

Summary of Draft Tumwater/Thurston County Joint Plan Amendments and proposed updates to the Thurston County Code

February 27, 2017

Amendments made to the Joint Plan by City Staff:

1. Revised planning period: 2016-2036 from 2002-2022
2. Updated description of joint planning area including the Urban Growth Boundary. Most notable change is the Eastside UGA annexation, which took in the entire eastern Urban Growth Area.
3. Updated discussion of GMA goals, including references to new Shoreline Master Program, subarea plans, and Economic Development Plan, which have been adopted by the City since the 2004 update.
4. Updated discussion of County-Wide Planning Policies to incorporate recent revisions.
5. Updated goals and policies to address applicable goals and policies of the Sustainable Thurston Plan. Examples include:
 - a. Create vibrant city centers and activity nodes along transit corridors that support active transportation and housing, jobs, and services.
 - b. Create safe and vibrant neighborhoods with places that build community and encourage active transportation.
6. Added a goal and supporting policies that address new State requirements for Low Impact Development.
7. Updated land supply analysis, Tumwater and UGA 20-year population forecasts, buildable land and dwelling unit estimate at buildout.
8. Updated land use designations including the removal of Shoreline Environment as a land use designation. Replaced with Parks/Open Space.
9. Updated Future Land Use maps as needed to reflect annexations etc.
10. Updated subarea chapters to incorporate current information describing existing development patterns and to reflect new boundaries resulting from annexations.
11. Updated Chapter 4 through 8 to reference and incorporate updates to the following elements as applicable to the unincorporated Urban Growth Area:
 - a. Chapter 4: Lands for Public Purposes/Essential Public Facilities

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- b. Chapter 5: Utilities
- c. Chapter 6: Housing
- d. Chapter 7: Parks, Recreation, and Open Space
- e. Chapter 8: Transportation

Recommended changes for Thurston County Code to become consistent with the Tumwater Municipal Code proposed by City Staff to County Staff:

1. Adopt or reference TMC 16.08: Protection of Trees and Vegetation within TCC Title 22.
2. Allows manufactured/modular housing in all single-family residential zones and in mobile home parks.
3. Adopt or reference O2016-022. Preliminary land division approval time periods adjusted to be consistent with changes in state law.
4. Adopt or reference O2016-021. Impact fee expenditure time limits moved from six years to ten years to be consistent with changes in state law.
5. Adopt or reference O2016-010 Plat extensions for Habitat Conservation Plan affected properties.
6. Adopt or reference O2016-013. Applies Tumwater's Design Guidelines and Development Standards for all types of development in the UGA.
7. Adopt or reference O2004-009. Adopts the City's Airport Overlay zone.
8. Adopt or reference O2015-007 Endangered Species Act compliant Floodplain Regulations.
9. Adopt or reference O2014-012. Allow motors vehicle sales as a permitted use in General Commercial, Light Industrial, and Heavy Industrial provided they meet the requirements of TMC 18.42.090.
10. Adopt or reference O2014-008 Off-Street Parking.
11. Adopt or reference O2013-013 Marijuana – locations and definitions, etc.
12. Adopt or reference O2012-007 Liquor sales.

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13. Adopt or reference O2011-006 Drive through use standards. TMC 18.43.075 has been changed to TMC 18.43.020. Queuing area requirements were modified as well.
14. Adopt or reference O2011-014 Homeless Encampments. Extends time in one place from 90 to 180 days.
15. Adopt or reference O2010-029 Urban Agriculture (chickens, bees, goats, fences, etc.)
16. Adopt or reference O2010-015. Electric Vehicle Infrastructure added to most zones as a permitted or accessory use. Definition added also. RCW35A.63.
17. Adopt or reference O2010-005. Adds Townhouses and row houses as a permitted use in the MFH zone district (no longer any MFH in the UGA).
18. Adopt or reference O2010-001 Replacement of existing mobile homes, manufactured homes, and designated homes within mobile and manufactured home parks. The use of recreational vehicles as primary residences.
19. Adopt or reference O2009-001 Exterior Illumination standards
20. Adopt or reference O2008-009. Establishes Manufactured Home Park zone district.
21. Adopt or reference O2008-017 Garage setbacks, medical clinics, auto repair facilities, and crematories.
22. Adopt or reference O2008-016 Motor Vehicle Sales Facilities
23. Adopt or reference O2007-017 Homeless encampments.
24. Adopt or reference O2006-037 Distribution warehouses.
25. Adopt or reference O2006-019. Amends Title 18 *Zoning* to make the age limit for Senior Housing Facilities consistent with federal law (42 USC 3607). The proposal amends the code to allow off premise directional signs as a conditional use in the Airport Related Industrial zoning district. The

