THURSTON COUNTY
COMPREHENSIVE PLAN UPDATE
PLANNING COMMISSION – APRIL 17, 2019

Chapter 13 – Glossary
Chapter 14 – Appendices
CP-6 – Manufactured Housing
Follow Up: Ch. 8 & Major Educational Institution Land Use Amendment
Chapter 13 – Glossary
Chapter 14 – Appendices
WHAT IS CHANGING IN THE GLOSSARY?

- Formatting for consistency with other Comprehensive Plan chapters
- New Inclusions
  - 6 new definitions
  - Acronyms
WHAT IS CHANGING IN THE APPENDICES?

- Currently 7 appendices, A-G
  - No changes to Appendix G - Capital Improvement Program
  - Appendix E and F – content changes
  - Others with minor changes

- Formatting for consistency with other Comprehensive Plan chapters
### WHAT IS CHANGING IN THE APPENDICES?

<table>
<thead>
<tr>
<th>Appendix</th>
<th>Old Name</th>
<th>Changes?</th>
<th>New Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Thurston County History</td>
<td>Minor grammar</td>
<td></td>
</tr>
<tr>
<td>B</td>
<td>Reserved</td>
<td>No Change</td>
<td></td>
</tr>
<tr>
<td>C</td>
<td>Description of Related Plans, Studies, and Regulations</td>
<td>Minor updates</td>
<td></td>
</tr>
<tr>
<td>D</td>
<td>Plan Amendments</td>
<td>Two amendments &amp; placeholder for this years update</td>
<td></td>
</tr>
<tr>
<td>E</td>
<td>Traffic Forecast</td>
<td>Deleted, changed to “Maps”</td>
<td>Maps</td>
</tr>
<tr>
<td>F</td>
<td>State Transportation Facilities in Thurston County Data Definitions</td>
<td>Deleted, changed to “Reserved”</td>
<td>Reserved</td>
</tr>
<tr>
<td>G</td>
<td></td>
<td>New Appendix “Capital Improvement Program” added in.</td>
<td>Capital Improvement Program, adopted in 2018 under resolution 15691</td>
</tr>
</tbody>
</table>
Formerly Maps 1-48
  - A number of the old maps were not referenced
  - Now down to 25 maps

Retained required maps and some optional maps
  - Some old maps combined and displayed on one map
  - GeoData displays content from some maps
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CP-6 – Manufactured Housing

THURSTON 2040
RCW 36.01.225: A county may not adopt an ordinance that has the effect, directly or indirectly, of discriminating against consumers' choices in the placement or use of a home in such a manner that is not equally applicable to all homes.

*In compliance – No change necessary*
Any County may require that:

(c) The manufactured home comply with all local design standards applicable to all other homes within the neighborhood in which the manufactured home is to be located;

Consideration:
The county UGAs are not consistent with individual city design standards.
The county may require homes be Designated Manufactured Homes (RCW 35.63.160)

- Has at least two fully enclosed parallel sections each of not less than twelve feet wide by thirty-six feet long;
- Has composition or wood shake or shingle, coated metal, or similar roof of nominal 3:12 pitch; and
- Has exterior siding similar in appearance to siding materials commonly used on conventional site-built residences.

Consideration: Inclusion of the RCW definition to require higher standards for manufactured homes.
STAFF RECOMMENDATIONS

No Change to UGA Design Standards
In-depth analysis of code needed
- Fully review code during the Joint Plan Update Process

No Change to County Definition
Changing it would require:
- Creating design standards
- Creating a process to review
- More staff/time spent reviewing standards
- Increased costs for owners
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Ch. 8 Economic Development Follow Up
AGRICULTURE

- More emphasis on the cultural and economic significance of agriculture.
- Added: ~4 pages of narrative and data
  - Policies and programs to aid agriculture and preserve agricultural land
  - Cross Communication with Chapter 9 (Natural Environment) on conservation strategies
  - Tracking changes in agricultural lands
AGRICULTURE - DATA

- United States Department of Agriculture, Census of Agriculture Data
  - Farms by Size
  - Farms by Sales
  - Consistent Source of Data to Track Farms Over Time – Appropriate for Comp Plan

<table>
<thead>
<tr>
<th></th>
<th>2007</th>
<th>2012</th>
<th>% Cng</th>
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</thead>
<tbody>
<tr>
<td>Total Number of Farms</td>
<td>1,288</td>
<td>1,336</td>
<td>+4%</td>
</tr>
<tr>
<td>Total Farm Acres</td>
<td>80,617</td>
<td>76,638</td>
<td>-5%</td>
</tr>
<tr>
<td>Average Acres Per Farm</td>
<td>63</td>
<td>57</td>
<td>-10%</td>
</tr>
<tr>
<td>Number of Farms that are 0 to 9.9 acres</td>
<td>425</td>
<td>590</td>
<td>+39%</td>
</tr>
<tr>
<td>% of Farms that are 0 to 9.9 acres</td>
<td>33%</td>
<td>44%</td>
<td>+33%</td>
</tr>
</tbody>
</table>
OTHER TOPICS

