

# THURSTON COUNTY COMMUNITY PLANNING

PLANNING COMMISSION – SEPTEMBER 21, 2022



## Grand Mound Subarea Plan

# ALLOWED USES

Land Use and Zoning	Types of Allowed Uses (Not extensive)
Residential 4-16 units per 1 acre (R4-16/1)	Single family, multi-family, mobile home parks, accessory units, neighborhood commercial (convenience stores, farm stands), Green house retail.
Residential 3-6 units per 1 acre (R3-6/1)	Single family, two-family, agriculture, multi-family, mobile home parks, accessory units,
Rural Resource Residential 1 unit per 5 acres (RRR 1/5)	Single family, accessory structures, mobile home parks, home based industry, farm housing, feed lots, agriculture
Planned Industrial Development (PID)	Manufacturing uses, processing and storage uses, wholesale, commercial.
Arterial Commercial (AC)	Commercial, high density residential (R4-16/1), mixed-use, mobile home parks.
Light Industrial (LI)	Processing, fabrication and storage of products, gravel mining and concrete block manufacturing, general manufacturing, slaughterhouses, sawmills, molding plants, petroleum products/processing and storage.
Rural Resource Industrial (RRI)	Recycling processing center, off-site treatment and storage, agriculture retail, commercial services.

# FOLLOW-UP

## Questions on Lot Width Standards

- Minimum Lot Widths for other rural areas
- Lot Types similar to existing R(3-6) and R (4-16)

# RESIDENTIAL ZONING DESIGNATIONS WITHIN OR ADJACENT TO RAINIER, TENINO, YELM AND BUCODA:

## County Zones: RR 1/5, RL 2/1, RL 1/2, RRR 1/5, UR 1/5

- RRR 1/5: No listed minimum lot width
- RR 1/5: No listed minimum lot width
- UR 1/5: No listed minimum lot width
- RL 1/2: No listed minimum lot width
- RL 2/1: Does have listed minimum lot widths, but is not a similar density zone classification

***Bucoda, Rainier, and Yelm do not have listed minimum lot widths for their city-classified residential zones***

***Tenino does have minimum lot widths for their city limits residential zones:***

	Single-Family - Environmentally Sensitive	Single-Family	Single-Family / Duplex	Multi-Family
Minimum Lot Width (ft)	75	50	50	50

## LOT TYPES SIMILAR TO R(3-6/1) AND R (4-16/1)

### **20.13A.030 - Residential LAMIRD—Two Dwelling Units Per Acre (RL 2/1):**

Minimum lot width:

- a. Individual lot or conventional subdivision lot:
  - i. Interior lot—seventy-five feet; and
  - ii. Corner lot—one hundred feet;
- b. Cluster subdivision lot:
  - i. Interior lot—fifty feet;
  - ii. Corner lot—seventy-five feet;
  - iii. Cul-de-sac—thirty-five feet; and
  - iv. Flag lot—twenty feet;
- c. Nonresidential uses:
  - i. Interior lot—seventy-five feet; and
  - ii. Corner lot—one hundred feet;

*(No waterfront type, density much lower than GM zone types)*

### **20.23.030 - McAllister Geologically Sensitive Area District (MGSA):**

Minimum lot width:

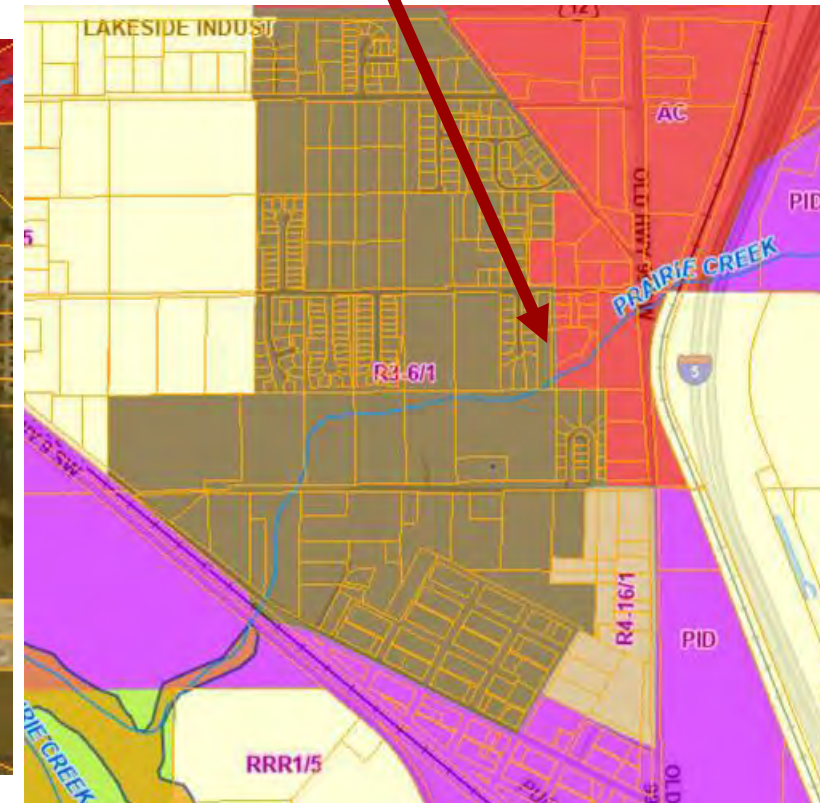
- a. Conventional subdivision lot:
  - i. Interior lot: seventy-five feet on lots of less than five acres, three hundred feet on lots of five acres or more;
  - ii. Corner lot: one hundred feet on lots of less than five acres, three hundred feet on lots of five acres or more;
- b. Cluster subdivision lot:
  - i. Interior lot: fifty feet;
  - ii. Corner lot: seventy-five feet;
- c. Cul-de-sac: thirty-five feet;
- d. Flag lot: twenty feet;

