

**Building Development Center**

2000 Lakeridge Dr. SW, Olympia, WA 98502

(360)786-5490 / (360)754-2939 (Fax)

TDD Line (360) 754-2933

Email: permit@co.thurston.wa.uswww.thurstoncountybdc.com*Creating Solutions for Our Future***MASTER APPLICATION**

This application must accompany a project specific supplemental application.

STAFF USE ONLY	DATE STAMP
2021103919 21-109204 VC Area: Site: 6040 196TH AVE SW ROCHESTER 55801100000 Sub Type: Legislative County	THURSTON COUNTY RECEIVED JUL 28 2021
Gopher Soils <input type="checkbox"/> YES <input type="checkbox"/> NO Prairie Soils <input type="checkbox"/> YES <input type="checkbox"/> NO	BUILDING DEVELOPMENT CENTER Intake By: _____

PROJECT DESCRIPTION Black Lake Quarry (BLQ) Comprehensive Plan Amendment & Rezone to Light Industrial**PROPERTY INFORMATION**

1. Tax Parcel Number(s) 55801100000, 13511220300 ; 558023000000, 55802100000 ; _____
2. Subdivision Name _____ Lot # _____
3. Property Address 6802 196TH AVE SW City Rochester Zip Code 98579
4. Directions to Property (from Thurston County Courthouse)
 South on I-5 to Highway 12, turn right and head west on Highway 12. Turn right onto Old Highway 99 SW, turn left onto 196th Ave SW. Turn right into driveway (west of Sargent Rd SW).

PROPERTY ACCESS

5. Property Access ☒ Existing ☐ Proposed
6. Access Type ☒ Private Driveway ☐ Shared Driveway ☐ Private Road ☐ Public Road
7. Property Access Issues (locked gate, gate code, dogs or other animals) ☐ No ☒ Yes _____
 Point of contact will be contacted for gate code prior to site visit. Gate codes written on this form are public information. Property owner is responsible for providing gate code and securing animals prior to site visit.

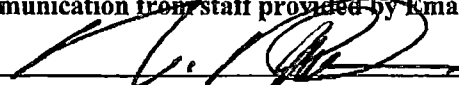
WATER/SEPTIC

8. Water Supply ☒ Existing ☐ Proposed
9. Water Supply Type ☐ Single Family ☐ Two Party Well ☐ Group A ☐ Group B
 WATER SYSTEM NAME Water Right Book #1, Certificate pg 6.D. 11/19/1945
10. Waste Water Sewage Disposal ☒ Existing ☐ Proposed
11. Sewage Disposal System Type ☐ Individual Septic System ☐ Community System ☐ Sewer
 NAME OF PUBLIC SYSTEM _____

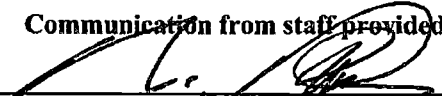
BILLING OF INVOICES

The fee charged at the time of application covers base hours listed on the fee schedule. When base hours by a Department are used, a monthly billing invoice is generated at the hourly rate listed on the fee schedule. Should review of the project exceed the base hours allotted, billing invoices shall be mailed to: ☐ Owner ☐ Applicant ☐ Point of Contact

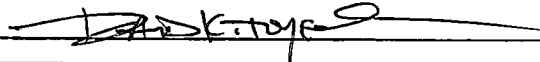
PROPERTY OWNER (additional property owner sheet can be obtained online at www.thurstoncountybdc.com)

Property Owner Name <u>Black Lake Quarry, LLC / Attn: Mike Parsons, Manager</u>			
Mailing Address <u>2840 BLACK LAKE BLVD SW</u>	City <u>TUMWATER</u>	State <u>WA</u>	Zip Code <u>98512</u>
Phone () _____	Cell () _____	Fax () _____	
EMAIL _____			
Communication from staff provided by Email? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
Property Owner Signature* 		Date <u>7/23/21</u>	

APPLICANT

Applicant Name <u>Black Lake Quarry, LLC / Attn: Mike Parsons, Manager</u>			
Mailing Address <u>2840 BLACK LAKE BLVD SW</u>	City <u>TUMWATER</u>	State <u>WA</u>	Zip Code <u>98512</u>
Phone () _____	Cell () _____	Fax () _____	
EMAIL _____			
Communication from staff provided by Email? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
Signature* 		Date <u>7/23/21</u>	

POINT OF CONTACT (Person receiving all County correspondence)

Name <u>Toyer Strategic Advisors, Inc. / Attn: David Toyer, President</u>			
Mailing Address <u>10519 20th ST SE, STE 3</u>	City <u>Lake Stevens</u>	State <u>WA</u>	Zip Code <u>98258</u>
Phone <u>(425) 322-5226</u>	Cell <u>(425) 344-1523</u>	Fax () _____	
EMAIL <u>david@toyerstrategic.com</u>			
Communication from staff provided by Email? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
Signature* 		Date <u>07/27/2021</u>	

*DISCLAIMER

Application is hereby made for a permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in the application package and that to the best of my knowledge and belief, such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made or forwarded, the right to enter the above-described location to inspect the proposed, in-progress or completed work. I agree to start work only after all necessary permits/approvals have been received.

Additional Property Owners:

Property Owner(s): <u>Not Applicable</u> (Type or Print)			
Mailing Address: _____		City: _____	State: _____ Zip Code: _____
Phone #: _____	Ext. _____	Fax #: _____	
Cell #: _____	E-mail: _____		
Signature: _____		*	Date: _____

Property Owner(s): <u>Not Applicable</u> (Type or Print)			
Mailing Address: _____		City: _____	State: _____ Zip Code: _____
Phone #: _____	Ext. _____	Fax #: _____	
Cell #: _____	E-mail: _____		
Signature: _____		*	Date: _____

Property Owner(s): <u>Not Applicable</u> (Type or Print)			
Mailing Address: _____		City: _____	State: _____ Zip Code: _____
Phone #: _____	Ext. _____	Fax #: _____	
Cell #: _____	E-mail: _____		
Signature: _____		*	Date: _____

Property Owner(s): <u>Not Applicable</u> (Type or Print)			
Mailing Address: _____		City: _____	State: _____ Zip Code: _____
Phone #: _____	Ext. _____	Fax #: _____	
Cell #: _____	E-mail: _____		
Signature: _____		*	Date: _____

*(Application is hereby made for a permit or permits to authorize the activities described herein. I certify that I am familiar with the information contained in the application and that to the best of my knowledge and belief, such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made or forwarded, the right to enter the above-described location to inspect the proposed, in-progress or completed work. I agree to start work **only** after all necessary permits/approvals have been received.)



PERMIT ASSISTANCE CENTER

2000 Lakeridge Dr. S.W. Olympia, WA 98502

(360)786-5490 / (360)754-2939 (Fax)

TTY/TDD Line 7-1-1 or 1-800-833-6388

Email: permit@co.thurston.wa.us

www.co.thurston.wa.us/permitting

Supplemental Application COMPREHENSIVE PLAN AMENDMENT

STAFF USE ONLY	DATE STAMP
<p>2021103919 21-109204 VC Area: Site: 6040 196TH AVE SW ROCHESTER 55801100000 Sub Type: Legislative County</p>	<p>THURSTON COUNTY RECEIVED JUL 28 2021 BUILDING DEVELOPMENT CENTER</p>
	Intake by: <i>ESG</i>

This application cannot be submitted alone. In addition to this form, a complete package includes:

Applicant Use	SUBMITTAL CHECKLIST	Staff Use Only
<input checked="" type="checkbox"/>	Master application	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Applicable processing fees. <i>Refer to current fee schedules. Depending on the adopted fee structure, additional fees may occur if base hours/fees at intake are exhausted.</i>	<input type="checkbox"/>
<input type="checkbox"/>	Supplemental requirement checklist (attached)	<input type="checkbox"/>
<input checked="" type="checkbox"/>	SEPA Checklist <i>DEFERRED PER STAFF - SEE EXHIBIT C</i>	<input type="checkbox"/>

- What type of amendment are you requesting: ☒ Map ☐ Policy
- Are you the property owner or under contract to purchase the property? ☒ Yes ☐ No

Site Specific Amendments to Land Use Designations

Complete the following section for amendments to land use designations. Attach additional sheets as needed. The County reserves the right to request additional studies or information necessary to process the application. An amendment that affects an Urban Growth Boundary will require additional studies.

- A. Identify the land uses surrounding the property affected, and describe how the proposed change would affect those surrounding land uses.

The proposal includes four of the five parcels that make up the Black Lake Quarry, which four parcels are located on the edge of the Grand Mound UGA. Existing land uses surrounding the property include single family detached residences (zoning of RL 1/1 and RRR 1/5), vacant land (zoned residential), and gravel mines (zoned urban industrial and RRR 1/5).

Applicant's property has been used for surface mining of gravel, which operations are a high intensity use that creates heavy truck traffic, construction/mining equipment noise, etc. The proposed change would allow industrial uses, including manufacturing, warehousing, etc., which are no more intense than was is presently permitted on these parcels.

B. Explain why the existing land use designation is not appropriate.

When the original Grand Mound Plan was approved, light industrial zoning was applied to 110 acres in the northwest corner where "industrial uses already exist, such as gravel mining. . ." Land adjacent to the UGA was zoning RRR 1/5, which allows residential and resource extraction. Applicant is the owner of a gravel mine located on parcels both within and outside of the NW corner of the UGA. Given the Grand Mound UGA and subarea plan are under review, Applicant requests that the County evaluate how conditions in this area have changed and how this intense industrial use (gravel mining) can transition in the future.

C. How have conditions changed so that the proposed designation is more appropriate than the existing designation.

Although mining this site is viable and will support short-term economic activity, resource industries create very few localized jobs and only exist until the resource has been fully used. Adding these surface mining properties to the Grand Mound UGA as Light Industrial will transition the property to attract future economic development which will result in permanent, living wage jobs in southwest Thurston County, as well as a higher value and more diverse tax base to offset the cost of public services and the local infrastructure.

D. Explain why additional land of the designation proposed is needed in Thurston County, and why it is needed at the location proposed.

There is limited number of industrial zoned properties remaining in Pierce and Thurston counties. Lacey has only one large industrial site (+40 acres) remaining and industrial zoned properties in the Tumwater UGA have been largely impacted by gopher habitat and other restrictions. The proximity of the Grand Mound UGA to I-5 and rail infrastructure can support future light industrial uses. This change would an appropriate transition from high intensity resource extraction uses to permanent living wage jobs that are needed in southwest Thurston County. Thurston needs an increased non-residential property tax base.

E. If the property is in the rural area (outside of an urban growth area), demonstrate, with appropriate data, how the property meets the designation criteria and policies and Chapter 2 – Land Use of the Comprehensive Plan.
See the attached "Exhibit A" for this analysis.

Text Amendments

Most, but not necessarily all, text amendments are legislative changes; they can be processed only with the consent of the Thurston County Board of Commissioners. However, if a text amendment with limited applicability is proposed, identify the chapter and page number of the text to be changed, and provide the exact wording changes proposed (attach separate sheets, if needed).

Name of Plan:

Chapter:

Page:

Section/Other:

All Amendments

Note: Responses to the following section are required. Attach additional sheets as needed.

1. Explain why the change is needed. What issue or problem is resolved by the proposed change?

The change will create an appropriate transition from a high-intensity resource extraction site to a light industrial designation that will support increase employment in occupations offering permanent, living wage jobs in southwest Thurston County. The change also addresses the need for industrial zoned property in Thurston counties.

2. How would the proposed change serve the interests of not only the applicant, but the public as a whole?

Applicant could easily continue to use the site for resource extraction (a type of light industrial use per page 21 of the existing Grand Mound Plan) as allowed under its existing entitlements. However, the Applicant and the Public can both benefit from the addition of these properties to the UGA and redesignation for alternative light industrial uses that will provide better transitions between industrial use of these properties and the adjacent residential uses. Evaluating this proposed change in conjunction with the update to the Grand Mound Plan is the most appropriate time in which to consider such changes to ensure future development in Ground Mound is planned in conjunction with commensurate infrastructure.

3. Explain how the proposed amendment fulfills the goals of the Washington State Growth Management Act (RCW 36.70A.020). A list of the goals is attached.


See the attached "Exhibit B" for this analysis.

4. Explain how the proposed amendment is consistent with the policies of the Thurston County Comprehensive Plan, including any policies of an applicable joint plan or Subarea plan. (Be sure to review the Transportation Chapters.)

See attached "Exhibit A" for a detailed analysis of the proposal's consistency with the goals, objectives and policies of the county comprehensive plan, the existing Grand Mound subarea plan, and the countywide planning policies.

Applicant Signature(s)

I (We), the undersigned, do hereby affirm and certify, under penalty of perjury, that the above statements are in all respects true and correct on my (our) information as to those matters.

Printed Name MICHAEL L. PARSONS Signed  Date 7/25/21

Printed Name _____ Signed _____ Date _____

Printed Name _____ Signed _____ Date _____

Planning Goals
Washington State Growth Management Act
RCW 36.70A.020

1. **Urban Growth.** Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
2. **Reduce Sprawl.** Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
3. **Transportation.** Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.
4. **Housing.** Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
5. **Economic development.** Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.
6. **Property rights.** Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.
7. **Permits.** Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.
8. **Natural resource industries.** Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.
9. **Open space and recreation.** Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.
10. **Environment.** Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.
11. **Citizen participation and coordination.** Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.
12. **Public facilities and services.** Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally-established minimum standards.
13. **Historic preservation.** Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.

SUPPLEMENTAL REQUIREMENT CHECKLIST

This application shall contain and/or address the following in a clear, accurate and intelligible form. Submit this checklist with your application. Check the box for each item addressed. Provide an explanation for any unchecked item.

Applicant Use	USE BLACK or BLUE INK ONLY	Staff Use Only
<input checked="" type="checkbox"/>	1. One 8.5" x 11" or 11" x 17" map, drawn to scale, using a standard interval of engineer scale, which shall include the following:	<input type="checkbox"/>
<input type="checkbox"/>	a. All information drawn to scale (standard engineer scale).	<input type="checkbox"/>
<input checked="" type="checkbox"/>	b. A north arrow, map scale, date and directions to the site.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	c. Property line boundaries and dimensions for <u>all</u> property lines.	<input type="checkbox"/>
<input type="checkbox"/>	d. The location of all existing structures, including, but not limited to, mobile homes, houses, sheds, garages, barns, fences, culverts, bridges, and storage tanks.	<input type="checkbox"/>
<input type="checkbox"/>	e. All means, existing and proposed vehicular and pedestrian ingress and egress to and from the site, such as driveways, streets and fire access roads, including existing road names and existing county and state right-of-way.	<input type="checkbox"/>
<input type="checkbox"/>	f. The location of all existing easements.	<input type="checkbox"/>
<input type="checkbox"/>	g. The location of all existing public and on-site utility structures and lines, such as on-site septic tanks, drain field and reserve areas, water lines, wells and springs.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	h. Vicinity map, at a scale of not less than three (3) inches to the mile, indicating the boundary lines and names of adjacent developments, streets and boundary lines of adjacent parcels, and the relationship of the proposed development to major roads and highways.	<input type="checkbox"/>
<input type="checkbox"/>	i. Location of critical areas or buffers affecting the site, both on-site and on adjacent properties, including but not limited to shorelines, wetlands, streams, flood zones, high groundwater, steep slopes and special habitats.	<input type="checkbox"/>
<input type="checkbox"/>	2. Special reports (may include wetland delineation, geotechnical report, mitigation plan, or other).	<input type="checkbox"/>

MAPPING OF SITE PROVIDED IN ACCORDANCE WITH STAFF DISCUSSIONS THAT MAPS FROM COUNTY GIS WERE ACCEPTABLE.



THURSTON COUNTY
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JUL 28 2021

BUILDING DEVELOPMENT CENTER

July 28, 2021

Community Planning & Economic Development
Thurston County
2000 Lakeridge Dr. SW
Olympia, WA 98502

RE: PROPOSAL TO EXPAND THE GRAND MOUND UGA

To Whom It May Concern:

Our firm represents the Owner of five parcels totaling 78.3 acres in the northwest corner of Grand Mound UGA. Four of these parcels, accounting for an area of approximately 68 acres, are located outside the Grand Mound UGA, making the site split zoned. As a result, the Owner would like to have these 68 acres considered for expansion to the urban growth boundary.

On behalf of the Owner (Applicant), we respectfully request that staff and the Board of Commissioners consider actions to allow this request to be processed expeditiously and in accordance with current long-range planning projects (e.g. Grand Mound Subarea Plan Update) and required planning procedures (e.g. Thurston County Countywide Planning Policies). These actions could include:

1. **Inclusion within the Existing Grand Mound Subarea Plan Update.** Thurston County is currently in the process of updating the Grand Mound UGA Subarea Plan, which update includes analysis of the Subarea's land use, population and employment projects, and infrastructure, including transportation, water, and sewer. It is our understanding that expansion(s) of the Grand Mound urban growth boundary are also under consideration and the subarea plan update could be enacted as a single action or in phases. To that end, we believe it may be wise for the County to analyze and consider our client's request in concert with this subarea plan update as opposed to a standalone citizen-initiated docket request. This would ensure that the cumulative impacts of all proposals to amend the Grand Mound Subarea urban growth boundary are considered as the same time.
2. **Initiation of an Urban Growth Boundary Amendment Per Countywide Planning Policies.** The Thurston County Countywide Planning Policies set forth a specific process for review of UGA expansions that goes beyond the County's standard docket process. Section II, Urban Growth Areas, includes Policy 2.3 which requires the following for amendments to the urban growth boundary:
 - a. *Cities and towns confer with the county about the boundary location or amendment.*
 - b. *Proposed boundaries are presented to the Urban Growth Management (UGM) subcommittee of the Thurston Regional Planning Council, which makes a recommendation directly to the Board of County Commissioners.*
 - c. *Following a public hearing, the Board of County Commissioners designates the boundaries and justifies its decision in writing.*

The County should consider initiating that process so that consideration of Applicant's request can be timely considered as part of the Grand Mound Update or as part of the 2022 Official Docket.

3. **Expansion of the Official Docket for 2021 to Include this Proposal.** The County has the discretion to add Applicant's request to the current docket for consideration alongside the update to the Grand Mound Subarea Plan. This discretion is found in Thurston County Code 2.05.020(B)(8), which allows the Board to amend the official docket "during the docket year following the same public participation procedure for initial docket adoption."
4. **Early Preparation for Inclusion on the Official Docket for 2022.** Should the Board choose to wait and consider Applicant's proposal in 2022, the Applicant desires the County provide initial input on the application as soon as possible so that Applicant may provide additional information as may be desired by the County when it reviews proposals for the 2022 Docket.

Applicant believes that it would be most appropriate for the County to consider its proposal as part of the Grand Mound Subarea Plan update. But, more importantly, by considering Applicant's proposal, the County would take steps toward creating new economic development opportunities that promote the creation of living wage jobs in South County, shore up the County's property tax base, and improve the County's housing-jobs growth balance.

Thank you for your time and consideration. Should you have any questions, please do not hesitate to contact me at peter@toyerstrategic.com or 425-501-6578.

Sincerely,

Peter Condyles,
Project Manager

EXHIBIT A – BLACK LAKE QUARRY

PART E REVIEW OF THE DESIGNATION CRITERIA & POLICIES OF CHAPTER 2

Part E of the Comprehensive Plan Amendment Application requires analysis of the land designation criteria in Section IV and the policies in Section VII of Chapter 2 when the property is in the rural area (outside an urban growth area).

In general, Applicant's proposal is not a change from one rural land use designation to another but is a proposal to add lands currently designated to the Grand Mound urban growth area and redesignate them to Light Industrial. It is unclear from the policy whether the Part E analysis is required in cases of expansion.

