

**2020-2021 Development Code Docket  
Smokehouse 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 add new development standards for commercial smokehouses. Amend 20.03 TCC to include a new definition for commercial smokehouses.

Action Requested: Amend Thurston County’s Title 20 Zoning Code (Titles 20.54) to implement new development standards for commercial smokehouses.

Location: Rural Thurston County

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

**TOPIC**

*Item (#CR-4) on the “2020-21 OFFICIAL DOCKET OF PROPOSED DEVELOPMENT CODE AMENDMENTS”* Smokehouse Code Amendment is a citizen request by Gary Cooper of Local Planning Solutions to add commercial smokehouses as a special use in rural zoning districts. This is a high-priority docket item, as identified by the Board of County Commissioners in April 2020. This amendment would apply to all properties within unincorporated Thurston County zoned as Rural—One Dwelling Unit Per Twenty Acres (R 1/20), Rural—One Dwelling Unit Per Twenty Acres (R 1/20), Rural Residential / Resource—One Dwelling Unit Per Five Acres (RRR 1/5), Rural Residential—One Dwelling Unit Per Five Acres (RR 1/5), and Urban Reserve—One Dwelling Unit Per Five Acres (UR 1/5). This proposal will not apply to Olympia, Lacey, Tumwater, and Ground Mound urban growth areas.

This hearing is to consider a new definition in Title 20.03: Structure, Interpretations and Definitions and new code language on Smokehouses in Title 20: Chapter 20.54 – Special Use\*.

**BACKGROUND:**

Title 20 does not currently define or permit this use as a special use. Currently, smokehouses can be permitted as home-based businesses, which allow for up to 4,000 square feet of structure and no more than 2 employees who do not reside on the property. At the time of the fire, the Johnson

1 Smokehouse operation was 12,000 square feet, with nearly 20 employees between the smokehouse  
2 and the supporting retail outlet.

3  
4 The proposed amendment would establish development regulations for commercial smokehouses  
5 and allow them as a Special Use within specific zoning districts.

## 6 7 **DEPARTMENT ANALYSIS:**

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9 **New Proposed Zoning Definitions (TCC 20.03) for Commercial Smokehouse.** The proposal  
10 would add “Smokehouse, Commercial” to the 20.03 – Structure, Interpretations and Definitions  
11 chapter of Thurston County code.

12  
13 **New Proposed Zoning Regulations (TCC 20.54) for Commercial Smokehouses.** The proposed  
14 amendment establishes new zoning regulations for commercial smokehouses. The new code  
15 language will be incorporated into the 20.54 – Special Use\* chapter. The proposed amendment  
16 would allow for commercial smokehouses to be permitted in the R 1/20, R 1/10, RRR 1/5, RR 1/5,  
17 and UR 1/5 zoning districts in the rural areas of unincorporated Thurston County. The proposed  
18 smokehouse regulations will include minimum lot sizes, maximum building size, open space,  
19 landscaping requirements, parking requirements, and storage standards. The proposal would also  
20 allow a single-family dwelling as a permitted secondary use.

## 21 22 **CONSISTENCY WITH OTHER REGULATIONS, PLANS, AND POLICIES**

### 23 24 **Consistency with the Comprehensive Plan**

25  
26 The Comprehensive Plan - Economic Development Chapter’s Planning Policies, state:

- 27  
28 • Encourage an economy that is diverse, can adapt to changing conditions, and takes advantage  
29 of new opportunities.
- 30 • Build a vital, diverse and strong local economy, including job opportunities that support  
31 community and household resilience, health, and well-being, by: Providing opportunities for a  
32 range of business types to succeed.

33 This amendment will provide the opportunity for rural economic development by allowing an  
34 existing business to be legally established and continue to provide product and opportunity to  
35 county residents.

36  
37 Within the **Comprehensive Plan Chapter 4—Economic Development**, this goal and policies  
38 support ADU development:

39  
40 ***Goal 1: Support sustainable business and industrial development which (1) strengthens and***  
41 ***diversifies the economic base; (2) creates jobs and economic opportunities for all citizens; and (3)***  
42 ***develops and operates in a manner that maintains a high quality of life and environment.***

## 43 44 **FINANCIAL IMPACT**

45 No quantifiable financial impacts have been identified at this time.

## 46 47 **SUMMARY**

1 The development code amendment updates Chapter 20.03 - Structure, Interpretations and  
 2 Definitions and Chapter 20.54 – Special Use\*. The proposed amendment allows property owners  
 3 to develop commercial smokehouses on their property in areas that have been previously  
 4 prohibited commercial smokehouses.

