

# THURSTON COUNTY AMENDMENTS TO 20.54: SPECIAL USE

PLANNING COMMISSION – NOVEMBER 4, 2020



**Public Hearing:**  
Childcare Facilities

## A-20 CHILDCARE FACILITIES CODE AMENDMENT

- No additional changes were requested with A-20 – Permitted Childcare Centers.

# NOTICING AND PUBLIC PARTICIPATION

- Legal Notice
  - Published October 12, 2020
- Webmailer
  - Sent out October 12, 2020
- Public Comments Received
  - No public comments have been received for Docket Item A-20 (Day-care Facilities)

# THURSTON COUNTY AMENDMENTS TO 20.54: SPECIAL USE

PLANNING COMMISSION – NOVEMBER 4, 2020



**Public Hearing:**  
Smokehouses

# CR-4: SMOKEHOUSE CODE AMENDMENT

- **Option 1:** Expand Commercial Smokehouse use into commercial and industrial districts as a Special Use Permit (approval authority is hearing examiner). Citizen Request from Local Planning Solutions.

USE	R 1/20	R 1/10	RRR 1/5	RR 1/5	UR 1/5	RL 1/2	RL 1/1	RL 2/1	R 3— 6/1	R 4— 16/1	LI	RRI	PI	NC	RCC	AC	HC	SL <sup>1</sup>	MGS A <sup>2</sup>	LTA	NA	LTF	PP	MR	AOD	MEI
4 0 . 5 Smokeho use, Commer cial	X	X	X	X	X						X	X	X	X	X	X	X									

- **Option 2:** Maintain proposed expansion to R 1/20, R 1/10, RRR 1/5, RR 1/5, and UR 1/5 residential zoning districts.

# CR-4: SMOKEHOUSE CODE AMENDMENT

## On-site Sales

- **Option 1**: Remove on-site sales restriction
  - ~~No on-site sales are permitted;~~
- **Option 2**: Maintain proposed regulations limiting on-site sales.
  - No on-site sales are permitted;

## Maximum Employee

- **Option 1**: Remove maximum employee count:
  - ~~Maximum number of employees – sixteen;~~
- **Option 2**: Maintain proposed regulations limiting the number of employees.
  - Maximum number of employees – sixteen;

# NOTICING AND PUBLIC PARTICIPATION

- Legal Notice
  - Published October 12, 2020
- Webmailer
  - Sent out October 12, 2020
- Public Comments Received
  - No public comments have been received for CR-4 (Smokehouse)

# THURSTON COUNTY AMENDMENTS TO 20.54: SPECIAL USE

PLANNING COMMISSION – NOVEMBER 4, 2020



**Public Hearing:**  
Resorts and Retreats



# CR-1: RESORTS & RETREATS CODE AMENDMENT

- **Option 1:** Revise proposed setback language for Resorts & Retreats over 100 acres to read:
  - All structures and parking areas shall be setback from adjacent residential properties a minimum of five ~~one~~ hundred feet.
- **Option 2:** Provide setback option based on varying screening techniques for Resorts & Retreats over 100 acres:
  - All structures and parking areas shall be setback from adjacent residential properties a minimum of five hundred feet.
  - Developments that utilize screening methods to buffer the facilities from the public right-of-way or adjacent residential property may develop up to 250 feet of the property line. Landscaping and screening standards shall comply with Chapter 20.45 – Landscaping and Screening.
- **Option 3:** Maintain proposed regulations for Resorts & Retreats over 100 acres:
  - All structures and parking areas shall be setback from adjacent residential properties a minimum of one hundred feet.

# NOTICING AND PUBLIC PARTICIPATION

- Legal Notice
  - Published October 12, 2020
- Webmailer
  - Sent out October 12, 2020
- Public Comments Received
  - 3 comments have been received for CR-1 (Resorts & Retreats)

# THURSTON COUNTY AMENDMENTS TO 20.54: SPECIAL USE

PLANNING COMMISSION – NOVEMBER 4, 2020



**Work Session and Recommendations:**  
Childcare Facilities  
Resorts and Retreats  
Smokehouses

## A-20 CHILDCARE FACILITIES CODE AMENDMENT

- *Motion to recommend approval:*
  - *Move to recommend approval on “Development Code Docket Item A-20, Permitted Childcare Centers” which amends existing regulations on Day-Care Centers and Family Day Care Providers in the Thurston County Code, Chapter 20.54.*

## CR-4: SMOKEHOUSE CODE AMENDMENT

- *Motion to recommend approval:*
  - *Move to recommend approval on “Development Code Docket item CR-4, Smokehouse Special Use Standards” which amends the Thurston County Code, Chapter 20.03 to incorporate new definitions for Commercial Smokehouse; and amends Chapter 20.54 to incorporate Commercial Smokehouse development regulations.*

# CR-1: RESORTS & RETREATS CODE AMENDMENT

- *Motion to recommend approval:*
  - *Move to recommend approval on “Development Code Docket item CR-1, Resorts and Retreat Facilities”, which amends the Thurston County Code, Chapter 20.54 to create two subsections and incorporate new standards on Resorts and Retreats Facilities over 100 acres.*

# QUESTIONS?

## Project Contact:

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## APPLICANT SUGGESTION

All new structures and parking areas shall be set back from adjacent residential properties and public rights-of-way a minimum of 500 feet. The approval authority may reduce the minimum setback by up to 50%, to no less than 250 feet, if the proposal incorporates a buffer of landscaping and screening as provided for in TCC 20.45.020(3) (screening between incompatible uses) along the length of the applicable property boundary.