

**Comprehensive Plan Amendment CPA-1:
Olympia Joint Plan Update
Public Hearing Staff Report**

Date: November 30, 2022

Prepared by: Leah Davis, Associate Planner

Proponent/Applicant: Thurston County Community Planning & Economic Development and Tom Schrader

Proposal Description: Update the Olympia Joint Plan. Amend TCC Title 23.05 or amend the Olympia Urban Growth Area Future Land Use Map and North County UGA Zoning Map.

Action Requested: Update the Olympia Joint Plan by a full repeal and replacement. The proposal also includes one site-specific citizen-requested land use and zoning amendment or a code text amendment to TCC 23.05.

Location: Thurston County, Olympia Urban Growth Area

APN: N/A

Acres: N/A

Comprehensive Plan Changes: ☒ Map Changes ☒ Text Changes ☐ Both
☒ Development Code Amendment (Title 23)
☒ Affected Jurisdictions (Thurston County, Olympia UGA)

BACKGROUND

The Olympia Joint Plan is docket item CPA-1 and is priority 4 of 9 on the Comprehensive Plan Docket. The joint plan is an element of both the Thurston County and Olympia's Comprehensive Plans. Joint plans allow the city and county, along with the public, to create a mutual vision for the future of the urban growth area and provide a guide for development.

The Olympia Joint Plan was first adopted in 1995. Amendments to the joint plan were last made in 2014 with the last major amendment made as part of the periodic update in 2003. The proposed draft updates the Olympia Joint Plan element of the Thurston County Comprehensive Plan for consistency with the most recent comprehensive plan updates of each jurisdiction, and is a complete repeal and replace.

The proposed joint plan includes updated goals and policies, updated population and job forecasts, new language for inclusivity and climate change. As well as minor mapping corrections to the zoning and future land use map.

A citizen-initiated land use and zoning amendment *or* a code text amendment is also being considered as part of this update.

CONSISTENCY WITH OTHER REGULATIONS, PLANS, AND POLICIES:

The proposed amendments are consistent with the Washington State Growth Management Act, Thurston County County-wide Planning Policies and Thurston County Comprehensive Plan. This update will better align the joint plan with current County and City planning documents that have been updated since the last major update of the joint plan in 2003.

PUBLIC OUTREACH/PARTICIPATION:

The proposal affects County residents—particularly those that reside in the Olympia Urban Growth Area. The proposed zoning and land use amendment *or* the code text amendment, affects the residents of the Glenmore Village Planned Development.

Community Planning & Economic Development reached out to the following departments: Thurston County Public Health and Social Services, Community Planning and Economic Development-Development Services, Thurston County Public Works and the Thurston County Sheriff's Office. Each department reviewed, commented and agreed that the goals and policies included in the joint plan reflected their respective goals and policies

Thurston County and the City of Olympia jointly hosted an open house for the residents of Glenmore Village to inform and take comment on the proposed zoning and land use amendment. The City of Olympia conducted extensive outreach during their 2014 comprehensive plan update, which include over 1,500 participants from the city as well as the UGA. A legal notice and webmail were issued November 9, 2022 and the progress of the Joint Plan has been posted online at <https://www.thurstoncountywa.gov/planning/Pages/comp-plan-joint-plans.aspx> and a press release was issued November 21, 2022.

PREVIOUS REVIEW:

The Planning Commissions of the county and the city held two joint work sessions on the proposed amendments on October 11 and October 26, 2022. Attachments and other supporting materials for that meeting can be viewed at:

<https://www.thurstoncountywa.gov/planning/Pages/pc-meetings.aspx>

SEPA:

An environmental determination for the proposed amendment is required pursuant to WAC 197-11-704 and will be completed before a public hearing on the amendments before the Board of County Commissioners.

PUBLIC COMMENT:

To date, one (1) comment has been received. Any written comments received up until 4pm the day of the hearing will be forwarded to the Planning Commission and included on the project website.

ATTACHMENT:

- Attachment A: Draft Joint Plan
- Attachment B: UGA Focus Area Maps and Narrative
- Attachment C: Olympia UGA zoning map corrections
- Attachment D: TCC 23.05 Draft
- Attachment E: Environmental Checklist Draft

ATTACHMENT B: UGA FOCUS AREA MAPS AND NARRATIVE

Description of Joint Plan Area

The Olympia Joint Plan area consists of approximately 3,900 acres in total, and is roughly divided into three areas: the northeast, southeast and west.

Generally, the future land use of the Olympia Urban Growth Area is low density neighborhoods with urban densities of 4 units per acre. Low density neighborhoods with higher densities up to 8 units per acre are expected closer to the city limits or on major corridors. Some sensitive areas within the urban growth area have rural densities of 1 unit per 5 acres due to environmental constraints, drainage concerns, or for habitat protection.

The northeast area is approximately 923 acres, which extends from north of Martin Way to just north of 26th Avenue. The vision for this area over the next twenty years, as demonstrated by the Future Land Use Map on page 97 is for low density neighborhoods. All of the northeast area is zoned residential—the vast majority is low density residential (R4 or R4-8). There are two very small areas that abut the city limits that are a higher density, zoned R6-12. Many of the parcels in the northeast area are larger leaving room for future development. However, this area contains some extensive wetland systems and much of the area has challenges in sewer service, which might make development difficult in the future.

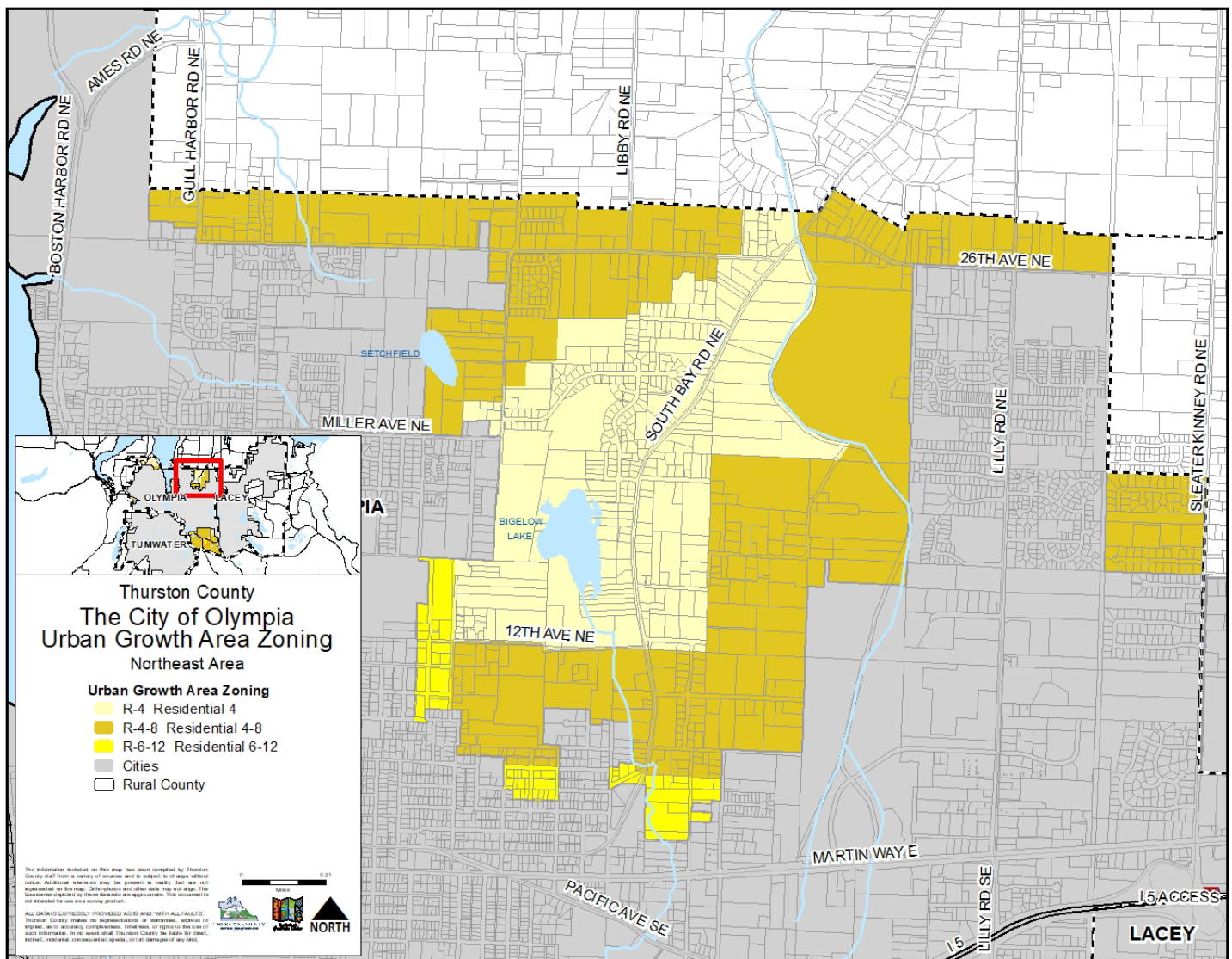
The southeast area, at 1,881 acres, is predominantly envisioned as low-density neighborhoods over the next twenty years, with some areas that have a future land use of planned development, mixed residential, and medium density around the Yelm Highway corridor. The zoning implementing the future land use is mostly low density residential (R 4-8) with small patches of medium density residential (R 6-12) and high density residential (RM 18 and MR 7-13) around the Yelm Highway corridor. One area that abuts the city limits is zoned as residential 1 unit per 5 acres (R 1/5) that was implemented in 2013 to protect the Chambers area due to its sensitive drainage and increased flooding risk. There are small pockets of Neighborhood Retail and Community Oriented Shopping Center (COSC) to serve the residential areas. There is one five-acre area of Light Industrial Commercial (LI-C) along the Union Pacific Railroad. This subarea is fairly well developed with one potential wetland south of the old Spooner Farm property, east of Rich Road.

