

**2020-2021 Development Code Amendment CR-5:
Places of Worship Code Amendment, TCC 23.04
Olympia Urban Growth Area Zoning Ordinance (Title 23)**

Date: November 3, 2021

Prepared by: Maya Teeple, Senior Planner

Proponent/Applicant: Thomas Architecture Studios on behalf of Peace Lutheran Church

Action Requested: Amend TCC 23.04 to allow additional associated uses to permit churches to house and train students interested in faith onsite

Location: Olympia Urban Growth Area

APN: N/A, Applies to whole Urban Growth Area

Acres: 4,000± acres

Current Land Use and Zoning: N/A, Development Code Change

Comprehensive Plan Changes: Map Changes Text Changes Both
 Development Code Amendments (Title 23, Chapter 23.04 TCC)
 Affected Jurisdictions (Olympia UGA)

BACKGROUND

Application:

The 2020-2021 Official Development Code Docket includes a citizen proposal that requests to amend the Olympia Urban Growth Area Zoning Ordinance (Title 23) to change how associated uses to a place of worship are reviewed and permitted (TCC 23.04.060(21)). The requested amendment applies only to the Olympia Urban Growth Area of Thurston County.

The applicant states that the current language limits their client’s ability to use their property to its full potential and suggests the proposal will provide greater opportunity for the community. The applicant’s client is interested in housing students interested in faith onsite while training them. They request that dwelling units be reviewed as an associated use to a place of worship, that associated uses be reviewed and considered as determined by the Approval Authority/Director, and that a definition for “boarding school” be added in to Title 23.

DEPARTMENT ANALYSIS

Existing Code Language:

The current code language under Chapter 23.04 TCC – “Residential Districts” allows for places of worship to be permitted by special use permit within all residential districts:

- Residential One Unit per 5 Acres (R 1/5)
- Residential Low Impact Two to Four Units per Acre (RLI 2-4)
- Residential Four Units per Acre (R-4)
- Residential Four to Eight Units per Acre (R 4-8)
- Residential Six to Twelve Units per Acre (R 6-12)
- Mixed Residential Seven to Thirteen Units per Acre (MR 7-13)
- Mixed Residential Ten to Eighteen Units per Acre (MR 10-18)
- Residential Multifamily Eighteen Units per Acre (RM-18)

Dwelling units, such as dormitories, may be permitted in conjunction with a place of worship but must comply with the provisions governing residential uses in the district where it is located. For example, if an applicant wanted to build a dormitory in conjunction with a place of worship, it would be permitted in R 1/5, RLI 2-4, MR 10-18, and RM-18 but not in R-4, R 4-8, R 6-12, or MR 7-13, consistent with Table 4.01 in 23.04.040 TCC.

Likewise, associated uses to a place of worship are considered separate uses and are subject to the provisions of the district in which they are located. Types of associated uses for places of worship are listed under 23.04.060(21)(g) TCC and currently include day-schools, auditoriums, health centers, convents, preschool facilities, convalescent homes, and other uses of similar nature. For example, a convalescent home would be allowed in all residential zones by special use permit, except for R-4, consistent with Table 4.01 in 23.04.040 TCC.

Department Analysis & Development of Proposed Code Amendment:

Development Services previously indicated (based on a specific project application at the time) that this type of use and development desired by the applicant would be considered a dormitory, and under the current code regulations this type of use is not permitted in the zones that exist on the applicant's property. Under TCC 23.02.080 – "Interpretations", a "Dormitory" is defined as a residential structure intended principally for sleeping accommodations, where no individual kitchen facilities are provided, and which is related to an educational or public institution or is maintained and operated by a nonprofit welfare organization.

In reviewing the requested amendment with Development Services, staff identified several potential concerns with the proposed code language as written in the application. The suggested language in the application does not specify a permitting pathway for uses "as determined by the Approval Authority/Director", making it difficult to implement, not transparent for citizens, unclear for permitting staff, and potentially inconsistent in its application. Additionally, the suggested definition for boarding school mixes two existing definitions (dormitories and schools). Boarding schools are also not a listed use anywhere else in Title 23, and consequently do not have a specified permit process for each zoning district or any established development standards. Likewise, the Olympia Municipal Code (OMC) does not define boarding schools or have a specific permitting process for them.