*(No waterfront type, density 1/5- much lower than GM zone types)*

# WATERFRONT LOT TYPE

- The only zoning classification with a waterfront type in TCC Title 20 is the R (3-6/I).
- No other significant waterbodies or mines are found within the R(3-6/I) zone.
- There is no definition in TCC on what makes a lot waterfront.

Prairie Creek Runs through portions of the R (3-6/I) zone.



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## Thurston County Land Use & Zoning Amendments

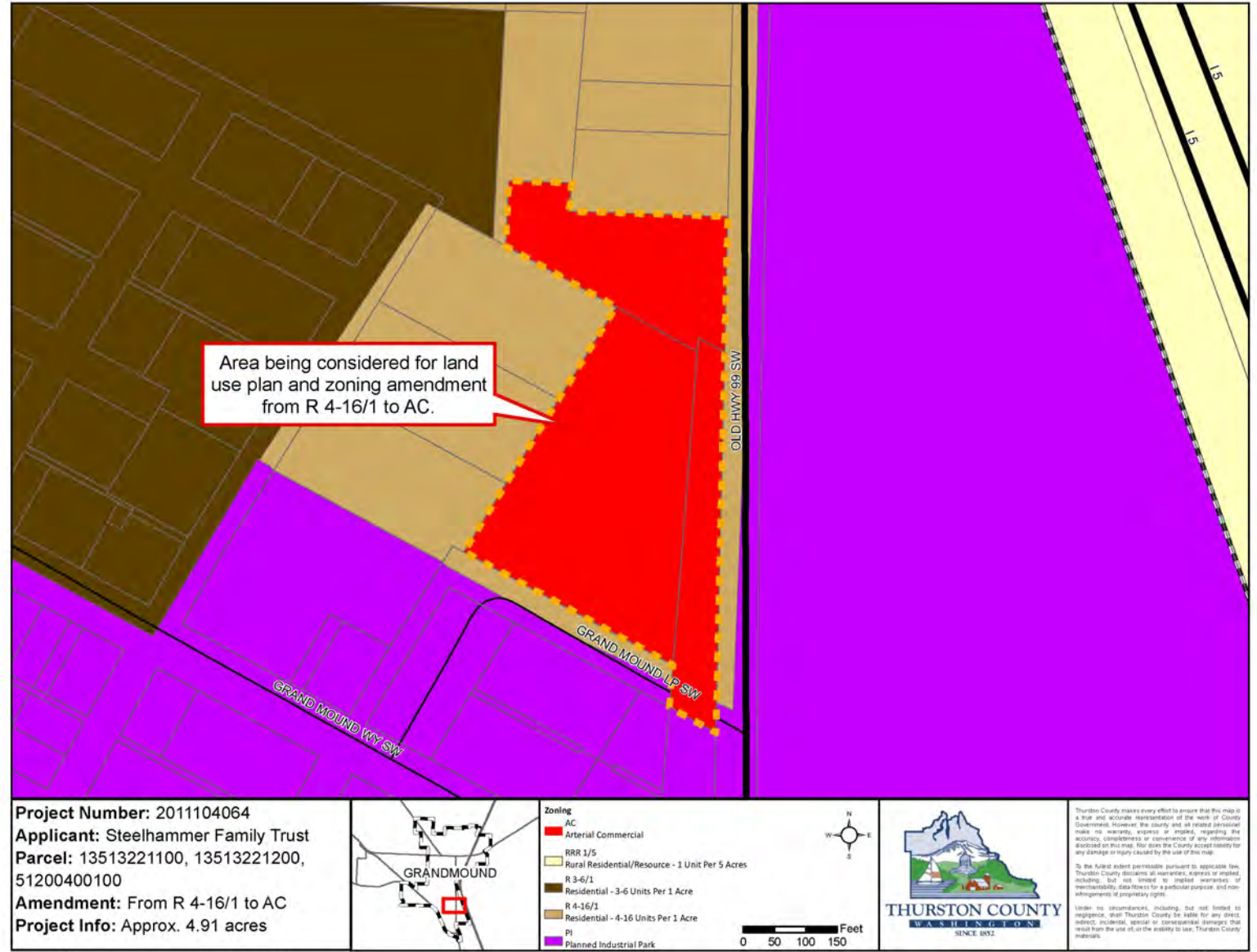
# LAND USE AND REZONING AMENDMENT REQUESTS

