



COUNTY COMMISSIONERS

Carolina Mejia-Barahona
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**COMMUNITY PLANNING &
ECONOMIC DEVELOPMENT DEPARTMENT**

Joshua Cummings, Director

Creating Solutions for Our Future

MEMORANDUM

TO: Thurston County Planning Commission
FROM: Maya Teeple, Senior Planner
DATE: September 15, 2021
SUBJECT: Follow up on 2020-2021 Development Code Docket Item CR-5:
Places of Worship Code Amendment (Title 23)

Background

At the last Planning Commission meeting on August 4, 2021, Community Planning staff provided an overview of Docket Item CR-5, the Places of Worship Code Amendment (Title 23). At that work session, one option was proposed that expanded the zoning districts where dormitories may be permitted in conjunction with a place of worship. Staff also reviewed consistency with other plans and regulations, the Comprehensive Plan, and comments received from the City of Olympia.

At that work session, the Planning Commission requested that staff bring back an alternative option that explores adding a cap on size/scale to dormitories with places of worship, research questions on how sewer, septic, water, and traffic may impact size/scale, and request additional feedback from the City of Olympia.

Details Regarding Applicant's Property & How it Relates to the Rest of the UGA

Details of the applicant's property were not included in the original work session because the proposed amendment is a code change that would apply to the entire Urban Growth Area (UGA) of Olympia. The circumstances at the applicant's property would be evaluated when they apply for a permit application, however this same set of circumstances will not apply across every property in the UGA that may wish to apply for a permit under the proposed code.

The applicant's property is approximately 500 feet from the closest city of Olympia boundary, located in the northeastern portion of the Olympia UGA. Sewer and water are existing on the property and provided by the City of Olympia. Other properties throughout the UGA could apply for a permit under the proposed regulations, could range from adjacent to up to 1.5 miles from the City boundary, and may or may not currently have sewer and water provided at the property. Staff conducted a quick search using the GeoData Online Webviewer of parcels containing the word "church", and found that for the City of Olympia and Olympia UGA, most (about 75%) of the

parcels pulled up are already located in the City boundaries, and the remaining (about 25%) were located in the Olympia UGA, with the furthest being located approximately 0.3 miles from a city boundary. Of those churches located in the UGA, about 60% of them are located adjacent to the City of Olympia boundary. This is likely not a comprehensive view of all places of worship within this area since it depends on a single keyword to identify properties. Furthermore, new places of worship could be built in the UGA, as they are allowed in all residential districts, and most other villages and center districts and commercial districts.

Background on Water, Sewer, and Traffic Impacts in the UGA

Water

Areas may be served by the City of Olympia for water, rely on a community water system, or a private well. Applicants who wish to extend or connect to the City's water system should work directly with the City of Olympia for an extension/connection fee estimate. Extensions must be approved by the Public Works Department and conform to the Department of Health, City of Olympia Water System Plan, and Olympia Fire Department Requirements. It is the developer's responsibility to see that adequate water for both domestic use and fire protection is available, and the developer must show in proposed plans how water will be supplied and whether adequate water volumes at acceptable pressure and velocity will be attained in case of fire.

For properties that rely on wells, Thurston County must assess well construction and capacity as part of the demonstration of water availability required in the Thurston County Sanitary Code, Article III, for most building applications. No new water source, previously unapproved water source for a public water system, or modification of an existing source for a public water system may be used without approval from the health officer. In order to attain approval, a well site application must be submitted. The water source must satisfy the requirements of Article III of the Thurston County Health Code, which includes a minimum quantity that the water source must be capable of providing, and of WAC 246-290 and 246-291.

Septic and Sewer Systems

Areas within the UGA may be served by sewer or rely on a septic system. Landowners that rely on a septic system may have an option to convert to sewer, depending on environmental conditions and whether or not they are adjacent to and eligible to connect to a public sewer line. Side sewers may not extend across an adjacent property in order to connect to a main.