Based on review with Development Services, the Thurston County Planning Commission, and comment from the City of Olympia, staff developed three options presenting alternative code

language to meet the applicant's goal of housing and training students onsite with a place of worship.

- Option 1 – Expands zones where dormitories are permitted to the R-4 and R 4-8 zoning districts only in conjunction with a place of worship, through a special use permit.
- Option 2 – Same as option 1, but includes regulatory criteria to limit size and scale of dormitories with places of worship.
- Option 3 – Adds guest houses and single-room occupancies as associated uses to a place of worship, instead of expanding zones where dorms are allowed.

Additional Analysis on Sewer, Water, and Traffic:

Additional analysis was provided on sewer, water, and traffic, and how these considerations may impact a landowner's ability to develop their property. This analysis was included in the [September 15, 2021 memorandum](#) to the Planning Commission.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Consistency with City of Olympia Regulations:

If any of the options are adopted, the amendment would make the regulations for dormitories within the Olympia Urban Growth Area Zoning Ordinance inconsistent with the current code language of the City of Olympia (Table 4.01 [OMC 18.04.040](#)), which currently only allows for dormitories as a permitted use in R 1/5, RLI, MR 10-18, RM 18, Residential Multi-family 24 (RM 24), Residential Multifamily High Rise (RMH), Residential Mixed Use (RMU), and Urban Residential (UR). Table 4.01 of OMC 18.04.040 does not allow dormitories in the following zones: R-4, R-4CB, R 4-8, R 6-12, MR 7-13, or Manufactured Housing Park (MHP). Boarding schools are also not defined within the OMC.

The Olympia Municipal Code defines a dormitory as a residential structure intended principally for sleeping accommodations, where no individual kitchen facilities are provided, and which is related to an educational or public institution or is maintained and operated by a non-profit welfare organization. Based on this definition, the City has indicated it is unclear if the City would allow a dormitory in association with a place of worship without code amendments.

Consistency with Thurston County Code Regulations:

Churches are permitted in a variety of zones under the Thurston County Zoning Ordinance (Title 20). In some zoning districts, churches require a special use permit (for example, Rural 1/20 or Rural 1/10) whereas in other zoning districts they are considered a permitted use (for example, Highway Commercial). Similarly to the current language under Title 23, the Thurston County Zoning Ordinance (Title 20) states that dwellings located in conjunction with a church must comply with the provisions governing residential uses of the use district in which it is located ([TCC 20.54.070\(7\)](#)).

In the Lacey Urban Growth Area Zoning Ordinance (Title 21), churches sometimes require a special use permit whereas in other zoning districts they are considered a permitted use (for

example, Village Centers). The code doesn't specify a separate process for permitting of church-sponsored and associated uses.

In the Tumwater Urban Growth Area Zoning Ordinance (Title 22), churches are permitted as a special use in the Mixed Use (MU), Residential/Sensitive Resource Zone (RSR), Single-Family Low Density (SFL), Single-Family Medium Density (SFM), Multi-family Medium Density (MFM), and Multi-family High Density (MFH) zoning districts. Church-sponsored uses located apart from the main building, such as residences, schools, auditoriums, convents, and other uses, are considered separate uses are subject to applicable provisions ([TCC 22.56.100](#)).

In no other Title of the code are associated uses to places of worship considered and permitted as determined by the Approval Authority/Director; they are typically considered separate uses, subject to applicable provisions. The proposed amendments would maintain consistency with how associated uses to places of worship are permitted in other titles of the code by considering them as separate uses.

Consistency with Comprehensive Plan Policies:

The proposed change maintains consistency with current county comprehensive plan and City of Olympia Joint Plan policies. Relevant policies in the Thurston County Comprehensive Plan include:

- (Chapter 8, Goal 1, Objective B, Policy 3, p. 8-29) – “The county should provide for certainty, consistency, and timely processing of land use permits.”
- (Chapter 8, Goal 1, Objective B, Policy 13, p. 8-30) – “The county should review all new development regulations to determine their impact on existing businesses.”
- (City of Olympia Joint Plan, PP 6.2) – “Work with Thurston County on its land-use designations for unincorporated county areas within the city’s Urban Growth Boundary so they will be compatible with the City’s policies and development standards when they are annexed.”