- 8 total land use and rezoning proposals
  - 3 request land use change AND expansion of the UGA
  - 5 request only land use changes
- All must be consistent with County-wide Planning Policies, Comp Plan Policies, and State Law
  - Additional policies applicable to UGA expansion



# STEELHAMMER FAMILY TRUST

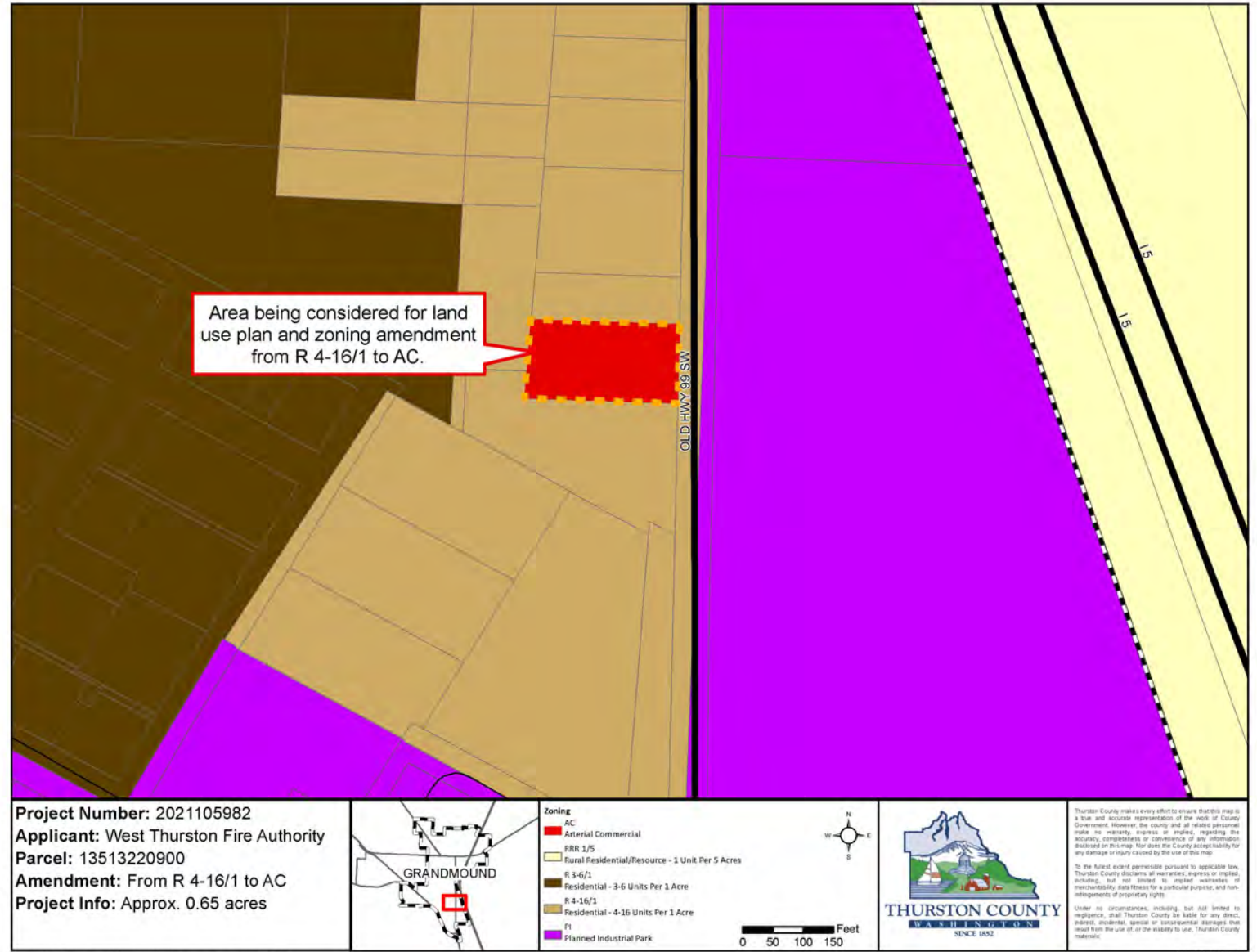
- 3 parcels
- 4.91 total acres
- Current: R4-16/1
- Proposed: Arterial Commercial (AC)
- Proposal removes 19-78 (potential) residential units



Property shown as proposed zone: (AC)

