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**COMMUNITY PLANNING &  
ECONOMIC DEVELOPMENT DEPARTMENT**

Joshua Cummings, Director

*Creating Solutions for Our Future*

**MEMORANDUM**

**TO:** Thurston County Planning Commission

**FROM:** Ian Lefcourte, Associate Planner  
Maya Teeple, Associate Planner

**DATE:** April 17, 2019

**SUBJECT:** Comprehensive Plan Update – Major Educational Institution Land Use & Zoning Amendment – Research Follow Up (Evergreen State College Land Use Amendment)

As part of the scope of work for the Comprehensive Plan Update, the Thurston County Board of Commissioners approved a review of a requested land use amendment for The Evergreen State College (applicant). The proposed changes to Chapter 2 of the Comprehensive Plan and the Future Land Use Map were introduced to the Planning Commission at a work session on September 5, 2018. This memo provides additional background on the proposal and options for associated code changes to Chapter 20 of the Thurston County Code.

On February 6, 2019, Community Planning and Economic Development Staff presented initial research to the Planning Commission. This included proposed changes to the future land use map, land use description in the comprehensive plan, zoning map, and the creation of a new zoning chapter in the Thurston County Code (and associated TCC changes). Staff provided two options for development standards. The planning commission expressed a preference for a rezone of the entire campus, and the associated code and map changes. The Planning Commission preferred the development standards option with larger setbacks.

However, the Planning Commission expressed concern over the drafted size of minimum lots in that development standards option. The Planning Commission directed CPED staff to research the acreage of existing, regional major educational institutions and determine a larger minimum lot size.

Upon research of regional major educational institutions and consultation with current planning, the design standards were updated to require a minimum lot size of 40 acres for the proposed Major Educational Institution zone.

**Regional Major Educational Institutions:**

*The Evergreen State College:*

Rural Thurston County, 1,000 acres, rural setting.

*Saint Martin's University:*

Lacey, WA, 300 acres, suburban setting.

*South Puget Sound Community College:*

Olympia, WA, 125 acres, suburban setting.

*Centralia College:*

Centralia, WA, 29 acres, suburban setting.

*University of Puget Sound:*

Tacoma, WA, 97 acres, suburban/urban setting.

*Grays Harbor College:*

Aberdeen, WA, 120 acres, suburban/rural setting.

**Decision Points**

- Consider whether the drafted change to the minimum lot size in the proposed design standards are an appropriately large minimum lot size.