PUBLIC PARTICIPATION/OUTREACH:

Thurston County staff regularly communicated with the applicant regarding their amendment. Additionally, Thurston County staff worked directly with Thurston County Development Services to develop the proposed amendments, and with the City of Olympia to consider options proposed.

Correspondence with the City of Olympia prior to the September 15, 2021 meeting indicated that they were supportive of option 2, which expands dormitories while including a regulation on size and scale, provided that the County consider the following when developing and reviewing the code language:

- Make a clear connection to an onsite worship facility to avoid situations where a property is owned by a church but does not have any other affiliated uses other than the residential element. Consider wording that indicates the dorm must be accessory in size, scale and function.

- Occupant limitations a good approach to limiting size and scale of the dorm.
- Size limits a good approach to limiting size and scale of dorm, but language requiring the dorm to be smaller than the principal use might address a broader range of possibilities.
- Consider treating religious facilities and non-profits similarly.

PLANNING COMMISSION REVIEW:

The Planning Commission reviewed this item at two separate work sessions:

- **August 4, 2021** – reviewed current code language, requested change, consistency with other plans and regulations, and initial comments from the City of Olympia
- **September 15, 2021** – reviewed how the proposal relates to the broader UGA, water, sewer, and traffic considerations, revised proposed code options, additional feedback from the City of Olympia, and scheduled a public hearing for November 3, 2021

Attachments and other supporting materials for these meetings can be viewed at: <https://www.thurstoncountywa.gov/planning/Pages/pc-meetings.aspx>

OPTIONS FOR CONSIDERATION:

There are currently three proposed code options before the Planning Commission:

- **Option 1** – Expands zones where dormitories are permitted to the R-4 and R 4-8 zoning districts only in conjunction with a place of worship, through a special use permit.
 - Meets the applicant’s needs.
 - Does not regulate size or scale of dormitories associated with places of worship. The current standards for dormitories apply, unchanged.
- **Option 2** – Same as option 1, but also includes regulatory criteria to limit size and scale of dormitories with places of worship.
 - Meets the applicant’s needs.
 - Regulates size and scale of dormitories associated with places of worship with two methods in the current draft – first, requires dorms be accessory in size, scale and function to the principal worship facility on site; second, limits size to 5,550 square feet, with a maximum of 10 rooms and 20 beds.
 - Only limiting size by requiring a dorm to be accessory in size, scale and function to the on-site principal worship facility may provide additional flexibility to address a range of potential future situations.
- **Option 3** – Adds guest houses and single-room occupancies as associated uses to a place of worship, instead of expanding zones where dormitories are allowed.
 - May not meet the applicant’s needs, requiring them to significantly revise plans or still not be able to proceed with their desired use.
 - Guest houses are living quarters without kitchens for the sole use of members, temporary guests, or persons permanently employed on the property. They are allowed in residential districts and limited in size.

- Single room occupancies are housing types that consist of a room with cooking facilities and shared bathroom facilities, and refer to boarding homes, lodging houses, bed and breakfasts, or hotels. Most of these uses have specific definitions that don't align with the applicant's desired use, and are limited to which zoning districts they can occur in, with most not available in the applicant's zoning districts.
- Provides a less-impactful alternative by allowing for other types of associated uses with places of worship if they meet certain definitions and are within the proper zoning districts.

The Planning Commission may recommend any of the three options to the Board of County Commissioners. If recommending option 2, the Planning Commission may also consider how they recommend limiting size and scale of dormitories (accessory to place of worship, based on square footage and bed numbers, or both).

FINANCIAL IMPACT:

County work on this project is funded by the application fee collected for the comprehensive plan amendment application. No quantifiable impacts of the proposal have been identified at this time.

SEPA:

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

PUBLIC COMMENT:

To date, two public comments have been received on the proposed amendments. Any written comments received by 4PM the date of the hearing will be forwarded to the Planning Commission and included on the project website.