Minimum land requirements for development served by a septic are outlined in Article IV, Section 21 of the Thurston County Sanitary Code, and are dependent upon soil and water supply type (public or individual well). There are additional policy and maximum density requirements for properties located within a Critical Aquifer Recharge Area Category I. For developments other than single-family residential, such as multi-family/non-residential developments, the minimum land area is

required for each unit volume of sewage. Regardless of the method used to calculate minimum land area requirement, the maximum density permitted is 3.5-unit volumes per acre.

TABLE VII
Minimum Land Area Requirement
Single-Family Residence or Unit Volume of Sewage

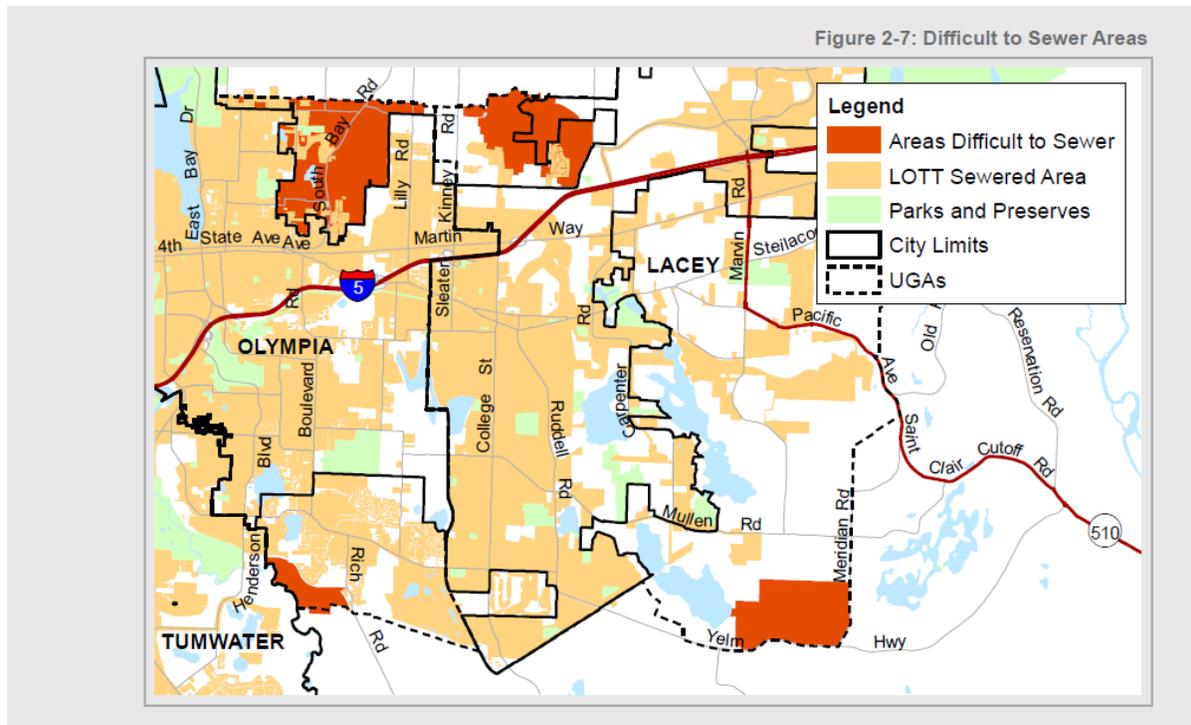
Type of Water Supply	Soil Type (defined by section 10 and Table V)					
	1	2	3	4	5	6
Public	0.5 acre	12,500 sq. ft.	15,000 sq. ft.	18,000 sq. ft.	20,000 sq. ft.	22,000 sq. ft.
Individual, on or to each lot	1 acre	1 acre	1 acre	1 acre	2 acres	2 acres

METHOD I. Table VII, Single-family Residence Minimum Lot Size or Minimum Land Area Required Per Unit Volume of Sewage, shows the minimum lot size required per single-family residence. For developments other than single-family residences, the minimum land areas shown are required for each unit volume of sewage. The Health Officer may require larger lot sizes where the Board of Health has identified nitrogen as a concern either through the management plan activities described within this Article or another process.