# FIRE DISTRICT #14 – FIRE STATION

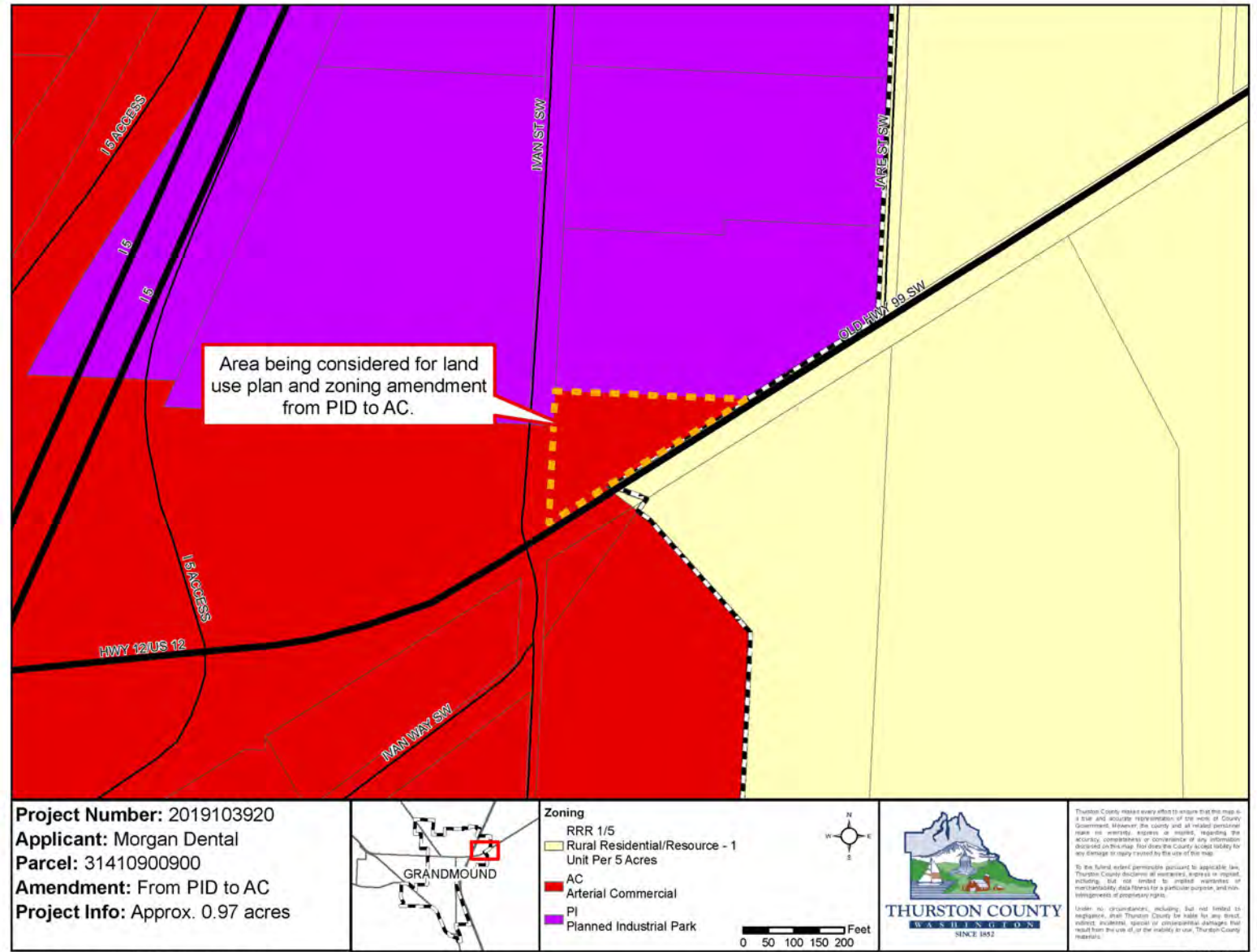
- 1 parcel
- 0.65 acres
- Current: R4-16/1
- Proposed: Arterial Commercial (AC)
- Proposal removes 2-8 (potential) residential units



Property shown as proposed zone: (AC)