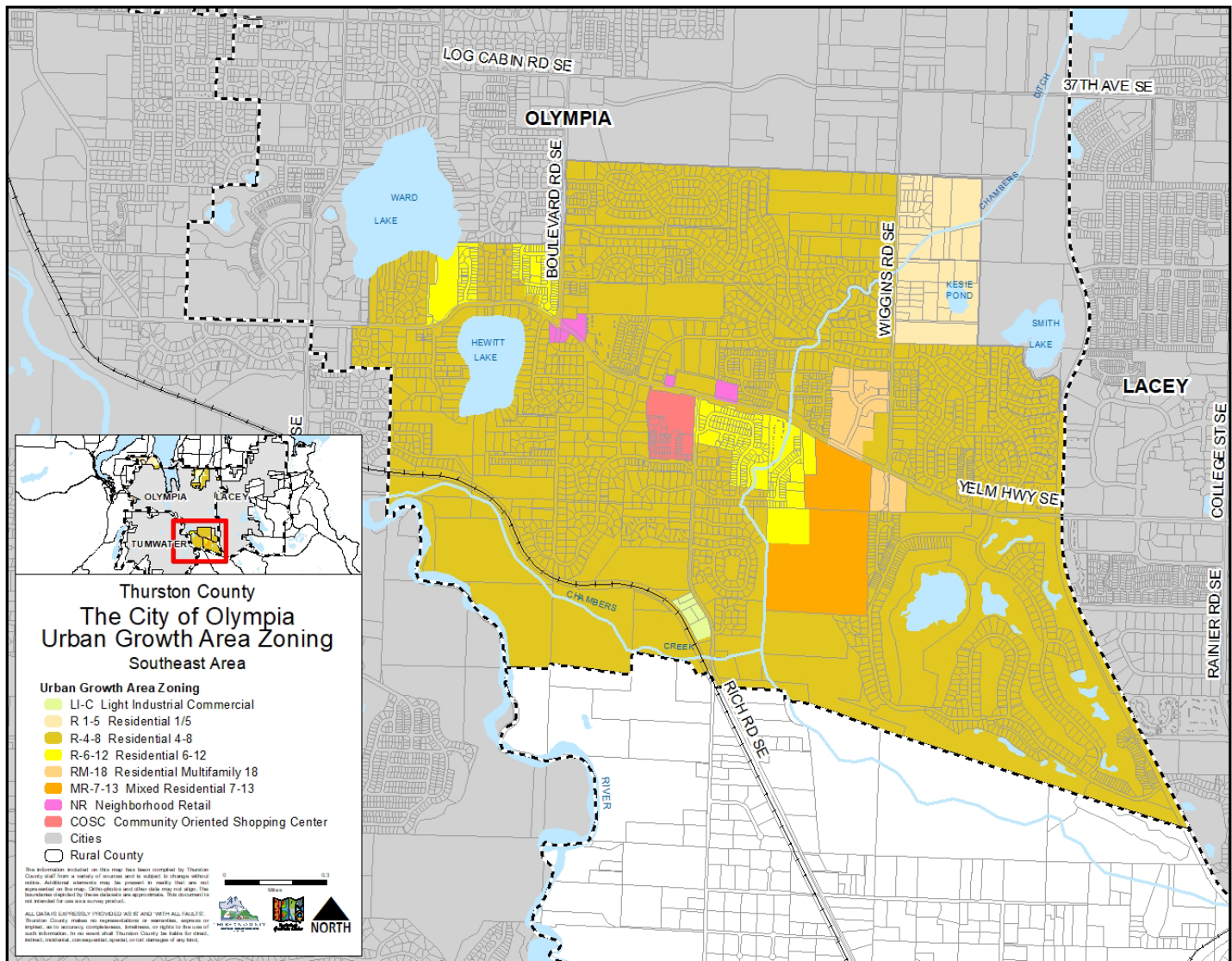
The west area is about 1,112 spread across the north and west side of Olympia. The vision of this area as illustrated in the future land use map is primarily low density residential with pockets of industrial.