Applicant does however provide this analysis below as required by Part E of the Application, reviewing and responding to the “*general guidelines to make designation decisions*” for the Rural Residential and Resource 1/5 designation in the format established by the Comprehensive Plan at Section IV, Subsection A describes. These include:

Location Criteria

- Land Capability/Environmental Constraints
- Natural Resources
- Public Services
- Existing Land Uses

General Decision-Making Guidelines

- Citizen Preference Identified Through Land Use Process
- Impacts on Economy, Employment, Tax Base
- Easy to Identify Boundaries

Applicant's analysis is in blue text.

[LEFT INTENTIONALLY BLANK – ANALYSIS BEGINS ON THE NEXT PAGE]

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JUL 28 2021

BUILDING DEVELOPMENT CENTER

ANALYSIS: EXISTING RURAL RESIDENTIAL AND RESOURCE ONE UNIT PER FIVE ACRES (RRR 1/5) DESIGNATION

TOPIC	FACTORS	APPLICANT ANALYSIS
Purpose	<ul style="list-style-type: none"> • To maintain the rural character of the county. • To buffer environmentally sensitive areas and resource management areas from incompatible activities. • To maintain a balance between human uses and the natural environment. 	<p>The proposed inclusion of Applicant's parcels within the Grand Mound UGA and redesignation from RRR 1/5 to Light Industrial is not incompatible with the purpose of rural lands designation. Specifically:</p> <ul style="list-style-type: none"> • Applicant's proposed inclusion in the urban growth area and redesignation would not significantly change the rural character of the surrounding area. Applicant's property is immediately adjacent to land in the urban growth area zoned Light Industrial. In fact, one of Applicant's five parcels is already located within the urban growth area. • Applicant's proposal does not directly or immediately limit or discontinue use of the property for sand and gravel extraction, but it does recognize an appropriate future transition should be identified to ensure the property can contribute to the County's tax base, employment, and general economic health. • Future development of the property within the urban growth area does not preclude appropriate buffers and transitions between Applicant's urban property and adjacent rural areas – the county has buffering, landscaping and other development conditions that ensure urban development does not impact the rural landscape.

[THIS SECTION LEFT INTENTIONALLY BLANK – ANALYSIS CONTINUES ON NEXT PAGE]

TOPIC	FACTORS	APPLICANT ANALYSIS
Definition and Characteristics	<p>Primary land uses in the one unit per five acres are resource-oriented (farming, forestry, mineral extraction), open space, and low density residential. Residential use may be limited due to physical land capability constraints, including the presence of critical areas. Innovative techniques are used by the County to provide a variety of rural densities within this designation.</p>	<p>Applicant's site is used for mineral (sand and gravel) extraction as contemplated in the RRR 1/5 designation. However, mineral extraction is also a permitted use in the Light Industrial zone within the adjacent urban growth area.</p> <p>Applicant's mineral extraction operations would be similarly zoned to those which are located NE of Applicant's location. Further, the property where Applicant's mineral land extraction operation exists is currently a split designation with a portion inside the existing urban growth area. Applicant's request would correct the split boundary line and create logical boundary lines.</p>
Locational Guidelines	<p><i>Land Capability and Environmental Characteristics.</i> This designation is appropriate for lands that may have severe soil limitations, critical areas and/or very limited ground water. Lands subject to this designation may be located with the adjacent uplands to an aquaculture management district or "natural" shoreline under the Shoreline Management Program.</p> <p><i>Natural Resources.</i> The area has moderate potential for farming or forestry management or may be adjacent to long-term resource lands.</p> <p><i>Public Services.</i> The area is too far from the urban area to enable cost-effective provision of public services. Uses do not require the extension or provision of urban services.</p> <p><i>Existing Land Uses.</i> The land is generally in parcels five acres or larger in size.</p>	<p>Applicant's property does not have the limitations and characteristics described in the RRR 1/5 guidelines.</p> <p>Applicant's site has no potential for farming or forestry, nor is it adjacent to farming or forestry lands. Moreover, Applicant's site is currently permitted for mineral extraction, but is not a long-term resource land, nor adjacent to a long-term resource lands.</p> <p>Applicant's property is immediately adjacent to the urban growth area and urban infrastructure and services. Including Applicant's property in the UGA will provide the County with a potential tax base that can support the urban services needed across the entire Grand Mound UGA.</p> <p>Applicant's property consists of parcels larger than 5 acres in size. However, parcel sizes in the adjacent urban growth area tend to be larger than 5 acres in size as they have also been used for mineral extraction. Applicant's property is consistent with the light industrial designated property within the adjacent Grand Mound UGA and its inclusion in the UGA and redesignation to Light Industrial is compatible with the current uses contemplated by existing land use designations.</p>

TOPIC	FACTORS	APPLICANT ANALYSIS
General Criteria	<i>Citizen Preference Through the Land Use Process.</i>	When the original boundary was established (and later expanded) the citizens of the area wanted to have a boundary that is coordinate with the sewer service area, including sizing that is appropriate to providing economically viable service. Applicant's proposal is consistent with this and will further "enhance economic development opportunities in Grand Mound" and provide for living wage jobs.
	<i>Impacts on the Economy, Employment and Tax Base.</i>	Applicant's proposal will "enhance economic development opportunities in Grand Mound" as envisioned, create greater diversity of economic opportunities countywide, support the employment needs in South County, and increase the county's property tax base, which has been strained because of annexations.
	<i>Easy to Identify Boundaries.</i>	Applicant's proposed expansion would continue to ensure logical and easily identifiable boundaries for the urban growth area.

Note that in Table 2-3, Chapter 2, of the Comprehensive Plan, approximately 156,512 acres (or 39.8% of rural lands) have been designated for resource use (agriculture, forestry and mineral lands), but when the mineral lands overlay is applied that figure grows to 296,795 acres or 75.5% of the rural area.

Applicant's proposal would only reduce the areas designated for resource use by 68 acres or approximately 0.02%.

GOAL 2: TO DESIGNATE URBAN GROWTH AREAS THAT CUMULATIVELY PROVIDE AREA AND DENSITIES SUFFICIENT TO PERMIT THE URBAN GROWTH THAT IS PROJECTED TO OCCUR IN THE COUNTY OVER THE SUCCEEDING 20 YEARS.

#	POLICIES	APPLICANT COMMENTARY
1	Urban growth areas should contain areas characterized by urban growth.	Applicant's property is currently used for mineral extraction (mining sand and gravel). Resource industries are heavy industries. Adjacent mining operations have been included in the Grand Mound urban growth area. Including Applicant's proposed in the Grand Mound urban growth area would provide for a logical extension of the urban growth area and would ensure future development. Applicant's property is consistent with adjacent industrial zoned lands.

#	POLICIES	APPLICANT COMMENTARY
2	Urban growth areas should be served by or planned to be served by municipal utilities.	Applicant's property has been within the planned serve area for the local water plan. Additionally, it is adjacent to the planned sewer service area and sewer service can be planned for this site.
3	Urban growth areas should contain vacant land near existing urban areas that is capable of supporting urban development.	The land is vacant (except for mineral extraction) and it could be developed in the future for urban development. It makes sense that this site be developed with an urban industrial use.
4	Urban growth areas should be designated so as to be compatible with the use of designated natural resource lands and critical areas.	Inclusion of Applicant's property inside the urban growth area would not create an incompatibility with either resource lands or critical areas. The site is currently being used for resource extraction, which is an industrial use.
5	Urban growth areas should follow logical boundaries and consider citizen preferences.	Applicant's proposal follows logical boundaries, including ownership boundaries and natural transitions between uses.
6	The county should attempt to reach agreement with each city and town on the location of an urban growth area within which the city or town is located.	Applicant is proposing that the County include this in the process for updating the Grand Mound Subarea Plan so that this can get appropriate input for local residences and go through the procedures under Countywide Planning Policy II – Urban Growth Areas.
7	Expansion of an urban growth boundary should ensure provision of transportation, municipal water and adequate water supply for the succeeding 20 years in a manner than does not degrade the Puget Sound or waters flowing into it. North County jurisdictions (Lacey, Olympia, Tumwater) must ensure that the area can be served by municipal sewer, and South County jurisdictions (including the Grand Mound UGA) must demonstrate that the expansion area can be served by sewage disposals methods that provide for effective treatment of wastewater in a manner that does not degrade waters flowing in the Puget Sound in the succeeding 20 years.	Applicant is confident that these conditions can be met, and any outstanding questions resolved as part of the Grand Mound update.

#	POLICIES	APPLICANT COMMENTARY
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8	<p>Expansion of an urban growth boundary should meet one of the following two criteria:</p> <ul style="list-style-type: none"> a. There is insufficient land within the existing urban growth area to permit the urban growth that is forecast to occur in the succeeding 20 years; or b. There can be shown an overriding public benefit to public health, safety, and welfare by moving the urban growth boundary. 	<p>Applicant asserts that its proposal meets Criteria 8b – in that there is an overriding public benefit to encourage economic development, particularly industrial development, in the Grand Mound area. This will resolve to correct that area's lagging employment growth (as cited in the 2020 update to the Comprehensive Plan) and will ensure the area has sufficient employment and tax base to justify the infrastructure investments needed in the area.</p>
9	<p>The area that is designated for expansion of an urban growth area should be contiguous to an existing urban growth boundary.</p>	<p>Applicant's location meets this criterion.</p>
10	<p>Reductions in any urban growth boundary should ensure that sufficient land will remaining within the reduced urban growth area to permit the urban growth that is forecast to occur in the succeeding 20 years include a reasonable market factor.</p>	<p>Not applicable.</p>
11	<p>A variety of densities and housing types should be provided in urban growth areas, with planned densities of four units to the acre or higher, except where limited by physical constraints. The exact locations of housing densities are to be determined by joint plans or subarea plans.</p>	<p>Not applicable.</p>
12	<p>Expansion or reduction of any urban growth area should be compatible with the use of designated natural resource lands, designated archaeological and historic resources, and with critical areas.</p>	<p>Applicant's site is used for mineral extraction. However, it's 68 acres is barely 0.02% of the County's total inventory of resource lands (directly designated or with overlay).</p>
13	<p>The designation of or change to urban growth areas should be consistent with the Thurston County Countywide Planning Policies.</p>	<p>Applicant's change is consistent with the Thurston County Countywide Planning Policies, which Applicant has provided narrative to in Exhibits to its application.</p>
14	<p>In order to protect the supply of adequate water to rural area residents and natural resource industries, the County should consider mitigation methods for rural area water supplies that are purchased or transferred from the rural area for use in a city or urban growth area.</p>	<p>Not applicable. Applicant has existing water rights. However, Applicant's parcels are within the area identified as future service area for the water utility.</p>

Applicant's proposal is also consistent with Objective C: Accommodating Project Growth, Policy 7. Mining, forestry, farming, and related natural resource industries may occur in urban growth areas, but in the long-term can expect to be replaced by more intensive urban land uses and activities.

Applicant's mining activities can continue within the Grand Mound UGA under the light industrial designation. And as mining becomes no longer economically viable, a transition can occur to allow urban light industrial development.

CONSISTENCY WITH THE GRAND MOUND SUBAREA PLAN

The Grand Mound urban growth area was original designated based on existing land use characteristics, as well as water and sewer service plans for the area. Based on the feasibility of water and sewer service, as well as its expense, the Grand Mound urban growth area has been expanded from its original 958 acres to 975 acres. Of the 975 acres within the Grand Mound urban growth area, a total of 472 acres or 48% of the UGA was originally designated for either Planned Industrial District or Light Industrial uses. However, very little industrial growth, particularly manufacturing or warehousing/distribution, has occurred. Industrial uses in the area continue to consist primarily of mineral extraction businesses, trucking yards and like industrial businesses requiring large footprints and very little employment density.

Applicant's proposed expansion would add 68 acres to the urban growth area – a potential increase in the urban growth area of 7%.

Applicant's proposed expansion would be consistent with the original urban growth boundary designation criteria as follows:

1. Existing development is urban in character. Mineral extraction, although a resource industry, is also a heavy industry and its activities are like those of other light and heavy industrial uses. The existing urban growth area has resource extraction land uses (active), which the County has previously zoned as Light Industrial or Planned Industrial District. Applicant's proposal would be consistent with those past actions.
2. Area does not include large areas currently characterized by rural uses. As mentioned above, mineral extraction is a heavy industrial and is typically located in rural and urban zones. Applicant's inclusion in the urban growth area would not add a large "rural" area, such as a farm or ultra-low-density homesteads, into an urban area.
3. Area does not include long-term resource lands or extensive critical areas. The area proposed for expansion is used for mineral extraction. However, it's use is finite and would not be a "long-term" resource land. Additionally, the site does not have extensive critical areas which would prohibit future development. Lastly, Applicant's site size could be developed and contribute to making overall sewer service in the urban area more viable, eliminating the potential for new on-site septic systems in this area and lowering the shared cost of upgrading and maintaining the wastewater utility.
4. Area follows logical boundaries. Applicant's properties are split designated. One parcel is within the urban growth area while four are immediately adjacent. This area is within the 2012 Water System Plan's six-year service boundary and an expansion would following logical boundary criteria including:
 - Ownership boundaries
 - Services to both side of a road
 - Landscape features

- Logical transitions between rural and urban uses
5. Area boundary considers citizen preferences. When the original boundary was established (and later expanded) the citizens of the area wanted to have a boundary that is coordinate with the sewer service area, including sizing that is appropriate to providing economically viable service. Applicant's parcels would fit well within the parameters of the existing service areas and logical system extensions that can be made viable by future economic development of Applicant's site.
 6. Area is of sufficient size to accommodate projected growth. Applicant's proposal would ensure the area can accommodate projected growth. However, more importantly, Applicant's proposal would promote employment growth that is denser, as well as sustained (not based on declining mineral resources) and significant (living wage jobs). This is significant given the introduction to the 2020 Updated Thurston County Comprehensive Plan, which states:

"Although lower cost of living may be a factor in Thurston County's population growth, the number of jobs has not increased at the same rate – since 2005, the population of Thurston County has grown by 17 percent, but the number of jobs has only increased by 5 percent (see Figure 1-8)."

"Since 1990, the share of Thurston County residents whose workplace is outside the county has increased by 5 percent."

7. Area is planned for sewer and water facilities over the next twenty years. The was in the six year service expansion boundary in the 2012 water plan. It is also possible to plan for sewer services at this location within the next 20 years.
8. Expansion area is an existing state juvenile facility with need to upgrade sewerage treatment capacity. This would not apply to Applicant's proposal.
9. Areas removed from UGA will leave sufficient land to accommodate projected growth. This is not applicable to Applicant's proposal.

Community Vision & Planning Objective 3 – Light manufacturing and storage/warehouse uses will continue to develop within Grand Mound. Industrial uses should be located where they can take maximum advantage of rail and freeway access in order to minimize impacts on traffic safety and flow.

Applicant's proposal would allow for an appropriate future transition from the existing mineral extraction to light manufacturing or warehouse/storage uses in the future. The location of Applicant's parcels is within proximity of Highway 12 and Interstate 5 and future traffic related to light industrial uses can include mitigation to minimize impacts on traffic safety and flow.

Community Vision & Planning Objective 4 – Commercial and Industrial development will benefit the community by enhancing job opportunities and the local tax base which, in turn, will increase support for schools, parks and other community facilities.

Applicant's proposal would ensure that zoning allows for a transition between the existing mineral extraction industry and future light industrial uses that will add valuable economic enhancements to the South County in the form of additional living wage job creation, increased property tax base, etc.

Community Vision & Planning Objective 7 – To the extent possible, existing land uses should not have to take on a non-conforming use status with new zoning. An exception would be for sparsely scattered residences that may be located within predominantly commercial or industrial areas.

Applicant's proposal to add land to the UGA and redesignate as light industrial would cause the exiting mineral extraction business to become non-conforming. There are other mineral extraction operations already within the urban growth area, which are designated as light industrial or planned industrial district.

Community Vision & Planning Objective 8 – Interim land uses should be allowed prior to sewer and water, as long as such uses are designed so that they allow for urban infill when utilities become available.

Applicant's proposal is a permanent redesignation that would allow mineral extraction to be an interim land use until such time as further economic development is viable. As such, Applicant's proposal can contribute to the long-term economic health of the county through creation of additional jobs, increased property tax valuations, etc. Additionally, future development of Applicant's property would contribute toward sewer capital improvements costs. In most cases, unless an industrial use is a food or like "processing" business, any future light industrial use of Applicant's property is likely to have nominal (domestic) water and sewer needs.

Consistency with the Light Industrial Designation

Applicant's proposal would be consistent with the Light Industrial Designation in the Grand Mound Subarea. Specifically, it would extend the area in the northwest corner of the subarea *"where light industrial uses already exist, such as gravel mining and concrete block manufacturing"*.¹ This would allow the site to be redeveloped in the future as other light industrial uses which could include manufacturing, fabrication, storage and distribution. And as contemplated in the plan, designating this area as light industrial would still *"protect the adjacent areas for adverse industrial impacts,"* and protect it from *"uses which may interfere with efficient industrial operations."*

Consistency with Economic Development & Employment Goals²

Applicant's proposal is consistent with the intent of the Grand Mound Subarea Plan to *"enhance economic development opportunities in Grand Mound,"* which has been focused on *"encourage[ing] family wage opportunities so that residents living in and around Grand Mound can work within the community, increase retail and service business opportunities . . . and promote a variety of residential densities. . ."*

CONSISTENCY WITH COMPREHENSIVE PLAN GOALS, OBJECTIVES & POLICIES

The Applicant contends that the proposed addition of the site to the Grand Mound UGA and redesignation to Light Industrial is consistent with the goals, objectives and policies of the comprehensive plan that follow. Applicant's analysis is in blue text.

In describing the "Vision" for Thurston County, the County has identified several value statements in the Comprehensive Plan, including:

Promote Economic Health and Diversified Economic Activities: Economic activities provide jobs and income for county residents and tax base for our public services. A local economy that encompasses a wide spectrum of commercial and industrial endeavors provides wide job opportunities suited to all skill levels in the work force. Recognition and support also need to be extended to the job creating opportunities in natural resource base economic

¹ Page 21 of the Grand Mound Subarea Plan, July 1996

² See narrative at VI on Page 39 of the Grand Mound Subarea Plan, July 1996

activities including forestry, agriculture and mining as well as in residential and other construction activities. Tourism's economic impact is of increasing importance and value to the county.

Enough land needs to be available for a variety of economic activities to operate in convenient and appropriate locations. Roads, sewer, water, and other services required by economic activities need to be planned. Responsive and understandable permit processes are also important to a positive business climate. Development requirements should consider the long-term effects of any new development. Such requirements and processes need to resolve key questions of impact on the community's natural resources and ability to provide services to the development.

Applicant's proposed urban growth area expansion and redesignation of 68 acres in Grand Mound would ensure that an existing mineral lands extraction operation can be appropriately transitioned into a light industrial use that will continue to contribute to the local economy by providing additional employment (living wage jobs) and increasing the local tax base.

Manage Growth Effectively: Effective management of growth can protect the variety of living styles in the county, keep service costs to a minimum and preserve the natural environment. Concentration of urban growth in existing centers will protect rural and resource areas from urban sprawl. At the same time, urban areas can provide diversity through varied densities, land uses, parks, open spaces, and environmentally sensitive areas.

According to the existing Grand Mound Subarea Plan, the urban growth area consists of approximately 975 acres, which in 1995 consisted of 57 acres (5.8%) of active/inactive mineral extraction, 26 acres (2.7%) of light industrial/manufacturing, and 35 acres (3.6%) of light industrial/non-manufacturing uses.

The "Introduction" to the Comprehensive Plan identifies two specific trends³ that need to be addressed in order to realize the value statements above.

"Although lower cost of living may be a factor in Thurston County's population growth, the number of jobs has not increased at the same rate – since 2005, the population of Thurston County has grown by 17 percent, but the number of jobs has only increased by 5 percent (see Figure 1-8)."

"Since 1990, the share of Thurston County residents whose workplace is outside the county has increased by 5 percent."

