

**2022-2023 Comprehensive Plan Docket
Grand Mound Subarea Plan
Post Public Hearing Staff Report**

Date: December 7, 2022

Prepared by: Kaitlynn Nelson, Associate Planner

Proponent/Applicant: Thurston County
Community Planning & Economic
Development; Land Use & Rezone applicants

Proposal Description: Repeal and replace the Grand Mound Subarea Plan; consider 8 site specific land use and rezone requests; and amend the Thurston County Code to include the Grand Mound Design Guidelines and update lot width standards for the R 3-6/1 and R 4-16/1 zoning districts.

Action Requested: Repeal and replace the Grand Mound Subarea Plan; identify sites for land use and rezone changes; and amend TCC 20.15, 20.21A, 20.25, 20.27, 20.28, 20.40, 20.44, 20.45, and 20.36.

Location: Grand Mound Urban Growth Area and Rural Thurston County

Comprehensive Plan Changes: ☐ Map Changes ☐ Text Changes ☒ Both
☒ Development Code Amendments (Title 20, Chapter 20.15, 20.21A, 20.25, 20.27, 20.28, 20.40, 20.44, 20.45, and 20.36 TCC)
☐ Affected Jurisdictions

1 PURPOSE

2 To receive a recommendation from the Planning Commission on the Grand Mound Subarea Plan. Staff
3 ask the Planning Commission to make two recommendations:

- 4 1. Grand Mound Subarea Plan, Thurston County Code amendments, and land use and zoning
5 amendments without UGA changes; and
6 2. Land use and Zoning amendments with UGA changes.

7

8 This memo includes background information, a summary of public comment, overview of changes with a
9 staff summary and reasoning, and options for Planning Commission to consider for a recommendation.

10 BACKGROUND

The Grand Mound Subarea Plan Update is docket item CPA-7a on the 2022-2023 Comprehensive Plan Amendment Docket. It has been officially docketed since 2017. The project is currently prioritized as #1 out of 9 on the Comprehensive Plan Amendment Docket. To date, there have been 4 Open Houses between 2018 and 2020, 4 Planning Commission work sessions, an Open House, and a Public Hearing held for this project.

The Grand Mound Subarea Plan is composed of four main parts:

1. Grand Mound Subarea Plan update;
2. UGA Expansions and Zoning Amendment Requests: 3 site specific properties;
3. Land Use and Zoning Amendment Requests: 5 site specific properties;
4. Updates to Thurston County Code: Grand Mound Design Guidelines and lot width standards within R 3-6/1 and R 4-16/1 zoning districts.

See Attachment A for additional background information.

DEPARTMENT ANALYSIS

Grand Mound Subarea Plan

Staff Summary: Direct changes have not been requested from Planning Commission to the draft Subarea Plan.

Considerations and Changes:

In addition to the main updates (summarized in Attachment A), several general areas have been identified for changes by the Planning Commission and public comment. Staff have updated the draft based on some of these comments:

- Include previous language in the background from the 1996 subarea plan, related to the history, sewer and water systems, and aquifer, specifically.
 - The original background information on the aquifer was moved to the Capital Facilities & Utilities chapter in the first draft. Additional language has been included in the Introduction and a note has been added in the History section to view the Natural Resources chapter or the Capital Facilities & Utilities chapters for more information on the sanitary sewer system, water supply system, and the aquifer. Some additional language has been added on it in those chapters as well.
- Include additional background information on housing and employment.
 - Additional information included in the Economic Development chapter on employment.
- Include additional information on the importance of agricultural uses.
 - Additional information has been included in the Economic Development chapter on local agriculture.
- Include additional information on housing.
 - The County will update housing information (HB 1220 to plan and accommodate for housing affordable to all income levels) in the general County Comprehensive Plan during the Thurston 2045 Comprehensive Plan Periodic Update. Department of Commerce is still developing guidance at this time.

UGA Expansion & Zoning Amendment Requests

There are a total of 8 land use and zoning amendment requests. Of those, 3 request an expansion to the UGA. These include the following proposals:

- Wilmovsky
- Deskin
- Black Lake Quarry

Land use amendments must be consistent with [County-wide Planning Policies](#), which include requirements for expansion of the Urban Growth Area, consistent with the Growth Management Act. The expansion of the UGA must meet County-wide Planning Policy 2.4.

See **Attachment A** for additional Background information on UGA expansions and rezoning requirements, including site specific and application details. See **Attachment E** for the map proposed UGA Expansions and Land Use/Rezoning Requests.

Staff Summary of UGA Expansion Requests: There is not enough evidence to support an expansion of the Urban Growth Area.

Explanation: County-wide Planning Policy 2.4 is not being met. An expansion to Urban Growth Areas must provide that:

“An overriding public interest demonstrating a public benefit beyond the area proposed for inclusion would be served by moving the Urban Growth Boundary related to protecting public health, safety and welfare; enabling more cost-effective, efficient provision of sewer or water; and enabling the locally adopted Comprehensive Plans to more effectively meet the goals of the State Growth Management Act.”

The two examples of previous county UGA expansions include land uses with direct public benefit: a school and a fire station. The 3 proposals being reviewed for a UGA expansion do not have a link to a direct public benefit. Each proposal suggests providing a needed land use. However, the TRPC Buildable Lands Report predicts sufficient land uses for industrial, residential and commercial in the area and therefore does not support those claims. Even when considering the other 5 land use and rezone requests within the Grand Mound Urban Growth Area, there is still sufficient land predicted for the aforementioned uses.

In addition, the [Department of Commerce provides guidance](#) on interpretation of the Growth Management Act laws on the expansion of UGAs. Considerations for expanding the UGA are most often focused on when growth exceeds population projections in these areas. Guidance provides that counties should first consider several alternatives before expanding UGAs, like reviewing whether goals and actions are supporting the types of development needed, or whether certain areas can be rezoned to accommodate higher densities. Guidance does not support expanding the UGA based on an opportunity for development.

See **Attachment B** for Thurston Regional Planning Council’s Land Use Analysis on the land use and rezoning requests (11/23/2022).

Wilmovsky: Requests UGA expansion and rezone from low density residential (RRR 1/5) to medium/high residential (R4-16/1).

Deskin: Requests UGA expansion and rezone from low density residential (RRR 1/5) to commercial (AC).

Black Lake Quarry: Requests UGA expansion and rezone from low density residential (RRR 1/5) to industrial (LI).

Land Use & Zoning Amendment Requests

There are 5 land use and zoning amendment proposals that would not require an expansion to the UGA. These include the following proposals:

- Steelhammer Family Trust
- Fire District #14
- Morgan
- Tribal Trust Lands
- Jackson & Singh

Proposals must be consistent with [County-wide Planning Policies](#). There are several that are particularly applicable;

General Policies

1.1 Balance our needs today with those of future residents, to protect and enhance quality of life and in recognition that each generation is a trustee of the environment for succeeding generations.

1.6 Translate vision to policy and act on adopted local plans and policies. Consider the effects of decisions on achieving this vision, while balancing individual property rights with broader community needs and goals.

1.9 Build and maintain distinct communities, preserving and enhancing the character and unique identities of the existing urban, suburban, and rural communities in a way that protects what matters most, while offering additional opportunities to improve on what can be better.

1.11 Support education, employment, commercial opportunities, cultural, social, and recreational opportunities in appropriate places and at a scale that supports community health and well-being.

1.13 Protect the natural environment while acknowledging the interdependence of a healthy environment and a healthy economy.

Other applicable sections are Promotion of Contiguous and Orderly Development (3), Economic Development and Employment (7), and Environmental Quality (10).

In addition to amendments to Grand Mound Subarea Plan maps, the land use and zoning amendments would also include amendments to the Thurston County Zoning Map and may include amendments to some maps within the general Thurston County Comprehensive Plan , as well as edits to the Grand Mound Subarea Plan's Land Use chapter.

Staff Summary of Land Use & Zoning Amendment Requests: There are positive and negative impacts for each land use and rezone amendment request.

See the applicable [Thurston County Municipal Code](#) for a full list of allowed uses in each zone.

Steelhammer Family Trust: Requests rezone from medium/high density residential ([R4-16/1](#)) to commercial ([AC](#)).

This property is not connected to other Arterial Commercial properties. However, it is adjacent to the Planned Industrial Park District (PI) zone, and many of those properties have been developed as commercial uses. Included in the adjacent PI zone is the Great Wolf Lodge and two other parcels that make up the Tribal Trust Lands amendment. The property to the north (West Thurston Fire Authority) is also applying for a land use amendment to change to Arterial Commercial. These properties are also located along Old Highway 99, like the other Arterial Commercial zoned properties, one grouping located about 1,000 feet north, and another located about 1,630 feet south. All three proposals (Steelhammer,

West Thurston Fire Authority, and Tribal Trust Lands) would combine to create a commercial zone of roughly 49 acres.

The parcels have prairie and pocket gopher soils which may require additional review at time of permitting. This change would remove approximately 19-78 units from possible residential capacity meant to accommodate residential growth for the Grand Mound 20-year population projections. The TRPC Land Use Analysis (Attachment B) does not show the loss of this residential zoning as having a significant impact. The applicant notes that nearby uses are retail and commercial and this change would fit surrounding uses and accommodate growth of commercial facilities.

Fire District #14 – Old Grand Mound Fire Station: Requests rezone from medium/high density residential ([R4-16/1](#)) to commercial ([AC](#)).

This property is not connected to other Arterial Commercial (AC) properties. However, it is adjacent to the Planned Industrial Park District (PI) zone, and many of those properties have been developed as commercial uses. Included in the adjacent PI zone is the Great Wolf Lodge and two other parcels that make up the Tribal Trust Lands amendment. Several parcels to the south are part of the Steelhammer Family request to amend the land use and zoning Arterial Commercial, which matches this request. This property is also located along Old Highway 99, like the other Arterial Commercial zoned properties, one grouping located about 850 feet north, and another located about 2,400 feet south. All three proposals (Steelhammer, West Thurston Fire Authority, and Tribal Trust Lands) would combine to create a commercial zone of roughly 49 acres.

This parcel has prairie and pocket gopher soils which may require additional review at time of permitting. This change would remove approximately 2-8 units from possible residential capacity meant to accommodate residential growth for the Grand Mound 20-year population projections. The TRPC Land Use Analysis (Attachment B) does not show the loss of this residential zoning as having a significant impact. The applicant notes that the area along Old Hwy 99 is a commercial/retail zone with other businesses and that the Tribe plans to continue more commercial and retail development in the area. These current economic conditions and heavy traffic flow render the property less than ideal to operate a fire station.

Morgan: Requests a rezone from industrial park ([PI](#)) to commercial ([AC](#)).

The parcel has prairie and pocket gopher soils which may require additional review at time of permitting. The applicant notes that surrounding areas are Arterial Commercial.

Tribal Trust Lands – Old Hwy 99 Commercial Corridor: The county proposes rezoning this property from industrial park ([PI](#)) to commercial ([AC](#)).

This property is associated with the Great Wolf Lodge, an indoor water park. This proposal is a County initiated request to amend Tribal Trust Lands to be consistent with existing uses on the properties and the Confederated Tribes of the Chehalis Reservation's 10-year Economic Development Plan for Grand Mound.

Surrounding land uses are Arterial Commercial to the north, I-5 directly to the east with low density residential zoning located outside of the UGA on the other side, some Planned Industrial Development located to the south and west, and high density residential located to the west. Included in the adjacent properties to the west zoned as high density residential are additional proposals (Steelhammer & Thurston Fire District) that are also requesting a change to Arterial Commercial.

Jackson & Singh: Requests a rezone from low density residential ([RRR 1/5](#)) to rural industrial ([RRI](#))

In addition to being consistent with the County-wide Planning Policies, properties located outside of the UGA must be consistent with the Comprehensive Plan Objective B, Policy 10, of the Land Use chapter. Objective B, Policy 10, states that:

Rezoning of any parcel with a rural designation to a different designation should only occur when:

- a. Circumstances have substantially changed since the current land use designation/zoning was adopted and the definition, characteristics or locational guidelines for the current district no longer apply;
- b. The rezone would promote the general welfare of the affected community;
- c. The rezone would maintain or enhance environmental quality; or
- d. Thurston County pursues a legislative rezone.

The Rural Resource Industrial (RRI) zone is considered an area where industrial activities and uses that are dependent on agriculture, forest practices, and minerals may be located. It allows a range of industrial uses, including those that involve the processing, fabrication, wholesaling, and storage of products associated with natural resource uses. Additionally, this zone allows for more intensive industrial uses like storage, warehousing, distribution centers, assembly and manufacturing of metal, and more in areas that meet specific locational criteria (within one-half mile of an I-5 interchange, access from a county arterial or collector road or state highway, will not require urban services or facilities; and rail access available to the site).

The proposed zone would be different than all adjacent properties but would create a grouping of roughly 20 acres of RRI. The parcels have prairie and pocket gopher soils which may require additional review at time of permitting. There is also an adjacent parcel that appears to have water features. If there are wetlands, those may have buffers that extend onto this property.

Thurston County Code Changes

Grand Mound Design Standards

This proposal includes replacing the 1998 Grand Mound Development Guidelines with a new Thurston County Code chapter.

Edits to the draft: Based on requested edits from Thurston County Public Works Department to make code consistent with other County requirements.

Lot Widths

This proposal includes updates to lot width standards based on user feedback (Chapters 20.15 and 20.21A). Community Planning staff revised lot widths based on developer feedback, Development Services staff feedback, and public comment from earlier open houses and other studies done in the area. Reduced lot widths are intended to make it easier to develop properties to their full densities within the R 3-6/1 and R 4-16/1 zoning districts.

Planning Commission has not requested changes to the draft lot width code.

OPTIONS FOR CONSIDERATION:

Subarea Plan

Option A: Recommend approval of draft.

1 Considerations

- 2 • Brings plan up to date with other county documents.
3 • Takes into consideration public comment and community vision.
4

5 Option B: No Change.

6 Considerations

- 7 • Does not bring plan up to date with other county documents and policies.
8 • Does not update to include new public comment and community recommendations.
9

10 **Expansion of UGA & Zoning Amendment Requests**
11 (Wilmovsky, Deskin, and Black Lake Quarry)
12

13 Option A: No change.

14 Considerations:

- 15 • Maintains consistency with GMA
16 • Maintains consistency with CWPP
17 • Does not meet the applicant's requests.
18 • Will be reviewed by UGM Committee
19

20 Option B: Recommend approval of amending the UGA

21 Considerations:

- 22 • The SEPA process would require the applicants to consider environmental and traffic
23 impact.
24 • No evidence that changes are consistent with CWPP
25 • No evidence to support changes are consist with GMA
26 • Not consistent with comprehensive plan policies on expansion of UGA
27 • Will be reviewed by UGM Committee
28

29 **Land Use & Zoning Amendment Requests**

30 (Steelhammer Family Trust, Fire District #14, Morgan, Tribal Trust Lands, and Jackson & Singh)
31

32 Option A: Recommend approval of rezone to specific proposals

33 Considerations:

- 34 • Rezone of properties is consistent with Comprehensive Plan policies.
35 • Impact to surrounding community.
36

37 Option B: No change.

38 Considerations:

- 39 • Does not meet the applicant's requests.
40 • No change to surrounding community from current land use.
41

42 **Thurston County Code**

43 Option A: Recommend approval of draft

44 Considerations:

- 45 • Brings standards into development code

Thurston County Planning Commission
December 7, 2022

- Updates language based on comments from other county departments
- Updates based on community vision

Option B: No Change.

Considerations:

- Maintains outdated standards
- Does not take into consideration community and department comments

SEPA:

An environmental determination for the proposed code amendment in unincorporated Thurston County is required pursuant to WAC 197-11-704; and, will be completed prior to a public hearing on the amendments before the Board of County Commissioners.

PUBLIC COMMENT:

By the date of the public hearing on November 16th, over 30 comments had been received. Additional comments were provided by applicants of the site-specific land use and rezoning request; from the community with concerns over the rezone applications and input on the community needs; and from other organizations. This is provided in Attachment F.

ATTACHMENTS

- Attachment A – Background Information
- Attachment B – TRPC Land Use Memo
- Attachment C – Draft Subarea Plan
- Attachment D – Draft Code
- Attachment E - Map of Proposed Zoning & Land Use Amendments

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Staff Summary of Land Use & Zoning Amendment Requests: There are positive and negative impacts for each land use and rezone amendment request.

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Surrounding land uses are Arterial Commercial to the north, I-5 directly to the east with low density residential zoning located outside of the UGA on the other side, some Planned Industrial Development located to the south and west, and high density residential located to the west. Included in the adjacent properties to the west zoned as high density residential are additional proposals (Steelhammer & Thurston Fire District) that are also requesting a change to Arterial Commercial.

Jackson & Singh: Requests a rezone from low density residential ([RRR 1/5](#)) to rural industrial ([RRI](#))

In addition to being consistent with the County-wide Planning Policies, properties located outside of the UGA must be consistent with the Comprehensive Plan Objective B, Policy 10, of the Land Use chapter. Objective B, Policy 10, states that:

Rezoning of any parcel with a rural designation to a different designation should only occur when:

- a. Circumstances have substantially changed since the current land use designation/zoning was adopted and the definition, characteristics or locational guidelines for the current district no longer apply;
- b. The rezone would promote the general welfare of the affected community;
- c. The rezone would maintain or enhance environmental quality; or
- d. Thurston County pursues a legislative rezone.

The Rural Resource Industrial (RRI) zone is considered an area where industrial activities and uses that are dependent on agriculture, forest practices, and minerals may be located. It allows a range of industrial uses, including those that involve the processing, fabrication, wholesaling, and storage of products associated with natural resource uses. Additionally, this zone allows for more intensive industrial uses like storage, warehousing, distribution centers, assembly and manufacturing of metal, and more in areas that meet specific locational criteria (within one-half mile of an I-5 interchange, access from a county arterial or collector road or state highway, will not require urban services or facilities; and rail access available to the site).

The proposed zone would be different than all adjacent properties but would create a grouping of roughly 20 acres of RRI. The parcels have prairie and pocket gopher soils which may require additional review at time of permitting. There is also an adjacent parcel that appears to have water features. If there are wetlands, those may have buffers that extend onto this property.

Thurston County Code Changes

Grand Mound Design Standards

This proposal includes replacing the 1998 Grand Mound Development Guidelines with a new Thurston County Code chapter.

Edits to the draft: Based on requested edits from Thurston County Public Works Department to make code consistent with other County requirements.

Lot Widths

This proposal includes updates to lot width standards based on user feedback (Chapters 20.15 and 20.21A). Community Planning staff revised lot widths based on developer feedback, Development Services staff feedback, and public comment from earlier open houses and other studies done in the area. Reduced lot widths are intended to make it easier to develop properties to their full densities within the R 3-6/1 and R 4-16/1 zoning districts.

Planning Commission has not requested changes to the draft lot width code.

OPTIONS FOR CONSIDERATION:

Subarea Plan

Option A: Recommend approval of draft.

1 Considerations

- 2 • Brings plan up to date with other county documents.
3 • Takes into consideration public comment and community vision.
4

5 Option B: No Change.

6 Considerations

- 7 • Does not bring plan up to date with other county documents and policies.
8 • Does not update to include new public comment and community recommendations.
9

10 **Expansion of UGA & Zoning Amendment Requests**
11 (Wilmovsky, Deskin, and Black Lake Quarry)
12

13 Option A: No change.

14 Considerations:

- 15 • Maintains consistency with GMA
16 • Maintains consistency with CWPP
17 • Does not meet the applicant's requests.
18 • Will be reviewed by UGM Committee
19

20 Option B: Recommend approval of amending the UGA

21 Considerations:

- 22 • The SEPA process would require the applicants to consider environmental and traffic
23 impact.
24 • No evidence that changes are consistent with CWPP
25 • No evidence to support changes are consist with GMA
26 • Not consistent with comprehensive plan policies on expansion of UGA
27 • Will be reviewed by UGM Committee
28

29 **Land Use & Zoning Amendment Requests**

30 (Steelhammer Family Trust, Fire District #14, Morgan, Tribal Trust Lands, and Jackson & Singh)
31

32 Option A: Recommend approval of rezone to specific proposals

33 Considerations:

- 34 • Rezone of properties is consistent with Comprehensive Plan policies.
35 • Impact to surrounding community.
36

37 Option B: No change.

38 Considerations:

- 39 • Does not meet the applicant's requests.
40 • No change to surrounding community from current land use.
41

42 **Thurston County Code**

43 Option A: Recommend approval of draft

44 Considerations:

- 45 • Brings standards into development code

- Updates language based on comments from other county departments
- Updates based on community vision

Option B: No Change.

Considerations:

- Maintains outdated standards
- Does not take into consideration community and department comments

SEPA:

An environmental determination for the proposed code amendment in unincorporated Thurston County is required pursuant to WAC 197-11-704; and, will be completed prior to a public hearing on the amendments before the Board of County Commissioners.

PUBLIC COMMENT:

By the date of the public hearing on November 16th, over 30 comments had been received. Additional comments were provided by applicants of the site-specific land use and rezoning request; from the community with concerns over the rezone applications and input on the community needs; and from other organizations. This is provided in Attachment F.

ATTACHMENTS

- Attachment A – Background Information
- Attachment B – TRPC Land Use Memo
- Attachment C – Draft Subarea Plan
- Attachment D – Draft Code
- Attachment E - Map of Proposed Zoning & Land Use Amendments

The Grand Mound Subarea Plan Update is docket item CPA-7a on the 2022-2023 Comprehensive Plan Amendment Docket. It has been officially docketed since 2017. The project is currently prioritized as #1 out of 9 on the Comprehensive Plan Amendment Docket. To date, there have been 4 Open Houses between 2018 and 2020, 4 Planning Commission work sessions, an Open House, and a Public Hearing held for this project.

The Grand Mound Subarea Plan is composed of four main parts:

1. Grand Mound Subarea Plan update;
2. UGA Expansions and Zoning Amendment Requests: 3 site specific properties;
3. Land Use and Zoning Amendment Requests: 5 site specific properties;
4. Updates to Thurston County Code: Grand Mound Design Guidelines and lot width standards within R 3-6/1 and R 4-16/1 zoning districts.

See Attachment A for additional background information.

DEPARTMENT ANALYSIS

Grand Mound Subarea Plan

Staff Summary: Direct changes have not been requested from Planning Commission to the draft Subarea Plan.

Considerations and Changes:

In addition to the main updates (summarized in Attachment A), several general areas have been identified for changes by the Planning Commission and public comment. Staff have updated the draft based on some of these comments:

- Include previous language in the background from the 1996 subarea plan, related to the history, sewer and water systems, and aquifer, specifically.
 - The original background information on the aquifer was moved to the Capital Facilities & Utilities chapter in the first draft. Additional language has been included in the Introduction and a note has been added in the History section to view the Natural Resources chapter or the Capital Facilities & Utilities chapters for more information on the sanitary sewer system, water supply system, and the aquifer. Some additional language has been added on it in those chapters as well.
- Include additional background information on housing and employment.
 - Additional information included in the Economic Development chapter on employment.
- Include additional information on the importance of agricultural uses.
 - Additional information has been included in the Economic Development chapter on local agriculture.
- Include additional information on housing.
 - The County will update housing information (HB 1220 to plan and accommodate for housing affordable to all income levels) in the general County Comprehensive Plan during the Thurston 2045 Comprehensive Plan Periodic Update. Department of Commerce is still developing guidance at this time.

UGA Expansion & Zoning Amendment Requests

There are a total of 8 land use and zoning amendment requests. Of those, 3 request an expansion to the UGA. These include the following proposals:

- Wilmovsky
- Deskin
- Black Lake Quarry

Land use amendments must be consistent with [County-wide Planning Policies](#), which include requirements for expansion of the Urban Growth Area, consistent with the Growth Management Act. The expansion of the UGA must meet County-wide Planning Policy 2.4.

See **Attachment A** for additional Background information on UGA expansions and rezoning requirements, including site specific and application details. See **Attachment E** for the map proposed UGA Expansions and Land Use/Rezoning Requests.

Staff Summary of UGA Expansion Requests: There is not enough evidence to support an expansion of the Urban Growth Area.

Explanation: County-wide Planning Policy 2.4 is not being met. An expansion to Urban Growth Areas must provide that:

“An overriding public interest demonstrating a public benefit beyond the area proposed for inclusion would be served by moving the Urban Growth Boundary related to protecting public health, safety and welfare; enabling more cost-effective, efficient provision of sewer or water; and enabling the locally adopted Comprehensive Plans to more effectively meet the goals of the State Growth Management Act.”

The two examples of previous county UGA expansions include land uses with direct public benefit: a school and a fire station. The 3 proposals being reviewed for a UGA expansion do not have a link to a direct public benefit. Each proposal suggests providing a needed land use. However, the TRPC Buildable Lands Report predicts sufficient land uses for industrial, residential and commercial in the area and therefore does not support those claims. Even when considering the other 5 land use and rezone requests within the Grand Mound Urban Growth Area, there is still sufficient land predicted for the aforementioned uses.

In addition, the [Department of Commerce provides guidance](#) on interpretation of the Growth Management Act laws on the expansion of UGAs. Considerations for expanding the UGA are most often focused on when growth exceeds population projections in these areas. Guidance provides that counties should first consider several alternatives before expanding UGAs, like reviewing whether goals and actions are supporting the types of development needed, or whether certain areas can be rezoned to accommodate higher densities. Guidance does not support expanding the UGA based on an opportunity for development.

See **Attachment B** for Thurston Regional Planning Council’s Land Use Analysis on the land use and rezoning requests (11/23/2022).

Wilmovsky: Requests UGA expansion and rezone from low density residential (RRR 1/5) to medium/high residential (R4-16/1).

Deskin: Requests UGA expansion and rezone from low density residential (RRR 1/5) to commercial (AC).

Black Lake Quarry: Requests UGA expansion and rezone from low density residential (RRR 1/5) to industrial (LI).

Land Use & Zoning Amendment Requests

There are 5 land use and zoning amendment proposals that would not require an expansion to the UGA. These include the following proposals:

- Steelhammer Family Trust
- Fire District #14
- Morgan
- Tribal Trust Lands
- Jackson & Singh

Proposals must be consistent with [County-wide Planning Policies](#). There are several that are particularly applicable;

General Policies

1.1 Balance our needs today with those of future residents, to protect and enhance quality of life and in recognition that each generation is a trustee of the environment for succeeding generations.

1.6 Translate vision to policy and act on adopted local plans and policies. Consider the effects of decisions on achieving this vision, while balancing individual property rights with broader community needs and goals.

1.9 Build and maintain distinct communities, preserving and enhancing the character and unique identities of the existing urban, suburban, and rural communities in a way that protects what matters most, while offering additional opportunities to improve on what can be better.

1.11 Support education, employment, commercial opportunities, cultural, social, and recreational opportunities in appropriate places and at a scale that supports community health and well-being.

1.13 Protect the natural environment while acknowledging the interdependence of a healthy environment and a healthy economy.

Other applicable sections are Promotion of Contiguous and Orderly Development (3), Economic Development and Employment (7), and Environmental Quality (10).

In addition to amendments to Grand Mound Subarea Plan maps, the land use and zoning amendments would also include amendments to the Thurston County Zoning Map and may include amendments to some maps within the general Thurston County Comprehensive Plan , as well as edits to the Grand Mound Subarea Plan's Land Use chapter.

Staff Summary of Land Use & Zoning Amendment Requests: There are positive and negative impacts for each land use and rezone amendment request.

See the applicable [Thurston County Municipal Code](#) for a full list of allowed uses in each zone.

Steelhammer Family Trust: Requests rezone from medium/high density residential ([R4-16/1](#)) to commercial ([AC](#)).

This property is not connected to other Arterial Commercial properties. However, it is adjacent to the Planned Industrial Park District (PI) zone, and many of those properties have been developed as commercial uses. Included in the adjacent PI zone is the Great Wolf Lodge and two other parcels that make up the Tribal Trust Lands amendment. The property to the north (West Thurston Fire Authority) is also applying for a land use amendment to change to Arterial Commercial. These properties are also located along Old Highway 99, like the other Arterial Commercial zoned properties, one grouping located about 1,000 feet north, and another located about 1,630 feet south. All three proposals (Steelhammer,

West Thurston Fire Authority, and Tribal Trust Lands) would combine to create a commercial zone of roughly 49 acres.

The parcels have prairie and pocket gopher soils which may require additional review at time of permitting. This change would remove approximately 19-78 units from possible residential capacity meant to accommodate residential growth for the Grand Mound 20-year population projections. The TRPC Land Use Analysis (Attachment B) does not show the loss of this residential zoning as having a significant impact. The applicant notes that nearby uses are retail and commercial and this change would fit surrounding uses and accommodate growth of commercial facilities.

Fire District #14 – Old Grand Mound Fire Station: Requests rezone from medium/high density residential ([R4-16/1](#)) to commercial ([AC](#)).

This property is not connected to other Arterial Commercial (AC) properties. However, it is adjacent to the Planned Industrial Park District (PI) zone, and many of those properties have been developed as commercial uses. Included in the adjacent PI zone is the Great Wolf Lodge and two other parcels that make up the Tribal Trust Lands amendment. Several parcels to the south are part of the Steelhammer Family request to amend the land use and zoning Arterial Commercial, which matches this request. This property is also located along Old Highway 99, like the other Arterial Commercial zoned properties, one grouping located about 850 feet north, and another located about 2,400 feet south. All three proposals (Steelhammer, West Thurston Fire Authority, and Tribal Trust Lands) would combine to create a commercial zone of roughly 49 acres.

This parcel has prairie and pocket gopher soils which may require additional review at time of permitting. This change would remove approximately 2-8 units from possible residential capacity meant to accommodate residential growth for the Grand Mound 20-year population projections. The TRPC Land Use Analysis (Attachment B) does not show the loss of this residential zoning as having a significant impact. The applicant notes that the area along Old Hwy 99 is a commercial/retail zone with other businesses and that the Tribe plans to continue more commercial and retail development in the area. These current economic conditions and heavy traffic flow render the property less than ideal to operate a fire station.

Morgan: Requests a rezone from industrial park ([PI](#)) to commercial ([AC](#)).

The parcel has prairie and pocket gopher soils which may require additional review at time of permitting. The applicant notes that surrounding areas are Arterial Commercial.

Tribal Trust Lands – Old Hwy 99 Commercial Corridor: The county proposes rezoning this property from industrial park ([PI](#)) to commercial ([AC](#)).

This property is associated with the Great Wolf Lodge, an indoor water park. This proposal is a County initiated request to amend Tribal Trust Lands to be consistent with existing uses on the properties and the Confederated Tribes of the Chehalis Reservation's 10-year Economic Development Plan for Grand Mound.

Surrounding land uses are Arterial Commercial to the north, I-5 directly to the east with low density residential zoning located outside of the UGA on the other side, some Planned Industrial Development located to the south and west, and high density residential located to the west. Included in the adjacent properties to the west zoned as high density residential are additional proposals (Steelhammer & Thurston Fire District) that are also requesting a change to Arterial Commercial.

Jackson & Singh: Requests a rezone from low density residential ([RRR 1/5](#)) to rural industrial ([RRI](#))

In addition to being consistent with the County-wide Planning Policies, properties located outside of the UGA must be consistent with the Comprehensive Plan Objective B, Policy 10, of the Land Use chapter. Objective B, Policy 10, states that:

Rezoning of any parcel with a rural designation to a different designation should only occur when:

- a. Circumstances have substantially changed since the current land use designation/zoning was adopted and the definition, characteristics or locational guidelines for the current district no longer apply;
- b. The rezone would promote the general welfare of the affected community;
- c. The rezone would maintain or enhance environmental quality; or
- d. Thurston County pursues a legislative rezone.

The Rural Resource Industrial (RRI) zone is considered an area where industrial activities and uses that are dependent on agriculture, forest practices, and minerals may be located. It allows a range of industrial uses, including those that involve the processing, fabrication, wholesaling, and storage of products associated with natural resource uses. Additionally, this zone allows for more intensive industrial uses like storage, warehousing, distribution centers, assembly and manufacturing of metal, and more in areas that meet specific locational criteria (within one-half mile of an I-5 interchange, access from a county arterial or collector road or state highway, will not require urban services or facilities; and rail access available to the site).

The proposed zone would be different than all adjacent properties but would create a grouping of roughly 20 acres of RRI. The parcels have prairie and pocket gopher soils which may require additional review at time of permitting. There is also an adjacent parcel that appears to have water features. If there are wetlands, those may have buffers that extend onto this property.

Thurston County Code Changes

Grand Mound Design Standards

This proposal includes replacing the 1998 Grand Mound Development Guidelines with a new Thurston County Code chapter.

Edits to the draft: Based on requested edits from Thurston County Public Works Department to make code consistent with other County requirements.

Lot Widths

This proposal includes updates to lot width standards based on user feedback (Chapters 20.15 and 20.21A). Community Planning staff revised lot widths based on developer feedback, Development Services staff feedback, and public comment from earlier open houses and other studies done in the area. Reduced lot widths are intended to make it easier to develop properties to their full densities within the R 3-6/1 and R 4-16/1 zoning districts.

Planning Commission has not requested changes to the draft lot width code.

OPTIONS FOR CONSIDERATION:

Subarea Plan

Option A: Recommend approval of draft.

1 Considerations

- 2 • Brings plan up to date with other county documents.
3 • Takes into consideration public comment and community vision.
4

5 Option B: No Change.

6 Considerations

- 7 • Does not bring plan up to date with other county documents and policies.
8 • Does not update to include new public comment and community recommendations.
9

10 **Expansion of UGA & Zoning Amendment Requests**
11 (Wilmovsky, Deskin, and Black Lake Quarry)
12

13 Option A: No change.

14 Considerations:

- 15 • Maintains consistency with GMA
16 • Maintains consistency with CWPP
17 • Does not meet the applicant's requests.
18 • Will be reviewed by UGM Committee
19

20 Option B: Recommend approval of amending the UGA

21 Considerations:

- 22 • The SEPA process would require the applicants to consider environmental and traffic
23 impact.
24 • No evidence that changes are consistent with CWPP
25 • No evidence to support changes are consist with GMA
26 • Not consistent with comprehensive plan policies on expansion of UGA
27 • Will be reviewed by UGM Committee
28

29 **Land Use & Zoning Amendment Requests**

30 (Steelhammer Family Trust, Fire District #14, Morgan, Tribal Trust Lands, and Jackson & Singh)
31

32 Option A: Recommend approval of rezone to specific proposals

33 Considerations:

- 34 • Rezone of properties is consistent with Comprehensive Plan policies.
35 • Impact to surrounding community.
36

37 Option B: No change.

38 Considerations:

- 39 • Does not meet the applicant's requests.
40 • No change to surrounding community from current land use.
41

42 **Thurston County Code**

43 Option A: Recommend approval of draft

44 Considerations:

- 45 • Brings standards into development code

- Updates language based on comments from other county departments
- Updates based on community vision

Option B: No Change.

Considerations:

- Maintains outdated standards
- Does not take into consideration community and department comments

SEPA:

An environmental determination for the proposed code amendment in unincorporated Thurston County is required pursuant to WAC 197-11-704; and, will be completed prior to a public hearing on the amendments before the Board of County Commissioners.

PUBLIC COMMENT:

By the date of the public hearing on November 16th, over 30 comments had been received. Additional comments were provided by applicants of the site-specific land use and rezoning request; from the community with concerns over the rezone applications and input on the community needs; and from other organizations. This is provided in Attachment F.

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Attachment A

BACKGROUND

The Grand Mound Subarea Plan Update is docket item CPA-7a on the 2022-2023 Comprehensive Plan Amendment Docket. It has been officially docketed since 2017. In 2022, it is the #1 Board-priority out of 9 docketed comprehensive plan amendments. The Grand Mound Subarea Plan update is composed several pieces:

1. Grand Mound Subarea Plan update
2. Expansion to the UGA Requests: Three site specific requests that also include land use and rezoning.
3. Land Use Plan and Zoning Amendment Requests: Five site specific land use and rezoning requests.
4. Updates to Thurston County Code: Grand Mound Design Guidelines and lot width standards within R 3-6/1 and R 4-16/1 zoning districts.

The Grand Mound Subarea Plan was first adopted in 1996 and the transportation chapter was last updated in 2006.

GRAND MOUND SUBAREA PLAN

The Grand Mound Subarea Plan is a standalone document that serves as a guide for growth over the next 20 years in the Grand Mound Urban Growth Area. The Subarea Plan is considered a part of the Thurston County Comprehensive Plan, and therefore is subject to state law's allowance of Comprehensive Plan amendments only once per year. The Urban Growth Area is roughly 1,000 acres in size and is located near the I-5/SR 12 interchange in southwest Thurston County. Sewer and water facilities exist within the Grand Mound area. The Subarea Plan aims to separate commercial, industrial, and residential areas and requires minimum densities so that public services are provided efficiently.

The Plan covers the land use, natural resources, population and housing growth, transportation, capital facilities and utilities, economic development, environment, recreation and open space, and archaeological information for the Grand Mound UGA. It also sets goals and policies for land use, transportation, capital facilities and utilities, economic development, and parks, trails, and open space. Many topics refer to the general county Comprehensive Plan for guiding principles.

PUBLIC OUTREACH

Open houses have been held on the Grand Mound Subarea Plan update on February 24, March 8, November 7, 2018; Spring of 2020; and November 10th, 2022.

MAJOR CHANGES OF THE GRAND MOUND SUBAREA PLAN

The Grand Mound Subarea Plan is a complete repeal and replace of the 1996 plan. One of the most critical current issues in Grand Mound is that it is an attracting area for new commercial and industrial development due to its prime location at the intersection of US Route 12, Interstate-5, and Old Highway 99. As such, Grand Mound is expected to see more growth over the next 20 years, both residentially and commercially. The Plan has been updated to:

- Reflect current conditions and data relating to land use,
- Reflect updated population forecasts,
- Reflect updated employment growth forecast,
- Consider new information on buildable lands,
- Include updated information on housing supply and demand,
- Include new information from TRPC's [Grand Mound Transportation Study](#).
- Revise goals and policies based on new information and feedback from the community.

