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**COMMUNITY PLANNING &
ECONOMIC DEVELOPMENT DEPARTMENT**

Joshua Cummings, Director

Creating Solutions for Our Future

MEMORANDUM

TO: Thurston County Planning Commission

FROM: Andrew Boughan, Associate Planner

DATE: November 3, 2021

SUBJECT: Follow-Up on 2020-2021 Official Comprehensive Plan Docket Item CP-19:
Up Castle Site-Specific Land Use & Rezone Amendment

Background

Community Planning held a public hearing with the Planning Commission on October 6, 2021. Included with this memo is a summary of the public comment received and, if the Planning Commission wishes to make a recommendation tonight, optional motions for the Planning Commission to consider. The motions can be revised at the Planning Commission's discretion.

Public Comment Summary

Following the close of the public hearing, staff has continued to receive public comment on the proposals. The public comment matrix has been periodically updated to catalog the new comments. As of October 27, 2021, Staff has received 251 public comments through direct email communication. 238 were received prior to the close of the public hearing and 12 were received following the public hearing. 14 comments received support the proposal while the other 237 public comments express concern over the project. The public comments address a variety of topics include loss of ag land, 2021 Buildable Lands Report, compliance with the Comprehensive Plan, Thurston Climate Action Plan, the belief that the County should docket and conduct a Community-Driven Review of Rural Warehousing in 2022-2023, and CP-16 - Community-Driven Review of Agricultural Policies and Programs should be completed first. Additionally, the applicant also submitted an additional comment following the public hearing suggesting alternative language for the amendments proposed to the Thurston County Code, 20.29 TCC.

Applicant's Additional Comment – Alternative Code Language

The applicant requests staff and the Planning Commission consider alternative language to the Thurston County Code, 20.29 TCC. A comment discussing this alternative language, including

draft ordinance and figures, are included as public comment 251 in the public comment matrix. Specifically, the applicant requests:

1. For sites that meet all of the locational and performance criteria in subsection (5)(a) below, the uses listed in subsection (5)(b) below are also permitted:
 - a. Locational and performance criteria:
 - i. Located within one-half mile of an Interstate 5 interchange, or within a Federal Opportunity Zone, South of the Grand Mound UGA, west of I-5, and east of Highway 99;
 - ii. Vehicular access is from a county road, county arterial or collector road or state highway;
 - iii. Proposed use will not require urban services or facilities; and
 - iv. Rail access is available to the site.

While there are other Federal Economic Opportunity Zones in Thurston County (see Fig. 1, below), this amendment would limit intensive uses under RRI to only a small portion of one Federal Economic Opportunity Zone.

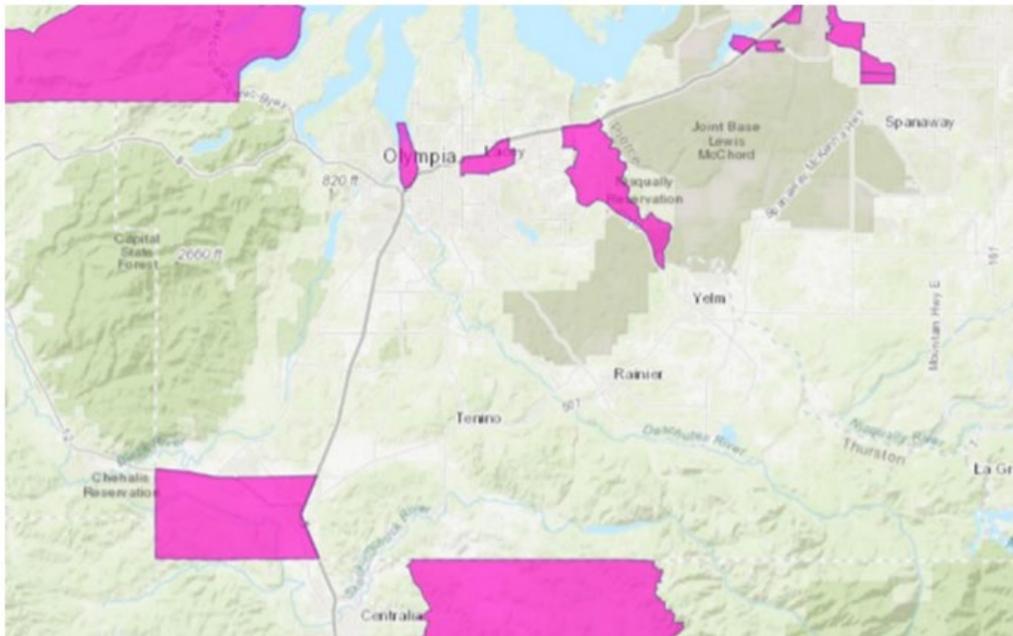


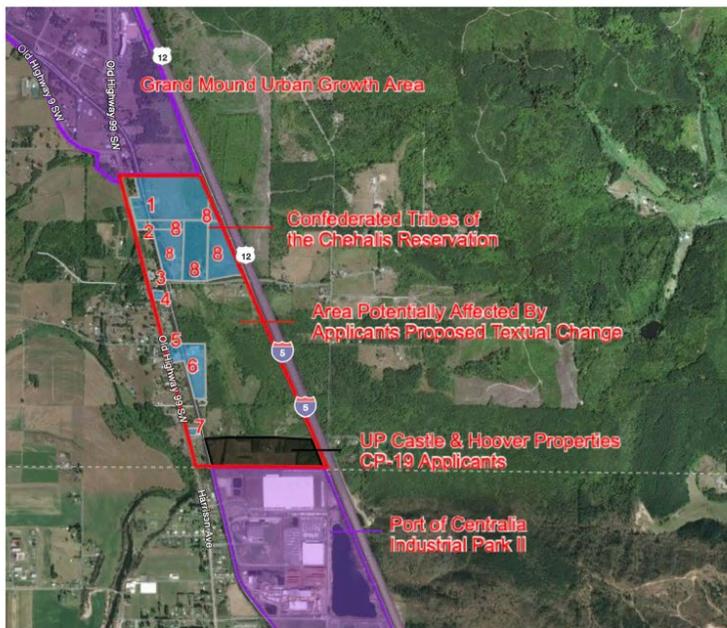
Fig 1: Map of Economic Opportunity Zones in Thurston County