# MORGAN

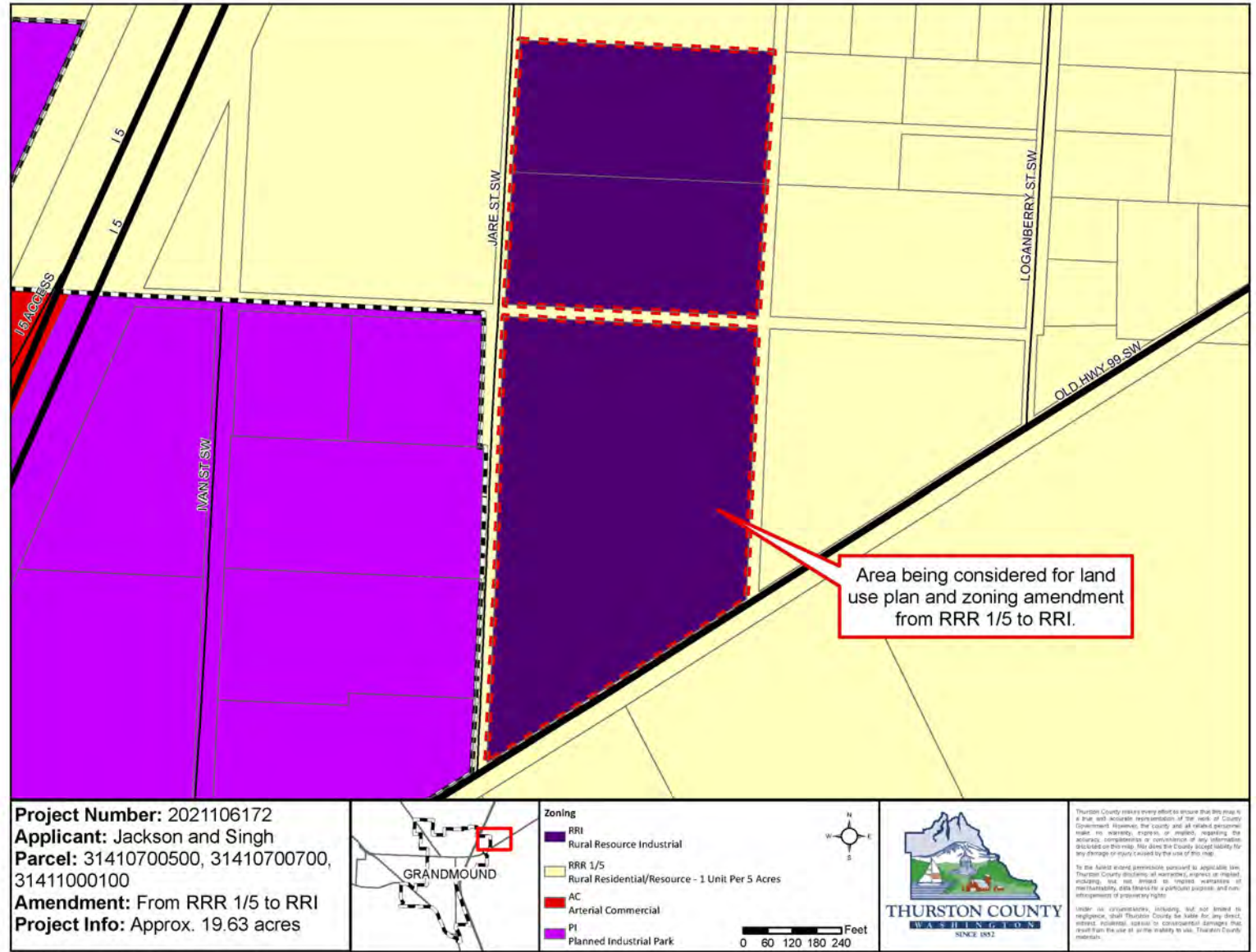
- 1 parcel
- 0.97 acres
- Current: Planned Industrial Park District (PI)
- Proposed: Arterial Commercial (AC)



Property shown as proposed zone: (AC)

# JACKSON & SINGH

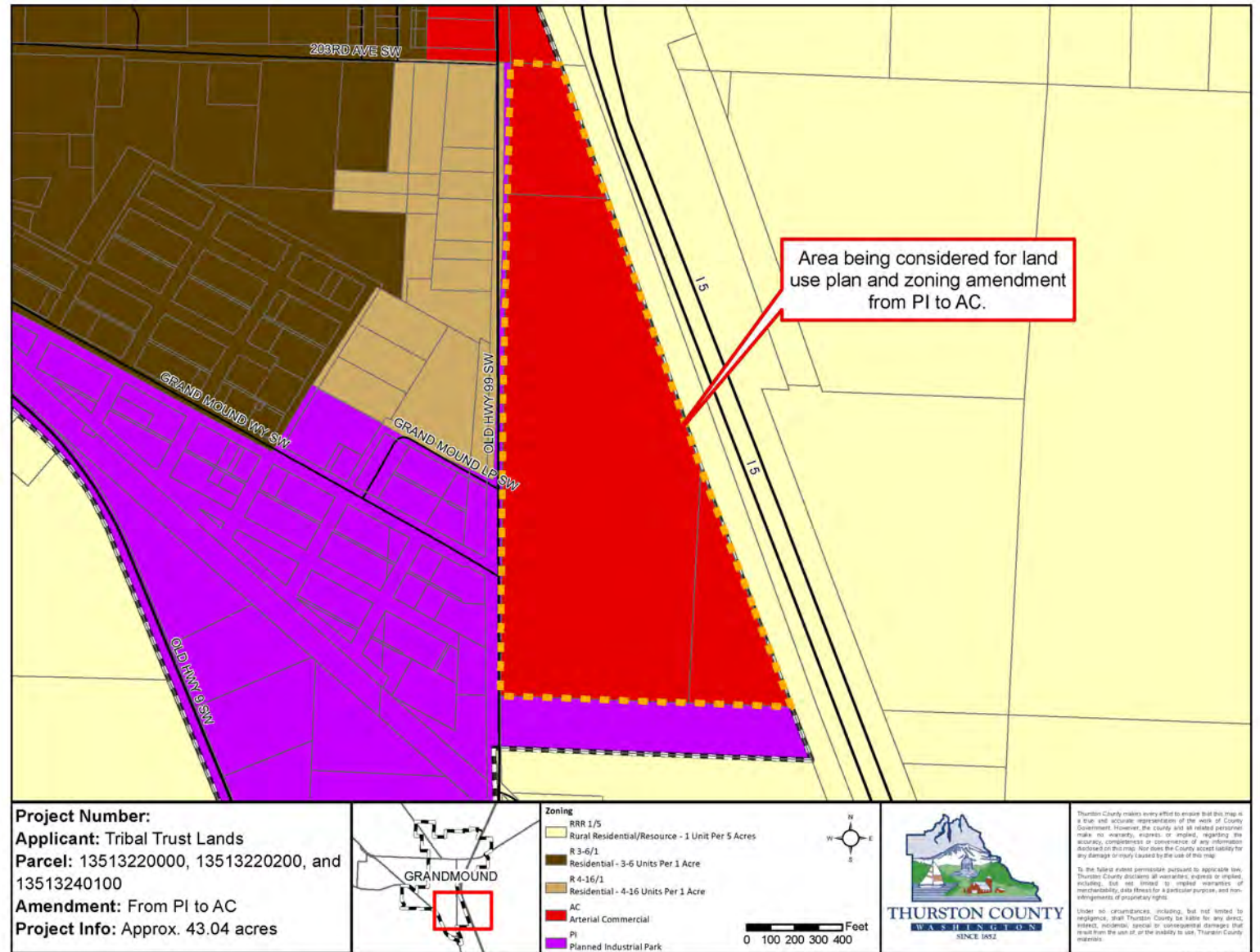
- 3 parcels
- 19.63 acres
- Current: RRR 1/5
- Requested: Rural Resource Industrial (RRI)
- Outside of UGA, but not requesting expansion of UGA
- Proposal removes 4 (potential) rural residential units