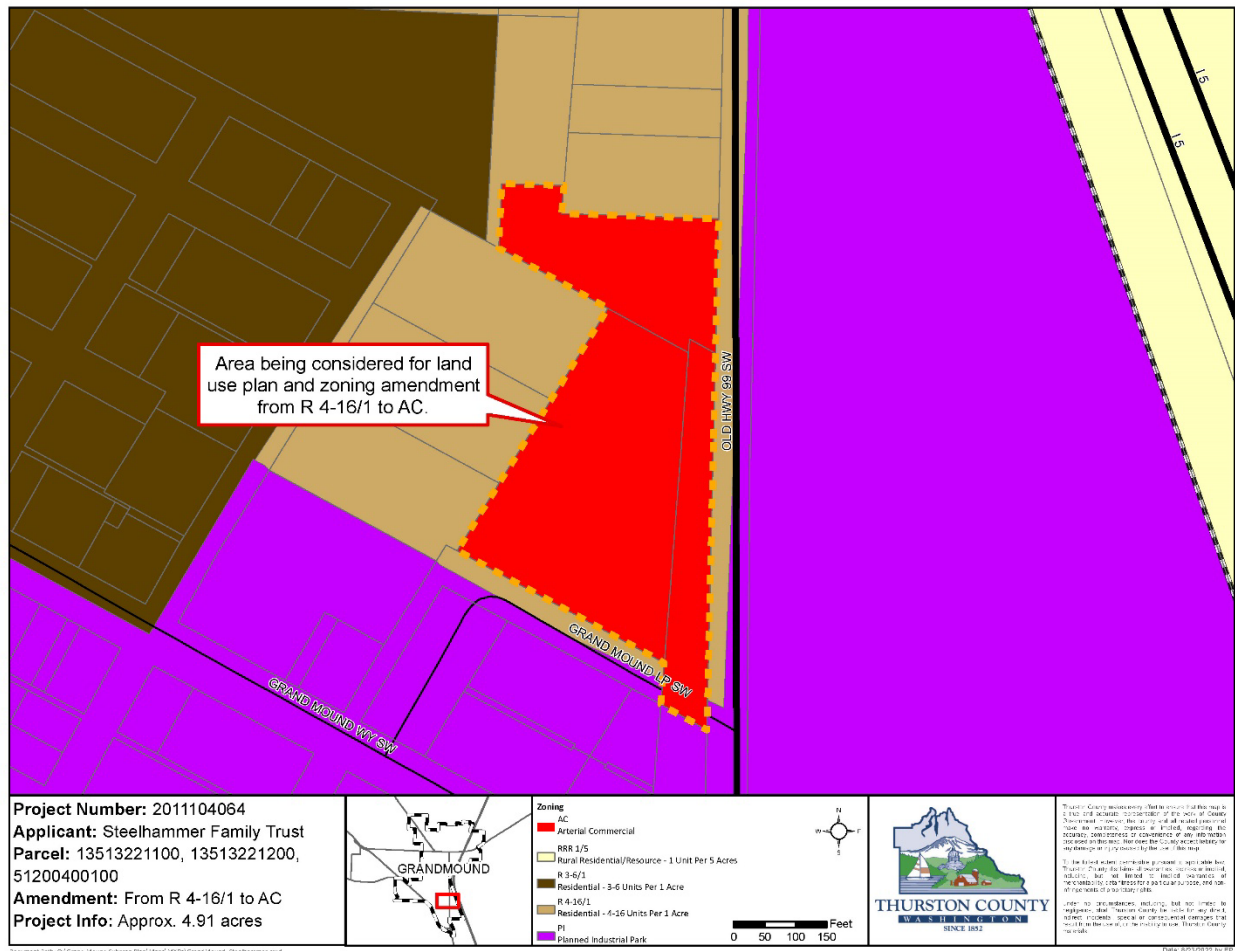
LAND USE AND REZONING AMENDMENT REQUESTS

The following land use map and zoning map amendments are under consideration by Thurston County as part of the Grand Mound Subarea Plan Update. Seven of these amendments are citizen-requests to amend the land use and zoning of their property. Three of these proposals request an amendment (expansion) to the Grand Mound Urban Growth Area boundary. One proposal is a County-initiated amendment to amend the land use and zoning on 3 parcels that are Tribal Trust Lands to be consistent with existing uses.

Land use amendments must be consistent with County-wide Planning Policies. [County-wide planning policies](#) are available on Thurston Regional Planning Council's website.

In addition to amendments to Grand Mound Subarea Plan maps, the citizen requests will also require amendments to the Thurston County Zoning Map and may require amendments to the Thurston County Comprehensive Plan maps.

Steelhammer Family Trust



Parcels: 13513221100, 13513221200, 51200400100

Site Address: None, in vicinity of 25000 Old Hwy 99 SW

Total Acres: 4.91 acres

Current Land Use & Zoning: Residential 4-16 Units Per Acre (R 4-16/1)

Requested Land Use & Zoning: Arterial Commercial (AC)

Three parcels totaling 4.91 acres at the intersection of Grand Mound Ln. SW and Old Hwy 99 SW currently designated and zoned as Residential 4-16/1, with a request to change to Arterial Commercial. Surrounding land uses are Planned Industrial District to the south and east, and Residential 4-16/1 to the west and north. The parcels are currently undeveloped and within the Grand Mound UGA.

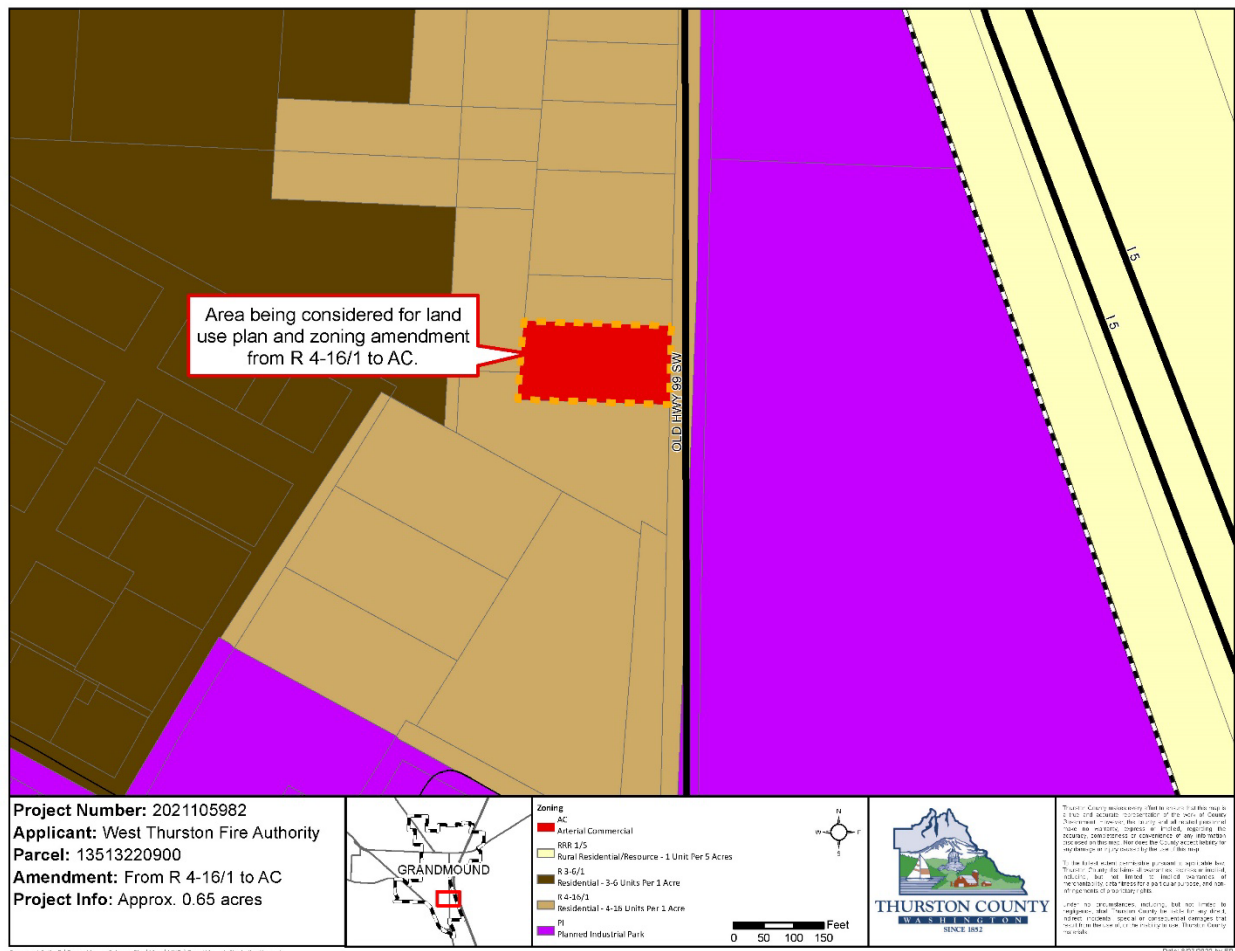
Zoning:

Existing, R4-16/1: Single family and multifamily dwelling units between 4 and 16 dwelling units per acre in an area characterized by (1) a lack of severe and/or moderate physical limitation; (2)

proximity to urban core or incorporated areas; (3) availability of urban services; (4) a likelihood of future annexation; (5) superior transportation access; and (6) designated areas within the Grand Mound urban growth area to ensure more compact development.

Request, Arterial Commercial District (AC): Commercial uses oriented towards vehicular traffic, allowing infilling with commercial and high-density residential uses which are compatible with the surrounding area.

Fire District #14 – Old Grand Mound Fire Station



Parcels: 13513220900

Site Address: 20411 Old Hwy 99 SW

Total Acres: 0.65 acres

Current Land Use & Zoning: Residential 4-16 Units Per Acre (R 4-16/1)

Requested Land Use & Zoning: Arterial Commercial (AC)

One 0.65-acre parcel at 20411 Old Hwy 99 SW currently designated and zoned as Residential 4-16/1, with a request to change to Arterial Commercial. Surrounding land uses are Planned

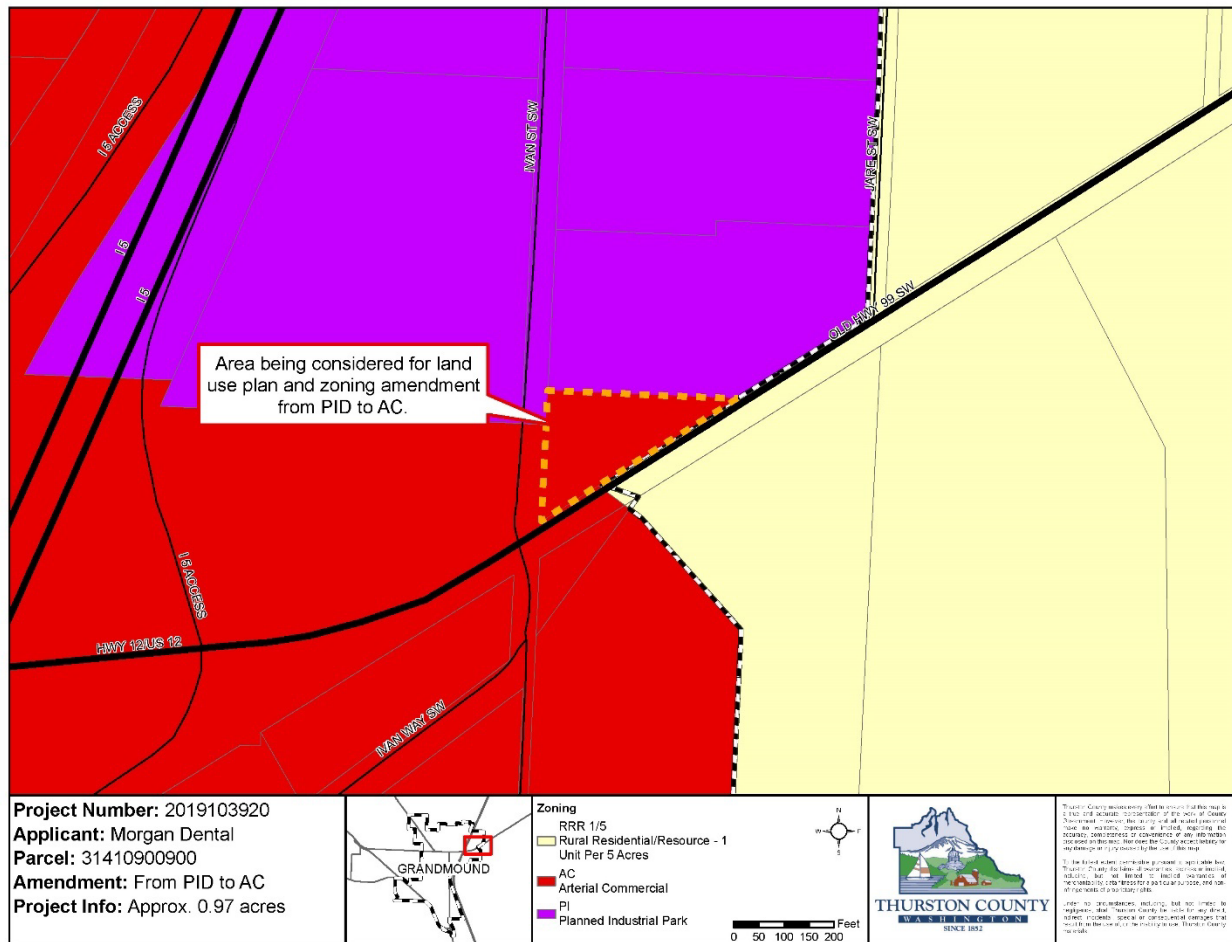
Industrial Park District (PI) to the east, and Residential 4-16/1 to the south, west and north. The parcel was formerly the location of the Grand Mound Fire station and is developed consistent with the Arterial Commercial zone.

Zoning:

Existing, R4-16/1: Single family and multifamily dwelling units between 4 and 16 dwelling units per acre in an area characterized by (1) a lack of severe and/or moderate physical limitation; (2) proximity to urban core or incorporated areas; (3) availability of urban services; (4) a likelihood of future annexation; (5) superior transportation access; and (6) designated areas within the Grand Mound urban growth area to ensure more compact development.

Request, Arterial Commercial District (AC): Commercial uses oriented towards vehicular traffic, allowing infilling with commercial and high-density residential uses which are compatible with the surrounding area.

Morgan



Parcels: 31410900900

Site Address: 19600 Ivan St. SW

Total Acres: 0.97 acres

Current Land Use & Zoning: Planned Industrial Park District (PI)

Requested Land Use & Zoning: Arterial Commercial (AC)

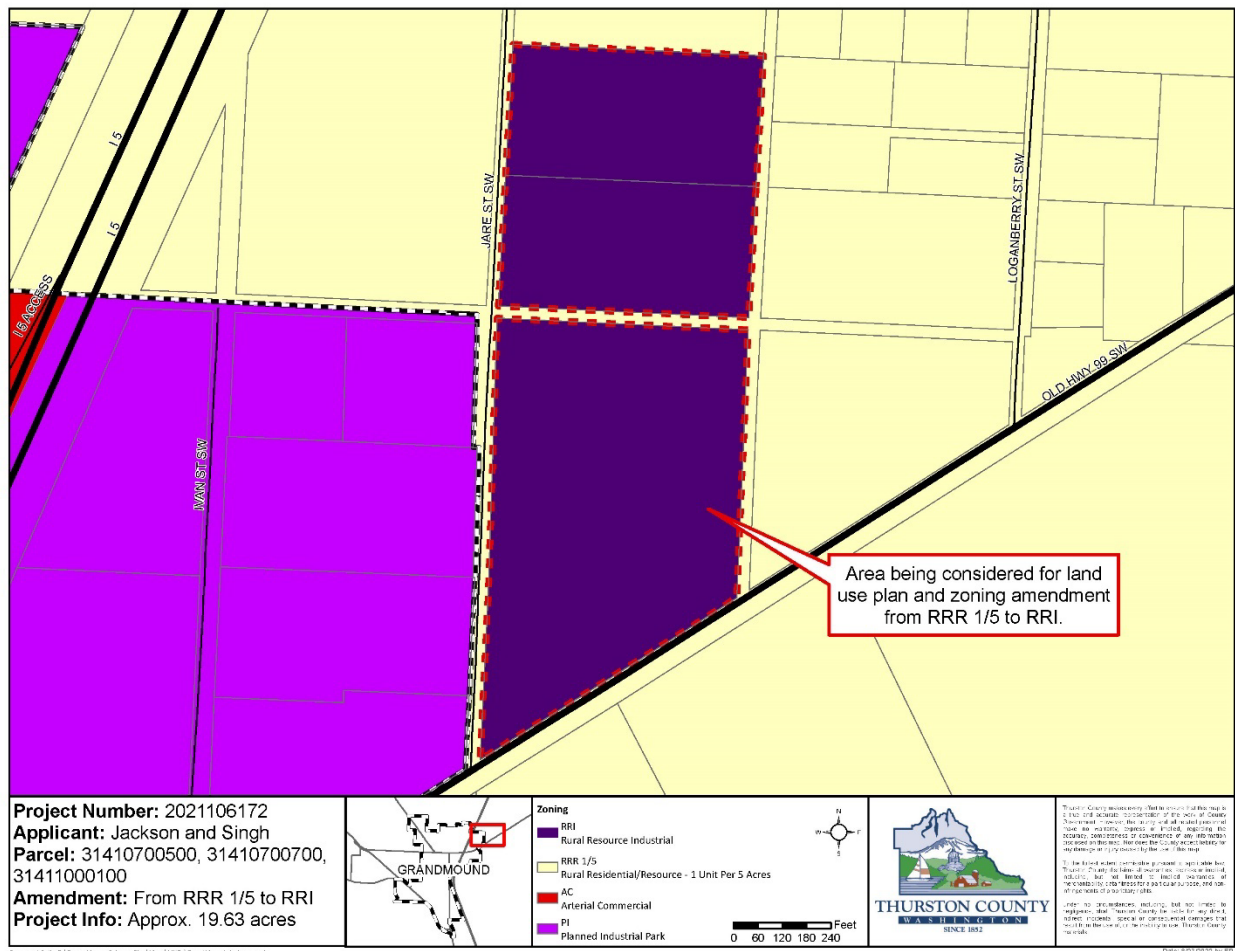
One 0.97-acre parcel at the intersection of Ivan St. and Old Hwy 99 currently designated and zoned as Planned Industrial District, with a request to change to Arterial Commercial. Surrounding land uses are Rural Residential and Resource 1 Unit per 5 acres (RRR 1/5) to the east, arterial commercial (AC) to the south and west, and Planned Industrial District (PD) to the north. The parcels are currently undeveloped. The proposal is adjacent to other Arterial Commercial (AC) zoned properties.

Zoning:

Existing, Planned Industrial Park Development (PI): Provide industrial development under controls to protect nearby uses of land, to stabilize property values primarily in those areas not suitable for the light industrial zoning designation, and to encourage comprehensive planning of the entire industrial site within a park-like environment.

Request, Arterial Commercial District (AC): Commercial uses oriented towards vehicular traffic, allowing infilling with commercial and high-density residential uses which are compatible with the surrounding area.

Jackson & Singh



Parcels: 31410700500, 31410700700, 31411000100 (rural unincorporated – outside Grand Mound UGA)

Site Address: 19236 Jare St. SW

Total Acres: 19.63 acres

Current Land Use & Zoning: Rural Residential and Resource 1 Unit Per 5 Acres (RRR 1/5)

Requested Land Use & Zoning: Rural Resource Industrial (RRI)

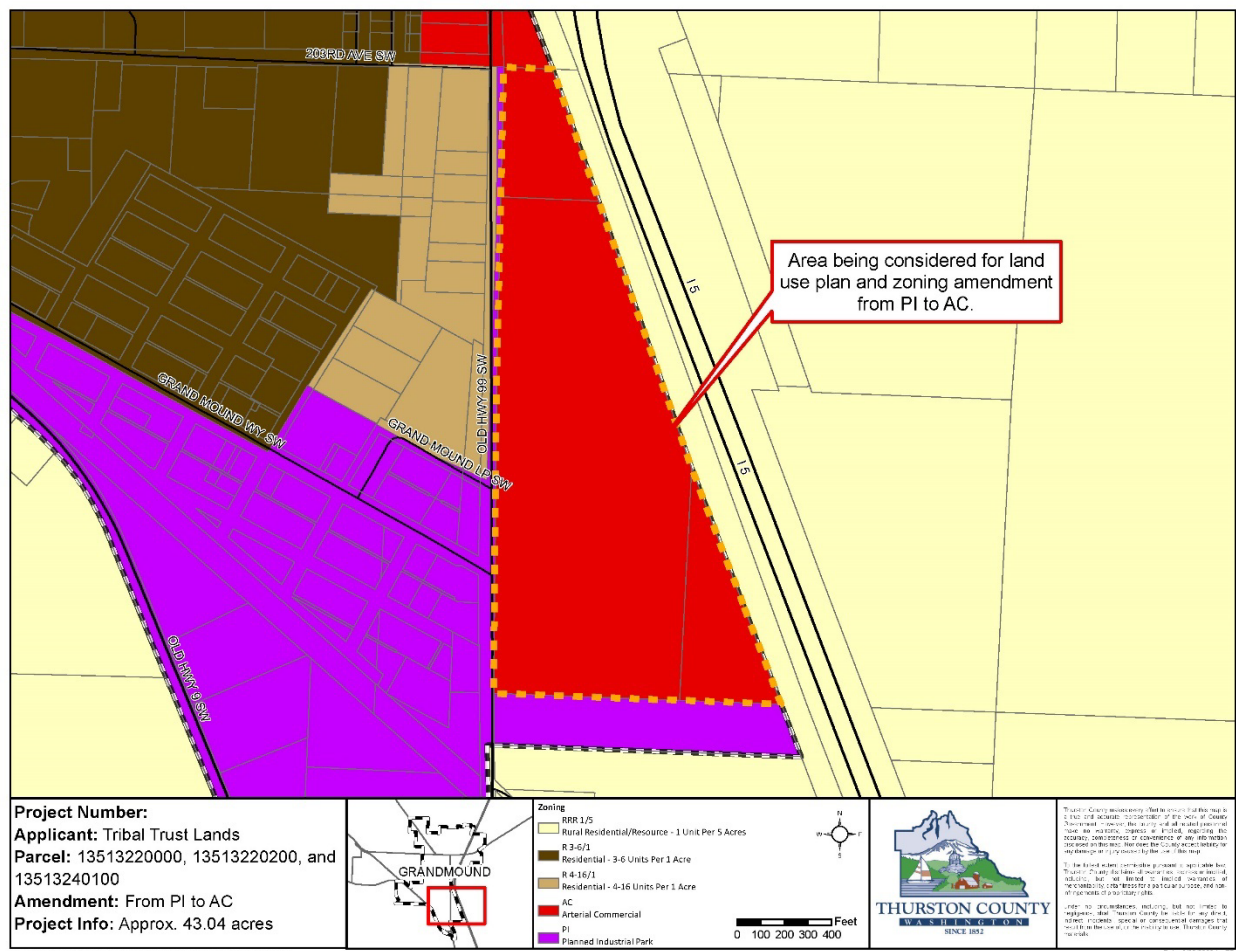
Three parcels totaling 19.63 at the intersection of Jare St. and Old Hwy 99 currently designated and zoned as Rural Residential Resource 1 Unit Per 5 Acres (RRR 1/5), with a request to change to Rural Resource Industrial (RRI). It is located outside the northeastern border of the Grand Mound Urban Growth Area. Surrounding land uses are Rural Residential and Resource 1 Unit per 5 acres to the north, east, south, and partial west, and Planned Industrial District to the west. The Deskin request to the south requests to change several parcels to Arterial Commercial. The parcels are currently undeveloped except for the southernmost parcel which has a home, sheds, barns, and shops on it. The proposed zone would be different than all adjacent properties but would create a grouping of roughly 20 acres of RRI.

Zoning:

Existing, RRR 1/5: Residential development that maintains the county's rural character; provides opportunities for compatible agricultural, forestry, and other rural land uses; is sensitive to the site's physical characteristics; provides greater opportunities for protecting sensitive environmental areas and creating open space corridors; enables efficient road and utility systems; and does not create demands for urban level services.

Request, RRI (Rural Resource Industrial District (RRI): An area where industrial activities and uses that are dependent on agriculture, forest practices, and minerals may be located. Allows such uses that involve the processing, fabrication, wholesaling, and storage of products associated with natural resource uses.

Old Hwy 99 Commercial Corridor - Tribal Trust Lands



Parcels: 13513220000, 13513220200, and 13513240100

Site Address: 20500 Old Hwy 99 SW

Total Acres: 43.04 acres

Current Land Use & Zoning: Planned Industrial Development (PI)

Requested Land Use & Zoning: Arterial Commercial (AC)

Three parcels located along the east side of Old Hwy 99, just past 203rd Ave SW and currently designated and zoned as Planned Industrial Development. All three parcels are associated with the Great Wolf Lodge, an indoor water park. Surrounding land uses are Arterial Commercial to the north, I-5 directly to the east with low density residential zoning located outside of the UGA on the other side, some Planned Industrial Development located to the south and west, and high density residential located to the west. Included in the adjacent properties to the west zoned as high density residential are additional proposals (Steelhammer & Thurston Fire District) that are also requesting a change to Arterial Commercial.

For more information, the [Grand Mound 10-year Economic Development Plan](#) can be found online.

This proposal is a County initiated request to amend Tribal Trust Lands to be consistent with existing uses on the properties and the Confederated Tribes of the Chehalis Reservation's 10-year Economic Development Plan for Grand Mound.

Zoning:

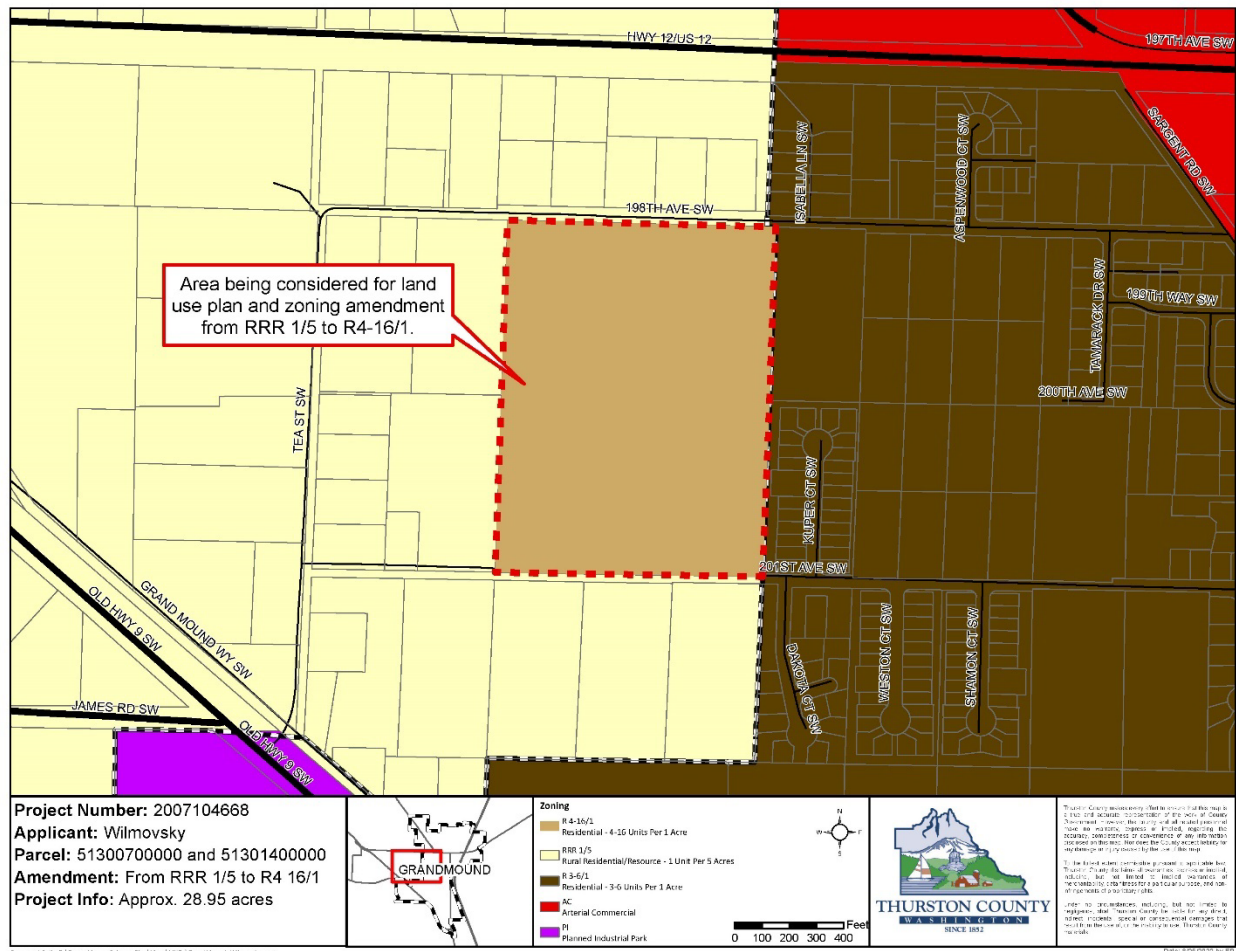
Existing, Planned Industrial Park Development (PI): Provide industrial development under controls to protect nearby uses of land, to stabilize property values primarily in those areas not suitable for the light industrial zoning designation, and to encourage comprehensive planning of the entire industrial site within a park-like environment.

Request, Arterial Commercial District (AC): Commercial uses oriented towards vehicular traffic, allowing infilling with commercial and high-density residential uses which are compatible with the surrounding area.

UGA BOUNDARY, LAND USE AND REZONING AMENDMENT REQUESTS

Land use amendments must be consistent with County-wide Planning Policies. The County-wide Planning Policies include requirements for expansion of the Urban Growth Area, consistent with the Growth Management Act. The expansion of the UGA must meet County-wide Planning Policy 2.4 and take into consideration land availability for residential development, which is described in more detail following the land use summaries.

Wilmovsky



Parcels: 51300700000, 51301400000

Site Address: 6711 SW 198th Ave.

Total Acres: 28.95 acres

Current Land Use & Zoning: Rural Residential and Resource 1 Unit Per 5 Acres (RRR 1/5)

Requested Land Use & Zoning: Residential 4-16 Units Per Acre (R 4-16/1)

Two parcels totaling 28.95 acres between 198th and 201st currently designated and zoned as Rural Residential Resource 1 unit per 5 Acres, with a request to change to Residential 4-16 units per acre. It is located outside the western border of the Grand Mound Urban Growth Area and requests that the UGA boundary be expanded to include the properties. Surrounding land uses are Rural Residential and Resource 1 Unit per 5 acres to the north, west, and south, and Residential 3-6 units per acre to the west. The parcels are currently undeveloped except for the northernmost parcel which has a home and two barns on it. The parcels have prairie and pocket gopher soils which may require additional review at time of permitting.

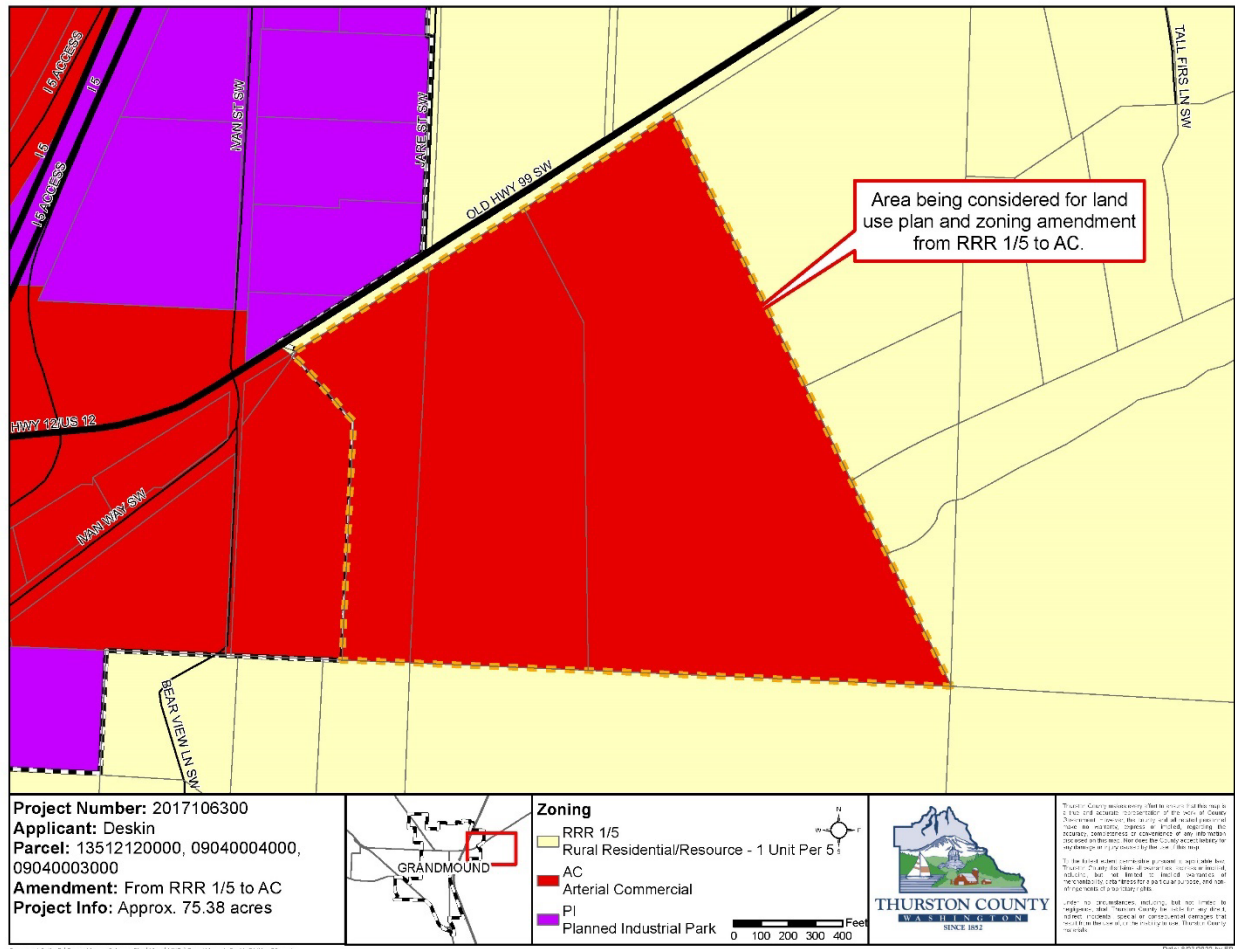
This change would increase residential capacity to approximately 116-464 units at R 4-16/1, from its current 6 units. The applicant notes that there has been a large increase in commercial growth and new housing units are necessary to accommodate growth and development in the area. The other proposals located within the UGA that request land amendments from existing residential zones (Steelhammer and Fire District) would remove a total of approximately 21 – 86 residential units from possible residential capacity meant to accommodate residential growth for the Grand Mound 20-year population projections. Combining this proposal with those requesting reducing residential zoning would create a net of approximately 95 – 378 residential units to accommodate residential growth.

Zoning:

Existing, RRR 1/5: Residential development that maintains the county's rural character; provides opportunities for compatible agricultural, forestry, and other rural land uses; is sensitive to the site's physical characteristics; provides greater opportunities for protecting sensitive environmental areas and creating open space corridors; enables efficient road and utility systems; and does not create demands for urban level services.

Request, R4 16/1: Single family and multifamily residential development up to sixteen dwelling units per acre in areas characterized by lack of physical limitations, proximity to urban core or incorporated areas, availability of urban services, likelihood of future annexation, superior transportation access, and designated areas within the Grand Mound urban growth area.

Deskin



Parcels: 13512120000, 09040004000, 09040003000

Site Address: 19428 Old Hwy 99 SW

Total Acres: 75.38 acres

Current Land Use & Zoning: Rural Residential and Resource 1 Unit Per 5 Acres (RRR 1/5)

Requested Land Use & Zoning: Arterial Commercial (AC)

Three parcels totaling 75.38 acres south of the intersection of Jare St. and Old Hwy 99 currently designated and zoned as Rural Residential and Resource 1 Unit Per 5 Acres, with a request to change to Arterial Commercial. It is located outside the eastern border of the Grand Mound Urban Growth Area and requests that the UGA boundary be expanded to include the properties. Surrounding land uses are Rural Residential and Resource 1 Unit per 5 acres to the north, east, and south, and arterial commercial to the west. The Jackson and Singh request to the north requests to change parcels to Rural Resource Industrial. The parcels are currently undeveloped except for the easternmost parcel which has a home, garage, sheds, and barns on it. The parcels have prairie and pocket gopher soils which may require additional review at time of permitting. This change would remove approximately 15 units from possible residential capacity, outside of

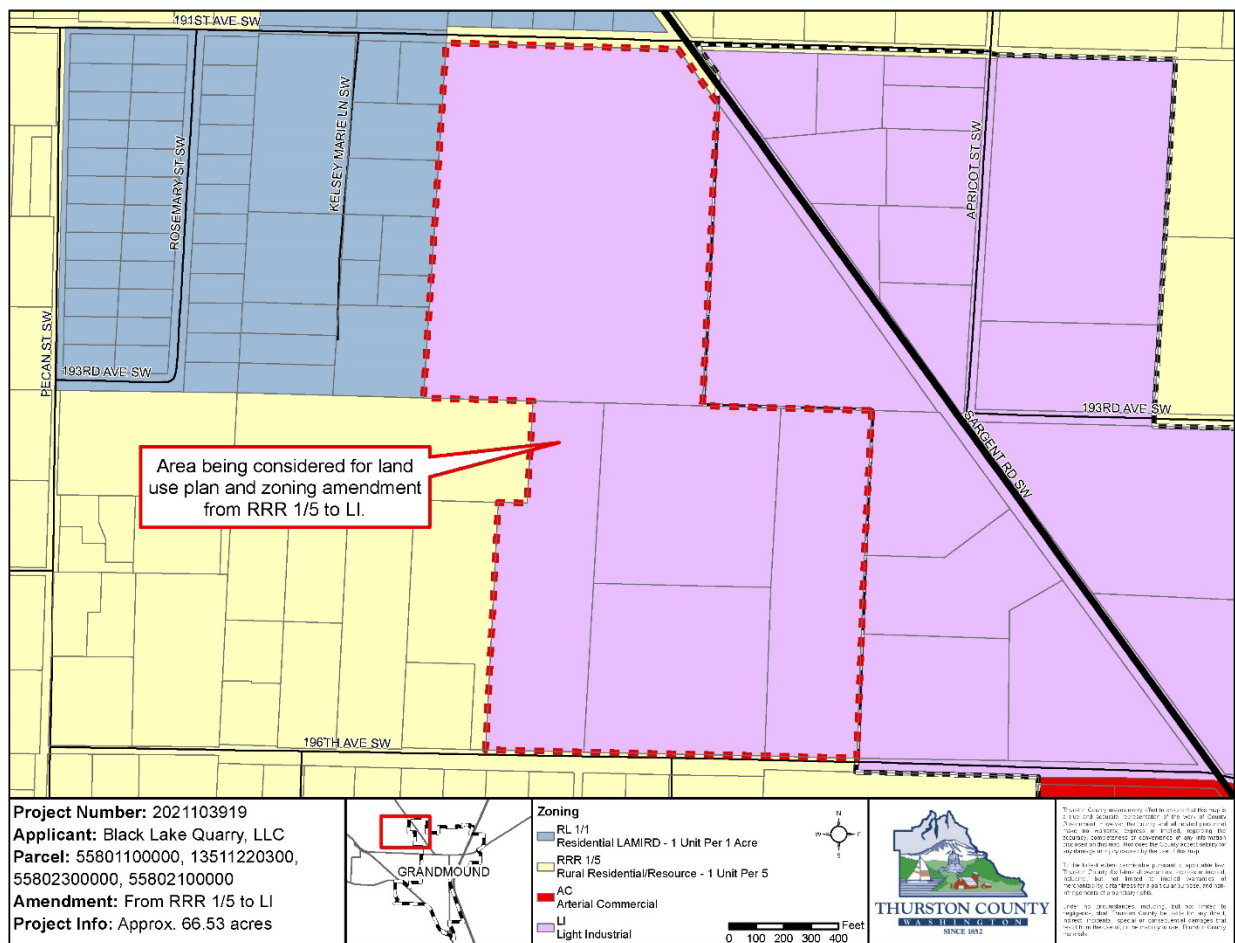
the Grand Mound UGA. The applicant notes that adjacent land is commercial and that the highest and best use of this property is commercial as it will promote growth and jobs and is adjacent to the freeway and Old Hwy 99, and that traffic and noise is not good for residential.

Zoning:

Existing, RRR 1/5: Residential development that maintains the county's rural character; provides opportunities for compatible agricultural, forestry, and other rural land uses; is sensitive to the site's physical characteristics; provides greater opportunities for protecting sensitive environmental areas and creating open space corridors; enables efficient road and utility systems; and does not create demands for urban level services.

Request, Arterial Commercial District (AC): Commercial uses oriented towards vehicular traffic, allowing infilling with commercial and high-density residential uses which are compatible with the surrounding area.

Black Lake Quarry



Parcels: 55801100000, 13511220300, 55802300000, 55802100000

Site Address: 6040 196th Ave. SW

Total Acres: 66.53 acres

Current Land Use & Zoning: Rural Residential and Resource 1 Unit Per 5 Acres (RRR 1/5)

Requested Land Use & Zoning: Light Industrial (LI)

This applicant submitted an alternative proposal during the public comment period.

