

# THURSTON COUNTY AMENDMENTS TO 20.54: SPECIAL USE

PLANNING COMMISSION – SEPTEMBER 16, 2020



Childcare Facilities  
Resorts and Retreats  
Smokehouses

# A-20 CHILDCARE FACILITIES CODE AMENDMENT

- 2020-21 Official Docket of Proposed Development Code Amendments
- Two Existing Childcare Uses in Title 20
  - Day-care Center (Commercial)
  - Family Day Care Provider (Residential)
- Family Day Care Provider (WAC 365-196-865)
  - Counties may not prohibit the use of a residential dwelling as a family day-care provider's home facility in zones that permit single family homes
  - Unless it would create an “incompatible use adjacent to resource lands of long-term commercial significance”, or within specific hazard areas such as crash zones around airports.

# A-20 CHILDCARE FACILITIES CODE AMENDMENT

## Day-care Center (Commercial) Optional

- "Day-care center" means an agency which regularly provides care for a group of children for periods of less than twenty-four hours.
- Proposed Expansion into:
  - Rural Commercial Center (RCC)
  - Arterial Commercial (AC)
  - Highway Commercial (HC)

## Family Day Care Provider (Residential) Mandatory

- "Family day care provider" means a child day care provider who regularly provides child day care for not more than twelve children in the provider's home in the family living quarters.
- Proposed Expansion into:
  - Nisqually Agricultural District (NA)
  - Long-term Agriculture District (LTA)
  - Long-term Forestry District (LTF)

# A-20 CHILDCARE FACILITIES CODE AMENDMENT

## Code Language Suggestions

Day-Care Centers and Nursery Schools [as defined in Section 20.03.040(33)]

- Remove traffic estimates
- Change screening requirement by referencing Title 20.45 Landscaping & Screening for standards
- Change off-street parking requirement for staff and delivery spaces by referencing Title 20.44 Parking and Loading\* for standards

Family day care provider [as defined in Section 20.03.040(46.2)]

- Correct signage requirement reference to Title 20.54.040(5)
- Adjust hours of operation language
- Change references to licensing, noticing, and complaints by referencing application and notice requirements in Chapter 20.60 Violation and Enforcement

# CR-1: RESORTS & RETREATS CODE AMENDMENT

- 2020-21 Official Docket of Proposed Development Code Amendments
- Background
  - Citizen Request from Cascade Camps and Conference Center
- “This proposal represents an opportunity to establish standards that will enable such facilities to offer the full range of standard services, while also eliminating the nonconforming status of all the resorts and retreat facilities in Thurston County that already exceed the current thresholds.”

# CR-1: RESORTS & RETREATS CODE AMENDMENT CONT.

## Resorts and Retreat Facilities.

- Create two new subsections
- “Resorts and Retreat Facilities less than 100 acres in size.”
  - Existing regulations would still apply
- “Resorts and Retreat Facilities over 100 acres in size.”
  - 100,000 sqft of building area for the first 100 acres of parcel. For every 100 acres of parcel area, an additional 10,000 sqft of building area is allowed. Maximum building coverage of 200,000 sqft
  - No building larger than 35,000 sqft
  - Minimum setbacks of 100 ft for structures and parking adjacent to residential properties.

# CR-5: SMOKEHOUSE CODE AMENDMENT

- 2020-21 Official Docket of Proposed Development Code Amendments
- Background
  - Citizen Request from Local Planning Solutions
  - Original Johnson Smokehouse Facility was constructed in 1983 and destroyed by a fire in 2019.
    - Prior to fire, facility was 12,000 sqft and approximately 20 employees
    - Currently being rebuilt under home-based business industry regulation (limits size)
- Title 20 does not permit commercial smokehouses
- Home-based smokehouses are restricted to 4,000 sqft and no more than 2 employees

# CR-5: SMOKEHOUSE CODE AMENDMENT CONT.

## Smokehouse, Commercial (New Definition)

- “wholesale facility that flavors, browns, cooks, or preserves cured food products by exposing them to smoke from burning or smoldering material, usually wood.”
- Permitted as a Special Use:
  - R 1/20 – Rural-One Dwelling Unit Per Twenty Acres
  - R 1/10 – Rural-One Dwelling Unit Per Ten Acres
  - RRR 1/5 – Rural Residential/Resource – One Dwelling Unit Per Five Acres
  - RR 1/5 – Rural Residential – One Dwelling Unit Per Five Acres
  - UR 1/5 – Urban Reserve – One Dwelling Unit Per Five Acres



# CR-5: SMOKEHOUSE CODE AMENDMENT CONT.

- Proposed Standards:
  - Minimum Lot Size: 2 acre
  - Maximum Building Size: 8,000 sqft
  - Number of Employees may not exceed 16
  - Hard Surface Maximum: 85% (also see 20.07 Lot, Yard, Use, and Structure Regulations)
  - Open Space: 15%
  - Landscaping per Title 20.45.040
  - Parking Requirement based on Warehouse and Wholesale Use (1 space per 2,000 sqft)
  - No off-site signage
  - No on-site sales
  - No outside storage unless screened or fenced from adjacent street or property
  - Single family residential permitted as a secondary use

# PUBLIC PARTICIPATION OPPORTUNITY

## Project Pages

Childcare Facilities Code Amendment

<https://www.thurstoncountywa.gov/planning/Pages/devcode-daycare.aspx>

Resorts & Retreats Code Amendment

<https://www.thurstoncountywa.gov/planning/Pages/devcode-resorts.aspx>

Smokehouse Code Amendment

<https://www.thurstoncountywa.gov/planning/Pages/devcode-smokehouse.aspx>

# QUESTIONS?

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