

**2020-2021 Development Code Docket
Resorts & Retreats Code Amendment
Public Hearing Staff Report**

Date: October 27, 2020

Public Hearing Date: November 4, 2020

Prepared by: Andrew Boughan, Associate Planner

Proponent/Applicant: Thurston County
Community Planning and Economic Development

Proposal Description: Amend Thurston County’s Title 20 Zoning Code to create two (2) subsections and incorporate new standards for resorts and retreats facilities over 100 acres.

Action Requested: Amend Thurston County’s Title 20 Zoning Code (Titles 20.54) to implement standards for resorts & retreats facilities over 100 acres.

Location: Rural Thurston County

Map Changes Text Changes Both Affects Comprehensive Plans/documents
 Affected Jurisdictions: Thurston County

1 TOPIC

2 *Item (#CR-1) on the “2020-21 OFFICIAL DOCKET OF PROPOSED DEVELOPMENT CODE*
3 *AMENDMENTS”* Resorts & Retreats Code Amendment is a citizen request by Cascade Camps
4 and Conference Center which the applicants' state, "this proposal represents an opportunity to
5 establish standards that will enable such facilities to offer the full range of standard services,
6 while also eliminating the nonconforming status of all the resorts and retreat facilities in
7 Thurston County that already exceed the current thresholds." This is a high-priority docket item,
8 as identified by the Board of County Commissioners in April 2020. This amendment would
9 apply to all properties within unincorporated Thurston County zoned as Rural Residential /
10 Resource - One Dwelling Unit Per Five Acres (RRR 1/5). This proposal will not apply to
11 Olympia, Lacey, Tumwater, and Ground Mound urban growth areas.

12
13 This hearing is to consider new code language on Resorts & Retreats in Title 20: Chapter 20.54 –
14 Special Use*.

16 BACKGROUND:

17 Thurston County currently limits the maximum size, lot coverage, and location of resorts and
18 retreat facilities. Resorts and retreat facilities are limited to parcels zoned as RRR 1/5. The use is
19 comprised of two definitions:

- "Resort" means a planned unit development used primarily for outdoor recreation that is usually sited in an area with significant natural amenities. The definition of resort does not mean a master planned resort as defined by RCW 36.70A.360(1).
- "Retreat facility" means a lodge or series of buildings with a primary focus on relaxation, rehabilitation, religion and/or recreation that is usually sited in an area with significant natural amenities.

DEPARTMENT ANALYSIS:

New Proposed Zoning Regulations (TCC 20.54) for Resorts & Retreats. The proposed amendment establishes new zoning regulations within the 20.54 TCC – Special Use* chapter to allow resorts and retreats facilities over 100 acres within the Rural Residential / Resource - One Dwelling Unit Per Five Acres (RRR 1/5) zoning district. Two (2) subsections will be created under 20.54.070(34.3) for resorts and retreats under 100 acres and resorts and retreats over 100 acres. The existing code language under section 20.54.070(34.3) will be renumbered and placed under resorts and retreats under 100 acres. New regulations will be added for resorts and retreats over 100 acres that will include buildable footprint allowances, individual building size limitation, and setback requirements.

CONSISTENCY WITH OTHER REGULATIONS, PLANS, AND POLICIES

Consistency with the Comprehensive Plan

The Comprehensive Plan - Economic Development Chapter's Planning Policies, state:

- Encourage an economy that is diverse, can adapt to changing conditions, and takes advantage of new opportunities.
- Build a vital, diverse and strong local economy, including job opportunities that support community and household resilience, health, and well-being, by: Providing opportunities for a range of business types to succeed.

This amendment will provide the opportunity for resorts and retreats to expand their businesses as conditions change and demand rises, on parcels already developed with these uses.

Within the **Comprehensive Plan Chapter 4—Economic Development**, this goal and policies support ADU development:

***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.*

FINANCIAL IMPACT

No quantifiable financial impacts have been identified at this time.