- Option 1 – 2 comment in support
- Option 2 – no comments
- Option 3 – no comments

NOTIFICATION:

Notification for this public hearing was posted online and published in the Olympian on October 7, 2021 and a webmail was sent to subscribers on October 7, 2021. A press release was issued on October 22, 2021.

ATTACHMENTS

Attachment A: Proposed Code Amendments to Chapter 23.04 TCC

Attachment B: Public Comment Matrix

Attachment C: Application Materials

Attachment D: Environmental Checklist

ATTACHMENT A:

DRAFT 23.04
THURSTON COUNTY
CODE AMENDMENTS

**Thurston County Community Planning and Economic Development
Department**

Community Planning Division

THURSTON COUNTY PLANNING COMMISSION

11/03/2021 PUBLIC HEARING DRAFT

Titles: 23

November 3, 2021

Places of Worship Code Amendment.

Chapter: 23.04 (attachment-A)

Deleted Text: ~~Strikethrough~~ Proposed Changes: Underlined
Staff Comments: *Italics* Unaffected Omitted Text ...

The proposed amendments contained herein are related to 2020/2021 Official Development Code Docket Item CR-5. This docket item is a citizen-initiated amendment that requests that associated uses sponsored by a place of worship be considered as determined by the City/County, and that dwelling units be considered as an associated use. Specifically, the applicant wishes to amend the code to allow for places of worship to house and train students on the property. Currently, associated uses and dwelling units are permitted in conjunction with places of worship provided they are allowed in the governing zoning district and meet all the underlying regulations of that zoning district. Three options are proposed, all slightly different from the applicant's original requested language but ultimately meeting the same intent to allow to house and train students of faith as an associated use of the church.

- Option 1 – Expands zones where dormitories are permitted to the R-4 and R 4-8 zoning districts only in conjunction with a place of worship, through a special use permit.*
- Option 2 – Same as option 1, but includes regulatory criteria to limit size and scale of dormitories with places of worship.*
- Option 3 – Adds guest houses and single-room occupancies as associated uses to a place of worship, instead of expanding zones where dorms are allowed.*

ATTACHMENT – A: Olympia Urban Growth Area Zoning Ordinance (Title 23)

OPTION 1 – Expand Zones where Dormitories are allowed with Places of Worship

Chapter 23.04 – RESIDENTIAL DISTRICTS’ USE STANDARDS.

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23.04.040 – Permitted, special and prohibited uses.

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**Table 4.01
Permitted and Special Uses**

| District | RI/5 | RLI 2-4 | R- 4 | R 4- 8 | R 6- 12 | MR 7-13 | MR 10-18 | RM 18 | Applicable Regulations |
|---|------|------------|-----------|--------------|---------------|---------------|---------------|---------------|---------------------------|
| District- Wide Regulations | | | | | | 23.04.060(17) | 23.04.060(17) | 23.04.060(14) | |
| 1. Single- Family Housing | | | | | | | | | |
| ... | | | | | | | | | |
| Dormitories | P | P | <u>S*</u> | <u>S*</u> | | | P | P | |
| ... | | | | | | | | | |

Legend:

P = Permitted use

R 6-12 = Residential 6-12

R 4-8 = Residential 4-8

RM 18 = Residential multifamily 18

MR 10-18 = Mixed residential 10-18

R-4 = Residential 4

S = Special use

MR 7-13 = Mixed residential 7-13

Note S*: Permitted through a special use permit and only when in conjunction with a Place of Worship under 23.04.060(21).

...

23.04.060 - Residential districts' use standards.

...