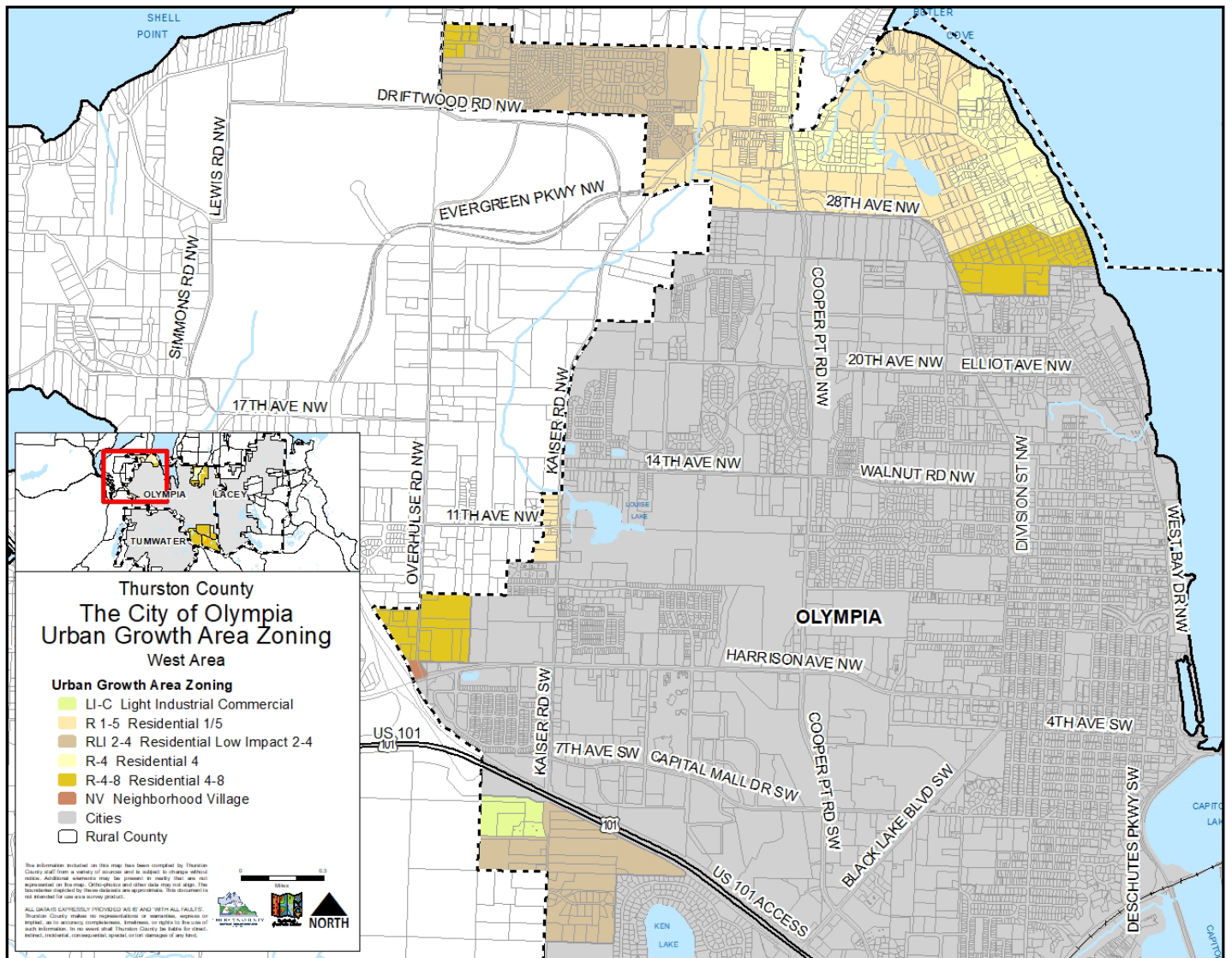
One of the sections in the west area is just northwest of the Ken Lake development and south of Highway 101 and is approximately 125 acres. This area is primarily zoned for Residential Low Impact (RLI) with about half developed to density. West of Kaiser Road there are about 20 acres zoned Light Industrial Commercial (LI-C).

Further north along the west side of Kaiser Road is an area of about 11 acres zoned Rural 1/5 that is mostly developed with smaller lots. North of Harrison and east of Evergreen Parkway there are about 44 acres, most of which is Low Density Residential (R 4-8), with a small section reserved for a Neighborhood village (NV).

At the far north edge of the city limits, along Cooper Point Road there are approximately 731 acres that are zoned Low Density Residential (R 1-5 and R4). Another area between Kaiser Road and Overhulse Road is zoned Residential Low Impact (RLI), and is already fairly developed. This subarea has a portion along Budd Inlet waterfront that is substantially developed to its current zoning of R 1-5.