Property shown as proposed zone: (RRI)

# OLD HWY 99 COMMERCIAL CORRIDOR

- Tribal Trust Lands
- 3 parcels
- 43.04 acres
- Current: Planned Industrial Development (PI)
- Proposed: Arterial Commercial (AC)



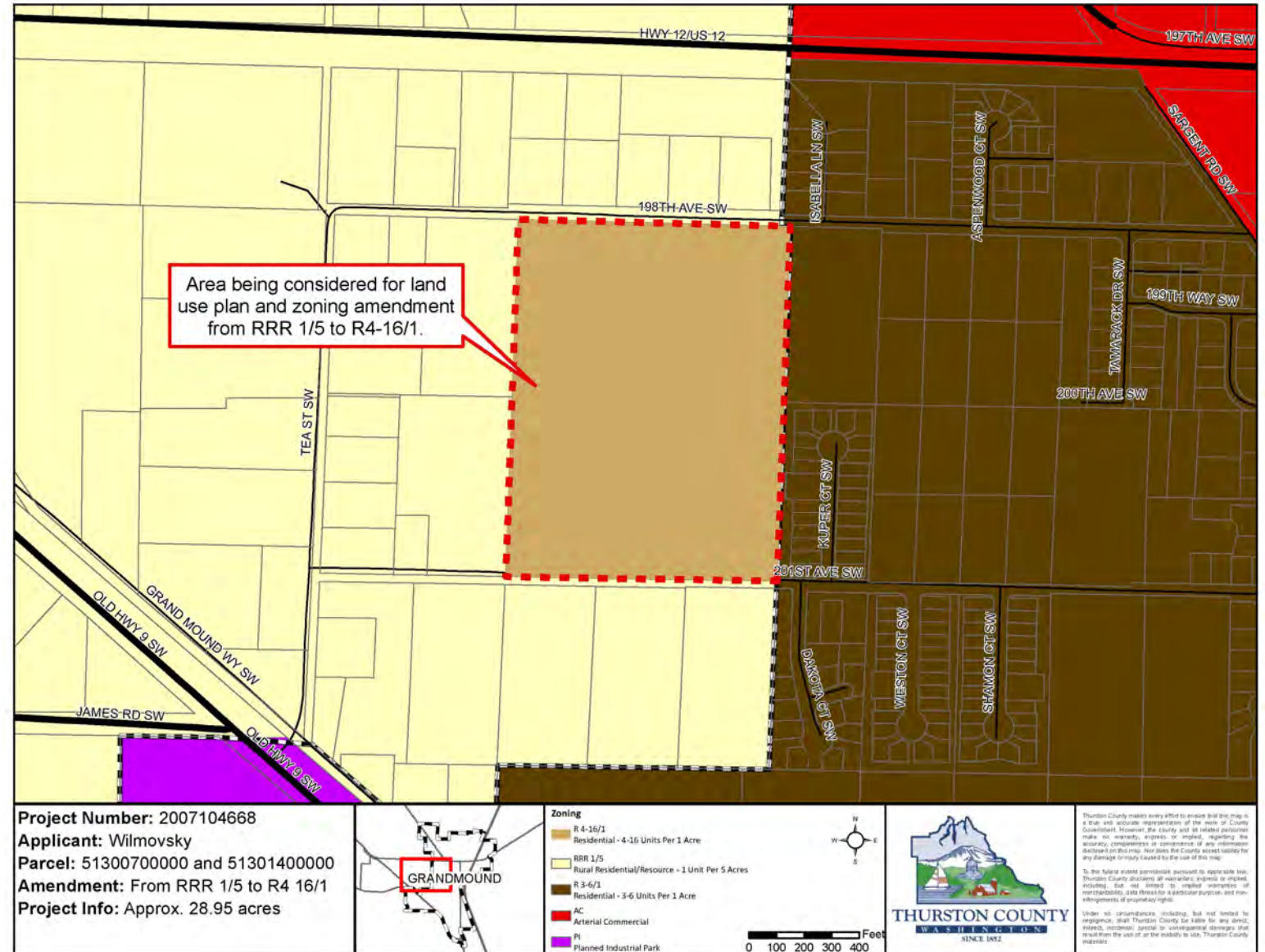
Property shown as proposed zone: (AC)