21. Places of Worship. The following requirements apply to all places of worship subject to special use approval:
- a. Location. Before a place of worship may be located in an R-4, R 4—8, R 6—12, MR 7—13 or MR 10—18 district, at least one of the following locational criteria shall be met:
 - i. The proposed place of worship shall be located within three hundred feet of an arterial street, major collector street, or an access point on a highway; or
 - ii. The site is within three hundred feet of a school and/or park.
 - b. Plan Review. Plans showing the site layout and design of proposed buildings shall be submitted for approval as part of site plan review by the department, in accordance with Chapter 23.72.
 - c. Size. The minimum lot size shall be twenty thousand square feet.
 - d. Dwelling Units. Any dwelling in conjunction with a place of worship shall comply with the provisions governing residential uses in the district where it is located.
 - e. Conversion. No existing building or structure shall be converted to a place of worship unless such building or structure complies or is brought into compliance with the provisions of this code and any other applicable county regulations.
 - f. Screening. There shall be sight-obscuring screening along the perimeter of parking lots adjunct to a place of worship which are located across the street from or abutting a residential use. (See Chapter 23.36, Landscaping and Screening.)
 - g. Associated Uses. Uses sponsored by a place of worship such as day-schools, auditoriums used for social and sports activities, health centers, convents, preschool facilities, convalescent homes, dormitories and others of similar nature shall be considered separate uses subject to the provisions of the district in which they are located. (See Section 23.04.060(4) which provides for child care centers as accessory uses.)

OPTION 2 – Expand Zones where Dormitories are allowed with Places of Worship, and include standards to regulate size/scale

Chapter 23.04 – RESIDENTIAL DISTRICTS’ USE STANDARDS.

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23.04.040 – Permitted, special and prohibited uses.

...

**Table 4.01
Permitted and Special Uses**

| District | RI/5 | RLI 2-4 | R- 4 | R 4- 8 | R 6- 12 | MR 7-13 | MR 10-18 | RM 18 | Applicable Regulations |
|---|------|------------|-----------|--------------|---------------|---------------|---------------|---------------|---------------------------|
| District- Wide Regulations | | | | | | 23.04.060(17) | 23.04.060(17) | 23.04.060(14) | |
| 1. Single- Family Housing | | | | | | | | | |
| ... | | | | | | | | | |
| Dormitories | P | P | <u>S*</u> | <u>S*</u> | | | P | P | |
| ... | | | | | | | | | |

Legend:

P = Permitted use

R 6-12 = Residential 6-12

R 4-8 = Residential 4-8

RM 18 = Residential multifamily 18

MR 10-18 = Mixed residential 10-18

R-4 = Residential 4

S = Special use

MR 7-13 = Mixed residential 7-13

Note S*: Permitted through a special use permit and only when in conjunction with a Place of Worship under 23.04.060(21).

...

23.04.060 - Residential districts' use standards.

...

21. Places of Worship. The following requirements apply to all places of worship subject to special use approval:
 - a. Location. Before a place of worship may be located in an R-4, R 4—8, R 6—12, MR 7—13 or MR 10—18 district, at least one of the following locational criteria shall be met:
 - i. The proposed place of worship shall be located within three hundred feet of an arterial street, major collector street, or an access point on a highway; or
 - ii. The site is within three hundred feet of a school and/or park.
 - b. Plan Review. Plans showing the site layout and design of proposed buildings shall be submitted for approval as part of site plan review by the department, in accordance with Chapter 23.72.
 - c. Size. The minimum lot size shall be twenty thousand square feet.
 - d. Dwelling Units. Any dwelling in conjunction with a place of worship shall comply with the provisions governing residential uses in the district where it is located.
 - i. In addition to the provisions governing the use for the district where it is located, the following provisions also apply to dormitories permitted in conjunction with a place of worship:
 - (A) Dormitories must be accessory in size, scale, and function to the principal worship facility on site.
 - (B) Dormitories shall be limited to a maximum of 5,500 square feet, and shall have no more than 10 rooms. Each room may contain a single bed or multiple beds. The entire dormitory is limited to a maximum of 20 beds. For example, a dormitory could have 10 rooms with 2 beds per room, or a dormitory could have 5 rooms with 4 beds per room.
 - e. Conversion. No existing building or structure shall be converted to a place of worship unless such building or structure complies or is brought into compliance with the provisions of this code and any other applicable county regulations.
 - f. Screening. There shall be sight-obscuring screening along the perimeter of parking lots adjunct to a place of worship which are located across the street from or abutting a residential use. (See Chapter 23.36, Landscaping and Screening.)
 - g. Associated Uses. Uses sponsored by a place of worship such as day-schools, auditoriums used for social and sports activities, health centers, convents, preschool facilities, convalescent homes and others of similar nature shall be considered separate uses subject to the provisions of the district in which they are located. (See Section 23.04.060(4) which provides for child care centers as accessory uses.)