Four parcels totaling 66.53 acres south of the intersection of Sargent Rd and 191st Ave SW currently designated and zoned as Rural Residential and Resource 1 Unit Per 5 Acres, with a request to change to Light Industrial. It is located outside the northwestern border of the Grand Mound Urban Growth Area and requests that the UGA boundary be expanded to include the properties. Surrounding land uses are Rural Residential and Resource 1 Unit per 5 acres to the west and south, Residential LAMIRD 1/1 to the north and west, and Light Industrial to the east. The parcels are currently used for sand and gravel mining. The parcels have prairie and pocket gopher soils which may require additional review at time of permitting. This change would remove approximately 13 units from possible residential capacity, outside of the Grand Mound UGA. The applicant notes that a transition to Light Industrial is not a significant change to rural character given the current use of the property, and will attract future economic development and result in permanent, living wage jobs in the southwest area of the County, as well as higher value and more diverse tax base to offset the cost of public services and local infrastructure.

Zoning:

Existing, RRR 1/5: Residential development that maintains the county's rural character; provides opportunities for compatible agricultural, forestry, and other rural land uses; is sensitive to the site's physical characteristics; provides greater opportunities for protecting sensitive environmental areas and creating open space corridors; enables efficient road and utility systems; and does not create demands for urban level services.

Request, Light Industrial (LI): Industrial activities and uses involving the processing, fabrication, and storage of products may be located here, and may include commercial uses that primarily serve the industrial district. Standards are meant to protect the light industrial area from uses which may interfere with efficient industrial requirements, while also protecting adjacent areas from adverse industrial impacts.

CONSIDERATIONS FOR UGA EXPANSIONS

To change the UGA boundary, the requested change must be in accordance with the countywide planning policies and general policies within the Thurston County Comprehensive Plan. Boundary expansions are reviewed by Planning Commission and the UGM Subcommittee of Thurston

Regional Planning Council. Both bodies produce a recommendation which is provided to the Board of County Commissioners. The Board of County Commissioners makes the final decision for the boundaries and justifies their decision in writing.

County Wide Planning Policies

According to the [Thurston County County-Wide Planning Policies](#) (2015), amendments to the urban growth boundaries must use the following process (Policy 2.3):

- a. Cities and towns will confer with the county about boundary location or amendment.
- b. Proposed boundaries are presented to the Urban Growth Management (UGM) subcommittee of Thurston Regional Planning Council, which makes a recommendation directly to the Board of County Commissioners.
- c. Following a public hearing, the Board of County Commissioners designates the boundaries and justifies its decision in writing.
- d. Cities and towns not in agreement with the boundary designation may request mediation through the State Department of Commerce.
- e. At least every 10 years, growth boundaries will be reviewed based on updated 20-year population projections.
- f. Appeals of decisions made through this process are per the State Growth Management Act, RCW 36.70A

(Policy 2.4) Expansion of the Urban Growth Boundary must demonstrate consistency with:

- a. All of the following criteria:
 - i. For South County jurisdictions: the expansion area can and will be served by municipal water and transportation in the succeeding 20 years. South County jurisdictions must demonstrate that the expansion can be served by sewage disposal measures that provide for the effective treatment of wastewater in the succeeding 20 years.
 - ii. For North County jurisdictions: the expansion area can and will be served by municipal sewer, water, and transportation in the succeeding 20 years.
 - iii. Urbanization of the expansion area is compatible with the use of designated resource lands and with critical areas.
 - iv. The expansion area is contiguous to an existing urban growth boundary.
 - v. The expansion is consistent with these County-Wide Planning Policies.
- b. One of the two following criteria:
 - i. There is insufficient land within the Urban Growth Boundary to permit the urban growth that is forecast to occur in the succeeding 20 years; or
 - ii. An overriding public interest demonstrating a public benefit beyond the area proposed for inclusion would be served by moving the Urban Growth Boundary

More information on the County Water and Sewer plans can be seen, below. The [Grand Mound Transportation study](#) can be seen on TRPC's website.

related to protecting public health, safety and welfare; enabling more cost-effective, efficient provision of sewer or water; and enabling the locally adopted Comprehensive Plans to more effectively meet the goals of the State Growth Management Act.

Comprehensive Plan Policies

The Land Use Chapter of the Comprehensive Plan contains policies for amending boundaries of urban growth areas.

- **Goal 2, Objective A, Policy 7 (p. 2-44):** "Expansion of an urban growth boundary should ensure provision of transportation, municipal water and an adequate water supply for the succeeding 20 years in a manner that does not degrade the Puget Sound or waters flowing into it. North County jurisdictions must ensure that the area can be served by municipal sewer, and South County jurisdictions must demonstrate that the expansion area can be served by sewage disposal methods that provide for the effective treatment of waste water in a manner that does not degrade waters flowing into the Puget Sound in the succeeding 20 years."
- **Goal 2, Objective A, Policy 8 (p. 2-45):** Expansion of an urban growth area boundary should meet one of the following two criteria:
 - a. There is insufficient land within the existing urban growth area to permit the urban growth that is forecast to occur in the succeeding 20 years; or
 - b. There can be shown an overriding public benefit to public health, safety and welfare by moving the urban growth boundary.
- **Goal 2, Objective A, Policy 9 (p. 2-45):** The area that is designated for the expansion of any urban growth area should be contiguous to an existing urban growth boundary.

In order to expand the UGA, the Planning Commission's recommendation must include a written explanation on how these Goals and Policies are being met.

Residential Capacity Analysis

The Urban Growth Area for Grand Mound is intended to accommodate growth projected over the next 20 years including a reasonable market factor. Based on the 2021 Buildable Lands Report (TRPC), in 2020 the Grand Mound Urban Growth Area had 430 dwelling units, and the future supply forecasted in 2040 was for 720 total units. There is an estimated need of 290 additional units by 2040 which means there is an expected 80 units or 22% excess capacity of the current Urban Growth Area boundaries. A value between 10 and 25

For more information on residential capacity, see the [TRPC Buildable Lands Report](#).

percent within urban areas is considered reasonable for a healthy housing market. It is not clear how much of the residential land supply from this study will be available for development due to federal endangered species listings, the availability of water, and the difficulty of extending sewer service to some parts of the UGA.

Most requests are to convert from a residential land use to commercial or industrial land use and would remove units from residential capacity. Some of these requests are outside of the urban growth area boundary and therefore would remove residential capacity from unincorporated rural Thurston County. One request is to change to a higher-density residential use and be included in the UGA. A summary of possible changes in residential capacity is below:

- In Grand Mound UGA, possible reduction of 21-86 units from residential capacity (Steelhammer & Fire District)
- In Grand Mound UGA, possible addition of 87-464 units (Wilmovsky)
- Out of Grand Mound UGA, possible reduction of 32 units from residential capacity (Jackson & Singh, Deskin, Black Lake Quarry)

Water Utility

In order for the UGA boundary to be expanded to include a property, one of the requirements (County-wide Planning Policy, Policy 2.4(a)(i)) is that the area can and will be served by water in the succeeding 20 years. According to the [Grand Mound Water System Plan](#) (March 2012), future water service is expected as follows:

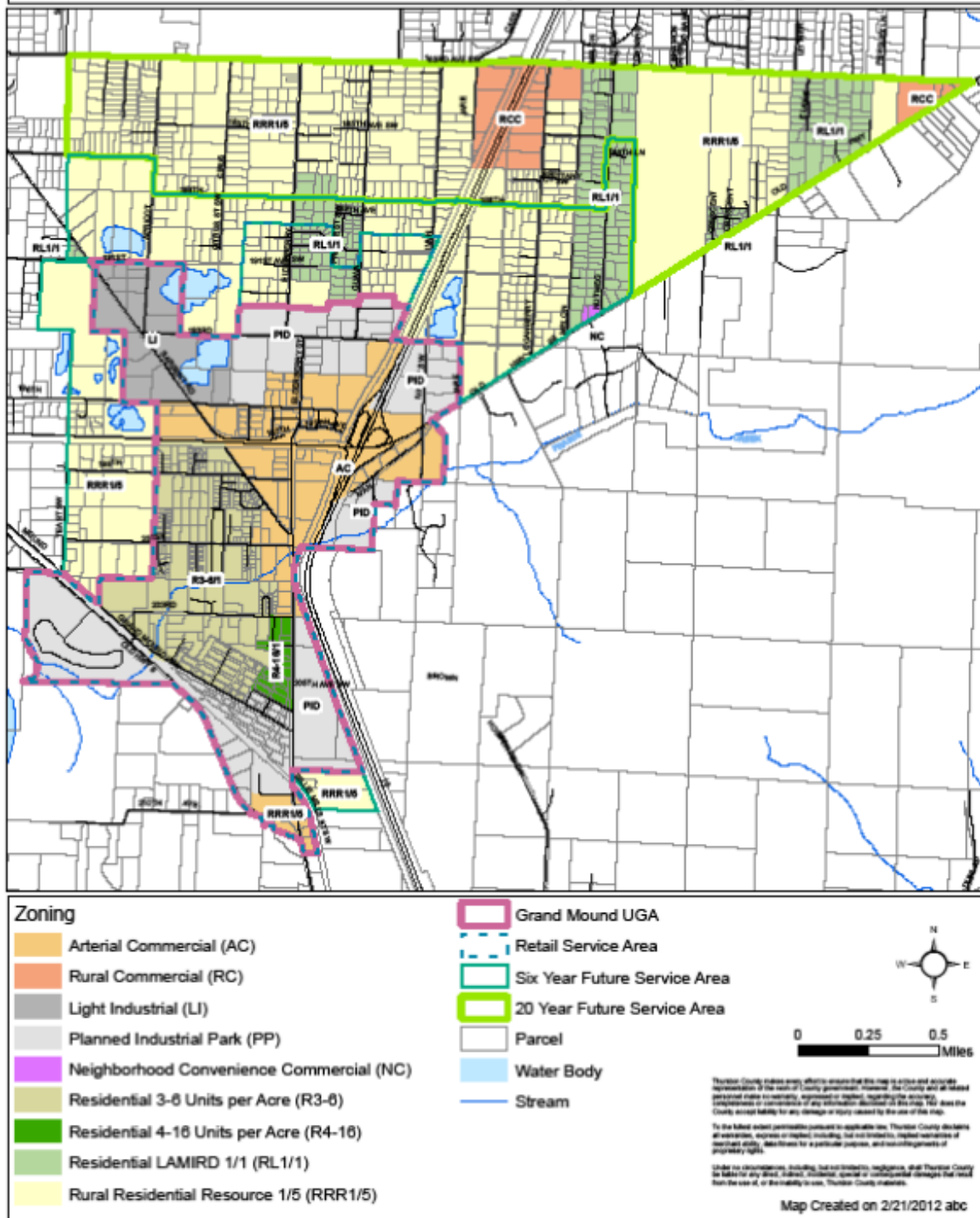
- Wilmovsky – Six Year Future Service Area
- Deskin – Not included in Future Service Area
- Black Lake Quarry – Six Year Future Service Area on all parcels except 13511220300

Thurston County is currently in the process of updating its Water System Plan. In accordance with Department of Health (DOH) requirements, the County must prepare a Water System Plan every ten years. The purpose of this Plan is to define growth trends in the water system service area, identify system deficiencies, and develop a capital improvement program to address identified deficiencies and accommodate projected growth. The Draft Grand Mound Water System Plan was submitted to the DOH in July 2022 for final review. The Plan also provides a capacity analysis to determine when growth will necessitate construction of new water system facilities. Currently, our water system is limited by source capacity, which we are projected to exceed in 2034. There is a project in the County's Capital Improvement Program (CIP) to add additional source capacity, scheduled to be completed in 2026. In summary, with the updated Water System Plan and associated project for infrastructure expansion, there will be enough water to meet the projected growth of Grand Mound within the current UGA boundaries. There is also enough water to meet the projected growth with the three proposals requesting an expansion to the UGA.

Sewer Utility

In accordance with Department of Ecology (DOE) requirements, the County is required to complete a Plan for Maintaining Adequate Capacity (PMAC) once a wastewater treatment facility reaches 85% of its permitted capacity. The County is currently preparing a General Sewer and Wastewater Facility Plan that satisfies the requirements of the PMAC. Similar to the Water System Plan, the General Sewer and Wastewater Facility Plan defines growth trends in the sewer service area, identifies system deficiencies, and develops a CIP to address identified deficiencies and accommodate projected growth. The Plan looks at both the sewer collection system and the wastewater treatment facility. The Plan is scheduled to be completed in July of 2023 and is expected to handle projected growth within the current UGA boundaries.

**Figure 1-1
Grand Mound Water System Zoning**



GRAND MOUND CODE CHANGES

There are two proposed code amendments included as part of the Grand Mound Subarea Plan update: update and inclusion of Grand Mound Development Guidelines in the Thurston County Code and update to lot widths for residential land in Grand Mound. The amendments apply only to the Grand Mound Subarea, and the R 3-6/1 and R 4-16/1 zoning districts.

LOT WIDTHS

This proposal includes updates to lot width standards based on user feedback (Chapters 20.15 and 20.21A). Community Planning staff revised lot widths based on developer feedback, Development Services staff feedback, and public comment from earlier town halls and other studies done in the area. Reduced lot widths are intended to make it easier to develop properties to their full densities within the R 3-6/1 and R 4-16/1 zoning districts.

GRAND MOUND DEVELOPMENT GUIDELINES

This proposal includes replacing the 1998 Grand Mound Development Guidelines with a new Thurston County Code chapter (Chapter 20.36) and updates associated code references (Chapters 20.15, 20.21A, 20.25, 20.27, 20.28, 20.40, 20.44, and 20.45), as well as changing the name of the guidelines to "Grand Mound Design Guidelines" from "Grand Mound Development Guidelines".

The 1998 Grand Mound Development Guidelines were adopted under Ordinance 11653 on March 9, 1998 and were updated once in December 2006 under Ordinance 13735. They have lived in a separate, standalone document in the past. Based on feedback from Development Services, it is preferable to include these development guidelines directly within the Thurston County Code. Amendments included as part of this update include changes to sign guidelines, parking lot guidelines, and landscaping guidelines.



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Port of Olympia
PUD No. 1 of Thurston County

ASSOCIATE MEMBERS:

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Puget Sound Regional Council
The Evergreen State College
Thurston Conservation District
Thurston Economic
Development Council
Timberland Regional Library

MEMORANDUM

TO: Kaitlynn Nelson, Associate Planner
Thurston County Community Planning & Economic Development

FROM: Michael Ambrogi, Senior Planner
Thurston Regional Planning Council

DATE: November 23, 2022

SUBJECT: Grand Mound Buildable Lands Analysis

OVERVIEW

Thurston County requested a buildable lands analysis examining the effects of a set of land use and urban growth area (UGA) changes for the Grand Mound UGA. The analysis is intended to show how the changes will affect residential capacity and area of developable land as estimated by Thurston Regional Planning Council's land capacity model.

BACKGROUND

Thurston Regional Planning Council (TRPC) maintains a land capacity model for Thurston County. This database was used to develop TRPC's population and employment forecast (2018 update) and the 2021 Buildable Lands Report for Thurston County. The model includes multiple metrics, including acres of developable land and "residential capacity," the theoretical maximum number of dwellings that could be built. In general, the actual number of dwellings constructed over a 20-year time period will be less than the capacity as not all property owners will choose to develop their land, even if they could do so.

The land capacity model estimates capacity on properties across Thurston County, considering such factors as:

- **Existing land use and development.** Some land use — like churches or parks — are unlikely to develop in the future even if there is buildable land.
- **Vested subdivision plans.** Projects that have recently been approved will develop as planned, even if zoning or development regulations later changed.
- **Zoning.** Zoning informs the types of uses allowed and density of future development.
- **Average development densities.** In zones that allow a range of uses and housing densities, historical trends inform what is likely in the future.
- **Critical areas and environmental constraints.** Wetlands, steep slopes, and other constraints limit the amount of future development.
- **Ownership.** For port, tribal, and many government-owned properties, capacity is determined on a case-by-case bases in consultation with staff.



Marc Daily
Executive Director

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Documentation for the land capacity model is available at <https://www.trpc.org/236> (See "Population and Employment Land Supply Assumptions").

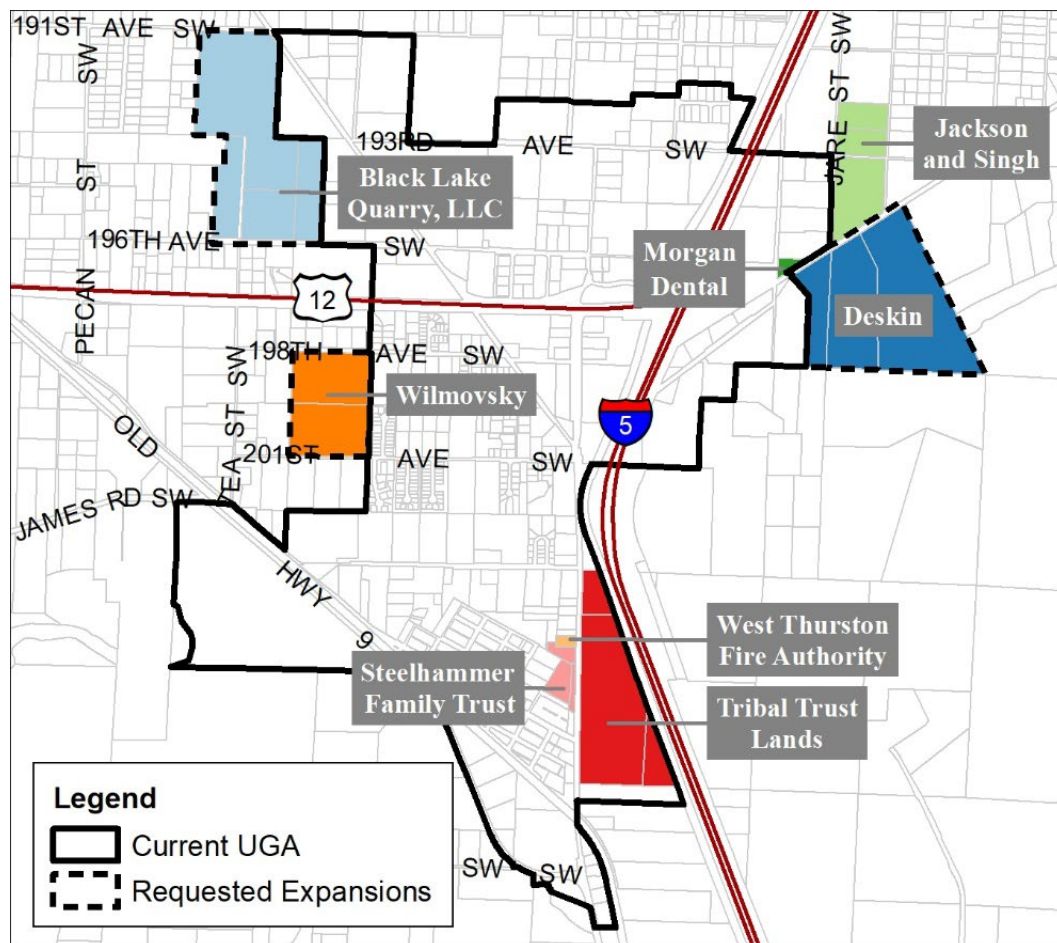
Thurston County requested an analysis showing the effects of eight requests for land use or UGA changes the County has received in the Grand Mound area. Table 1 provides a summary of requested changes; Figure 1 shows their locations. For this analysis, requests have been combined into three groups based on the type of change requested.

- **Group 1:** Requests not involving a UGA
- **Group 2:** Requests that would involve a UGA change

Table 1: Summary of Land Use Change Requests

Group / Applicant	Current Zone	Proposed Zone	# of Parcels	Acres
Group 1				
Jackson and Singh	RRR1/5	RRI	3	21.7
Morgan Dental	PID	AC	1	1.1
Steelhammer Family Trust	R4-16/1	AC	3	4.9
Tribal Trust Lands	PID	AC	3	43.0
West Thurston Fire Authority	R4-16/1	AC	1	0.7
Group 2				
Black Lake Quarry, LLC	RRR1/5	LI	4	67.0
Deskin	RRR1/5	AC	3	70.4
Wilmovsky	RRR1/5	R4-16/1	2	29.2

Figure 1: Map of Grand Mound Land Use Change Requests



ASSUMPTIONS

All assumptions used in the analysis are consistent with those used in the 2021 Buildable Lands Report for Thurston County¹. The model's assumptions and the baseline outputs were reviewed by a 21-member advisory committee consisting of jurisdiction staff, members of the real estate and development community, and citizen representatives. The land capacity model was developed using zoning, land use, and development regulations as they existed in 2017; it does not account for development that has occurred since then. Table 2 shows the assumptions in the land capacity model for the zones relevant to the requested changes.

Table 2: Land Use Model Zoning Assumptions

Zone	Zone Name	Density (Units per Acre)	Percent Residential
AC	Arterial Commercial	8.3	10
LI	Light Industrial	0	0
PID	Planned Industrial Park	0	0
R4-16/1	Residential (R 4-16/1)	8.3	100
RRR1/5	Rural Residential/Resource	0.2	100
RRI	Rural Resource/Industrial	0	0

Note: Density is for short plats. Density is adjusted for long plats to account for rights of way and other set asides. Percent residential is an estimate of how much land is developed for residential uses in zones with allow a mix of commercial and residential uses.

In some cases, a parcel's ownership or current land use may override these assumptions. For example, on parcels where the current use is mining or mineral extraction, the model assumes that the parcel is already fully developed, with no additional developable land in the future.

¹ <http://www.trpc.org/164>

ANALYSIS

Two metrics are included in this land capacity analysis:

- **Developable commercial/industrial land.** An estimate of how many acres could be developed for commercial/industrial purposes.
- **Residential capacity.** The estimated number of dwelling units that could be built on a parcel.

Both metrics take into account existing development, zoning and development regulations, critical areas, and other assumptions.

Table 3 and Table 4 show the results of the land capacity analysis for parcels in the two groups under current zoning and the requested land use or zoning change. Across all parcels, residential capacity would increase by 145 units (158 units in the urban areas). The area of land developable for commercial/industrial uses increased by over 67 acres (53 acres in the urban area).

The total UGA area would increase by 167 acres.

Table 3: Residential Capacity (in Dwelling Units) for Current and Requested Zoning

	Current Zoning			Requested Zoning			Change		
	Rural	Urban	Total	Rural	Urban	Total	Rural	Urban	Total
Group 1	2	29	31	0	5	5	- 2	- 24	- 26
Group 2	11	-	11	-	182	182	- 11	+ 182	+ 171
All Parcels	42	29	42	0	187	187	- 13	+ 158	+ 145

Table 4: Acres of Developable Commercial/Industrial Land for Current and Requested Zoning

	Current Zoning			Requested Zoning			Change		
	Rural	Urban	Total	Rural	Urban	Total	Rural	Urban	Total
Group 1	0.0	0.6	0.6	14.2	5.0	19.1	+ 14.2	+ 4.3	+ 18.5
Group 2	0.0	-	0.0	-	49.0	49.0	0.0	+ 49.0	+ 49.0
All Parcels	0.0	0.6	0.6	14.2	54.0	68.2	+ 14.2	+ 53.4	+ 67.5

Comparison to Buildable Lands Report

The 2021 Buildable Lands Report for Thurston County found that there is sufficient developable land in Thurston County's existing urban areas for the population and employment growth projected over the next twenty years. The report found that the capacity for new housing in the urban areas exceeded the 20-year growth projections by 18 percent, within the 10 to 25 percent considered reasonable for a health housing market. Developable or redevelopable commercial industrial land in the urban areas exceeded the projected 20-year need by 72 percent (Table 5).

The land use changes included in this analysis would increase residential capacity in urban areas across Thurston County by less than one percent and increase the acres of developable or redevelopable commercial/industrial land by 1.3 percent. The percent excess capacity for both metrics would increase by less than one percent. Looking at parcels where a UGA expansion is proposed (Group 2), residential capacity would increase by 0.3 percent and developable land would increase by 0.2 percent.

Table 5: Projected Urban Land Supply Compared to 20-Year Need for Thurston County Urban Areas

	Residential Capacity (Dwellings Units)				Developable Commercial/Ind. Land (Acres)			
	Current Zoning	Group 1	Group 2	Total	Current Zoning	Group 1	Group 2	Total
Projected Urban Area Need (2020-2040)	41,320	41,320	41,320	41,320	1,415	1,415	1,415	1,415
Estimated Urban Area Capacity	50,240	50,216	50,422	50,398	5,081	5,085	5,130	5,134
Excess Capacity	17.8%	17.7%	18.1%	18.0%	72.2%	72.2%	72.4%	72.4%

Model Limitations

For the purposes of this analysis, residential capacity does not take into account reductions due to non-residential uses in residential zones (such as schools, parks, and churches), capacity for accessory dwelling units or family member units, or redevelopment. These types of capacity are included in the 2021 Buildable Lands Report.

TRPC's land capacity model uses general assumptions intended for regionwide analyses. How many dwelling units can be built or how many acres can be developed for a particular parcel is determined by jurisdiction planning or building department staff as part of the development review process. Their determinations may vary from this analysis.

Grand Mound Subarea Plan Update

December XX_2023

Thurston County
Community Planning and Economic Development

Acknowledgments

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ROCHESTER SCHOOL DISTRICT

SOUTH THURSTON ECONOMIC DEVELOPMENT COUNCIL

WASHINGTON STATE DEPARTMENT OF TRANSPORTATION

Adopting Resolution

Resolution No. 11219, effective July 1, 1996

Amendments

Resolution No. 11588, December 15, 1997 (document reprinted)

Resolution No. 13734, December 20, 2006 (transportation chapter updates)

Resolution No. XXXX, December XX, 2023 (complete repeal and replace)

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Introduction

The Grand Mound subarea is an Urban Growth Area (UGA) consisting of approximately 982 acres located approximately 15 miles south of Olympia, in southwest Thurston County located along the I-5 corridor just north of Lewis County. The Grand Mound UGA is

generally bounded by Ivan Street and I-5 to the east, 193rd Avenue to the north, Old Highway 9 to the south, and about midway between Tea Street and Old Highway 99 to the west. It sits adjacent to the largest area of commercially significant farmland in the county and the Bountiful Byway, a 60 mile loop tour of the regions local farms and locally produced products.

Grand Mound is comprised predominately of a commercial core that is surrounded by industrial lands. Grand Mound has been the sight of many new development opportunities in south County because of its location along I-5 and the development and expansion of Chehalis Tribal Enterprises. There is also mid- to high density housing in the central region of the subarea to the east of Old Hwy 99.

The Grand Mound UGA is surrounded by the Rochester subarea, an unincorporated community covering 8,610 acres. These communities are closely related and often referred to as the same place. Grand Mound is distinguished as the area of more development, filled with gas stations and businesses, while Rochester is predominately zoned for low density residential.

Urban Growth Areas are established by the Growth Management Act, which requires planning to accommodate population projections made for the county by the Office of Financial Management to ensure that planned growth occurs in urban areas, protecting the surrounding environment and reducing sprawl. The county receives population projections in the form of the Buildable Lands Report from Thurston Regional Planning Council.

Refer to the Rochester Subarea Plan (2020) for more information on the surrounding area.

Commented [KN3]: Could change with land use amendments.

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~~Many of the area residents identify and feel strongly that they are one community.~~

Commented [KN5]: Moved to "History" with some additions.

The Grand Mound Subarea and UGA was first established by the county in 1995 under the State Growth Management Act to identify areas to direct urban development, in order to prevent sprawling growth in the rural county. At the time, it was comprised of approximately 950 acres and generally centered around the intersection of State Route 12 and Old Highway 99, just west of the Interstate 5 interchange. The area consisted of scattered low-density residential uses mixed with commercial and light industrial uses located primarily along the main arterials, and the area has roughly remained the same.

Urban sprawl refers to a pattern of low-density, and often poorly planned development. This leads to inadequate infrastructure to support growth and negative impacts to natural resource lands.

Purpose

The purpose of the Grand Mound Subarea Plan ~~update~~ is to provide a document that serves as a guide for ~~future-the~~ growth of the Grand Mound community over the next 20 years. This plan is an update to the 1996 Grand Mound Subarea Plan and compliments the Thurston County Comprehensive Plan in addition to goals and objectives of Washington State's Growth Management Act by planning for urban growth and protecting the surrounding rural area.

The Thurston County Comprehensive Plan (2020) is the general policy plan that guides the overall development of the county.

Subarea plans are prepared for those areas where more detailed land use policies and designations are needed to address unique features or needs.

History

Planning for the Grand Mound area began in the 1970's with the development of the 1978 Rochester Subarea Plan, which covered the entire southwest corner of the county and identified a 15 square mile area around Rochester and Grand Mound as a "growth center" to promote growth and economic development in south Thurston County. [Now, the Rochester subarea has a separate plan consisting of an unincorporated community covering 8,619 acres, and surrounds the area designated as the Grand Mound UGA. These communities are closely related and often referred to as the same place. Grand Mound is distinguished as the area of more development, filled with gas stations and businesses, while Rochester is predominately zoned for low density residential. Many of the area residents identify and feel strongly that they are one community.](#)

Refer to the Rochester Subarea Plan (2020) for more information on the surrounding area.

In 1980, the county adopted new zoning for the area to implement the Rochester Subarea Plan. The zoning applied to the "growth center" was a mixed-use district, [which ~~entitled Medium Density Residential 1-6 Dwelling Units per Acre. This zone~~](#) allowed residential, commercial, and industrial land uses to be located throughout the community, which further encouraged the mixed-use pattern that is evident today.

In the mid-1980's, the local community [expressed interest](#)~~requested in~~ [developing](#) sanitary sewer and water supply systems that would allow denser development in the Grand Mound area. [In response, the county has continuously worked with the local citizen's committee to adopt a Grand Mound Sewer Service Area and develop sewer and water plans.](#)

[For more information on the Sanitary Sewer and Water Supply systems and how they relate to groundwater, see the Capital Facilities & Utilities chapter.](#)

The 1988 Comprehensive Plan applied an Industrial land use designation to the overall Rochester-Grand Mound area

(with a note indicating that industrial and other land uses are permitted in a mix).

The 1995 Thurston County Comprehensive Plan established the Grand Mound Urban Growth Area (UGA), covering 950 acres in the vicinity of the I-5 interchange. This UGA met the criteria of an urban growth area as defined by the State Growth Management Act and it is specifically intended to support the sewer and water planning in Grand Mound. It encompasses most of the 1988 sewer service area and extends beyond it to capture adjacent lands capable of being developed with urban uses. It is also intended to support the community's overall goals of:

- Enhancing economic development opportunities through sewer and water provision;
- Providing family wage job opportunities in the local community;
- Providing retail and service businesses for surrounding residents and the traveling public; and
- Providing an adequate supply of housing and variety of housing types to support the projected population growth.

The Grand Mound Subarea Plan was created for the UGA in 1996. Since then; the land use plan, UGA boundary, zoning, and sewer and water plans have been further evaluated and refined. This Grand Mound Subarea Plan presents the updated land use plan and UGA boundary.

Corresponding zoning changes that implement this Subarea Plan are included in the Thurston County Zoning Ordinance and Official Zoning Map. Updates to the sewer and water plans are presented in separate documents, entitled 1996

Thurston County is in the process of updating both its Water System Plan and its General Sewer and Wastewater Facility Plan. See the Capital Facilities & Utilities for more information.

Grand Mound Wastewater Comprehensive Plan and 1996 Grand Mound Water System Plan/Project Report.

Community Vision and Planning Objectives

Community visions and objectives are used to guide the future development of an area. These visions and objectives were identified by Grand Mound residents and property owners during the public workshop held 1995. These visions and objectives were revisited at the public workshops held in Grand Mound UGA in 2018:

- 1. Grand Mound will continue to evolve into a commercial trade center, providing a variety of retail and service uses for residents in the general region and the traveling public. Commercial uses should be located where there is high visibility from major roadways and where good access can be provided for both local and regional traffic.*
- 2. Commercial centers should be developed rather than narrow strip development in order to protect the quality of the community and to improve traffic safety and flow.*
- 3. Light manufacturing and storage/warehouse uses will continue to develop within Grand Mound. Industrial uses should be located where they can take maximum advantage of rail and freeway access in order to minimize impacts on traffic flow in the community.*
- 4. Commercial and industrial development will benefit the community by enhancing job opportunities and the local tax base which, in turn, will increase support for schools, parks, and other community facilities.*
- 5. Residential areas of the community will continue to infill with a variety of housing types and should maintain a low-density character. People working in local jobs should be able to afford to live within the community. Residential areas should be protected from the impacts of*

commercial and industrial uses and should have good pedestrian access to transit stops, bike routes and shopping areas.

- 6. Residential densities should be set at a level that will feasibly support sewer and water facilities, will preserve the open space character of the area, and will be compatible with adjacent low intensity uses outside of the UGA.*
- 7. To the extent possible, existing land uses should not have to take on a non-conforming use status with new zoning. An exception would be for sparsely scattered residences that may be located within predominantly commercial and industrial areas.*
- 8. Interim land uses should be allowed prior to sewer and water, as long as such uses are designed so that they allow for urban infill when utilities become available.*
- 9. A safe, smooth flowing road system needs to be maintained within the community as future development occurs. Public transit services should continue to be monitored to ensure that adequate service is provided.*
- 10. Properties that are predominantly covered with wetlands or floodplains should be located outside the UGA.*

These community objectives for Grand Mound supplement the land use goals, objectives and policies in the Thurston County Comprehensive Plan. The land use plan described later in this chapter, as well as the accompanying zoning, serve to implement this community vision and set of planning objectives.

During public outreach with the Grand Mound and Rochester community in 2018 and 2019, residents were asked if these vision statements still resonated with their community. Residents and business owners felt that some of these statements were still relevant today whereas others are less so.

Draft

Land Use

The Grand Mound Urban Growth Area is composed primarily of lands zoned for industrial uses and accounts for almost 48% of land in the UGA. Most of these industrial lands are designated as Planned Industrial Development (PI), which is unique to the Grand Mound UGA [and allows for a mixture of service, retail, research, assembly, storage, and other mixtures of industrial and commercial uses](#). The purpose of this district is to encourage planning of the entire industrial site within a “park-like” environment. The other industrial lands are designated as Light Industrial, [which allow for more intense industrial uses like manufacturing and assembly](#).

The County is in the process of conducting a Countywide Study of Industrial Lands (Industrial Lands Assessment). The purpose of the study is to determine whether an adequate supply of industrial lands exists to accommodate demand. The result of this study will include recommended changes to policies and regulatory requirements for the County's land use planning, including Grand Mound.

LAND USE TYPE	GROSS ACRES	PERCENT (%) OF TOTAL ACRES
Arterial Commercial (AC)	260	27%
Light Industrial (LI)	109	11%
Planned Industrial Development (PID)	362	37%
Residential 3-6/1 (R3-6/1)	228	23%
Residential 4-16/1 (R4-16/1)	20	2%
TOTAL	982	100.0%

[Land Area by Land Use, Thurston County Geodata](#)

Commented [KN6]: Could change with land use amendments

A commercial core is located at the center of the UGA along Old Highway 99, off Interstate 5. The Arterial Commercial core accounts for roughly 27% of lands, [which allows for a range of commercial uses, as well as things like storage and medium to high density residential units.](#)

The remaining 25% of the UGA is composed of medium to high density residential units.

The land use in the Grand Mound Subarea is consistent with the [County's Official Zoning Map.](#)

Existing Land Use. Based on the Buildable Lands Report completed by Thurston Regional Planning Council (TRPC) in 2021, there is a broad mixture of commercial, light industrial, and residential land uses within the Grand Mound UGA. The purpose of the report is to determine how much of each land type will be needed in the UGA to accommodate at least twenty years of projected urban growth (2045), in accordance with the State Growth Management Act. The analysis is based on the population and employment forecasts for the community. A substantial amount of the UGA is currently vacant, developable land.

Other land use designations for unincorporated Thurston County can be found in the Comprehensive Plan, Chapter 2, Land Use, and is displayed on the Future Land Use Map (Map L-1) in the Comprehensive Plan.

Zoning information is available and mapped online through the County's GeoData Center.

View the Land Use Chapter (Ch. 2) of the Thurston County Comprehensive Plan (2020) for more information on the Buildable Lands Report and population estimates.

Commented [KN7]: [Geodata](#)

Commercial uses within the Grand Mound UGA include highway-oriented businesses and community commercial use. Industrial uses include manufacturing business and non-manufacturing uses (like storage and repair). There are also several active and inactive gravel mines in the area. Residential uses range in housing type and density. For health code reasons, densities must be lower than four units per acre when sewer service is not available. This has limited densities to less than the maximum six units per acre allowed by the previous zoning. Housing types include mobile home parks and duplexes (at a density of four units per acre), and single-family homes, including site-built, manufactured, and older mobile homes (with a

density range of one unit per five acres to two units per acre). Several homes also have home-based businesses associated with them.

Land Use Designations. The Grand Mound UGA includes the following zoning and land use designations:

Residential. A wide range of housing types should be supported in the UGA, including single family homes, duplexes, mobile home parks, and accessory dwelling units.

Thurston Regional Planning Council (TRPC) provides information available to the public on active land use mapping, population projections, development potential, and other land use planning considerations.

See the Land Use (Ch.2) chapter of the Thurston County Comprehensive Plan for more information on unincorporated land use designations.

- **Residential 3-6 units per acre (R 3-6):** Located in the western portion of the UGA and set back from main arterials in the community where the majority of commercial and industrial uses are located.
A wide range of housing types may be allowed, including single family

homes, duplexes, mobile home parks, and accessory dwelling units. Development occurring prior to sewer and water should be configured such that when sewer and water facilities become available, the site can be infilled to achieve the minimum density requirement.

This designation is a receiving area for the county-wide transfer of development rights program, which helps support the conservation of long-term farmlands in the rural part of the county.

- **Residential 4-16 units per acre (R 4-16):** Located along Old Highway 99 that currently has a mixture of residential densities and vacant land. This designation allows for single family and multifamily residences and can provide more affordable housing opportunities than the 3-6 units per acre designation. Development within this designation should be at a minimum residential density of 4 units per acre, in order to ensure more compact development within the urban growth area and to ensure that development can feasibly support the necessary sewer and water facilities.

In addition to single family and multifamily residences, mobile home parks and accessory dwelling units may be allowed. Development occurring prior to sewer and water should be configured such that when sewer and water facilities become available, the site can be infilled to achieve the minimum density requirement.

Neighborhood commercial uses are also be allowed within this designation as long as such uses can be designed to mitigate impacts on surrounding residential properties. Neighborhood commercial uses

are intended to serve the everyday personal needs of the local neighborhood and are subject to approval of a special use permit.

This designation is a receiving area for the county-wide transfer of development rights program, which helps support the conservation of long-term farmlands in the rural part of the county.

Commercial. A broad range of highway oriented commercial uses for the traveling public and local community. This designation also allows high density residential uses (up to 16 units per acre) as well as residences in conjunction with an allowed commercial use.

Arterial Commercial (AC): Located surrounding the intersection of SR 12 and Old Highway 99 and extends outward to encompass other lands with high visibility and good access to the main arterials. It extends south along Old Highway 99 to 203rd Avenue to encompass the existing commercial uses along this stretch of the road. It extends to the east side of I-5 to include several properties adjacent to Old Highway 99. It also includes an area at the intersection of Old Highways 99 and 9.

This designation allows for a broad range of highway oriented commercial uses for the traveling public and community commercial uses, primarily to serve the local community. It also allows infilling on properties along the main arterials where existing commercial development is interspersed with vacant or underdeveloped parcels.