5  
 6 **AMENDMENTS TO CONSIDER**

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

11  
 12 Zoning Districts options:

- 13  
 14 1. Option 1: Expand commercial smokehouse use into commercial and industrial  
 15 districts as a Special Use Permit (approval authority is hearing examiner).

	USE	R 1/ 2 0	R 1/ 1 0	R R 1/ 5	R R 1 5	U R 1 5	R L 1 2	R L 1 1	R L 2 1	R 3 — 6/ 1	R 4 — 1 6/ 1	L I	R R I	P I	N C	R C C	A C	H C	S L 1	M G S A 2	L T A	N A	L T F	P P	M R	A O D	M E I	
4 0. 5	Smoke house, Comm ercial	X	X	X	X	X						<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>										

- 16  
 17 2. Option 2: Maintain allowable zones for commercial smokehouses to R 1/20, R  
 18 1/10, RRR 1/5, RR 1/5, and UR 1/5 residential zoning districts.

19  
 20 On-site Sales options:

- 21 1. Option 1: Remove on-site sales restriction.  
 22 i. ~~No on-site sales are permitted;~~  
 23 2. Option 2: Maintain proposed regulations limiting on-site sales.  
 24 i. No on-site sales are permitted;

25  
 26 Maximum Employee options:

- 27 1. Option 1: Remove maximum employee count:  
 28 e. ~~Maximum number of employees—sixteen;~~  
 29 2. Option 2: Maintain proposed regulations limiting the number of employees.  
 30 c. Maximum number of employees – sixteen;

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**SEPA**

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

**PLANNING COMMISSION REVIEW:**

The Planning Commission has held two (2) work sessions on September 16, 2020 and October 7, 2020 to discuss the addition of new language in Title 20 establishing commercial smokehouse as a special use with zoning regulations.

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

**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**

No public comment has been received at this time.

**ATTACHMENTS:**

ATTACHMENT A: Smokehouse Ordinance

# 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-4 Smokehouses Code Amendment

Thurston County  
Planning Commission Draft

November 4, 2020

Development Code Docket # CR-4 - Johnson Smokehouse Special Use (Chapter 20.54) is a citizen request by Gary Cooper of Local Planning Solutions to add commercial smokehouses as a special use in rural zoning districts. This document is comprised of two (2) chapters that will incorporate Commercial Smokehouse code language into Thurston County's Title 20 Zoning Code.

Chapters:                   20.03 – Structure, Interpretations and Definitions  
                                  20.54 – Special Use\*

Deleted Text:            ~~Strikethrough~~  
Staff Comments:       *Italics*

Proposed Changes:       Underlined  
Unaffected Omitted Text:   ...

#### Chapter 20.03 – STRUCTURE, INTERPRETATIONS AND DEFINITIONS

...

20.03.040 – Definitions.

...

127.5 Smokehouse, Commercial means a wholesale facility that flavors, browns, cooks, or preserves cured food products by exposing them to smoke from burning or smoldering material, usually wood).

...

#### Chapter 20.54 – SPECIAL USE\*

...

# Attachment A

[November 4, 2020] – CR-4 Smokehouse Code Amendment

20.54.065 – Applications for essential public facilities.

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Table 1

## Special Uses—Distribution in County Zoning Districts

Uses listed below are prohibited unless specifically identified as allowable through special use review, or unless listed as a permitted or primary use within an individual zoning district chapter.

USE	R 1/ 2 0	R 1/ 1 0	R R 1/ 5	R R 1 5	U R 1 5	R L 1 2	R L 1 1	R L 2 1	R 3 — 6/ 1	R 4 — 1 6/ 1	L I	R R I	P I	N C	R C C	A C	H C	S L 1	M G S A 2	L T A	N A	L T F	P P	M R	A O D	M E I	
<u>40.5</u> Smokehouse, Commercial	X	X	X	X	X						X	X	X	X	X	X	X										

...

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.

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### 40.5 Smokehouse, Commercial

- a. Minimum lot size – two acres;
- b. Maximum building size – eight thousand square feet;
- c. Maximum coverage by hard surfaces – eighty-five percent (also see Chapter 20.07);
- d. Open space – fifteen percent;
- e. Landscaping as required by Section 20.45.040;
- f. Parking as required by Section 20.44.030 (1)(f)(i) – warehouse and wholesale;
- g. No off-site signage is permitted;

# Attachment A

[November 4, 2020] – CR-4 Smokehouse Code Amendment

h. No outside storage of equipment or materials shall be permitted unless screened or fenced so as to not be visible from streets and neighboring properties;

i. Permitted secondary uses – single family residential.