OPTION 3 – Allows for other types of associated uses, instead of expanding districts allowing dormitories

Chapter 23.04 – RESIDENTIAL DISTRICTS’ USE STANDARDS.

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23.04.060 - Residential districts' use standards.

...

21. Places of Worship. The following requirements apply to all places of worship subject to special use approval:
- a. Location. Before a place of worship may be located in an R-4, R 4—8, R 6—12, MR 7—13 or MR 10—18 district, at least one of the following locational criteria shall be met:
 - i. The proposed place of worship shall be located within three hundred feet of an arterial street, major collector street, or an access point on a highway; or
 - ii. The site is within three hundred feet of a school and/or park.
 - b. Plan Review. Plans showing the site layout and design of proposed buildings shall be submitted for approval as part of site plan review by the department, in accordance with Chapter 23.72.
 - c. Size. The minimum lot size shall be twenty thousand square feet.
 - d. Dwelling Units. Any dwelling in conjunction with a place of worship shall comply with the provisions governing residential uses in the district where it is located.
 - e. Conversion. No existing building or structure shall be converted to a place of worship unless such building or structure complies or is brought into compliance with the provisions of this code and any other applicable county regulations.
 - f. Screening. There shall be sight-obscuring screening along the perimeter of parking lots adjunct to a place of worship which are located across the street from or abutting a residential use. (See Chapter 23.36, Landscaping and Screening.)
 - g. Associated Uses. Uses sponsored by a place of worship such as day-schools, auditoriums used for social and sports activities, health centers, convents, preschool facilities, convalescent homes, guest houses, single-room occupancies and others of similar nature shall be considered separate uses subject to the provisions of the district in which they are located. (See Section 23.04.060(4) which provides for child care centers as accessory uses.)

ATTACHMENT B:
PUBLIC COMMENTS

| Unique ID | Date | Commenter Name | Type of Comment | Summary | County Response | Response Method | Response Date |
|-----------|------------|----------------|-----------------|---|-------------------|-----------------|---------------|
| 1 | 10/22/2021 | Mary Pierce | Support | I would like to Planning Commission to adopt Option 1. This is the heart of the request from the church to pursue their desire. | Comment recorded. | Email | 10/22/2021 |
| 2 | 10/25/2021 | Will Pierce | Support | Please vote in favor of Option 1 (allow dorms and do so without size and scale limitations). For added flexibility it would be useful to ALSO allow for guest houses and single-room occupancies, in addition to dorms. | Comment recorded. | Email | 10/25/2021 |

From: [Mary Pierce](#)
To: [Maya Teeple](#)
Subject: [] Incoming Comment Places of Worship
Date: Friday, October 22, 2021 9:34:00 AM

Name: Mary Pierce

Email: eddavids@comcast.net

Message: I would like to Planning Commission to adopt Option 1. This is the heart of the request from the church to pursue their desire.

Time: October 22, 2021 at 4:33 pm

IP Address: 73.181.162.213

Contact Form URL: <https://thurstoncomments.org/comment-places-of-worship/>

Sent by an unverified visitor to your site.

From: [William E. Pierce](#)
To: [Maya Teeple](#)
Subject: Incoming Comment Places of Worship
Date: Monday, October 25, 2021 2:08:37 PM

Name: William E. Pierce

Email: eddavids@comcast.net

Message: Please vote in favor of Option 1 - Expand Zones where Dormitories are allowed with Places of Worship (and do so without the size and scale limitations of option 2).

For added flexibility it would be useful if the proposed changes to 21. g could include both dormitories PLUS guest houses and single-room occupancies. But if one option must be selected at the expense of the other, then please select Option 1 - where Dormitories are allowed.

Time: October 25, 2021 at 9:08 pm

IP Address: 73.181.162.213

Contact Form URL: <https://thurstoncomments.org/comment-places-of-worship/>

Sent by an unverified visitor to your site.

ATTACHMENT C:
CITIZEN
APPLICATION FOR
CODE AMENDMENT

PROPOSED CODE AMENDMENT

Note: the Board of County Commissioners will rely largely on the information provided in this form to decide whether or not to pursue the proposed code amendment.