This designation also allows high density residential uses (up to 16 units per acre) as well as residences in conjunction with an allowed commercial use. Residential development within this designation should be at a minimum density of 6 units per acre, in order to ensure more

compact development within the urban growth area and to provide a broader range of affordable housing opportunities.

Industrial: The largest land use designation in the UGA. It provides industrial development in a way that protects areas surrounding the UGA and in turn protects industrial uses from others which may interfere with efficient industrial operations.

- **Planned Industrial Development (PI):** Located to take maximum advantage of the two railroad lines through the community and where there is access to SR 12 and I-5. Also located where there are large vacant parcels that could accommodate industrial uses. This zone protects the character of adjacent commercial areas and encourages comprehensive planning of industrial sites that allow for a broad range of assembly, processing, and storage uses. This designation also includes the development portion of the Maple Lane School site (correctional facility) and commercial uses that primarily serve the industrial uses.
- **Light Industrial (LI):** Located in the northwestern corner of the UGA where several light industrial uses already exist, such as gravel mining and concrete block manufacturing. Allows for industrial uses involved in processing, fabrication, and storage of products, as well as commercial uses that primarily serve industrial uses.

Future Land Use. The Buildable Lands Report also estimates the amount of land needed in order to accommodate the projected employment growth in the year 2045 and compares it to the vacant and underdeveloped land within the UGA.

[See the Economic chapter for more information on employment growth.](#)

Acres of land available			
	Comm. Or mixed use zones	Industrial zones	Total
	13	20	33
Estimated acres of land needed			
Vacant	93	122	216
Redevelopable	15	18	33
Total Available	108	140	249

[Source: TRPC Buildable Lands Report \(2021\)](#)

Since there are limited wetlands, floodplains, and steep slopes within the Grand Mound UGA, nearly all of the existing vacant and underdeveloped land is buildable. However, a certain amount of this buildable land can be expected to be held out of the marketplace for investment, future expansion, or personal use. Based on the report, there is sufficient land supply within the Grand Mound UGA to accommodate the projected population and economic growth through the year 2045.

Underdeveloped land includes parcels that are occupied by a use that does not cover the entire site and can be further developed (like a single house on a 2 acre parcel in an area designed for 3-6 units per acre) and parcels that are designated for more intensive use than that which currently occupies the property (like a single-family home on land designated for commercial uses).

Although mitigation for impacts to species listed under the Endangered Species Act and covered by the Thurston County Habitat Conservation Plan may result in mitigation that could impact the development capacity in the Grand Mound UGA; the Thurston County Buildable lands analysis accounted for this by adding ten percent of the “more preferred” soil area to each parcel’s critical area acreage.

Surrounding Land Uses. The land surrounding the Grand Mound UGA consists largely of low density residential, designated natural resource lands for agriculture and forestry, and public parks land. Grand Mound acts as a commercial gateway for the surrounding area. The community has a particular interest in agricultural uses, which are supported by the commercial and industrial zones.

FINAL URBAN GROWTH AREA BOUNDARY

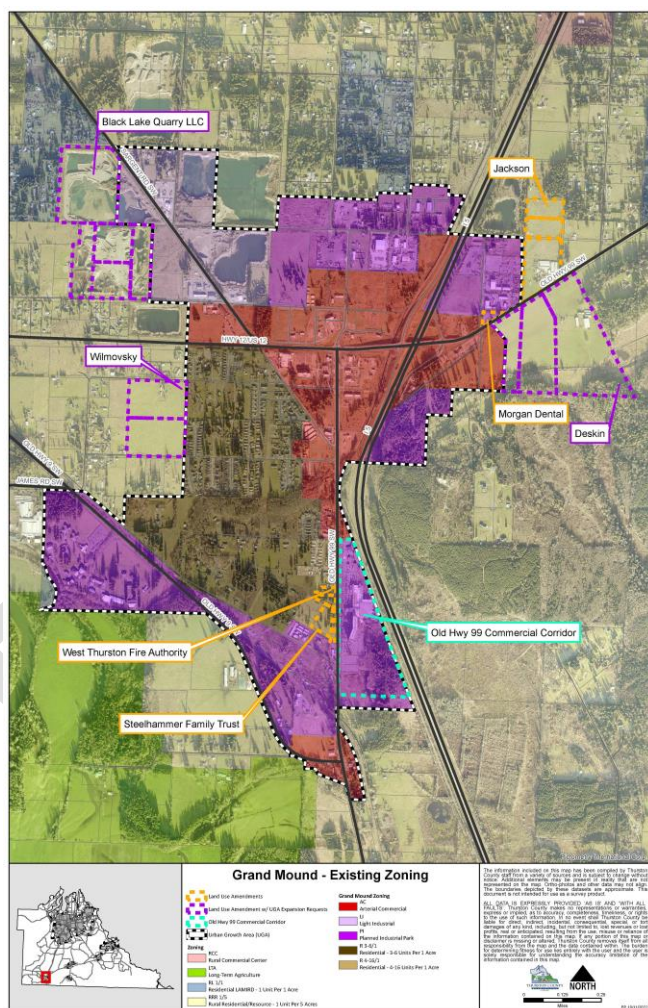
Boundary Description. The Grand Mound Urban Growth Area (UGA) boundary adopted in the 1995 Thurston County Comprehensive Plan encompassed 958 acres. Changes have since been made to the UGA that has been

Changes to a UGA boundary are reviewed for consistency with the criteria in the State Growth Management Act and the County-wide Planning Policies.

Commented [KN8]: Updated description can be added based on zoning and land use amendments

both reduced and expanded along different portions of the boundary, resulting in a total of 982 acres.

Commented [KN9]: Placeholder during rezone review



Natural Resources

Environmentally Sensitive Areas

Grand Mound lies nestled in a broad reach of prairie and wooded landscape located in the Chehalis River basin. Most of the region is characterized by relatively lowland flat topography, with floodplains along the Chehalis River.

Existing Environment

Groundwater. Grand Mound is located over a shallow, highly productive aquifer which underlies the Scatter Creek and Chehalis River Valleys. This aquifer is unconfined and is, therefore, highly susceptible to [contamination and land use impacts](#). Most of the land area in the Grand Mound UGA is classified as "extremely critical aquifer recharge area".

This aquifer provides the sole source of drinking water to the community. One potential source of contamination that is a concern in Grand Mound is the high concentration of on-site sewage disposal systems. Well water nitrate levels have been found to be elevated in this area.

There is also concern with the other types of wastes that are disposed of in on-site systems as well, such as chemicals used in households and businesses. [Connection to the Sanitary Sewer and Water Supply systems help to prevent contamination of groundwater from septic leakage and overuse of unregulated water.](#)

Development within this extremely critical aquifer area is guided by the Thurston County Critical Areas Ordinance.

More information relating to critical aquifers, wetlands, fish and wildlife habitat areas, floodplains, and geologically hazardous areas for all rural unincorporated county are part of Chapter 9, Environment, Recreation, and Open Space of the Comprehensive Plan.

Maps of critical areas are available online through the County's GeoData Center.

Surface water. Prairie Creek, a tributary of the Chehalis River, is a small seasonal stream that winds through the Grand Mound UGA from the northeast to the southwest and drains much of the area. The County has classified Prairie Creek as a Type 3 stream since it supports a small run of chum salmon and possibly coho salmon. Development occurring adjacent to Prairie Creek is guided by the Thurston County Critical Areas Ordinance.

Wetlands and floodplains. Wetlands have been identified in a few small areas in the northeastern and southern edges of the UGA; however, they do not appear to pose a significant development constraint. Based on maps produced by the Federal Emergency Management Agency (FEMA), there are no significant 100-year floodplains within the proposed UGA. The Thurston County Critical Areas Ordinance guides development adjacent to wetlands and within floodplains.

Habitat & Species. Historically, the UGA was covered by prairie oak ecosystem, which formed on the excessively well-drained soils generated from glacial outwash. Prairies persisted in an open space state and avoided succession to coniferous forest through their tendency toward drought and frequent but patchy burning by native peoples. Since Euro-American settlement, high-quality native prairies and oak woodland ecosystems have declined due to development, agricultural, and fire suppression. However, a significant stand of oak woodlands forms an almost continuous corridor along Prairie Creek through the community. The Thurston County Critical Areas Ordinance protects prairie and oak woodland habitat and the species they support. At the time of application, the County completes a review for rare and endangered plants, animals, and priority species. The Thurston County Critical Areas Ordinance guides development in and around these habitats.

Geologic hazards. Geologically hazardous areas include those areas particularly subject to erosion, siltation, landslide, or other seismic hazard. Due

to the relatively flat topography of the Grand Mound UGA, there are no identified landslide hazard areas. However, potential areas include active and inactive gravel mining sites. Development within geologic hazard areas is guided by the Thurston County Critical Areas Ordinance.

Draft

Population and Housing Growth

Projections for Growth

Thurston Regional Planning Council (TRPC) is the official agency that projects growth and employment forecasts for all of Thurston County. TRPC coordinates with the State Office of Financial Management (OFM) in determining realistic population and employment projections for the County. TRPC then allocates that growth by planning areas within the County.

[See the Economic Development chapter for more information on employment.](#)

These projections are from the 2022 update to the Small Area Population Estimates and Population and Employment Forecast. Growth projections by 5-year increments for the period from 2020 to 2045 for the Grand Mound UGA are presented in the table below. TRPC projections and forecast estimate an overall slow and steady growth of approximately four percent per year between 2020 and 2045.

	2020	2025	2030	2035	2040	2045
Population	1,358	1,870	2,270	2,505	2,665	2,745
Dwelling Units	424	510	600	675	720	735

Source: TRPC Population and Housing Forecast, 2022 Update

Buildable Lands (2021) estimates that there is sufficient supply for residential development existing within the Grand Mound UGA to accommodate projected growth through the year 2040.

Population and Housing Growth

	2020 Dwelling Units	2040 Dwelling Units	Future Demand 2020-2040	Future Supply 2020-Plus	Excess Capacity	Percent Excess Capacity
Grand Mound UGA	430	720	290	370	80	22%

Source: TRPC Buildable Lands, 2021 Update

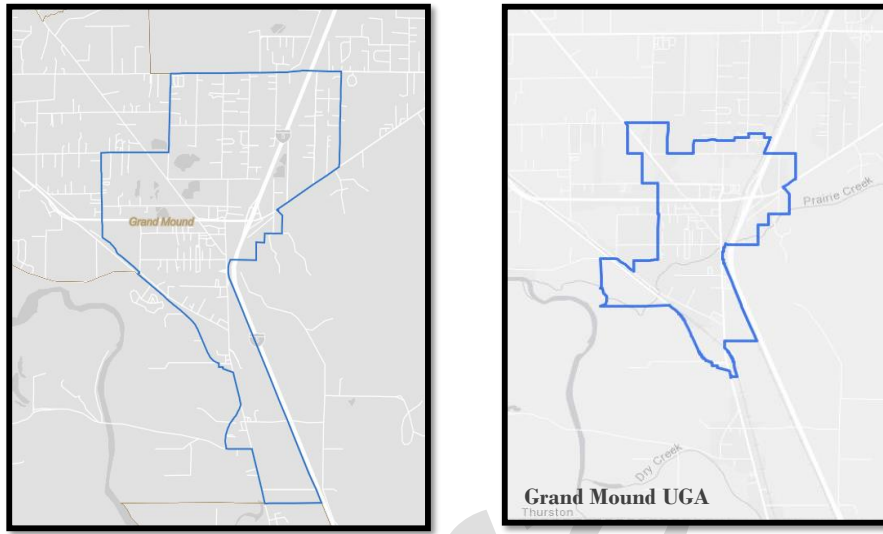
According to TRPC, in 2020 there were 1,358 people living in the Grand Mound UGA with a total of 424 dwelling units. In 2022, TRPC updated its Housing Estimates by Type, increasing the dwelling unit total from 424 to 470. Average household size using the 2020 TRPC population and dwelling units data, is approximately 3.2 persons per dwelling unit. The TRPC Average Household Size by Jurisdiction data does not list the Grand Mound UGA, but the two largest average household sizes are Yelm at 3.14 and the Nisqually Reservation at 3.40, while the county average household size sits at 2.51.

In 1995, there were approximately 575 people living in the Grand Mound UGA, with a total of 237 dwelling units.

Single-Family	Multifamily	Manufactured Home	Total
230	85	155	470

Source: TRPC Housing Estimates by Type: Thurston County Cities and Urban Growth Areas, 2022 Update.

The U.S. Census Bureau identifies the Grand Mound Area as a "Census Designated Place", or CDP, with boundaries stretching further than the Thurston County Subarea's county-designated borders. This difference in borders makes comparing data from the Census Bureau difficult in this area.



Within this larger area, the population for 2020 was estimated at 3,301 and 1,194 housing units within the Census Designated Place boundaries. The average family size in the CDP is estimated at 3.34 persons per family.

V. TRANSPORTATION

The Grand Mound UGA is greatly impacted by pass-through traffic from outside the area along two state highways and includes several major arterials. Population and employment forecasts indicate Grand Mound will continue to grow significantly over the next 20 years. The transportation network will play a large role in the quality of experience for people who live and work in Grand Mound, and for the area's ability to serve as a gateway to the South Thurston County area.

Additional transportation-related information can be found in the Transportation Element (Chapter 5) of the Thurston County Comprehensive Plan.

The GMA requires an inventory of air, water, and ground transportation facilities and services to define existing capital facilities and travel levels. The GMA also requires that the land use assumptions used in estimating travel be included in the plan. The land use assumptions used in this chapter are consistent with those used in the Regional Transportation Plan, Thurston County Comprehensive Plan, and the Land Use Chapter of this Subarea Plan.

Existing Infrastructure

Roads

State Highways.

Interstate 5 and US 12. Interstate 5 (I-5) runs north-south and provides easy access to nearby urban areas, such as Tumwater and Olympia to the north and Centralia and Chehalis to the south.

US 12 is a major east-west roadway through the UGA. It links Grand Mound with Rochester and Oakville to the west and Tenino, Rainier, and Yelm to the east. US 12 is designated as a Washington Highway of Statewide Significance and is part of the National Highway System.

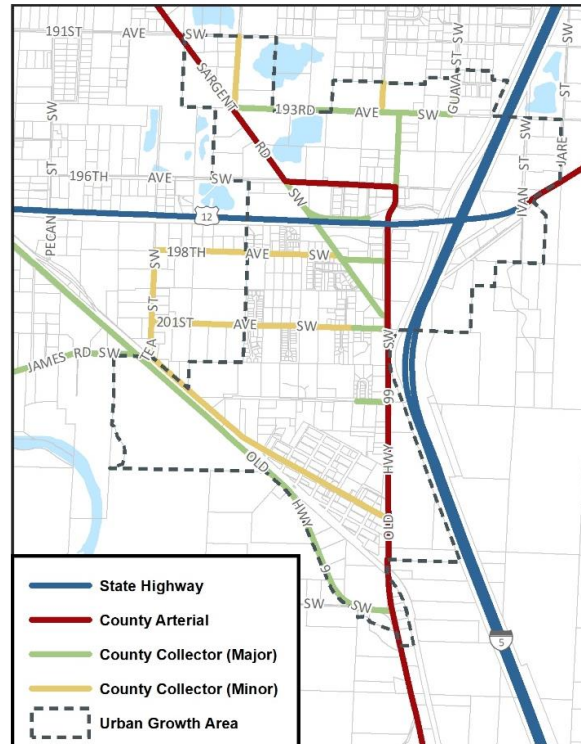


Figure 1. Roadway Classifications. Grand Mound Roadway Functional Classifications – see Map T-2a of the Thurston County Comprehensive Plan. Roads not classified here are considered local roads and shall be designed in accordance with the local roadway section (Grand Mound Transportation Study).

Arterials. The major UGA arterials are Old Highway 99, Elderberry Street SW (US 12 to 196th Avenue), 196th Avenue (Sargent Rd to Elderberry St SW), and Sargent Road (north of 196th Ave). They are intended to provide a high degree

of mobility for all modes of travel and serve as community connections for goods, services, and employment. An Arterial Road is characterized as being of higher volume and speeds. They generally include paved shoulders, higher truck volumes, and fewer driveways. Since movement, not access, is their principal function, access management is essential in order to preserve capacity. In urbanized areas like Grand Mound, urban arterials provide continuity to rural arterials that intercept the urban boundary.

Old Highway 99 functions as a commercial corridor for the Grand Mound area and serves an increasing amount of freight traffic traveling between the I-5 exit and the Port of Chehalis, just south of Grand Mound in Lewis County. The arterial sections of Sargent Road, Elderberry Street, and 196th Avenue serve the developing commercial area north of US 12 and connect Grand Mound to the Littlerock area of Thurston County.

Collectors. Major Collectors include 193rd Avenue SW, 197th Avenue SW, Sargent Road (south of 196th Avenue), and Old Highway 9. Minor Collectors, including Grand Mound Way SW, Tea Street SW, and 201st Street SW, serve Grand Mound's residential neighborhoods. They provide both land access and mobility within residential, commercial, and industrial areas.

For more information on roadway classifications, refer to the Transportation Chapter (Ch. 5) of the Thurston County Comprehensive Plan.

A Collector Road is characterized as being medium/high volume, with speeds ranging from 35-50 miles per hour. Such multimodal roadways connect communities with the arterial roadway system, and distribute trips from the arterial system into residential, commercial, and industrial areas using local roads. They generally include paved shoulders, higher truck volumes, and fewer driveways.

Old Highway 9 serves as a vital connection to Rochester High School and Primary School (located just southwest of the UGA boundary) and will serve any future development at the Maple Lane School site operated by the Department of Corrections. Other Major Collectors link Grand Mound's growing commercial areas to lower density residential and industrial sections.

Local. Roads that provide access to land. A local road is characterized as being low volume, with speeds ranging from 25-50 miles per hour. Such roadways generally connect individual parcels with the arterial-collector roadway system. Local roads offer the lowest level of mobility among the previously mentioned road classifications.

Freight Facilities. The Washington State Department of Transportation has designated certain roads as crucial to freight mobility using the Freight and Goods Transportation System (FGTS), which classifies roadways using five truck gross tonnage classifications, T-1 through T-5. The Grand Mound UGA has several designated freight corridors within its boundaries, as follows:

- **T-1:** More than 10 million tons per year
 - Interstate 5
- **T-2:** 4 million to 10 million tons per year
 - US 12
 - Old Highway 99 SW
 - 196th Ave SW, between Sargent Rd and Elderberry
- **T-3:** 300,000 to 4 million tons per year
 - Sargent Rd, north of 196th Ave SW
 - Old Highway 9 SW
 - Elderberry St SW
- **T-4:** 100,000 to 300,000 tons per year
 - None in the Grand Mound UGA
- **T-5:** At least 20,000 tons in 60 days and less than 100,000 tons per year
 - None in the Grand Mound UGA

Bicycle Facilities. Thurston County designates bikeways consistent with standards defined by the Washington State Department of Transportation. The Grand Mound UGA does not have much safe and accessible bicycle infrastructure.

The Transportation Element of the Thurston County Comprehensive Plan (Ch. 5) identifies four bikeway classifications: Multiuse Trails, bike lanes, bike routes, and shared travel lanes.

Multiuse Trails. Paved or compact gravel paths, separated from roadways, for the primary use of bicyclists and pedestrians. There are no existing Multiuse Trails in the Grand Mound Urban Growth Area.

Bike Lanes. Paved or striped lanes within the roadway, for the primary use of bicyclists, and are typically found in urban areas. There are no existing Bike Lanes in the Grand Mound Urban Growth Area.

Bike Routes. Paved roadway shoulders for use by pedestrians and bicyclists, emergency pull-offs, and other roadways design functions. Map T-4 of the Comprehensive Plan identifies US 12, Sargent Road SW (north of US 12), and Old Highway 99 as bike routes. While some cyclists use these busy roads' shoulders and sidewalks, their proximity to large trucks and other fast-moving vehicles discourage more users of active transportation.

Shared Travel Lanes—typically lower-volume rural roads—accommodate both vehicles and bicycles in the same lane space. Most roads in Grand Mound meet this classification.

Pedestrian facilities. Grand Mound has a patchwork of pedestrian infrastructure created in response to development requirements in place since the mid-2000s. The majority of existing sidewalks are located along Grand Mound's local roads, adjoining more recent residential development. Grand Mound's arterials and major connectors, such as US-12 and Old Highway 99,

have fragmented sections of sidewalk, resulting in a lack of connectivity for pedestrians. Most of the existing sidewalks, curb cuts, and marked crossings are concentrated in the redeveloping commercial areas around the intersection of US 12 and Old Highway 99.

Transit. There is one Park and Ride within the limits of the Grand Mound UGA located just west of the interchange of I-5 with US-12 and Old Highway 99. RuralTransit (rT) (managed by TRPC) operates two routes that stop weekdays at the Park and Ride. Route 3 runs west, connecting Grand Mound to Rochester and the Chehalis Reservation, and north to Tumwater. Route 4 runs from Centralia, north on I-5 to the Grand Mound Park and Ride, then along Old Highway 99 toward Tenino. In 2020, rT began operating its service, fare free. The Grand Mound Park and Ride also serves as a stop for vanpool routes, facilitated by Intercity Transit, that run from Centralia to Olympia. Twin Transit and Grays Harbor Transit formerly provided bus service to the Grand Mound area, have discontinued these routes as of 2020.

Railroads. Two active railroad lines pass through Grand Mound and provide rail access for future industrial use [\[Figure 2Figure 2\]](#).

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The Tacoma Rail Mountain Division line runs parallel to I-5's western edge through Grand Mound. The railroad line, which is owned by the City of Tacoma, is a handling line carrier for BNSF Railway (Tacoma, 2018). According to the corridor was considered an R1 corridor, a million tons of freight traveled



Figure 2. Railroad lines in the Grand Mound UGA area.

The nearest passenger railroad stations are in Centralia and Lacey, on a line owned by the BNSF Railway. Amtrak Cascades trains that stop at these stations travel between Eugene, Ore., and Vancouver, B.C. The railroad line also is a critical route for freight trains traveling along the West Coast.

Air and Water Transportation. As of 2020, there are no air or water transportation facilities within the Grand Mound UGA.

Level of Service standards. The level of service standards use qualitative measures that factor in things like speed, travel time, freedom to maneuver, traffic interruptions, comfort, convenience, and safety. The description of individual levels of service for intersections is the average stopped delay per vehicle. This measure is similar to the description of road segments in that it gauges driver discomfort and frustration, but it also recognizes fuel consumption and lost travel time.

Levels of service are given letter designations, from A to F, with A representing the best operating conditions (free flow, little delay) and level of service F the worst (congestion, long delays). Generally, levels of service A and B are high, levels of service C and D are moderate, and levels of service E and F are low.

The adopted level of service for urban areas within Thurston County, including Grand Mound, is level of service “D.” In Grand Mound, level of service “D” is used to determine when road improvements are needed.

Compliance with level of service standard. The GMA requires specific actions and requirements for bringing into compliance any

The GMA requires level of service standards for all arterials and transit routes to determine future improvements.

See the Transportation Chapter (Ch.5) of the County Comprehensive Plan for further information on these designations, intergovernmental coordination, and demand management strategies.

facilities or services that are below the established level of service standard. Thurston County uses the following plans and policies to address level of service compliance:

- ***Grand Mound Transportation Study.*** This 2020 study outlines transportation improvements needed to support projected growth within the Grand Mound UGA. The study also established a vision for the transportation system in the UGA and identifies improvements needed to support growth through 2040.
- ***Thurston County Capital Facilities Plan.*** This plan identifies the six-year bridge, road capacity, bike lane, preservation and safety improvement needs of the County roadway network. The plan also identifies funding strategies for each individual project. The GMA requires the identification of system expansion needs and transportation system management needs to meet current and future demands, as well as a multi-year financing plan.

Future transportation improvements were identified as part of the 2020 Grand Mound Transportation Plan and included in the Capital Facilities Plan, which is updated annually.

See the Transportation Plan for existing peak hour traffic volumes and for future projected (2040) traffic volumes.
- ***Concurrency.*** The GMA requires that adequate public facilities and services be provided concurrent with new development. The GMA defines “concurrent with development” for transportation as meaning “improvements or strategies are in place at the time of development, or that a financial commitment is in place to complete the improvements or strategies within six years” of the development. To be consistent with the GMA, Thurston County requires (under Thurston County Code, Chapter 17.10) all new developments to provide adequate transportation

facilities. Any proposal that would cause transportation facilities to fall below level of service “D” in Grand Mound will be denied.

Future Transportation Concerns and Improvements

The 2020 Grand Mound Transportation Study identified the following community concerns and priorities to guide future transportation improvements in the Grand Mound Urban Growth Area.

Safety. Grand Mound community members identified roadway safety as their greatest transportation-related concern during outreach events in 2018.

Based on safety data provided by WSDOT, between 2014 and 2018, 226 crashes occurred in the Grand Mound area, including seven that resulted in serious injuries and fatalities. The majority of collisions during this period occurred on US 12 and Old Highway 99, and nearly half of all crashes occurred at an intersection, with the highest density at the intersection of those two roadways. Along US 12, disregarding stop lights, excessive speeding, improper turns, and following too closely were the most recorded conditions at crashes. These factors contribute to a high proportion of rear-end collisions on this roadway, and the concentration of incidents at the signaled intersection with Old Highway 99. Along Old Highway 99 SW, a substantial portion of crashes are related to vehicles entering or exiting driveways, rather than another street, and are caused in part by drivers not granting the right of way as vehicles entering traffic try to merge. In addition, a number of collisions that resulted in a fatality or injury have involved pedestrians and cyclists.

Washington State has adopted Target Zero – a goal to reduce traffic fatalities and serious injuries on Washington’s roadways to zero by the year 2030. Thurston County adopted the same transportation safety goal for County roadways in its Comprehensive Plan (Policy T.1.A.1).

As Grand Mound continues to grow, the area is likely to see increased potential for conflict between different users of the transportation system (residential, commercial, freight), particularly along arterials and major collectors like Old Highway 99 and Sargent Road. Future transportation improvements in Grand Mound should be designed to address these concerns and improve safety for all travelers, such as by creating separated routes and safe crossings for pedestrians and cyclists.

Efficiency. Grand Mound's roadways will continue to serve as a transportation hub for the South County, providing access to I-5 for people and freight traveling east from the Rochester area, west from Tenino and north from Lewis County. Increased development in residential and commercial areas is likely to lead to greater congestion throughout Grand Mound. By 2040, drivers at two intersections, Old Highway 99/Elderberry Street/US 12 and Old Highway 99/Old Highway 9, are anticipated to experience delays that exceed the acceptable levels of service during the PM peak hour. The planned roundabout at US 12 and Sargent Road will alleviate some pressure but will not fully address the predicted delay and will shift traffic patterns in other locations. Future transportation improvements should ensure roadways and intersections in the UGA have adequate capacity to avoid unacceptable levels of congestion for autos and freight, even as the region grows.

Character. Grand Mound has rich historic, cultural, and environmental amenities that provide the foundation for a strong and vibrant community. As a city that has grown around the intersection of two state highways, Grand Mound serves as a gateway to the agricultural areas, open space, and small towns and cities of south Thurston County. That same location, however, has favored highway-oriented development that contributes to Grand Mound's lack of a cohesive sense of place. Looking ahead, improvements to Grand Mound's transportation infrastructure should contribute to its identity as an urbanized

hub that provides services to the South County area while highlighting aspects of its rural heritage and setting. Preferred options identified by community members to make Grand Mound more visible as a community include frontage improvements to Grand Mound's commercial core such as wider sidewalks, plazas, and landscaping; recreation opportunities, such as trails; and continuous sidewalks along the core commercial areas of US 12 and Old Highway 99.

Multi-modal Connections. An overall lack of continuous sidewalks and pathways makes the Grand Mound area challenging to navigate on foot or bicycle. In addition, transit service is limited, with Twin Transit and Grays Harbor Transit eliminating routes serving the Grand Mound area. The rT bus lines stop at the Park and Ride, which is located across the highway from Grand Mound's commercial core and residential areas, limiting its convenience as an access point for those traveling without a personal vehicle. Future transportation improvements should focus on enabling safe connections between the residential and commercial areas of Grand Mound, and on linking the area to the rest of the region through trails and transit.

As residential development continues to occur within Grand Mound, street patterns will have a strong effect on accessibility and neighborhood character. Grand Mound's existing local streets have been laid out as development occurs, rather than on a planned grid system that considers the long-term operation of the transportation network for all modes of travel. Some subdivisions are laid out in loops or cul-de-sacs that reduce the opportunities for future pedestrian and vehicular connectivity; others are laid out at angles that could make alignment of future road connections more challenging. Future transportation improvements should consider how new development contributes to connectivity across Grand Mound.

Economic Diversity and Tourism. The opening of the Great Wolf Lodge and indoor water park on Old Highway 99 in 2008 marked a significant increase in the number of people visiting Grand Mound as a destination. Since 2008, Grand Mound's core has begun to fill in with a variety of commercial businesses, including additional gas stations, restaurants, a bank, a hotel, and a brewery/distillery. This commercial growth has also led to more congestion and greater difficulty accessing businesses, particularly along Old Highway 99. Continued investment in the region by the Chehalis Tribe and private entities will continue to draw different types of roadway users. Future transportation facilities should support economic growth in Grand Mound, ensuring visiting the area and accessing businesses is a pleasant experience.

The 2020 Grand Mound Transportation Study identified eight projects that best address future transportation needs in the Grand Mound UGA. Each of the projects described was evaluated to understand its benefit to all travel modes, impact to the built and natural environment, and cost.

Intersection upgrades:

- **196th Avenue SW/Sargent Road SW Intersection Improvements.** Construction of a single-lane roundabout at the intersection and widening of sidewalks to accommodate bicyclists and pedestrians. *More detailed information on all projects, including operational analysis, project layouts, and cost estimates can be found in the Grand Mound Transportation Action Plan (2020).*
- **196th Avenue SW/Elderberry Street SW Intersection Improvements.** Construction of a single-lane roundabout at the intersection, including converting the current driveway to provide access to potential development and widening of sidewalks to accommodate bicyclists and pedestrians.
- **US 12/Old Highway 99/Elderberry Street SW Intersection Improvements.** Construction of pedestrian refuge islands for pedestrians crossing the east, west, and south legs of the intersection.

- **Sargent Road SW/201st Avenue SW/Old Highway 99 Intersection Improvements.** Reconfigure Sargent Road to allow right-in/right-out access only at Old Highway 99 and construct a single lane roundabout at 201st Avenue SW.
- **Old Highway 9/Old Highway 99 Intersection Improvements.** Construction of a traffic signal at the existing intersection.

Roadway Improvements:

- **Old Highway 99 Improvements.** A major concern on Old Highway 99 today is the mix of users with little separation of modes. Improvements should focus on accommodating all modes in dedicated spaces along Old Highway 99. In addition to the cross-section identified in Appendix A, improvements include:
 - Consolidate business access and/or limit access to right-in/right-out only
 - Create continuous shared-use path on west side of Old Highway 99 for use by pedestrians and bicyclists
 - Connect sidewalks along east side of Old Highway 99 to create a continuous route for pedestrians
 - Create at least two mid-block crossings on Old Highway 99. Locations should be identified to best align with destinations for pedestrians.
- **Sargent Road Improvements.** The construction of a roundabout at US12 will substantially change traffic use on Sargent Road, making it a viable alternative route through Grand Mound that avoids the signaled intersection of US 12 and Old Highway 99. Construction of shared-use path on the south side of Sargent Road to accommodate bicyclists and pedestrians, with widening to provide left-turn storage lanes and sidewalks on the north side of the road.

Trail Connections:

- **Power Line Trail.** Construction of a multi-use trail following the current power lines alignment for bicyclists and pedestrians.

Other Improvements:

Several additional projects identified throughout the development of this plan could advance the vision of the transportation system in the Grand Mound UGA.

- Ivan Way/Old Highway 99 Intersection Improvements - Land to the east of I-5
- Park & Ride Improvements
- Transit Feasibility Study
- New North-South Connection
- Sargent Road/198th Way Intersection Improvements
- US 12 Pedestrian Overcrossing
- Roadway Maintenance and Preservation

These concepts are discussed in further detail in the Grand Mound Transportation Action Plan (Fehr & Peers, 2020) and were not evaluated as part of the 2020 Grand Mound Transportation Study but could be considered in the future.

Capital Facilities & Utilities

Grand Mound is not incorporated, so most public services are provided by either Thurston County government or special districts. Thurston County provides general government, sheriff, public works, social services, property assessment, public health, cooperative extension, county fair, jail, justice system, and election services. Currently, private companies provide the following services: refuse disposal, recycling, electricity, and telecommunications facilities.

Sewer and Water Systems

[In the mid 1980's, a local citizen's committee expressed interest in developing a sanitary sewer system and water supply system that would allow denser development in Grand Mound. In response to this request, the county adopted a Grand Mound Sewer](#)

[Service Area that covered 440 acres.](#) A Utility

Local Improvement District (ULID) was formed through approval by the Grand Mound community in late 1996 to provide water and sewer system improvements in the UGA. Both water and sewer systems are in operation and providing service to customers within the UGA. In 2002, the county established policies to provide water service to properties located outside the UGA, including the nearby Rochester subarea. Sewer and water utilities within the UGA and are on track to be able to continue providing adequate services with the anticipated growth projections over the 20-year planning period. [Connection to the Sanitary Sewer and Water Supply systems helps to protect the aquifer by preventing leakage from septic systems and overuse of unregulated water.](#)

The Capital Facilities and Utilities for all unincorporated rural county is described in Chapter 6, Capital Facilities, and Chapter 7, Utilities, of the County's Comprehensive Plan.

[For more information on environmentally sensitive areas, see the Natural Resources chapter.](#)

Water Utility. Thurston County prepares a Water System Plan every ten years, in accordance with Department of Health (DOH) requirements. The purpose of the plan is to define growth trends in the water system service area, identify system deficiencies, and develop a capital improvement program to accommodate projected growth. Currently, the water system is limited by source capacity, the County is projected to exceed in 2034. The Capital Facilities Program (CIP) has a project that will add additional source capacity that is scheduled for completion in 2026.

The most recent Draft Grand Mound Water System Plan was submitted to DOH in 2022 for final review.

Sewer Utility. When a wastewater treatment facility reaches 85% of its permitted capacity, it is required to complete a Plan for Maintaining Adequate Capacity (PMAC), in accordance with Department of Ecology (DOE) requirements. These requirements are satisfied with the General Sewer and Wastewater Facility Plan currently being prepared by the County. Similar to the Water System Plan, the General Sewer and Wastewater Facility Plan defines growth trends in the sewer service area, identifies deficiencies, and develops a capital improvement program to accommodate projected growth. The Plan looks at both the sewer collection system and the wastewater treatment facility.

The most recent General Sewer and Wastewater Facility Plan is scheduled to be completed in 2023.

Stormwater Systems

Stormwater facilities and maintenance associated with US 12, including rights-of-way, is managed by Washington State Department of Transportation.

[Other stormwater facilities and requirements are maintained and enforced by the County.](#)

Refer to Thurston County Public Works Stormwater Utility about additional regional projects and the Stormwater Management Program Plan (2019) for more information.

Schools

The Grand Mound UGA is served by Rochester School District 401, with no operating schools within the UGA's boundary. The district provides public education for grades K-12. "Maple Lane School", formerly the Washington State Training School for Girls, was a correctional school within the Grand Mound UGA. Washington State plans to expand the facility for residential treatment in upcoming year.

Economic Development

Grand Mound's economic core lies alongside I5, including several casual restaurants and coffeeshops, a large hotel, gas stations, and industrial and commercial miscellaneous businesses including retail, realty, and home-based occupations. The largest commercial entities easily accessed from the interstate include several of the Chehalis Tribal Enterprises' businesses, such as Great Wolf Lodge, End of the Trail, and Burger Claim. In addition, the tribally owned Talking Cedar contains a restaurant, brewery, and distillery that opened in 2020. The Chehalis Tribe has continued to be an active driver in Grand Mound's economic development and growth, bringing in some of the most successful commercial operations, which attract additional commercial interest. Grand Mound is currently a family vacation destination due to the siting of the Great Wolf Lodge resort and a frequented stop by commuters and travelers along I5 between Portland and Olympia. As industrial businesses expand along the I5 corridor, Grand Mound is expected to be a favorable location for incoming industry.

Due to its development patterns, Grand Mound does not currently have an identifiable "downtown" or Main Street, and residents must leave the area to shop at a grocery store in nearby Rochester or Centralia. While the Grand Mound area has options for developers and incoming businesses, 2019 public meetings have indicated that residents have previously been most interested in gaining a local grocery store, parks and recreation areas, and more restaurants that are not fast food.

[Agricultural uses surrounding the UGA are featured through the Thurston Bountiful Byway, which is a 60-mile loop tour of rural Thurston County, promoting farms, farmers markets with locally produced products, and businesses that source from local farms. Several hotels, farms, plant nurseries,](#)

markets, and historic sites are featured within Grand Mound and the surrounding area.

Employment

In general, around 95% of new jobs will locate in urban areas. Within urban areas, like urban growth areas, 81% of new jobs are expected to locate in areas zoned for commercial or mixed commercial uses; 6% are expected in areas zoned for industrial uses; and the remaining 13% will locate in areas zoned for residential uses. These tend to include home-based teleworkers, residential site-specific work like construction contractors, natural resource based (such as forestry), or things like churches or apartment managers.

<u>Area</u>	<u>Commercial or Mixed Use</u>	<u>Industrial</u>	<u>Residential & Schools</u>	<u>Total</u>
<u>Grand Mound UGA</u>	<u>190</u>	<u>90</u>	<u>30</u>	<u>310</u>
<u>Total Urban County</u>	<u>27,350</u>	<u>2,030</u>	<u>4,520</u>	<u>33,900</u>

2020-2040 Employment Growth by Type of Zone, Thurston County Urban Areas, TRPC Buildable Lands Report. Total includes all cities and UGAs.

<u>Commercial Buildings</u>			
<u>Area</u>	<u>Total Building Floor Area (sq. ft.)</u>	<u>Developed Area (acres)</u>	<u>Employee Per Area (jobs/acre)</u>
<u>Grand Mound UGA</u>	<u>713,300</u>	<u>80</u>	<u>12</u>
<u>Urban South County</u>	<u>2,300,300</u>	<u>274</u>	<u>14</u>
<u>Total Urban County (Average)</u>	<u>26,857,600</u>	<u>2,400</u>	<u>26</u>
<u>Industrial Buildings</u>			
<u>Area</u>	<u>Total Building Floor Area (sq. ft.)</u>	<u>Developed Area (acres)</u>	<u>Employee Per Area (jobs/acre)</u>
<u>Grand Mound UGA</u>	<u>153,800</u>	<u>26</u>	<u>5</u>

Urban South County	439,100	74	4
Total Urban County (Average)	13,767,333	1,072	9

[Building and Employment Density, TRPC Buildable Lands Report. Inventory of buildings permitted up to the end of 2019. Urban South County includes the cities of Rainier, Tenino, and Yelm, the town of Bucoda, the Nisqually Indian Reservation, the Confederated Tribes of the Chehalis Reservation, and the Grand Mound UGA. The Total Urban County includes all of South County, plus Olympia, Lacey, Tumwater, Tenino, Yelm, and all associated UGAs within Thurston County.](#)

[To provide employment opportunities that meet the anticipated growth over the next 20 years, the UGA needs to have enough developable commercial, mixed use, and industrially zoned lands. As shown in the table above, there are 106 acres of commercial and industrial uses. TRPC projections show that Grand Mound will need to develop 33 more acres to accommodate 280 new jobs. There are 249 acres of commercial and industrially zoned lands that can be developed or have good potential for redevelopment.](#)

[See the Land Use chapter for more information on developable lands.](#)

According to the 2020 US Census, Grand Mound had an employment rate of 53.3%, and a median income of approximately \$51,765, both of which are lower than the state median. Approximately 63% of workers in the [Census Designated Place \(area data was collected\) CDP](#), are employed by private companies, and the average commute is over 25 minutes. Incoming commercial and industrial development could mean an increase in job opportunity for residents of the subarea and reduce the need for long commutes to surrounding communities.