NATURAL RESOURCE LAND ELEMENT

Goal 7: IDENTIFY, DESIGNATE AND CONSERVE MINERAL RESOURCE LANDS OF LONG-TERM COMMERCIAL SIGNIFICANCE.

Applicant's proposal to include its property within the urban growth area would require the County to de-designate the property from the inventory of mineral lands in accordance with Objective A, Policies 1.b, 6.b and 6.c.

Although the site would no longer be designated under the mineral lands overlay, it would not immediately change the use of the site, which would continue as mineral extraction until such time as a future Light Industrial use would be proposed.

³ Page 1-13 of the Comprehensive Plan

TRANSPORTATION ELEMENT

Policy T.3C.1: Encourage use of public transportation, ridesharing, bicycling, and walking by improving access, convenience, and reliability.

Given this site's location near Interstate 5, as well as Highway 12, this location could accommodate future industrial employers that would be required to comply with the County's transportation demand management program, which requires implementation of the strategies listed above. may reduce the use of single occupancy vehicle trips to this urban growth area. Lastly, Applicant's proposal is located along Sargent Road, which the original Grand Mound Plan included plans for a Class II bicycle route from 196th north to outside the UGA⁴.

Policy T.3F.3: Provide Street lighting, pedestrian buffers, tress, benches, and other elements that make walking safe and pleasant.

Any future development proposal would be required to provide the above-mentioned amenities.

Policy T.4A.1: Prioritize maintenance, preservation, operations, and repair the existing transportation system.

Any future development proposal for this site would be required to contribute to system improvements in the form of impact fees, frontage improvements, and SEPA mitigation, if any, on-site or off-site. This would support build out of the local transportation system within the Grand Mound UGA and ensure a strong tax base within the UGA that can support maintenance, preservation and repair over the long-term.

Policy T.4D.4: Make strategic transportation investments that reinforce land use and transportation goals and policies of this plan.

With new economic development opportunities come state and federal programs, incentives and funding that can support the improvement or expansion of infrastructure, especially transportation.

Policy T.4D.5: Ensure that transportation investments are equitable to all segments of the community – in terms of costs such as relations, adverse health impacts, and land use disruptions, and in terms of benefits derived from the system such as levels of service or travel choices.

A large portion of the transportation investments that have been made in Thurston County have been in the northern part of the county around the Olympia-Lacey-Tumwater area. The Grand Mound-Rochester area has received less attention and less investment over the years. Transportation improvements directly or indirectly related to Applicant's proposed land use change would support this equity policy and ensure that this urban growth area has sufficient taxable valuation to not require support from other areas of the county.

Policy T.4D.8: Continue local policies that require new development to pay for its impacts on the transportation system.

Any future development on this site would be required to contribute traffic mitigation fees and (potentially) make improvements to the transportation system.

Policy T.5A.1: Support freight access to and from highways and other major freight corridors, and between the region's intermodal facilities and industrial areas.

The original Grand Mound Subarea Plan identified this area's location at the junction of Highway 12 and Interstate 5 (and proximate to rail) as being an opportunity to locate industrial development where infrastructure is available to

⁴ See "Bicycle Facilities" on page 33 of the 1996 Grand Mound Subarea Plan.

support freight. Future development on Applicant's site would further and be consistent with the region's investments in the freight corridor (I-5) and regional intermodal facilities.

ECONOMIC DEVELOPMENT ELEMENT

Goal 1: Support sustainable business and industrial development which (1) strengthens and diversifies the economic base; (2) creates jobs and economic opportunities for all citizens; and (3) develops and operates in a manner that maintains a high-quality of life and environment.

Future industrial development can support sustainable business and industrial development. Additionally, as an example, industrial warehousing would be a low-impact industrial use that has a lessor impact to the environment and rural quality of life (as compared with natural resource extraction and processing industries).

The creation of jobs in central-south Thurston County provides opportunities for rural residences to gain employment in living wage jobs, which could further support the preservation of agricultural lands in cases where the persons employed in agriculture need a full-time or part-time occupation to supplement their earnings and support rural living.

Objective A, Policy 2: The county should ensure adequate amounts of property zoned and located land required by those businesses and industries identified for targeted attention (in Policy 1 above) in economic development plans adopted by the county.

Currently, the County has designated roughly 0.2% of its total rural lands for rural industrial use. This creates limited opportunities for industrial development and job creation in the rural areas of the county.

Policy 8: The county should continue supporting targeted industry development initiatives to enhance our existing employers base, reduce supply chain gaps and maximize the return on economic development efforts.

Allowing for industrial and manufacturing development in south Thurston County will address the concerns listed above. This will expand the employment base of family wage jobs, and to employees searching for job training opportunities. In addition to this, having these industries so close to the major urban hubs of the county will drastically improve any issues with supply chain gaps.

Policy 11: The county should support efforts to diversify Thurston County's economy through the encouragement of more manufacturing-based industries and enhancement of other target industry clusters including: information technology, healthcare, tourism, food production manufacturing, and wood products-forestry.

Bringing the property into the urban growth area and rezoning it to industrial would follow this policy exactly. Growth of the manufacturing and industrial sectors in Thurston County will bring more jobs and opportunity for those living in the county. However, these opportunities must not be concentrated in one portion of the county, where those in greater need of employment closer to home live. It is important to grow these sectors in strategic places that help address multiple policy goals of the county.

Objective B, Policy 2: The county should encourage business development in the Grand Mound Urban Growth Area, which is served by the county water and sewer system.

The applicant currently owns an assemblage of five parcels in the Grand Mound area. One is inside the Urban Growth Area, while four are outside. This split in designation limits the potential business development that could take place in Grand Mound, and limit the number of jobs that could locate in the area for the existing employment base.

Objective D: Commercial and industrial land should be designated in adequate amounts and appropriate locations to meet current and future needs, maintain a quality environment, and provide economic opportunity to rural residents while preserving character in the rural area.

See above analysis. This meets current and future needs, will maintain a quality environment (as this re-designation represents more of a redevelopment opportunity to reuse what is a gravel mine) and gives rural residents economic opportunities without impacts to the broader rural character of the area.

Policy 2: The county should designate industrial areas in sufficient quantity and quality to meet current and future needs.

See analysis above. This re-designation appropriately applies the RRI designation and simultaneously allows the county to accommodate "future needs" for industrial designated areas to support employment growth and a diverse economy.

Policy 4: The county should ensure that the size of industrial areas is large enough to accommodate a number of industrial uses in clusters so that the area may be developed in a coordinated fashion and be provided with a variety of parcel sizes.

This size of this site would ensure the county has an area large enough to take advantage of potential transportation linkages, as well as large enough to accommodate future parcels of various sizes that could support a variety of industrial uses.

Policy 5: The county should ensure that industrial and commercial areas are able to be served by required utilities, transportation and other services at a level appropriate to the uses within the industrial/commercial area.

The site is currently served by Thurston County water and sewer, with both mains running east of the site along Sargent Road. With the utilities already on site, any upgrades would be less costly than having to extend from other areas. In addition to this, the site is near Highway 12, as well as Interstate 5.

Objective E, Policy 1: The county should provide standards that should generally be performance-oriented and should address buffers, traffic access, noise, screening, landscaping, and signs.

Any potential development on this site would be required to follow standards in the code for industrial uses.

Policy 3: The county should encourage commercial activities involving trucking within sites that are adequate for loading, unloading, and maneuvering trucks.

This site has already proven that it is adequate for truck traffic with its current use as a gravel mine, which requires numerous daily truck trips. Given the infrastructure between I-5 and the site, we anticipate there would be no issues with the maneuvering of trucks off-site or on-site.

ENVIRONMENT, RECREATION, & OPEN SPACE ELEMENT

Goal 8, Objective A, Policy 1: The county should support federal, state, and regional clean air policies and air quality standards and regulations.

The current use of the land is a gravel mine, which has the potential to create dust from mining activities and truck traffic. Redevelopment of this site to have industrial activities occur indoor and have truck traffic on hard surfaces would reduce the potential for air particulates.

HEALTH ELEMENT

Goal 2, Objective A, Policy 4: The county should develop land use practices which improve air quality, including infill development and concentrating high density land uses which reduce vehicle trips.

Redevelopment of this site from its current use as a gravel mine, to light industrial would improve the air quality of the surrounding area and work to reverse the damage of the environmentally harsh uses on this site from the past.

APPLICATION CONSISTENCY WITH COUNTY-WIDE PLANNING POLICIES

The Applicant has reviewed the County-wide Planning Policies and asserts that the proposed UGA expansion and re-designation is consistent with the County-wide Planning Policies below. Applicant analysis in blue text.

General Policy 1.7:

Monitor progress and shift course when necessary. Use meaningful, easy-to-understand methods to measure progress of key objectives. Respond and adapt to future social, economic, and environmental challenges.

The Applicant's proposal is an opportunity for the County to address future economic development opportunities by including land within the Grand Mound UGA and re-designating it to a more appropriate Light Industrial designation. This responds to the continued need of the county to create a diverse employment base in South County to keep pace with population growth and provide equitable opportunities dispersed throughout the County.

General Policy 1.11:

Support education, employment, commercial opportunities, cultural, social and recreational opportunities and at a scale that support community health and well-being.

The Applicant's proposal would create employment opportunities in living wage occupations which can support the Grand Mound community's health and well-being by added to the social-economic diversity of the area, increasing opportunities for local retail and service businesses, and improving opportunities for local residents to be employed in South County.

General Policy 1.13:

Protect the natural environment while acknowledging the interdependence of a healthy environment and a healthy economy.

The Applicant's proposal supports a healthy economy through the economic diversification (geographic and industry types) of employment opportunities in South County, while still requiring future development comply with local, state and federal regulations that protect the natural environment. Since the site is currently used for mineral extraction, the natural features of the site would be provided equal or better protections under the proposal than the current conditions. Further, future industrial redevelopment of the site would create opportunities for enhancement of portions of the natural environment and enhancements to the transition between this site and adjacent rural residential areas.

Urban Growth Areas Policy 2.3:

Amendments to the urban growth boundaries must use the following process:

- a. Cities and towns will confer with the county about the boundary location or amendment
- b. Proposed boundaries are presented to the Urban Growth Management (UGM) subcommittee of the Thurston Regional Planning Council, which makes a recommendation direct to the Board of County Commissioners.

- c. Following a public hearing, the Board of County Commissioners designates the boundaries and justifies its decision in writing.
- d. Cities and towns not in agreement with the boundary designation may request mediation through the State Department of Commerce.
- e. At least every 10 years, growth boundaries will be reviewed based on updated 20-year population projections.
- f. Appeals of decision made through this process are per the State Growth Management Act, RCW 36.70A.

Urban Growth Area Policy 2.4:

Expansion of the Urban Growth Boundary must demonstrate consistency with:

- a. All of the following criteria:
 - i. For South County jurisdictions: the expansion area can and will be served by municipal water and transportation in the succeeding 20-years. South County jurisdictions must demonstrate that the expansion can be served by sewerage disposal measures that provide for the effective treatment of wastewater in the succeeding 20-years. *Yes. The area proposed for expansion has been within the future service boundary for the local water plan and it can be planned to connect to sewer or otherwise employ an alternative sewer treatment measure for disposal of wastewater.*
 - ii. For North County jurisdictions: the expansion area can and will be served by municipal sewer, water, and transportation in the succeeding 20-years. *Not applicable, proposal is in South County.*
 - iii. Urbanization of the expansion area is compatible with the use of designated resource lands and with critical areas. *Yes. The proposed expansion area is used for mineral extraction. That use can continue within the UGA and the proposed redesignation to Light Industrial – something which is already done in this UGA at adjacent parcels.*
 - iv. The expansion area is contiguous to an existing urban growth boundary. *Yes*
 - v. The expansion is consistent with these County-wide Planning Policies. *Yes. This is detailed by the responses in this section of the application.*
- b. One of the two following criteria:
 - i. There is insufficient land within the Urban Growth Boundary to permit the urban growth that is forecast to occur in the succeeding 20-years; or *Yes. Applicant believes that as the Grand Mound Subarea Plan is updated, employment projections for the next 20-years are likely to be updated and additional employment can be accommodated in Grand Mound to serve the interest of residents in South County. As such, this expansion can provide needed employment opportunities for the future.*
 - ii. An overriding public interest in demonstrating a public benefit beyond the area proposed for inclusion would be served by moving the Urban Growth Boundary related to protecting public health, safety and welfare; enabling more cost-effective, efficient provision of sewer or water; and enabling the locally adopted Comprehensive Plans to more effectively meet the goals of the State Growth Management Act. *Yes. Applicant believes that the expansion is necessary to address the following issues identified in the 2020 Comprehensive Plan Update, as well as the need for more diverse employment opportunities in South County:*

"Although lower cost of living may be a factor in Thurston County's population growth, the number of jobs has not increased at the same rate – since 2005, the population of Thurston County has grown by 17 percent, but the number of jobs has only increased by 5 percent (see Figure 1-8)."

"Since 1990, the share of Thurston County residents whose workplace is outside the county has increased by 5 percent."

Analysis of Fiscal Impact Policy 6.1:

Develop financing methods for infrastructure which minimize the taxpayer's overall burden and fairly divide costs between existing and new development.

Applicant's proposal would generate developer contributions in the form of general facilities charges (a/k/a connection charges) for the water and sewer systems in Grand Mound. Additionally, the increased tax base from new industrial development would help offset rising tax burdens on the County's primarily residential tax base.

Analysis of Fiscal Impact Policy 6.2:

Cooperatively explore a method to mitigate the fiscal impact on county government of annexation of significant developed commercial and industrial properties.

The County has encountered fiscal impacts as cities continue to annex and/or attract the vast majority of new commercial and industrial development. Grand Mound is one of the limited areas in which the County can encourage commercial and industrial development that will provide positive fiscal relief to the County and its tax payers.

Economic Development & Employment Policy 7.1:

Encourage an economy that is diverse, can adapt to changing conditions, and takes advantage of new opportunities

See prior analysis. The Applicant's proposal would continue to support a diverse economy, including geographic diversity in the location of jobs. Further, the Applicant's proposal takes advantage of a present economic development opportunity based on current market conditions that would merely redevelop a site historically (and currently) used for gravel mining.

Economic Development & Employment Policy 7.2:

Support the recruitment, retention, and expansion of environmentally sound and economically viable commercial, public sector, and industrial development and resource uses, including the provision of assistance in obtaining funding and/or technical assistance.

The Applicant's proposal would further the efforts of the County and EDC to recruit, retain and expand businesses, including rural businesses. Future redevelopment of Applicant's site would present opportunities for restoration, enhancement and preservation of the natural environment.

Economic Development & Employment Policy 7.3:

Provide in comprehensive plans for an adequate amount of appropriately located land, utilities, and transportation systems to support desirable economic development. Create and maintain regulatory certainty, consistency, and efficiency.

According to the county's own Comprehensive Plan (Table 2-1A), the county only has approximately 0.2% of the county's land designated for rural commercial and rural industrial use. The Applicant's proposal would ensure the

county has a supply of rural industrial lands to support business recruitment, retention and expansion while keeping the land designated for rural commercial and rural industrial uses to under 0.5%.

Economic Development & Employment Policy 7.5

Build a vital, diverse, and strong local economy, including job opportunities that support community and household resilience, health and well-being, by:

The Applicant's proposal would create employment opportunities for rural residents and offer employment in a location attracting a reverse community. Further, industrial jobs provide higher wages than retail occupations, which would continue to encourage household health, well-being and economic security.

- a. Providing opportunities for a range of business types to succeed*

Applicant's proposal would create an opportunity to locate a range of business types to a site that has already been (and is currently being) used for industrial purposes. Further, Applicant's proposal is an opportunity to support rail related businesses as this site is located along a rail line.

- h. Encouraging the utilization and development of areas designated for industrial use, consistent with the environmental policies in these county-wide policies.*

The Applicant's proposal would appropriately apply the light industrial designation to this site, supporting future industrial redevelopment and the opportunity to secure investment in the site that could encourage the restoration and enhancement of critical areas on-site. Any subsequent future development would be required to comply with critical areas protections, stormwater requirements and other local, state and federal regulations that protect the environment.

Environmental Quality 10.2

Establish a pattern and intensity of land and resource use that is in concern with the ability of land and resources to sustain such use, reduce the effects of the built environment on the natural environment, conserve natural resources and enable continued resource use, through:

Any development that would take place because of a rezone of this property would strive to conserve natural resources and ensure that the project mitigates the effects that the gravel mine has had on the site for decades.

- c. Retrofitting existing infrastructure to reduce impacts of the built environment on the natural environment.*

New industrial development at this location would comply with codes for on-site infrastructure improvements, as well as provisions requiring landscaping and buffers, and protection of natural environment features like any critical areas and buffers (if any).

- d. Minimizing high noise levels that degrade residents' quality of life.*

Gravel mines can result in noise because of the heavy equipment used in mineral extraction and the trucking that enters/leaves from the site. Any future industrial use under the proposed designation would be required to comply with state noise limits, as well as provide appropriate landscaping, buffers, etc. as may be required by code.

EXHIBIT B – BLACK LAKE QUARRY

CONSISTENCY WITH THE GROWTH MANAGEMENT ACT AT RCW 36.70A

In establishing the 13 goals that comprise the Growth Management Act the legislature specified that they are adopted to “*guide development*” and they “*are not listed in order of priority.*” RCW 36.70A.020

In accordance with the Comprehensive Plan Amendment application, the Applicant has provided the following analysis to explain how the proposed amendment is consistent with and fulfills the goals of the Washington State Growth Management Act (GMA).

Applicant's analysis in blue text.

1. **Urban Growth.** Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

In seeking to focus urban growth into urban areas, the GMA by no means impedes the ability of counties and cities to review existing urban growth boundaries and adjust them over time. In fact, GMA provides the legislative discretion to regions, and their counties and cities, to develop local planning policies that address this very topic.

Applicant has provided sufficient analysis in Exhibit A to the application to demonstrate that its property should be included within an expanded Grand Mound urban growth area. The analysis includes the following points:

- Mining is a resource industry, but it is an industrial use.
 - Land designated for light industrial development within the existing urban growth boundary is also utilized for mineral lands extraction (resource industries).
 - Applicant's parcel ownership is bisected by the existing urban growth boundary and expansion of the boundary makes logical sense.
2. **Reduce Sprawl.** Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

Resource extraction is an intense use of property whether it is within the urban growth boundary or not. Given the change Applicant's site has undergone and will undergo because of mineral extraction, it is not undisturbed, pristine rural land that should be protected from the influences of unchecked growth and density. Therefore, it makes sense to add these parcels to the Grand Mound urban growth boundary and redesignate them for future light industrial use.

3. **Transportation.** Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.

Applicant's parcels are proximate to Highway 12 and Interstate 5 in an area that is predominantly zoned for industrial and commercial uses, and which either has or can easily plan for commensurate transportation infrastructure.

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4. **Housing.** Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

Not Applicable. Applicant's site is not suitable for rural residential development currently, nor would it be once mineral extraction is complete. Applicant's proposal would not deplete housing stock, nor substantively reduce the amount of housing that can be provided to meet the county's future population growth.

5. **Economic development.** Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

Applicant's proposal would encourage economic development consistent with the location criteria and description of the Light Industrial designation in Grand Mound. Further, it would ensure diverse (geographic and occupational) employment opportunities for all residents (especially in South County) and grow the County's property tax base in an area where additional tax revenues would assist in offsetting the cost of providing urban services.

6. **Property rights.** Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.

Applicant's proposed re-designation would not interfere with the property rights of others as the site has features and circumstances that differentiate it from adjacent uses. Further, development of the site for light industrial uses in the future can be done inside the urban growth boundary with appropriate protections for adjacent rural lands.

7. **Permits.** Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.

Not applicable.

8. **Natural resource industries.** Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.

The Applicant's proposal would not negatively impact natural resource industries on or near the site. Inclusion in the Grand Mound urban growth boundary and redesignation to light industrial would be like several other mineral extraction operations in the Northwest corner of the Grand Mound urban growth boundary. Although the site has mineral deposits, the mining of said deposits on the site is finite and Applicant's proposal is an appropriate plan for future transition of the site.

