

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

THURSTON



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Chapter 13 – Glossary
Chapter 14 – Appendices

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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?

Appendix	Old Name	Changes?	New Name
A	Thurston County History	Minor grammar	
B	Reserved	No Change	
C	Description of Related Plans, Studies, and Regulations	Minor updates	
D	Plan Amendments	Two amendments & placeholder for this years update	
E	Traffic Forecast	Deleted, changed to "Maps"	Maps
F	State Transportation Facilities in Thurston County Data Definitions	Deleted, changed to "Reserved"	Reserved
G		New Appendix "Capital Improvement Program" added in.	Capital Improvement Program, adopted in 2018 under resolution 15691

MAP OVERVIEW (APPENDIX E)

- 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



STATE COMPLIANCE

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

OPTIONAL - DESIGN STANDARDS

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.

OPTIONAL - DEFINITIONS

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

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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



Voluntary Stewardship Program

Thurston County

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

	2007	2012	% Cng
Total Number of Farms	1,288	1,336	+4%
Total Farm Acres	80,617	76,638	-5%
Average Acres Per Farm	63	57	-10%
Number of Farms that are 0 to 9.9 acres	425	590	+39%
% of Farms that are 0 to 9.9 acres	33%	44%	+33%

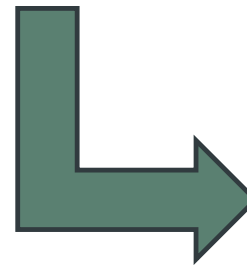
OTHER TOPICS

- 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

NEW POLICY

■ 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.



NEW POLICY

- **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.



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**Major Educational
Institution – Land Use
Amendment Follow Up**

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EVERGREEN BACKGROUND AND RECAP

Land Use Amendment Request

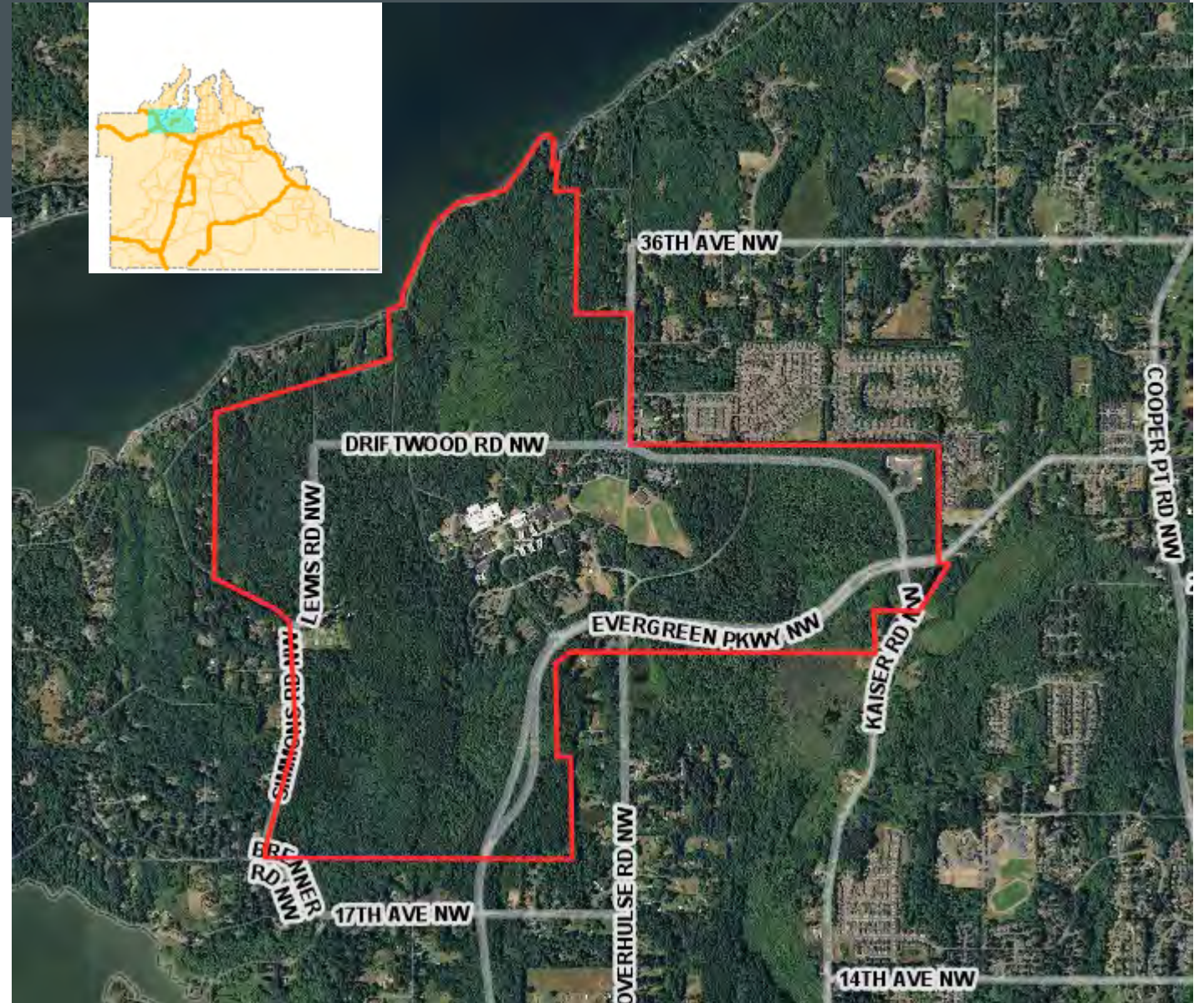
- Request - Change Land Use and Associated Zoning of Evergreen:
 - FROM **Rural Residential/Resource One Unit per Five Acres (RRR 1/5)** TO **Major Educational Institution [new]**
- Four major changes:
 1. Land Use Description in Chapter 2
 2. Amendment to the Future Land Use Map
 3. New Zoning Chapter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