According to Public Health and Social Services Environmental Health Division, there are further provisions within Section 21 that allow a reduced minimum land area using a Method II Analysis, which includes additional requirements such as providing a hydrogeological report identifying the estimated nitrogen loading to the ground and surface water from the septic system. With the Method II option, the lot size must be at least 12,500 square feet per single-family residence when served by public water and at least 1 acre per single-family residence when served by individual water supplies. Regardless of the method, the overall density shall not be greater than 3.5 single-family residences or unit volumes of sewage per acre. Hydrogeological reports are required for new or expanding development where septic systems are proposed that create more than two new lots or generate 1,000 gallons of sewage per day within a Critical Aquifer Recharge Area (except for projects of low densities of 1 unit per acre or less for residential developments, or wastewater flows less than 450 gallons per acre per day). A development proposal will be denied if the hydrogeological report concludes that it will reduce the Assimilative Capacity of the aquifer by more than 10 percent for nitrates. The County Hydrogeologist reviews the hydrogeological reports for Environmental Health.

Size of septic, or the design flow, is based on the number of bedrooms, with each bedroom assigned 120 gallons per day. Article IV requires septic systems to have a minimum design flow of 240 gallons per day per residence. Therefore, even if a residential structure (primary residence, FMU, or ADU) only had one bedroom, the septic system must be designed for two bedrooms. The one exception to this rule is a guest residence, which is clearly defined in Article IV as an accessory structure added for the purpose of occasional housing of guests of the occupants of the principle structure, and not as rental units or for permanent occupancy, and no kitchens are allowed.

There are four areas, including two within the Olympia UGA that have been identified as difficult to extend sewer service due to the areas topologies or because the area is separated from existing service by neighborhoods build on septic (Figure 2-7 from the 2021 Buildable Lands Report, below).



Pg. 32 | 2021 Buildable Lands Report

Thurston Regional Planning Council

Traffic

According to Thurston County Development Review, traffic is reviewed at two different stages, land use permits and building permits. In land use review, traffic is reviewed to see if it will impact the current county road system which could trigger the need for offsite improvements or fees to mitigate offsite issues. The level of submittals required is based on the estimated traffic to be generated by the proposed use, with the County's Road Standards providing the requirements. In addition to the estimated traffic to be generated, if the County has known intersections or facilities that are experiencing issues, those areas may be required to be analyzed even if the volume generated would not require analysis. If an intersection analysis is required, then a count of existing traffic is required and projected traffic is added, with calculations done to estimate the level of service. These studies are all provided by the applicant and reviewed by the County. The Hearing Examiner may set conditions as necessary to limit traffic impacts to the levels that will be compatible with the neighborhood.

For building permits, traffic impact fees are assessed either on a square footage basis or by flat fee. For uses and buildings, for example, 2,000 sq. ft. of building assesses at 5.24/sq. ft. = \$10,480. Single family homes have a flat fee and do not have square footage calculations.

Traffic impact fees are assessed regardless of whether a SEPA environmental review is required or not. If a project requires SEPA environmental review, then outside agencies can assess the impacts of the project for their portions of the roads. If no SEPA environmental review is required, then no there is no additional assessment from outside agencies.

Additional Policies Related to Water, Sewer and Traffic

Goal 2, Objective B, Policy 5 (Chapter 2, P. 2-46) – “The County should coordinate its planning and development regulations with the cities for urban growth areas.”

Goal 2, Objective B, Policy 9 (Chapter 2, P. 2-46) – “The highest levels of public services and facilities should be provided in urban growth areas. Some services and facilities may only be provided after areas incorporate or are annexed to adjacent cities or towns. These urban services and facilities may include water supply; sanitary and storm sewers; police and fire protection; paved streets with curbs, sidewalks and street lights; and public transit and bicycle paths...”