What is the issue/problem/opportunity to be addressed? What problems are County residents or other parties having with the current regulations? (Provide a specific example, if possible.):

We are wanting to address an opportunity in the existing code section under Chapter 23.04.060, item 21, Places of Worship, which is limiting the ability of our client to use their property to its full potential. Our client, Peace Lutheran Church, is looking for the ability to house and train students interested in the faith as an associated use to the church. Currently the code section has some restrictive language limiting the ability of the church to fulfill this mission and we would like to offer some changes for consideration, which could provide greater opportunity for the community.

Are you aware of anyone else (individual or group) who shares this concern? If yes, who? How many? (Please provide contact information, if possible.)

We are not currently aware of any individual or groups currently sharing our same concern.

What do you think needs to be changed, added, or deleted in the code? (Please cite the section of code you want changed or attach the affected code with the proposed changes.)

We would like to offer the following changes for consideration:

1. Under Chapter 23.04.060, Section 21, item G, Associated Uses,
 - a. currently reads: "*Uses sponsored by a place of worship such as day-schools, auditoriums used for social and sports activities, health centers, convents, preschool facilities, convalescent homes and others of similar nature shall be considered separate uses subject to the provisions of the district in which they are located.*"
 - b. Suggested alternative: "*Uses sponsored by a place of worship such as day-schools, auditoriums used for social and sports activities, health centers, convents, preschool facilities, convalescent homes and others of similar nature may be considered as determined by the City.*"
2. Under Chapter 23.04.060, Section 21, item D, Dwelling Units, we are recommending this item be removed as it can be addressed with item G, Associated Uses.
3. Suggest adding a definition for "Boarding School" as follows:
 - a. Boarding School – provides for education of students who live on the premises in dormitory style housing. Housing for students at a boarding school shall not exceed 1 bed per 5,000 square feet of land area.

Where would the amendment apply?

- County-wide Rural County
- Growth Area. Please check the applicable growth area:
- | | | |
|---|--------------------------------------|----------------------------------|
| <input checked="" type="checkbox"/> Olympia | <input type="checkbox"/> Yelm | <input type="checkbox"/> Rainier |
| <input type="checkbox"/> Lacey | <input type="checkbox"/> Grand Mound | |
| <input type="checkbox"/> Tumwater | <input type="checkbox"/> Tenino | |

Site address, if applicable:

Project Address where requested code amendments will create opportunity for improved services: 2242 Friendly Grove, Olympia, WA

Who initiated the request: Thomas Architecture Studios on behalf of Peace Lutheran Church

Citizen contact/email/telephone number: 360-915-8775

Staff contact/email/telephone number: Tom Rieger, AIA (Thomas Architecture Studios)

Other departments notified: _____

PLEASE RETURN THIS FORM TO:

JEREMY DAVIS, davisj@co.thurston.wa.us 754-3355 ext. 7010

ATTACHMENT D:
DRAFT SEPA
ENVIRONMENTAL
CHECKLIST



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:

Non-Project Development Code
Amendment: Places of Worship
Development Code Amendment (Tom
Reiger of Thomas Architecture
Studios)

2. Name of applicant:

Maya Teeple, Senior Planner,
Thurston County CPED

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

2000 Lakeridge Dr. SW, Bldg 1, Olympia WA 98502
360-545-2593

4. Date checklist prepared:

July 13, 2021

5. Agency requesting checklist:

Thurston County

6. Proposed timing or schedule (including phasing, if applicable):

Late 2021

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

None, code amendment is reviewed as a non-project proposal. Future permit project applications may occur, and will have subsequent review.

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

N/A

* * * * OFFICIAL USE ONLY * * * *

Folder Sequence # XA 2021 109421

Project # : 2021103990

Related Cases: _____

Date Received: July 13, 2021 By: M. Teeple

* * * * 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.

N/A

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

N/A

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.)

