equipment in operable condition.

6. Other:

- a. Dwelling unit for caretaker or watchman working on the property;
- b. Administrative, educational and other related activities and facilities in conjunction with a permitted use;
- c. Public facilities and utilities, except sanitary landfills which shall be a special use;
- d. Research service establishments for resource uses:
 - i. Research and development laboratories,
 - ii. Commercial testing laboratories;
- e. Unclassified uses (see Section 20.07.060);
- f. Railroad rights-of-way.

(Ord. 11867 § 11 (part), 1998)

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