9. **Open space and recreation.** Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.

The Applicant's proposal would not negatively impact open space and recreation as there is no public access to recreation on or across this site. Any future development of the site would be required to comply with local, state and federal requirements for protection of fish and wildlife habitat, critical areas, etc.

10. **Environment.** Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

Any future development of the site within the urban growth boundary and as light industrial development would be required to comply with local, state and federal requirements to protect the environment, would be required to complete a project level SEPA review, and would be required to comply with current surface and storm water regulations, etc.

11. **Citizen participation and coordination.** Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

Procedurally, the Applicant's proposal will be required to go through appropriate public hearings and meetings that invite citizen participation and coordination. Applicant is proposing the County Board of Commissioners consider this request immediately so that it can be evaluated as part of the Grand Mound Subarea Plan Update, as well as be processed as outlined in the Countywide Planning Policies.

12. **Public facilities and services.** Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally-established minimum standards.

Future development of Applicant's parcels would require a project level SEPA review and compliance with local concurrency requirements, as established by the county, to ensure that any such future development would have appropriate utilities and would not decrease current service levels. The site has been included in the "future" service area boundaries for local water service and can be planned for connection to the sewer system in the area.

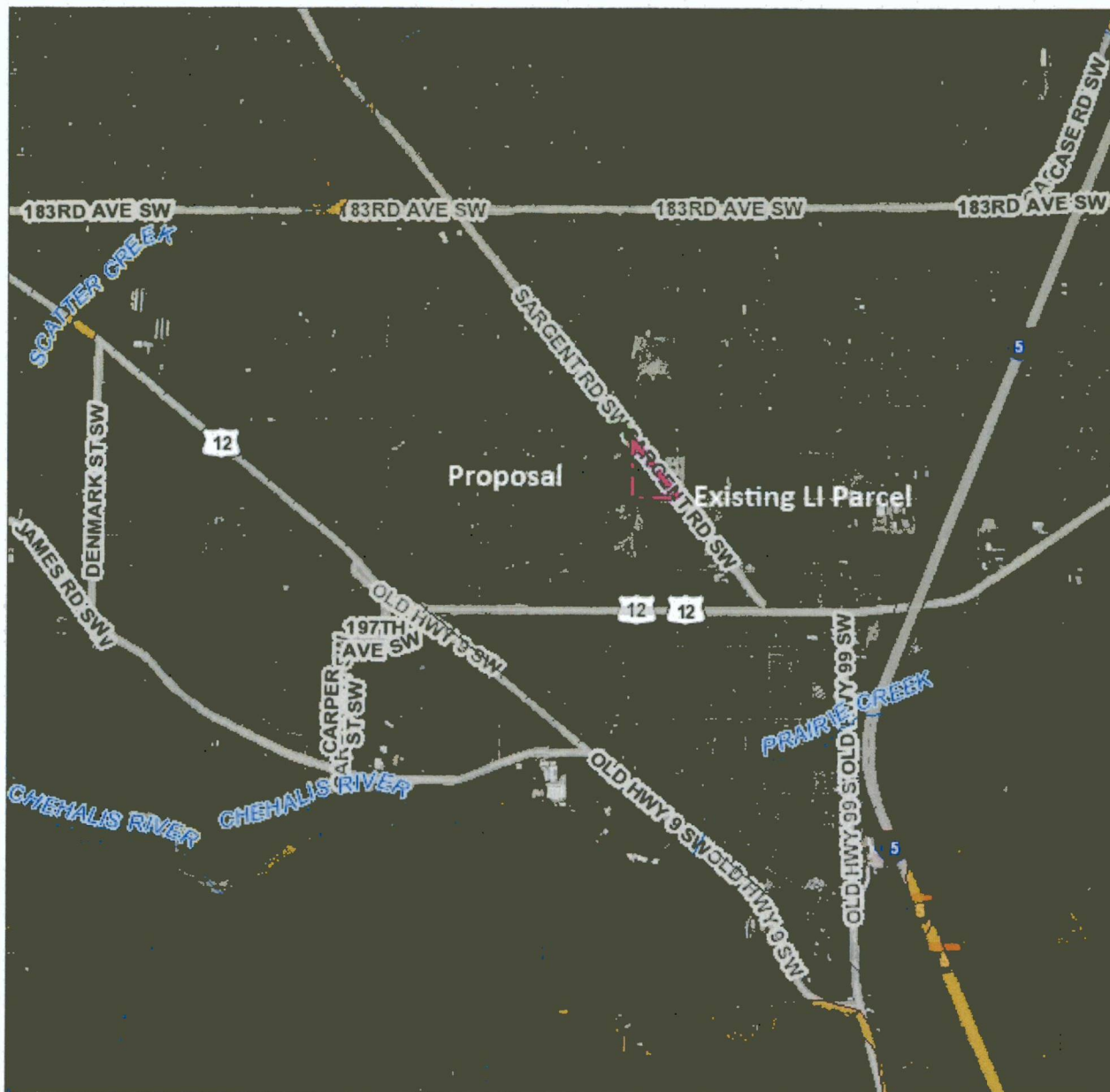
13. **Historic preservation.** Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.

As part of obtaining a mining permit, the Applicant had to submit for review site-specific studies to identify any land, structures, etc. that required preservation or monitoring because of historical, cultural or archaeological significance. Adding this site to the urban growth boundary and redesignating it to light industrial would not impact any historic, cultural or archeological land, sites or structures having significance.

EXHIBIT C – BLACK LAKE QUARRY

SEPA APPLICATION DEFERRED

Based on conversations with Maya Teeple, Senior Planner, the SEPA Checklist/Application for this proposal is deferred until later in the process.



Proposal Location

Legend

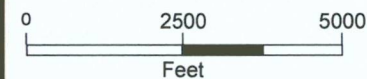
- Streams
- Hydric Soils
- Roads - Major
 - Major Roads
 - Ramp
 - I 5; US 101
- Roads (Small Scale)
- Railroads
- County Border

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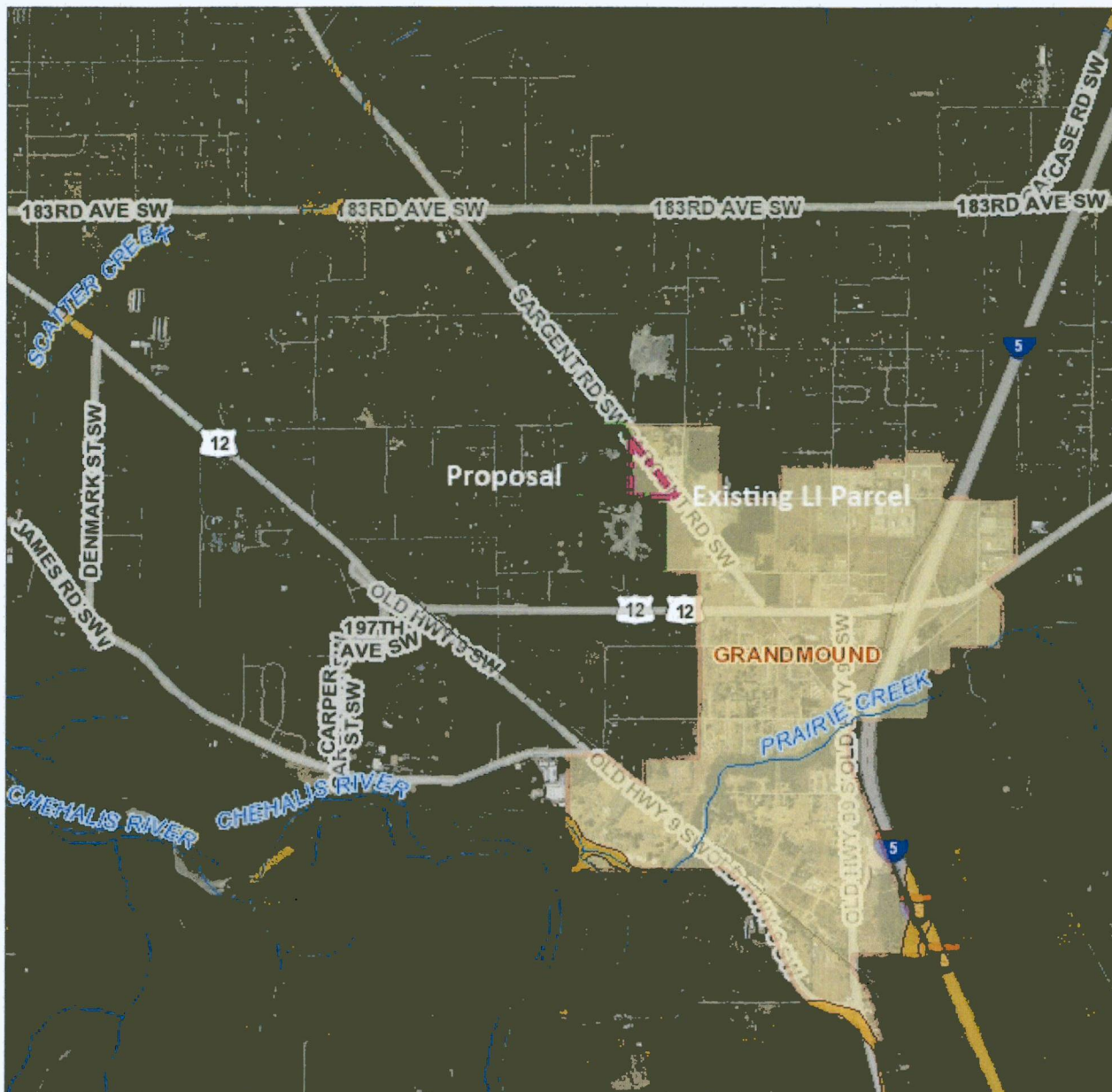
Published: 7/19/2021

Note:



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Proximity to UGA

Legend

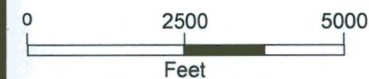
- Streams
- Hydric Soils
- Urban Growth Areas
- Roads - Major
 - Major Roads
 - Ramp
 - I 5; US 101
- Roads (Small Scale)
 -
- Railroads
- County Border

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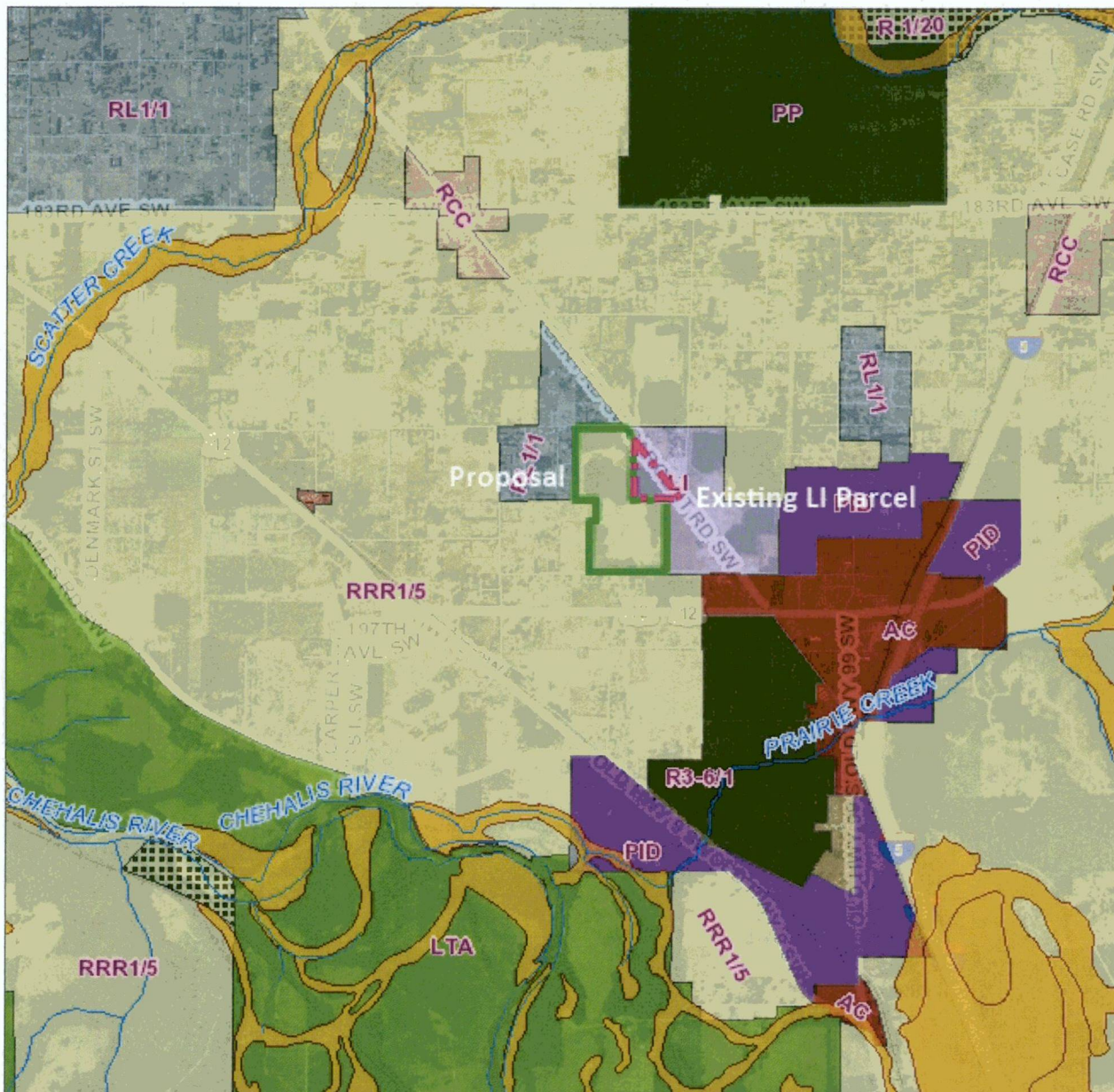
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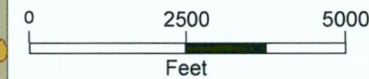


Existing Zoning Map

Legend

- Streams
- Hydric Soils
- Zoning**
 - AC - Arterial Commercial
 - AG - Agriculture
 - AQUATC - Aquatic
 - ARI & ARI2 - Airport Related Industry
 - AS - Auto Services
 - BD - Brewer
 - BP - Business Park
 - C - Cemetery
 - C-1 - Commercial
 - C-2 - Heavy Commercial
 - C-3 - Large Lot Commercial
 - C-3 - Special-Use Commercial
 - CBC & CBC2 - Capitol Boulevard Community
 - CBD - Central Business District
 - CBD 4 - Central Business District 4
 - CBD 5 - Central Business District 5
 - CBD 6 - Central Business District 6
 - CBD 7 - Central Business District 7
 - CC - Core Commercial
 - CC/CS-H - Capitol Campus/Commercial Service High
 - CCD - Community Commercial
 - CD - Commercial Development
 - COM - Commercial

Scale 1: 50,885



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Published: 7/19/2021

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 TDD Line (360) 754-2933
 Email: permit@co.thurston.wa.us
www.thurstoncountybdc.com
Creating Solutions for Our Future

MASTER APPLICATION

This application must accompany a project specific supplemental application.

STAFF USE ONLY	DATE STAMP
2021106172 21-114219 VC Area: Site: 19425 OLD 99 HWY SW ROCHESTE 31410700500 Sub Type: Legislative County	THURSTON COUNTY RECEIVED NOV 15 2011 BUILDING DEVELOPMENT CENTER
Gopher Soils <input type="checkbox"/> YES <input type="checkbox"/> NO Prairie Soils <input type="checkbox"/> YES <input type="checkbox"/> NO	Intake By: <u>TSB</u>

PROJECT DESCRIPTION Comp Plan Amendment - RRI

PROPERTY INFORMATION

- Tax Parcel Number(s) 31410700500 ; 31410700700 ; 3141000100
- Subdivision Name _____ Lot # _____
- Property Address _____ City _____ Zip Code _____
- Directions to Property (from Thurston County Courthouse)
Old Hwy 99 SW

PROPERTY ACCESS

- Property Access ☒ Existing ☐ Proposed
- Access Type ☒ Private Driveway ☐ Shared Driveway ☐ Private Road ☐ Public Road
- Property Access Issues (locked gate, gate code, dogs or other animals) ☒ No ☐ Yes _____
 Point of contact will be contacted for gate code prior to site visit. Gate codes written on this form are public information. Property owner is responsible for providing gate code and securing animals prior to site visit.

WATER/SEPTIC

- Water Supply ☐ Existing ☐ Proposed
- Water Supply Type ☐ Single Family ☐ Two Party Well ☐ Group A ☐ Group B
 WATER SYSTEM NAME _____
- Waste Water Sewage Disposal ☐ Existing ☐ Proposed
- Sewage Disposal System Type ☐ Individual Septic System ☐ Community System ☐ Sewer
 NAME OF PUBLIC SYSTEM _____

BILLING OF INVOICES

The fee charged at the time of application covers base hours listed on the fee schedule. When base hours by a Department are used, a monthly billing invoice is generated at the hourly rate listed on the fee schedule. Should review of the project exceed the base hours allotted, billing invoices shall be mailed to: ☐ Owner ☐ Applicant ☐ Point of Contact

PROPERTY OWNER (additional property owner sheet can be obtained online at www.thurstoncountybdc.com)

Property Owner Name John W Jackson JR
Mailing Address 3320 178th Lane SE City TENINO State WA Zip Code 98589
Phone (360) 789 1493 Cell () Fax ()
EMAIL JACKFAB1@COMCAST.NET
Communication from staff provided by Email? ☐ YES ☐ NO
Property Owner Signature* [Signature] Date Nov/15/21

APPLICANT

Applicant Name _____
Mailing Address _____ City _____ State _____ Zip Code _____
Phone () _____ Cell () _____ Fax () _____
EMAIL _____
Communication from staff provided by Email? ☐ YES ☐ NO
Signature* _____ Date _____

POINT OF CONTACT (Person receiving all County correspondence)

Name _____
Mailing Address _____ City _____ State _____ Zip Code _____
Phone () _____ Cell () _____ Fax () _____
EMAIL _____
Communication from staff provided by Email? ☐ YES ☐ NO
Signature* _____ Date _____

*DISCLAIMER

Application is hereby made for a permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in the application package and that to the best of my knowledge and belief, such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made or forwarded, the right to enter the above-described location to inspect the proposed, in-progress or completed work. I agree to start work only after all necessary permits/approvals have been received.



PERMIT ASSISTANCE CENTER

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(360)786-5490 / (360)754-2939 (Fax)

TTY/TDD Line 7-1-1 or 1-800-833-6388

Email: permit@co.thurston.wa.us

www.co.thurston.wa.us/permitting

Supplemental Application COMPREHENSIVE PLAN AMENDMENT

STAFF USE ONLY	DATE STAMP
<p>2021106172 21-114219 VC Area: Site: 19425 OLD 99 HWY SW ROCHESTE 31410700500 Sub Type: Legislative County</p>	<p>THURSTON COUNTY RECEIVED NOV 15 2011 BUILDING DEVELOPMENT CENTER</p>
	<p>Intake by: <i>[Signature]</i></p>

This application cannot be submitted alone. In addition to this form, a complete package includes:

Applicant Use	SUBMITTAL CHECKLIST	Staff Use Only
<input checked="" type="checkbox"/>	Master application	<input type="checkbox"/>
<input type="checkbox"/>	Applicable processing fees. <i>Refer to current fee schedules. Depending on the adopted fee structure, additional fees may occur if base hours/fees at intake are exhausted.</i>	<input type="checkbox"/>
<input type="checkbox"/>	Supplemental requirement checklist (attached)	<input type="checkbox"/>
<input type="checkbox"/>	SEPA Checklist	<input type="checkbox"/>

- What type of amendment are you requesting: ☒ Map ☐ Policy
- Are you the property owner or under contract to purchase the property? ☒ Yes ☐ No

Site Specific Amendments to Land Use Designations

Complete the following section for amendments to land use designations. Attach additional sheets as needed. The County reserves the right to request additional studies or information necessary to process the application. An amendment that affects an Urban Growth Boundary will require additional studies.