# EXPANDING URBAN GROWTH AREAS

- RCW 36.70A.110 - Growth Management Act guidance on Urban Growth Areas
- Comp Plan Policies – Chapter 2
- County Wide Planning Policies
  - Area will be served by water, sewer, and transportation in the next 20 years
  - Urbanization is compatible with resource uses and critical areas
  - Must be contiguous to existing UGA
  - Is required to provide land for growth for the next 20 years, OR there is an overriding public benefit beyond the area proposed for inclusion related to protection of public health, safety welfare, and enabling efficient sewer and water service.

# WILMOVSKY

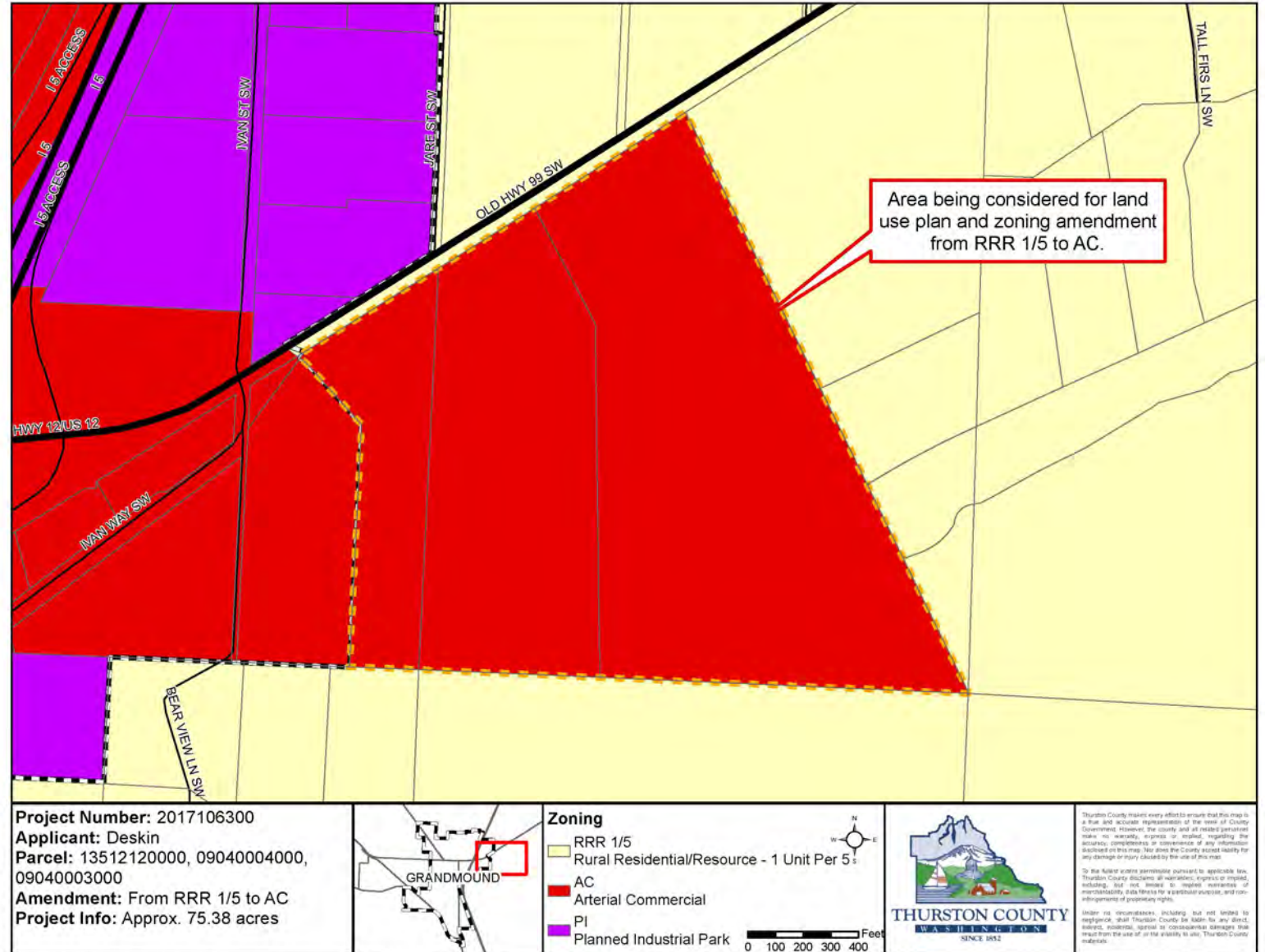
- UGA Expansion
- 2 parcels
- 28.95 acres
- Current: RRR 1/5
- Proposed: R4-16/1
- Proposal adds 116-464 (potential) residential units



