

ORDINANCE NO. 14377

AN ORDINANCE RELATING TO ZONING; ADOPTING AMENDMENTS TO THE THURSTON COUNTY CODE TITLE 20 SECTIONS 20.09A.050, 20.09B.050, 20.09C.050, AND 20.09D.050, PROVIDING GREATER FLEXIBILITY OF BUILDING AND LOT SIZE FOR FIRE DISTRICT FACILITIES IN SPECIFIC RURAL ZONES.

WHEREAS, Thurston County is required to plan under chapter 36.70A RCW, the Growth Management Act (GMA), and has performed professional review, public notice and comment with respect to these zoning code amendments; and

WHEREAS, The GMA authorizes Thurston County to guide and regulate the physical development of the County to assure the highest standards of the environment for living, and the operation of commerce, industry, agriculture and recreation, and assuring maximum economies and conserving the highest degree of public health, safety, morals, and welfare; and

WHEREAS, The Thurston County Comprehensive Plan, as amended, collectively includes chapters on land use, natural resource lands, housing, transportation, capital facilities, utilities, economic development, the natural environment, archeological and historic resources that guide development throughout unincorporated Thurston County and comply with GMA requirements for comprehensive plans; and

WHEREAS, Pursuant to RCW 36.70A.040, Thurston County must adopt development regulations consistent with the Thurston County Comprehensive Plan; and

WHEREAS, The amendments to the Thurston County Code contained in this ordinance are needed to maintain conformity with the Thurston County Comprehensive Plan, as required by the Growth Management Act. As such, they bear a substantial relationship to, and are necessary for, the public health, safety and general welfare of Thurston County and its residents; and

WHEREAS, The Thurston County Board of Commissioners held a duly noticed public hearing on June 1, 2010, and following the public hearing recommended on June 2, 2010 amendments to the Thurston County Code; and

WHEREAS, The Board agrees with the findings of the Thurston County Planning Commission and has determined that the amendments contained in this ordinance are consistent with the Thurston County Comprehensive Plan and other titles, chapters and sections of the Thurston County Code; and

WHEREAS, Greater flexibility of lot and building size for fire district facilities is of benefit to public health, safety, welfare and the rural economy; and

WHEREAS, A determination of non-significance was issued by Thurston County under the State Environmental Policy Act (chapter 43.21C RCW) for the changes contained in this ordinance on June 8, 2010, becoming final on June 22, 2010.

NOW; THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF THURSTON COUNTY, AS FOLLOWS:

SECTION 1. Section 20.09A.050 of the Thurston County Code is hereby amended as follows:

20.09A.050 Design standards.

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2. Minimum Lot Size. The minimum lot sizes in this district are as follows:

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c. Special uses for which a minimum lot size is not established by Chapter 20.54—five acres, with the exception of fire district facilities which may be located on lots of less than five-acres.

3. Maximum Building Coverage. ~~Maximum building coverage for special uses for which no building coverage limit is specified in Chapter 20.54—six thousand square feet for parcels five to ten acres in size and twenty thousand square feet for parcels over ten acres in size.~~ Building coverage for fire district facilities shall be specified through the Special Use Permit process and/or SEPA environmental review process as applicable. For all other Special Uses with no maximum building coverage specified in chapter 20.54 TCC, the maximum building coverage shall be six thousand square feet for parcels five to ten acres in size and twenty thousand square feet for parcels over ten acres in size.

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SECTION 2. Section 20.09B.050 of the Thurston County Code is hereby amended as follows:

20.09B.050 Lot size and design standards.

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2. Minimum Lot Size. The minimum lot sizes in this district are as follows:

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c. Special uses for which a minimum lot size is not established by Chapter 20.54—five acres, with the exception of fire district facilities which may be located on lots of less than five-acres.

3. Maximum Building Coverage. ~~Maximum building coverage for special uses for which no building coverage limit is specified in Chapter 20.54—six thousand square feet for parcels five to ten acres in size and twenty thousand square feet for parcels over ten acres in size.~~ Building coverage for fire district facilities shall be specified through the Special Use Permit process and/or SEPA environmental review process as applicable. For all other Special Uses with no maximum building coverage specified in chapter 20.54 TCC, the maximum building coverage

shall be six thousand square feet for parcels five to ten acres in size and twenty thousand square feet for parcels over ten acres in size.

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SECTION 3. Section 20.09C.050 of the Thurston County Code is hereby amended as follows:

20.09C.050 Lot size and design standards.

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2. Minimum Lot Size. The minimum lot sizes in this district are as follows:

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c. Special uses for which a minimum lot size is not established by Chapter 20.54—five acres, with the exception of fire district facilities which may be located on lots of less than five-acres.

3. Maximum Building Coverage. ~~Maximum building coverage for special uses for which no building coverage limit is specified in Chapter 20.54—six thousand square feet for parcels five to ten acres in size and twenty thousand square feet for parcels over ten acres in size.~~ Building coverage for fire district facilities shall be specified through the Special Use Permit process and/or SEPA environmental review process as applicable. For all other Special Uses with no maximum building coverage specified in chapter 20.54 TCC, the maximum building coverage shall be six thousand square feet for parcels five to ten acres in size and twenty thousand square feet for parcels over ten acres in size.

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SECTION 4. Section 20.09D.050 of the Thurston County Code is hereby amended as follows:

20.09D.050 Lot size and design standards.

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2. Minimum Lot Size. The minimum lot sizes in this district are as follows:

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c. Special uses for which a minimum lot size is not established by Chapter 20.54—five acres, with the exception of fire district facilities which may be located on lots of less than five-acres.

3. Maximum Building Coverage. ~~Maximum building coverage for special uses for which no building coverage limit is specified in Chapter 20.54—six thousand square feet for parcels five to ten acres in size and twenty thousand square feet for parcels over ten acres in size.~~ Building coverage for fire district facilities shall be specified through the Special Use Permit process and/or SEPA environmental review process as applicable. For all other Special Uses with no maximum building coverage specified in chapter 20.54 TCC, the maximum building coverage shall be six thousand square feet for parcels five to ten acres in size and twenty thousand square feet for parcels over ten acres in size.

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SECTION 5. SEVERABILITY. If any section, subsection, sentence, clause, phrase or other portion of this Ordinance or its application to any person is, for any reason, declared invalid,

illegal or unconstitutional in whole or in part by any court or agency of competent jurisdiction, said decision shall not affect the validity of the remaining portions hereof.

SECTION 6. EFFECTIVE DATE. This Ordinance shall take effect immediately upon adoption.

ADOPTED: July 6, 2010

ATTEST:

Laborinda J. Bremer
Clerk of the Board

BOARD OF COUNTY COMMISSIONERS
Thurston County, Washington

Andrea Lomero
Chair

APPROVED AS TO FORM:

EDWARD G. HOLM
PROSECUTING ATTORNEY

Jeffrey G. Fancher
Deputy Prosecuting Attorney

Cooby Stoffe
Vice-Chair

Karen Valenzuela
Commissioner