MEMORANDUM

TO: Thurston County Planning Commission
FROM: Jeremy Davis, Associate Planner
DATE: April 7, 2010
SUBJECT: 2-F Maytown Land Use Evaluation – New Options

At the March 17th meeting, the Planning Commission requested that staff develop a new set of options. The new options would separate the proposed land use changes into three distinct areas for the Batten property, Port of Tacoma and McIntosh property, and the Washington Department of Fish and Wildlife property. Zoning maps will be prepared for the meeting showing the alternatives described below. Please refer to the 2008 aerial photo and ownership map in Attachment A of the original staff report for ownership information. Please remember to bring the Maytown Land Use Evaluation staff report for the meeting.

The options are as follows:

Area 1(a): Port of Tacoma and McIntosh Properties

Option 1: Change the land use and zoning from Rural Resource Industrial and Rural Residential Resource One Unit per Five Acres to Rural One Unit per Twenty Acres.

This is the preferred alternative described in the staff report. Preliminary findings are provided in the staff report for this option.

Option 2: For the portion of the property zoned Rural Resource Industrial, change the land use and zoning from Rural Resource Industrial to Rural Residential Resource One Unit per Five Acres.

With this alternative, the portion of the property designated and Rural Resource One Unit per Five Acres would not be affected.

Option 3: No Change
Area 1(b): Batten Property

Option 1: Change the land use and zoning from Rural Resource Industrial and Rural Residential Resource One Unit per Five Acres to Rural One Unit per Twenty Acres.

Option 1 is the preferred alternative in the staff report. Preliminary findings are provided in the staff report.

Option 2: For the portion of the property zoned Rural Resource Industrial, change the land use and zoning from Rural Resource Industrial to Rural Residential Resource One Unit per Five Acres.

With this option, the Rural Residential Resource One Unit per Five Acre land use and zoning would be applied to the entire parcel.

Option 3: No Change

Selection of Option 3 would leave an isolated patch of land designated as Rural Resource Industrial if the land use and zoning is changed on the Port of Tacoma property.

Area 2: Washington Department of Fish and Wildlife Property

Option 1: Change the land use from the current designations to Public Parks Trails and Preserves, and rezone accordingly.

Option 1 is the preferred alternative in the staff report. Preliminary findings are provided in the staff report for this option.

Option 2: No Change