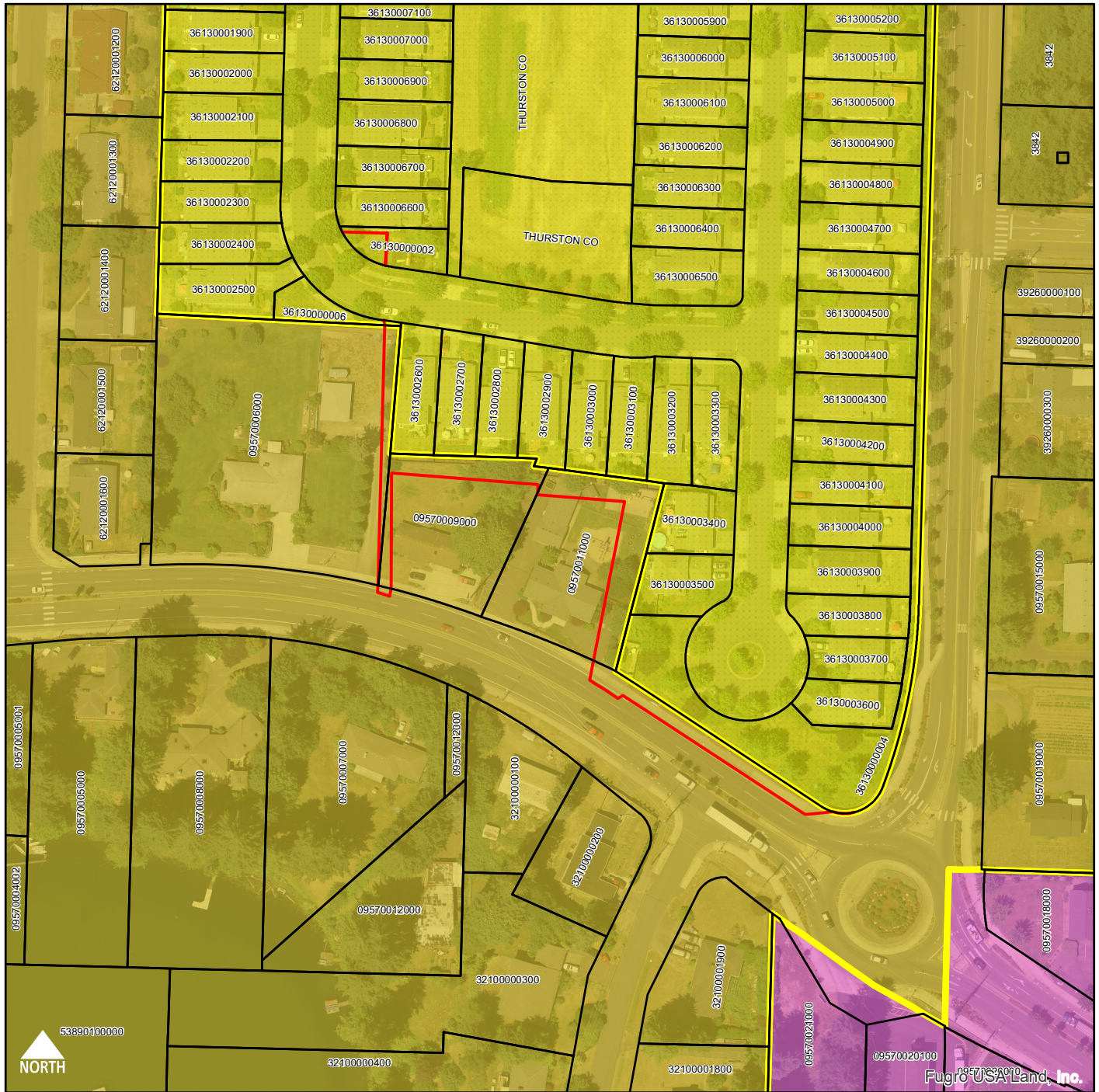




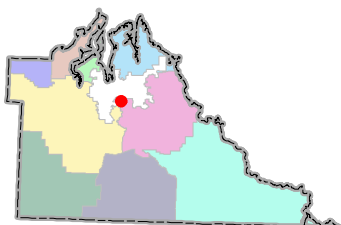


Attachment C – Olympia Urban Growth Area zoning map corrections




Thurston County Zoning Alignment Review - Olympia UGA



Map Location




Zoning Aligned to Parcels

 NR
  R-6-12
 R-4-8

Review Areas

— Areas Previously Reviewed

Base Data

 Zoning Boundary

0 100 Feet

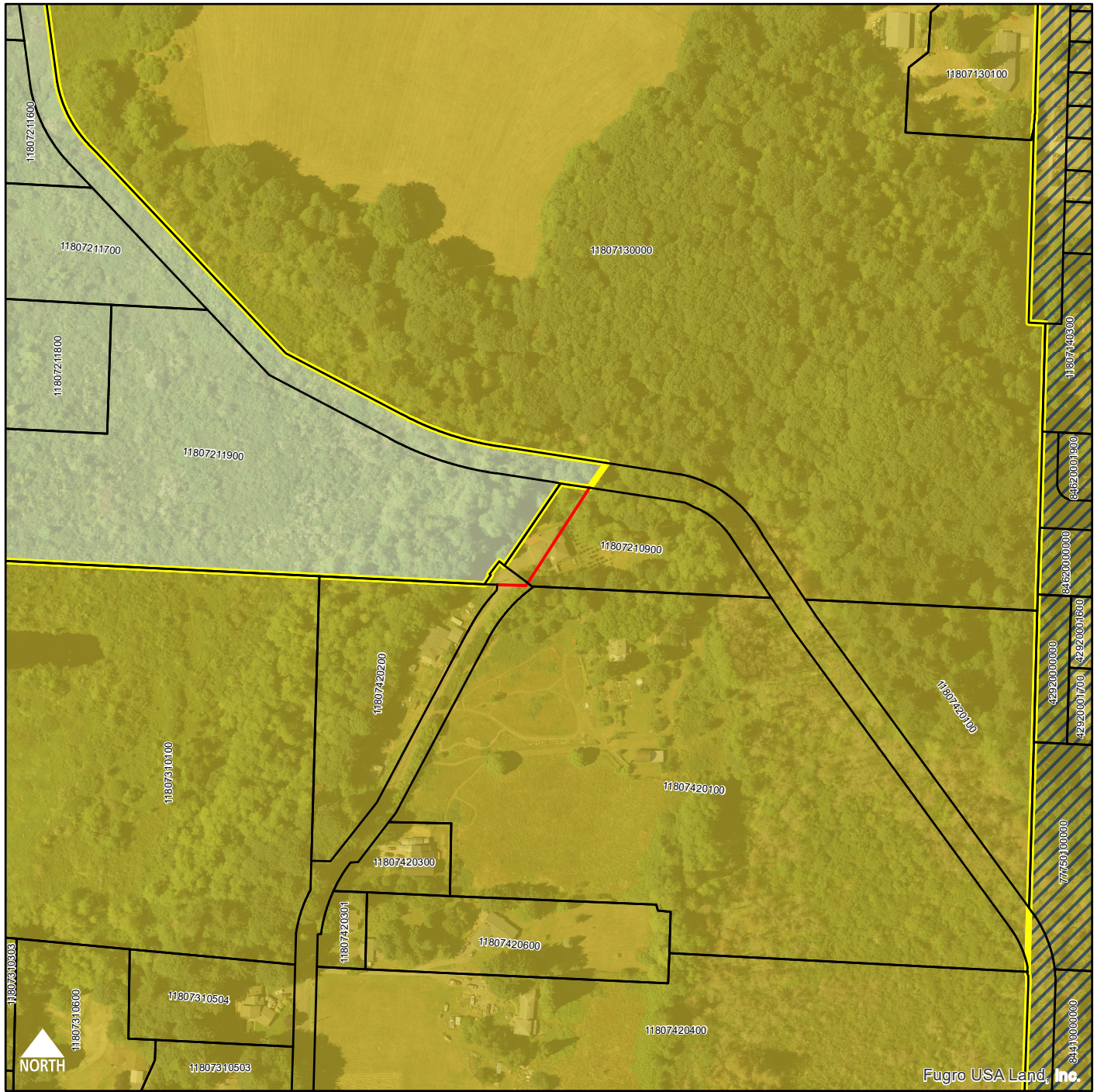
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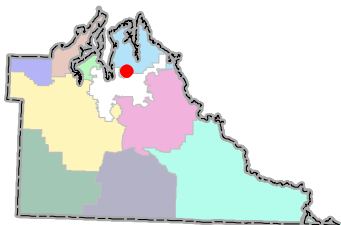


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Thurston County Zoning Alignment Review - Olympia UGA



Map Location





Zoning Aligned to Parcels

 R-4 R-4-8

Review Areas

— Areas Previously Reviewed

Base Data

 Zoning Boundary
 Cities

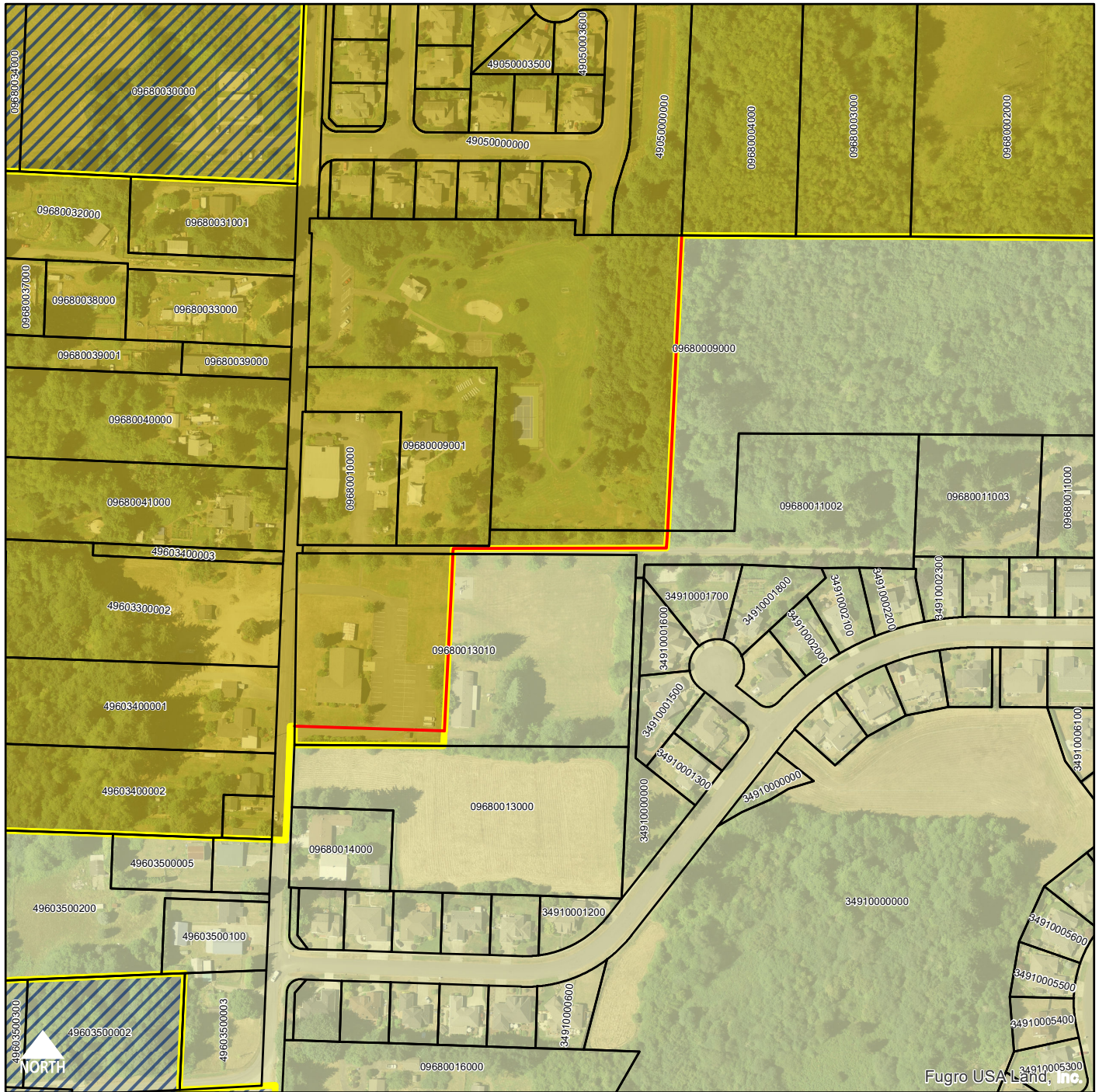
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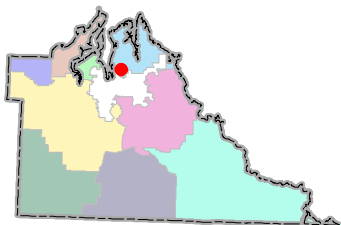
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Map Location



