MEMORANDUM

TO: Thurston County Planning Commission

FROM: Jeremy Davis, Associate Planner

DATE: March 10, 2010

SUBJECT: (2-F) Rocky Prairie/Maytown Land Use Evaluation Public Hearing

The March 10, 2010 public hearing is on the Rocky Prairie/Maytown Land Use Evaluation. Please remember to bring your copy of the staff report to the meeting as there is a work session scheduled after the hearing.

The following methods were used to disseminate public hearing information:

1. A public hearing notice was published in The Olympian on February 17, 2010.

2. A public hearing notice was sent to all affected property owners and property owners within 1,000 feet of the proposed land use map amendment. A corrected notice was mailed on February 24, 2010.

3. An email was sent to subscribers of the GMA email list.

4. An email was sent to subscribers of the new web mail service.

5. A press release was sent on March 3, 2010.

Amendment Description:
The property in question is generally located east of the intersection of Tilley Road and Maytown Road in south central Thurston County and has two zoning designations. This is shown on the attached map Maytown Land Use Evaluation Study Areas and Zoning Map as Areas 1 and 2. An Aerial Photo and Ownership map is also attached. Table 1, List of Affected Properties, shows the affected Assessor’s Tax Parcels.
For your convenience, the proposed amendment is summarized below:

**Area 1:** Property in Area 1 includes land totaling 1,614± acres owned by the Port of Tacoma, Todd and Laurie Batten, and the McIntosh Family Estate. The proposed changes would amend the Thurston County Comprehensive Plan Land Use Plan Map M-15 and the Thurston County Official Zoning Map to change the land use and associated zoning designations from RRI and RRR 1/5 to R 1/20.

**Area 2:** Property in Area 2 includes land totaling 809± acres owned by the Washington State Department of Fish and Wildlife. The proposed changes would amend the Thurston County Comprehensive Plan Land Use Plan Map M-15 and the Thurston County Official Zoning Map to change the land use and associated zoning designations from RRI and RRR 1/5 to PP.

Table 1: List of Affected Properties

<table>
<thead>
<tr>
<th>Property Owners</th>
<th>Assessor’s Tax Parcels</th>
<th>Approximate Acreage</th>
<th>Current Zoning</th>
<th>Proposed Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>McIntosh Estate</td>
<td>12601120000, 12601200000, 12602110000, 12602130000, 12602210000, 12602300200, 12602340100, 12735310200, 12735410000, 12735420100, 12735430000, 12735440000, and 12736320000</td>
<td>805</td>
<td>RRR 1/5</td>
<td>R 1/20</td>
</tr>
<tr>
<td>Port of Tacoma</td>
<td>12602340100</td>
<td>745</td>
<td>RRR 1/5 &amp; RRI</td>
<td>R 1/20</td>
</tr>
<tr>
<td>Batten Property</td>
<td>12602300200</td>
<td>40</td>
<td>RRR 1/5 &amp; RRI</td>
<td>R 1/20</td>
</tr>
<tr>
<td>WDFW</td>
<td>12601400000, 12602300100, 12603410101, 12611110300, 12611420000, 12612120100, 12612220000, 12612220100, and 12612440100</td>
<td>809</td>
<td>RRR 1/5 &amp; RRI</td>
<td>PP</td>
</tr>
<tr>
<td>City of Tacoma Rail</td>
<td>12601300000 and 12602320700</td>
<td>24</td>
<td>RRR 1/5</td>
<td>R 1/20</td>
</tr>
</tbody>
</table>

**Total Acreage:** 2,423±

Web Site:
http://www.co.thurston.wa.us/planning/rocky_prairie/rocky_prairie_home.htm

**Attachments:**
Rocky Prairie/Maytown Land Use Evaluation Study Areas and Zoning Map
Aerial Photo and Ownership Map

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Maytown Land Use Evaluation
March 10, 2010 Planning Commission