- Warehousing land needed for local agriculture demand and general retail/shipping
  - Added discussion and emphasis on warehousing capacity via TRPC Buildable Lands Report
  - Rise of online retailers, decline of “big box” retailers
- “Economic Viability” of Small Farms
  - Stakeholders recommended no clean way to address this topic at the high-level approach of the comprehensive plan
- Forestry
  - Added discussion in agriculture/natural resource section
- Appropriately scaled Rural Commercial
  - Cleaned language to emphasize the community input process to determine need and scale
Goal 1, Objective A:

Policy 9 - The county should explore fostering partnerships with farms to provide a consistent supply of fresh farm goods to major institutions such as schools, colleges, and hospitals.
Goal 1, Objective D:

Policy 7 - The county should support land use regulations and land use designations that protect industrial and manufacturing sites, especially for agriculture, forestry, fishing and hunting.
Major Educational Institution – Land Use Amendment Follow Up
Land Use Amendment Request

- Request - Change Land Use and Associated Zoning of Evergreen:
  - FROM **Rural Residential/Resource One Unit per Five Acres (RRR 1/5)** TO **Major Educational Institution [new]**
- Four major changes:
  1. Land Use Description in Chapter 2
  2. Amendment to the Future Land Use Map
  3. New Zoning Chapter for Institutional Zone (and associated changes to TCC)
  4. Amendment to the Thurston County Zoning Map

Planning Commissioner Feedback (2/9/2019)

- Preferred Design Standards Option A-2 (larger setbacks):
- Requested larger minimum lot size – **Asked staff to research the size of other major educational institutions**
THE EVERGREEN STATE COLLEGE

- Public College
- Roughly 1,000 acres
  - Just west of Olympia UGA
- Mainly forest
- Campus built mainly in center
PROPOSED ZONING AMENDMENT

MAJOR EDUCATIONAL INSTITUTION

Proposed Land Use Amendment
The Evergreen State College
Amendment: From RRR/5 to Major Educational Institution (Proposed)
Project Info: +/- 999 acres

Area being considered for land use plan amendment.
WHAT WOULD CHANGE?

Codes

- **20.64** – Major Educational Institution [NEW]
- **20.54** – Special Uses
- **20.03** – Structure, Interpretations and Definitions
- **20.37** – Site Plan Review

Results

- New permitted uses won’t require special use permits
  - Classrooms, dormitories, infrastructure, etc.
  - Streamlined permitting
- Other uses will still require special use permits
  - Biomass
  - Increased screening
  - Transitional building height
  - Bigger setbacks
<table>
<thead>
<tr>
<th>REGIONAL MAJOR EDUCATIONAL INSTITUTIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>The Evergreen State College</strong></td>
</tr>
<tr>
<td>Acres</td>
</tr>
<tr>
<td>Setting</td>
</tr>
</tbody>
</table>

![Maps of Grays Harbor College, Saint Martin’s University, and Centralia College](image_url)
## 20.64.040 – DESIGN STANDARDS – SETBACKS

<table>
<thead>
<tr>
<th>Area Type</th>
<th>Min. Lot Area</th>
<th>Min. Lot Width</th>
<th>Front, abutting residential</th>
<th>Side, Interior</th>
<th>Side, Street</th>
<th>Rear</th>
<th>Rear, abutting residential</th>
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</thead>
<tbody>
<tr>
<td>RRR 1/5 [CURRENT]</td>
<td>5 acres (217,800 sf)</td>
<td>-</td>
<td>10 ft. (20 ft. on arterials)</td>
<td>5 ft.</td>
<td>5 ft.</td>
<td>10 ft.</td>
<td>5 ft.</td>
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<tr>
<td>MEI [NEW, Proposed]</td>
<td>40 acres (1,742,400 sf)</td>
<td>200 ft.</td>
<td>10 ft. (20 ft. on arterials)</td>
<td>10 ft.</td>
<td>80 ft.</td>
<td>10 ft.</td>
<td>25 ft. 100 ft.</td>
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<tr>
<td>Light Industrial District</td>
<td>20,000 sf</td>
<td>100 ft.</td>
<td>10 ft. (20 ft. on arterials)</td>
<td>10 ft.</td>
<td>30 ft.</td>
<td>10 ft.</td>
<td>25 ft. 50 ft.</td>
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<tr>
<td>Rural Resource Industrial District</td>
<td>20,000 sf</td>
<td>100 ft.</td>
<td>10 ft. (20 ft. on arterials)</td>
<td>10 ft.</td>
<td>30 ft.</td>
<td>10 ft.</td>
<td>25 ft. 50 ft.</td>
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<tr>
<td>Lacey UGA Open Space / Institution</td>
<td>-</td>
<td>-</td>
<td>25 ft. (35 ft. on arterials)</td>
<td>15 ft.</td>
<td>25 ft.</td>
<td>25 ft.</td>
<td>15 ft. 25 ft.</td>
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<tr>
<td>Planned Industrial Park District</td>
<td>20,000 sf</td>
<td>100 ft.</td>
<td>10 ft. (20 ft. on arterials)</td>
<td>10 ft.</td>
<td>30 ft.</td>
<td>10 ft.</td>
<td>25 ft. 50 ft.</td>
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Scope of Work and Next Steps