Goal 2, Objective C, Policy 6 (Chapter 2, P. 2-46) – “Residential development in UGAs should include a variety of housing types. Overall, densities should be high enough to support efficient public services and provide affordable housing choices, but there should be a variety of densities based on land capability, environmental sensitivity, and constraints in providing services. In areas where urban growth and sewer extensions are scheduled to take place later, residential development should be kept at very low densities for the short-term or developed in a manner that will not preclude later infilling at higher densities.”

Goal 4, Objective A, Policy 6 (Chapter 7, p. 7-18) – “Utility services within growth areas should be phased outward from the urbanizing core as that core becomes substantially developed, in order to concentrate urban growth and infilling.”

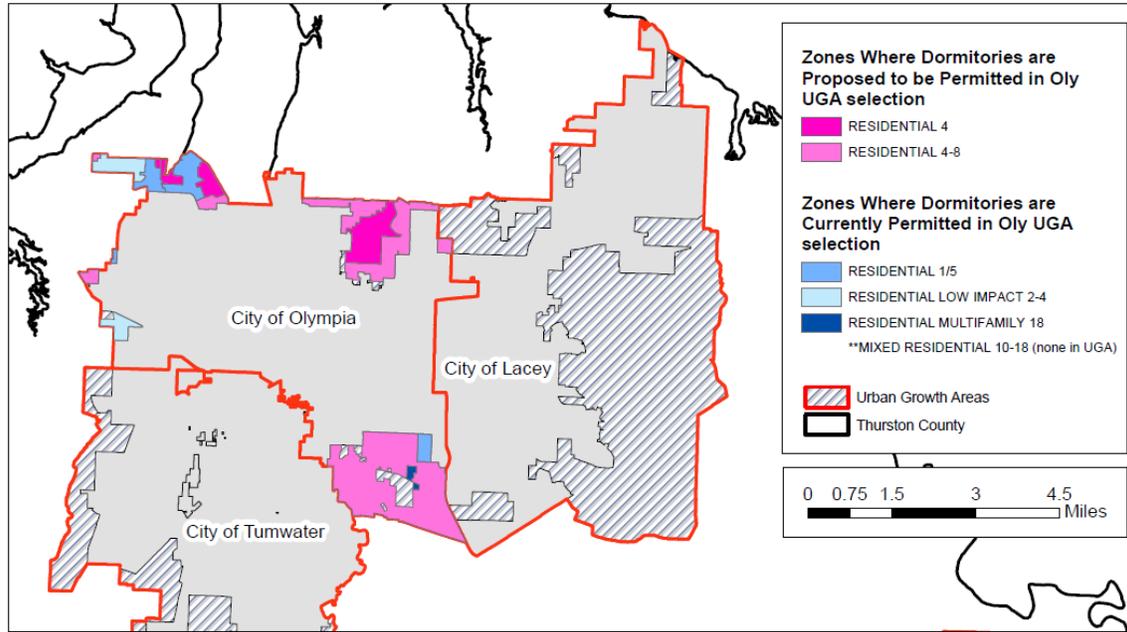
Proposed Code Options

Revised options for Planning Commission

1. *(Original option #1 presented at 8-4-21 PC meeting)* – Expand 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.

No changes have been made to option 1, which is as it was proposed to the Planning Commission on August 4, 2021. Below is a map that shows which residential districts currently allow dormitories (shown as blue), and the additional areas that would allow for dormitories with a place of worship under the proposed amendment (shown as pink).

The residential zones allowing for dormitories currently (Residential 1/5, Residential Low Impact 2-4, Residential Multifamily 18, and Mixed Residential 10-18 although there is none in the UGA) amount to a total of 716 acres. The proposed additional zones where dormitories would be allowed with a place of worship include Residential 4 and Residential 4-8, approximately 2,943 acres.



Zones Allowing for Dormitories within the Olympian UGA (Title 22)

Created by MBT 08/12/2021

2. *(New option #2 – includes cap on dorm size/scale)* – Expand 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. Two criteria are presented in the draft code to limit the size/scale of dormitories in conjunction with places of worship – one using language that it must be accessory to the principal use, and another limiting size based on square footage/bed and unit numbers.