Property shown as proposed zone: (R4-16/1)

# DESKIN

- UGA Expansion
- 3 parcels
- 75.38 acres
- Current: RRR 1/5
- Proposed: Arterial Commercial (AC)
- Proposal removes 15 (potential) rural residential units

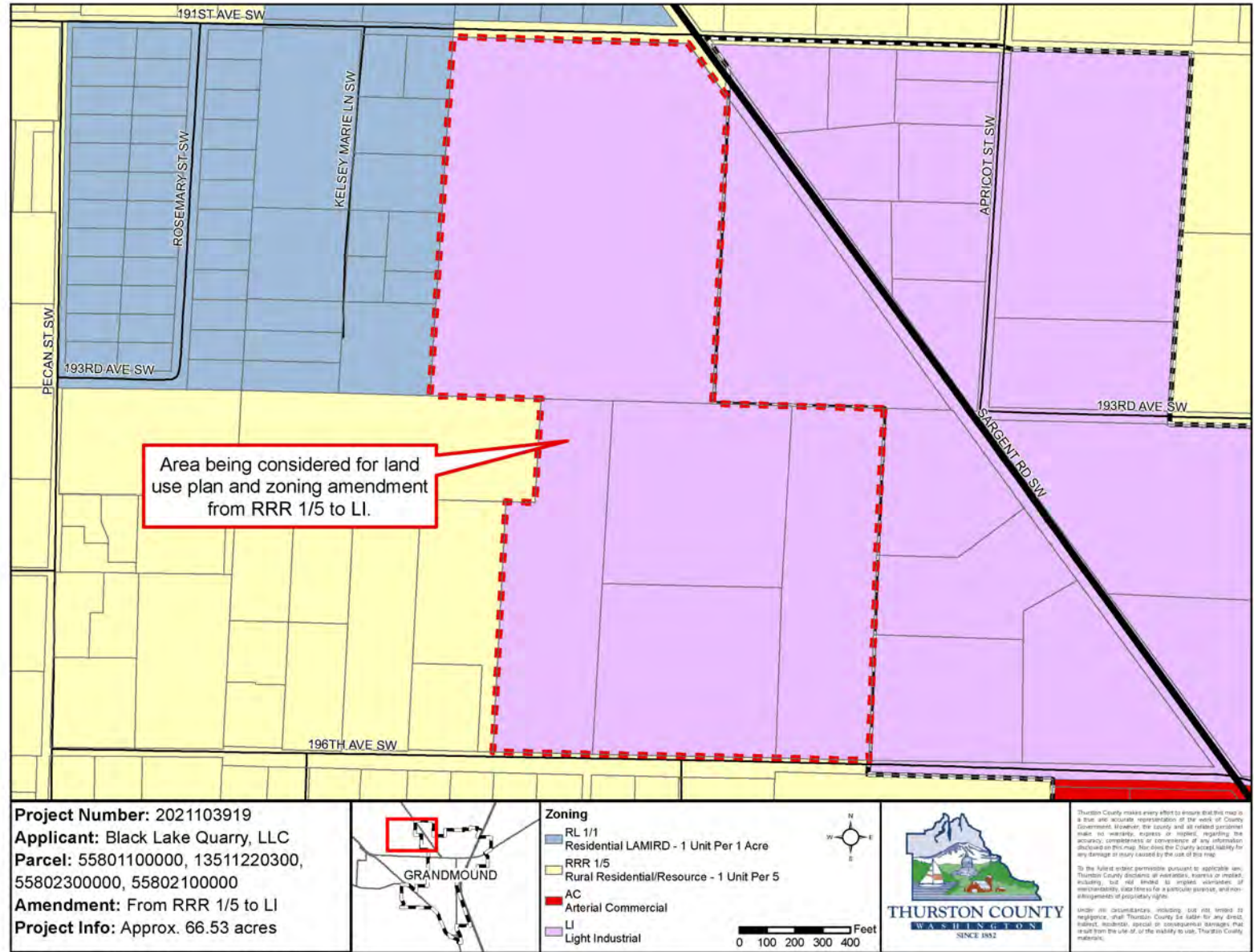


Property shown as proposed zone: (AC)



# BLACK LAKE QUARRY

- UGA Expansion
- 4 parcels
- 66.53 acres
- Current: RRR 1/5
- Proposed: Light Industrial (LI)
- Proposal removes 13 (potential) rural residential units



Property shown as proposed zone: (LI)

## NEXT STEPS

Option: Set Public Hearing October 19th

# QUESTIONS?

## Project Contacts:

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