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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 18, 2020

SUBJECT: Amendment to the Thurston County Zoning Code Chapter 20.54: Special Use: Development Code Docket # CR-1 Resorts & Retreats Code Amendment.

Background

At a work session following the public hearing on November 4, 2020, a majority of Planning Commissioners directed staff to research alternative setback standards in Title 20 for the Resorts & Retreats (CR-1) code amendment.

Staff has created a chart (Attachment A) showing the minimum front setbacks when abutting a standard local right-of-way or when the parcel abuts an arterial right-of-way. The chart is broken into three (3) sections: minimum setbacks when the zoning district does not define setbacks, specific zoning district setbacks, and specific special use setbacks.

Setbacks Established by Zoning District or Chapter 20.07 – ‘Lot, Yard, Use and Structure Regulations’

In most instances, setback standards for specific special uses are determined by the zoning district the property falls within. Section 20.54.040(2) states that “...setback and bulk requirements shall be no less than that specified for the zoning district in which the proposed use is located, unless specifically provided otherwise in this chapter”.

In the event that the zoning district does not define a setback standard, then the minimum standards of Section 20.07.030 – ‘Minimum yards required for building setbacks’ apply. The section breaks down the setback into four (4) building types:

- a. Commercial, industrial and other nonresidential;
- b. Residential exceeding two units per structure;
- c. Single-family and two-family structures; and
- d. Buildings housing animals.

Each building type has a minimum setback from a “Collector, Local and Private Roads” or “Arterial, State Highway and Railroad ROW” depending on abutting situation.

Setbacks Determined in Chapter 20.54 TCC – ‘Special Use’

In certain circumstances specific special uses establish a minimum setback in Chapter 20.54 TCC – ‘Special Use’ to mitigate adverse impact on the adjacent properties (see Attachment A).

Additional Setback Requirements

In addition to the standards established by the zoning district or special use, the Hearing Examiner “may impose such additional conditions, safeguards and restrictions upon the proposed use as it may deem necessary in the public interest” (20.54.050 TCC).

Attachment

1. Attachment A: Setback Comparison Chart

Resorts & Retreats Code Amendment Options

Minimum Setback Options:

Option 1. Revise proposed setback language for Resorts & Retreats over 100 acres to read:

- iii. All structures and parking areas shall be setback from adjacent residential properties a minimum of five ~~one~~ hundred feet.

Option 2. Include landscaping and screening as an option for visual buffer to allow for reduced setback:

- iii. All structures and parking areas shall be setback from adjacent residential properties a minimum of five ~~one~~ hundred feet.
 - a. Developments that utilize screening methods to buffer the facilities from the public right-of-way or adjacent residential property may develop up to 250 feet from the property line. Landscaping and screening standards shall comply with Chapter 20.45 – Landscaping and Screening.

Option 3. Include landscaping and screening as an option for visual buffer to allow for reduced setback, specifying public ROW:

- iii. All structures and parking areas shall be setback from adjacent residential properties a minimum of one hundred feet.
- iv. All new structures and parking areas shall be setback from adjacent residential properties a minimum of five hundred feet.
 - a. The approval authority may reduce the minimum setback by up to 50%, to no less than 250 feet for all sides if the proposal incorporates a buffer of landscaping and screening as provided for in TCC 20.45 along the length of the applicable property boundary.

Option 4. Standard setback for structures and parking areas abutting public ROW:

- iii. All new structures and parking areas shall be set back from adjacent residential properties a minimum of 500 feet. The approval authority may reduce the minimum setback by up to 50%, to no less than 250 feet for all sides if the proposal incorporates a buffer of landscaping and screening as provided for in TCC 20.45 along the length of the applicable property boundary.
- iv. All new structures and parking areas shall be set back from adjacent public rights-of-way a minimum of 100 feet.

Option 5. No Change - Maintain current setback for proposed regulations for Resorts & Retreats over 100 acres:

- iii. All structures and parking areas shall be setback from adjacent residential properties a minimum of one hundred feet. The one hundred foot setback shall include sight-obscuring plantings.