Note that the area identified in the Census as Grand Mound is different than the UGA boundary, as shown in the Population and Housing Growth chapter of this plan. This makes that data less accurate and difficult to evaluate.

|

Draft

Environment, Recreation, & Open Space

Parks and Recreation

A primary comment received from the community during outreach in 2017-2021 was for more local amenities like including playgrounds and parks. There are currently no parks within the Grand Mound UGA. Nearby to the north is the Scatter Creek Wildlife Area, which has outdoor recreation opportunities for hikers, bird-watchers, hunters, horseback riders, and wildlife viewing.

Consistent with the 2045 Regional Transportation Plan, collaboration with Puget Sound and Pacific Railroad (PSAP), Thurston Regional Planning Council, Washington State Department of Transportation, and other regional stakeholders, work is on-going to formalize a bicycle corridor within existing rights-of-way to connect the southwestern terminus of the Yelm-Tenino Trail with the southern terminus of the Gate-Belmore Trail. Two significant non-motorized gaps remain at the western terminus of the Yelm-Tenino Trail that are not served by trails, but may benefit from on-street enhancements like wider shoulders and signs: a connection to the Town of Bucoda along State Route 507, and a connection to Grand Mound along Old Highway 99.

Archeological & Historic Resources

Local Indigenous History: Chehalis Tribe, “People of the Sand”

For many centuries, the Upper and Lower Chehalis people lived in villages along the Chehalis River. They fished the Chehalis, Black, Cowlitz, and Satsop rivers. The Chehalis hunted and gathered from the mountains, across the prairies, to Grays Harbor and in the lower Puget Sound. They lived in cedar longhouses with one end open to the water from which they received a bounty of salmon and other river-based sustenance. The Salish-speaking people thrived for a long time in this region until colonization and their ancestral lands were lost. Their current reservation was established in 1860 and is in Thurston and Grays Harbor Counties, near Oakville (ChehalisTribe.org, 2019).

Today, the Confederated Tribes of the Chehalis Reservation operate several thriving enterprises such as the Lucky Eagle Casino, Eagles Landing Hotel, the Great Wolf Lodge, End of the Trail and Talking Cedar. In addition, they have recently built new community and wellness centers that have dramatically enhanced the quality of life for their people.

Goals and Actions

Land Use

Goal 1. Provide sufficient land use capacities to maintain the rural character and projected population forecasts for Grand Mound.

- Action 1.1. Monitor land supply and use to ensure a variety of rural densities within the UGA.
- Action 1.2. Help to focus future growth in the UGA to accommodate higher densities.

Goal 2. Provide land availability for public and private gathering places and diverse opportunities for arts, recreation, entertainment, and culture.

- Action 2.1. Consider public-private partnership opportunities for community squares, cooperative markets, public art walks, and outdoor festivals that focus on the community's identity and sense of place.

Multimodal Transportation (Roads, Walkability, and Bicycling)

Goal 1. Reduce traffic fatalities and serious injuries by addressing factors that contribute to collisions.

- Action 1.1. Support transportation improvements that address priority safety concerns identified in the 2020 Grand Mound Transportation Study, such as by constructing roundabouts at the following intersections:
 - 196th Avenue/Sargent Road
 - 196th Avenue/Elderberry Street
 - Sargent Road/201st Ave/Old Highway 99

- Action 1.2. Create safe routes and crossing for pedestrians and bicyclists, where possible, separated from automobile traffic, especially on arterials and freight routes.

Goal 2: Reduce conflict among users by managing access points between private property and the public street system to provide safe and convenient access to land uses for all transportation modes, while preserving the flow of traffic.

- Action 2.1. Limit and provide access to the street network in a manner consistent with the function and purpose of each roadway. Restrict number of driveways located along arterials. Coordinate with local businesses and property owners to consolidate access in commercial and residential areas.
- Action 2.2. Require new development to consolidate and minimize access points along all state highways and arterials.
- Action 2.3. Design the street system so that the majority of direct residential access is provided via local streets.

Goal 3. Maintain access for emergency services, sufficient for a growing community.

- Action 3.1. Consider emergency service needs in the design of transportation facilities, such as considering access by fire trucks and placement of fire suppressant infrastructure.

Goal 4. Meet concurrency requirements under the State Growth Management Act.

- Action 4.1. Provide transportation improvements to raise the level of service of the US 12/Old Hwy 99/Elderberry and Old Highway 99/Old Highway 9 intersections enough to meet the needs of future growth.

- Action 4.2. Ensure future streets and their classifications follow a regular distribution pattern that anticipates potential land uses, allows for connectivity, and provides for orderly development.
- Action 4.3. Require development proponents to dedicate right-of-way, build frontage improvements, and provide fair share mitigation toward impacted off-site improvements to avoid future concurrency problems.

Goal 5. Increase recognition of Grand Mound as a community by incorporating placemaking elements into the design of future transportation improvements.

- Action 5.1. Include welcome signage or other placemaking improvements as part of the design of transportation improvements at “gateway” locations like US 12/Old Hwy 99/Elderberry, US 12/Sargent, and Old Highway 99/Old Highway 9 intersections.
- Action 5.2. Review and create updated design guidelines for landscaping, frontage, and wayfinding that provide a consistent look for people traveling in Grand Mound, especially for the commercial core areas and any trail connections.
- Action 5.3. Include placemaking elements into the design of future transportation improvements along the commercial core area of Grand Mound, such as wider sidewalks, plazas and landscaping.

Goal 6. Increase the share of people who feel safe and comfortable walking or biking in Grand Mound by increasing connectivity of active transportation routes.

- Action 6.1. Create a coordinated system of trails and walkways within the Grand Mound UGA, including improvements identified in the 2020 Grand Mound Transportation Study.

- Action 6.2. Identify appropriate locations along Old Highway 99 SW for at least two mid-block crossings, aligned with destinations for pedestrians.
- Action 6.3. Align bicycle and pedestrian infrastructure with future connections to regional trail network, such as a multiuse trail connecting Rochester and Grand Mound.
- Action 6.4. Require new development to provide pedestrian and bicycle infrastructure consistent, such as sidewalks, crosswalks, and links and signs to the trail system.
- Action 6.5. Find ways to fund and fill gaps in the existing sidewalk network, where adjacent property has not developed or redeveloped, prioritizing improvements that would create contiguous sidewalks along arterials and collectors that connect residential areas to the commercial core.
- Action 6.6. Encourage street networks in new development that create circulation options for all modes. Street patterns should be planned as grid systems without dead ends or long blocks; or, should provide trail connections with adjacent rights-of-way or developed trails to support alternative routes for pedestrian travel.

Goal 7. Increase share of trips made by public transportation by providing reliable, effective public transit connections between Grand Mound and other regional destinations.

- Action 7.1. Work with regional transit operators to identify future placement of transit stops within Grand Mound to enable convenient access to commercial core and residential areas.

Goal 8. Maintain access to businesses and operation levels for freight corridors, while balancing the needs of residents of and visitors to Grand Mound.

- Action 8.1. Support transportation improvements consistent with the 2020 Grand Mound Transportation Study, which incorporated the perspectives, feedback, and priorities of the Grand Mound business community.
- Action 8.2. Provide safe and convenient pedestrian access to businesses in Grand Mound's commercial core area along Old Highway 99, including through continuous sidewalks or multiuse trail and marked crossings.
- Action 8.3. Explore strategies to maintain freight access to and from state highways, while minimizing conflict and optimizing safety for all transportation system users in Grand Mound's commercial core. Coordinate with Lewis County and the Port of Centralia to track the impact of Port traffic to and from Interstate 5.

Goal 9. Maintain community support for transportation improvements in Grand Mound.

- Action 9.1. Integrate land use and transportation decisions to ensure that the transportation system supports the community land use vision.
- Action 9.2. Provide timely and comprehensive opportunities for Grand Mound residents to be informed about and provide input into future transportation priorities and improvements.
- Action 9.3. Coordinate with Washington Department of Transportation (WSDOT) in planning for improvements to US 12, including multimodal infrastructure, the intersection of US 12/Old Hwy 99/Elderberry, the US 12/I-5 interchange, and future connections to Sargent Road from US 12.

- Action 9.4. Coordinate with the Chehalis Tribe and Chehalis Tribal Enterprises to ensure transportation infrastructure matches future development plans to ensure the ongoing safety and efficiency of the roadway network.
- Action 9.5. At a minimum meet federal, state, and local regulations including stormwater runoff improvements related to improvements to public facilities.
- Action 9.6. Provide predictability during the development review process, including minimizing the scope of site-specific traffic studies.

Goal 10. Secure adequate funding to implement the goals and policies in this plan.

- Action 10.1. Obtain equitable roadway improvement funding from new development in Grand Mound, with other sources addressing traffic impacts from “through” traffic using area arterial roads.
- Action 10.2. Use a combination of road funds, federal and state grants, loans, and other sources to fund transportation improvements in the Grand Mound UGA.

Capital Facilities and Utilities

Goal 1. Support the development of a comprehensive approach to stormwater management that encourages coordination between transportation, stormwater, and private development projects.

- Action 1.1. Identify areas needing improved and/or updated stormwater drainage infrastructure within the UGA.
- Action 1.2. Involve the Grand Mound community in the assessment and prioritization of stormwater facility projects through the Storm and Surface Water Advisory Board.

Goal 2. Ensure stormwater management systems that utilize and preserve natural drainage systems, such as streams, and construct facilities that complement these systems by taking advantage of opportunities for filtration, infiltration, and flow control where feasible.

- Action 2.1. Require of the use of permeable surfaces and other Low Impact Development (LID) technologies in new building construction and property development.
- Action 2.2. Mitigate impacts of stormwater management regulations on private property by hosting meetings, workshops, and trainings with property owners and the community when new regulations are proposed.

Action 2.3. Determine cumulative impacts of development on surrounding properties and help to minimize the negative consequences of stormwater runoff on properties.

Goal 3. Continue Regional Stormwater Improvements.

Action 3.1. Develop a natural approach for future stormwater management to implement projects that control flows, reduce flooding, and enhance water quality.

Economic Development

Goal 1. Achieve diversification of Grand Mound's economic base through supporting the establishment and expansion of locally-owned businesses within the commercial corridor.

- Action 1.1. Collaborate with the Chehalis Tribe, South Thurston Economic Development Initiative (STEDI), Thurston Economic Development Council (EDC), Thurston County and other organizations

to foster and promote a business-oriented atmosphere that supports the local businesses in the Old Highway 99 Commercial Corridor.

- Action 1.2. Identify and encourage business opportunities that support the local economy and community.

Goal 2. Support the maintenance of local businesses.

- Action 2.1. Encourage and promote small business development that build projects compatible with the community vision.
- Action 2.2. Develop Partnerships with the future Southwest Washington Regional Agricultural Business & Innovation Park.

Goal 3. Support tourism to enhance the local community.

- Action 3.1. Promote and strengthen the development of a downtown commercial corridor along Old Hwy 99 to SR 12.
- Action 3.2. Facilitate the development of a downtown that has a design consistent with the area identity to create a sense of place for Grand Mound.
- Action 3.3. Foster partnerships with the Chehalis Tribe, STEDI, EDC, Experience Olympia & Beyond, and other organizations to promote tourism and business development.

Parks, Trails and Open Space

Goal 1. Coordinate an integrated network of spaces that could expand recreational opportunities for both residents and visitors and utilizes the open space amenities and natural environment.

- Action 1.1. Identify future park sites and related property acquisition needs areas that could benefit the Grand Mound community.
- Action 1.2. As feasible, work with non-profit groups, the County, and other organizations to acquire land for open space conservation, trails network, and future parks.

Goal 2. Coordinate efforts among the community, Rochester School District, and the County to provide and maintain existing and future parks and fields to support sports, recreational, educational, and social activities for the community.

- Action 2.1. Improve and maintain park maintenance at existing facilities.
- Action 2.2. Implement upgrades and improvements to Independence Park and Hoss Fields.
- Action 2.3. As feasible, partner with non-profit groups and other organizations to locate funding opportunities for future improvements.
- Action 2.4. Consult with county, state agencies and local organizations to provide parks, open space, fields, and facilities that support active and passive recreation.
- Action 2.5. Encourage public participation in development of plans for maintenance and operation for parks, open space, fields, and facilities in the Grand Mound area including volunteer efforts.
- Action 2.6. Coordinate with community originations and residents in the planning, development, operation, authorized use and maintenance of parks, trails, community facilities, and sports fields.

Goal 3. Develop a more walkable community by supporting pedestrian pathways, sidewalks and trails that connect people to places.

- Action 3.1. Coordinate with county, state, Tribal, local organizations and residents to acquire land for trails, community connectors and open

space corridors, such as the extension of the Gate-Belmore trail to Rochester and future trail expansion to Grand Mound.

- Action 3.2. Coordinate maintenance and operation support for parks, trails and open space with other jurisdictions and supporting community groups.
- Action 3.3. Safety and security shall be considered when reviewing and implementing plans for future trails, pathways, and greenways.
- Action 3.4. Encourage the establishment of a trails system sign program that identifies access points and destinations throughout the region.

Goal 4. Create bicycle routes and multiuse pathways to provide safe, secure, and efficient bicycle connections for commuter, visitor, fitness, and recreational riders.

- Action 4.1. Consult and coordinate with Grand Mound area community groups to define and prioritize local bicycle routes.
- Action 4.2. Ensure that local bicycle routes connect with regional bicycle routes throughout the county and adjacent jurisdictions.
- Action 4.3. Support and promote the Thurston County Trails Plan, the future Gate-Belmore and Grand Mound-Rochester trails, and any future trails to and from Grand Mound.



**Thurston County
Community Planning and Economic Development Department
Community Planning Division**

**THURSTON COUNTY PLANNING
COMMISSION**

September 7, 2022

**CPA-7a Grand Mound Subarea Plan:
Development Guidelines and Lot Widths**

Chapters: **Chapter 20.15 – Attachment A**
 Chapter 20.21A – Attachment B
 Chapter 20.25 – Attachment C
 Chapter 20.27 – Attachment D
 Chapter 20.28 – Attachment E
 Chapter 20.40 – Attachment F
 Chapter 20.44 – Attachment G
 Chapter 20.45 – Attachment H
 NEW Chapter 20.36 – Attachment I

Deleted Text:	Strikethrough	Proposed Changes:	<u>Underlined</u>
Staff Comments:	<i>Italics</i>	Unaffected Omitted Text	...

The proposed amendments contained herein are included on the 2022-2023 Official Comprehensive Plan Amendment Docket (Item CPA-7a). This docket item is a board-initiated amendment to consider updating the Grand Mound Subarea Plan, including development code changes for Grand Mound Development Guidelines and Lot Widths. The amendments apply only to the Grand Mound Subarea, and the R 3-6/1 and R 4-16/1 zoning districts. This proposal includes replacing the 1998 Grand Mound Development Guidelines with a new Thurston County Code chapter (Chapter 20.36), renaming the guidelines to "Grand Mound Design Guidelines" and updating associated code references (Chapters 20.15, 20.21A, 20.25, 20.27, 20.28, 20.40, 20.44, and 20.45), as well as updates to lot width standards based on user feedback (Chapters 20.15 and 20.21A).

ATTACHMENT A: Chapter 20.15 – Residential- Three to Six Dwelling Units Per Acre

Changes made to the residential (R3-6/1) chapter are to reference the Grand Mound Design Guidelines proposed as new Chapter 20.36, and amend the code to reduce the minimum lot width standards for the zone within the Grand Mound UGA.

...

20.15.060 – Design standards

...

2. Minimum lot width:

a. Individual lot or conventional subdivision lot:

- i. Interior lot—~~seventy-five~~ fifty feet;
- ii. Corner lot—~~one hundred~~ fifty feet;
- ~~iii. Waterfront lot—sixty feet;~~
- iv. Cul-de-sac—thirty-five feet;
- v. Flag lot—twenty feet;

b. Cluster subdivision lot:

- i. Interior lot—twenty feet;
- ii. Corner lot—~~fifty~~ thirty feet;

c. Nonresidential uses:

- i. Interior lot—~~one hundred~~ fifty feet;
- ii. Corner lot—~~one hundred twenty-five~~ fifty feet;

...

8. Grand Mound Design Guidelines: See Chapter 20.36.

...

20.15.080 - Additional regulations.

Refer to the following chapters for provisions which may qualify or supplement the regulations presented above:

- 1. Chapter 20.32, Open Space;
- 2. Chapter 20.34, Accessory Uses and Structures;
- 3. Chapter 20.36, Grand Mound Design Guidelines
- ~~34.~~ Chapter 20.37, Site Plan Review;
- ~~45.~~ Chapter 20.40, Signs and Lighting;
- ~~56.~~ Chapter 20.44, Parking and Loading;
- ~~67.~~ Chapter 20.45, Landscaping and Screening.

ATTACHMENT B: Chapter 20.21A – Residential- Four to Sixteen Dwelling Units Per Acre

Changes made to the residential (R3-6/1) chapter are to reference the Grand Mound Design Guidelines, proposed as new Chapter 20.36, and amend the code to reduce the minimum lot width standards for the zone within the Grand Mound UGA.

...

20.21A.060 – Design Standards

...

2. Minimum lot width:

a) Individual lot or conventional subdivision lot:

- i. Interior lot—~~sixty~~ forty feet;
- ii. Corner lot—~~eighty-five~~ forty feet;
- iv. Cul-de-sac—thirty-five feet;
- v. Flag lot—twenty feet;

b) Cluster subdivision lot:

- i. Interior lot—twenty feet;
- ii. Corner lot—~~fifty~~ thirty feet;

c) Nonresidential uses:

- i. Interior lot—~~one hundred~~ fifty feet;
- ii. Corner lot—~~one hundred twenty-five~~ fifty feet

...

8. ~~Within the Grand Mound urban growth area, the Grand Mound Development Guidelines dated March 9, 1998, are adopted and incorporated in this section by reference as fully set forth in this chapter. Grand Mound Design Guidelines: See Chapter 20.36.~~

20.21A.080 - Additional regulations.

Refer to the following chapters for provisions which may qualify or supplement the regulations presented above:

- 1. Chapter 20.32, Open Space;
- 2. Chapter 20.34, Accessory Uses and Structures;
- 3. Chapter 20.36, Grand Mound Design Guidelines
- ~~34.~~ Chapter 20.37, Site Plan Review;
- ~~45.~~ Chapter 20.40, Signs and Lighting;
- ~~56.~~ Chapter 20.44, Parking and Loading;
- ~~67.~~ Chapter 20.45, Landscaping and Screening.

ATTACHMENT C: Chapter 20.25 – Arterial Commercial

Changes made to the arterial commercial chapter are to reference the Grand Mound Design Guidelines, proposed as new Chapter 20.36.

...

20.25.040 – Design Standards

...

~~8. Within the Grand Mound urban growth area, the Grand Mound Development Guidelines dated March 9, 1998, are adopted and incorporated in this section by reference as fully set forth in this chapter.~~ Grand Mound Design Guidelines: See Chapter 20.36.

...

20.25.070 - Additional regulations.

Refer to the following chapters for provisions which may qualify or supplement the regulations presented above:

1. Chapter 20.32, Open Space;
2. Chapter 20.34, Accessory Uses and Structures;
3. Chapter 20.36, Grand Mound Design Guidelines
- ~~34.~~ Chapter 20.37, Site Plan Review;
- ~~45.~~ Chapter 20.40, Signs and Lighting;
- ~~56.~~ Chapter 20.44, Parking and Loading;
- ~~67.~~ Chapter 20.45, Landscaping and Screening.

ATTACHMENT D: Chapter 20.27 - Planned Industrial Park District (PI)

Changes made to the planned industrial park chapter are to reference the Grand Mound Design Guidelines, proposed as new Chapter 20.36.

...

20.27.040 – Development Standards

...

7. ~~Within the Grand Mound urban growth area, the Grand Mound Development Guidelines dated March 9, 1998, are adopted and incorporated in this section by reference as fully set forth in this chapter.~~ Grand Mound Design Guidelines: See Chapter 20.36.

...

20.27.090 - Additional regulations.

Refer to the following chapters for provisions which may qualify or supplement the regulations presented above:

1. Chapter 20.36, Grand Mound Design Guidelines
2. Chapter 20.37, Site Plan Review;
3. Chapter 20.40, Signs and Lighting;
4. Chapter 20.44, Parking and Loading;
5. Chapter 20.45, Landscaping and Screening.

ATTACHMENT E: Chapter 20.28 - Light Industrial District (LI)

Changes made to the light industrial chapter are to reference the Grand Mound Design Guidelines, proposed as new Chapter 20.36.

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20.28.040 – Development Standards

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6. ~~Within the Grand Mound urban growth area, the Grand Mound Development Guidelines dated March 9, 1998, are adopted and incorporated in this section by reference as fully set forth in this chapter.~~ Grand Mound Design Guidelines: See Chapter 20.36.

...

20.28.090 - Additional regulations.

Refer to the following chapters for provisions which may qualify or supplement the regulations presented above:

1. Chapter 20.34, Accessory Uses and Structures;
2. Chapter 20.36, Grand Mound Design Guidelines
3. Chapter 20.37, Site Plan Review;
4. Chapter 20.40, Signs and Lighting;
5. Chapter 20.44, Parking and Loading;
6. Chapter 20.45, Landscaping and Screening.

ATTACHMENT F: Chapter 20.40 - Signs and Lighting

Changes made to the signs and lighting chapter are to reference the Grand Mound Design Guidelines, proposed as new Chapter 20.36.

...

20.40.020 – General Provisions

...

7. ~~Within the Grand Mound urban growth area, the Grand Mound Development Guidelines dated March 9, 1998, are adopted and incorporated in this section by reference as fully set forth in this chapter.~~ Grand Mound Design Guidelines: See Chapter 20.36.

...

ATTACHMENT G: Chapter 20.44 - Parking and Loading

Changes made to the parking and loading chapter are to appropriately reference the Grand Mound Design Guidelines, proposed as new Chapter 20.36 within this document.

...

20.44.020 – Parking Standards

...

8. ~~Within the Grand Mound urban growth area, the Grand Mound Development Guidelines dated March 9, 1998, are adopted and incorporated in this section by reference as fully set forth in this chapter.~~ Grand Mound Design Guidelines: See Chapter 20.36.

...

ATTACHMENT H: Chapter 20.45 - Landscaping and Screening

Changes made to the landscaping and screening chapter are to appropriately reference the Grand Mound Design Guidelines, proposed as new Chapter 20.36 within this document.

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20.45.020 – General Requirements

...

7. ~~Within the Grand Mound urban growth area, the Grand Mound Development Guidelines dated March 9, 1998, are adopted and incorporated in this section by reference as fully set forth in this chapter.~~ Grand Mound Design Guidelines: See Chapter 20.36.

...

ATTACHMENT I: NEW Chapter 20.36 – Grand Mound Design Guidelines

A new chapter is proposed to the Thurston County Code to incorporate the 1998 Grand Mound Development Guidelines renamed as the Grand Mound Design Guidelines, with changes to add flexibility for developers to meet the goals of the guidelines and improve guidelines to better meet the best available science.

Chapter 20.36 - Grand Mound Design Guidelines

20.36.010 Purpose

1. The intent of these guidelines is:
 - a. To encourage the development of visually attractive commercial, industrial and multifamily residential developments that will give Grand Mound its own cohesive identity and distinguish it from other interchange areas along the 1-5 corridor;
 - b. To promote high quality developments that will protect and enhance property values; and
 - c. To mitigate the impacts of urban development through enhanced design.

20.36.020 Applicability

1. These guidelines apply to properties within the Grand Mound Urban Growth Area, as defined in the Grand Mound Subarea Plan, within the following zoning districts:
 - a. Arterial Commercial;
 - b. Planned Industrial;
 - c. Light Industrial;
 - d. Residential 3/6 Units/Acre; and
 - e. Residential 4-16 Units/Acre.
2. These guidelines apply to the following development:
 - a. New residential developments with five or more dwelling units, with the exception of detached single-family residences.
 - b. New construction of buildings, structures (including signs) or parking lots; and
 - c. Additions, expansions or remodeling of existing buildings and structures within any twelve-month period when:
 - i. The cost of additions or expansions and associated remodels exceeds fifty (50) percent of the assessed value of the real property improvements; and
 - ii. The existing layout of the building foundation does not preclude compliance with these guidelines; provided, that all guidelines that can be met shall be met in full or in part.
 - d. When a nonconforming sign is structurally altered, it ceases to be a legal nonconforming sign and must conform with these guidelines. “Structural

alteration" means any action that changes the height, size or shape of the sign or any action that affects the base or supports of the sign; provided however, that the repair or restoration of any nonconforming sign to its original condition where such sign is damaged by fire, explosion, wind, act of nature or other accidental cause shall not be considered a "structural alteration" if the cost of such repair or restoration does not exceed fifty (50) percent of its replacement cost.

3. For purposes of these guidelines, all development occurring pursuant to a master plan or binding site plan shall be deemed a single "development."

20.36.030 How to Use These Guidelines

1. These guidelines function as standards and supplement the development regulations of the underlying zoning districts (Chapters 20.15, 20.21A, 20.25, 20.27 and 20.28), the sign, parking and landscaping regulations (Chapters 20.40, 20.44 and 20.45) and other applicable chapters of the Thurston County Zoning Ordinance (Title 20). Where these guidelines conflict with the requirements of Title 20, these guidelines shall apply.
2. Together with Title 20 and other applicable county codes, these guidelines serve to implement the adopted Grand Mound Subarea Plan.
3. These guidelines do not supersede Thurston County Road Standards, Drainage Design and Erosion Control Manual, or Thurston County Development Standards for Water and Sewer Systems.

20.36.040 Definitions

1. "Pedestrian-oriented sign" means a permanent, nonilluminated sign with an area no more than four (4) square feet on any one side, and not over ten (10) feet above ground level.
2. "Sign face" means the entire area of a sign on which copy is to be placed. Only one side of a double-faced sign shall be included in calculating the allowed sign face area. The area of painted signs, individual letter signs, and other indirectly illuminated signs shall be calculated on the basis of the smallest rectangle, circle or spherical figure that will enclose the entire copy area of the sign, including text and graphics. Any such calculation shall include the areas between letters and lines, as well as the areas of any devices, illuminated or non-illuminated, which are intended to attract attention.
3. "Vision clearance triangle" is the triangular space between two intersecting streets, as defined in the Thurston County Road Standards.
4. "Invasive plant species" are a non-native plant species that displaces or out-competes native vegetation, which can cause habitat loss.

5. "Noxious weeds" are plants that are invasive, difficult to control, and destructive to agricultural and natural resources, causing habitat and economic loss. Examples include Scotch broom, English Ivy, and Himalayan blackberry.

20.36.050 Sign Guidelines

1. General Provisions. Sign guidelines as listed under Section 20.36.040 TCC are additional to sign regulations within Chapter 20.40 TCC.

- a. Maintenance. All signs shall be maintained in a secure and safe manner and shall not be allowed to deteriorate or become dilapidated.
- b. Design of All Freestanding and Monument Signs. The base of all freestanding and monument signs shall be designed with river rock to maintain a consistent unifying theme throughout the community. Live permitted species groundcovers and shrubs shall also be placed around the sign base to improve the overall appearance of the installation. (See illustrations.)
- c. Freestanding and Monument Signs Along Primary Street Frontage. All freestanding and monument signs along the primary street frontage shall include the site address.
- d. Buildings Facing on Two Parallel Streets. Single or multiple occupancy buildings whose premises extend through a block to face on two parallel streets with customer entrances on each street are permitted one monument sign per street frontage.
- e. No sign shall be located within the vision clearance triangle. This shall also apply to driveway accesses.
- f. New development signage shall anticipate future growth, and potential neighboring developments. Signs with spaces for multiple "tenants" are encouraged., with possibilities for later latecomers fees from future users of the shared sign structure.
- g. When separate signs within a close proximity are necessary, the use of a unifying design element shall be implemented.
- h. Weatherproof materials must be used for all exterior signs, and design featuring natural materials such as river rock are encouraged.
- i. Signs should be designed in a manner consistent with or improved upon surrounding architecture.

2. Permitted Signs

- a. Arterial Commercial District and Commercial Uses Within All Other Districts
 - i. Monument signs shall be permitted in accordance with the following criteria:
 - A. Developments shall have no more than one monument sign per street frontage.
 - B. Monument signs shall be no higher than eight (8) feet above grade. Sign face shall be no larger than forty-eight (48) square feet.

- C. If a development is located on a corner parcel with two street frontages and entrances from each street, one monument sign with two or three sides may be placed at the corner of the property, or one monument sign with two sides may be permitted along each street frontage.
- D. Monument signs shall be located at least one (1) foot from the front property line and at least five (5) feet from the side property line.
- E. Monument signs shall be visually consistent with their surroundings in terms of size, lighting, and height. Design that enhances the rural aesthetic environment are encouraged.

ii. Wall signs shall be permitted in accordance with the following criteria:

- A. Single occupancy developments may have two (2) square feet of wall signage per one (1) foot of primary street frontage, up to a maximum of three hundred sixty (360) square feet per development.
- B. Multiple occupancy developments may have two (2) square feet of wall signage per one (1) foot of business establishment frontage up to a maximum of three hundred sixty (360) square feet per business. If a business located within the building does not have an outside entrance, the building owner or manager shall establish the signage allowed for each business based on the overall sign area formula above.
- C. If any development has only a wall sign, it shall be permitted at least sixty (60) square feet regardless of street or business establishment frontage.
- D. Wall signs are permitted on up to two (2) sides of the building, except two (2) square foot delivery access signs which may be placed on a third side of the building. However, total wall sign area for the development is based on (i), (ii) or (iii) above, whichever applies.
- E. In addition to the above, each business may have one (1) pedestrian-oriented sign for each entrance, to be of a common type and appearance.
- F. Wall signs shall not extend above the eave or parapet of the building.
- G. Window signs shall not cover more than 30% of pedestrian-level windows.

iii. One freestanding sign per commercial development shall be permitted in accordance with the following:

- A. Freestanding signs shall be no higher than eighteen (18) feet above grade, except when the development can meet any two of the following criteria in which case such signs shall be no higher than thirty (30) feet above grade:
 - 1. The development site area is four (4) acres or larger.
 - 2. The gross floor area of the entire commercial development is thirty thousand (30,000) square feet or more.
 - 3. The primary street frontage is four hundred (400) linear feet or greater.
- B. The freestanding sign shall be located along the primary street frontage of the development site. For developments that are adjacent to the Interstate 5 freeway (including on- ramps and off-ramps) and that meet any two of the

- criteria in (i) above, the freestanding sign may be placed along the property line adjacent to the freeway.
- C. For single occupancy developments, the freestanding sign may have one (1) square foot per one (1) foot of primary street frontage, up to a maximum of one hundred fifty (150) square feet.
 - D. For multiple occupancy developments, the freestanding sign may have one and one-half (1.5) square feet per one (1) foot of primary street frontage, up to a maximum of two hundred fifty (250) square feet. Shared signs, showing multiple business on one structure are encouraged.
 - E. In addition to (iii) and (iv) above, whichever applies, any business selling motor fuel to the public may have one (1) permanently mounted gasoline price sign on each street frontage providing direct vehicular entrance to the business. Such sign may be incorporated with a permitted freestanding or monument sign; however, in no case may the gasoline price sign itself be higher than ten (10) feet above grade and larger than sixteen (16) square feet in area for each face, with a maximum of two (2) faces.
 - F. If the development has more than one access driveway along the road frontage(s), both a freestanding and, monument sign(s) shall be permitted, with a minimum spacing of one hundred fifty (150) feet between signs.
 - G. Freestanding signs shall be located at least one (1) foot from the front property line and at least five (5) feet from the side property line.
 - H. Freestanding signs shall be visually consistent with their surroundings in terms of size, lighting, and height. Design that enhances the rural aesthetic environment are encouraged.
 - I. Top-heavy appearing signs are discouraged.
- c. Industrial Uses Within Planned Industrial and Light Industrial Districts
- i. Monument signs shall be permitted in accordance with the following criteria:
 - A. Developments shall have no more than one monument sign per street frontage.
 - B. Monument signs shall be no higher than eight (8) feet above grade. Sign face shall be no larger than forty-eight (48) square feet.
 - C. If a development is located on a corner parcel with two street frontages and entrances from each street, one monument sign with two or three sides may be placed at the corner of the property, or one monument sign with two sides may be permitted at each entrance.
 - D. Monument signs shall be located at least one (1) foot from the front property line and at least five (5) feet from the side property line.
 - ii. Wall signs shall be permitted in accordance with the following criteria:
 - A. Single occupancy developments may have wall signs no larger than a total of one hundred (100) square feet.
 - B. Multiple occupancy developments may have wall signs no larger than a total of fifty (50) square feet per business.

- C. For multiple occupancy developments located on a corner parcel with two street frontages and entrances from each street, a maximum of one hundred fifty (150) square feet of wall signage facing the street is permitted, with no more than one hundred (100) square feet facing any one street.
- D. Wall signs shall not extend above the eave or parapet of the building.
- E. Window signs shall not cover more than 30% of pedestrian-level windows.
- ii. One-freestanding sign per industrial development located adjacent to the Interstate 5 freeway shall be permitted in accordance with the following:
 - A. A freeway-oriented freestanding sign shall be permitted adjacent to the Interstate 5 freeway (including on- ramps and off-ramps) when the development can meet any two of the following criteria:
 - 1. The development site area is four (4) acres or larger.
 - 2. The gross floor area of the entire industrial development is thirty thousand (30,000) square feet or more.
 - 3. Primary street access frontage is four hundred (400) linear feet or greater.
 - B. Freestanding signs shall be no higher than thirty (30) feet above grade and no larger than one hundred fifty (150) square feet.
 - C. Freestanding signs shall be visually consistent with their surroundings in terms of size, lighting, and height. Design that enhances the rural aesthetic environment are encouraged.
 - D. Top-heavy appearing signs are discouraged.

d. Residential Uses within Residential 3-6 and Residential 4-16 Units/Acre Districts

- i. Each multiple family development is permitted two signs per entrance identifying the development, provided said signs do not exceed eighteen (18) square feet in sign area each and five (5) feet in height. Such signs may be monument, freestanding or wall/fence mounted, and can be placed anywhere on the property along street frontages, not necessarily at entrances.
- ii. Building identification wall signs shall be no larger than six (6) square feet per building.

e. Gateway Signs

- i. Community identification signs and related landscape features are permitted at key gateway locations and/or entrances into Grand Mound. Gateway signs shall be no higher than eight (8) feet above grade and each sign face shall be no larger than forty-eight (48) square feet. All gateway signs shall have a unifying design theme with river rock incorporated into their base design.

f. All exempt signs listed in Chapter 20.40 of the Thurston County Zoning Ordinance are permitted.

3. Abatement of Nonconforming Signs

- a. When any nonconforming sign is structurally altered, damaged or deteriorated to a point where the repairs cost more than fifty (50) percent of the sign value, or abandoned for six (6) months or more, such sign shall be brought into conformance with these guidelines.

20.36.060 Parking Lot Guidelines

1. General Provisions

- a. The landscape guidelines in Section IV shall also be incorporated into the parking lot design.
- b. If a parking area contains more than twenty (20) parking spaces, no more than fifty (50) percent of the required parking shall be located between the front property line and the closest point of the building(s). This provision applies only to the street frontage providing primary access to the site.
- c. If a parking area contains more than twenty (20) parking spaces, walkways shall be provided within the parking lot to ensure safe pedestrian access to buildings.
- d. All pedestrian walkways shall be accessible to people with disabilities as required by the Americans with Disabilities Act (ADA). They shall be clearly marked and meet ADA standards and provide safe, direct, and all-weather access to the building.
- e. If a parking area contains more than twenty (20) spaces, sidewalks and lighting must be input along street frontage, leaving sidewalk ends open to connect to the next development.
- f. Long rows of parking stalls shall have one landscape island for at least every twelve stalls.
- g. Reduce parking minimums for infill development to discourage suburban sprawl in Grand Mound, reduce parking minimums for shared parking lots
- h. ~~Drainage in parking areas shall be directed using sheet flow to landscape drainage swales within the parking lots wherever feasible to hold and infiltrate stormwater. The use of pervious pavements may be used where feasible. Drainage designs for parking lots shall meet the requirements of the current version of Thurston County's Drainage Design and Erosion Control Manual.~~
- i. Materials used for pedestrian paths and sidewalks shall be of a contrasting material when adjacent to paved surfaces and separated by a concrete curb.

20.36.070 Landscape Guidelines

1. General Provisions

- a. A landscape plan shall be prepared by a Registered Landscape Architect, Certified Professional Horticulturist, or Certified Sustainable Landscape Professional. Verification of professional status shall be submitted with the plan.
- b. Landscape plans shall be drawn to scale on the proposed site plan. The landscape plan shall show all landscape materials (existing and proposed), significant trees and proposed vegetation and topographic elevations.
- c. Irrigation of landscaped areas is required and an irrigation plan shall be submitted along with the landscape plan. Irrigation plans shall be drawn to scale and shall show all necessary elements to implement a fully operational automatic (timer controlled) underground irrigation system. The irrigation plan shall be prepared by a Registered Landscape Architect or Professional Engineer. Verification of professional status shall be submitted with the plan. Irrigation service connections shall be designed and installed in accordance with the Thurston County Development Standards for Water and Sewer Systems and Chapter 15 of the Thurston County Code
- d. Permitted Plant Types. The applicant shall utilize permitted vegetation species which are adaptable to local climatic conditions, including drought conditions, and will not outgrow the space available at maturity. Any vegetation retained or planted must consist of non-invasive plant species. An invasive plant species is a non-native plant species that escaped into the wild and displaces native vegetation. Noxious weeds are prohibited. Permitted plant types are listed in Thurston County Code 20.45.020(4) and upon recommendation by the Thurston County Development Services division.
- e. In required landscaping areas, the applicant shall retain significant trees which will not constitute a safety hazard. Retained trees must meet the standards listed in Thurston County Code 20.45.020(3), and must not be harmed through compaction or damage during construction. Garry/Oregon White Oak stands should be retained when feasible.
- f. Removal of native vegetation within priority habitat, marine riparian habitat areas, and riparian habitat areas shall be prohibited except as provided for in Thurston County Code 24.25, Fish and Wildlife Habitat Conservation Areas.
- g. The property owner shall replace any invasive, unhealthy or dead plant materials in conformance with the approved landscape plan and shall maintain all landscape material and irrigation systems.
- h. If the landscaping and irrigation is not fully installed prior to the issuance of certificate of occupancy, the applicant shall provide a surety in a form acceptable to the County in the amount of one hundred (100) percent of the cost of plant materials plus installation, to ensure that the landscape and irrigation improvements are installed in accordance with the approved landscape and irrigation plans within a period of nine (9) months from the date of issuance of final certificate of occupancy. One three (3) month extension may be granted by the Development Services Director for delays due to adverse weather conditions or other problems beyond the control of the applicant.
- i. Landscape features such as decorative paving, sculptures or fountains are permitted in the required landscape areas in lieu of required plant material. The area devoted to such features may not exceed twenty-five (25) percent of the required landscape area and shall not be permitted in frontage improvements.