Option 2 develops additional standards that would limit the size of dormitories permitted in conjunction with places of worship. There are two proposed standards for limiting the size of dormitories permitted in conjunction with places of worship: 1) using language that requires dormitories be accessory to the principal use onsite, or 2) limit size based on square footage and bed/unit numbers. Although both are included in the draft code, the Planning Commission could choose to include both, or just one or the other.

One criterion to regulate size is by limiting dormitories to be accessory in size, scale and function to the principal worship facility onsite. This option addresses a broader range of future possibilities (for example, if an applicant wanted to include a worship room within the dormitory) and regulates dependent on the existing and primary use on site. It also requires a site have a principal use because a dormitory must be accessory to it, so a place of worship wouldn't be able to build a dormitory on a property without a principal use.

An additional criterion to regulate size is to limit the footprint to 5,500 square feet and 10 rooms/20 beds. This would come out to approximately 550 square feet per room with a room containing 2

beds. If the size of a room is reduced to 250 square feet per room, this would leave approximately 3,000 square feet for community space within the dormitory. This size limitation would meet the applicant's needs.

As a matter of reference, average dormitory room sizes for colleges and universities range from 70-140 square feet per room. The International Building Code states that at least one habitable room shall not be less than 120 square feet of floor area, with all other habitable rooms not having a floor area less than 70 square feet.

Other sections within the Olympia UGA Zoning Code (Title 23) also limit size of structures. For example, co-housing, which is a development that consists of two or more dwelling units, and one or more shared community structures, limits the size of community structures like community dining room, kitchen, laundry facilities, and recreational facilities (not including rooms) to 5,000 square feet in size (TCC 23.04.060(6)). Cottage housing, which is no less than four but no more than twelve small detached dwelling units that share a common area or courtyard and parking, are limited to 800 square feet, or 1,600 square feet for two stories (TCC 23.04.060(8)). Group homes, which are a place of residence for the handicapped, disabled, homeless, or otherwise dependent persons, have a minimum lot size of 7,200 square feet for 9 residents, and for each additional resident an additional 500 square feet of lot is required (TCC 23.04.060(11)).

3. *(New option #3 – looks at other types of associated uses, instead of expanding zones where dorms can occur) – Adds guest houses and single-room occupancies under associated uses for places of worship. These likely won't meet the applicant's desired end goal but could serve as a less impactful alternative.*

Option 3 does not expand zones where dormitories can occur but does add some additional associated uses under the regulations for places of worship.

According to TCC23.02.180 – “Definitions”, a “guest house” is a living quarters without kitchen facilities located on the same lot with a principal building and occupied for the sole use of members of the family, temporary guests, or persons permanently employed on the premises (see Accessory Dwelling Unit). According to Development Services, these uses are most likely permitted similarly to an Accessory Dwelling Unit. Title 23 allows for accessory dwelling units in all residential districts, limited to 800 square feet.

A “single room occupancy” is a housing type consisting of one room with cooking facilities and with shared bathroom facilities (see also boarding home, lodging house, and bed and breakfast). How a single room occupancy is permitted would depend on the type of overall structure: lodging house, boarding home, bed and breakfast, or hotel. Bed and breakfasts are dwellings for the purpose of providing lodging for travelers and guests for a period of two weeks for compensation and having at least one kitchen to provide breakfast but no other meals. Bed and breakfasts are permitted in residential districts but would likely not apply to the applicant's proposed use based on definition. Boarding homes are explicitly defined as a home to provide domiciliary care to aged persons and are not permitted in the zoning districts on the applicant's property. Lodging houses are defined as a dwelling with only one kitchen to provide lodging and meals for compensation, with no more than 5 people. By definition, lodging houses could potentially apply as a less impactful use than a dormitory but are only permitted in the RM18 zoning district. More than 5 people is considered a hotel. Hotels

are not listed under Table 4.01 of 23.04 TCC and therefore are presumably not permitted within residential districts.

