MEMORANDUM

TO: Thurston County Planning Commission
FROM: Jeremy Davis, Associate Planner
DATE: March 17, 2010
SUBJECT: 4-E Zorad – Amendment to the Tumwater/Thurston County Joint Plan.

Following the February 3, 2010 Planning Commission meeting, staff was asked to prepare a draft motion and findings for the proposed Zorad site specific comprehensive plan amendment in the Tumwater/Thurston County Joint Plan. A map is attached for your reference. The amendment being recommended by staff is the same as that presented at the December 16, 2009 Planning Commission meeting and at the January 13th joint public hearing with the City of Tumwater Planning Commission. The proposal is to change the land use and zoning for property located at 3040 93rd Avenue SW (APN 12716330302) from Single Family Low Density Residential 4-7 Units per Acre (Chapter 22.12 TCC) to Light Industrial (Chapter 22.24 TCC). The City of Tumwater Planning Commission has recommended approval of this amendment. The Tumwater City Council will hold a public hearing on March 16, 2010. For more information, including the staff report and supporting documents, please go to:

http://www.co.thurston.wa.us/planning/jointplanamendment/jointplan_home.htm#zorad

(4-E) Zorad Land Use Plan Amendment Draft Motion and Findings
Move to amend Maps 3-1 and 3-7 in the Tumwater/Thurston County Joint Plan and the “Official Zoning Map Thurston County, Washington North County Urban Growth Areas” to change the land use and zoning for Assessors Parcel Number 12716330302 located at 3040 93rd Ave SW from Single Family Low Density Residential 4-7 Units per Acre (Chapter 22.12 TCC) to Light Industrial (Chapter 22.24 TCC).

Findings:
1. The proposed amendment is consistent with the Growth Management Act 36.70A RCW.
2. The proposed amendment is consistent with the Thurston County County-Wide Planning Policies.
3. The proposed amendment is consistent with other sections of the Thurston County Comprehensive Plan and Tumwater/Thurston County Joint Plan.

4. The Thurston County Planning Commission and the City of Tumwater Planning Commission held a duly noticed joint public hearing on January 13, 2010 as required by Thurston County Code Chapter 2.05 Growth Management Public Participation.

5. In making its decision, the Thurston County Planning Commission has reviewed public testimony received through the public process.

6. The City of Tumwater Planning Commission recommended adoption of the proposed amendment on February 9, 2010.

7. The properties to the south and east are also designated Light Industrial and appear to have transitioned from residential uses to light industrial uses as planned in the Tumwater/Thurston County Joint Plan.

8. 93rd Avenue is identified as a major east/west transportation route, and is a 50 mile per hour roadway. Due to the industrial nature of nearby properties, the roadway can also experience heavy truck traffic.

9. The subject property is located in the Salmon Creek Basin, and future development will have to meet the 2009 Drainage Design and Erosion Control Manual and the Salmon Creek Basin drainage standards.

10. The property does not appear to have a history of environmental constraints such as wetlands or high groundwater.

11. Conditions in the area have changed since the designation of the property in 1996 to Single Family Low, and are changing such that it is in the public interest to encourage a redevelopment, or change in land use for the area.