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**COMMUNITY PLANNING &  
ECONOMIC DEVELOPMENT DEPARTMENT**

Joshua Cummings, Director

*Creating Solutions for Our Future*

**MEMORANDUM**

**TO:** Thurston County Planning Commission

**FROM:** Shannon Shula, Associate Planner  
Maya Teeple, Associate Planner


**DATE:** April 3, 2019

**SUBJECT:** CPA Docket Item 6 – Nisqually Subarea Plan Update  
CPA Docket Item 7 – Grand Mound Subarea Plan Update

The Thurston County Board of County Commissioners originally approved Docket Items 6 & 7 as a part of the 2017/2018 Comprehensive Plan Amendment Official Docket on April 18, 2017. As part of the 2018/19 Official Docket, the board approved updated Docket Items on March 6, 2018 to review and update the Nisqually, Grand Mound and Rochester Subarea Plans. Staff will provide an introduction and update on the Subarea Planning process.

**Background**

**Nisqually Subarea Plan**

The Nisqually subarea is a 9,000-acre subarea generally located in northeast Thurston County. The Nisqually Subarea Plan was adopted in 1992 to address the unique needs of the Nisqually community, and has had minimal updates since. 

Project website: <https://www.thurstoncountywa.gov/planning/Pages/comp-plan-nsq-home.aspx>

**Grand Mound & Rochester Subarea Plan**

Grand Mound and Rochester are communities generally located 15 miles from Olympia in southwest Thurston County. The Rochester subarea is approximately 8,600 acres and is comprised primarily of rural lands for agricultural uses and low-density residential housing. The Rochester Subarea Plan was first established in 1978 and was last updated in 1996. The Grand Mound Urban Growth Area (UGA) was first established by the county in 1995 under the State Growth Management Act as a means to curb urban sprawl. Development is concentrated within the 950-acre UGA with primarily industrial and commercial land use. In 1996, a separate development and zoning plan was adopted for the Grand Mound Subarea.

April 3, 2019  
Nisqually, Grand Mound, and Rochester Subarea Plans

In 2018, the Board approved the Official Docket Item 7, Grand Mound and Rochester Subarea Plan Update as part of the Comprehensive Plan Docket. The following items were approved as part of the update:

1. Review the existing Grand Mound and Rochester Subarea Plans for consistency with current market trends in the planning area as shown in the Ground Mound Development Plan developed for the Confederated Tribes of the Chehalis Reservation. This may involve a revision to the Urban Growth Area for Grand Mound.
2. Review the existing Grand Mound Development Standards for consistency with the recommendations from the Grand Mound Development Plan developed for the Confederated Tribes of the Chehalis Reservation.
3. Revise Ground Mound Subarea Plan and Development Standards.
4. Rezone properties to be consistent with the revised land use plan map and urban growth boundary. *(Staff Note: These include several applicant requests over the past years.)*

Project website: <https://www.thurstoncountywa.gov/planning/Pages/comp-plan-gmr-home.aspx>

### **Subarea Planning Process Update**

The subarea plan updates are currently in progress and are in various stages of development. Public engagement throughout the planning process is essential to ensure the vision and goals set in the subarea plans reflect the community's objectives, as well as the public participation requirements of the Growth Management Act (RCW 36.70A). Several Open House events and community engagement meetings were held in 2018 as part of the public process for all subareas. Tonight's presentation will provide an update on the progress of the subarea planning process.