Planning Commissioner Feedback (2/9/2019)

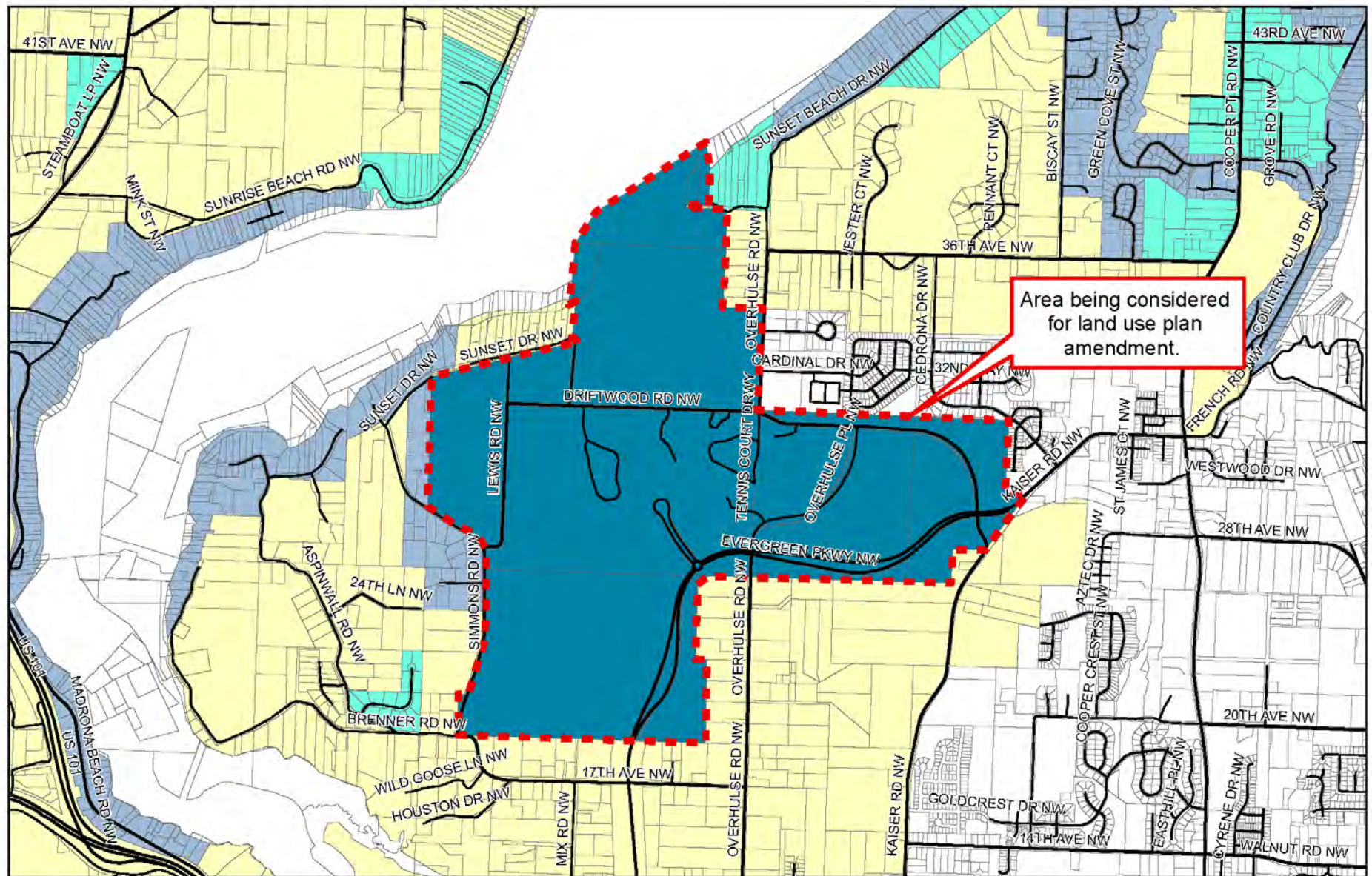
- Preferred Design Standards Option A-2 (larger setbacks):
- Requested larger minimum lot size – **Asked staff to research the size of other major educational institutions**

