



COUNTY COMMISSIONERS

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PLANNING DEPARTMENT

Creating Solutions for Our Future

Scott Clark
Director

MEMORANDUM

TO: Thurston County Planning Commission

FROM: Tony Kantas, Associate Planner

DATE: December 7, 2011

SUBJECT: A-13 - Amend Titles 20 and 21 by allowing Cottage Housing Development within the Lacey and Ground Mound Urban Growth Areas

Following the November 2, 2011 Planning Commission public hearing, staff was asked to prepare a draft motion and findings for the proposed additional chapter to be included within Titles 20 and 21, that would allow Cottage Housing Development within the Lacey and Ground Mound Urban Growth Areas. The amendment being recommended by staff is the same code language that was presented at the November 2, 2011 Planning Commission meeting. The proposed chapter is included within the November 2, 2011 staff report.

For more information, including the staff report and supporting documents, please go to:

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

Cottage Housing Amendment Draft Motion and Findings

Move to recommend approval of an amendment to allow Cottage Housing Development within the Lacey and Ground Mound Urban Growth Areas.

Findings:

1. The proposed code amendment is consistent with the Growth Management Act 36.70A RCW.
2. The proposed code amendment is consistent with the Thurston County County-Wide Planning Policies.
3. At the time of this recommendation, the proposed code amendment is consistent with other sections of the Thurston County Comprehensive Plan and the City of Lacey and Thurston County Land Use Plan for the Lacey Urban Growth Area.

4. The proposed code amendment will allow developments to maximize infill opportunities within urban growth areas that provide urban services, such as public water and sewer.
5. The proposed code amendment will provide more affordable and energy efficient dwellings by means of their maximum size and being constructed in accordance with a green building certificate program.
6. The proposed code amendment does not require all single-family developments to be designed as a cottage development, but would give the developer an opportunity and guidance in such a development.
7. The proposed code amendment was drafted by a 15-member Green Building Stakeholder Group and the code language reflects comments that have been received from the City of Lacey, City of Tumwater, Housing Authority of Thurston County, Thurston County staff, and the Thurston County Planning Commission.
8. The City of Olympia stated that the City had no interest in amending Title 23, specifically TCC 23.04.060(8) as the code pertains to cottage housing within the Olympia Urban Growth Area.
9. On May 27, 2011 the City of Tumwater requested Thurston County to delay amendment to Title 22 as it pertains to cottage housing until the City has adopted residential design standards.
10. The Thurston County Planning Commission held work sessions to discuss the Cottage Housing code amendment on December 7, 2011, September 21, 2011, September 7, 2011, February 16, 2011, December 15, 2010, and October 6, 2010.
11. The Thurston County Planning Commission held a noticed public hearing on November 2, 2011 as required by Thurston County Code Chapter 2.05 Growth Management Public Participation.
12. No public testimony was given at the November 2, 2011 public hearing. One comment letter dated October 31, 2011 from Jeff Pantier was received in response to the code amendment.