

**Wilmovsky
Site Specific Map M-15 Land Use Plan
And Rezoning Amendment
UGA Amendment**

PRELIMINARY CONTEXT ANALYSIS

Applicant: Tony Balmelli

Request Summary: Amend the land use plan, amend the Grand Mound UGA, change the land use from R 1/5 to R 3-6 (Title 20), and rezone appropriately

Location: 6711 198th Ave SW
Approximately 1,600 feet
west of the intersection
of 198th Ave SW and Sargent Rd. SW RD SW

APN: 51300700000 & 51301400000

Acres: 28.95±

Current Land Use and Zoning: One Single Family Home & Undeveloped;
Residential One Unit per Five Acres (Title 20)

Docket Status: Already Placed on Official Docket in 2008

Background:

The applicant requests approval of a site specific Comprehensive Plan amendment and associated rezoning for 28.95± largely undeveloped acres located along the western boundary of the Grand Mound Urban Growth Area. Approval of the amendment would expand the urban growth area for Grand Mound. No specific development has been proposed at this time.

The amendment would amend the Thurston County Comprehensive Plan, the Grand Mound Sub-Area Plan, and the Rochester Sub-Area Plan.

The Grand Mound Development Plan from the Confederated Tribes of the Chehalis Reservation conceptual land use plan shows this area as a location for future Low Density Residential development within an expanded UGA.

Surrounding Land Use and Zoning:

East:

Land Use: The predominant development pattern is single family residential at one dwelling unit per acre and 4.5 dwelling units per acre (du/ac). A Duplex & Multi Family Residential development at 5.5 du/ac is also to the east.

Zoning: Residential 3-6 Dwelling Units per Acre (Title 20) within the Grand Mound Urban Growth Area (UGA)

West:

Land Use: The predominant development pattern is rural large lot single family residential development with a minimum lot size of one acre, and undeveloped property.

Zoning: Rural Residential Resource One Unit per Five Acres (Title 20) outside the Grand Mound UGA

North:

Land Use: Single family residential development with a density of approximately one dwelling unit per acre or less is the predominant land use in this area.

Zoning: Rural Residential Resource One Unit per Five Acres (Title 20) outside the Grand Mound UGA

South:

Land Use: The predominant development pattern is rural single family residential development with a density of approximately one dwelling unit per five acres.

Zoning: Rural Residential Resource One Unit per Five Acres (Title 20) outside the Grand Mound UGA

Access:

Northern access to the property is provided by 198th Ave SW off of Sargent Rd. Southern access is provided by 201st Ave SW, also off of Sargent Rd. At this location, 198th Ave SW, 201st Ave SW, and Sargent Rd. SW are local access streets. Traffic impacts are not studied at the preliminary docketing stage. Traffic would be expected to increase with the requested amendment.

Sewer and Water:

The property is located directly to the east of the Grand Mound UGA and utilities service area. If the amendment were to be approved, then the sewer and water service areas would be expanded as well. Sewer and water capacity to serve a development at this location would be assessed during the full review process and has not been studied at this time. The site is also located in an area with known nitrate contamination issues.

The duplex and multi family development directly to the east is on public sewer and water.

Environmental Concerns:

The preliminary analysis does not show any wetlands, floodways, high ground water areas or other environmental concerns. A more in-depth analysis with other agencies will be conducted during the full review process and during the review of any specific development or building permit applications.

RECOMMENDATIONS:

<p>Staffing: 0.10</p> <p>Fund Source: Fee Based</p>	<p>Staff Recommendation: Maintain on Docket</p> <p>Priority: Low</p>	<p>Board Recommendations:</p>
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