Spooner (formerly Toft)
Land Use Plan Amendment & Redesignation

Comprehensive Plan Amendment:
2018-19 Docket (Item 12)

Planning Commission Public Hearing, May 2, 2018

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Community Planning
Community Planning & Economic Development Department
“Spooner” Request

- Amend Map M-15
  Future Land Use, in the Comprehensive Plan

- Associated re-designation of the official zoning map

Location: 8025 Yelm Highway SE

Area being considered for a Land Use Plan Amendment
Aerial photo of surrounding community, Google 2018
What are the three zoning designations?

1. McAllister Geologically Sensitive Area (MGSA): Zoning designation, as well as groundwater sensitive area

2. Neighborhood Convenience (NC): Small commercial use, with Comp Plan guideline “should not exceed one acre”

3. Rural Commercial Center (RCC): Commercial LAMIRD (limited area of more intense development)
What does NC look like in rural Thurston County?

4.23-acres of NC
- Old Hwy 99 & Offut Lake
What does RCC look like in rural Thurston County?

43-acres of RCC
- Lilly Rd & South Bay
History of “Kelly’s Corner”

Existing Use as of July 1, 1990

Kelly’s House, built in 1924
Commercial since 1972
Originally part of adjacent property

Aerial Photo 1996
Kelly’s Kustom Meats, built in 1983

1.2 acres NC
Environmental Considerations

- **Green** = Critical Oak Habitats
- Potential Mazama Pocket Gopher (MPG)
- McAllister Springs Geologically Sensitive Area
Comment Letters

No new comments received

1. Nisqually Indian Tribe (no objection)

2. City of Lacey

3. Washington Department of Fish and Wildlife (WDFW)
**Option 1:** No change

**Option 2:** 5 acres of NC (Spooner)

**Option 3:** 6+ acres to RCC including properties B & C

**Option 4:** 6 acres of RCC, including property B & redesignating property C as MGSA