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- proposal also amends the off-street parking requirements for schools, medical clinics, fast food establishments, and drive-up stands, such as espresso etc.
26. Adopt or reference O2005-034 Church Zoning. Allows churches to be built on arterials and collectors. Currently churches are only allowed to be built within 300 feet of arterials.
 27. Adopt or reference O2005-011. Amends regulations consistent with the requirements of RCW 35A.21.312 - *Authority to regulate placement or use of homes—Regulation of manufactured homes—Issuance of permits.*
 28. Adopt or reference O2003-005 Wellhead protection ordinance.
 29. Adopt or reference O2003-001. Defines and places in the appropriate zoning districts the following uses: motorsports sales facilities, motorsports facilities (indoor and outdoor), equipment rental and sales facilities, and auto sales areas.
 30. Adopt or reference O2002-013 Secure Community Transition Facilities
 31. Adopt or reference O2002-010 Private Streets and gated communities.
 32. Adopt or reference O2001-012. Establishes and amends definitions and permitted and conditional uses in relation to bed and breakfasts, over height structures, manufactured homes, building heights, professional/personal services, and retail sales.
 33. Adopt or reference O2000-004 Wellhead Protection Standards. [Chapter 16.16] Amends Title 16 Environment to include wellhead protection standards for expansions of existing uses.
 34. Adopt or reference O2000-004 Residential Density Bonus. [Sections 18.08.050, 18.10.050, 18.12.050] Amends the density sections of the single-family residential zoning districts by removing the 25% density bonus for lands that are subject to the wetland protection standards of Tumwater Municipal Code (TMC) Chapter 16.28.
 35. Adopt or reference O2000-004 Residential/Sensitive Resource Zoning District-Accessory Dwelling Units. [Sections 18.08.020, 18.42.010] Amends the

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- Residential/Sensitive Resource chapter (R/SR) to allow accessory dwelling units as permitted uses.
36. Adopt or reference O2000-004 Plat Phasing and Time Extensions. [Sections 17.14.080, 17.14.090] Amends Title 17 Land Divisions to allow large developments to be built in phases. The total time of all the phases is not to exceed eight (8) years. Also amends Title 17 to allow for up to three (3) one-year time extensions for the standard five (5) year non-phased development, provided certain criteria are met.
 37. Adopt or reference O2000-004 Wrecking/Junk Yards. [Table 18.24, Section 18.25.040, Chapter 18.56, Section 18.56.300] Amends the zoning code to allow wrecking/junk yards as conditional uses in the Heavy Industrial zoning district. Current code language could be interpreted as allowing wrecking yards and junk yards as permitted uses in both the Light Industrial (LI) and Heavy Industrial (HI) zoning districts.
 38. Adopt or reference O2000-004 Automobile Sales Areas. [Chapter 18.04, Sections 18.04.034, 18.22.040, 18.24.020, 18.34.020, Chapter 18.56, Section 18.56.310]
 39. Adopt or reference O2000-004. Establishes a definition for automobile sales areas and allows them as permitted uses in the Airport Related Industrial (ARI) and Light Industrial (LI) zoning districts and as conditional uses in the General Commercial (GC) zoning district.
 40. Adopt or reference O2000-004 Recycling Collection Center. [Table 18.24, Section 18.24.020] Adds recycling collection centers to the permitted uses section of the Light Industrial (LI) chapter of the zoning code.
 41. Adopt or reference O2000-004 Sign Standards. [Section 18.44.170] Adds to Section 18.44.170 Exterior Lighting the requirement that all illuminated signs within 300 feet of and visible from residential districts must be turned off at 10 PM or when the business closes, whichever is later. This amendment is the result of a number of complaints by citizens living near commercial areas and businesses.
 42. Adopt or reference O2000-004 Fence Heights. [Section 18.46.030] Allows a fence up to seventy-eight inches (78”) in one of the front yards on a “through lot” provided specific requirements are met. The current zoning code does not