The amendment would expand the area allowed for more intensive industrial uses to the full length and land between the southern portion of the Grand Mound Urban Growth Area, and the northern portion of the Centralia Urban Growth Area (Fig 2, as provided by applicant). Three planning goals under the Growth Management Act relevant to this change include (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.

- (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, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

COMMERCIAL & TRIBAL PROPERTIES POTENTIALLY AFFECTED BY CP-19 APPLICANT REVISED LANGUAGE



Commercial Properties

1. Sharp Brothers - 29.61 acres
2. Sunshine Shoe Repair - 1.65 acres
3. Spikes Automotive - .35 acres
4. Trucking Operation - 1.26 acres
5. Crescent Grocery - 1.04 acres
6. Americool Heating & AC - 12.22 acres
7. Appian Way Salon - 1.02 acres

USA in Trust for Confederated Tribes

8. USA in Trust - 78.32 acres
(Includes Sharp Brothers)

Total Commercial Acres - 47.15 acres
(Includes Sharp Brothers)

Total Tribal Acres - 78.32 acres
(Includes Sharp Brothers)

Total Applicant Acres - 33.11 acres

Total Non-Tribal, Non-Commercial, Non-Applicant acres - 153.05 acres

Fig 2: Applicant provided image of where revised code language would impact

Finally, the change would allow any future RRI request (opportunity zone or otherwise if one-half mile from an I-5 interchange) to use other types of county roads like local access roads. Arterial/collector roads and state highways generally receive a higher level of maintenance and are equipped to handle higher levels of traffic than other types of county roads used for local access.

Motions for Consideration

For the Planning Commission’s consideration are three (3) optional motions. Included with the motions are considerations that would revise the motion language with varying effects.

Motion 1:

Move to recommend approval of “Comprehensive Plan Docket item CP-19, Up Castle Land Use & Rezone Amendment”, which amends the Land Use Plan and change the land use (Comprehensive Plan Map L-1) from Rural Residential/Resource—One Dwelling Unit Per Five Acres (RRR 1/5) to Rural Resource Industrial District (RRI) and rezones appropriately. Further recommend approval of amendments to the Thurston County Code,

Chapter 20.29 to broaden the locational and performance criteria for industrial uses when adjacent to industrial uses.

Considerations:

- This motion would recommend approval on the current proposal.
- The Planning Commission may consider revisions to the staff-proposed code language that was included for the public hearing:
 - Revise the code language to reference industrial zoning, rather than industrial development.
 - Revise the code language to align with the language recommended by the applicant.
 - Exclude approval of the code amendment to Title 20.29 Rural Resource Industrial (RRI) (everything after “rezone appropriately”). This would not allow for the applicant’s desired use.

Motion 2:

Move to recommend denial of “Comprehensive Plan Docket item CP-19, Up Castle Land Use & Rezone Amendment”. Recommend maintaining the current land use and zoning of the property as Rural Residential/Resource – One Dwelling Unit Per Five Acres (RRR 1/5) and recommend no changes to the existing code criteria under Chapter 20.29, TCC..

Considerations:

- This motion would recommend denial of the application
- It recommends no change, which would maintain the existing zoning of Rural Residential/Resource – One Dwelling Unit Per Five Acres, and maintain the existing code language under Rural Resource Industrial, Chapter 20.29 TCC.

Motion 3:

*Move to recommend the County conduct a review of industrial lands availability countywide, including within rural and Urban Growth Areas, and if additional industrial lands are needed evaluate siting of new industrial lands with a comprehensive look at the whole County. Further recommend holding review of **[all / only future / all outside of UGA]** individual industrial land use and rezoning requests until completion of study.*

Considerations:

- The last sentence of this motion could be revised in a way that specifies which applications the Planning Commission recommend be put on hold:
 - All – would apply to all current and future docket applications for industrial land use and rezoning amendments, including those within a UGA.
 - Only Future – would apply to all future docket applications for industrial land use and rezoning amendments, but all continued review and final action on any application already docketed.

- All Outside of UGA – would apply to all current and future docket applications for industrial land use and rezoning amendments that are in unincorporated rural county, but would not apply to an application in a UGA or being reviewed as part of a joint plan or subarea plan.
- Currently, there are two officially docketed requests: UP Castle LLC (33.11 acres, this application), and Beaver Creek (390 acres, on 2020-2021 official docket)
- There are two additional requests being reviewed with the Grand Mound Subarea Plan: Black Lake Quarry (66.53 acres, requesting UGA amendment and LI), and Jackson & Singh (19.63 acres, requesting RRI or RCC, outside of but adjacent to UGA).
- Community Planning accepts applications on a rolling basis, and anything received through November 15, 2021 is considered by the BoCC for addition to the official docket during docketing discussion in early 2022.