- A. Identify the land uses surrounding the property affected, and describe how the proposed change would affect those surrounding land uses.

The land uses surrounding the property are all commercial/industrial and are currently operating as businesses with the exception of the marijuana farm, which is located in residential zoning. The change would provide economic opportunity and services to rural area residents, as well as increase land values and in turn provide more revenue for Thurston County on multiple levels.

- B. Explain why the existing land use designation is not appropriate.
Same as above. The adjacent land uses are all commercial/industrial and business-oriented. The property is located right off I-5 on and off ramp at Exit 88 and on Old Highway 99 - which is extremely busy and noisy, and consists primarily of semi-trucks and other large vehicles transporting business services and goods. It provides an alternative route (from I-5) to the Tumwater industrial area, Tenino, Yelm, etc. relieving traffic on I-5 and it is a large, level, unabstracted space with ample space for development in accordance with the County's ordinances and goals.
- C. How have conditions changed so that the proposed designation is more appropriate than the existing designation.
The daily traffic flow, which consists primarily of semi-trucks, has significantly increased and is consistent throughout the day because of the proximity to I-5 and the accessibility to the industrial area of Tumwater as an alternative route to I-5. There is very limited availability of land along I-5 as nearly all of the other properties have sold and are being developed.
- D. Explain why additional land of the designation proposed is needed in Thurston County, and why it is needed at the location proposed.
There's a major shortage of large, level land inventory with a very high demand for industries looking to expand and grow in our community to accommodate consumer needs thus promoting economic growth and job creation on a very large scale in an area that has traditionally been economically depressed. This location is ideal; it's close to I-5 for easy transportation of goods and services, and it is essentially halfway between Seattle and Portland. The neighboring parcels are commercial/industrial and business-oriented. It only makes sense to continue that onto these parcels.
- E. If the property is in the rural area (outside of an urban growth area), demonstrate, with appropriate data, how the property meets the designation criteria and policies and Chapter 2 – Land Use of the Comprehensive Plan.
The property itself meets the density regulations with plenty of space for a site area including required parking, yard and landscaping; there is nothing that would interfere with a structure height, and there is plenty of room for the ten foot minimum road setback. There are public utilities available, and the Grand Mound area itself is still largely undeveloped as noted in the Grand Mound Development Plan so there should be a limited strain on resources.

Text Amendments

Most, but not necessarily all, text amendments are legislative changes; they can be processed only with the consent of the Thurston County Board of Commissioners. However, if a text amendment with limited applicability is proposed, identify the chapter and page number of the text to be changed, and provide the exact wording changes proposed (attach separate sheets, if needed).

Name of Plan: Thurston County Comprehensive Plan

Chapter: 2

Page: 2-33

Section/Other:

All Amendments

Note: Responses to the following section are required. Attach additional sheets as needed.

1. Explain why the change is needed. What issue or problem is resolved by the proposed change?
The community needs the jobs and the County needs the revenue. This property is located amongst commercial properties. It is right off Exit 88 from I-5. There are several large companies (Costco, Amazon, etc.) looking to grow and develop in our community and there is a major shortage of inventory, especially lots with a convenient location such as this.

2. How would the proposed change serve the interests of not only the applicant, but the public as a whole?
Rochester has traditionally been an economically depressed community. By promoting economic growth in the area we will continue to attract large industries and employers who will provide a lot of good job opportunities for current residents, and attract residents who would relocate (to Rochester), thus benefiting the real estate market, as well as the already existing local businesses of all sizes and the community as a whole.

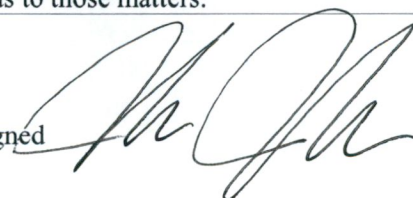
3. Explain how the proposed amendment fulfills the goals of the Washington State Growth Management Act (RCW 36.70A.020). A list of the goals is attached.
The proposed amendment is in line with several of the Washington State Growth Management Act including but not limited: reduction of sprawl by grouping this property into the neighboring zoning thus keeping it consistent and at its best use, encouraging efficient multimodal transportation systems, encouraging the availability of affordable housing due to the increase in good paying jobs (providing more opportunity to people who will be able to purchase homes as a result) and people relocating for the jobs, encourage economic development especially in an area that is large undeveloped and in a great location, and property rights. As the property owner I have explored all the options for the property's best use, and it is absolutely best suited to be developed to provide economic opportunity and services to rural area residents.

4. Explain how the proposed amendment is consistent with the policies of the Thurston County Comprehensive Plan, including any policies of an applicable joint plan or Subarea plan. (Be sure to review the Transportation Chapters.)
This property is surrounded by planned industrial parks and zoning, and is in the Grand Mound Subarea Plan where they're looking to promote, provide and support economic development and attract more long-term residents and businesses.

Applicant Signature(s)

I (We), the undersigned, do hereby affirm and certify, under penalty of perjury, that the above statements are in all respects true and correct on my (our) information as to those matters.

John Jackson
Printed Name

Signed 

11/12/2021
Date

Printed Name

Signed

Date

Printed Name

Signed

Date

Planning Goals
Washington State Growth Management Act
RCW 36.70A.020

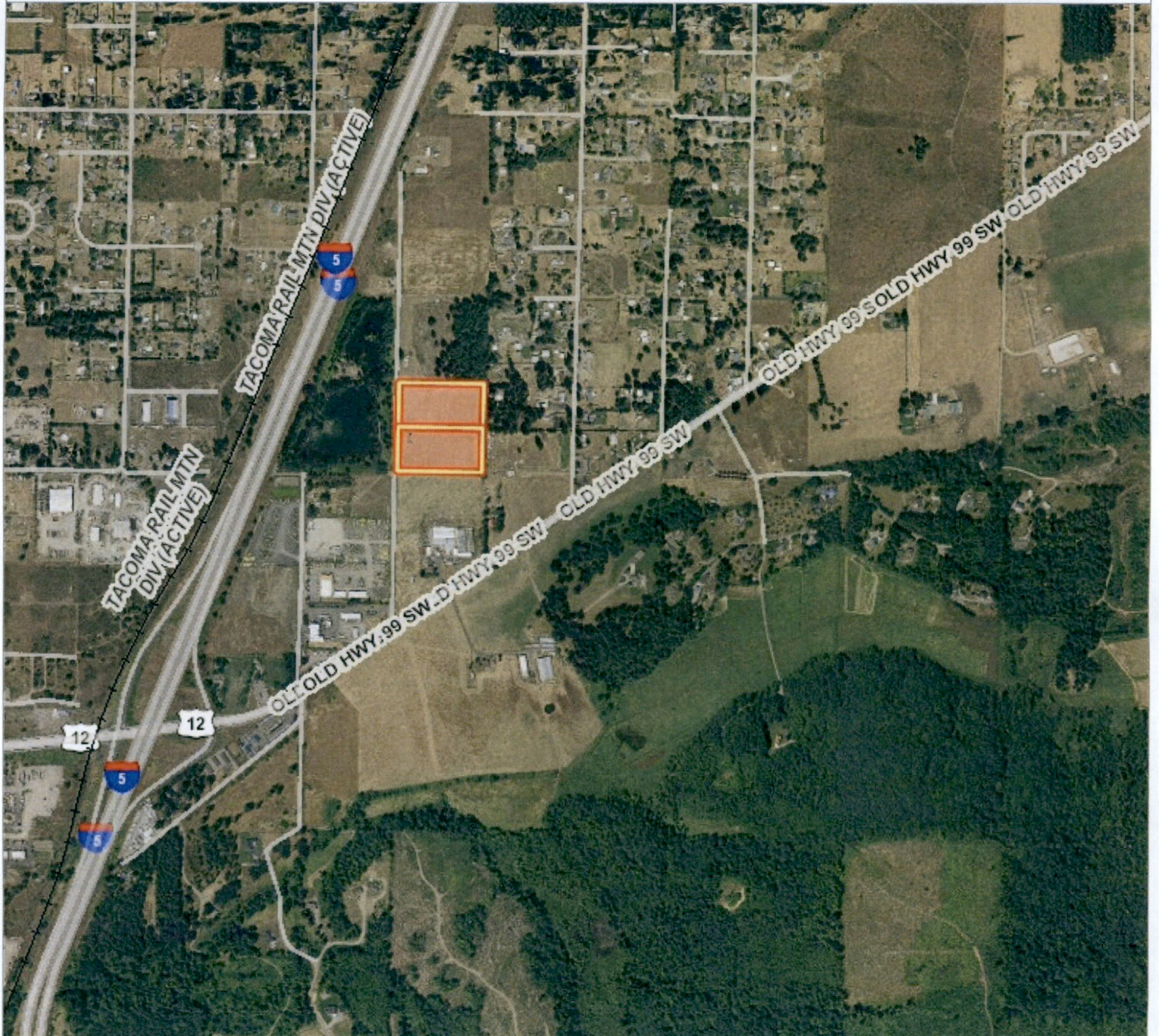
1. **Urban Growth.** Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
2. **Reduce Sprawl.** Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
3. **Transportation.** Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.
4. **Housing.** Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
5. **Economic development.** Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.
6. **Property rights.** Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.
7. **Permits.** Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.
8. **Natural resource industries.** Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.
9. **Open space and recreation.** Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.
10. **Environment.** Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.
11. **Citizen participation and coordination.** Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.
12. **Public facilities and services.** Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally-established minimum standards.
13. **Historic preservation.** Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.

SUPPLEMENTAL REQUIREMENT CHECKLIST

This application shall contain and/or address the following in a clear, accurate and intelligible form. Submit this checklist with your application. Check the box for each item addressed. Provide an explanation for any unchecked item.

Applicant Use	USE BLACK or BLUE INK ONLY	Staff Use Only
<input type="checkbox"/>	1. One 8.5" x 11" or 11" x 17" map, drawn to scale, using a standard interval of engineer scale, which shall include the following:	<input type="checkbox"/>
<input type="checkbox"/>	a. All information drawn to scale (standard engineer scale).	<input type="checkbox"/>
<input type="checkbox"/>	b. A north arrow, map scale, date and directions to the site.	<input type="checkbox"/>
<input type="checkbox"/>	c. Property line boundaries and dimensions for <u>all</u> property lines.	<input type="checkbox"/>
<input type="checkbox"/>	d. The location of all existing structures, including, but not limited to, mobile homes, houses, sheds, garages, barns, fences, culverts, bridges, and storage tanks.	<input type="checkbox"/>
<input type="checkbox"/>	e. All means, existing and proposed vehicular and pedestrian ingress and egress to and from the site, such as driveways, streets and fire access roads, including existing road names and existing county and state right-of-way.	<input type="checkbox"/>
<input type="checkbox"/>	f. The location of all existing easements.	<input type="checkbox"/>
<input type="checkbox"/>	g. The location of all existing public and on-site utility structures and lines, such as on-site septic tanks, drain field and reserve areas, water lines, wells and springs.	<input type="checkbox"/>
<input type="checkbox"/>	h. Vicinity map, at a scale of not less than three (3) inches to the mile, indicating the boundary lines and names of adjacent developments, streets and boundary lines of adjacent parcels, and the relationship of the proposed development to major roads and highways.	<input type="checkbox"/>
<input type="checkbox"/>	i. Location of critical areas or buffers affecting the site, both on-site and on adjacent properties, including but not limited to shorelines, wetlands, streams, flood zones, high groundwater, steep slopes and special habitats.	<input type="checkbox"/>
<input type="checkbox"/>	2. Special reports (may include wetland delineation, geotechnical report, mitigation plan, or other).	<input type="checkbox"/>

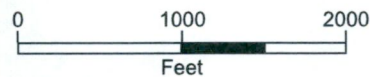
Jackson Parcels



Legend

- Parcel Boundaries
- Roads - Major
 - Major Roads
 - Ramp
 - I5; US 101
- Roads (Large Scale)
- Railroads
- County Border

Scale 1: 19,686



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Published: 11/12/2021

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Rezone-Comprehensive Plan Amendment

Shannon Shula <shannon.shula@co.thurston.wa.us>

To: Ryan Deskins <ryan@nfrrealty.com>, Erika Smith-Erickson <erika.smith.erickson@co.thurston.wa.us>

Cc: Maya Teeple <maya.teeple@co.thurston.wa.us>

Ryan,

Please disregard this request. The original application for the Dragt Comprehensive plan amendment (project number 2017106300) is on file and part of the Grand Mound Subarea Plan update request into two separate project files for clarity moving forward.

2017106300	Deskin (formerly Dragt) Old Hwy 99	13512120000, 09040004000 (initial app), 09040003000 (first amend 11-14-2019, second amend 09-22-2021)	19428 OLD HWY 99
2017106300	Jackson & Singh (Initial Dragt request)	31410700500, 31410700700, 31411000100	19236 JARE ST SW

Rezone to RRI

I will follow up with Erika if there are any questions regarding this submission. As I stated in our phone conversation today, I will no longer be with Community Planning and managing this project will be in contact. If you have any questions prior to that, you can contact Senior Planner Maya Teeple, she is cc'd in this email.

Warm Regards,

Shannon Shula

Associate Planner

Thurston County Community Planning & Economic Development

2000 Lakeridge Drive SW, Olympia, WA 98502

Cellphone: (360) 999-7126

Office: (360) 786-5474 | shannon.shula@co.thurston.wa.us

Email may be considered a public record subject to public disclosure under RCW 42.56

19.63 acres

*sign the last page
new project #
same apps
sign the master
no fees
reference 2017#
already on
docket
SEPA*

From: Ryan Deskins <ryan@nfrrealty.com>

Sent: Wednesday, November 03, 2021 11:14 AM

To: Erika Smith-Erickson <erika.smith.erickson@co.thurston.wa.us>; Shannon Shula <shannon.shula@co.thurston.wa.us>

Subject: Re: Rezone-Comprehensive Plan Amendment

A couple of questions?

1. We were previously enrolled in the Grand Mound Sub Plot Area Re-Zone, are we not still?
2. As part of that subplot area reconsideration where is the discussion on the actual zoning code?
3. Can you have an RCC or RRI code inside the UGA?
4. Where is it that we can request a zoning code?
5. My property adjoins AC zoning it would just be a continuation of the zoning already established.

Thanks

Ryan Deskins

**THURSTON COUNTY
RECEIVED**

NOV 15 2021

BUILDING DEVELOPMENT CENTER

On Thu, Oct 14, 2021 at 9:15 AM Erika Smith-Erickson <erika.smith.erickson@co.thurston.wa.us> wrote:



Building Development Center
 2000 Lakeridge Dr. SW, Olympia, WA 98502
 (360)786-5490 / (360)754-2939 (Fax)
 TDD Line (360) 754-2933
 Email: permit@co.thurston.wa.us
www.thurstoncountybdc.com
Creating Solutions for Our Future

MASTER APPLICATION

This application must accompany a project specific supplemental application.

STAFF USE ONLY	DATE STAMP
<p align="center">LABEL</p> <p>NOTE: ALL APPLICATIONS AND SITE PLANS MUST BE COMPLETED IN BLACK OR BLUE INK <u>ONLY</u></p>	
<p>Gopher Soils <input type="checkbox"/> YES <input type="checkbox"/> NO Prairie Soils <input type="checkbox"/> YES <input type="checkbox"/> NO</p>	<p>Intake By: _____</p>

PROJECT DESCRIPTION Request to rezone to Arterial Commercial District (AC)

PROPERTY INFORMATION

- Tax Parcel Number(s)** 135-12-120000 ; 0904-0004-000 ; 0904-0003-000
- Subdivision Name** _____ **Lot #** _____
- Property Address** 19428 Old Highway 99 SW **City** Rochester **Zip Code** 98579
- Directions to Property** (from Thurston County Courthouse)
Exit 88 from I-5 South, left over the Interstate; property is located just after the trailer sales store (pasture on the right).

PROPERTY ACCESS

- Property Access** ☒ Existing ☐ Proposed
- Access Type** ☒ Private Driveway ☐ Shared Driveway ☐ Private Road ☐ Public Road
- Property Access Issues** (locked gate, gate code, dogs or other animals) ☐ No ☒ Yes Livestock
 Point of contact will be contacted for gate code prior to site visit. Gate codes written on this form are public information. Property owner is responsible for providing gate code and securing animals prior to site visit.


WATER/SEPTIC

- Water Supply** ☐ Existing ☒ Proposed
- Water Supply Type** ☒ Single Family ☐ Two Party Well ☐ Group A ☐ Group B
WATER SYSTEM NAME Thurston County Water & Sewer
- Waste Water Sewage Disposal** ☐ Existing ☒ Proposed
- Sewage Disposal System Type** ☐ Individual Septic System ☐ Community System ☒ Sewer
NAME OF PUBLIC SYSTEM Thurston County Water & Sewer

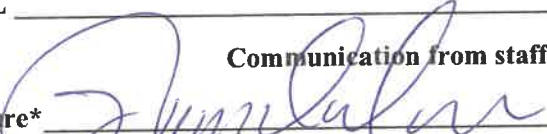
BILLING OF INVOICES

The fee charged at the time of application covers base hours listed on the fee schedule. When base hours by a Department are used, a monthly billing invoice is generated at the hourly rate listed on the fee schedule. Should review of the project exceed the base hours allotted, billing invoices shall be mailed to: ☒ Owner ☐ Applicant ☐ Point of Contact


PROPERTY OWNER (additional property owner sheet can be obtained online at www.thurstoncountybdc.com)

Property Owner Name Ryan Deskins
Mailing Address 19331 Old Highway 99 SW City Rochester State WA Zip Code 98579
Phone () Cell (360) 827-5268 Fax ()
EMAIL ryan@nfrrealty.com
Communication from staff provided by Email? ☒ YES ☐ NO
Property Owner Signature*  Date 9/22/2021

APPLICANT

Applicant Name Same as Above
Mailing Address _____ City _____ State _____ Zip Code _____
Phone () Cell () Fax ()
EMAIL _____
Communication from staff provided by Email? ☐ YES ☐ NO
Signature*  Date _____

POINT OF CONTACT (Person receiving all County correspondence)

Name Same as Above
Mailing Address _____ City _____ State _____ Zip Code _____
Phone () Cell () Fax ()
EMAIL _____
Communication from staff provided by Email? ☐ YES ☐ NO
Signature*  Date _____

*DISCLAIMER

Application is hereby made for a permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in the application package and that to the best of my knowledge and belief, such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made or forwarded, the right to enter the above-described location to inspect the proposed, in-progress or completed work. I agree to start work only after all necessary permits/approvals have been received.



PERMIT ASSISTANCE CENTER

2000 Lakeridge Dr. S.W. Olympia, WA 98502

(360)786-5490 / (360)754-2939 (Fax)

TTY/TDD Line 7-1-1 or 1-800-833-6388

Email: permit@co.thurston.wa.us

www.co.thurston.wa.us/permitting

Supplemental Application COMPREHENSIVE PLAN AMENDMENT

STAFF USE ONLY	DATE STAMP
LABEL	
	Intake by:

This application cannot be submitted alone. In addition to this form, a complete package includes:

Applicant Use	SUBMITTAL CHECKLIST	Staff Use Only
<input checked="" type="checkbox"/>	Master application	<input type="checkbox"/>
<input type="checkbox"/>	Applicable processing fees. <i>Refer to current fee schedules. Depending on the adopted fee structure, additional fees may occur if base hours/fees at intake are exhausted.</i>	<input type="checkbox"/>
<input type="checkbox"/>	Supplemental requirement checklist (attached)	<input type="checkbox"/>
<input type="checkbox"/>	SEPA Checklist	<input type="checkbox"/>

- What type of amendment are you requesting: ☒ Map ☐ Policy
- Are you the property owner or under contract to purchase the property? ☒ Yes ☐ No

Site Specific Amendments to Land Use Designations

Complete the following section for amendments to land use designations. Attach additional sheets as needed. The County reserves the right to request additional studies or information necessary to process the application. An amendment that affects an Urban Growth Boundary will require additional studies.

