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**COMMUNITY PLANNING &  
ECONOMIC DEVELOPMENT DEPARTMENT**

Joshua Cummings, Director

*Creating Solutions for Our Future*

**MEMORANDUM**

**TO:** Thurston County Planning Commission

**FROM:** Shannon Shula, Associate Planner

**DATE:** January 2, 2020

**SUBJECT:** Development Code Docket Amendment A-9 from 2019 Official Docket:  
*Amend the Planned Industrial Park (PI) District to Allow Correctional Facilities  
as a Special Use in the PI District under Title 20, Zoning.*

**Background**

**Request**

The applicant, Washington State Department of Corrections, has requested to amend Title 20, Chapter 20.27 to include prisons/prerelease facilities as a permitted special use in Planned Industrial Park District.

The Board approved review of this item on the Official 2019 Development Code Docket (Amendment Item A-9) and a contract to review the change in 2019.

**Title 20, Chapter 20.27**

The Planned Industrial District zone is located in the Grand Mound Urban Growth Area and currently allows jails and juvenile detention facilities as permitted special uses. However, prisons/prerelease facilities are not permitted. According to TCC 20.03.040 – Definitions:

- "Jail" means a public facility for the incarceration of people under warrant, awaiting trial on felony or misdemeanor charges, convicted but not yet sentenced, or serving a sentence of one year or less. This definition does not include facilities for programs providing alternatives to imprisonment such as prerelease, work release, or probation.
- "Juvenile Detention Facilities" means a public facility or institution exclusively for the incarceration of people under twenty-one years of age awaiting trial or sentencing or serving a court imposed sentence.
- "Prison" means a public facility for the incarceration of people convicted of felony crimes serving a court imposed sentence. This includes minimum security facilities which house inmates with less than three years remaining to serve who meet stringent public

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safety placement criteria established by the Department of Corrections, medium security facilities which have strict security standards including a fenced and patrolled perimeter, and high security facilities which offer the greatest level of security to minimize the potential for escape.

- "Prerelease" means a public facility for the incarceration of people convicted of felony crimes serving a court imposed sentence which prepares inmates for their release or transfer to a work release facility. Inmates of such facilities are under constant supervision.

At the meeting, staff will provide an overview and summary of the proposed change to [Chapter 20.27 - Planned Industrial Park District](#) and [Chapter 20.54 – Special Uses\\*](#).

**Attachments: 20.54 - Special Use\*- Table 1 Summary**

Chapter 20.54 – Special Use\* - Summary Table

USE																										
	RURAL—ONE DWELLING UNIT PER TWENTY ACRES (R 1/20)	RURAL—ONE DWELLING UNIT PER TEN ACRES (R 1/10)	RURAL RESIDENTIAL/RESOURCE—ONE DWELLING UNIT PER FIVE ACRES (RRR 1/5)	RURAL RESIDENTIAL—ONE DWELLING UNIT PER FIVE ACRES (RR 1/5)	URBAN RESERVE—ONE DWELLING UNIT PER FIVE ACRES (UR 1/5)	RESIDENTIAL LAMIRD—ONE DWELLING UNIT PER TWO ACRES (RL 1/2)	RESIDENTIAL LAMIRD—ONE DWELLING UNIT PER ACRE (RL 1/1)	RESIDENTIAL LAMIRD—TWO DWELLING UNITS PER ACRE (RL 2/1)	RESIDENTIAL—THREE TO SIX DWELLING UNITS PER ACRE (R 3—6/1)	RESIDENTIAL—FOUR TO SIXTEEN DWELLING UNITS PER ACRE (R 4—16/1)	LIGHT INDUSTRIAL DISTRICT (LI)	RURAL RESOURCE INDUSTRIAL DISTRICT (RRI)	PLANNED INDUSTRIAL PARK DISTRICT (PI)	NEIGHBORHOOD CONVENIENCE DISTRICT (NC)	RURAL COMMERCIAL CENTER DISTRICT (RCC)	ARTERIAL COMMERCIAL DISTRICT (AC)	HIGHWAY COMMERCIAL DISTRICT (HC)	SUMMIT LAKE (SL)	MCALLISTER GEOLOGICALLY SENSITIVE AREA DISTRICT (MGSA)	LONG-TERM AGRICULTURE DISTRICT (LTA)	NISQUALLY AGRICULTURAL DISTRICT (NA)	LONG-TERM FORESTRY DISTRICT (LTF)	PUBLIC PARKS, TRAILS, AND PRESERVES DISTRICT (PP)	MILITARY RESERVATION DISTRICT (MR)	AGRITOURISM OVERLAY DISTRICT (AOD)	
17.5	Jails*			X	X						X	X		X	X											
18.5	Juvenile detention facilities*			X	X						X	X		X												
27.5	Prison/prerelease*	X	X	X	X							X										X				
29.	Public facilities (not schools)*		X	X	X	X	X	X	X	X	X	X		X					X			X	X	X		
45.	Work release*	X	X	X								X														

**20.03.040 Definitions**

68.5 "Jail" means a public facility for the incarceration of people under warrant, awaiting trial on felony or misdemeanor charges, convicted but not yet sentenced, or serving a sentence of one year or less. This definition does not include facilities for programs providing alternatives to imprisonment such as prerelease, work release, or probation.

71.5 "Juvenile detention facilities" means a public facility or institution exclusively for the incarceration of people under twenty-one years of age awaiting trial or sentencing or serving a court imposed sentence.

106.5 "Prison" means a public facility for the incarceration of people convicted of felony crimes serving a court imposed sentence. This includes minimum security facilities which house inmates with less than three years remaining to serve who meet stringent public safety placement criteria established by the Department of Corrections, medium security facilities which have strict security standards including a fenced and patrolled perimeter, and high security facilities which offer the greatest level of security to minimize the potential for escape.

103.5 "Prerelease" means a public facility for the incarceration of people convicted of felony crimes serving a court imposed sentence which prepares inmates for their release or transfer to a work release facility. Inmates of such facilities are under constant supervision.

107. "Public facilities" means buildings or uses of land whether owned or leased, operated by a public agency for such purposes as providing places for public assembly and recreation, operating services of benefit to the public, or for the administration of public affairs.

146.5 "Work release" means facilities providing work/training release programs as an alternative to imprisonment which are under the supervision of a court or a federal, state or local agency, including electronic house arrest program management.

\* May qualify as an essential public facility; refer to TCC [20.54.065](#)

45.5 "Essential public facilities" means public facilities and privately-owned or operated facilities serving a public purpose that are typically difficult to site. They include but are not limited to: a. State education facilities; state or regional transportation facilities; prisons, jails and other correctional facilities; solid waste handling facilities; airports; and inpatient facilities such as group homes, mental health facilities and substance abuse facilities; sewage treatment facilities; and communication towers and antennas. b. Facilities identified by the State Office of Financial Management as essential public facilities, consistent with RCW 36.70A.200; and c. Facilities identified as essential public facilities in Chapter 20.54 TCC.