Based on this analysis, the applicant would likely not be able to do a single-room occupancy on their property due to zoning limitations – boarding home and bed and breakfast by definition would not align with their desired plans, and lodging houses and hotels are not permitted in the zoning districts on their property. A guest house could apply, but may be limited in use, size, and number of people residing within it and may not meet the applicant’s desired use.

City of Olympia Additional Feedback

Staff followed up with the City of Olympia to get additional comments from them, which can be seen in Attachment C. After further discussion, the City expressed support for option 2 (expand dormitories while including a regulation on size), given that the terms used under option 3 don’t meet the applicant’s needs based on the current definitions in code. The City requested that the County considers including the following in 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.

Attachments

- Attachment A – Revised Draft Code Amendment for Places of Worship into 3 Options
- Attachment B – Environmental Health Policy ONST.95.POL 15-616 on calculating unit volume of sewage for multi-unit residential development
- Attachment C – Additional City of Olympia Comments

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

Community Planning Division

THURSTON COUNTY PLANNING COMMISSION

PUBLIC DRAFT

Titles: 23

September 15, 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.

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

OPTION 1 – Original Proposal from August 4, 2021 Planning Commission Meeting

Chapter 23.04 – RESIDENTIAL DISTRICTS’ USE STANDARDS.

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	S*	S*			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-R-4 = Residential 4
18
- 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 adjacent 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 – Draft Amendments that also Includes Size Limitations for Dormitories with Places of Worship

Chapter 23.04 – RESIDENTIAL DISTRICTS’ USE STANDARDS.

23.04.040 – Permitted, special and prohibited uses.

...

**Table 4.01
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1. Single- Family Housing									
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Dormitories	P	P	S*	S*			P	P	
...									

Legend:

P = Permitted use
 R 6-12 = Residential 6-12
 R 4-8 = Residential 4-8
 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.

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 - 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

Commented [MT1]: Option to include one or the other, or both criteria (A) and (B).
Criteria (A) would address a broader range of future possibilities and vary depending on individual application. Criteria (B) provides a standard regulation of size.

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 – Draft Amendments that look at other associated uses, instead of expanding districts allowing dormitories

Chapter 23.04 – RESIDENTIAL DISTRICTS’ USE STANDARDS.

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.)

ONST.95.POL. 15-616

POLICY

Date: December 28, 1995

Page 1 of 1

Cancels: New

See Also: Article IV

Approved by: *Beggs I. Brunerfelden***A POLICY TO CLARIFY HOW THE TERM "UNIT VOLUME OF SEWAGE" WILL BE APPLIED TO MULTI-UNIT RESIDENTIAL DEVELOPMENT**

This policy applies when trying to determine the minimum land area requirement for a proposed multi-unit residential development using Method I or Method II of Article IV.

- 1. The total daily sewage flow will be based on the total number of bedrooms in the proposed multi-unit residential development.**

Example: A proposed five unit residential development has a total of 10 bedrooms, 2 bedrooms per each unit. Multiply the total number of bedrooms times 120 gallons per bedroom per day. Total daily sewage flow for this example will be 1200 gallons per day.

- 2. The total unit volume(s) of sewage will be based on the total daily sewage flow for a proposed multi-unit residential development.**

Example: Divide the total daily sewage flow of 1200 gallons by one unit volume of sewage which is 450 gallons (per Article IV) to determine the total unit volumes of sewage. This example equals 2.67 unit volumes of sewage.

- 3. The minimum land area requirement for the proposed multi-unit residential development will be based on the total unit volumes of sewage and either Method I or Method II of Article IV.**

Example using Table VII: The proposal is for type 3 soil and uses an approved public water supply. From Table VII find the minimum land area requirement per unit volume of sewage. Multiply the minimum land area requirement of 15,000 sq. ft. by the total unit volumes of 2.67. The minimum land requirement for this example is 40,050 sq. ft.