Zoning Aligned to Parcels

R-4
 R-4-8

Review Areas

Areas
 Previously
 Reviewed

Base Data

Zoning Boundary
 Cities

0 200 Feet

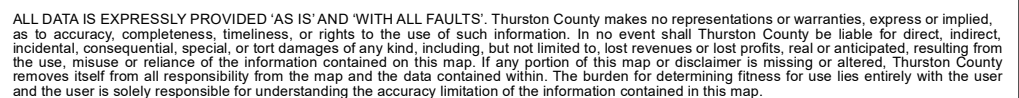
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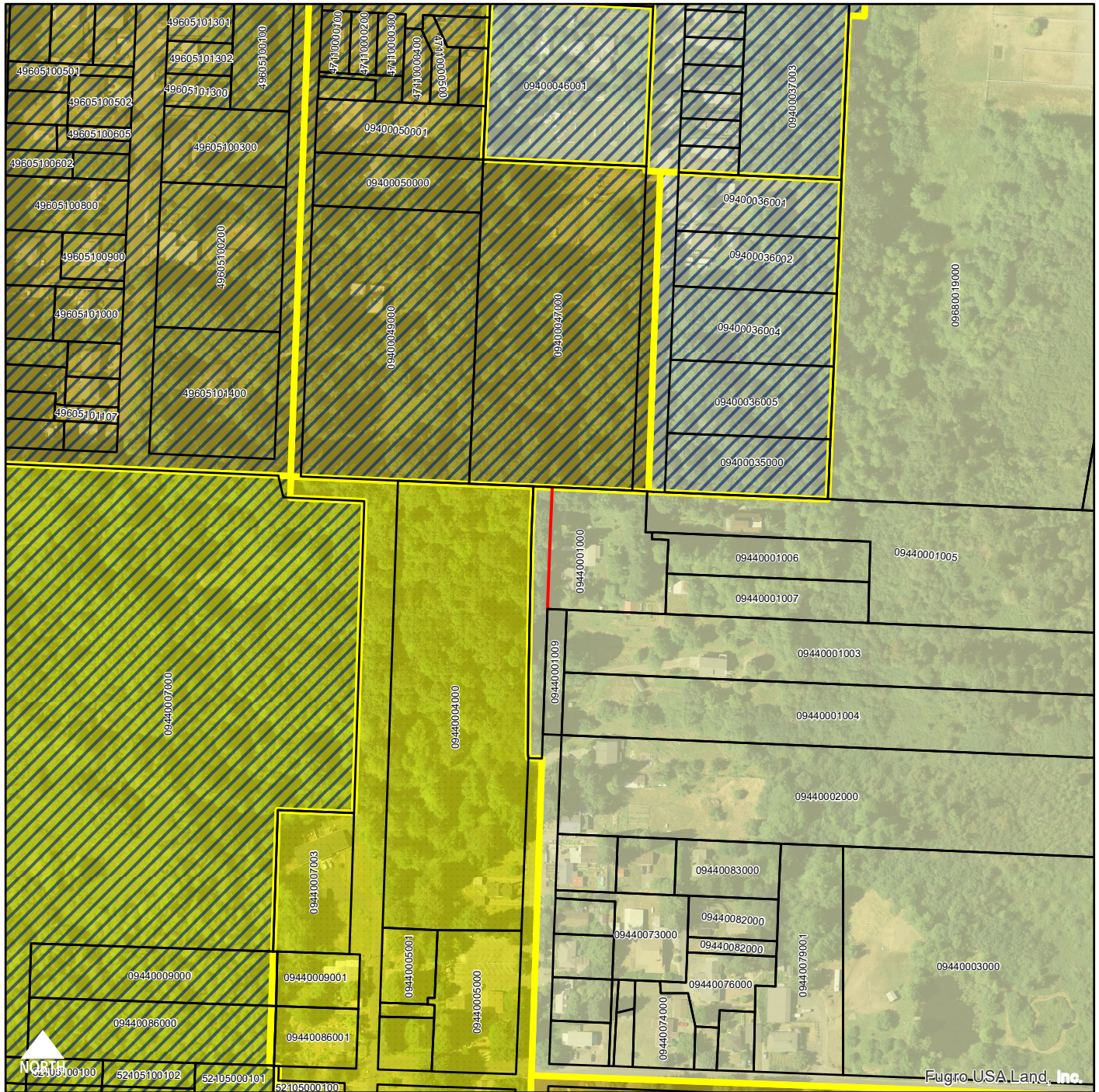
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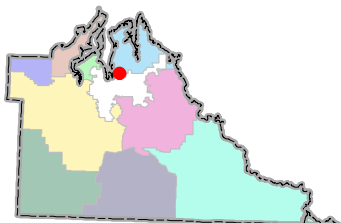
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Map Location



Zoning Aligned to Parcels

- R-4
- R-4-8
- R-6-12
- R-6-12

Review Areas

- Areas
- Previously Reviewed

Base Data

- Zoning Boundary
- Cities

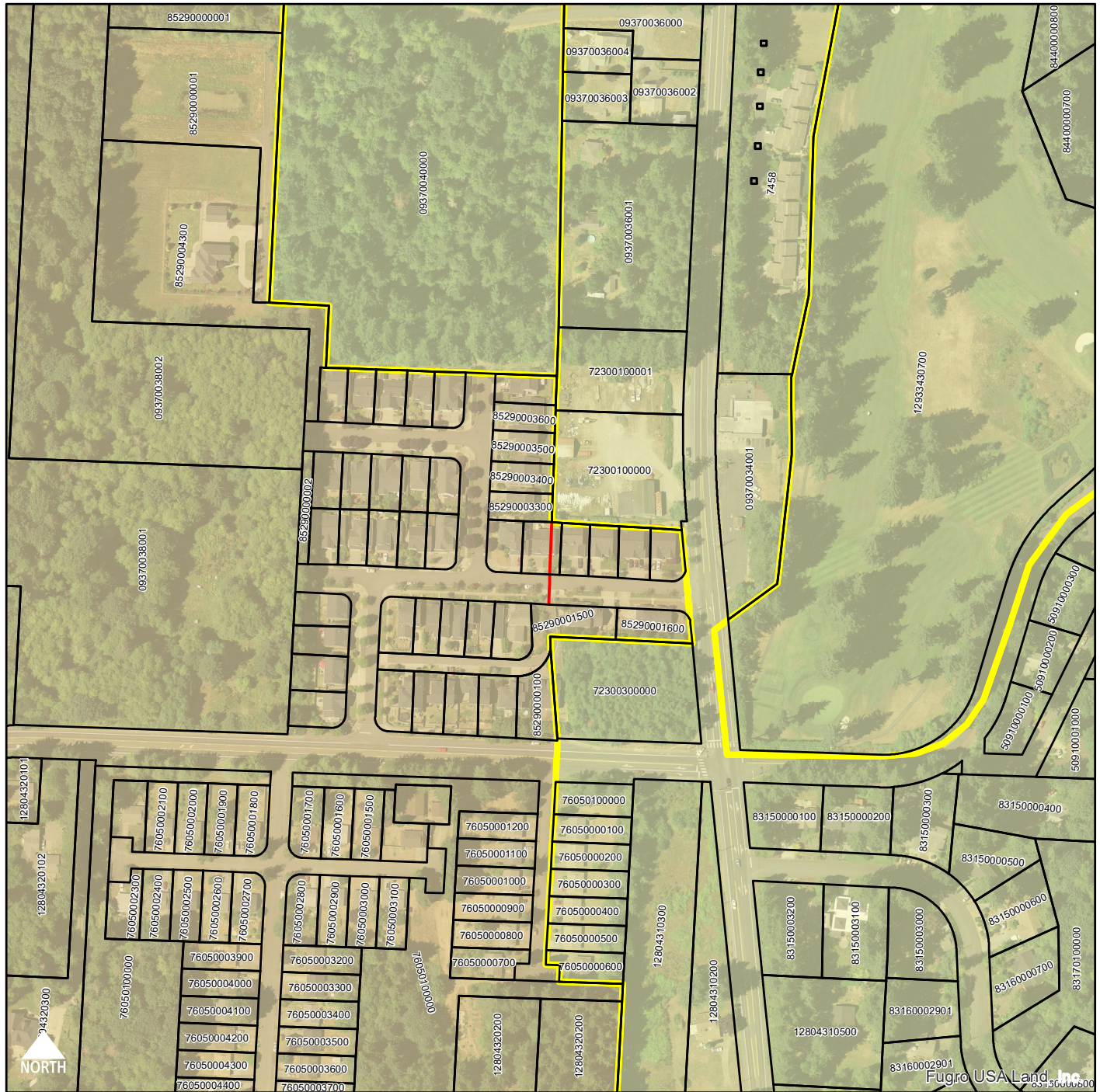
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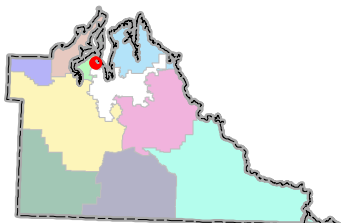
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Map Location