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2 **AMENDMENTS TO CONSIDER**

3 Staff received direction from the Planning Commission on September 16, 2020 to revise the
4 proposed regulations on Smokehouse (CR-4) code amendments. Staff compiled the requests and
5 provided options to consider At the October 7, 2020 Planning Commission meeting, the
6 Commissioner decided to defer the decision on the amendment until after the public hearing.

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8 **Minimum Setback Options:**

- 9
10 1. Option 1: Revise proposed setback language for Resorts & Retreats over 100
11 acres to read:
- 12 iii. All structures and parking areas shall be setback from adjacent residential
13 properties a minimum of five ~~one~~ hundred feet.
- 14 2. Option 2: Provide setback option based on varying screening techniques for
15 Resorts & Retreats over 100 acres:
- 16 iii. All structures and parking areas shall be setback from adjacent residential
17 properties a minimum of five hundred feet.
 - 18 a. Developments that utilize screening methods to buffer the facilities
19 from the public right-of-way or adjacent residential property may
20 develop up to 250 feet from the property line. Landscaping and
21 screening standards shall comply with Chapter 20.45 –
22 Landscaping and Screening.
- 23 3. Option 3: Maintain proposed regulations for Resorts & Retreats over 100 acres:
- 24 iii. All structures and parking areas shall be setback from adjacent residential
25 properties a minimum of one hundred feet.

26
27 **SUMMARY**

28 The development code amendment updates Chapter 20.54 – Special Use*. The proposed
29 amendment allows commercial resort and retreat owners to develop larger facilities on their
30 property and adapt to growing demand and trends.

31
32 **SEPA**

33 An environmental determination for the proposed code amendment in unincorporated Thurston
34 County is required pursuant to WAC 197-11-704; and, will be completed prior to a public
35 hearing on the amendments before the Board of County Commissioners.

36
37 **PLANNING COMMISSION REVIEW:**

38 The Planning Commission has held two (2) work sessions on September 16, 2020 and October 7,
39 2020 to discuss the addition of new language in Title 20 to allow resorts and retreats facilities over
40 100 acres.

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42 Attachments and other supporting materials for these meetings can be viewed at:
43 <https://www.thurstoncountywa.gov/planning/Pages/pc-meetings.aspx>
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NOTIFICATION

This staff report was posted online and sent to the Community Planning and Economic Development Department Community Planning Division’s webmail subscribers, and interested parties on file with this action. Notification for this public hearing was posted online and published in *the Olympian* and sent to webmail subscribers at least twenty (20) days prior to the scheduled hearing.

PUBLIC COMMENT

Public comment has been collected and compiled and also summarized in Attachment B: Public Comment Matrix.

ATTACHMENTS:

- ATTACHMENT A: Resorts & Retreats Ordinance
- ATTACHMENT B: Public Comment Matrix

Attachment A

COUNTY COMMISSIONERS

John Hutchings

District One

Gary Edwards

District Two

Tye Menser

District Three



COMMUNITY PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

Joshua Cummings, Director

Creating Solutions for Our Future

CR-1 Resorts & Retreats Code Amendment

Thurston County
Planning Commission Draft

November 4, 2020

Development Code Docket # CR-1 - Cascade Resort Request (Chapter 20.54) is a citizen request by Cascade Camps and Conference Center. This document is comprised of one (1) chapter that will be amended to create two (2) subsections and incorporate new standards for resort and retreat facilities over 100 acres into Thurston County's Title 20 Zoning Code.

Chapters: 20.54 – Special Use*

Deleted Text: ~~Strikethrough~~

Staff Comments: *Italics*

Proposed Changes: Underlined

Unaffected Omitted Text: ...

Chapter 20.54 – SPECIAL USE*

20.54.070 – Use-Specific standards.

The following standards apply to specific special uses and are in addition to those established in other sections of this chapter. The zoning districts in which a special use is authorized are identified in Table 1.

...

34.3 Resorts and Retreat Facilities.

a. Resorts and Retreat Facilities under 100 acres in size.

a. ~~i.~~ i. Maximum building coverage shall be six thousand square feet on parcels between five and ten acres. Maximum building coverage shall be twenty thousand square feet on parcels larger than ten acres.