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

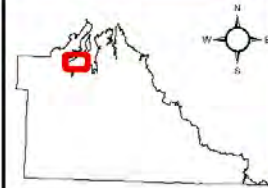


Proposed Land Use Amendment

The Evergreen State College

Amendment: From RRR1/5 to Major Educational Institution (Proposed)

Project Info: +/- 999 acres



- Major Educational Institution (Proposed)
- RL 1/1
- Residential LAMIRD - 1 Unit Per 1 Acre
- RL 1/2
- Residential LAMIRD - 1 Unit Per 2 Acres
- RRR 1/5
- Rural Residential/Resource - 1 Unit Per 5 Acres

0 0.5 Miles



Thurston County makes every effort to ensure that this map is a true and accurate representation of the work of County Government. However, the county and all related personnel make no warranty, express or implied, regarding the accuracy, completeness or correctness of any information shown on this map. Nor does the County accept liability for any damage or injury caused by the use of this map.

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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

REGIONAL MAJOR EDUCATIONAL INSTITUTIONS

	The Evergreen State College	Saint Martin's University	Centralia College	South Puget Sound Community College	University of Puget Sound	Grays Harbor Community College	Average (With Evergreen)	Average (Without Evergreen)
Acres	1,000	300	29	125	97	120	280	135
Setting	Rural	Suburban	Suburban	Suburban	Suburban	Suburban/Rural	-	-



20.64.040 – DESIGN STANDARDS – SETBACKS

	Min. Lot Area	Min. Lot Width	Front	Side, Interior	Side, abutting residential	Side, Street	Rear	Rear, abutting residential
RRR I/5 [CURRENT]	5 acres (217,800 sf)	-	10 ft. (20 ft. on arterials)	5 ft.	5 ft.	10 ft.	5 ft.	5 ft.
MEI [NEW, Proposed]	40 acres (1,742,400 sf)	200 ft.	10 ft. (20 ft. on arterials)	10 ft.	80 ft.	10 ft.	25 ft.	100 ft.
Light Industrial District	20,000 sf	100 ft.	10 ft. (20 ft. on arterials)	10 ft.	30 ft.	10 ft.	25 ft.	50 ft.
Rural Resource Industrial District	20,000 sf	100 ft.	10 ft. (20 ft. on arterials)	10 ft.	30 ft.	10 ft.	25 ft.	50 ft.
Lacey UGA Open Space / Institution	-	-	25 ft. (35 ft. on arterials)	15 ft.	25 ft.	25 ft.	15 ft.	25 ft.
Planned Industrial Park District	20,000 sf	100 ft.	10 ft. (20 ft. on arterials)	10 ft.	30 ft.	10 ft.	25 ft.	50 ft.

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Scope of Work and Next Steps

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Questions?

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Project Updates and Draft Documents

www.Thurston2040.com