- j. An area around the base of utility poles and other utility fixtures shall be landscaped to enhance the overall appearance of the area, but not interfere with maintenance of the utility structure. This landscaping shall consist of live permitted species groundcovers and shrubs.
 - k. Landscaping located within the vision clearance triangle shall be planted and maintained in a manner which does not interfere with visibility across the area. Trees shall not be planted within the vision clearance triangle. This shall also apply to driveway accesses.
 - l. Large areas of manicured lawns and water dependent landscapes, not in keeping with the drought tolerant landscape, are discouraged.
 - m. ~~Bioretention swales and other Low Impact Development stormwater techniques should be included in the landscape plan and should be used to incorporate the natural drainage and additional stormwater generated into the context of the development.~~ Stormwater facilities in landscaped areas shall meet all requirements set forth in the current version of Thurston County Drainage Design and Erosion Control Facilities.
 - n. Buffer walls shall be attractive natural rock, brick, or decorative unit masonry walls.
 - o. Parking area screening using hedging and walls should be no higher than 42" to ensure visual access to the building for security purposes and not encroach into the vision clearance triangle areas.
 - p. Service areas should be screened from direct visibility by the general public. Loading facilities should be located so that they are not visible from primary streets. In situations where this is not possible or practical, due to operational or site constraints, service docs may face the street if well organized and maintained.
 - q. Waste, materials, supplies or equipment shall not be stored outside unless screened from a neighboring parcel or street with site obscuring fencing or vegetation. Slatted chain link fencing is not an acceptable screening material except for gates. Exceptions include businesses that include outdoor items such as plant materials, auto sales, or other large items.
2. Landscaping Adjacent to Public Roadways
Refer to the Thurston County Road Standards Chapter 7 for frontage improvements and features for all roads.
- a. Properties Along Arterial Roads and Abutting US Route 12
 - i. Developments shall have a minimum ten (10) foot landscape buffer strip along all arterial roads and abutting US Route 12. If the Road Standards provide for a landscaping strip, the ten foot landscaping buffer strip requirement may be all or partly satisfied by ~~in~~ the planter strip between the curb and sidewalk. The landscaping buffer strip ten foot width may be combined with stormwater facilities as long as the county approves the tree locations with the needed access to maintain the stormwater facilities. The adjacent property owner or homeowners association will be responsible for maintaining all landscaping and stormwater facilities.

- ii. Street trees shall be spaced thirty-five (35) feet on center within the required landscape buffer strip
- iii. Where overhead utility lines are located along the roadway, the required street tree shall be a permitted tree species that when at mature height and spread will not overlap the utility lines or on the side of the street where the utilities are located, to avoid potential conflicts between street trees and utility lines. Permitted tree species that may overlap at maturity, but will be maintained to prevent encroachment can be considered.
- iv. Street trees shall be a minimum of two (2) inches in diameter measured six (6) inches above grade at the time of planting.
- v. Significant trees retained within the landscape buffer strip may substitute for street trees at two-to-one ratio to encourage the retention of significant trees.
- vi. Other plantings within the required landscape buffer strip shall be any combination of live groundcovers/shrubs, earthen berms, and other landscape features; provided that the resultant effect is to provide partial screening and to soften the appearance of parking lots and structures. The size and spacing of plant material and landscape features shall be selected and maintained so that the entire landscape area is covered within five (5) years.

b. Properties along Collector Roads

- i. A minimum five (5) foot landscape buffer strip shall be required along all collector roads. If the Thurston County Road Standards provide for a landscaping strip, the five foot landscaping buffer strip may be all or partly satisfied by ~~in a~~ the planter strip between the curb and sidewalk. Landscaping buffer strip five foot width may be combined with stormwater facilities as long as the county approves the stormwater facility plan and tree locations with the needed access to maintain the stormwater facilities. The adjacent property owner or homeowners association will be responsible for maintaining all landscaping and stormwater facilities.
- ii. Street trees shall be planted within the required landscape buffer strip at a ratio of one street tree per thirty-five (35) linear feet of street frontage. Street trees may be planted at equal spacing, unequal spacing or in groups. To determine the total number of street trees required, divide the length of collector road frontage by thirty-five (35) and round down to the nearest whole number. At time of planting, deciduous trees shall be a minimum of two (2) inches in diameter measured six (6) inches above grade, and conifer trees shall be at least six (6) feet in height.
- iii. Significant trees retained within the landscape buffer strip may substitute for street trees at a two-to-one ratio.
- iv. Other plantings within the required landscape buffer strip shall be any combination of live permitted plants ~~groundcovers, shrubs,~~ earthen berms, and other landscape features; provided that the resultant effect is to provide partial screening and to soften the appearance of parking lots and structures. The size and spacing of plant material and landscape features shall be selected and maintained so that the entire landscape area is covered within five (5) years.

4. Landscaping along District Boundaries

a. Commercial Uses Adjacent to Residential Districts

- i. A minimum ten (10) foot landscape buffer strip, or a minimum six (6) foot high solid wall/fence contained within a five (5) foot landscape buffer strip shall be required.
- ii. The landscape buffer strip shall contain any combination of permitted vegetation including trees, live groundcovers/shrubs, as well as earthen berms, and other landscape features which will provide a year round sight-obscuring screen within three (3) years of planting.

b. External Boundaries of Industrial Districts

- i. A minimum twenty-five (25) foot landscape buffer strip shall be required.
- ii. The landscape buffer strip shall contain any combination of permitted vegetation including trees, live groundcovers/shrubs, as well as earthen berms, and solid walls/fences which will provide a year round sight-obscuring screen within three (3) years of planting.

c. Multiple Family Residential Uses Adjacent to Residential 3-6 Units/Acre and 4-16 Units/Acre Districts

- i. A minimum ten (10) foot landscape buffer strip, or a minimum six (6) foot high solid wall/fence contained within a five (5) foot landscape buffer strip shall be required.
- ii. The landscape buffer strip shall contain any combination of permitted vegetation including trees, live groundcovers/shrubs, as well as earthen berms, and solid walls/fences which will provide a year round sight-obscuring screen within three (3) years of planting.

5. Landscaping Within Parking Lots

- a. A landscape area must be placed at the end of each interior parking row in a multiple lane parking area. This landscape area must be at least eight (8) feet wide and must extend to no less than three (3) feet from the end of the adjacent parking stall. Parking stalls may be reduced by two (2) feet in length to allow vehicle overhang into landscape areas.
- b. In addition to the above requirements, at least thirteen (13) square feet of landscape area shall be provided for each parking stall and shall be dispersed throughout the parking lot.
- c. One permitted (1) tree is required per two hundred (200) square feet of landscape area within the parking lot. At time of planting, deciduous trees shall be a minimum of two (2) inches in diameter measured six (6) inches above grade, and conifer trees shall be at least six (6) feet in height. Significant trees retained within the parking lot may substitute for the required trees at a one two to one ratio.
- d. Live groundcover and shrubs shall be provided throughout each landscape area.

- e. Alternative features such as electric vehicle charging stations, alternative stormwater treatment, and other attractive and sustainable substitutes to a landscaping area may be approved on a case by case basis by the Development Director Services after an environmental review of the proposed alternate site design.

6. Other Landscaping

- a. All other open space areas on the development site shall contain any combination of live trees and plants, earthen berms, and other landscape features which will provide complete landscape cover within three (3) years of planting. The amount of required landscape area may be reduced by up to twenty percent if design of the site emphasizes retention of native vegetation or continuity between landscaped areas, open space, critical areas, and other undisturbed areas for the purpose of wildlife habitat or stormwater management.
- b. Landscaping adjacent to buildings shall be a minimum of five (5) feet in width; the minimum width shall be seven (7) feet if vehicles overhang into this landscape area.
- c. Fencing or unattractive uses shall be placed behind any required frontage landscaping not within the right-of-way to properly screen the area.
- d. Where planting of landscaping is impractical, containers for seasonal plantings are encouraged for commercial buildings.
- e. Owners are responsible for regularly attended landscape maintenance including weeding, mowing, pruning plants, replacement and watering.
- f. Owners are responsible for maintaining the landscape areas along their frontage within the buffer area and within the right-of-way.

20.36.080 General Site Design Guidelines

2007 Grand Mound Development Plan Public Feedback: Some stakeholders would like to see future development bring more of an "urban village" pattern to the area that is pedestrian-friendly, with shops and restaurants within walking distance of housing. Others want to make sure that while the area grows, "I get to keep my acre," and the rural setting is protected. 2009 Community Outreach: All respondents reacted positively to a "unified or themed design" for the community. This section would be entirely new to the guidelines, to address the concerns about sprawl and development that did not strengthen the community "feel".

1. Design

- a. When practical, buildings shall be oriented to a local "Main Street" with clearly articulated entries and with covered entry ways. Buildings shall be arranged to facilitate plazas, courtyards, greens and other pedestrian use areas.
- b. New development shall incorporate existing natural or cultural features of the project site where practical and reflect Grand Mound's rural character when feasible. Collaboration with the Chehalis Tribe is encouraged.

- c. Site design should reflect, rather than alter natural topography when safe to do so, and should be clustered to preserve open space, prevent urban sprawl, and avoid encroaching on natural view corridors.
- d. In order to prevent long stretches of monotonous façade, buildings shall be divided along the façade abutting a public street or parking lot at regular intervals.
- e. Garages, parking lots, and carports should not be located in the front area of the building when feasible.
- f. When designing a multi-unit commercial or residential building, design must vary somewhat between units or clusters of units to create a feeling of character and diffuse the large-scale design.
- g. In multi-unit buildings, each unit shall have a clearly defined primary entrance, with connecting pedestrian access.

2. Exteriors

- a. Building facades facing Old Highway 99 or US Route 12 shall not have monolithic walls. They shall have a variety of materials, windows, and articulated roof lines.
- b. Wall murals on commercial buildings must be directly related to the cultural or natural history of the region, or to the commercial use itself.
- c. Finishing materials suggested for building exteriors include brick, rock, and stone. Vinyl or steel siding is discouraged unless for the use of an industrial building.
- d. Metal buildings are subject to the standards within the district and to the following:
 - a. The metal building façades shall incorporate concrete or masonry block wainscoting or walls.
 - b. The main entry shall incorporate non-metal materials and be articulated.
 - c. Acceptable exterior metal walls and roof panels shall be anodized aluminum, weathering steel, and galvanized steel.
 - d. Galvanized and coated steel shall have factory applied baked paint finish, resistant to chalking, fading and failure. Exterior finishes shall not cause glare.
 - e. Metal panels shall have sufficient gauge and quality to ensure a rigid surface.
 - f. Structural members and fastening devices shall be on the interior.

3. Pedestrian Access

- a. Where practical, buildings should be oriented to the street, with the inclusion of pedestrian-oriented features such as wide sidewalks, energy efficient lighting, trash receptacles, bike racks, street trees, and clearly visible business names and address numbers.
- b. Site access shall be designed with pedestrian and cyclist access as a priority.
- c. ~~Pedestrian-Commercial~~ facades shall have pedestrian level windows that are no more than 36" from the ground and cover at least 50% of the wall area.

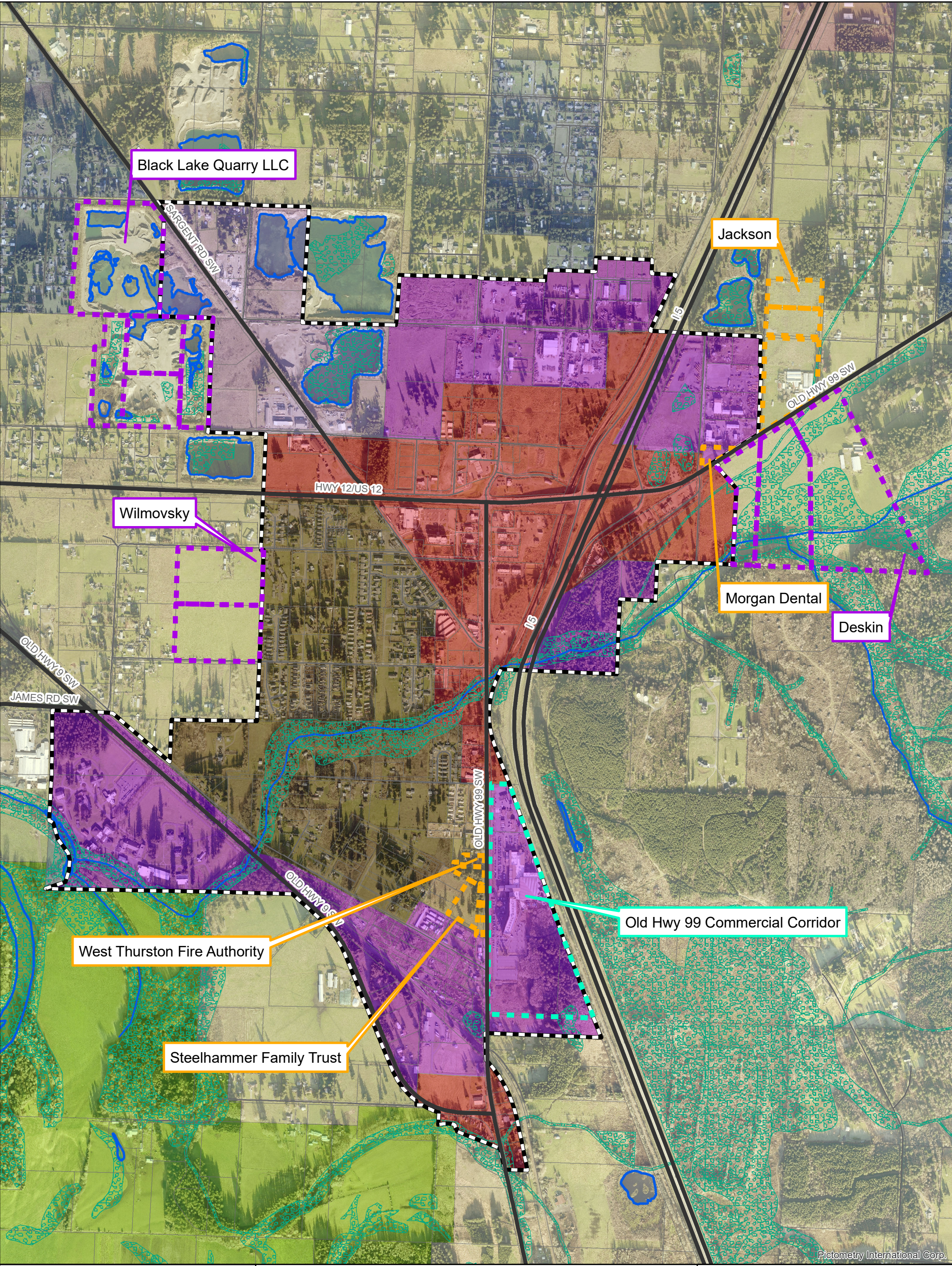
- d. When adjacent to a sidewalk or pedestrian-gathering area, commercial buildings shall provide a canopy or weather protection no less than 5 feet in depth.

4. Lighting

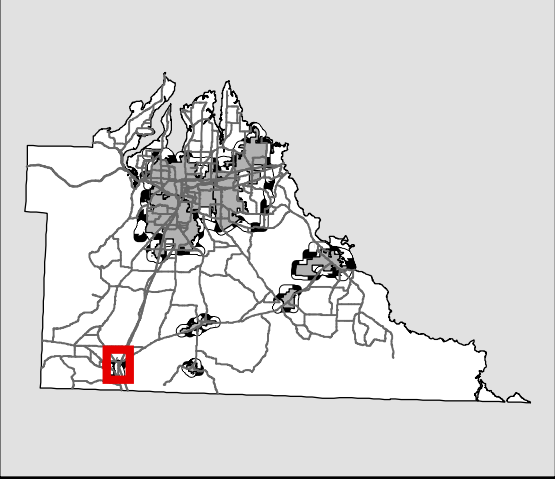
- a. Lighting with illumination levels that meet safety standards shall be installed when the parcels are developed.
- b. Lighting fixtures shall be consistent streetscape elements throughout the Grand Mound area and appropriate for each land use area and roadway classification.
- c. Lighting shall be directed onto the project site and away from adjacent properties and appropriately shielded, and will be dark sky compliant.
- d. Building fronts can be illuminated at night from ground mounted fixtures provided that no glare is directed onto the streets or adjacent parcels.
- e. Lighting shall not be used as a design element to attract attention.
- f. Owners are responsible for maintaining adequate exterior lighting.
- g. Lighting within frontage areas should refer to Thurston County Road Standards guidelines.
- h. Internal parking lot lighting shall be on separate service than frontage.

5. Maintenance

- a. Property owners shall be responsible for maintaining their property in a fashion that reflects the standard of a high quality development. Developed lots with areas for future expansion shall be maintained in a neat and orderly fashion, including the elimination of all weeds noxious or otherwise.
- b. No trash, debris or rubble of any kind shall be allowed to accumulate on any lot or property.
- c. Frontage planter strips and landscaping to be maintained as prescribed in TCC 13.56.310 Vegetation and Landscaping Management.



Pictometry International Corp.



Grand Mound - Existing Zoning

- Land Use Amendments

Land Use Amendment w/ UGA Expansion Requests

Old Hwy 99 Commercial Corridor

Urban Growth Area (UGA)
- Zoning**

RCC Rural Commercial Center

LTA Long-Term Agriculture

RL 1/1 Residential LAMIRD - 1 Unit Per 1 Acre

RRR 1/5 Rural Residential/Resource - 1 Unit Per 5 Acres

RRR 1/5 Rural Residential/Resource - 1 Unit Per 5 Acres
- Grand Mound Zoning**

AC Arterial Commercial

LI Light Industrial

PI Planned Industrial Park

R 3-6/1 Residential - 3-6 Units Per 1 Acre

R 4-16/1 Residential - 4-16 Units Per 1 Acre

Streams

Waterbodies

Potential Wetlands – site review needed for confirmation

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

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EP 9/27/2022

Unique ID	Date	Commenter Name	Highlighted Topics
1	11/7/2022	David Toyer	Discusses BLQ land use change proposal, possible alternative rezone instead of UGA expansion
2	11/8/2022	Lorraine James	Discusses agriculture and utilities in Grand Mound; opposes change to zoning
3	11/8/2022	Linda Shea	Discussed the Regional Fire Authority's land use request to the BoCC in February 2022
4	11/8/2022	Madeline Bishop	Discusses agriculture and HB 1220
5	11/10/2022	Clay Hill	Discusses concerns with increased traffic in AC zoning, discusses desires for playgrounds and recreational access, Discusses "Welcome to Grand Mound" sign and nearby parcel needing maintenance
6	11/10/2022	Amy Loudermilk	Discusses county zoning maps not showing Chehalis Tribe's lands
7	11/10/2022	Sarah Hill	Discusses zoning (Staff note: Property discussed is not in Grand Mound jurisdiction)
8	11/10/2022	Ryan Deskins	Discusses planning for growth, UGA expansion and job growth
9	11/11/2022	Carl and Laura Gibbs	Discusses opposition to Jackson and Singh proposal, concerns about pollution
10	11/10/2022	Stan Klyne	Discusses desire for more parks and open space, transportation for walking and biking, and using the Steelhammer property as a park
11	11/10/2022	Margaret Steelhammer	Requests changing zoning for the Steelhammer property to commercial
12	11/10/2022	Neil Turner	Discusses expanding water protection and employment in Grand Mound UGA
13	11/10/2022	Lorraine James	Discusses failure of fire levy, inability for the area to take care of what it has

14	11/10/2022	Carl and Laura Gibbs	Discusses the Jackson and Singh request's impacts to soil and aquifer
15	11/10/2022	Lorraine James	Discusses protection of farmland and water resources, opposes industrial activity
16	11/10/2022	Eric Johnson	Discusses UGA expansion further east, Discusses desire for properties to be considered for expansion without asking to be
17	11/10/2022	Alice Flegel	Discusses potential impacts to aquifer and water resources, Discusses public sewer requirements, Discusses desire for parks and recreational space instead of commercial growth, Discusses opposition to growth and expansion
18	11/10/2022	Anonymous	Compiled "Post-it" comments discussing all aspects of the update, on the posters at the 11/10/22 open house
19	11/15/2022	Loretta Seppanen	Discusses desire for more demographic and economic data in the Plan, discusses land use requests- housing needs and UGA expansion
20	11/15/2022	Esther Kronenberg	Discusses potential impacts to and Prairie Creek, Discusses land use requests- housing needs, utility financing, and farm services
21		Number not used.	Number not used.
22	10/4/2022	David Toyer	Discusses disagreement with TRPC data for BLQ request
23	8/23/2022	Donna Weaver	Discusses changing gravel pits into community parks
24	11/16/2022	Laurie Hulse-Moyer	Discusses interests in pedestrian safety, connectivity, parks and trails, discusses density and necessity concerns with land use requests, discusses Plan Goals & Actions, discusses environmental and cultural sensitivities in Grand Mound
25	11/16/2022	Debbie Williams	Discusses land use request for HWY 99 commercial area
26	11/16/2022	Sam Merrill	(On behalf of Audubon Society) Discusses BLQ land use request concerns for water resources, Discusses studies on land use necessity

27	11/16/2022	Stan Klyne and Janice Arnold	Discusses opposition to the Steelhammer land use request, Discusses
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November 7, 2022

Planning Commission
Thurston County
2000 Lakeridge Dr. SW
Olympia, WA 98502

GRAND MOUND – BLACK LAKE QUARRY, LLC. UGA REQUEST

Dear Commissioners:

As you are aware firm represents Black Lake Quarry, LLC., which owns at total of 78.3 acres split by the Grand Mound UGA boundary with 11.77 acres within and 66.53 acres outside the UGA. They initially requested the Planning Commission and Board of Commissioners consider expanding the Grand Mound UGA by 66.53 acres.

However, as we've stated in prior communications, our client's stated purpose is to achieve a better environmental and economic development outcome for the property than mining (below the water table) and setting aside the mined land as a permanent lake with no public benefit.

In listening to the Planning Commission meetings, comments from the public and staff, and our client desires to propose an alternative to a UGA expansion that would still accomplish its stated purpose.

Rural Rezone as an Alternative to the UGA Expansion

As an alternative to the UGA expansion our client proposes Planning Commission recommend a redesignation and rezone of its 66.53 acres abutting the Grand Mound UGA from RRR 1/5 to Rural Resource Industrial (RRI) with supporting text amendments to the zoning code. This alternative is consistent with the Comprehensive Plan, which intends RRI to be applied to areas where uses are dependent upon agriculture, forest practices or mineral extraction, and where rural industry, including fabrication, distribution, and wholesaling (for example) may occur.

A rural rezone and accompanying code text amendment would continue to support existing mineral extraction use but also provide the opportunity for our client shift from mining to a future economically viable industrial use on the property. And the type of future industrial development allowed would not be as intense as what would be permitted in the LI zone if the UGA were expanded. For example, the allowed building height and coverage in the RRI zone is less than the LI zone.

Furthermore, this rezone and text amendment alternative ensures that the future industrial use were more rural in nature and served as a transition between the abutting rural residential zones (to the west) and the UGA zoned Light Industrial and Planned Industrial Development zones (to the east).

Consistency with Rural Rezone Criteria

A rural rezone to RRI qualifies for a rezone by meeting more than one of conditions (in blue below) justifying a rural rezone as stated in Land Use Chapter of the Comprehensive Plan at Objective B, Policy 10, as follows:

a. circumstances have substantially changed since the current land use designation/zoning was adopted and the definition, characteristics or locational guidelines for the current district no longer apply;

Both the circumstances and locational conditions of the existing designation have changed. Circumstantially, the property will no longer be viable because mine reclamation calls for the area to generally be a large hole filled with water and not residential uses would be permitted, economically viable, or reasonably likely given the low density of 1 dwelling per 5 acres. Further, the existing RRR 1/5 land use designation "Locational Criteria" which specifies that

the area “has moderate potential for farming or forestry management or may be adjacent to long-term resource lands” does not apply because the locational guidelines for RRR 1/5 does not contemplate mineral extraction in the manner permitted on this property.

However, the RRI’s locational guideline is more consistent with the existing use of the property as it calls RRI to be applied in areas “capable of supporting industrial development with minimal environmental constraints” and the key characteristic for RRI zoning is for a “wide range of natural resource-related uses may be accommodated which are dependent upon agriculture, forest practices or mineral extraction or industries that are dependent upon a rural setting.”

b. the rezone would promote the general welfare of the affected community;

The proposed rezone promotes the general welfare of the community as follows:

- **Environmental.** The existing gravel mine operation is fully permitted to mine to a depth of 135 feet below ground level, which is approximately 100 feet below the high-water table. Black Lake Quarry would prefer to transition the property for future development prior to mining further below the water table. For that to occur, a decision to expand the UGA and rezone the property will need to be made as part of this process. This is directly related to the public’s health, safety, and welfare. Further, the existing mining operation features the operation of heavy equipment, trucks, etc., which noise and other impacts associated with any future redevelopment would need to comply with code.
- **Economic Development.** The mine currently employs three full-time people. The proposed rezone would provide an opportunity to create approximately 200 additional, family wage jobs that benefit in Grand Mound and South County. Such local job creation helps to equalizes the jobs-to-housing balance in South County, taking pressures of the transportation network by providing more localized employment that can reduce commuting north or south for employment.
- **Tax Base.** The future development of this property for on-going economic development purposes strengthens the tax base for Thurston County, which presently relies heavily on residential property taxes. Future development under the RRI zone would have the potential to contribution one-time and recurring sales taxes revenues, increased property tax revenues, etc.

c. the rezone would maintain or enhance environmental quality

As stated above, the rezone would allow the property to transition from its present mining activity to another industrial use before mining under the water table. This would protect and enhance the long-term environmental quality of the property and immediate area.

Code Text Amendment

Our client requests that should Planning Commission agree its property is better suited for a rural rezone to RRI (than a UGA expansion), that it would agree to support concurrent, minor code text amendments to TCC 20.29.020 would allow this property to have appropriate flexibility for industrial uses because it abuts the Grand Mound UGA. As shown in the attached mapping, this amendment would only affect our client’s parcel. Applicant’s proposed code text amendments are as follows (and attached):

6. Grand Mound. For sites that abut the boundary of the Grand Mound UGA and meet the following locational and performance criteria in (6)(a) below, the uses listed in (6)(B) are also permitted:

- a. Locational and performance criteria:
 - i. Involve the transition from an active resource industry to another industrial use; and
 - ii. Vehicular access is from a county arterial or state highway
- b. Permitted industrial uses:
 - i. Assembly, fabrication, and light manufacturing; and

ii. Storage buildings, warehouses, wholesaling and distribution facilities

Consistency with Other Comprehensive Plan and Countywide Planning Policies

The proposed rural rezone and code text amendment would be consistent with the comprehensive plan goals and policies, as well as the Countywide Planning Policies, which include:

- 1.13 *Protect the natural environment while acknowledging the interdependence of a healthy environment and a healthy economy.*
- 7.1 *Encourage an economy that is diverse, can adapt to changing conditions, and takes advantage of new opportunities.*
- 7.2 *Support the recruitment, retention, and expansion of environmentally sound and economically viable commercial, public sector, and industrial development and resource uses, including the provision of assistance in obtaining funding and/or technical assistance.*
- 7.3 *Provide in comprehensive plans for an adequate amount of appropriately located land, utilities, and transportation systems to support desirable economic development. Create and maintain regulatory certainty, consistency, and efficiency.*

Conclusion

Our client requests that the Planning Commission consider an alternative to its original request to expand the Grand Mound UGA, which alternative would be to (a) redesignate and rezone our client's 66.53 acres abutting the Grand Mound UGA and (b) incorporate minor code text amendments within the package of code amendments being considered concurrent with the Grand Mound Subarea Plan update.

Should you have any questions, please do not hesitate to contact me at david@toyerstrategic.com or 425-344-1523.

Sincerely,



David Toyer, President

CC: Ramiro Chavez, County Manager
Board of Commissioners
Christina Chaput, CPED
Kaitlyn Nelson, CPED
Amelia Schwartz, CPED
Joshua Cummings, CPED

Chapter 20.29 RURAL RESOURCE INDUSTRIAL DISTRICT (RRI)

20.29.010 Purpose.

The purpose and intent of the rural resource industrial district is to provide areas where industrial activities and uses that are dependent upon agriculture, forest practices and minerals may be located. The district also allows such uses that involve the processing, fabrication, wholesaling and storage of products associated with natural resource uses. The standards in this chapter are intended to protect the rural area from adverse industrial impacts. All industrial uses must be functionally and visually compatible with the character of the rural area.

Controls to provide freedom from nuisance-creating features such as noise, dirt, odor, vibration, air and water pollution, are established together with adequate traffic circulation, buffers and landscaping requirements, to establish compatibility with surrounding rural development and offer protection from industrial blight and impacts.

(Ord. 11867 § 11 (part), 1998)

20.29.020 Permitted uses.

Subject to the provisions of this title, the following uses are permitted in the rural resource industrial district:

1. The following service and retail uses which primarily serve uses within the rural resource industrial district:
 - a. Commercial service uses such as restaurants, cafes, bars, taverns and service stations;
 - b. Automobile, truck and heavy equipment service, repair, storage and sales.
2. The following uses related to agriculture:
 - a. Feed stores;
 - b. Farm management services;
 - c. Fertilizer sales, storage and manufacturing;
 - d. Irrigation systems sales, repair and storage;
 - e. Veterinary clinics and hospitals;
 - f. Wholesale distribution of animal feeds, fertilizers, pesticides and seed.
3. The following uses related to forestry:
 - a. Mills for producing wood products;
 - b. Manufacturing wood containers and products;
 - c. Prefabricated wood buildings and components.
4. The following uses related to minerals:
 - a. Stone, marble and granite monument works;
 - b. Manufacture of brick, tile or terra cotta;

- c. Manufacture of clay products;
- d. Manufacture of concrete products.
- 5. For sites that meet all of the locational and performance criteria in subsection (5)(a) below, the uses listed in subsection (5)(b) below are also permitted:
 - a. Locational and performance criteria:
 - i. Located within one-half mile of an Interstate 5 interchange;
 - ii. Vehicular access is from a county arterial or collector road or state highway;
 - iii. Proposed use will not require urban services or facilities; and
 - iv. Rail access is available to the site.
 - b. Permitted industrial uses:
 - i. Assembly and fabrication of sheet metal products;
 - ii. Assembly, manufacturing, compounding or treatment of articles or merchandise from previously prepared materials such as but not limited to, electronic components, precision instruments, cable or transmission lines or boat building;
 - iii. Storage buildings, warehouses, wholesaling and distribution facilities;
 - iv. Storage for building materials, contractors' equipment, house moving, delivery vehicles and used equipment in operable condition.

6. Grand Mound. For sites that about the Ground Mound UGA and meet the following locational and performance criteria in (6)(a) below, the uses listed in (6)(B) are also permitted:

- a. Locational and performance criteria:
 - i. Involve the transition from resource extraction to another industrial use; and
 - ii. Vehicular access is from a county arterial or state highway
- b. Permitted industrial uses:
 - i. Assembly, fabrication, and light manufacturing; and
 - ii. Storage buildings, warehouses, wholesaling and distribution facilities

67. Other:

- a. Dwelling unit for caretaker or watchman working on the property;
- b. Administrative, educational and other related activities and facilities in conjunction with a permitted use;
- c. Public facilities and utilities, except sanitary landfills which shall be a special use;
- d. Research service establishments for resource uses:
 - i. Research and development laboratories,
 - ii. Commercial testing laboratories;
- e. Unclassified uses (see Section 20.07.060);
- f. Railroad rights-of-way.

(Ord. 11867 § 11 (part), 1998)

20.29.025 Special uses.

See Chapter 20.54 for special uses permitted in this district.

(Ord. 11867 § 11 (part), 1998)

20.29.040 Development standards.

Site development plans shall conform with the following standards:

1. Minimum lot dimensions:
 - a. Area: twenty thousand square feet,
 - b. Width: one hundred feet;
2. Minimum yards measured from property line:
 - a. Front: ten feet from right-of-way easement or property line, except 20 feet from right-of-way easement line or property line on arterials,
 - b. Side:
 - i. Interior: ten feet,
 - ii. Abutting residentially zoned property: thirty feet,
 - iii. Street (flanking): ten feet,
 - c. Rear:
 - i. Twenty-five feet,
 - ii. Abutting residentially zoned property: fifty feet;
3. Maximum lot coverage by hard surfaces: sixty percent (also see Chapter 20.07).
4. Maximum Building Height: forty feet;
5. Landscaping:
 - a. All areas shown on the site plan not devoted to development (i.e., building, driveways, parking, etc.) are to be appropriately landscaped, and may include retention of suitable natural growth. Total area landscaped is to be no less than ten percent of the total developed area.
 - b. A minimum ten-foot wide landscape strip shall be provided adjacent to all street frontages.
 - c. A minimum twenty-five-foot landscaped buffer shall be provided adjacent to all residential uses or residential zoned properties.

(Ord. 12761 § 25, 2002; Ord. 11867 § 11 (part), 1998)

(Ord. No. 15355, 1(Att. A, § II), 10-18-2016)

20.29.050 Performance standards.

No land or structures shall be used or occupied within this district unless the use and occupancy complies with the following minimum performance standards:

1. External Effects.
 - a. Noise. Maximum permissible noise levels shall be determined by WAC 173-60, as amended.
 - b. Vibration. Vibration which is discernible without instruments at the property line is prohibited.
 - c. Smoke and Particulate Matter. Air emissions must comply with the requirements of the Olympic Air Pollution Control Authority.
 - d. Odors. The emission of gases or matter which are odorous at any point beyond the property line of the use emitting the odor is prohibited. All emissions must comply with the requirements of the Olympic Air Pollution Control Authority.
 - e. Heat and Glare. Except for exterior lighting, uses producing heat and glare shall be conducted entirely within an enclosed building. Exterior lighting shall be designed to shield surrounding streets and land uses from excessive heat and glare.
2. On-Site Performance Standards.
 - a. Landscaping Installation. All required landscaping shall be installed prior to occupancy. In lieu of such installation, security may be given assuring the installation of the landscaping in an amount and form approved by the planner and prosecuting attorney, provided that the security may not be for a period exceeding nine months from the issuance of an occupancy permit, at which time installation shall have occurred.
 - b. Maintenance. The owner, lessee or user shall be responsible for maintaining an orderly appearance of all properties and shall be responsible for the care and maintenance of all installed landscaped areas and any natural growth retained on the site. All required yards, parking areas, storage areas, operation yards and other open uses on the site shall be maintained at all times in a neat and orderly manner, appropriate for the district.
 - c. Water. Federal, state and local standards pertaining to water quality and stormwater runoff control must be complied with.
 - d. Storage. Outside storage is permitted; however, sight obscuring screening shall be required. Stored materials shall not exceed the height of the screening.
 - e. Hazardous Materials and Bulk Petroleum Products. Plans for the handling, storage, disposal and spill control of hazardous wastes, and bulk petroleum products shall be approved prior to the issuance of any building permit. Off-site treatment and storage facilities are a special use and must meet the conditions specified in Section 20.54.070(25).

(Ord. 11867 § 11 (part), 1998)

20.29.060 Compliance monitoring.

As a condition of approval of any use authorized by this chapter, the county may require the owner to furnish from time to time information showing that the use complies with the standards contained in this chapter and with other terms and conditions of approval.

(Ord. 11867 § 11 (part), 1998)

20.29.070 Expansion of existing uses.

Whenever existing uses are expanded or their existing building footprint or use area is otherwise altered, all current development standards shall apply.

(Ord. 12463 § 14, 2001: Ord. 11867 § 11 (part), 1998)

20.29.080 Minimum district size for zoning map amendments.

Five acres.

(Ord. 11867 § 11 (part), 1998)

20.29.090 Additional regulations.

Refer to the following chapters for provisions which may qualify or supplement the regulations presented above:

1. Chapter 20.34, Accessory Uses and Structures;
2. Chapter 20.40, Signs and Lighting;
3. Chapter 20.44, Parking and Loading;
4. Chapter 20.45, Landscaping and Screening.

(Ord. 11867 § 11 (part), 1998)

THURSTON COUNTY COMPREHENSIVE PLAN 2019 UPDATE

T-2(a) Grand Mound Functional Classification

- | | |
|----------------------------------|-------------------------|
| Functional Classification | Urban Growth Area (UGA) |
| State Highway | Roads |
| County Arterial | Parcels |
| County Collector (Major) | |
| County Collector (Minor) | |

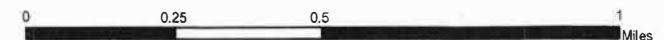
PROPERTY APPLICANT OWNS WITHIN THE
GRAND MOUND UGA.

ONLY QUALIFYING ASSEMBLAGE OF
PROPERTY THAT ABUTS THE UGA
AND HAS ACCESS TO AN ARTERIAL
OR STATE HIGHWAY.

DISCLAIMER: Thurston County makes every effort to ensure that this map is a true and accurate representation of the work of County Government. However, the county and all related personnel make no warranty, express or implied, regarding the accuracy, completeness or convenience of any information disclosed on this map. Nor does the County accept liability for any damage or injury caused by the use of this map.

To the fullest extent permissible pursuant to applicable law, Thurston County disclaims all warranties, express or implied, including, but not limited to implied warranties of merchantability, data fitness for a particular purpose, and non-infringements of proprietary rights.

Under no circumstances, including, but not limited to negligence, shall Thurston County be liable for any direct, indirect, incidental, special or consequential damages that result from the use of, or the inability to use, Thurston County materials.



Amelia Schwartz

From: Lorraine James <donotreply@wordpress.com>
Sent: Tuesday, November 8, 2022 12:59 PM
To: Kaitlynn Nelson; Amelia Schwartz
Subject: Incoming Grand Mound Comment

Name : Lorraine James

Email: lfjaws@hotmail.com

Comment: Where in your plan are you addressing farming and agriculture??? The current plan appears to address only the needs of people traveling to the area, with gas stations ,fast food restaurants, hotels. It is not addressing farming at all, or the needs of people living and working in the rural areas, especially south west of grand mound. This plan should address housing needs and commercial or light industry that is responsive to agriculture and forestry .

What about the underdeveloped sewer and water systems?

I strongly oppose ANY change to the zoning, critical habitat needs to be preserved, we cannot allow this area to become paved over such as what is happening in north Lewis county.

Time: November 8, 2022 at 8:59 pm

IP Address: 73.109.39.75

Contact Form URL: <https://thurstoncomments.org/comment-on-the-rochester-or-grand-mound-subarea-plan/>

Sent by an unverified visitor to your site.

Kindly,

Maya Teeple (She/Her) | Senior Planner

Thurston County Community Planning & Economic Development
Community Planning Division

2000 Lakeridge Dr SW, Bldg 1, Olympia, Washington 98502

Cell (Primary): (360) 545-2593

Maya.Teeple@co.thurston.wa.us | www.thurstonplanning.org

From: Linda Shea <Linda.Shea@wtrfa.org>

Sent: Tuesday, November 8, 2022 1:40 PM

To: Maya Teeple <maya.teeple@co.thurston.wa.us>

Cc: Robbie Smith <Robbie.Smith@wtrfa.org>; Shannon Hemminger <Shannon.hemminger@wtrfa.org>

Subject: FW: Request for property to be added to docket

Importance: High

Good afternoon, Maya:

Can you tell me if our property that was referenced in the attached document was included on the docket for re-zoning consideration? I hadn't heard or seen anything, and wasn't sure where to obtain that information?

Thank you!

Linda Shea

Linda Shea, Administrative Services Director

West Thurston Regional Fire Authority (WTRFA)

PH: 360.352.1614 Fax: 360.352.1696

Linda.shea@wtrfa.org



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From: Linda Shea

Sent: Tuesday, February 15, 2022 10:25 AM

To: maya.teeple@co.thurston.wa.us

Cc: Chief Kaleiwahea <russ.kaleiwahea@WTRFA.org>; Robbie Smith <Robbie.Smith@wtrfa.org>; Commissioners - West Thurston <Commissioners-WestThurston@wtrfa.org>

Subject: Request for property to be added to docket

Importance: High

Maya:

Attached please find a signed request by the West Thurston Regional Fire Authority board of commissioners to include the department's referenced property on the Grand Mound Subarea Plan Update-Official Docket, with the highest priority. A hard copy will follow through USPS mail.