- Identify the land uses surrounding the property affected, and describe how the proposed change would affect those surrounding land uses.

The land uses surrounding the property are all commercial/industrial and are currently operating as businesses with the exception of the marijuana farm, which is located in residential zoning. The parcel that connects to my property is also zoned commercial. The change would provide economic opportunity and services to rural area residents, as well as increase land values and in turn provide more revenue for Thurston County on multiple levels.

Tax Parcels:
135-12-120000
6904-0004-000
0904-0003-000

Zoning Requested
AC - Arterial Commercial

- B. Explain why the existing land use designation is not appropriate.
Same as above. The adjacent land uses are all commercial/industrial and business-oriented. The property is located 880 feet from I-5 on and off ramp at Exit 88 and on Old Highway - which is extremely busy and noisy, consisting primarily of semi-trucks and other large vehicles transporting business services. It provides an alternative route (from I-5) to the Tumwater industrial area, Tenino, Yelm, etc. and it is a large, level, unobstructed space with ample space for development in accordance with the County's ordinances and goals.
- C. How have conditions changed so that the proposed designation is more appropriate than the existing designation.
The daily traffic flow, which consists primarily of semi-trucks, has significantly increased and is consistent throughout the day because of the proximity to I-5 and the accessibility to the industrial area of Tumwater as an alternative route to I-5. There is very limited availability of land along I-5 as nearly all of the other large properties have sold and are being developed.
- D. Explain why additional land of the designation proposed is needed in Thurston County, and why it is needed at the location proposed.
There's a major shortage of large, level land inventory with a very high demand for industries looking to expand and grow in our community to accommodate consumer needs thus promoting economic growth and job creation on a very large scale in an area that has traditionally been economically depressed. This location is ideal; it's 880 feet from I-5 for easy transportation of goods and services, and it is essentially halfway between Seattle and Portland. The neighboring parcels are commercial/industrial and business-oriented. It only makes sense to continue that onto these parcels.
- E. If the property is in the rural area (outside of an urban growth area), demonstrate, with appropriate data, how the property meets the designation criteria and policies and Chapter 2 – Land Use of the Comprehensive Plan.
The property itself meets the density regulations with plenty of space for a site area including required parking, yards and landscaping; there is nothing that would interfere with a structure height, and there is plenty of room for the ten foot minimum road setback. There are public utilities available, and the Grand Mound area itself is still largely undeveloped as noted in the Grand Mound Development Plan so there should be a limited strain on resources.

Text Amendments

Most, but not necessarily all, text amendments are legislative changes; they can be processed only with the consent of the Thurston County Board of Commissioners. However, if a text amendment with limited applicability is proposed, identify the chapter and page number of the text to be changed, and provide the exact wording changes proposed (attach separate sheets, if needed).

Name of Plan: Thurston County Comprehensive Plan

Chapter: 2

Page: 2-33

Section/Other:

All Amendments

Note: Responses to the following section are required. Attach additional sheets as needed.

1. Explain why the change is needed. What issue or problem is resolved by the proposed change?
The community needs the jobs and the County needs the revenue. This property is located amongst commercial properties. It is right off Exit 88 from I-5. There are several large companies (Costco, Amazon, etc.) looking to relocate, grow and expand in our area and there is a major shortage of inventory, especially lots with a convenient location with easy on/off access to the Interstate.

2. How would the proposed change serve the interests of not only the applicant, but the public as a whole?
Rochester has traditionally been an economically depressed community. By promoting economic growth in the area we will continue to attract large industries and employers who will provide a lot of good job opportunities for current residents and residents relocating, thus benefiting the real estate market, the already existing nearby businesses of all sizes and the community as a whole.
3. Explain how the proposed amendment fulfills the goals of the Washington State Growth Management Act (RCW 36.70A.020). A list of the goals is attached.
The proposed amendment is in line with several of the Washington State Growth Management Act including but not limited to reduction of sprawl by grouping this property into the neighboring zoning keeping it consistent and at its best use, encouraging efficient multimodal transportation systems, encouraging the availability of affordable housing due to the increase in good paying jobs (providing more opportunity to people who will be able to now afford to purchase as a result) and people relocating for the jobs, encourage economic development especially in an area that is largely undeveloped and in a great location, and property rights. As the property owner I have explored all the options for the properties best use, and it is absolutely best suited to be developed to provide economic opportunity and services to rural area residents.
4. Explain how the proposed amendment is consistent with the policies of the Thurston County Comprehensive Plan, including any policies of an applicable joint plan or Subarea plan. (Be sure to review the Transportation Chapters.)
This property is surrounded by planned industrial parks and zoning, and is in the Grand Mound Subarea Plan where they're looking to promote, provide and support economic development and attract more long-term residents and businesses.

Applicant Signature(s)

I (We), the undersigned, do hereby affirm and certify, under penalty of perjury, that the above statements are in all respects true and correct on my (our) information as to those matters.

Ryan Deskins
Printed Name

RYAN DESKINS

Signed

Ryan Deskins

9/17/2021

Date

Printed Name

Signed

Date

Printed Name

Signed

Date

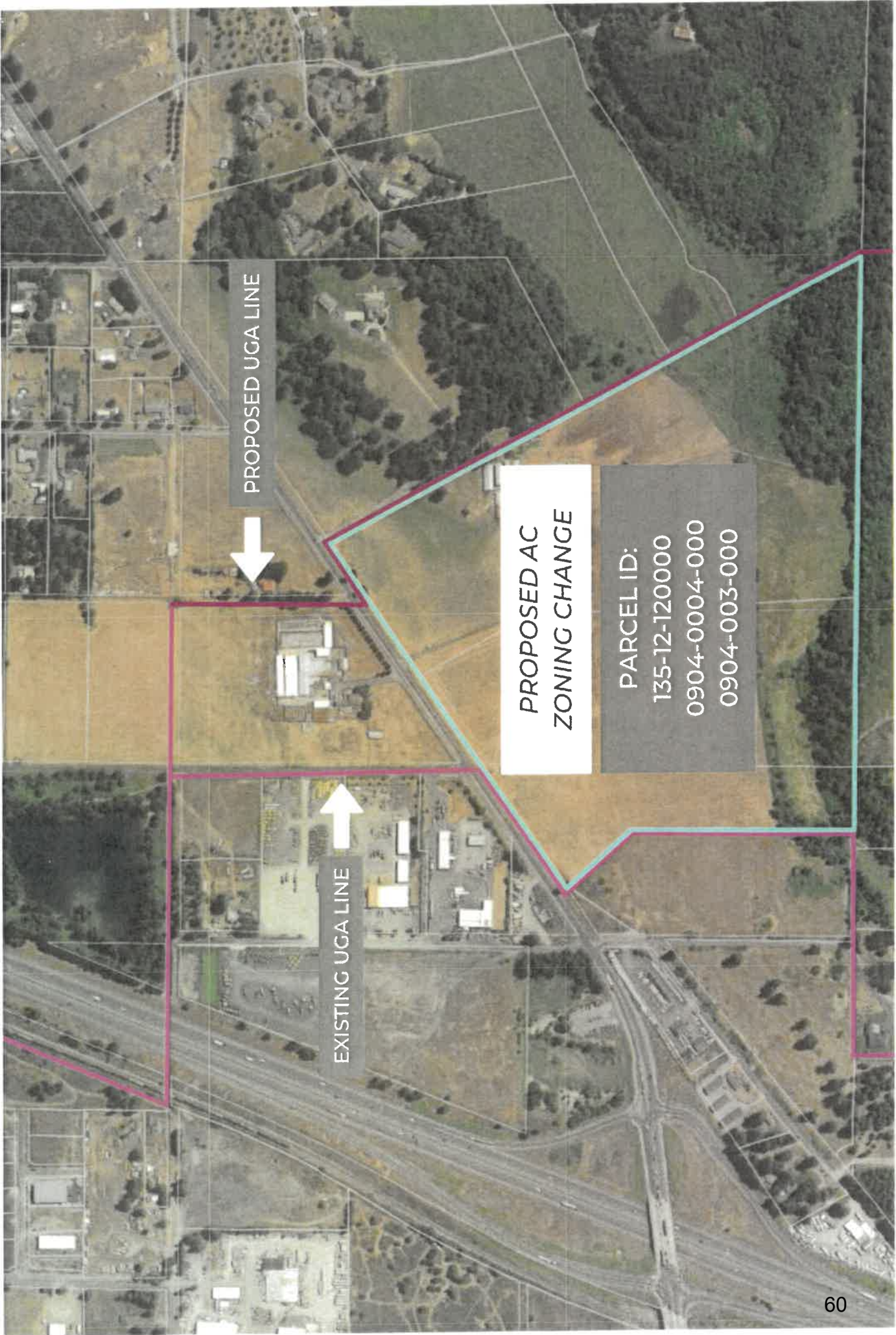
Planning Goals
Washington State Growth Management Act
RCW 36.70A.020

1. **Urban Growth.** Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
2. **Reduce Sprawl.** Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
3. **Transportation.** Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.
4. **Housing.** Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
5. **Economic development.** Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.
6. **Property rights.** Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.
7. **Permits.** Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.
8. **Natural resource industries.** Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.
9. **Open space and recreation.** Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.
10. **Environment.** Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.
11. **Citizen participation and coordination.** Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.
12. **Public facilities and services.** Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally-established minimum standards.
13. **Historic preservation.** Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.

SUPPLEMENTAL REQUIREMENT CHECKLIST

This application shall contain and/or address the following in a clear, accurate and intelligible form. Submit this checklist with your application. Check the box for each item addressed. Provide an explanation for any unchecked item.

Applicant Use	USE BLACK or BLUE INK ONLY	Staff Use Only
<input type="checkbox"/>	1. One 8.5" x 11" or 11" x 17" map, drawn to scale, using a standard interval of engineer scale, which shall include the following:	<input type="checkbox"/>
<input type="checkbox"/>	a. All information drawn to scale (standard engineer scale).	<input type="checkbox"/>
<input type="checkbox"/>	b. A north arrow, map scale, date and directions to the site.	<input type="checkbox"/>
<input type="checkbox"/>	c. Property line boundaries and dimensions for <u>all</u> property lines.	<input type="checkbox"/>
<input type="checkbox"/>	d. The location of all existing structures, including, but not limited to, mobile homes, houses, sheds, garages, barns, fences, culverts, bridges, and storage tanks.	<input type="checkbox"/>
<input type="checkbox"/>	e. All means, existing and proposed vehicular and pedestrian ingress and egress to and from the site, such as driveways, streets and fire access roads, including existing road names and existing county and state right-of-way.	<input type="checkbox"/>
<input type="checkbox"/>	f. The location of all existing easements.	<input type="checkbox"/>
<input type="checkbox"/>	g. The location of all existing public and on-site utility structures and lines, such as on-site septic tanks, drain field and reserve areas, water lines, wells and springs.	<input type="checkbox"/>
<input type="checkbox"/>	h. Vicinity map, at a scale of not less than three (3) inches to the mile, indicating the boundary lines and names of adjacent developments, streets and boundary lines of adjacent parcels, and the relationship of the proposed development to major roads and highways.	<input type="checkbox"/>
<input type="checkbox"/>	i. Location of critical areas or buffers affecting the site, both on-site and on adjacent properties, including but not limited to shorelines, wetlands, streams, flood zones, high groundwater, steep slopes and special habitats.	<input type="checkbox"/>
<input type="checkbox"/>	2. Special reports (may include wetland delineation, geotechnical report, mitigation plan, or other).	<input type="checkbox"/>



PROPOSED UGA LINE



EXISTING UGA LINE



PROPOSED AC
ZONING CHANGE

PARCEL ID:
135-12-120000
0904-0004-000
0904-003-000



Thurston County Permit Assistance Center
 2000 Lakeridge Dr. SW, Olympia, WA 98502
 (360) 786-5490 | (360) 754-2939 (Fax)
 TDD Line (360) 754-2933
 Email: permit@co.thurston.wa.us
www.co.thurston.wa.us/permitting
Creating Solutions for Our Future

MASTER APPLICATION

This Application Must Accompany A Project Specific Supplemental Application

STAFF USE ONLY	DATE STAMP
2017106300 17-115367 VC Area: Site: 19425 OLD 99 HWY SW ROCHESTE 31410700500 Sub Type: Legislative County	THURSTON COUNTY RECEIVED NOV 15 2017 RESOURCE STEWARDSHIP
Intake By: <i>[Signature]</i>	

Property Tax Parcel Number(s): 31410700500 31410700700
135-12-120000 09040004000 31411006100

Subdivision Name (if applicable): American Home Fruit IR

Property Address: 19425 Old Hwy 99 SW City: Rochester Zip Code: 98579

Directions to the Property: South I-5, Exit 88. Left on old 99 1/2 mile. Property on left
Jare Street SW

Property Access: ☒ Existing ☐ Proposed

Access Type: ☐ Private Driveway ☐ Shared Driveway ☐ Private Road ☒ Public Road *Dared Rd*

Property Access Issues (locked gate, code required, dogs or other animals): ☒ No ☐ Yes If yes, Describe:

(property owner is responsible for securing animals prior to site visit)

Water Supply: ☒ Existing ☐ Proposed

Water Supply Type: ☐ Single Family ☐ Two Single Family Residential ☐ Group A ☐ Group B
☐ Group B Exempt Name of Community Water System: _____

Waste Water Sewage Disposal: ☐ Existing ☐ Proposed ☐ Individual Septic System ☐ Sewer
☐ Community Septic System Name of Public System: _____

DESCRIPTION OF PROJECT PROPOSAL (attach additional sheet if needed)

*Re zoning from RRR '15 to County Recommended
 OR RRI, RCC*



PERMIT ASSISTANCE CENTER

2000 Lakeridge Dr. S.W. Olympia, WA 98502

(360)786-5490 / (360)754-2939 (Fax)

TTY/TDD Line 7-1-1 or 1-800-833-6388

Email: permit@co.thurston.wa.us

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Supplemental Application COMPREHENSIVE PLAN AMENDMENT

STAFF USE ONLY	DATE STAMP
<p>2017106300 17-115367 VC Area: Site: 19425 OLD 99 HWY SW ROCHESTE 31410700500 Sub Type: Legislative County</p>	<p>THURSTON COUNTY RECEIVED NOV 15 2017 RESOURCE STEWARDSHIP</p>
	Intake by: <i>[Signature]</i>

This application cannot be submitted alone. In addition to this form, a complete package includes:

Applicant Use	SUBMITTAL CHECKLIST	Staff Use Only
<input checked="" type="checkbox"/>	Master application	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Applicable processing fees. <i>Refer to current fee schedules. Depending on the adopted fee structure, additional fees may occur if base hours/fees at intake are exhausted.</i>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Supplemental requirement checklist (<i>attached</i>)	<input type="checkbox"/>
<input type="checkbox"/>	SEPA Checklist	<input type="checkbox"/>

1. What type of amendment are you requesting: ☒ Map ☐ Policy
2. Are you the property owner or under contract to purchase the property? ☐ Yes ☒ No

to come
later

Site Specific Amendments to Land Use Designations

Complete the following section for amendments to land use designations. Attach additional sheets as needed. The County reserves the right to request additional studies or information necessary to process the application. An amendment that affects an Urban Growth Boundary will require additional studies.

- A. Identify the land uses surrounding the property affected, and describe how the proposed change would affect those surrounding land uses.

Adjacent land uses are not residential with the exception of Parcel 314-10-00100, Cannabis Enterprise located in Residential zoning. The change would increase land values in addition to tax advantages for Thurston County.

B. Explain why the existing land use designation is not appropriate.

Properties East of the section of the I-5 corridor are zoned non Residential. Changing the zoning designation would put these parcels in Harmon with the other Commercial Use Properties.

C. How have conditions changed so that the proposed designation is more appropriate than the existing designation.

Yes - Surrounding area of most parcels are not zoned in RRR-1-5, Properties have Buyer interest by Businesses.

D. Explain why additional land of the designation proposed is needed in Thurston County, and why it is needed at the location proposed.

Designation would promote Business Growth, Job Opportunities for Thurston County Resulting in Economic Development, Location is Ideal for Transportation of Goods & Service Seattle to Portland.

E. If the property is in the rural area (outside of an urban growth area), demonstrate, with appropriate data, how the property meets the designation criteria and policies and Chapter 2 - Land Use of the Comprehensive Plan.

Provide Rochester Rural Development needs thru Economic Growth & Job's.

Text Amendments

Most, but not necessarily all, text amendments are legislative changes; they can be processed only with the consent of the Thurston County Board of Commissioners. However, if a text amendment with limited applicability is proposed, identify the chapter and page number of the text to be changed, and provide the exact wording changes proposed (attach separate sheets, if needed).

Name of Plan: Thurston Co Comprehensive Plan

Chapter:

2

Page:

2-33

Section/Other:

All Amendments

Note: Responses to the following section are required. Attach additional sheets as needed.

1. Explain why the change is needed. What issue or problem is resolved by the proposed change?

Concern of the Cunningham business would feel more in compliance being changed from Residential to a Considered zoning of RRI, RCC. A Current Business in the area would like to Relocate to the site pending zoning change.

2. How would the proposed change serve the interests of not only the applicant, but the public as a whole?

Economic Development, Home Price Stability for Bedroom Communities, Yelm, Rainier, Rochester Centralia to mention a few

3. Explain how the proposed amendment fulfills the goals of the Washington State Growth Management Act (RCW 36.70A.020). A list of the goals is attached.

Per the (RCW) the change would Promote Item's 3, 4, 5, & 6,

4. Explain how the proposed amendment is consistent with the policies of the Thurston County Comprehensive Plan, including any policies of an applicable joint plan or Subarea plan. (Be sure to review the Transportation Chapters.)

Can Provide Upon Review Comment Period

Applicant Signature(s)

I (We), the undersigned, do hereby affirm and certify, under penalty of perjury, that the above statements are in all respects true and correct on my (our) information as to those matters.