This proposal is being reviewed as a non-project action, and consequently no site-specific development plans are proposed with the amendment. The proposal would amend development regulations within Title 23, the City of Olympia Urban Growth Area Zoning Code, Chapter 23.04 TCC expand areas or types of associated uses that may be permitted in conjunction with a Place of Worship. Some proposed options would expand zoning districts where dormitories may be permitted with a place of worship, some options include regulatory language to regulate the size and scale of dormitories associated with Places of Worship, and some options consider other types of associated uses like guest houses and single room occupancies, rather than expanding the zoning districts where dormitories can occur with a place of worship. Some options under consideration for this code amendment could result in new future development (specifically, dormitories) associated with places of worship where it is not currently permitted.

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.

Applies to the Olympia Urban Growth Area of Thurston County, Washington



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)?

N/A, varies throughout UGA of Olympia.

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, varies throughout UGA of Olympia.

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

N/A, varies throughout UGA of Olympia.

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:

N/A

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, varies throughout UGA of Olympia.

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, varies throughout UGA of Olympia.

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, varies throughout UGA of Olympia.

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, varies throughout UGA of Olympia.

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

N/A, varies throughout UGA of Olympia.

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 nonforest use?

N/A

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversized 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, varies throughout UGA of Olympia.

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

N/A, varies throughout UGA of Olympia.

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

N/A, varies throughout UGA of Olympia.

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

N/A, varies throughout UGA of Olympia.

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

m. 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, varies throughout UGA of Olympia.

- 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, varies throughout UGA of Olympia.

- 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 nonpassenger 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 [\[help\]](#)

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 throughout UGA

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: Maya Teeple Digitally signed by Maya Teeple
Date: 2021.07.13 15:43:35 -0700

Name of signee Maya B Teeple

Position and Agency/Organization Thurston County Community Planning Division of CPED

Date Submitted: 7/13/2021

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?

The proposal is legislative and programmatic in nature and would expand where certain types of associated uses to places of worship could be permitted. The change is unlikely to increase discharge to water, emissions to air, production of noise, or production, storage or release of toxic or hazardous substances.

Proposed measures to avoid or reduce such increases are:

The proposal does not eliminate any current requirements related to water, emissions, production, storage, release of toxic substances or production of noise that exist currently in regulations. All future development projects will be subject to the county, state and federal regulations.

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

The proposal is legislative and programmatic in nature and is unlikely to impact plants, animals, fish or marine life. There may be direct or indirect impact on plants, and animals with future development. The existing standards guiding certain types of associated uses are not changing, except for one option which proposes additional regulations to limit size and scale of one type of associated use. Critical areas regulations would remain the same and would be applied at the time of project.

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

There are no proposed measures included within this proposal. The existing requirements in Thurston County Code, including critical area ordinance and the State Environmental Policy Act will still apply for future development and will provide adequate protections.

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

The proposal is programmatic and legislative in nature and is unlikely to deplete energy or natural resources. Additional energy use may be associated with a new future development.

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

There are no proposed measures included within this proposal. The existing requirements in Thurston County Code, including critical area ordinance and the adopted International Building Code will provide adequate measures to conserve energy and protect natural resources.

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?

The proposal is unlikely to impact environmentally sensitive areas any more than under current regulations. Future development proposals could occur in environmentally sensitive areas, and current regulations are in place to reduce impacts.

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

There are no proposed measures included within this proposal. Projects must comply with the Thurston County Code, State Environmental Policy Act, Critical Areas Ordinance, County Comprehensive Plan, and implement Best Management Practices (BMPs).

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:

There are no proposed measures included within this proposal. Projects must comply with the Thurston County Code, Shoreline Master Program, State Environmental Policy Act, Critical Areas Ordinance, County Comprehensive Plan, and implement Best Management Practices (BMPs).

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

The proposal is legislative and programmatic in nature and is unlikely to increase demand on transportation or utility and public services. Future development of associated uses to places of worship could result in a potential increase in traffic and utility use. Impacts on traffic and utilities will be evaluated with all future development permits.

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

There are no proposed measures within this proposal. Any future project specific application must comply with the Thurston County Sanitary Code and Thurston County regulations which will evaluate for impacts to transportation and utilities and may require adequate mitigation measures specific for the development application.

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

None - the proposed amendment was developed within local, state, and federal laws for the protection of the environment and complies with County plans. All future development will be required to meet all local, state, and federal regulations as they apply.