Date: January 15, 2014

Public Hearing Date: Tentatively scheduled for March 25, 2014

Prepared by: Christy Osborn, Associate Planner
Thurston County

Proponents: Thurston County

Action Requested: Comprehensive Plan Amendment and Rezone Request for portions of Schader Crown Ranch. Text Amendment to the Comprehensive Plan

Proposal Description: Amend the Thurston County Comprehensive Plan Land Use Map to change the designated land use of 188.5 acres from Rural Residential/Resource One Unit per Five Acres (RRR 1/5) to Long-Term Agriculture (LTA).

Add text of the Comprehensive Plan to include language for agricultural soil types.

Map Changes Text Changes Both Affects Comprehensive Plans/documents
Affected Jurisdictions: Thurston County

ISSUE:
The Thurston County Comprehensive Plan Map and Text and the Official Zoning Map need to be amended to reflect a negotiated settlement between Futurewise and Thurston County regarding Growth Management Hearings Board Case No. 13-2-0015, Futurewise v. Thurston County.

The request is to change the land use and zoning designation of 188.5 acres of property from One Dwelling Unit per Five Acres (RRR 1/5) to Long Term Agriculture (LTA), and to include text language in Chapter Three of the Comprehensive Plan, Natural Resource Lands, in the Agricultural Lands Soil Types that states:
“The enumerated list of prime farmland soil types below is not intended as exclusive criteria.”

**BACKGROUND:**

In December of 2013, the Board of County Commissioners approved the redesignation of 186 acres of property designated and zoned LTA to Rural One Unit per Ten Acres (R-1/10). This property was a portion of the 338 acre property requested to be re-designated from LTA to Rural Residential Resource One Unit per Five Acres (RRR-1/5). The subject property is part of the Schader Crown Ranch located off of Bald Hill Road at 19726 SE 128th Avenue in the Yelm area.

On March 13, 2013, Futurewise filed a Petition for Review with the Western Washington Growth Management Hearings Board challenging the de-designation of 186 acres of land from Long-Term Agriculture (LTA) to Rural One Unit per Ten Acres (R 1/10) approved by the Board of County Commissioners via Resolution No. 14845 and Ordinance 14846. In their petition, Futurewise stated their concern about the amendments to the zoning from Long-Term Commercial Significance to Rural-One Unit per Ten Acres failure to designate and assure the conservation of agricultural lands of long-term commercial significance.

The Western Washington Growth Management Hearings Board requested that the parties engage in settlement discussions see if the parties could resolve the issues presented in the Petition for Review. Settlement discussions between the parties between April to October of this year with a negotiated agreement reached on October 31, 2013.

**PRELIMINARY ANALYSIS:**

A negotiated settlement agreement has been reached between Futurewise and Thurston County and agreed to by the property owner which would end the appeal of the County’s decision to redesignate 186 acres of Long Term Agricultural property. The negotiated settlement provides for 188.5 acres of property being designated as Long Term Agricultural land, thus creating no net loss of Long Term Agricultural lands in Thurston County. The agreement to add language to the text of the Comprehensive Plan stating that the list of prime farmland soil types listed in the plan are not intended to be exclusive criteria. This text language is in fact clarifying the present language in the plan which contains a list of eight designation criteria for LTA lands.

**SEPA:**

Thurston County issued at Determination of Nonsignificance on February 6, 2014.

**NOTIFICATION:**

Public notice will be published in The Olympian at least 20-days prior to the public hearing per TCC Chapter 2.05 Growth Management Act Public Participation and will be sent to property owners within 300 feet at least ten days before the public hearing in accordance with Thurston County Code Chapter 20.59, Rezone and Textual Amendments in the Thurston County Zoning Ordinance. The 60-day requirement for notification and comment to the Department of Commerce began on December 23, 2013.

**PUBLIC COMMENT:**

Public testimony will be taken during the public hearing. There have been no written comments received at the writing of the staff report.
THURSTON COUNTY PLANNING COMMISSION RECOMMENDATION:
The Thurston County Planning Commission has recommended approval of the proposal to
change the land use and zoning designation of 188.5 acres of property from One Dwelling Unit
per Five Acres (RRR 1/5) to Long Term Agriculture (LTA) and include text language in Chapter
Three of the Thurston County Comprehensive Plan, Natural Resource Lands, in the
Agricultural Lands Soil Types that states:
“The enumerated list of prime farmland soil types below is not intended as exclusive criteria.”

THURSTON COUNTY STAFF RECOMMENDEDATION:
Staff recommends approval of the request is to change the land use and zoning designation of
188.5 acres of property from One Dwelling Unit per Five Acres (RRR 1/5) to Long Term
Agriculture (LTA), and to include text language in Chapter Three of the Comprehensive Plan,
Natural Resource Lands, in the Agricultural Lands Soil Types to reflect a negotiated settlement
between Futurewise and Thurston County regarding Growth Management Hearings Board Case
No. 13-2-0015, Futurewise v. Thurston County.

ATTACHMENTS:
Attachment A Project Site Maps
Attachment B Legal Description
Change the designated land use of 188.5 acres from Rural Residential Resource 1/5 to Long Term Agriculture (LTA)

New LTA Designation: 188.5 acres

LTA De-Designation: 186 acres
December 11, 2013

SOUTH LINE OF NEW LTA DESIGNATION

SCHADER CROWN RANCH

The South line of the North Half of the South Half of the Northwest Quarter of Section 2, Township 16 North, Range 2 East, W.M.

Also the South line of the North Half of the Southwest Quarter of the Northeast Quarter of Section 2, Township 16 North, Range 2 East, W.M., lying Westerly of a line running from the Southwest corner of said Southwest Quarter of the Northeast Quarter to a point on the North line of said Southwest Quarter of the Northeast Quarter 330 feet Easterly of the Northeast corner of the West Quarter of said Southwest Quarter of the Northeast Quarter.