- Printed Name Earl Dragt Signed Earl Dragt Date 11-14-17

Printed Name

Signed

Date

Printed Name

Signed

Date

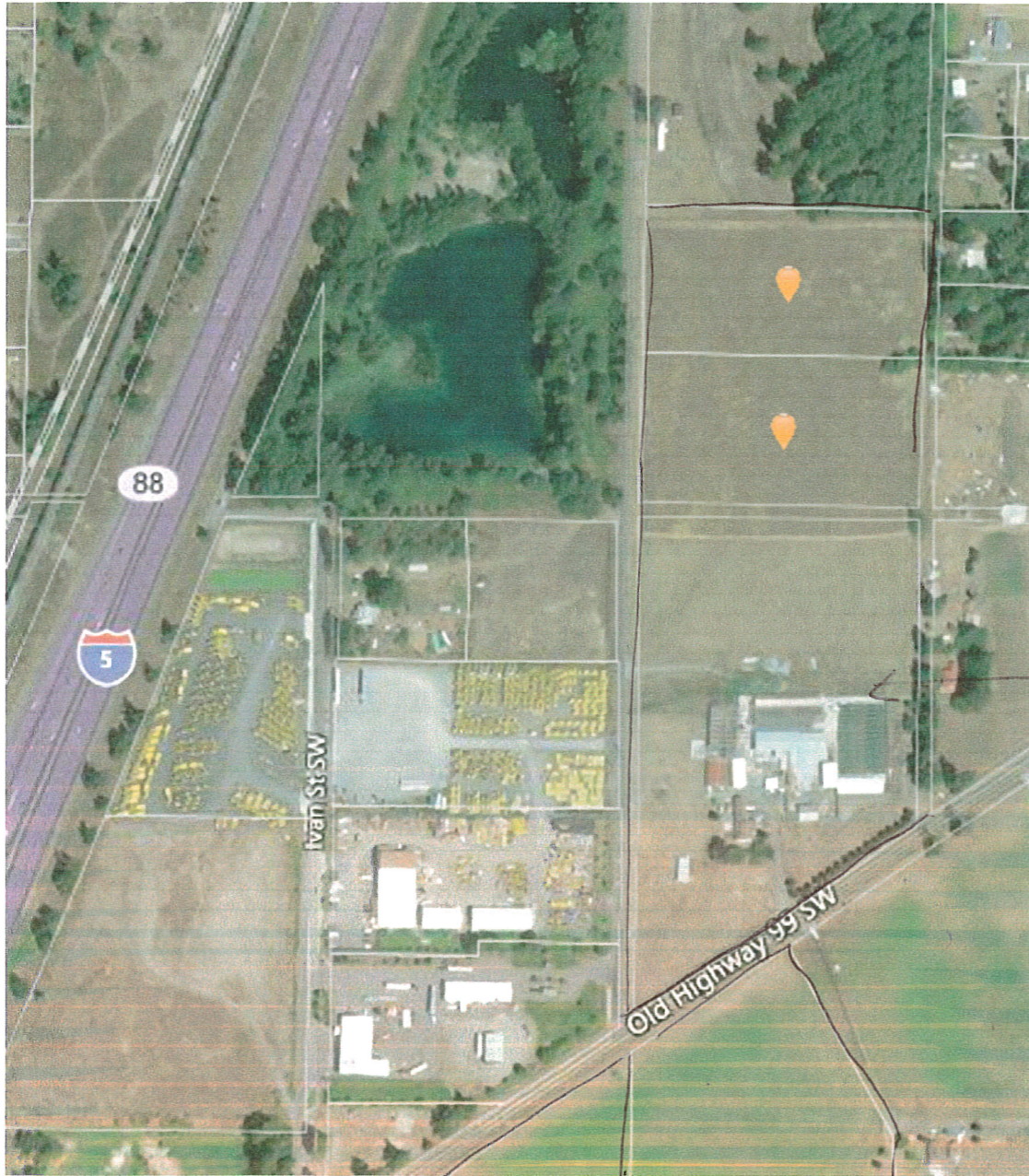
Planning Goals
Washington State Growth Management Act
RCW 36.70A.020

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10. **Environment.** Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.
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13. **Historic preservation.** Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.

SUPPLEMENTAL REQUIREMENT CHECKLIST

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<input type="checkbox"/>	a. All information drawn to scale (standard engineer scale).	<input type="checkbox"/>
<input type="checkbox"/>	b. A north arrow, map scale, date and directions to the site.	<input type="checkbox"/>
<input type="checkbox"/>	c. Property line boundaries and dimensions for <u>all</u> property lines.	<input type="checkbox"/>
<input type="checkbox"/>	d. The location of all existing structures, including, but not limited to, mobile homes, houses, sheds, garages, barns, fences, culverts, bridges, and storage tanks.	<input type="checkbox"/>
<input type="checkbox"/>	e. All means, existing and proposed vehicular and pedestrian ingress and egress to and from the site, such as driveways, streets and fire access roads, including existing road names and existing county and state right-of-way.	<input type="checkbox"/>
<input type="checkbox"/>	f. The location of all existing easements.	<input type="checkbox"/>
<input type="checkbox"/>	g. The location of all existing public and on-site utility structures and lines, such as on-site septic tanks, drain field and reserve areas, water lines, wells and springs.	<input type="checkbox"/>
<input type="checkbox"/>	h. Vicinity map, at a scale of not less than three (3) inches to the mile, indicating the boundary lines and names of adjacent developments, streets and boundary lines of adjacent parcels, and the relationship of the proposed development to major roads and highways.	<input type="checkbox"/>
<input type="checkbox"/>	i. Location of critical areas or buffers affecting the site, both on-site and on adjacent properties, including but not limited to shorelines, wetlands, streams, flood zones, high groundwater, steep slopes and special habitats.	<input type="checkbox"/>
<input type="checkbox"/>	2. Special reports (may include wetland delineation, geotechnical report, mitigation plan, or other).	<input type="checkbox"/>



31411000100

3141-07-00700, WA, Thurston County

Owner Information

Owner Name (LN FN):	Dragt Earl Y	Tax Billing Zip:	98579
Tax Billing Address:	19331 Old Highway 99 Sw	Tax Billing Zip+4:	9124
Tax Billing City & State:	Rochester, WA		

Location Information

Subdivision:	American Home Fruit Tr	Neighborhood Code:	11e1-11e1
School District Name:	Rochester	Zoning:	RRR1/5
School District Code:	495	Range/Township/Section/Quarter:	3W-15N-01-SE
Census Tract:	127.10		

Tax Information

Tax-ID:	3141-07-00700	Tax Area:	495
Parcel ID:	31410700700		
Legal Description:	AMERICAN H F 1 LOTS 7 / 8 BLK 7 LESS PTN RW TC 3245523		

Assessment & Tax

Assessment Year	2017	2016	2015
Assessed Value - Total	\$76,100	\$73,750	\$67,800
Assessed Value - Land	\$76,100	\$73,750	\$67,800
Market Value - Total	\$76,100	\$73,750	\$67,800
Market Value - Land	\$76,100	\$73,750	\$67,800
YOY Assessed Change (\$)	\$2,350	\$5,950	
YOY Assessed Change (%)	3.19%	8.78%	

Total Tax	Tax Year	Change (\$)	Change (%)
\$917	2015		
\$836	2016	-\$81	-8.85%
\$848	2017	\$13	1.51%

Characteristics

Lot Acres:	4.2	County Land Use:	Undeveloped Land
Lot Area:	182,952	State Land Use:	Residences
Land Use:	Vacant Land (NEC)		

Listing Information

MLS Listing Number:	1115995	MLS List Price:	\$80,000
MLS Status:	Pending Feasibility	MLS Orig. List Price:	\$80,000
MLS DOM:	149	MLS Listing Agent:	102927-Ryan Deskins
MLS Status Change Date:	09/26/2017	MLS Listing Broker:	KELLER WILLIAMS SOUTH SOUND
MLS Listing Date:	05/01/2017		

MLS Listing #	640015
MLS Status	Cancelled
MLS Listing Date	05/22/2014
MLS Listing Price	\$80,000
MLS Orig Price	\$80,000

Last Market Sale & Sales History

Owner Name (LN FN):	Dragt Earl Y
---------------------	--------------

Mortgage History

Mortgage Date	12/08/2008
Mortgage Amount	\$400,000
Mortgage Lender	Northwest Farm Credit Svcs Flc
Mortgage Type	Conventional

Courtesy of Scotty Mills

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Property Detail

19425 Old Highway 99 Sw, Rochester, WA 98579-9124, Thurston County

Owner Information

Owner Name (LN FN):	Dragt Earl Y	Tax Billing Zip:	98579
Tax Billing Address:	19331 Old Highway 99 Sw	Tax Billing Zip+4:	9124
Tax Billing City & State:	Rochester, WA	Owner Occupied:	No

Location Information

Zip Code:	98579	Neighborhood Code:	11e1-11e1
Subdivision:	American Home Fruit Tr	Carrier Route:	R005
School District Name:	Rochester	Zoning:	RRR1/5
School District Code:	495	Range/Township/Section/Quarter:	3W-15N-01-SE
Census Tract:	127.10		

Tax Information

Tax-ID:	3141-07-00500	Tax Area:	495
Parcel ID:	31410700500		
Legal Description:	AMERICAN H F 1 LOTS 5 / 6 BLK 7 LESS PTN RW TC 3245523		

Assessment & Tax

Assessment Year	2017	2016	2015
Assessed Value - Total	\$76,100	\$73,750	\$67,800
Assessed Value - Land	\$76,100	\$73,750	\$67,800
Market Value - Total	\$76,100	\$73,750	\$67,800
Market Value - Land	\$76,100	\$73,750	\$67,800
YOY Assessed Change (\$)	\$2,350	\$5,950	
YOY Assessed Change (%)	3.19%	8.78%	

Total Tax	Tax Year	Change (\$)	Change (%)
\$917	2015		
\$836	2016	-\$81	-8.85%
\$848	2017	\$13	1.51%

Characteristics

Lot Acres:	4.2	County Land Use:	Undeveloped Land
Lot Area:	182,952	State Land Use:	Residences
Land Use:	Tax: Vacant Land (NEC) MLS: Residential (NEC)		

Listing Information

MLS Listing Number:	1116013	MLS List Price:	\$80,000
MLS Status:	Pending Feasibility	MLS Orig. List Price:	\$80,000
MLS DOM:	148	MLS Listing Agent:	102927-Ryan Deskins
MLS Status Change Date:	09/26/2017	MLS Listing Broker:	KELLER WILLIAMS SOUTH SOUND

MLS Listing Date: **05/02/2017**

MLS Listing #	640066
MLS Status	Cancelled
MLS Listing Date	05/22/2014
MLS Listing Price	\$80,000
MLS Orig Price	\$80,000

Last Market Sale & Sales History

Owner Name (LN FN):	Dragt Earl Y
---------------------	---------------------

Courtesy of Scotty Mills

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Property Detail



Application
Quasi-Judicial Comprehensive Plan Amendment

STAFF USE ONLY

Intake By: HR Zoning: R3 6/1
Folder Sequence Number: 07-114905
Project Number: 2007104668
Fee Paid \$ Receipt #

DATE STAMP
THURSTON COUNTY
RECEIVED
NOV 14 2008
DEVELOPMENT SERVICES

Owner Information:

Name: Karolyn M. Wilmovsky (owner) / Tony Balmelli (under contract to purchase)
Mailing Address 7411 Prine Drive SW City Olympia State WA Zip: 98512
Phone #: 360-709-9866 Cell Phone #: 360-561-9697 Fax #: 360-709-9580
E-mail Address: tonybalmelli@comcast.net

Contact Person's Information:

Name: Tony Balmelli
Mailing Address Same City State Zip:
Phone #: Cell Phone #: Fax #:
E-mail Address:

Assessor Tax Parcel number(s):

51300700000 51301400000

Does this application accompany a rezone application? ☒ YES ☐ NO

Submittal Information:

- ☒ Fee
- ☒ SEPA Checklist
- ☒ Quasi Judicial Comprehensive Plan Amendment Application with required materials
- ☒ Rezone Application with required materials (if applicable)
- ☒ Legal Description (for site-specific amendments)
- ☒ Site Map* with natural and built features (such as streams, slopes, roads, fences, etc.), as well as adjacent properties and their current land uses.
- ☒ Site Map* with property boundaries, showing existing land use designation and existing zoning (zoning needed only if proposing a zoning change)
- ☒ Site Map* with property boundaries, showing proposed land use designation and zoning, if applicable.

**Maps may be no larger than 11" x 17" and must be reproducible in black-and-white*

Total Acres: 28.95

Is the Property within an Urban Growth Area: ☐ Yes ☒ No

Is the Property within the Nisqually or Rochester Sub-Area? : ☐ Yes ☒ No

Property Location: 6711-198th Ave. SW, between 198th Ave. SW & 201st Ave. SW east of Tea St. SW

Summary of Request: Rezone 28.95 acres from RRR 1/5 to R 4-16/1 and expand the Grand Mound Urban Growth Area to include these properties to allow for extension of Grand Mound Water & Sewer services and future development of the site.

Site Specific Amendments to Land Use Designations

Complete the following section for amendments to land use designations. Attach additional sheets as needed. The County reserves the right to request additional studies or information necessary to process the application. An amendment that affects an Urban Growth Boundary will require additional studies.

<p>A. Identify the land uses surrounding the property affected, and describe how the proposed change would affect those surrounding land uses.</p>	<p><i>The site is comprised of two roughly 14.5-acre parcels and is surrounded by residentially-zoned properties. The northern parcel has an existing single-family home and associated outbuildings; the southern parcel is undeveloped. Parcels to the north are 1+ acre single-family lots; parcels to the east are duplexes and small urban-sized lots. Two of the properties to the south contain single-family residences, and the third property contains a well for the Grand Mound Water system. Properties to the west include one undeveloped lot and one lot with a single-family residence and associated outbuildings. The subject properties are the last remaining large parcels in this area. Since they have water and sewer immediately adjacent to them (along 198th Ave. SW and 201st Ave. SW), they are ideal for inclusion in the Grand Mound Urban Growth Area and for a more urban zoning designation. It is unlikely that surrounding properties would be impacted, as there is already substantial residential and commercial growth in this area.</i></p>
<p>B. Explain why the existing land use designation is not appropriate.</p>	<p><i>In recent years, there has been a large increase in commercial growth in the Grand Mound area, including construction of a new water park, growth of the tribal casino, as well as new warehouses in northern Lewis County. New single family and multi-family residential housing units will be necessary to accommodate the commercial growth and development of this region. These properties are immediately adjacent to the existing Urban Growth Area boundary, and would be ideal for inclusion in the UGA, as water and sewer lines have already been constructed to the edges of these parcels.</i></p>
<p>C. How have conditions changed so that the proposed designation is more appropriate than the existing designation.</p>	<p><i>Because of recent economic growth in this area, as well as the expansion of the Grand Mound Water and Sewer system to these sites, these properties are ideal for inclusion in the UGA and for R 4-16/1 zoning. Infrastructure in this area is also being improved. I-5 is expanding to 6 lanes from Maytown to Centralia and the Grand Mound Interchange with I-5 is to be widened. Old Hwy 99 is expanding to 3 lanes which provides access to both 198th and 201st Ave. SW which front these properties.</i></p>
<p>D. Explain why additional land of the designation proposed is needed in Thurston County, and why it is needed at the location proposed.</p>	<p><i>It is estimated that the population of Grand Mound is more than double the projections used by Thurston County in setting the UGA boundaries. As such, additional land is needed to accommodate the needs of this rapidly growing population. These parcels are ideal for inclusion in the Grand Mound UGA and rezoning because they are adjacent to the existing UGA boundaries, and have public water and sewer lines immediately adjacent to them. In addition, the majority of the parcels east of these properties, which are currently in the UGA, are already developed.</i></p>
<p>E. If the property is in the rural area (outside of an urban growth area), demonstrate, with appropriate data, how the property meets the designation criteria and policies and Chapter 2 – Land Use of the Comprehensive Plan.</p>	<p><i>The parcels lie within one mile of the Grand Mound Interchange with I-5 and are in an area that is already characterized by urban growth and development. Growth in this area is increasing faster than expected. As previously discussed, public water and sewer are already next to these properties and these parcels are located within the logical and planned residential expansion area for the UGA. The actual measured population of the Grand Mound UGA is significantly greater than the figures used in the County's population allocation model, so there is already a significant demand for more housing in this area.</i></p>

Text Amendments

Most, but not necessarily all, text amendments are legislative changes; they can be processed only with the consent of the Thurston County Board of Commissioners. However, if a quasi-judicial text amendment is proposed, identify the chapter and page number of the text to be changed, and provide the exact wording changes proposed (attach separate sheets, if needed).

Name of Plan: _____

Chapter: _____ Page: _____ Section/Other _____

All Amendments

Note: Responses to the following section are required. Attach additional sheets as needed.

1. Explain why the change is needed. What issue or problem is resolved by the proposed change?

Because of a sizeable increase in commercial development of this area, there is a need for additional residential building lots in Grand Mound. Given the fact that public water and sewer are located immediately adjacent to these lots, they are ideal for inclusion in the UGA and for a higher-density zoning designation.

2. How would the proposed change serve the interests of not only the applicant, but the public as a whole?

If these properties were included in the UGA and were zoned R 4-16/1, additional affordable single family and multi-family housing opportunities could be created for people who work in the Grand Mound area. This would mean that people could work and live in the same community, and would not have to drive long distances to work and increase emissions in doing so.

3. Explain how the proposed amendment fulfills the goals of the Washington State Growth Management Act (RCW 36.70A.020). A list of the goals is attached.

"1. Urban Growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner."

The subject properties are immediately adjacent to public water & sewer, are within one mile of the Grand Mound Interchange with I-5 and would be a logical expansion of the UGA and for a more intense zoning designation.

"2. Reduce Sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development."

Inclusion of these properties in the UGA would be a logical expansion of the UGA, and would be an appropriate location for a more intense residential zoning district. These parcels are adjacent to the existing UGA and the majority of the parcels east of these properties, which are currently in the UGA, are already developed.

"12. Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally-established minimum standards."

As previously indicated, public water and sewer are currently located immediately adjacent to the subject properties; however, these services cannot be extended beyond their current locations until the UGA is expanded.

4. Explain how the proposed amendment is consistent with the policies of the Thurston County Comprehensive Plan, including any policies of an applicable joint plan or Subarea plan. (Be sure to review the Transportation Chapters.)

Pages 12 and 13 of the Grand Mound Subarea Plan state that the Subarea Plan was created using the following criteria:

"Area follows logical boundaries." The Grand Mound Subarea Plan was created over 10 years ago. Recent commercial growth in Grand Mound has created a need for additional affordable housing in this area. As public water and sewer lines are adjacent to the subject properties, these parcels are ideal and logical for inclusion in the UGA.

"Area is of sufficient size to accommodate projected growth." When the Grand Mound Subarea Plan was developed over 10 years ago, the subarea boundary was established to accommodate the anticipated growth of the region. However, commercial growth has increased much more quickly than originally anticipated, which has resulted in an increased need for more affordable housing units. The subject properties are sizeable and could help to accommodate much of the anticipated residential growth in this region.

"Area is planned for sewer and water facilities over next twenty years." Grand Mound water and sewer services are already located adjacent to the subject properties. However, these services cannot be extended past their current location until these properties are included in the UGA boundaries.

Page 15 of the Grand Mound Subarea Plan lists several objectives to guide the future development of the Grand Mound UGA:

*"5. Residential areas of the community will continue to infill with a variety of housing types and should maintain a low density character. People working in local jobs should be able to afford to live within the community. Residential areas should be protected from the impacts of commercial and industrial uses and should have good pedestrian access to transit stops, bike routes and shopping areas."
This supports the idea that the UGA should be expanded to include these properties, as they would provide affordable housing for people employed by local businesses, including the new water park, casino, warehouses, etc.*

*"6. Residential densities should be set at a level that will feasibly support sewer and water facilities, will preserve the open space character of the area, and will be compatible with adjacent low intensity uses outside of the UGA."
The subject properties would be developed in conformance with the zoning standards in place at that time, which may include provisions for open space, and will be served by public water and sewer. This request is to include these parcels within the UGA, as well as to assign them a R 4-16/1 zoning designation, which is compatible to adjacent properties to the east, and would fit with the existing neighborhood character of an area that is rapidly growing.*

Owner Signature(s)

I (We), the undersigned, do hereby affirm and certify, under penalty of perjury, that I am (we are) the owner or owner(s) under contract of the described property, and the above statements are in all respects true and correct on my (our) information as to those matters.

TONY BALMELLI
Printed Name

Tony Balmelli
Signed

11-12-08
Date

Printed Name

Signed

Date

Printed Name

Signed

Date



Thurston County Developments Services

2000 Lakeridge Dr. SW

Olympia, WA 98502

(360)786-5490 / (360)754-2939 (Fax)

Email: permit@co.thurston.wa.us

www.co.thurston.wa.us/permitting

Application Quasi-Judicial Rezone

(Associated with a Comprehensive Plan Amendment)

STAFF USE ONLY

Intake By: OK

Zoning: SFL

Folder Sequence Number: 07114933XD

Project Number: 2007104686

THURSTON COUNTY
RECEIVED

NOV 13 2007

DEVELOPMENT SERVICES

Owner Name(s): Mark A. & Theresa L. Zorad

Parcel number(s): 12716330302

Explain why the property is not usable as presently zoned (please be specific):

There is currently a home-based business on site, and we would like to open it up to the public. The only way to make this work is to have the property rezoned to Light Industrial, which would allow for this type of use. This zoning already surrounds our property to the east and south.