Zoning Aligned to Parcels

- R 1/5
- RRR1/5
- R-4

Review Areas

- Areas
- Previously Reviewed

Base Data

- Zoning Boundary

0 200 Feet

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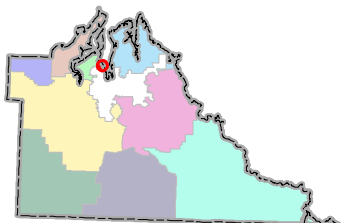
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Map Location



Zoning Aligned to Parcels

- R 1/5
- R-4
- R-4-8

Review Areas

- Areas Previously Reviewed

Base Data

- Zoning Boundary
- Cities

0 200 Feet

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Thurston County Community Planning and Economic Department

Community Planning Division

THURSTON COUNTY-OLYMPIA

PLANNING COMMISSION

PUBLIC HEARING DRAFT

VILLAGES AND CENTERS

Chapter 23.05

Chapter: **23.05 (Attachment D)**

Deleted Text: ~~Strikethrough~~ Proposed Changes: Underlined

Staff Comments: *Italics* Unaffected Omitted Text ...

This proposed code amendment is associated with the Olympia Joint Plan update. Amendment of the Community Oriented Shopping Center code requirements (TCC 23.05) is a recommended implementation action within the Olympia Joint Plan. Changes will result in eliminating the requirement for a grocery store in the COSC zone (TCC 23.05).

Attachment D – Olympia Urban Growth Area Zoning (Title 23)

The proposed amendment of Chapter 23.05 TCC will result in a minor amendment to the existing Chapter that was adopted under Ordinance 11274 in 1996.

23.05.040 Permitted, special, required, and prohibited uses.

- A. Permitted, Special and Required Uses. Table 5.01 identifies the land uses and activities which are permitted outright (P), subject to a special use permit (S), or required (R) in the urban village, neighborhood village, neighborhood center, and community oriented shopping center districts. The applicable requirements for these uses and activities are identified by a number referencing the list of regulations under Section 23.05.050, General standards, Section 23.05.060 Use standards, or other sections of this title. Numbers listed under the heading "Applicable Regulations" apply to the corresponding land use in all of the districts. Regulations that pertain only to a specific use in a specific district are identified by a number in the space corresponding to that use and district.
- B. Prohibited and Unspecified Uses. Land uses which are not listed in Table 5.01 as permitted, special, or required uses are prohibited, unless they are authorized by the director consistent with Section 23.02.080, Interpretations. In no event, however, shall the following uses be permitted:
1. Automobile-oriented uses which primarily cater to customers in their vehicles or rarely provide consumer goods or services to pedestrians. This includes drive-in and drive-through businesses (except drive-through banks as provided in Section 23.05.060A in this chapter), motor vehicle sales, and car washes;
 2. Adult oriented businesses (see Section 23.02.180, Definitions);
 3. Mobile homes. Mobile homes are prohibited except for emergency housing and contractor's offices consistent with Section 23.04.060(29) (see Section 23.02.180, Definitions);
 4. Habitation of recreational vehicles/trailer houses (see Section 23.02.180, Definitions);
 5. Sale of firearms;
 6. Pawnshops;
 7. Uses which customarily create noise, vibration, smoke, dust, glare, or toxic or noxious emissions exceeding those typically generated by allowed uses.

(Ord. 11867 § 4 (part), 1998; Ord. 11501 § 15, 1997; Ord. 11274 § 3 (part), 1996)

Table 5.01
Permitted, Special and Required Uses

District	Neighborhood Center	Neighborhood Village	Urban Village	Community Oriented Shopping Center	Applicable Regulations
District-Wide Regulations					23.05.050
Residential Uses					
Accessory dwelling units	P	P	P	P	23.04.060(1)
Apartments	S	R	R	R	23.05.050E

Boarding homes	S	P	P	P	
Cottage housing		P	P	P	23.04.060(8)
Duplexes		P	P	P	
Group homes with six or fewer clients		P	P	P	23.04.060(11), 23.04.060(23)
Group homes with seven or more clients		S	S	S	23.04.060(11), 23.04.060(23)
Manufactured homes		P	P	P	23.04.060(15)
Nursing/convalescent homes		P	P	P	23.04.060(19)
Retirement homes		P	P	P	
Residences above commercial uses	P	P	P	P	
Single-family residences	P	R	R	R	
Townhouses	P	P	P	P	23.64
Offices					
Banks	P	P	P	P	23.05.060A
Offices—Business	P	P	P	P	
Offices—Government	P	P	P	P	
Offices—Medical	P	P	P	P	
Veterinary offices and clinics	S	S	S	S	
Retail Trade					
Apparel and accessory stores	P	P	P	P	
Building materials, garden supplies, and farm supplies	P	P	P	P	
Food stores	R	R	P	P	
General merchandise stores	P	P	P	P	
Grocery stores	P	P	R	R -P	23.05.060C

Table 5.01 (Cont.)

District	Neighborhood Center	Neighborhood Village	Urban Village	Community Oriented Shopping Center	Applicable Regulations

District-Wide Regulations					23.05.050
Pharmacies and medical supply stores	P	P	P	P	
Restaurants, without drive-in or drive-through service	P	P	P	P	
Specialty stores	P	P	P	P	
Services					
Health fitness centers and dance studios	P	P	P	P	
Laundry and laundry pick-up agency	P	P	P	P	
Personal services	P	P	P	P	
Printing, commercial			P	P	
Recycling facility—Type I	P	P	P	P	
Servicing of personal apparel and equipment	P	P	P	P	
Accessory Uses					
Accessory structures	P	P	P	P	23.04.060(2)
Satellite dishes and antennas	P	P	P	P	23.04.060(27)
Recreational Uses					
Community gardens	P	P	P	P	
Community parks and playgrounds	P/S	P/S	P/S	P/S	23.04.060(20)
Neighborhood parks/village green	R	R	R	R	23.04.060(20) 23.05.080N
Open space—Public	P	P	P	P	23.04.060(20)
Trails—public	P	P	P	P	23.04.060(20)
Temporary Uses					
Christmas tree sales	P	P	P	P	23.06.060V
Contractor office	P	P	P	P	23.04.060(29)
Emergency housing	P	P	P	P	23.04.060(29)

Table 5.01 (Cont.)