- 4. Regardless of which method is used to calculate minimum land area requirement, the maximum density permitted is 3.5 unit volumes per acre.**

From: [Nicole Floyd](#)
To: [Maya Teeple](#); [Joyce Phillips](#)
Subject: RE: Additional Request for City Comment: Proposed Code Change to Oly UGA 23.04 TCC - Places of Worship
Date: Tuesday, August 24, 2021 12:51:00 PM

As I read through your analysis I was delighted by the complexity. Wow. It's a lot like reading the OMC's related to definitions of different uses. Very nicely worded. I see how you landed in option 2. That makes sense since all other terms don't quite match per your code.

I encourage you to draft language that:

1. Makes a clear connection to an onsite worship facility to avoid future situations where the property is simply owned by a church but does not have any other affiliated uses other than the residential element.
 - a. Consider wording that that indicates the dorm must be accessory in size, scale, function to the onsite worship facility.
2. Occupant limitations: this is a good approach to limiting the scale of the dorm.
3. Size limits: Your proposed limits seem fine, but I wonder if language that required the dorm to be smaller than the worship facility might address a broader range of future possibilities. For example, would a dorm with 20 residences be allowed to have worship in the living room of the facility? I suspect the desire is to limit the dorm to be accessory to the primary onsite use. To do this, language should be provided that emphasizes the accessory / ancillary element.
4. Consider treating religious facilities and non-profits similarly.

Nicole

From: Maya Teeple <maya.teeple@co.thurston.wa.us>
Sent: Monday, August 23, 2021 10:09 AM
To: Nicole Floyd <nfloyd@ci.olympia.wa.us>; Joyce Phillips <jphillip@ci.olympia.wa.us>
Subject: RE: Additional Request for City Comment: Proposed Code Change to Oly UGA 23.04 TCC - Places of Worship

Hi Nicole,

I'm flexible on the timing - If you need until the end of the week, that is fine. I can put a placeholder for the City's feedback in my memo that goes out to the Planning Commission Weds AM, and then add the additional email with position in our public comments next week, or just talk about it orally in my PowerPoint.

Based on the presubmission conference application that was submitted back in 2018, the applicant wants a facility with kitchen, laundry, and 9 units (some shared, some single), totaling to 16 beds. Total it is 5400 sq ft.

Here's my analysis on why they'd likely need to modify their plans for a guest house or SRO:

- A guest house would be allowed in the zoning districts, but is defined as a living quarters without kitchen and for sole use of family, temporary guests, or persons employed on the property, limited to 800 square feet. They'd have to dramatically reduce the size and

eliminate kitchen for this route.

- The definition for “single room occupancy” states it’s a housing type with one room and cooking facilities and shared bathrooms facilities. Then the definition goes on to refer to boarding homes, lodging houses, and bed and breakfasts as the overall structure. SRO is not it’s own use in Table 4.01 of the Thurston County Code. Likewise this appears to be the case in 4.01 of the OMC. After talking with Thurston County Development Services, they would refer to the overall structure for permitting purposes. Based on that:
 - The applicant’s plans wouldn’t meet the definition of a bed and breakfast or boarding home, as bed and breakfasts limit to temporary guests and only serve breakfast in definition, and boarding homes are explicitly defined as domiciliary care for aged persons.
 - Lodging house are limited in their definition to 5 people, and while the applicant could rework their plans to meet this definition, lodging houses are only permitted in the RM18 zoning district which does not apply to the applicant.
 - More than 5 people is considered a hotel, and these are not listed as a permitted use under Table 4.01 of 23.04 TCC.

I’m available this afternoon if you’d like to chat. The easiest way to reach me is at my County Cell: 360-545-2593.

Thank you,

Maya Teeple | Senior Planner

**Thurston County Community Planning & Economic Development
Community Planning Division**

2000 Lakeridge Dr SW, Bldg 1, Olympia, Washington 98502

Cell (Primary): (360) 545-2593

Maya.Teeple@co.thurston.wa.us | www.thurstonplanning.org

From: Nicole Floyd <nfloyd@ci.olympia.wa.us>

Sent: Monday, August 23, 2021 9:50 AM

To: Joyce Phillips <jphillip@ci.olympia.wa.us>; Maya Teeple <maya.teeple@co.thurston.wa.us>

Subject: RE: Additional Request for City Comment: Proposed Code Change to Oly UGA 23.04 TCC - Places of Worship

Today is my first day back – looks like Maya needs to wrap this up by tomorrow...yikes.