Current Zoning:

Single-Family Low Density (SFL 4-7)

Proposed Zoning:

Light Industrial (LI)

Current use(s):

Residential

Proposed use(s):

Commerical & industrial uses as allowed
within LI areas

Map Required:

Attach a black and white map, no larger than 11" x 17", showing the current zoning for the property as well as for adjacent properties. Include street names and north arrow. Add property dimensions and the location of any easements.

Owner Signature(s):

I (We), the undersigned, do hereby affirm and certify, under penalty of perjury, that I am (we are) the owner(s) or owner(s) under contract of the described property, and the above statements are in all respects true and correct on my (our) information as to those matters.

Signed Theresa Zorad

Date 11-11-07

Signed Mark Zorad

Date 11-11-07

Signed _____

Date _____



Application Quasi-Judicial Rezone

(Associated with a Comprehensive Plan Amendment)

STAFF USE ONLY

Intake By: _____ Zoning: _____

Folder Sequence Number: _____

Project Number: _____

DATE STAMP

Owner Name(s): Karolyn M. Wilmovsky

Tony Balmelli (under contract to purchase)

Parcel number(s): 51300700000 51301400000

Explain why the property is not usable as presently zoned (please be specific):

The property, as currently zoned, can only be used for agricultural purposes or be split into 5 acre tracts. In order to create single-family and multi-family housing and have availability to the existing sewer and water, the properties need to be included in the UGA and rezoned R 4-16/1.

Current Zoning: RRR 1/5

Proposed Zoning: R 4-16/1

Current use(s):
Single family residence (51300700000)
Vacant (51301400000)

Proposed use(s):
Single-family and Multi-family
residential uses

Map Required:

Attach a black and white map, no larger than 11" x 17", showing the current zoning for the property as well as for adjacent properties. Include street names and north arrow. Add property dimensions and the location of any easements.

Owner Signature(s):

I (We), the undersigned, do hereby affirm and certify, under penalty of perjury, that I am (we are) the owner(s) or owner(s) under contract of the described property, and the above statements are in all respects true and correct on my (our) information as to those matters.

Tony Balmelli
Signed _____

11-12-08
Date _____

Signed _____

Date _____

Signed _____

Date _____

ENVIRONMENTAL CHECKLIST

1. Proponent (c): Tony Balmelli
Address: 7411 Prine Drive SW
Olympia, WA 98512
Phone: (360) 561-9697

2. Representative: Same
Address: _____

Phone: _____

3. Property Address or Location (e):
6711-198th Avenue SW, Rochester, Wa 98579

4. S/T/R (f): 11-15-03W, WM

5. Tax Parcels # (g): 51300700000 & 51301400000

6. Total Acres: 28.95

7. Permit Type: Comprehensive Plan Amendment/Rezone

8. Zoning: RRR 1/5

9. Shoreline Environment: N/A

10. Water Body: N/A

11. Brief Description of the Proposal and Project Name: Rezone 28.95 acres from RRR 1/5 to R 4-16/1 and expand the Grand Mound Urban Growth Area to include these properties to allow for extension of Grand Mound Water & Sewer Services and future development of the site.

12. Did you attend a presubmission conference for this project? ☐ Yes ☒ No

If yes, when? _____

13. Estimated Project Completion Date: Unknown

14. List of all Permits, Licenses, or Government Approvals Required for the Proposal (federal, state, and local--including rezones): Rezone

15. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain:

No

16. Do you know of any plans by others which may affect the property covered by your proposal? If yes, explain: No

17. Proposed timing or schedule (including phasing, if applicable):

N/A

18. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

None

***** OFFICIAL USE ONLY *****

SEPA # (a): _____

Case # (b): _____

Related Cases: _____

Date Received: _____ By: _____

Submittal: Complete _____ Incomplete _____

Information Requested: _____

Proposal (d): _____

***** OFFICIAL USE ONLY *****

1. **Earth**

- a. General description of the site (circle one): **Flat**, rolling, hilly, steep slopes, mountainous, other:

- b. What is the steepest slope on the site (approximate percent slope)?

<5%

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Spanaway gravelly sandy loam

- d. Are there surface indicators or history of unstable soils in the immediate vicinity? If so, describe.

No

- e. Describe the purpose, type and approximate quantities of any filling or grading proposed. Indicate source of fill.

N/A

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

N/A

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

N/A

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

N/A

To be Completed by Applicant

2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

N/A

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

N/A

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

N/A

3. Water

a. Surface

- (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No

- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

N/A

- (3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A

To be Completed by Applicant

- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

N/A

- (5) Does the proposal lie within a 100-year flood plain? If so, note location on the site plan.

No

- (6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

N/A

b. Ground

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose and approximate quantities, if known.

N/A

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals..., agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

N/A

c. Water Runoff (including stormwater):

- (1) Describe the source of runoff (including stormwater) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other water? If so, describe.

N/A

To be Completed by Applicant

- (2) Could waste materials enter ground or surface waters? If so, generally describe.

N/A

- d. Proposed measures to reduce or control surface, ground and runoff water impacts, if any:

N/A

4. **Plants**

- a. Check or circle types of vegetation found on the site:

- ☒ Deciduous tree: alder, maple, aspen, other
☒ Evergreen tree: fir, cedar, pine, other
☐ Shrubs
☒ Grass
☒ Pasture
☐ Crop or grain
☐ Wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
☐ Water plants: water lily, eelgrass, milfoil, other
☐ Other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

N/A

- c. List threatened or endangered species known to be on or near the site.

None known.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

N/A

To be Completed by Applicant

5. Animals

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

Birds: hawk, heron, eagle, songbirds, other:

Mammals: deer, bear, elk, beaver, other:

Fish: bass, salmon, trout, herring, shellfish, other:

- b. List any threatened or endangered species known to be on or near the site.

None known.

- c. Is the site part of a migration route? If so, explain.

None known.

- d. Proposed measures to preserve or enhance wildlife, if any:

N/A

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

N/A

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

N/A

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

N/A

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

N/A

- (1) Describe special emergency services that might be required.

N/A

- (2) Proposed measures to reduce or control environmental health hazards, if any:

N/A

b. Noise

- (1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

N/A

- (2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

N/A

- (3) Proposed measures to reduce or control noise impacts, if any:

N/A

To be Completed by Applicant

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?

Parcel No. 51300700000 contains a single-family residence, while Parcel No. 51301400000 is vacant. Properties to the west include pasture land and a few single-family residences, while smaller properties to the east are single-family residences on urban-sized lots. 198th Ave. SW lies to the north while 201st Ave. SW lies abuts the south property line.

- b. Has the site been used for agriculture? If so, describe.

Yes – pastureland and field.

- c. Describe any structures on the site.

Single-family residence and associated agricultural buildings on Parcel No. 51300700000.

- d. Will any structures be demolished? If so, what?

N/A

- e. What is the current zoning classification on the site?

RRR 1/5

- f. What is the current comprehensive plan designation of the site?

Residential

- g. If applicable, what is the current Shoreline Master Program designation of the site?

N/A

To be Completed by Applicant

- h. Has any part of the site been classified an “environmentally sensitive” area? If so, specify.

None known.

- i. Approximately how many people would reside or work in the completed project?

N/A

- j. Approximately how many people would the completed project displace?

N/A

- k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

N/A

9. **Housing**

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

N/A

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

N/A

- c. Proposed measures to reduce or control housing impacts, if any:

N/A

10. **Aesthetics**

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed.

N/A

- b. What views in the immediate vicinity would be altered or obstructed?

N/A

- c. Proposed measures to reduce or control aesthetic impacts, if any:

N/A

11. **Light and Glare**

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

N/A

- b. Could light or glare from the finished project be a safety hazard or interfere with view?

N/A

- c. What existing off-site sources of light or glare may affect your proposal?

N/A

- d. Proposed measures to reduce or control light and glare impacts, if any:

N/A

12. **Recreation**

- a. What designated and informal recreational opportunities are in the immediate vicinity?

The Great Wolf Lodge

- b. Would the proposed project displace any existing recreational uses? If so, describe.

N/A

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

N/A

13. **Historic and Cultural Preservation**

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

None known

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None known

- c. Proposed measures to reduce or control impacts, if any:

N/A

To be Completed by Applicant

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plan, if any.

The site has direct access to 198th Avenue SW to the north and 201st Avenue SW to the south. 198th and 201st connect into Old Highway 99 approximately a ½ mile to the east. Old Highway 99 connects into Highway 12 at the Ground Mound Interchange with I-5 approximately a ½ mile to the north.

- b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

No. Distance is unknown.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

N/A

- d. Will the proposal require any new roads or streets, or improvements to existing road or streets, not including driveways? If so, generally describe (indicated whether public or private).

N/A

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

N/A

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

N/A

To be Completed by Applicant

- g. Proposed measures to reduce or control transportation impacts, if any.

N/A

15. **Public Services**

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

N/A

- b. Proposed measures to reduce or control direct impacts on public services, if any.

N/A

16. **Utilities**

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other. **NOTE: GRAND MOUND WATER & SEWER IS IMMEDIATELY ADJACENT TO EACH OF THESE PROPERTIES.**

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

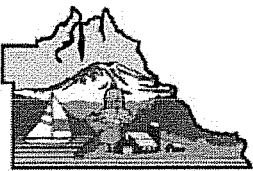
N/A

17. **Signature**

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Date Submitted: 11-12-08

Signature: Tony Balmelli



THURSTON COUNTY
WASHINGTON
SINCE 1852

THURSTON COUNTY
SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS
(Do not use this sheet for project actions)

Non-project proposals are those which are not tied to a specific site, such as adoption of plans, policies, or ordinances.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

To be Completed by Applicant

**Evaluation for
Agency Use Only**

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

This proposal does not include any proposed development of the site. As such, there will be no increase of discharge to water, emissions to air, or production, storage or release of toxic or hazardous substances, or production of noise.

Proposed measures to avoid or reduce such increases are:

N/A

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

This proposal does not include any proposed development of the site. As such, there will be no impacts to plants, animals, fish or marine life.

Proposed measures to protect or conserve plans, animals, fish, or marine life are:

N/A

3. How would the proposal be likely to deplete energy or natural resources?

This proposal does not include any proposed development of the site. As such, there will be no impacts to energy or natural resources.

Proposed measures to protect or conserve energy and natural resources are:

N/A



THURSTON COUNTY
SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS
(Do not use this sheet for project actions)

To be Completed by Applicant

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, flood plains, or prime farmlands?

This proposal does not include any proposed development of the site. Additionally, there are no known environmentally sensitive areas or areas designated for governmental protection nearby.

Proposed measures to protect such resources or to avoid or reduce impacts are:

N/A

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

This proposal does not include any proposed development of the site. In addition, the site is not located near any shoreline. As such, there will be no impacts to existing land or shorelines.

Proposed measures to avoid or reduce shoreline and land use impacts are:

N/A

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

This proposal does not include any proposed development of the site. As such, there will be no impacts to transportation or public services and utilities.

Proposed measures to reduce or respond to such demand(s) are:

N/A

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

This proposal does not include any proposed development of the site. There are no known environmental issues on this property. At the time of development, the property and development proposal would be reviewed by the County for conformance with all current environmental regulations.

**Evaluation for
Agency Use Only**

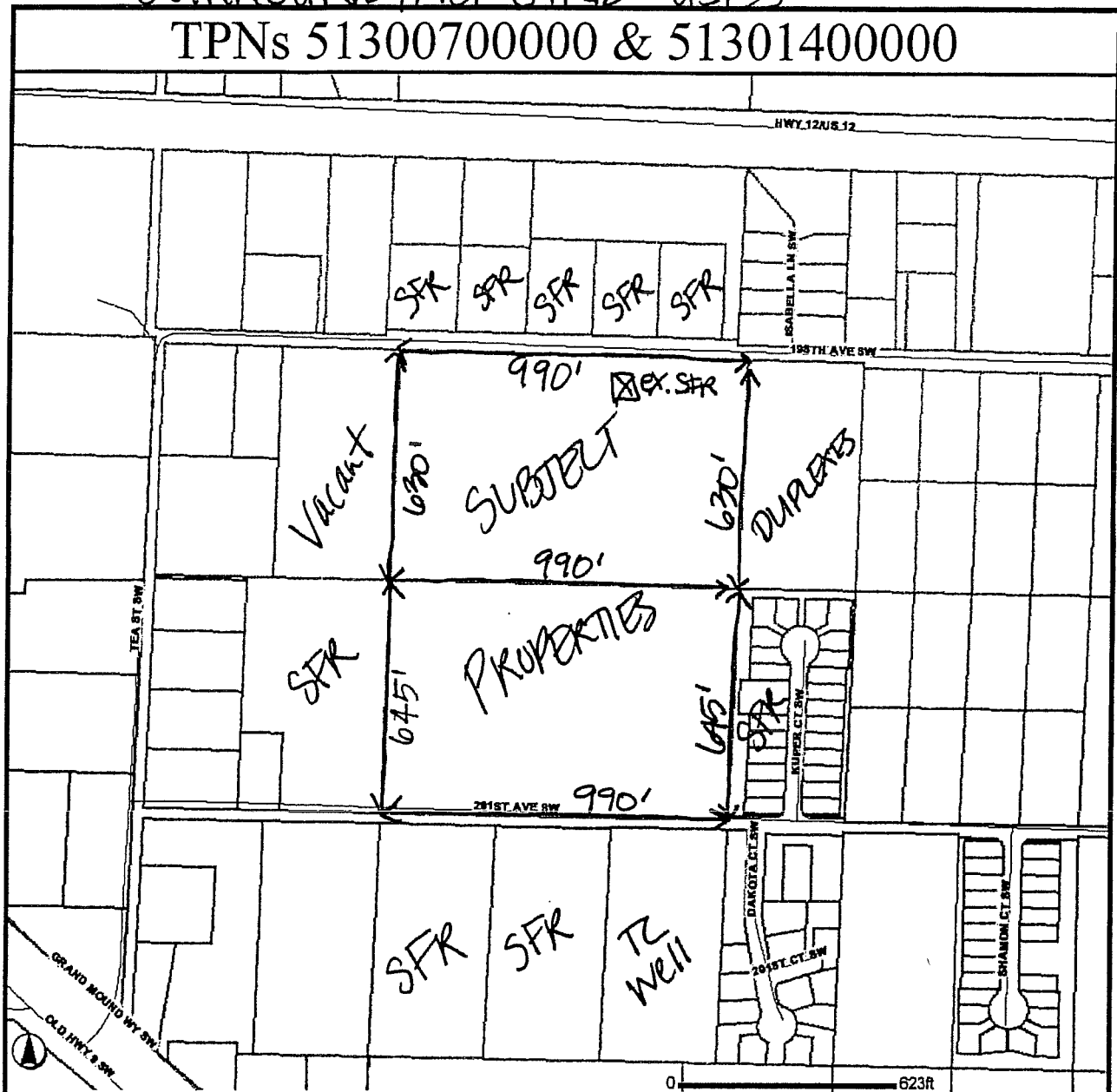
Legal Description

Wilmovsky Rezone Request

TRACTS 7, 8, 9 AND 14, 15, AND 16, GRAND VALLEY FRUIT AND GARDEN TRACTS AS RECORDED IN VOLUME 8 OF PLATS, PAGE 100.

SURROUNDING LAND USES

TPNs 51300700000 & 51301400000



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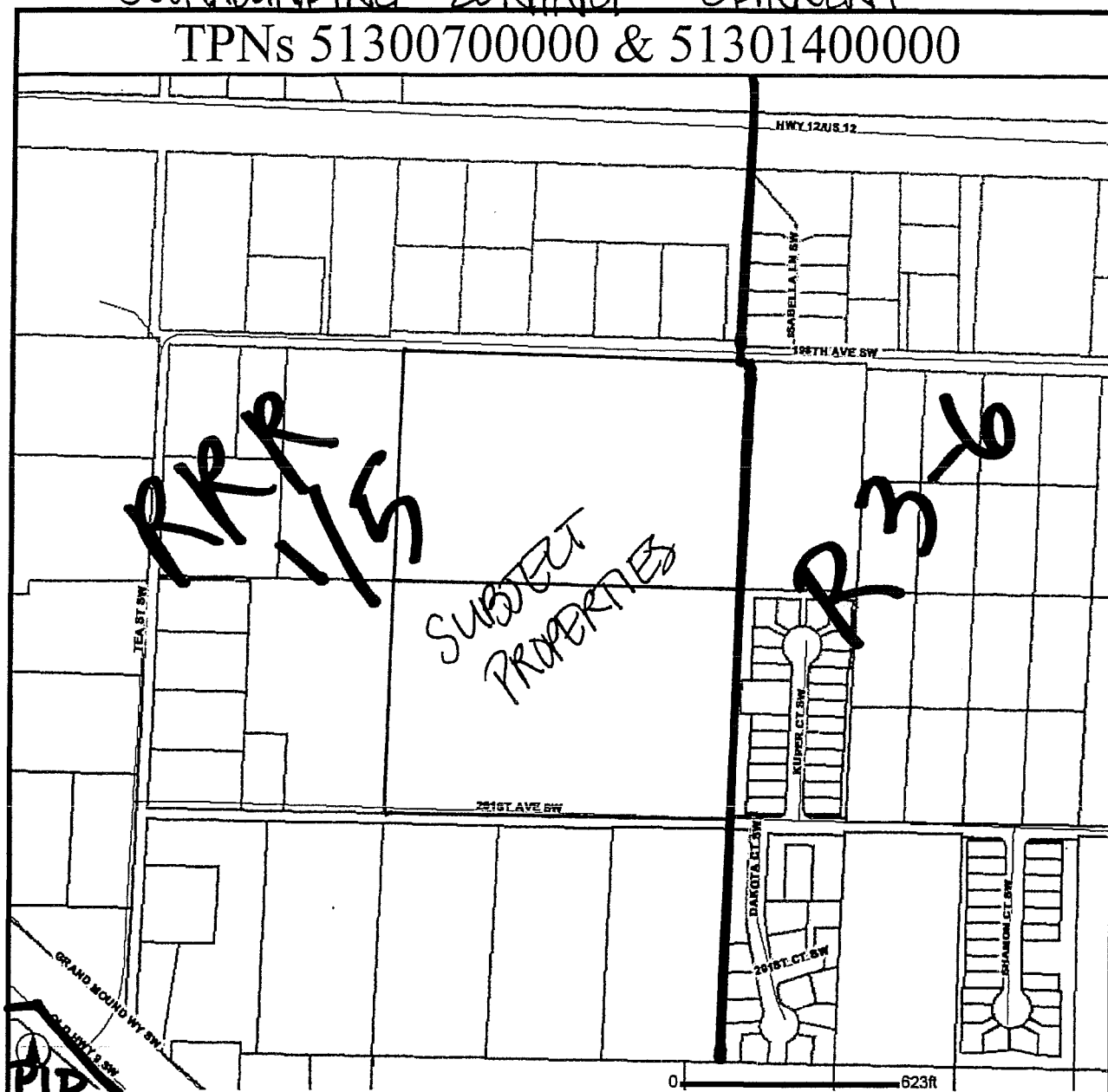
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|-----------------|--------------|
| Major Roads | Flood Zones |
| Roads | Water Bodies |
| Streams | Zoning |
| Contours | Cities |
| Wetlands | Parcels |
| Wetland Buffers | |

* No easements
* No known critical areas on site

SFR = Single-family residence

SURROUNDING ZONING - CURRENT

TPNs 51300700000 & 51301400000



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|-----------------|--------------|
| Major Roads | Flood Zones |
| Roads | Water Bodies |
| Streams | Zoning |
| Contours | Cities |
| Wetlands | Parcels |
| Wetland Buffers | |

SURROUNDING ZONING - PROPOSED

TPNs 51300700000 & 51301400000



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| Major Roads | Flood Zones |
| Roads | Water Bodies |
| Streams | Zoning |
| Contours | Cities |
| Wetlands | Parcels |
| Wetland Buffers | |