District	Neighborhood Center	Neighborhood Village	Urban Village	Community Oriented Shopping Center	Applicable Regulations
District-Wide Regulations					23.05.050
Fireworks, as determined by fire department (see "Temporary stands")			P	P	
Food/retail stands (see "Temporary stands")			P	P	
Garage/yard sales	P	P	P	P	23.04.060(29)
Merchandise displays (exterior of building)			P	P	23.06.060V
Mobile sidewalk sales			P	P	23.06.060V
Model homes	P	P	P	P	23.04.060(29)
Outdoor art and craft shows	P	P	P	P	23.04.060(29)
Parking lot sales			P	P	23.06.060V
Residences rented for social event, six times or less per year	P	P	P	P	23.04.060(29)
Residences rented for social event, seven times or more per year	S	S	S	S	23.04.060(29)
Rummage or other outdoor sales	P	P	P	P	23.04.060(29)
Temporary stands			P	P	23.06.060V
Other Uses					
Agricultural uses	P	P	P	P	23.14.080
Animals/pets	P	P	P	P	23.04.060(3)
Child day care centers	P	P	R	P	23.05.060B 23.04.060(4)
Community clubhouses	P	P	P	P	
Crisis intervention	S	S	S	S	23.04.060(9)

Home occupations (including adult day care, bed and breakfast houses, elder care homes, and family child care homes)	P	P	P	P	23.04.060(12)
Hospice care	S	S	S	S	23.04.060(13)
Nonprofit physical education facilities	S	S	S	S	
Places of worship	S	S	S	S	23.04.060(21)
Public facilities	S	S	S	S	23.04.060(22)
Schools	S	S	S	S	23.04.060(28)
Sheltered transit stops	R	R	R	R	23.05.050C4
Utility facilities	P/S	P/S	P/S	P/S	23.04.060(24)
Wireless communication facilities and other antenna support structures	S	S	S	S	Chapter 20.33

P = Permitted

Legend:
S = Special Use Permit

R = Required



Community Planning & Economic Development
2000 Lakeridge Dr. S.W. Olympia, WA 98502
(360)786-5490 / (360)754-2939 (Fax)
TDD Line (360) 754-2933
Email: permit@co.thurston.wa.us
www.co.thurston.wa.us/permitting

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.



THURSTON COUNTY
Community Planning and Economic Development
ENVIRONMENTAL CHECKLIST

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable:
City of Olympia and Thurston County
Joint Plan Update

2. Name of applicant:
Leah Davis, Associate Planner
Thurston County CPED

3. Address and phone number of applicant and contact person:

2000 Lakeridge Drive SW
Olympia WA 98502
360-786-5582

4. Date checklist prepared:
June 6, 2022

5. Agency requesting checklist:
Thurston County Community Planning and Economic Development, Proponent and Lead Agency

6. Proposed timing or schedule (including phasing, if applicable):
The Planning Commission hearing date is scheduled for November 30, 2022, and plan for adoption by the Board of County commissioners by late 2023.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

The Joint Plan is implemented through the development code. There will be subsequent development code updates for consistency with the Joint Plan goals and policies.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Final EIS, Thurston County Comprehensive Plan, 1994, and supplements. SEPA # 9303581.

Any required environmental review and permitting for site specific projects will be attained through the permitting process.

******* OFFICIAL USE ONLY *******

Folder Sequence: 22-208087

Project: 2022103128

Related Cases: _____

Date Received: _____ By: _____

******* OFFICIAL USE ONLY *******

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None.

10. List any government approvals or permits that will be needed for your proposal, if known.

Approval by the Board of County Commissioners, adoption through resolution and ordinance, after a recommendation from the Planning Commissions. The Washington Department of Commerce coordinates agency review through a required 60-day Notice of Intent to Adopt review period.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Thurston County and City of Olympia are updating their Joint Plan, related maps and appendices. This document provides a framework that will guide development within the Olympia Urban Growth Area.

Proposed changes include formatting, updated language, population projections, land inventory, and one land use and zoning amendment that would be require an amendment to the Future Land Use Map and North County UGA Zoning Map or a code text amendment that would eliminate a required grocery store in one zoning district.. The land use and zoning amendment within the urban growth area is to amend:

- **One parcel (09570038002) at Yelm Highway and Rich Road with change in future land use from Planned Development to Professional Office & Multifamily Housing and an associated change in zoning from Commercial Oriented Shopping Center to PO/RM.**

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The Joint Plan includes all areas that are under the jurisdiction of Thurston County and within the Olympia Urban Growth Area (approximately 3,900 acres). See attachment for Joint Plan map.



THURSTON COUNTY
Community Planning & Economic Development
ENVIRONMENTAL ELEMENTS

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site: (check one):

- ☐ Flat
☐ Rolling
☐ Hilly
☐ Steep Slopes
☐ Mountainous

Other:

b. What is the steepest slope on the site (approximate percent slope)?

Varies across planning area

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

N/A

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

N/A

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

N/A

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

N/A

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

N/A

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Future uses and activities must comply with applicable development regulations.

2. **Air** [\[help\]](#)

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

N/A

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

N/A

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

N/A

3. **Water** [\[help\]](#)

a. Surface Water: [\[help\]](#)

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

N/A

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

N/A

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

N/A

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

N/A

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

N/A

b. Ground Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

N/A

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

N/A

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

N/A

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

N/A

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

N/A

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

N/A

4. Plants [\[help\]](#)

- a. Check the types of vegetation found on the site:

☐ deciduous tree: alder, maple, aspen, other
☐ evergreen tree: fir, cedar, pine, other
☐ shrubs
☐ grass
☐ pasture
☐ crop or grain
☐ Orchards, vineyards or other permanent crops.
☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
☐ water plants: water lily, eelgrass, milfoil, other
☐ other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

N/A

- c. List threatened and endangered species known to be on or near the site.

N/A

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

N/A

- e. List all noxious weeds and invasive species known to be on or near the site.

N/A

5. Animals [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

N/A

b. List any threatened and endangered species known to be on or near the site.

N/A

c. Is the site part of a migration route? If so, explain.

N/A

d. Proposed measures to preserve or enhance wildlife, if any:

N/A

e. List any invasive animal species known to be on or near the site.

N/A

6. *Energy and Natural Resources* [\[help\]](#)

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

N/A

b. Would your project affect the potential use of solar energy by adjacent properties?
If so, generally describe.

N/A

c. What kinds of energy conservation features are included in the plans of this proposal?
List other proposed measures to reduce or control energy impacts, if any:

N/A

7. **Environmental Health** [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

- 1) Describe any known or possible contamination at the site from present or past uses.

N/A

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

N/A

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

N/A

- 4) Describe special emergency services that might be required.

N/A

- 5) Proposed measures to reduce or control environmental health hazards, if any:

N/A

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

N/A

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

N/A

- 3) Proposed measures to reduce or control noise impacts, if any:

N/A

8. **Land and Shoreline Use** [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

N/A

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated,

how many acres in farmland or forest land tax status will be converted to nonfarm or non-forest use?

N/A

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

N/A

c. Describe any structures on the site.

N/A

d. Will any structures be demolished? If so, what?

N/A

e. What is the current zoning classification of the site?

N/A

f. What is the current comprehensive plan designation of the site?

N/A

g. If applicable, what is the current shoreline master program designation of the site?

N/A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

N/A

i. Approximately how many people would reside or work in the completed project?