Please let me know if anything further is needed – thank you!

Regards,

Linda Shea

Linda Shea, Administrative Services Director
West Thurston Regional Fire Authority
10828 Littlerock Rd SW Olympia WA 98512
PH: 360-352-1614 Fax: 360-352-1696

Please note new email extension: Linda.shea@wtrfa.org

Webpage: wtrfa.org



WEST THURSTON REGIONAL FIRE AUTHORITY

10828 Littlerock RD SW, Olympia WA 98512 (360) 352-1614 • Fax: (360) 352-1696

Sent via us mail & email to: maya.teeple@co.thurston.wa.us

Thurston County Commissioners
Thurston County Courthouse
Building One, Room 269
2000 Lakeridge Drive SW
Olympia, WA 98502-1045

February 14th, 2022

Honorable Thurston County Commissioners:

West Thurston Regional Fire Service Authority principals are requesting the County Commissioners place the subject property on the Grand Mound Subarea Plan Update-Official Docket, further we request placing the highest priority based on the following facts.

The subject property is located directly across the street from the Great Wolf Lodge and Convention Center (20411 Old Hwy 99 SW). Formerly, the location of the Grand Mound Fire Station (zoned Special Use) and is in an area with arterial commercial characteristics and consistent with the economic development envisioned.

The figure (right) is an illustration from the Grand Mound Development Plan. The plan identifies the property as arterial commercial. Further, the plan states (in part) *"To generate the greatest mutual benefit between Great Wolf Lodge and other entertainment activities, they should be located near each other. The most appropriate locations appear to be across from Great Wolf Lodge"*.

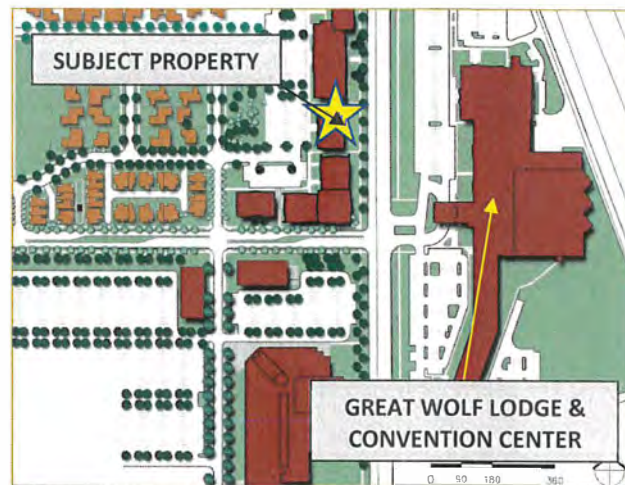


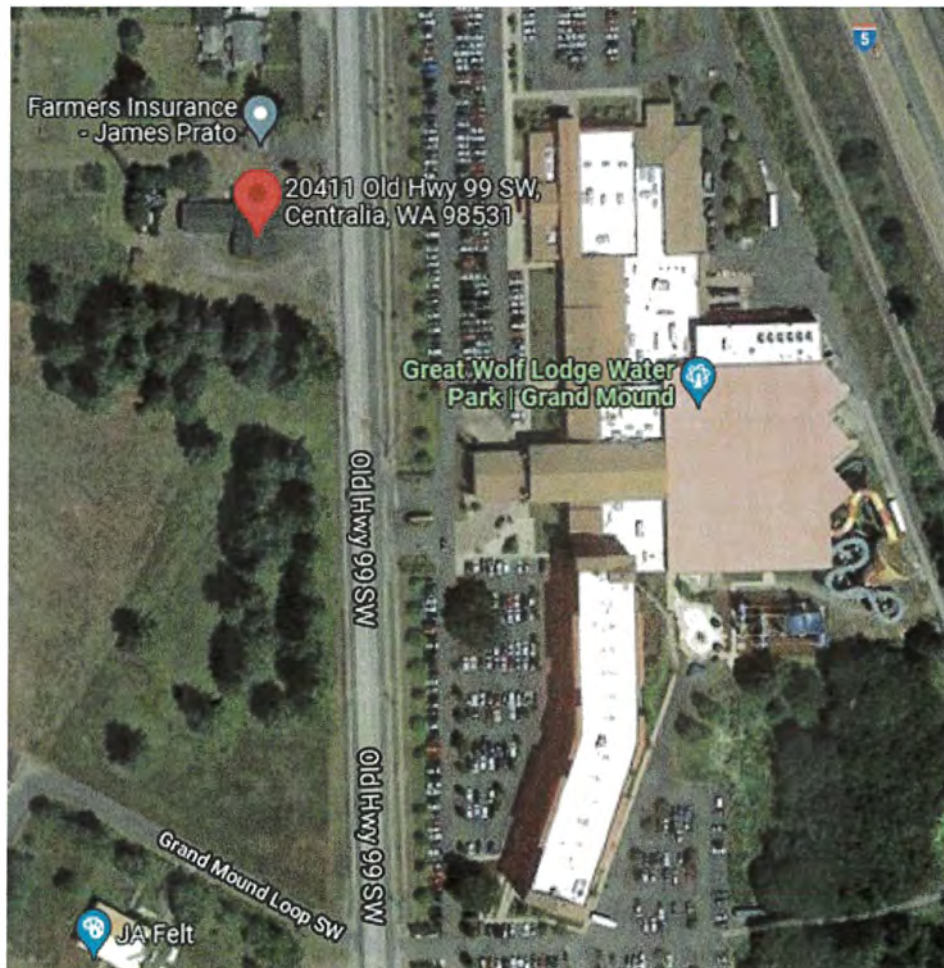
Figure 5. Entertainment and Residential Concept

The arterial commercial/retail development has significantly increased traffic count/flow, and the property is no longer suitable to safely operate a fire station without frequent activation of traffic and emergency signals. Additionally, emergency service operations (lights and sirens) in that location may significantly disrupt residential and/or hotel occupants. Additionally, a cell tower is located on the subject property and is maintained under a long-term lease agreement.

We believe rezoning the Special Use/R4-16/1 to AC-arterial commercial should be considered beneficial and of greater value to the taxpayers; in the future if the property is sold or leased, the greater value could generate more revenue to help reduce taxpayers' expense of sustaining or improving their emergency service system.

The fire department request is consistent with elements in The Grand Mound Development Plan (2009 below):

- The Grand Mound Development Plan (2009) *figure 2- Conceptual Land Use Diagram* illustrates the fire station property in a “Retail Village and Entertainment area”.
- “5.2.2 LOCATION RATIONALE To generate the greatest mutual benefit between Great Wolf Lodge and other entertainment activities, they should be located near each other. The most appropriate locations appear to be across from Great Wolf Lodge and near the intersection of Old Highway 99 and Highway 9.”
- The character of land and economic development envisioned in the Plan is consistent with the goals and policies of the Thurston County Comprehensive Plan.
- Development Element includes the following goals and policy. “Support sustainable business and industrial development which (1) strengthens and diversifies the economic base; (2) creates jobs and economic opportunities for all citizens; and (3) develops and operates in a manner that maintains a high quality of life and environment.”—Goal 1. “The county should encourage business development in the Grand Mound Urban Growth Area, which is served by the county-owned water and sewer system.”—Goal 1, Objective B, Policy 2.



We, the undersigned, respectfully request the County Commissioners place the subject property on the Grand Mound Subarea Plan Update-Official Docket, with the highest priority.

Sincerely,



Russell Kaleiwahea
Fire Chief; West Thurston



Calvin Dahl
Fire Commissioner; West Thurston-TCFD 1



Dave Pethia
Fire Commissioner; West Thurston-TCFD 11



John Ricks
Fire Commissioner; West Thurston-TCFD 11



Thomas Culleton
Fire Commissioner; West Thurston-TCFD 11



Ben Elkins
Fire Commissioner; West Thurston-TCFD 1

Amelia Schwartz

From: Madeline Bishop <donotreply@wordpress.com>
Sent: Thursday, November 10, 2022 3:25 PM
To: Kaitlynn Nelson; Amelia Schwartz
Subject: Incoming Grand Mound Comment

Name : Madeline Bishop

Email: mfbishop.bishop@gmail.com

Comment: The current Grand Mound Sub Area Plan does not discuss the smaller scale agriculture farmers and their needs which includes commercial and light industrial for processing local produce from local farms.

The plan is also missing the components of HB 1220 to include housing units for moderate, low, very low, and extremely low-income households as well as emergency housing, emergency shelters, and permanent supportive housing.

Please add the missing components.

Time: November 10, 2022 at 11:24 pm

IP Address: 67.183.130.115

Contact Form URL: <https://thurstoncomments.org/comment-on-the-rochester-or-grand-mound-subarea-plan/>

Sent by an unverified visitor to your site.

Amelia Schwartz

From: Clay Hill <donotreply@wordpress.com>
Sent: Thursday, November 10, 2022 6:46 PM
To: Kaitlynn Nelson; Amelia Schwartz
Subject: Incoming Grand Mound Comment

Name : Clay Hill

Email: 87clay.hill@gmail.com

Comment: I attended the Open House and looked at your plan. My family and I live just outside the UGA for Grand Mound, about two miles from the I-5/Hwy 12 intersection. We utilize the commercial area regularly. It looks like you expect the population to double, and for traffic volume to grow here immensely. There are several requests to rezone from industrial park zoning to arterial commercial. The arterial commercial parcels very near to I-5 and Hwy 12 will likely bring increased traffic from I-5 to stop here. So, the motorized traffic volume will increase exponentially more than that to be expected from just doubling residents. This leads me to my main point. The exhibits at the Open House do not explain how your plan for this area connects to transportation planning and funding. I don't take a position on the zoning requests, but you do need to consider how this will connect to your transportation and mobility planning.

Main Transportation and Mobility Issues. There is already a substantial break in sidewalk between the Great Wolf Lodge and the restaurants and Starbucks in Grand Mound. I see children and families walking a narrow, to non-existent shoulder from the Lodge along a high-speed arterial (Old Hwy 99) to get to McDonalds and Starbucks. This is a major safety concern. This traffic will worsen as more businesses come into the planned new Arterial Commercial zoned parcels as guests at the Lodge will be drawn to walk down to those new businesses as well.

The traffic at the main intersection of Hwy 12/Old 99 now backs up past the entrance to the Trails End fueling station. If more commercial is added, I think you need to make sure your transportation funding accounts for expansion at that intersection.

Safe access. There are local residents who try to get to work, shop, and eat in this commercial area on foot, by bike, and motorized wheelchair. I see them going down Sargent road, which is 45 mph plus and there simply are not safe shoulders, bike lanes, and so on to allow for double the number of people to get to double the number of commercial businesses that you have planned using existing transportation infrastructure.

This plan needs to serve local residents and families. The families here feel like this plan caters to passing I-5 motorists, not those who live here. You want to greatly expand commerce and traffic impacts due to I-5 off/on-ramp proximity. Yet, I see no plan to make the space better for those who live here. There appears to be no plan for a playground or park, someplace safe for kids to ride a bike. The local Hoss Sports Complex is private and only open during certain recreational league seasons and exclusively for those purposes. I have neighbors who find the safe area to walk is around the Grand Mound Cemetery. Surely, we deserve a bit better. There appears to be no plan to connect the area to trail systems that terminate in Rochester/Gate or Tenino. The pedestrian and bike access to the Scatter Creek Wildlife area should be made much better and safer. In short, the planning for the recreation and transportation needs of this area in which you are directing population and commercial growth do not appear to be synchronized.

Design Standards. Lastly, regarding design standards, are you aware that the Welcome to Grand Mound sign at our main intersection appears never to have been completed? Since I moved here in 2015, there have been electrical wires exposed from the top of the stone entrance sign where it appears lighting was intended to be place, but never has been. I wish someone at the County would have concern for the visual attractiveness of this central commercial hub and communicate with the responsible party. The parcel opposite that entrance does not do a good job of maintaining the area free of weeds, brush, and litter.

There should be trees and landscaping at the major stormwater swale that exists at that intersection. Where you are expanding commercial traffic and light industrial, in an area that is already very busy and noisy because it is at the confluence of I-5/Hwy 12/Old 99, there should be a heavy emphasis on appropriate trees and shrubs and design that can calm or naturalize that heavy motorized impact on an otherwise rural area. If you are going to go forward with the plan I saw at the Open House, I hope you would communicate that you have resources in place for transportation enhancement, design standard enforcement, and upgraded recreational amenities for those who live here. Thank you for considering these comments.

Time: November 11, 2022 at 2:45 am

IP Address: 98.97.116.233

Contact Form URL: <https://thurstoncomments.org/comment-on-the-rochester-or-grand-mound-subarea-plan/>

Sent by an unverified visitor to your site.

Amelia Schwartz

From: Amy Loudermilk <donotreply@wordpress.com>
Sent: Thursday, November 10, 2022 8:14 AM
To: Kaitlynn Nelson; Amelia Schwartz
Subject: Incoming Grand Mound Comment

Name : Amy Loudermilk

Email: aloudermilk@chehalis tribe.org

Comment: The land owned by the Chehalis Tribe that is in trust or reservation status is the jurisdiction of the Chehalis Tribe. The Tribe owns multiple parcels in Grand Mound. Those properties have been zoned by the Tribe and are no longer subject to county zoning. The maps Thurston County is presenting do not show the tribal zoning so are inaccurate.

Time: November 10, 2022 at 4:13 pm

IP Address: 50.222.54.2

Contact Form URL: <https://thurstoncomments.org/comment-on-the-rochester-or-grand-mound-subarea-plan/>

Sent by an unverified visitor to your site.

Amelia Schwartz

From: Sarah Hill <donotreply@wordpress.com>
Sent: Thursday, November 10, 2022 4:41 PM
To: Kaitlynn Nelson; Amelia Schwartz
Subject: Incoming Grand Mound Comment

Name : Sarah Hill

Email: sarahselke@msn.com

Comment: I want to see our street GO BACK to the way it used to be zoned - 1 home per 5 acres. I'm on Creekside Lane in Rochester.

Time: November 11, 2022 at 12:40 am

IP Address: 147.55.7.167

Contact Form URL: <https://thurstoncomments.org/comment-on-the-rochester-or-grand-mound-subarea-plan/>

Sent by an unverified visitor to your site.

Comment on the Grand Mound Subarea Plan Update

NAME (REQUIRED):

RYAN DASKIN'S

EMAIL:

RYAN@NFRREALTY.COM

MAILING ADDRESS:

19331 OLD HWY 99 SW
ROCHESTER WA 98579

COMMENT:

Grand mound is Growing & Should be a Community
 it is a Community - yes there is complexity
 yet we can grow together & make a Real
 Great things for our Community - Please understand
 that no Growth is Death - So we should
 Plan - the last UGA expansion was 20 YRS AGO - what
 will Grand Mound look like in 20 YRS - I-5 mostly High
 + Dry Grand vs Lewis County Flood - THE Demand for
 Business + JOBS + Development will Be Huge! +
 Needed we must look & think ABOUT the Future
 Currently the Tribe is the Growth in the Area - Growth
 Yet low Hourly JOBS - We Need Real Industry - Real JOBS
 NOT JUST A Bedroom Community.

Amelia Schwartz

From: Carl and Laura Gibbs <donotreply@wordpress.com>
Sent: Friday, November 11, 2022 9:13 AM
To: Kaitlynn Nelson; Amelia Schwartz
Subject: Incoming Grand Mound Comment

Name : Carl and Laura Gibbs

Email: freewateraquaponics@gmail.com

Comment: We do not support the land change for the land rezoning for Jackson and Zingh this is a agricultural one per five. We live behind this property and have a Organic growing farm and in the process of building a house. Industrial business does not belong here causing harm to the aquifer ,soil and air pollution. We do not need noise pollution as well. We need to protect our environment for the future. We moved in this area for that reason.

Time: November 11, 2022 at 5:12 pm

IP Address: 97.113.223.191

Contact Form URL: <https://thurstoncomments.org/comment-on-the-rochester-or-grand-mound-subarea-plan/>

Sent by an unverified visitor to your site.

Comment on the Grand Mound Subarea Plan Update

NAME (REQUIRED):

STAN KLYNE

EMAIL:

stan.klyne@gmail.com

MAILING ADDRESS:

20604 GRAND MOUND WAY SW.

COMMENT:

WE NEED MORE PARKS AND OPEN SPACE
THE STEELWOMEN PROPERTY WOULD ~~BE~~
BE AN IDEAL LOCATION FOR A PARK
ALSO, THE SUBAREA PLAN SHOULD ADDRESS
BIKE LANES, WALKING PATHS AND COMPLETION
OF THE PLANNED COUNTY WALKING TRAILS
MORE ATTENTION SHOULD BE PAID TO CHANGING
TRANSPORTATION MODES, SUCH AS EBIKES.

Comment on the Grand Mound Subarea Plan Update

NAME (REQUIRED):

Margaret Steelhammer - Steelhammer Trust

EMAIL:

gailjb@hotmail.com

MAILING ADDRESS:

2007 Gallagher Rd
Centralia, WA 98531

COMMENT:

We want you to change zoning for
Steelhammer ASAP. to commercial.

Margaret Steelhammer

Comment on the Grand Mound Subarea Plan Update

NAME (REQUIRED):

Neil Turner

EMAIL:

Neonneil101@gmail.com

MAILING ADDRESS:

18438 Ivan st SW Rochester

COMMENT:

Need to Expand Water Protection in Grand Area
Need full Time employment Opportunities, Not
Parttime work service Industries

Comment on the Grand Mound Subarea Plan Update

NAME (REQUIRED):

Leklain James

EMAIL:

LEsaws @ hotmail.com

MAILING ADDRESS:

Po Box 189 Rochester WA
98579

COMMENT:

our fire buy is failing —
we can't take care of
what we've got.

Comment on the Grand Mound Subarea Plan Update

NAME (REQUIRED):

Carl & Laura Gibbs

EMAIL:

freewateraquaponics2@gmail.com

MAILING ADDRESS:

19237 Loganberry St SW
Rochester WA 98579

COMMENT:

We are concerned about the Jackson Rezoning on Jare St.
This is a Agriculture zone we live right behind it about 500 ft
Our farm is an organic growing farm Veggie & fruit Trees. We are concerned about the shallow aquifer and soil.
Keeping our natural resources clean is very Important to us!

Comment on the Grand Mound Subarea Plan Update

NAME (REQUIRED):

LORRAINE JAMES

EMAIL:

LJAMES@hotmail.com

MAILING ADDRESS:

PO Box 189 Rochester, WA
98579

COMMENT:

Keep Grand mound rural!
protect our water resources
and farmland. We do not
want to become Tumwater -
Focus on farming and long
term agriculture. We do
not need heavy industrial
activity like Lewis County
is doing near the County
line between exit 82 - 84 AM.

Comment on the Grand Mound Subarea Plan Update

NAME (REQUIRED):

Eric Johnson

EMAIL:

johnsonproperty@gmail.com

MAILING ADDRESS:

PO BOX 100
Rochester WA 98579

COMMENT:

The expansion should go more east to 183rd especially on the south side of 99. Shouldn't be you had to Ask for SPU expansion to have your property covered in this round of expansion -

Comment on the Grand Mound Subarea Plan Update

NAME (REQUIRED):

Alice Flegel

EMAIL:

nostampz@outlook.com

MAILING ADDRESS:

8301 James Rd. S.W. Rochester 98579

COMMENT:

How does the development affect the aquifer underneath all of us? Who is watching out for the health of our water?

Who will stop development if needed to protect our aquifer?

Public Sewer systems should be required for any new developments. I urge planners to carefully (over)

consider this crucial water issue

Also, we need a park,
walking paths, open space for
health, public restrooms -

NOT more commercial growth

Keep Grand Mound Small

+ Rural feeling - Don't turn
it into a strip mall stop
for cars to get off the freeway
+ get fast food + gas!! -

Don't expand the Grand Mound
UGA!

Thank you for
considering my comments -

AT

COMMUNITY-GUIDED PLAN PRIORITIES

UNIQUE ID: 18

Are these still accurate?

The growth in Rochester/Grand Mound has far exceeded the growth expectations from the 94 plan with

accommodation from Thurston County.

Additional Goals should include actual action items with reasonable time frames.

Should be expanded to speed with 183. d + 99

NO Rezone for commercial growth

Additional Goals and Actions that should be included?

In order to better serve the community we need to rezone expand the UGA to open expansive opportunities for

the private sector to develop and contribute to the tax base for our community. Currently the only people allowed to do any sort of development is the tribe who use all our resources but do

Don't become Lewis Co + pave over farmland

NOT pay taxes! Depleted resources, exponential growth, and not no tax base to make up for it.

Does the plan reflect the needs and wants of the Grand Mound community?

Keep Grand Mound small

100% support the property owner land requests.

We need a park + open space - NOT more growth, especially no commercial growth -

NO Should go to speed w/ly

The area proposed for change is the best use for the land.

Keep Grand Mound Rural + Small!

A few years ago, there was a proposal to merge the plans for Grand Mound and Rochester, but each community is unique, and Rochester now has its own Subarea Plan. Is the relationship between Grand Mound and Rochester accurately communicated in the Plan?

The difference between Rochester and Grand Mound is not clearly communicated & is quite convoluted.

DESIGN GUIDELINES

UNIQUE ID: 18

The Grand Mound design guidelines are in the 1996 plan. This plan updates those requirements and will add them to the county's development regulations in county code. Are the Design Guidelines from the last 26 years still working for the community? Do these standards match the design look that the community wants?

Keep
Signage
Size
For

Should the Design Guidelines include different requirements? Are there specific changes that would better reflect the community?

We should
be promoting
our agriculture
around here. It
great. We need to
spread the word
of it!

~~Attract~~
Maintain traffic
flows

More walking
paths, sidewalks,
parks.
No more business
growth. Too much
traffic now.

The rural County has requirements for new development that are less strict than Grand Mound. Should Grand Mound continue to follow specific requirements, or be the same as the rural county?

UNIQUE ID: 18

Gate Road 1
Should include
South Side of 99
to 183rd

Deskin
All zoning on
Bartlett - Trane
Gas Plant (Peak
Power Energy)

Black Lake Quarry LLC

Jackson

Wilmovsky

Morgan Dental









Deskin






West Thurston Fire Authority

Steelhammer Family Trust

Old Hwy 99 Commercial Corridor

Grand Mound - Existing Zoning

-  Land Use Amendments
 Land Use Amendment w/ UGA Expansion Requests
 Old Hwy 99 Commercial Corridor
 Urban Growth Area (UGA)
- Zoning**
-  RCC Rural Commercial Center
 -  LTA Long-Term Agriculture
 -  RL 1/1 Residential LAMIRD - 1 Unit Per 1 Acre
 -  RRR 1/5 Rural Residential/Resource - 1 Unit Per 5 Acres

- Grand Mound Zoning**
-  AC Arterial Commercial
 -  U Light Industrial
 -  PI Planned Industrial Park
 -  R 3-6/1 Residential - 3-6 Units Per 1 Acre
 -  R 4-16/1 Residential - 4-16 Units Per 1 Acre

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

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LAND USE REQUESTS

UNIQUE ID: 18

Most requests were applied for by property owners. After reviewing the requests, do you support the zoning change or not?

Desklin -
I do not support the change, due to impact to aquifer, traffic, safety issues!

Jackson
Industrial will not benefit the area. Truck noise, pollution, danger. We all have wells. There are rocky soils where contamination moves fast. Hard to enjoy quality of life with industrial!

NO EXPANSION
NO SPRAWL

BETWEEN Regulatory Restrictions and this Land Owner Be included we need make quality of life

Desklin
Do Not Support Aquapher + traffic concerns

Desklin
Do not support we live in neighborhood East - Aquapher concern. Truck traffic will be bad noisy bludge to enjoy quality of the area we purchased.

Support Density Provided Adequate Transportation (SUSTAINABLE PARKS) CONNECT TO SCHOOLS

I Support Jackson exp.

The county needs to stop allowing commercial development to run rampant in the county, that type of development belongs in the city

I Support the Desklin UGA Expansion We need new development and JOBS!

NO INDUSTRIAL Building - Save Farms + AGP.

This would expand + increase TAX Basis

Fabrication, belong in the city not in agriculture areas

Desklin,
I do not support due to traffic increase, heavier damage, noise + light pollution, and explosive growth

Jackson
I do not support this. The roadways for that area cannot support more traffic!

Desklin - This Land is Right - off I5 - Should Be Commercial

Why is the county promoting urban sprawl?

Desklin, Zoning Industrial will require SEWER hook-up. This will force adjacent homeowners to pay to hook up when septic fails

Desklin - Wetland Buffer / meadow Average very small

Would Like To SEE The Exposed WETLANDS + BUFFERS

Changing

How would these changes affect you and others in the community?

Desklin,
- Lower Home values
- increase crime
- increase noise/light pollution
- disrupt traffic
- violate wet clean water + waste policies

Thurston Co Trying to make South Coast Design Area Grand - This is Stealing from Grandview

GM has one of the most expensive sewer/water because we need more businesses + JOBS

We Hate To Plan, For Growth we can NOT STOP it

THIS EXPANSION is for 20 YRS Potentially - The LAST UGA was 20 YRS

Industry Belongs in a more populated city! Not in our rural area please!

Thurston County needs to explain what the whole package is for compliance to people that live in the area sewer, water, cable, elk herds on back of property, gridders?

Desklin + Jackson - I have concerns with these proposals I live adjacent to the Desklin property. When I built my house in 1985 I was required to follow guidelines for development due to wetlands + buffers. We have elk herds that run on our property. How is this development going to protect these issues? What requirements will be imposed in regards to buffers? We have seasonal flooding that happens on our parcel. In addition the impact on the traffic in the area will be horrible. In the 25 years that I have been here we have not even been allowed to have side of the highway. We have to rely on salt only, unless we pay outrageous fees to the state. This all needs to be explained better to area residents regarding how the process work!!

No light industrial Don't trash up the east side No to UGA Expansion east of 1-5

MORE PARKS, OPEN SPACE, BIKE AND WALKING TRAILS

Who is watching out for our shared aquifer? We must protect it. Slow the growth.

NO expansion of UGA! We need open space!

No more business growth! Plenty here already!

Too much traffic now.

The only constant is change. Things can't stay the same forever and they shouldn't.

Please DO NOT Expand the UGA - Keep Grand Mound Small



Changes to minimum lot widths are being considered because property owners expressed difficulty dividing their property (subdividing).

The proposed changes to minimum lot widths are only to 2 zone types in the Grand Mound area: Residential (3-6 units per 1 acre) and Residential (4-16 units per 1 acre).

Any changes will not affect the minimum lot widths for other zones.



Should the minimum lot widths change? Place a tally mark under your answer below:

Yes, they should be changed to the proposed widths.

No, they are fine as is.

Other (Please explain below)

Keep rural
Thurston County
Rural

Keep lots
SIZE
THE SAME
No further
Development!
Keep Lot Sizes
as they are!

Enlarge
Long Term
Ag. Zone!
We all eat
food!

Keep us
Aural

I oppose any conversion
of ag lands in the
county from ag
to anything

16 houses
per acre is
WAY too
many!

FINE AS IS
LEAVE SOME
OPEN SPACE
AND REDUCE
LIGHT POLLUTION
AND STRESSORS
ON ANIMALS

Other (Explain):

Amelia Schwartz

From: Loretta Seppanen <donotreply@wordpress.com>
Sent: Tuesday, November 15, 2022 7:34 PM
To: Kaitlynn Nelson; Amelia Schwartz
Subject: Incoming Grand Mound Comment

Follow Up Flag: Follow up
Flag Status: Flagged

Name : Loretta Seppanen

Email: Laurel.lodge@comcast.net

Comment: To: Planning Commission
 From: Loretta Seppanen, Olympia Resident
 Re: CPA-7a Grand Mound Subarea Plan Comments

It had been my hope that the Subarea Plan would provide a future vision for this important rural UGA in SW Thurston County. Unfortunately, the focus, as I understand it from planning staff, is to update the language to the 2019/20 Thurston County Comp Plan, to update to the recent transportation plan, and to reflect the recent Buildable Lands data and to look no further. Among the information that I find missing are demographics about the current and projected UGA residents including information about their socio-economic status, where they work, how they commute to work, and if they rent or own homes. Also missing is information about the role the UGA plays in the local economy, including in service of the rural area nearby which is primarily Long-Term Ag designated land and includes many small direct sales farmers growing produce and raising animals.

Lacking that information, I cannot make any assessment about the relevance, appropriateness, or sufficiency of the updates policy statements at the end of the plan. I urge the Planning Commission not to go out on a limb to send forth an approval of those statements to the BoCC.

Regrettably, I must limit my considerations to the land use and rezone requests – the tail that is wagging the dog as I stated to the Planning Commission at the start of this conversation about Grand Mound.

Regarding the three land use/rezone proposals that would require expansion of the UGA. I urge the Planning Commission to reject all three proposals to expand the UGA boundaries. Staff outlined the considerations required by the Countywide Planning Policies and the Comp Plan to allow for expanding the boundaries of the UGA. None of the three proposals meet those requirements. Likewise, there are no compelling reason to support expansion despite not meeting the requirements.

Regarding the proposal for rezoning within the UGA: I make no comment on three of the proposals and ask the Planning Commission to reject two proposals because the proposal would move land zoned for homes to land zoned for other purposes when there is a clear need for additional housing. It is possible the county could plan a new role in building housing, especially housing for lower-income residents, by engaging in a publicly funded incentives for sewer and water hookups on these and other properties instead of approving the requested zoning changes. The two proposals are:

Reject - STEELHAMMER FAMILY TRUST - 3 parcels just under 5 acres to change from dense R4-16/1 to Arterial Commercial (AC) thus removing 19 to 78 (potential) residential units that could be lower income housing if the county first funded sewer and water to the area. There is evidence in the Housing Chapter of the Comp Plan of a need for more rural housing for lower income rural families.

Reject - JACKSON & SINGH - 3 parcels on just under 20 acres to change from RRR 1/5 to Rural Resource Industrial (RRI) thus removing 4 (potential) more expensive rural residential units. There is no evidence that more RRI land is needed in the UGA or elsewhere. I agree that the land would be better in a different zone, but the better zone would be a change to higher density housing after the county puts in utility infrastructure. There is evidence in the Housing Chapter of the Comp Plan of a need for more rural housing for lower income rural families.

Time: November 16, 2022 at 3:33 am

IP Address: 73.221.84.16

Contact Form URL: <https://thurstoncomments.org/comment-on-the-rochester-or-grand-mound-subarea-plan/>

Sent by an unverified visitor to your site.

Amelia Schwartz

From: Esther Kronenberg <donotreply@wordpress.com>
Sent: Tuesday, November 15, 2022 8:17 PM
To: Kaitlynn Nelson; Amelia Schwartz
Subject: Incoming Grand Mound Comment

Follow Up Flag: Follow up
Flag Status: Flagged

Name : Esther Kronenberg

Email: wekrone@gmail.com

Comment: Thank you for considering these comments on the Grand Mound sub area plan.

I suggest the County do more work on the plan before approval. It is not clear that enough is known about the potential effects to the aquifer and Prairie Creek.

Also, there is a need in this UGA for low income housing for workers from the area farms and forest enterprises . There is also a need for services to these farms , like food processing facilities, to help support this important part of the rural economy and for the County's food independence. How will the County pay for the build out for water and septic that is necessary for the low income housing and facilities that will be needed to make Grand Mound a thriving community?

It seems prudent that these issues are worked out before the plan is adopted..

I'd also rethink whether the rezoning proposals really benefit the community in the long run. It seems zoning to allow low income housing instead of RRI and Arterial Commercial is a much better use of this land. We do need low income housing, especially in the rural areas, especially where there are enterprises that need low income workers like around Grand Mound.

Sincerely,
Esther Kronenberg

Time: November 16, 2022 at 4:16 am

IP Address: 75.172.12.203

Contact Form URL: <https://thurstoncomments.org/comment-on-the-rochester-or-grand-mound-subarea-plan/>

Sent by an unverified visitor to your site.



October 4, 2022

Planning Commission
Thurston County
2000 Lakeridge Dr. SW
Olympia, WA 98502

GRAND MOUND – BLACK LAKE QUARRY, LLC. UGA REQUEST

Dear Commissioners:

Our firm represents Black Lake Quarry, LLC., which owns 78.3 acres split by the Grand Mound UGA boundary. They have requested the Planning Commission and Board of Commissioners consider expanding the Grand Mound UGA to include its 66.53 acres that are currently outside the UGA and zoned Rural Residential Resource 1/5 (RRR 1/5) despite the fact the land is used for gravel mining and will never be developed with single family residential uses.

In the works sessions held by the Planning Commission to date, staff and some Commissioners have stated that since there is a surplus of land (according to the TRPC) in Grand Mound, UGA boundaries should not be considered for expansion. We respectfully disagree on the following grounds:

1. **There is a disconnect between the employment forecast for the Grand Mound UGA and the assumed employment land capacity surplus.**

The reason TRPC contends there is such a massive surplus of land capacity in the Grand Mound UGA is because the land capacity is compared against the Employment Forecast Allocation assigned to Grand Mound. Specifically, in Table 8 on page 29 of the Employment Forecast Allocation report, the TRPC is estimating only 810 jobs will be added to the Grand Mound UGA over the period of 2017 to 2045.

For the 810 jobs, the TRPC estimates that 430 of them will be in retail, services, and accommodations as “*Grand Mound’s economic growth will be driven by investments by the Confederated Tribes of the Chehalis.*” An additional 280 jobs are estimated to be created by a future planned expansion of the Maple Lane Correctional Facility, which land is not considered either vacant or redevelopable. In other words, 710 of the 810 (or 88%) of the jobs forecasted for Grand Mound are either public sector or, very likely, tribal employment. Only 100 jobs are expected to be created by other industries in this area despite the area’s purported land capacity, availability of water and sewer services, and proximity to Interstate 5.

Forecasting that only 100 industrial, construction, manufacturing, transportation, and non-service/retail jobs will be created over a period 28 years (24 of which are remaining) in Grand Mound appears to dramatically miss the mark given the current and projected market demands for industrial land needs along the I-5 corridor. Further, an under forecasting of the growth potential in Grand Mound runs the risk of preventing the subarea plan update from fully addressing the either the long-term 20-year vision for Grand Mound or the efficient use of the available infrastructure.

Further, we contend that although the TRPC 2021 Buildable Lands Report indicates 122 acres of vacant industrial land in Grand Mound, a comparison of the TRPC’s “Development Potential” mapping shows there is roughly 52 acres of vacant land in Grand Mound (see attached map). This means there is not a surplus of industrial lands to support industrial growth in Grand Mound.

Ignoring this information and proceeding with a subarea plan update that does not consider new information regarding the growth potential of the area, the actual future land capacity of the UGA, and the available

infrastructure would be fall short of what should be expected of this planning process. As is often said, “Failure to plan is planning to fail.” We urge the Planning Commission to plan for success in Grand Mound.

2. There are flaws in the assumed employment land capacity countywide, including specific areas of concern in the Grand Mound UGA.

We’ve reviewed the 2021 Buildable Lands Report for Thurston County, which *predicts* that there may a surplus of land capacity for employment related lands in Grand Mound. We emphasize the word “predicts” in the instant case because the TRPC’s capacity for employment land (both in Grand Mound and throughout the county) has several flaws:

- The TRPC 2021 Buildable Lands Report Table 4-4 indicates there are 122 acres of vacant industrial land in the Grand Mound UGA, but their 2017 Commercial Development Potential Map compared to current parcel information shows *only ±52 acres of vacant industrial zoned lands* (e.g., lands zoned light industrial or planned industrial development). Using a market reduction factor of 25% to account for lands not likely to be available for sale in the 20-year period and lands that won’t be developed because of constraints (e.g., parcel size, constraints, etc.), leaving approximate 40 acres of vacant land available for industrial development. This is still probably an overstatement of the actual land available for industrial development because the Planned Industrial Development zone is not exclusively developable by industrial uses.
- The 2021 Buildable Lands Report results are influenced by the TRPC’s Population and Employment Land Supply Assumptions Report from 2019, which report outlines methodology used for the buildable lands study. Per the 2019 Assumptions Report (pages 13), it appears to count as buildable 100% of the undevelopable portion of partially-used parcels, does not apply a like deduction for critical areas or right-of-way from buildable area (page 68), and does not appear to apply a market reduction factor to account for land that won’t be sold. Because of this we contend that the supply of industrial land available in Grand Mound is inflated.
- The TRPC estimated (in the lead up to the 2021 Buildable Lands report) that ±15 million square feet of buildings would be required to house the jobs forecasted, TRPC did not make any assumptions or predictions to account for how local zoning restrictions such as building size, height, floor-area ratio, etc. influence whether the true land supply available is consistent with the land supply needed to accommodate the forecasted growth. For example, while Tumwater has many industrial zoned properties, almost all of them have a 200,000 square foot building restriction for warehousing and distribution type uses. This would not work for a large warehouse and distribution operation that requires 500,000 square feet. Moreover, the report does not account for end user preference for buildings that are not on leased property (many of Tumwater’s industrial lands require a port lease). Overall, these limitations greatly reducing the capacity for the County to accommodate economic development projects and meet the forecasted employment growth. Additionally, developable acres assume “developability” based on today’s regulatory standards, but we know from history that regulations (from tree retention standards to open space set asides and from increased critical areas buffers to increased sizing in stormwater facilities) continue to change and have an impact on the footprint of new development.
- The Buildable Lands Report acknowledges in Table 4-3, ‘Estimate of Land Needed to Accommodate Employment Growth . . .,’ that *“this is the minimum need for available commercial/industrial land supply to accommodate future growth and does not take into account the need for special uses that may arise such as a new airport or major distribution center.”* In looking at Grand Mound, very few private sector non-retail jobs were apportioned to its UGA. This misses the opportunity the land and infrastructure available in the existing UGA and its adjacent impacted sites like Black Lake Quarry to attract economic development opportunities to Grand Mound (and away from rural lands). The Employment Forecast Allocation and Buildable Lands Report do not address the current and future needs of industrial projects seeking locations in Thurston County and the Planning Commission has an opportunity to prevent future demand for development of rural lands elsewhere.

- The Buildable Lands Report in Appendix I on page 107 notes that building permit data was collected for the period of 2017 to 2019 to estimate the amount of new building area developed, which was then subtracted from the total land supply. We contend that this process can over-estimate the amount of land capacity available by undercounting capacity that is in the transition between vacancy and entitlement, but which projects may not have a building permit. We assert that once a property has been contracted for or purchased and entitlements are in process, that site and its capacity is no longer available even though it may be several years before the building is complete and the jobs created. This phenomenon impacts the basis for the future employment forecast allocations and land supply. Even though buildable lands reports and forecasts are updated in regular intervals, the revisions never true up the actual capacity.

In sum, the result of the flaws above is, at least partially, a driving factor in why the County continues to receive so many requests related to industrial rezones. This emphasizes the need to evaluate available employment lands countywide (like the request the Planning Commission made last fall).

We emphatically request that Planning Commission consider the role of Grand Mound over the next 20 years, which consideration requires the Commission look at the Grand Mound Subarea Plan update as the opportunity to recommend adjustments to its employment target and consider how the Grand Mound UGA can serve the greater economic development vision for the County (especially creating jobs in South County), and leverage existing urban infrastructure that can be logically extended.

3. This proposal is consistent with the Countywide Planning Policies, including providing an overriding public benefit.

Thurston County's Countywide Planning Policies (CPPs) establish criteria for considering a UGA expansion. The following is a responsive narrative that outlines how our client's proposed UGA expansion satisfies the criteria for an expansion (each CPP is in blue text and our response in *italics*):

2.4 Expansion of the Urban Growth Boundary must demonstrate consistency with:

a. All of the following criteria:

- For South County jurisdictions: the expansion area can and will be served by municipal water and transportation in the succeeding 20 years. South County jurisdictions must demonstrate that the expansion can be served by sewage disposal measures that provide for the effective treatment of wastewater in the succeeding 20 years.