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- allow fences taller than forty-two inches (42”) in a front yard. This proposed amendment came about due to a number of recent situations where houses were built on through lots and the owners wanted a fence taller than 42” in the yard on the backside of the structure.
43. Adopt or reference O2000-004 Senior Housing Facilities. [Sections 18.14.040, 18.18.040, 18.20.030, 18.56.125] Allows senior housing facilities as conditional uses in the Multi Family Medium (MFM) and Neighborhood Commercial (NC) zoning districts and as permitted uses in the Mixed Use (MU) zoning district. They are currently allowed in the Multi Family High density (MFH) zoning district as both a permitted and conditional use depending on their density.
 44. Adopt or reference O2000-004 Residential Density-Administrative Flexibility. [Sections 18.08.050, 18.10.050, 18.12.050, 18.14.050, 18.16.050] Amends the density sections of the residential zoning districts to allow the Development Services Director to authorize a reduction of the minimum density standards for small, oddly shaped, or partially developed lots if the site configuration precludes subdivision at the minimum density. This amendment would provide additional opportunities for urban infill on lots that would otherwise remain undeveloped.
 45. Adopt or reference O2000-004 Stormwater/Open Space Density. [Sections 18.08.050, 18.10.050, 18.12.050, 18.14.050, 18.16.040] Amends the density sections of the residential chapters of the zoning code to clarify that open space/park areas that also include stormwater facilities that are designed for active and/or passive recreational purposes shall not be excluded from density calculations.
 46. Adopt or reference O2000-004 Neighborhood Commercial Design Guidelines. [Sections 18.43.020, 18.43.060] Amends Chapter 18.43 Design Review Guidelines to include Neighborhood Commercial zoning districts.
 47. Adopt or reference O2000-004 Landscaping Requirements. [Section 18.47.020] Broadens the applicability of landscaping standards to include expansions of existing uses. The Development Services Department has reviewed several projects where expansions did not require compliance with the City’s landscaping standards.

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48. Adopt or reference O2000-004 Mini-storage Parking Requirements. [Figure 18.50.070(A)] Amends the current parking requirements for mini-storage facilities to clarify that a minimum of three (3) spaces are required. Current code language could be interpreted as not requiring any parking spaces in certain situations.
49. Adopt or reference O2000-004 Residential Care Facilities-Parking Standards. [Figure 18.50.070(A)] Amends Figure 18.50.070.A to include parking standards for Residential Care Facilities. The current zoning code does not have parking standards for these facilities.
50. Adopt or reference O2000-004 Duplex Definition. [Section 18.04.180] Amends the definition of “duplex” to include only buildings which have two separate dwellings that are completely separated by an unpierced wall or ceiling. This is to prevent houses connected by breezeways or carports from being classified as duplexes.
51. Adopt or reference O2000-004 Entertainment Facilities. [Chapter 18.04, Section 18.04.201] Amends the code to create a definition for entertainment facilities. These facilities are currently allowed as permitted uses in the General Commercial, Mixed Use, and Community Services zoning districts.
52. Adopt or reference O2000-004 Critical Areas/Density Calculation in Residential Districts. [Sections 18.08.050, 18.10.050, 18.12.050, 18.14.050, 18.16.050] Amends the density sections of the residential zoning chapters to clarify that land prohibited from development by Title 16 Environment cannot be used in the density calculation.
53. Adopt or reference O2000-004 Manufactured Homes. [Table 18.08, Section 18.08.020, Section 18.10.020, 18.12.020, 18.14.020] Clarifies that manufactured homes are allowed in all residential districts except Multi Family High density districts (MFH) when sited on individual lots. Also, clarify that mobile home parks are only allowed in Multi Family Medium (MFM) districts.
54. Adopt or reference O2000-004 Setbacks for Multi-story Structures. [Sections 18.14.050, 18.16.050, 18.18.050, 18.19.010, 18.22.050, 18.24.050, 18.25.060] Clarifies the language regarding setbacks for structures over one story when located adjacent to residential zones.

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55. Adopt or reference O2000-004 Wireless Communications Facilities. [Chapter 18.04, Sections 18.04.493, 18.04.642] The definition of “Wireless Communications Facilities was placed incorrectly in the zoning code definitions Chapter. This amendment is to move the definition to the correct place.
56. Adopt or reference O2000-004 Planned Unit Development (PUD) Chapter Language Clarification. [Sections 18.36.010, 18.36.030] Removes reference to Planning Commission (the Hearing Examiner takes care of this aspect of PUDs) and change “planning department” to “Development Services Department.”
57. Adopt or reference O2000-004 Hearing Examiner Decision Timeframe. [Sections 18.56.050, 18.58.050] Corrects the timeframe for notifying applicants of a hearing examiner land use decision. The change will make it consistent with the correct timeframe listed in Section 2.58.140 Notice of Examiners Decision.