

# THURSTON COUNTY UP CASTLE LAND USE AMENDMENT

PLANNING COMMISSION – AUGUST 18, 2021



Up Castle Land Use & Rezone Amendment

# CP-19: UP CASTLE LAND USE & REZONE AMENDMENT

## Assessor's Open Space Tax Exemption Status

- 5505 222nd Ave SW (28.86± acres) enrolled as current use farm and agriculture
  - Property owners must notify the assessors office within 60 days of changing the land use
  - Properties may incur back taxes, interest and penalties for departure from the program
    - Some exemptions to when back taxes are owed, including actions by the County like zoning changes that would disallow the current use

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## Nationally Significant Farmland (American Farmland Trust, 2016)

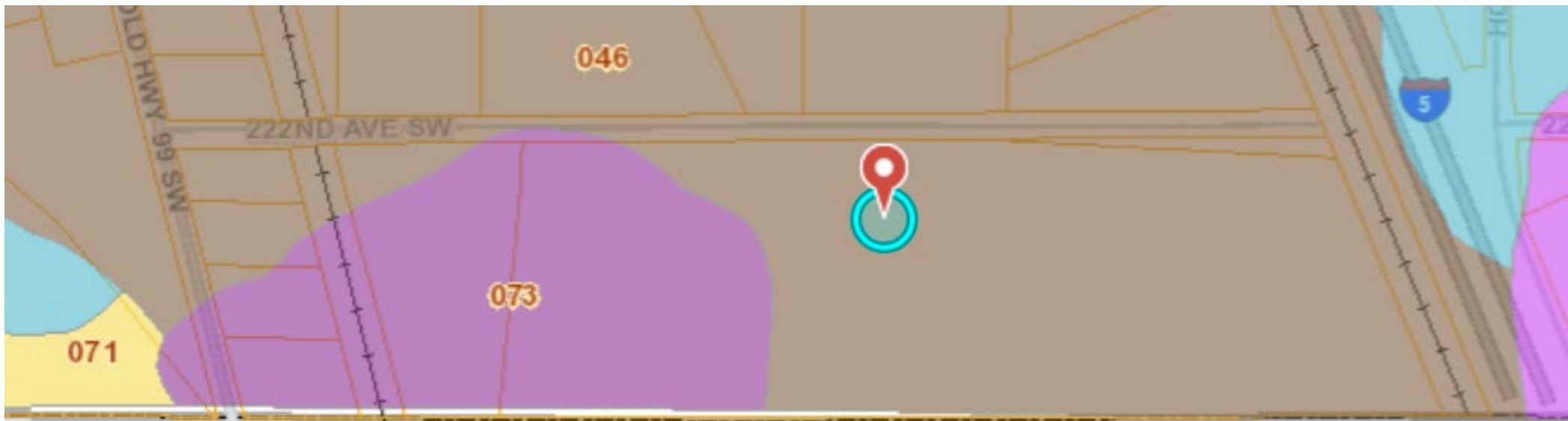
- Nationally Significant farmland is the land best-suited to long-term, intensive crop production within the conterminous United States; and each state's "best land" is approximately the better half of all agricultural land in each state.



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## Prime Soils

- Indianola loamy sand, 0 to 3% slope soil (shown as 046 on map) and Nisqually loamy fine sand 0 to 3 % slopes soil (shown as 073 on map)



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## No Net Loss Policy

Chapter 3 Natural Resource Lands, Goal 1: Preserve agricultural land in order to ensure an adequate land base for long-term farm use. (This applies to all agricultural land, including areas outside of agriculture of long-term commercial significance).

Objective A: Conserve (no net loss) and enhance agricultural lands for long-term farming use.

- No net loss does not mean no loss
- The County has not yet determined a mechanism to measure and track no net loss

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## Comp Plan and State Growth Management Act Standards on Sewer & Water

- Thurston County Comprehensive Plan: (Chapter 7) Policy 3.2g, “Phase extensions of urban services and facilities concurrent with development and prohibit extensions of urban services and facilities, such as sewer and water, beyond urban growth boundaries except to serve existing development in rural areas with public health or water quality problems.”
- Growth Management Act: RCW 36.70A.110(4), “In general, it is not appropriate that urban governmental services be extended to or expanded in rural areas except in those limited circumstances shown to be necessary to protect basic public health and safety and the environment and when such services are financially supportable at rural densities and do not permit urban development.”
- Both policies explicitly prohibit the expansion of urban services into the rural areas unless to protect public health

# PUBLIC PARTICIPATION OPPORTUNITY

## Project Page

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<https://www.thurstoncountywa.gov/planning/Pages/comp-plan-upcastle-rezone.aspx>

Planning Commission Public Hearing

October 6, 2021 at 7 PM

# QUESTIONS?

## Project Contact:

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