Maya – I think your option 3 allowing guest housing and single room occupancy associated with a church or other non-profit seems reasonable and am therefore curious why you do not think it will yield the requested result? I am wondering if I do not understand their proposal? It has been a long time, but I think they wanted something that looked more like a group home/ sro? Is that wrong?

I really appreciate you reaching out and keeping us in the loop. I will make time to talk this through with you this afternoon if you want?

From: Joyce Phillips <jphillip@ci.olympia.wa.us>

Sent: Monday, August 16, 2021 5:07 PM

To: Maya Teeple <maya.teeple@co.thurston.wa.us>
Cc: Nicole Floyd <nfloyd@ci.olympia.wa.us>
Subject: RE: Additional Request for City Comment: Proposed Code Change to Oly UGA 23.04 TCC - Places of Worship

Thank you, Maya!

From: Maya Teeple <maya.teeple@co.thurston.wa.us>
Sent: Monday, August 16, 2021 5:02 PM
To: Joyce Phillips <jphillip@ci.olympia.wa.us>
Subject: RE: Additional Request for City Comment: Proposed Code Change to Oly UGA 23.04 TCC - Places of Worship

Yes, I can definitely wait until Nicole returns. If I could have a response by August 24th, that would be best.

Maya Teeple | Senior Planner
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From: Joyce Phillips <jphillip@ci.olympia.wa.us>
Sent: Monday, August 16, 2021 3:35 PM
To: Maya Teeple <maya.teeple@co.thurston.wa.us>
Subject: RE: Additional Request for City Comment: Proposed Code Change to Oly UGA 23.04 TCC - Places of Worship

Hi, Maya.
Nicole Floyd, who was the planner working on this from the City side of things, is on vacation until next week. Is there time to wait until she returns? I'm not sure I could get to it before then anyway – I've got four nights meetings in four days and I'm swamped this week – but I could certainly try if you need a faster turnaround.
Thanks!
Joyce

From: Maya Teeple <maya.teeple@co.thurston.wa.us>
Sent: Thursday, August 12, 2021 10:00 AM
To: Joyce Phillips <jphillip@ci.olympia.wa.us>
Subject: Additional Request for City Comment: Proposed Code Change to Oly UGA 23.04 TCC - Places of Worship

Hi Joyce,

Our Planning Commission reviewed the Places of Worship code change (Title 23) on August 4, and had some follow up recommendations/questions. One of their requests was that I develop some additional options with a cap on dormitory size. The Planning Commission specifically asked how we might be able to adjust the proposed code language to meet the city's needs and coordinate with the city's policies, and requested that I reach back out to the City and see what the City's position is on the new options (or, if the City prefers something different than the options, like no change to the current code language, or other adjustments to both County/City code) and why.

Knowing how busy your team is, rather than sending over the whole detailed code language, I'll just outline the options below:

1. *(Original option presented at 8-4 PC meeting)* – Expand zones where dormitories are allowed to R-4 and R 4-8 only in conjunction with a place of worship, through a special use permit.
2. *(New option – includes cap on dorm size/scale)* – Expand zones where dormitories are allowed to R-4 and R 4-8 only in conjunction with a place of worship, through a special use permit. Cap size/scale of dormitories in conjunction with places of worship to 5500 sq ft, and 10 units/20 beds (cap size is negotiable, subject to change in Planning Commission review).
3. *(New option – looks at other types of associated uses, instead of expanding zones where dorms can occur)* – Adds guest houses and single-room occupancies under associated uses for places of worship. These likely won't meet the applicant's desired end goal, but are an option to explore.

Thank you,

Maya Teeple | Senior Planner

Thurston County Community Planning & Economic Development

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