Attachment A

[November 4, 2020] – CR-1 Resorts & Retreats Code Amendment

- ~~b.~~ ii. Maximum building coverage shall be six thousand square feet on parcels between five and ten acres. Maximum building coverage shall be twenty thousand square feet on parcels larger than ten acres.
- ~~e.~~ iii. Maximum building coverage shall be six thousand square feet on parcels between five and ten acres. Maximum building coverage shall be twenty thousand square feet on parcels larger than ten acres.
- ~~d.~~ iv. Maximum building coverage shall be six thousand square feet on parcels between five and ten acres. Maximum building coverage shall be twenty thousand square feet on parcels larger than ten acres.

b. Resorts and Retreat Facilities over 100 acres in size.

- i. One hundred thousand (100,000) square feet of building area is allowed for the first 100 acres of site area. For every 100 acres of additional site area, an additional ten thousand (10,000) square feet of building area is allowed. Maximum building coverage shall be two hundred thousand (200,000) square feet.
- ii. No individual building shall be larger than thirty-five thousand (35,000) square feet.
- iii. All structures and parking areas shall be set back from adjacent residential properties a minimum of five hundred (500) feet. The five hundred (500) foot setback shall include sight-obscuring plantings.
 - (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.

...

Andrew Boughan

From: Christy White <wc6517@scattercreek.com>
Sent: Tuesday, September 15, 2020 9:25 PM
To: Andrew Boughan
Cc: Maya Teeple
Subject: Resorts and Retreat Facilities-Comments for Planning Commission Mtg.9-16-20

Hello,

For the record of the Planning Commission Meeting on 9-16-20.

I request that this 100 ft setback be increased to at least 500ft. A smaller setback is once again turning rural residential zoning into commercial zoning. A setback any less than 500 feet reduces the values of adjacent properties that were purchased with zoning that had restrictions to maintain rural character.

Zoning for a setback of a 100 feet is not responsible to rural residents. If parking is a gravel area then significant dust and exhaust impacts the air quality of adjacent residents nearby. Groundwater can also be impacted by vehicle oil deposits and other contaminants from parked vehicles. I request that the setback be at least 500 feet. A 100 acre parcel can certainly accommodate a setback of 500 feet to preserve rural character.

Thank you, Christy White

Andrew Boughan

From: Christy White <wc6517@scattercreek.com>
Sent: Tuesday, October 6, 2020 2:28 PM
To: Andrew Boughan
Cc: Maya Teeple
Subject: RE: Resorts and Retreat Facilities-Comments for Planning Commission Mtg.9-16-20

Hello Andrew,

For the record for the 10-7-20 Planning Commission Meeting.

Thank you for putting a reasonable, balanced win-win option for the Planning Commission to consider. This is the best option (1) and I believe the only level of setback that gives the owners and neighbors of such properties an appropriate solution. Such a solution can offer opportunity to maintain property values, rural character and mitigate environmental impact.

1. 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.

Thank you,

Christy White

From: Andrew Boughan [mailto:andrew.boughan@co.thurston.wa.us]
Sent: Thursday, September 17, 2020 3:14 PM
To: Christy White
Cc: Maya Teeple
Subject: RE: Resorts and Retreat Facilities-Comments for Planning Commission Mtg.9-16-20

Thank you Christy for reaching out and providing comment. I will provide a copy of this to the PC.

As an FYI, I've been directed by the PC to come up with a few options for them to consider at their next meeting. I will provide them a few different setbacks / screening methods for them to consider. The options will be available when the next memo is published.

Thank you,

Andrew Boughan | Associate Planner
Thurston County Community Planning & Economic Development
Community Planning Division
2000 Lakeridge Dr SW, Bldg 1, Olympia, Washington 98502
Andrew.Boughan@co.thurston.wa.us | www.thurstonplanning.org
Main (360) 786-5505

From: Christy White <wc6517@scattercreek.com>
Sent: Tuesday, September 15, 2020 9:25 PM

Attachment B

Unique ID: 2

To: Andrew Boughan <andrew.boughan@co.thurston.wa.us>

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

Subject: Resorts and Retreat Facilities-Comments for Planning Commission Mtg.9-16-20

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