The proposed expansion is 66.53 acres in total. Of that, 18.49 acres are already within the Sewer ULID and 57.27 acres are already within the water service area. Thus, it is more than reasonable, especially given the capacity of the water and sewer systems in Grand Mound, that the expansion area can obtain sewer service within the succeeding 20 years.

- For North County jurisdictions: the expansion area can and will be served by municipal sewer, water, and transportation in the succeeding 20 years.

This criterion does not apply.

- Urbanization of the expansion area is compatible with the use of designated resource lands and with critical areas.

Gravel mines have a limited life cycle and balancing the redevelopment of the site for employment generating uses would not be incompatible with the mining because it would provide for a natural transition between the existing high intensity use and a future industrial use. Further, the parcels in question have been studied for critical areas and do not have any.

iv. The expansion area is contiguous to an existing urban growth boundary.

The proposed expansion is contiguous to the existing UGA boundary and the expansion would ameliorate the property being split by the present UGA boundary.

v. The expansion is consistent with these County-Wide Planning Policies

The expansion is consistent with the Countywide Planning Policies, including but not limited to:

- 1.7 *Monitor progress and shift course when necessary. Use meaningful, easy-to-understand methods to measure progress on key objectives. Respond and adapt to future social, economic, and environmental challenges.*
- 1.13 *Protect the natural environment while acknowledging the interdependence of a healthy environment and a healthy economy.*
- 7.1 *Encourage an economy that is diverse, can adapt to changing conditions, and takes advantage of new opportunities.*
- 7.2 *Support the recruitment, retention, and expansion of environmentally sound and economically viable commercial, public sector, and industrial development and resource uses, including the provision of assistance in obtaining funding and/or technical assistance.*
- 7.3 *Provide in comprehensive plans for an adequate amount of appropriately located land, utilities, and transportation systems to support desirable economic development. Create and maintain regulatory certainty, consistency, and efficiency.*

b. One of the two following criteria:

- i. There is insufficient land within the Urban Growth Boundary to permit the urban growth that is forecast to occur in the succeeding 20 years; OR

The forecast employment for Grand Mound is too small and does not consider a wide range of opportunities for economic growth consistent with either the land use pattern or the available capacity. Additionally, the land capacity within the Grand Mound UGA and other UGAs throughout the county is not consistent with the types of land (size, shape, location, etc.) as what is needed to accommodate future economic growth. The Grand Mound subarea plan process is the ideal mechanism for evaluating these conditions and recommending changes.

- ii. An overriding public interest demonstrating a public benefit beyond the area proposed for inclusion would be served by moving the Urban Growth Boundary related to protecting public health, safety and welfare; enabling more cost effective, efficient provision of sewer or water; and enabling the locally adopted Comprehensive Plans to more effectively meet the goals of the State Growth Management Act.

There are many overriding public interests supporting this requested expansion, including:

- **Protection of the Water Table.** *The existing gravel mine operation is fully permitted to mine to a depth of 255 feet below ground level, which is 100 feet below the high-water table at 155 feet. Black Lake Quarry would prefer to transition the site for future development prior to mining through the water table. For that to occur, a decision to expand the UGA and rezone the property will need to be made as part of this process. This is directly related to the public's health, safety, and welfare.*

- **Public Benefit to Future Use of the Property.** Utilizing this mine to its full extent will involve implementation of the associated mine reclamation permit, which process involves allowing the mined area to fill with water, planting some trees and shrubs, and securing the property from public access. Mining the site and completing the reclamation plan would provide no substantive environmental, social, or economic benefit to the public. Applicant's proposal would increase the taxable value of the property, create new development opportunities, contribute utility connection fees and charges that pay back funds advanced under a ULID, contribute jobs to the local economy, and ensure there is a sufficient tax base in Grand Mound to pay for the on-going services the County is required to provide.
- **Jobs to Housing Balance.** Grand Mound's UGA is important because it is the economic engine for South County. It ensures residents are near goods and services. Additionally, it provides opportunities for local job creation that better equalizes a jobs-to-housing balance in South County, taking pressure of the transportation network associated with people living in South County but commuting north or south for employment (especially family wage jobs).
- **Does Not Promote Sprawl.** As specifically defined in GMA, "sprawl" is the "inappropriate conversion of undeveloped land into sprawling, low-density development." The subject parcels proposed for expansion are neither undeveloped (they are 100% disturbed by mining activity) nor would their inclusion in the UGA result in a perpetuation of low-density development, as these parcels can be served by adjacent water and sewer systems.
- **This Grand Mound Subarea Plan Should Look at All Assumptions and the Full Vision for the Area.** The Grand Mound Subarea has not been substantively reviewed for a very long time and the findings within the TRPC Buildable Lands Report reflect what was envisioned a long time ago, as opposed to what may be expected now. It is important to recognize that buildable lands reports are backward looking, and employment forecasts allocations are a combination of (i) historical trends, (ii) predictions and (iii) politics.

About the Subarea Plan Process

During the establishment of the final docket, it was our understanding that the Board of Commissioners wanted the Grand Mound Subarea plan to be updated and that the update would consider the various land use proposals submitted over many years but never processed. It was not our impression that the Commissioners wanted the Planning Commission to determine whether any of the citizen proposals should be studied further or not. We encourage the Planning Commission to fully study all the proposals in depth and consider fully the future potential for the Grand Mound Subarea Plan to be an economic engine for Thurston County.

Conclusion

In conclusion, we believe that there is ample justification for the Planning Commission to consider and recommend approval of the Black Lake Quarry expansion of Grand Mound's UGA.

Should you have any questions, please do not hesitate to contact me at david@toyerstrategic.com or 425-344-1523.

Sincerely,



David Toyer, President

CC: Ramiro Chavez, County Manager
Board of Commissioners
Christina Chaput, CPED
Kaitlyn Nelson, CPED
Amelia Schwartz, CPED
Joshua Cummings, CPED

Grand Mound Urban Growth Area
2017 Commercial Development Potential

UNIQUE ID: 22

Other Features

- City Limits
- Urban Growth Area
- Tribal Reservation
- Schools
- Transit Points
- Park and Ride
- Hospitals
- Railroads
- Environmental Constraints

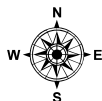
Development / Redevelopment Potential

Building to Parcel Area (sq. ft. / acre) Building to Land Value

Vacant	0	AND	0
Very High	<3,000	OR	0.0 - 0.5
High	>3,000	AND	0.5 - 1.0
Medium	>3,000	AND	1.0 - 2.0

Land Category

- Mixed Use
- Commercial
- Industrial



DISCLAIMER:
This map is for general planning purposes only.
Thurston Regional Planning Council makes no
representations as to accuracy or fitness
of the information for a particular purpose.

SUMMARY OF ANALYSIS:

There are only +/- 52.16 acres Vacant (See Notes)
Compare to 122 acres in 2021 Buildable Lands Report

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From: Donna <dweaverland@gmail.com>

Sent: Tuesday, August 23, 2022 8:54 AM

To: Joshua Cummings <joshua.cummings@co.thurston.wa.us>

Subject:

1: Old gravel pits in Grand Mound area... What would it take for these to become Thurston County Park community parks? There are no parks in this area and these sites would lend themselves well to a design such as Grays Harbor County Vance Creek park in Elma.

2: What are the requirements for the gopher mitigation ground Thurston County is searching for south of Tumwater? Minimum size, etc.

3: Please schedule a time when we can sit down with the new HCP process & walk through it. I'd like to see if its user friendly & easily navigated by the normal human being trying to build a family home or garage.

**Sincerely,
Donna Weaver**

The Weaver Legacy Team
at RE/MAX Northwest
(360) 273-0707
PO Box 633, Rochester, WA 98579
www.WeaverLegacy.com

If you received good service let me and others know [Google Review Here](#) or [Zillow Review Here](#) !

If you did not receive the service you expected please contact me directly to solve the situation. I would appreciate your feedback.

You are a valued customer and we strive to provide good service.

November 16, 2022

From: Laurie Hulse-Moyer, resident Grand Mound

To: Amelia Schwartz, Planner, Thurston County Planning Department

Re: Comments on the Grand Mound Subarea Plan Update (GM Subarea Update)

My name is Laurie Hulse-Moyer. I live and own property inside the Grand Mound UGA on Isabella Lane off 198th. Thank you for providing an opportunity to comment on the proposals to changes in the Grand Mound UGA. Thank you for holding an open house on November 10 at Fairfield Inn & Suites and the public hearing on November 16.

I've read both the GM subarea draft, Chapter 20.36, Grand Mound Design Guidelines, referred to the [Online Open House](#) documents and scanned the [Grand Mound Transportation Study | Thurston Regional Planning Council, WA \(trpc.org\)](#)

Priority Concerns

My priority interests and concerns are related to pedestrian safety and connections to commercial areas and trails. I support all the goals related to improving sidewalks, trails and safety for pedestrians.

- 1. I particularly support. Action 6.5, Find ways to fund and fill gaps in the existing sidewalk network. I see residents of all ages walk along 198th to the commercial corridor. Others use 198th as part of a fitness trail- I see walkers and joggers with their pets and families with their bicycles take this road. In particular, 198th needs widening and sidewalks installed, in order to be more pedestrian and bike friendly.***
- 2. Density preference and Wilmovsky zoning request: I am most interested the Wilmovsky zoning request, since it is the lot closest to me, and the area which I am most familiar. I prefer, that if the Wilmovsky parcel is admitted into the UGA, the parcel be granted at lower density similar to nearby areas, not 16/1. I would like to see the zoning inside the UGA and in any parcels annexed into the UGA be zoned at a lower density to 'maintain the existing character of the community'. If granted at this higher density, please require the developer to contribute toward or totally fund improvements to 198th, especially road widening, bicycle lanes and sidewalk improvements***

Additional Comments Summary

- 1. It appears that the trend is to have commercial and industrial areas along Old 99 and around the freeway exit and I feel this is appropriate.***
- 3. Parks/Community Building/: Please look for opportunities to buy land or enter partnerships to add parks. Even a single small park built in the near term could establish a center and contribute to development of community.: Grand Mound doesn't not have a center to speak of. Once final these guidelines they should be placed in county code. If Grand Mound is ever to have an identity or think of itself as a cohesive unit, more needs to be done around this idea.***
- 4. Develop walking trails on right of way along BPA power Line Trail. Construction of a multi-use trail following the current power lines alignment for bicyclists and pedestrians.***
- 5. I support transportation Plan goals:***
 - o Goal 1, Action 1.1, to add the intersection of 198th and Sargent Road, on the south side of Highway 12, to the areas needing improvement. There is an extension of Sargent road to Highway 12 currently underway which will increase traffic to this area.*

- Goal 1, Action 1.2: Please add the section of 198th from Sargent Road to Tea Street to the areas to be widened and improved with consistent sidewalks and street lights, improved crossings, etc.
- 6. I support the incorporation of placemaking elements into the design of future transportation improvements to help increase recognition of Grand Mound as a community.
- 7. I like the new Design Guidelines, especially the requirements to include natural elements, like stone and brick, however, smaller developments, such as those rated at (residential 3/6 Units/Acres) shouldn't be required to erect a sign (20.36.020 Applicability(d)).
- 8. Please continue to give consideration to Environmental and Cultural Elements
- 9. I suppose Grand Mound should have similar minimum lot widths to other UGAs. **If changing the minimum lot width contributes to keeping the development of residences more inside the UGA where zoned for residences—but doesn't change the density — then I'm for it.**
- 10. Leave the specific requirements for Grand Mound UGA, do not return to same as rural Thurston County.

Comments on Land Use Requests

Of the eight total land use and rezoning proposals, most are requesting changes from residential to commercial or industrial purposes.

In the southwest corner of the UGA, the area between Grand Mound Way and Tea Street will likely eventually end up being the only area in the southwest corner of the UGA left for residential area as the current requests and trend is that parcels on Old 99 are becoming arterial commercial, and light industrial. This leaves the central area on the north west part of the UGA as the area as the residential core on the west side of highway 12.

The draft GM subarea plan Page 12 states,

"A substantial amount of the UGA is currently vacant, developable land." The Planning Commission and Commissioners ultimately need to consider what need is filled or benefit provided to the community by adding more parcels to the UGA. The 2021 Buildable land report indicates Buildable Lands (2021) estimates that **"there is sufficient supply for residential development existing within the Grand Mound UGA to accommodate projected growth through the year 2040."** (GM Draft, page 23).

To me, this suggests that any additions to the GM UGA are unnecessary because there is enough land for residential development available now.

Zoning within the GM UGA

This area has a history of farming and conservation of rural farmlands is desired. ***To me, the designation R3-6 is appropriate and adequate for most of the UGA, because under this designation, 'A wide range of housing types may be allowed, including single family homes, duplexes, mobile home parks, and accessory dwelling units.'***

From Introduction page 9. Community Vision and Planning Objectives

"5. Residential areas of the community will continue to infill with a variety of housing types and **should maintain a low-density character**. People working in local jobs **should be able to afford to live** within the community. Residential areas should be protected from the impacts of commercial and industrial uses and should have **good pedestrian access to transit stops, bike routes and shopping areas.**"

Table 1 Zoning Types Discussed

Zoning type	Description
R3-6	Residential 3-6 units per acre (R 3- 6): Located in the western portion of the UGA and set back from main arterials in the community where the majority of commercial and industrial uses are located. Pg. 14 Land Use A wide range of housing types may be allowed, including single family homes, duplexes, mobile home parks, and accessory dwelling units. This designation is a receiving area for the county-wide transfer of development rights program, which helps support the conservation of long-term farmlands in the rural part of the county
R4-16 Chapter 20.21A - RESIDENTIAL—FOUR TO SIXTEEN DWELLING UNITS PER ACRE (R 4—16/1)	Residential 4-16 units per acre (R 4-16): Located along Old Highway 99 that currently has a mixture of residential densities and vacant land. This designation allows for single family and multifamily residences and <i>can provide more affordable housing opportunities than the 3-6 units per acre designation</i> . Development within this designation should be at a <i>minimum residential density of 4 units per acre</i> , in order to ensure more compact development within the urban growth area and to ensure that development can feasibly support the necessary sewer and water facilities.
RRR1 20.29.010 - Purpose.	The purpose and intent of the rural resource industrial district is to provide areas where industrial activities and uses that are dependent upon agriculture, forest practices and minerals may be located. The district also allows such uses that involve the processing, fabrication, wholesaling and storage of products associated with natural resource uses. The standards in this chapter are intended to protect the rural area from adverse industrial impacts. All industrial uses must be functionally and visually compatible with the character of the rural area

Remember that the purpose and intent of Title 20, Chapter 20.15(-20.15.010 - Purpose RESIDENTIAL—THREE TO SIX DWELLING UNITS PER ACRE (R 3—6/1)), is to:

“.. **preserve and establish peaceful low-density neighborhoods** in which owner-occupied single-family structures are the dominant form of dwelling unit. This district is intended to provide a **minimum density of three units per acre and maximum of six units per acre** to promote the efficient use of land within the Grand Mound urban growth area. This district will allow infilling with a variety of housing types and at **a relatively low urban density to maintain the existing character of the Grand Mound community**. (Ord. 11398 § 3 (part), 1997: Ord. 11220 § 1 (part), 1996)

Considering the anticipated growth in commercial and industrial facilities, I recognize that people working in these businesses will need somewhere to live and these jobs are not likely to pay much so lower cost rentals should be available. **Couldn't low-cost rentals still be in line with lower density zoning?**

My comments on the specific land use change requests are in the table below.

Rezone requests within UGA:

Rezone requests inside the UGA include: 1, Steelhammer, 2, Fire District #14, and 3) Old Highway 99 Commercial Corridor are rezones within the UGA will take residential units out of the inventory of land available, however, most of these parcels are small, and other lands are available for residential development.

Rezone requests to be included in UGA:

Requests asking to be added to UGA and changing zoning residential to Arterial Commercial or Light Industrial are: Deskin, Blake Lake Quarry and Jackson and Singh. Wilmovsky is asking to be included in the UGA and changing their zoning to provide for denser housing

I am most interested in providing input on the Wilmovsky request, since it is the lot closest to me, and the area with which I am most familiar.

In order to approve an addition to the UGA, the County must consider the factors in its policies, one of which is that the change must benefit the overall community.

‘Expansions of the UGA must meet requirements of County-wide Planning Policies,

II. URBAN GROWTH AREAS (June 5, 1992, Adopted September 8, 1992, Amended November 10, 2015) 2.4. In order to expand the UGA, the request must comply with Thurston County Policy.

2.4 Expansion of the Urban Growth Boundary must demonstrate consistency with:

a. All of the following criteria:

i. For South County jurisdictions: the expansion area can and will be served by municipal water and transportation in the succeeding 20 years. South County jurisdictions must demonstrate that the expansion can be served by sewage disposal measures that provide for the effective treatment of waste water in the succeeding 20 years.

.... ii.....

iii. Urbanization of the expansion area is compatible with the use of designated resource lands and with critical areas.

iv. The expansion area is **contiguous** to an existing urban growth boundary.

v. The expansion is **consistent with these County-Wide Planning Policies.**

Thurston County County-wide Planning Policies - pg. 5 - 11.10.15

b. **One of the two** following criteria:

i. There is insufficient land within the Urban Growth Boundary to permit the urban growth that is forecast to occur in the succeeding 20 years; or

ii. An overriding public interest demonstrating a public benefit beyond the area proposed for inclusion would be served by moving the Urban Growth Boundary related to protecting public health, safety and welfare; enabling more cost effective, efficient provision of sewer or water; and enabling the locally adopted Comprehensive Plans to more effectively meet the goals of the State Growth Management Act

Table 2 Comments on all zoning requests

<i>Parcel request</i>	<i>Change proposal</i>	<i>Support/oppose</i>	<i>Comments Meet needs of community</i>	<i>How will changes affect me and others</i>
1-Steelhammer	R4-16/1 to AC	No objection	Plenty of land inside UGA for residential units	Trend appears to be land changing to commercial along Old 99
2. Fire Station	R4-16/1 to AC	No objection	“	
3. Morgan Dental	PI to AC	No objection	PI code only exists inside GM UGA	Dental services close by benefits community
4.Jackson and Singh	<u>Addition to UGA</u> RRR 1/5 to Rural Resource Industrial RRI	No objection	One of the property boundaries abuts Old 99, fits in with trend of Industrial development of areas near roadways.	Takes more lots out of possible residential development, but supposedly there is enough residential zoned property to provide for future growth in the UGA, if infill is promoted. Might mean jobs but also increases spread into rural areas. High

				traffic at this makes it less than ideal for residences anyway While removing areas zoned for residences, there is still plenty of potential for future growth for residences through infill for inside UGA
5. Old Highway 99 Commercial Corridor, Tribal Trust Land	PI to AC	No objection – good to keep commercial concentrated along Old 99	Inevitable trend to have commercial along old 99.	Any benefit to community would come from type of business as taxes do not come from tribal trust land.
6. Wilmovsky	<u>Addition to UGA</u> RRR 1/5 to R4-16	Oppose, if approved, keep at RRR1/5, change to R4-6 and so maintain a low-density character, similar to area around it, no more than duplexes across from Isabella.	Increase density but no more than 2 stories for residential	Only supposed to add to UGA if meets criteria in countywide planning policies
7. Deskin	<u>Addition to UGA</u> RRR 1/5 to AC	Not needed. Don't see benefit to adding to UGA for public. Can't we just change the zoning? Continue be sensitive to cultural and environmental elements of site	Continues trend to change area next to freeway and 99	More business that could benefit community, provide employment. Does remove land zoned as residential, but there still plenty of residential zoned land available to develop inside UGA
8. Black Lake Quarry	RRR 1/5 to LI	No objection	Seems to be following the trend of the UGA and general area outside of UGA being converted to freight, transfer and warehouse functions.	Removes more residential zoning to replace with industrial, could mean more jobs, but also contributes to traffic and congestion

One of the requests for expansion of the UGA is within 500 feet of my residence and allowing the area to 1) be included in the UGA would greatly increase the traffic in this area. The request is to not zone this parcel high density of 16:1. **I ask that if this request is granted, the density be granted at lower than 16:1, similar to other densities in the area to preserve the more rural character of the area.**

If the Wilmovsky parcel is approved to enter the UGA, I would prefer that it be zoned at R3-6; the R4-16 designation would not be in line with a 'relatively low urban density that maintains the existing character of the Grand Mound community.

If the Wilmovsky tract were to be granted entry into the UGA, and even if it were zoned at the lower density than the requested 16:1, **198th street still needs to be improved. Specifically, the street should be wider, sidewalk gaps should be filled in and ways to accommodate bikes and pedestrians must be found.**

?

Comments on Grand Mound Subarea Plan, Land Use Goals

The Goals of the GM UGA begin on page 50. Below are my comments for most of the goals. The table below includes my comments on the Goals.

Goal – Land Use	Goal Title	Action	Comment
Goal 1	Provide sufficient land use capacities to maintain the rural character and projected population forecasts for Grand Mound	Action 1.1. Monitor land supply and use to ensure a variety of <i>rural densities within the UGA</i> . Action 1.2. Help to focus future growth in the UGA to accommodate higher densities	Reminder to ensure a variety of ‘rural densities’
Goal 2.	Action 2.1 Provide land availability for public and private gathering places and diverse opportunities for arts, recreation, entertainment, and culture.	Consider public-private partnership opportunities for community squares, cooperative markets, public art walks, and outdoor festivals that focus on the community’s identity and sense of place	<i>I wholeheartedly support this goal. Please take advantage of the natural features inside the UGA to site trails or parks.</i>
Multimodal Transportation (Roads, Walkability, and Bicycling) Goal			
Goal 1	Reduce traffic fatalities and serious injuries by addressing factors that contribute to collisions		
Goals 2, 3 and 4.			No comment
Goal 5	Increase recognition of Grand Mound as a community by incorporating placemaking elements into the design of future transportation improvements	Action 5.1. Include welcome signage or other placemaking improvements as part of the design of transportation improvements at “gateway” locations like ... Action 5.2. Review and create updated design guidelines for landscaping, frontage, and wayfinding that provide a consistent look for people traveling in Grand Mound, ... Action 5.3. Include placemaking elements into the design of future transportation improvements along the commercial core area of Grand Mound, such as wider sidewalks, plazas and landscaping.	I support the Actions under this Goal, to give Grand Mound a better sense of place. Residents must leave the area to shop at a grocery store in nearby Rochester or Centralia. While the Grand Mound area has options for developers and incoming businesses, 2019 public meetings have indicated that residents have previously been <i>most interested in gaining a local grocery store, parks and recreation areas, and more restaurants that are not fast food.</i>

Transportation goals

Following are my comments on the related to the transportation Goals of the plan.

- The information in the Grand Mound Transportation Plan, Existing Conditions Analysis 2019 Final Report supports this goal. *Note that on page 18, the report states, ‘an overall lack of continuous sidewalks and pathways makes the Grand Mound study area challenging to navigate on foot’.*

- Pedestrian-Involved Crashes: *An overall lack of continuous sidewalks and pathways makes the Grand Mound study area challenging to navigate on foot*, and travel in this area is typically done by auto. Over the past five years, there have been only three crashes that involved pedestrians; however all have resulted in injury to the pedestrian, including a fatality. (page 18)”.
- ***Improving sidewalks and creating the envisioned trails and walkways within the Grand Mound UGA is critically important in achieving this goal.*** This will improve walkability and livability in Grand Mound. “fragmented sections of sidewalk, resulting in a lack of connectivity for pedestrians”, page 31.

Comment on Action 6.5 This my number one concern near my property. I see residents of all ages walk along 198th to the commercial corridor. Others use 198th as a fitness trail, I see walkers and joggers with their pets and families with their bicycles take this road.

Table 3 Multimodal Transportation (Roads, Walkability, and Bicycling), from GM UGA Draft, page 50.

Goal	Goal Title	Actions	Comment
Goal 1.	Reduce traffic fatalities and serious injuries by addressing factors that contribute to collisions.	Action 1.1. Support transportation improvements that address priority safety concern identified in the 2020 Grand Mound Transportation Study, ... Action 1.2. Create safe routes and crossing for pedestrians and bicyclists, where possible, separated from automobile traffic, especially on arterials and freight routes.	I support this goal, especially Action 1.2 creating safe routes for bicyclists and pedestrians.
Goal 2-5			
Goal 6.	Increase the share of people who feel safe and comfortable walking or biking in Grand Mound by increasing connectivity of active transportation routes.	Action 6.1. Create a coordinated system of trails and walkways within the Grand Mound UGA, including improvements identified in the 2020 Grand Mound Transportation Study. As noted in the page 9	I support all the goals related to improving walkways and safety for pedestrians.
		Action 6.2 – midblock crossings	I think this has already been accomplished Thank you. This is very helpful to provide access to Dairy Queen for residents.
		Action 6.3. Align bicycle and pedestrian infrastructure with future connections to regional trail network, such as a multiuse trail connecting Rochester and Grand Mound.	Yes, support this goal.
		Action 6.4. Require new development to provide pedestrian and bicycle infrastructure consistent, infrastructure consistent, such as sidewalks, crosswalks, and links and signs to the trail system	Definitely support this goal. New developments should provide pedestrian and bicycle friendly infrastructure
		Action 6.5. Find ways to fund and fill gaps in the existing sidewalk network, where adjacent property has not developed or redeveloped, prioritizing improvements that would create contiguous sidewalks along arterials and collectors that connect residential areas to the commercial core	This my number one concern near my property.

Goal	Goal Title	Actions	Comment
		Action 6.6. Encourage street networks in new development that create circulation options for all modes. Street patterns should be planned as grid systems without dead ends or long blocks; or, should provide trail connections with adjacent rights-of-way or developed trails to support alternative routes for pedestrian travel	I support the part of this goal that provides connections to adjacent rights-of-way and alternative routes for pedestrians. The street patterns with dead ends contributes to people going slower and a more neighborhood feel, so I <u>do not support</u> encouraging grid systems.
Goal 8.	Maintain access to businesses and operation levels for freight corridors, while balancing the needs of residents of and visitors to Grand Mound.	Action 8.2. Provide safe and convenient pedestrian access to businesses in Grand Mound's commercial core area along Old Highway 99...	I support all Actions under Goal 8, especially Action 8.2
Goal 9.	Maintain community support for transportation improvements in Grand Mound	Action 9.2. Provide timely and comprehensive opportunities for Grand Mound residents to be informed	Support Goal 9, especially, Action 9.2
Goal 10.	Secure adequate funding to implement the goals and policies in this plan.	Action 10.1. Obtain equitable roadway improvement funding from new development in Grand Mound with other sources addressing traffic impacts from "through" traffic using area arterial roads. Action 10.2. Use a combination of road funds, federal and state grants, loans, and other sources to fund transportation improvements in the Grand Mound UGA	Support efforts to secure adequate funding for improvements, especially for sidewalks.

Continue to give consideration to Environmental and Cultural Elements.

Continue be sensitive environmental issues in the area: Remember "Ground water. Grand Mound is located over a shallow, highly productive aquifer which underlies the Scatter Creek and Chehalis River Valleys. This aquifer is unconfined and is, therefore, highly susceptible to land use impacts. Most of the land area in the Grand Mound UGA is classified as "extremely critical aquifer recharge area". ***This aquifer provides the sole source of drinking water to the community.***"

Give visibility to cultural elements and Grand Mound's history as one of the earliest European settlements and give more visibility to historical inhabitants the Cowlitz and Chehalis)

- More tribal visibility to Cowlitz and Chehalis (this land used to be theirs)
- The Grand Mound (there's a historical sign on James Road, but there's no access)
- State Training School for Girls Admin. Building
- Oregon Trail marker
- Sunshine Hall

Give more visibility to have the plaque of Washington giving women the vote when Washington was still a territory, i.e., <1920. There is a plaque on the wall of the strip mall that currently houses commercial operations anchored by Quezon's and Figaro's. ***This is the location of the first conference for women's rights in Washington***

UNIQUE ID: 24

could be identified and a marker or similar be erected. Please forward this comment to the state Historical Commission.

Reminders:

- Continue to be guided by the County Critical Areas Ordinance while granting permits and zoning changes.
- Remind those developing industrial sites to set them within a park like setting per the Planned Industrial Zoning code. The Planned Industrial Development (PI) zoning code is unique to the GM UGA (GM Draft page 11).

Thank you for the opportunity to comment.

Amelia Schwartz

From: Debbie Williams <donotreply@wordpress.com>
Sent: Wednesday, November 16, 2022 1:59 PM
To: Kaitlynn Nelson; Amelia Schwartz
Subject: Incoming Grand Mound Comment

Name : Debbie Williams

Email: reddeb1972@gmail.com

Comment: I grew up on the property at 20327 Old Hwy 99 Sw in Grandmound. It was a nice family neighborhood back then. It is no longer a family oriented area. The driveway is now only accessible from one direction of traffic. The well was compromised by the county when sewer line was put in place which in turn, forced us to go on city water. The property is now surrounded primarily by businesses. All of these factors have led us to believe that zoning this property as commercial would be a benefit to my family, our community and the county as a whole. This area in the future will most likely not revert back to residential.

Thank you, Debbie Williams

Time: November 16, 2022 at 9:59 pm

IP Address: 174.204.70.119

Contact Form URL: <https://thurstoncomments.org/comment-on-the-rochester-or-grand-mound-subarea-plan/>

Sent by an unverified visitor to your site.

Amelia Schwartz

From: Sam Merrill, Conservation Chair, Black Hills Audubon Society <donotreply@wordpress.com>
Sent: Wednesday, November 16, 2022 3:38 PM
To: Kaitlynn Nelson; Amelia Schwartz
Subject: Incoming Grand Mound Comment

Name : Sam Merrill, Conservation Chair, Black Hills Audubon Society

Email: SamMerrill3@comcast.net

Comment: RE: Urban growth and zoning proposal by Black Lake Resources

Black Hills Audubon Society is a chapter of approximately 1300 members of the National Audubon Society. Our region is Mason, Thurston, and Lewis Counties, and our mission includes protecting the environment for both wildlife and humans.

Our concerns are the request by Black Lake Resources mining company to allow its property at 6040 196th Ave. SW, Grand Mound, to become part of the Grand Mound Urban Growth Area and to allow industrial zoning/warehousing on a portion of its property.

1. We ask the Planning Committee to delay voting on whether to recommend or not this proposal until County staff can research some pressing questions about the hydrology of the area. Water quality and quantity issues in South Thurston County are quite complex and should be researched by the County's hydrogeologist.

Some factors that merit serious study are:

- South Thurston County tends to have high water tables with porosity greater than north Thurston County. Surface pollution can readily enter the aquifer, the source of drinking water. Could this be a problem at this site?
- This site is less than 2,000 feet from Prairie Creek, a tributary to the Chehalis River. Warehouses can have spills and oil runoff from trucks. What precautions need to be taken for stormwater systems in this area? Can any precautions be successful at this site?
- What is the flood pattern in this area? Has flooding become more problematic with climate change or will it become more so as climate change progresses? How much will a change from mining to industrial zoning/warehousing exacerbate flooding?

2. Regardless of the outcome of the research requested above, there are other serious issues.

- The BoCC has contracted for a study on whether rural Thurston County needs more land zoned for industrial activity. The results of that study should guide any decision about creating more industrial land in the County, including the Grand Mound area.
- Changing this permitted gravel mine to allow warehousing could be a precedent to permitting warehouses at any gravel mining site in Thurston County.

The County updated its Comp Plan mining policy and code in 2021. Allowing warehouses on gravel properties was not even proposed, let alone recommended, in that many-year-long stakeholder effort. In addition, the BoCC chose not to include in the current Comp Plan Docket a request to allow warehousing on a permitted mine site. This request looks like a back door effort to allow warehouses on any permitted gravel mine.

The Black Lake Resources proposal should be denied at this time until the Planning Commission can learn more about the area's hydrogeology, and the results of the Industrial Lands Review have been published. Even with all that information at hand, the Planning Commission and Board of County Commissioners should consider the precedent that approving this request will set for industrial land zoning at mining sites.

Sincerely,

Charlotte Persons, Conservation Committee

Sue Danver, Conservation Committee

Sam Merrill, Conservation Committee Chair
Black Hills Audubon Society

Time: November 16, 2022 at 11:37 pm

IP Address: 67.168.87.91

Contact Form URL: <https://thurstoncomments.org/comment-on-the-rochester-or-grand-mound-subarea-plan/>

Sent by an unverified visitor to your site.

Amelia Schwartz

From: Stan Klyne and Janice Arnold <donotreply@wordpress.com>
Sent: Wednesday, November 16, 2022 3:45 PM
To: Kaitlynn Nelson; Amelia Schwartz
Subject: Incoming Grand Mound Comment

Name : Stan Klyne and Janice Arnold

Email: stan.klyne@gmail.com

Comment: We oppose the rezoning of the Steelhammer property on old Highway 99 across from the great Wolf Lodge for the following reasons:

- 1) This property is historically undeveloped land with native grasses and a large stand of mature trees that would better be served to provide additional open space or park development space for the future development of Grand Mound.
- 2) This property borders the old Grand Mound elementary school building which has recently been placed on the Thurston County historic register. In addition, there is another registered historic building nearby on Grand Mound Way originally called the Sunshine Hall. There is also an historic marker on the corner of Grand Mound Way and Old Highway 99 designating a point on the Oregon Trail. We think that the Steelhammer property would be appropriate for inclusion into an historic district in Grand Mound.
- 3) Keeping this parcel as open space, park development, or part of an historic district would help address the issue in the county master plan for the need to create additional open space. It would be a valuable community asset to future nearby residential development, the Great Wolf Lodge and the future overall development of Grand Mound.

As owners of the Grand Mound School property as well as four acres to the south of the historic Grand Mound School, and being individuals who place a high value on urban development that is done with environmental and aesthetic considerations, we think that rezoning the Steelhammer property to be arterial commercial would be detrimental to long term community needs.

We are not opposed to urban development, we just want any development to be done with good design and planning practices that make neighborhoods pleasantly livable. This includes attention to open space, community parks, generous roadway setbacks, extensive bike and walking paths, and retaining enough native vegetation to provide natural settings as population grows.

We hope that you will consider our comments and suggestions and incorporate them into your planning and development process accordingly.

Sincerely,

Stan Klyne and Janice Arnold

Amelia Schwartz

From: Maddie Barnes <donotreply@wordpress.com>
Sent: Wednesday, November 16, 2022 5:09 PM
To: Kaitlynn Nelson; Amelia Schwartz
Subject: Incoming Grand Mound Comment

Name : Maddie Barnes

Email: maddie@nfrrealty.com

Comment: Grand Mound is growing whether we like it or not. The question is, do we want to have control over the process and plan accordingly? Or just stand by on idle. The Chehalis Tribe will continue its development across the interstate, accumulating additional valuable real estate while not contributing to the tax base. The tax revenue is desperately needed in this community to make long overdue improvements to local infrastructure, our schools, emergency services, and more. We have a huge opportunity to alleviate much of this pressure from being solely on the taxpayers by allowing private businesses to develop here. In addition, they will bring a variety of jobs at all levels providing the highly desired stickiness this community is missing. Rather than having to commute north or south, people can work just a few short minutes from their homes and families.

Objections heard at the community meeting:

"I don't want to look at a warehouse on my way home."

There are creative ways to improve curb appeal through landscaping requirements (for example: building a tree-lined walking path around the property)

"Grand Mound is not a community and it should stay that way."

The general public in the area would highly disagree. We are active in the community and interact with the public daily. They love and value their Grand Mound community. Unfortunately, there are many people who just don't like change. But change, and growth are inevitable. Especially along the I-5 corridor.

"The traffic on Old Highway 99 is already bad."

Yes, it is. Change needs to happen with the roads, and expanding the UGA allows developers to come in and offset the cost of improvements rather than being put solely on the taxpayers.

Time: November 17, 2022 at 1:09 am

IP Address: 73.83.131.99

Contact Form URL: <https://thurstoncomments.org/comment-on-the-rochester-or-grand-mound-subarea-plan/>

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**Washington State
Department of Transportation**

Olympic Region
7407 31st Ave NE, Lacey
P.O. Box 47440
Olympia, WA 98504-7440
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TTY: 1-800-833-6388
www.wsdot.wa.gov

November 16, 2022

Ms. Amelia Schwartz, Associate Planner
Thurston County Community Planning and
Economic Development
2000 Lakeridge Drive SW
Olympia, WA 98502

Dear Ms. Schwartz:

The Washington State Department of Transportation (WSDOT) appreciates the opportunity to review the draft Grand Mound Subarea Plan.

WSDOT commends the County's effort to review current and future growth and ensure the transportation system is efficiently serving local and regional growth projections. However, WSDOT is concerned with the eight site-specific land use and zoning change requests that, collectively, would expand the Grand Mound Urban Growth Area (UGA) by 171 acres. As detailed below, WSDOT believes that these UGA expansion requests may lead to inefficient land use patterns and require high levels of vehicle travel that impact state highways in the Grand Mound Subarea.

WSDOT supports policies and plans that accommodate projected urban growth in a compact land use pattern. Such land use patterns are a key step in minimizing up-front capital costs and ongoing operation and maintenance costs for all components of a multimodal transportation system. At the same time, unsupported UGA expansions do not align with principles of compact, urban, transportation-efficient development.

As detailed in the Thurston Region Planning Council's *Buildable Lands Report* (June 2021), the current Grand Mound UGA contains 982 acres comprised of both developed and undeveloped land. The *Buildable Lands Report* provides the following estimates for land capacity and demand over the 20-year planning period (2020 to 2040):

- Residential Development: Table 3-3 indicates a projected demand for 290 units with capacity for 370 units in the current UGA. There is excess residential capacity for 80 units (22 percent).
- Commercial, Industrial, and Mixed-Use Development. Tables 4-3 and 4-4 indicate future demand of 33 acres with a supply of 249 acres in the current UGA. There is excess non-residential capacity of 216 acres (550%).

In short, the available market-based evidence does not support a need for expanding the Grand Mound UGA.

WSDOT believes that any expansion to the Grand Mound UGA has the potential to generate substantial vehicle traffic in the vicinity of US 12 and I-5. In particular, the proposed UGA expansion on both sides of I-5 (29 acres of residential and 67 acres of industrial development west of I-5; 75 acres of commercial development east of I-5) can be reasonably foreseen to increase vehicle traffic through the I-5/US 12 interchange. Given the lack of network connectivity across I-5 via local roads, the UGA expansions may degrade multimodal system performance on the state highway system.

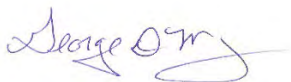
WSDOT appreciates inclusion of information from various transportation planning efforts. However, the eight site-specific land use and zoning change requests were not included in prior transportation analysis for the Grand Mound Subarea.

WSDOT requests that the Transportation Element for the Comprehensive Plan, including the Grand Mound Subarea Plan, be updated to reflect the proposed UGA expansion, assuming full buildout at maximum allowed densities. WSDOT is particularly interested in empirical evidence meeting the requirements of RCW 36.70a.070(6), especially the following:

- “Estimated traffic impacts to state-owned transportation facilities resulting from land use assumptions...”
- “Specific actions and requirements for bringing into compliance locally owned transportation facilities or services that are below an established level of service standard.”
- “Forecasts of traffic for at least ten years based on the adopted land use plan to provide information on the location, timing, and capacity needs of future growth.”
- “Identification of state and local system needs to meet current and future demands...”

Thank you again for the opportunity engage in the planning process in reviewing the draft Grand Mound Subarea Plan. We look forward to continuing our productive partnership.

Sincerely,



George Mazur, P.E.
Multimodal Planning Manager

GM:yl

cc: Kaitlynn Nelson, Thurston County Community Planning
Andy Nelson, WSDOT Olympic Region Development Services
Keri Sallee, Washington State Department of Commerce