N/A

j. Approximately how many people would the completed project displace?

N/A

k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

N/A

l. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

N/A

9. *Housing* [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

N/A

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

N/A

- c. Proposed measures to reduce or control housing impacts, if any:

N/A

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

N/A

- b. What views in the immediate vicinity would be altered or obstructed?

N/A

- b. Proposed measures to reduce or control aesthetic impacts, if any:

N/A

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

N/A

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

N/A

- c. What existing off-site sources of light or glare may affect your proposal?

N/A

- d. Proposed measures to reduce or control light and glare impacts, if any:

N/A

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?

N/A

- b. Would the proposed project displace any existing recreational uses? If so, describe.

N/A

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

N/A

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.

N/A

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

N/A

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

N/A

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

N/A

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

N/A

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

N/A

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

N/A

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

N/A

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

N/A

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would

be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

N/A

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

N/A

- h. Proposed measures to reduce or control transportation impacts, if any:

N/A

15. Public Services [\[helps\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

N/A

- b. Proposed measures to reduce or control direct impacts on public services, if any.

N/A

16. Utilities [\[help\]](#)

- a. Check utilities currently available at the site:

electricity ☐ natural gas ☐ water ☐ refuse service ☐ telephone ☐ sanitary sewer ☐

septic system ☐ Other Varies depending on location

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

N/A

C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Leah Davis

Name of signee Leah Davis

Position and Agency/Organization Associate Planner, Thurston County CPED

Date Submitted: November 9, 2022

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Policies in the joint plan generally encourage measures to reduce discharge to water and emissions to air by encouraging land use patterns and densities that decrease individual vehicle miles; requiring the construction of modern stormwater facilities; requiring more residential development to connect to municipal sewer; and increased cooperation among jurisdictions regarding climate change policies.

One goal that has the potential to increase impacts is to encourage economic development that is consistent with the comprehensive plans, and ensures the provision of adequate land for commerce and industry in the Joint Plan area. Development of new businesses could increase discharge, emissions, noise, production, storage, or release toxic substances.

There is one land-use and zoning map amendment associated with the Joint Plan update—parcel 09570038002, which would change the land use designation from Planned Development to Professional Office and Multi-family Housing, and the associated zoning of the parcel from Community Oriented Shopping Center to Professional Office/Residential. The proposed change could allow for new land use activities not permitted under the current land use and zoning designation that could result in increased discharges to water; emissions to air; production, storage, or release of toxic or hazardous substances; or produce noise, depending on the proposed and approved use.

Proposed measures to avoid or reduce such increases are:

Zoning and land use serve to identify areas appropriate for specific types of development. Best management practices are necessary for construction and handling of hazardous materials. Full review of development proposals, often including SEPA, is required for new development and land use activity. The current adopted regulations provide regulatory protection from these impacts.

Future uses and activities must comply with applicable development regulations. Specific future development proposals will be reviewed under SEPA as they are submitted.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Indirectly, development planned for in the Joint Plan area could allow development that may remove or alter vegetation, disturb soils, and add stormwater runoff through increased impervious surfaces.

Future development could displace some animals.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Environmental protection measures in the Joint Plan include goals and policies to protect plants, animals, fish, marine life and air quality.

Chapter 4 of the joint plan, 'Natural Environment' with its eleven goals and accompanying policies, help ensure protection of the environment by ensuring that development proposals are required to adhere to adopted code such as the Critical Areas Ordinance, Shoreline Master Program, flood control policies. Future uses and activities must comply with applicable development regulations. Specific future development proposals will be reviewed under SEPA as they are submitted.

3. How would the proposal be likely to deplete energy or natural resources?

All future development could potentially alter vegetation, disturb soils, degrade air and add stormwater runoff through increased impervious surfaces. Development could impact wildlife habitat and add increased demand for water and energy.

Proposed measures to protect or conserve energy and natural resources are:

Measures in the Joint Plan include goals and policies to conserve energy and natural resources.

The Natural Environment chapter has 11 Goals and 59 Policies that help ensure the protection of natural resources.

Goal GL2 and policies PL 2.1-2.5, of the Land Use chapter promote energy efficiency by encouraging public education and protecting solar access of new buildings, among others.

The Transportation chapter has many goals (GT 12, 13 and 17) and policies (PT 12.1, PT 13.1-13.4 AND PT 17.1-17.8) that encourage alternative transportation modes in order to protect and conserve energy and natural resources.

New development proposals are reviewed and must comply with current code regulations, including best management practices when applicable. SEPA may apply at the project level for new development.

Future uses and activities must comply with applicable development regulations. Specific future development proposals will be reviewed under SEPA as they are submitted.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

All future development has the potential to impact environmentally sensitive areas. Included in potential impacts are reduction of open space and reduction of threatened or endangered species habitat. Other potential impacts include disturbance of historic and cultural sites, wetlands, floodplains, and prime farmland.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Measures in the Joint Plan include goals and policies to protect environmentally sensitive areas, historic and cultural sites, parks, wetlands, floodplains and farmlands.

Goals GL 3, 4 and 5 in the Land Use chapter have several accompanying policies that help protect archaeological cultural sites and historical structures within the Joint Plan area.

This Joint Plan references the Critical Areas Ordinance, Shoreline Master Program, and flood control policies that are in place within Thurston County jurisdiction.

The Land Use chapter has many goals and policies that address increasing densities in order to avoid sprawl and preserve farmland that surrounds the city and urban growth area.

All future development is subject to county, state, and federal regulations including critical areas regulations, shoreline regulations. SEPA may apply at the project level.

Future uses and activities must comply with applicable development regulations. Specific future development proposals will be reviewed under SEPA as they are submitted.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

No part of the proposal has been identified to significantly affect land and shoreline use, and does not appear to be incompatible with existing plans.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Thurston County has previously adopted regulations through its Critical Areas Ordinance and Shoreline Master Plan to avoid or reduce impacts to environmentally sensitive areas.

Future uses and activities must comply with applicable development regulations. Specific future development proposals will be reviewed under SEPA as they are submitted.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

In the future, as population density increases in the Urban Growth Area, there will be increased demand on transportation, public services, and utilities. The Buildable Lands Report projects a 40% increase in population in the Urban Growth area between 2020 and 2040. Most county roads maintain an acceptable level of services through the planning period which is supported by planned expanded transit services and bike and pedestrian trails networks. Transportation goals GT17 and PT 17.1-17.8 policies, support transit. Goals GT 21, 22, 23 and 24 support and encourage more walking. Goal GT 25 and policies PT 25.1-25.13 support increased bicycling as an alternative form of transportation.

Additionally, there would be an increased demand for water, stormwater facilities, telecommunications, solid waste, fire protection, law enforcement, schools, and court services with the increased population. Development proposals are reviewed for their water and stormwater impacts. School districts, fire districts and authorities and utility districts, are responsible for preparing capital plans to ensure sufficient operations.

Proposed measures to reduce or respond to such demand(s) are:

Impact fees may be assessed for new growth and development that creates an additional demand and need for public facilities, consistent with the Thurston County Code. As areas of the UGA are annexed into the City of Olympia, the City will provide transportation, public services, and utilities that will meet the increased demand.

Additionally, individual projects are subject to current regulations and SEPA may apply at the project level.

Future uses and activities must comply with applicable development regulations. Specific future development proposals will be reviewed under SEPA as they are submitted.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

No conflicts have been identified. The proposed changes were developed within local,

state, and federal laws for the protection of the environment. All future development would also be required to meet all local, state and federal regulations as they apply.

Attached is the staff report for Nov. 30. It has Attachments B-E.

Attachment A can be accessed through this link: [PC OJP Public Hearing Draft.pdf \(thurstoncountywa.gov\)](https://www.thurstoncountywa.gov/DocumentCenter/View/14444/PC-OJP-Public-Hearing-Draft-PDF)