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## COMMUNITY PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

*Creating Solutions for Our Future*

Joshua Cummings, Director

### THURSTON COUNTY COMMUNITY PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT STAFF REPORT

**PUBLIC HEARING**  
**March 12, 2024**

**PROJECT NO:** 2023100892

**PROJECT SEQUENCE NO:** 23 106025 ZM

**APPLICANT / PROPONENT:** City of Olympia – Yelm Highway Park and Future  
Olympia School District school.

#### **REQUEST**

**Description of Proposal:** The applicants request a Special Use Permit for a new City of Olympia Park and 1,400 student public school, with the school situated at the north end of the site and the park in the back (south). The park will include multiple play fields including 4 full sized synthetic turf rectangular fields, a nature trail, restroom facilities, picnic shelters, a skate park, dog park, climbing area, community garden, basketball courts, pickleball courts, bike park, sprayground and park maintenance facility along with additional amenities, including 542 parking spaces for the park and 297 parking spaces for the new school. The fields will be shared by the City and the school district. The park would be constructed first in a phased manner as funds are available and with the proposed high school development in 10 – 20 years. The parcels involved and listed below are zoned MR 7-13, R 6-12 and RM 18 within the Olympia Urban Growth Area.

**Note:** The above is the original project description. The Olympia School District withdrew from the project earlier this year and so a school is no longer being proposed. The City held a public meeting on February 22, 2024 to show the public the revised plan without a school. Due to tight timelines for grant funding for the project, the City of Olympia determined they would move forward as originally proposed although there will now be no school in actuality. A revised site plan (Attachment j) was submitted recently. However this is a draft and will likely be revised as things move forward and the new plan finalized. This revised site plan is just a future plan and the original site plan (Attachment i) is what will be reviewed and decided upon through this initial permit process. It is likely that a second Special Use Permit or revised Special Use Permit will be needed to more fully address these changes which came fairly late in the review process, after the first two Notice of Applications went out. This makes for an interesting process, but this is how the applicant decided to move forward given some tight grant related timelines. The review of the project was done under the assumption that there was

to be a school, so comments and recommendations are based on that initial proposal. In terms of addressing public comments related to the school, staff did not take significant time addressing those comments given that in reality there will be no school. Analyzing those comments did not seem like a wise use of limited staff time. This project will most likely be going through the same type of Special Use Permit process with a revised proposal, without the school in the relatively near future.

## **GENERAL INFORMATION**

- A. Project applicant: Kurtis Cross  
Olympia School District  
111 Bethel Street NE  
Olympia WA 98506  
[kcross@osd.wednet.edu](mailto:kcross@osd.wednet.edu)
- B. Representative: Anna O'Connell  
Berger Partnership  
1927 Post Alley, Ste. 2  
Seattle WA 98101  
[annao@bergerpartnership.com](mailto:annao@bergerpartnership.com)
- C. Owner: City of Olympia  
c/o Laura Keehan  
PO Box 1967  
Olympia WA 98507  
[lkeehan@ci.olympia.wa.us](mailto:lkeehan@ci.olympia.wa.us)
- D. Location: 3327 Yelm Hwy SE, Olympia WA 98501
- E. Legal Description: Portions of Section 31 – T. 18 -1W and Section 6, T. 17, R 1W; W.M.  
Known as Tax Parcel Nos. 09330008002, 09330005000, 09330005001 and 09330006000
- F. Land Area: 86.25 acres

## **PROJECT DESCRIPTION**

**Description of Proposal:** The applicants request a Special Use Permit for a new City of Olympia Park and 1,400 student public school (Olympia S.D.), with the school situated at the north end of the site and the park in the back (south). The park will include multiple play fields including 4 full sized synthetic turf rectangular fields, a nature trail, restroom facilities, picnic shelters, a skate park, dog park, climbing area, community garden, basketball courts, pickleball courts, bike park, sprayground and park maintenance facility along with additional amenities, including 542 parking spaces for the park and 297 parking spaces for the new

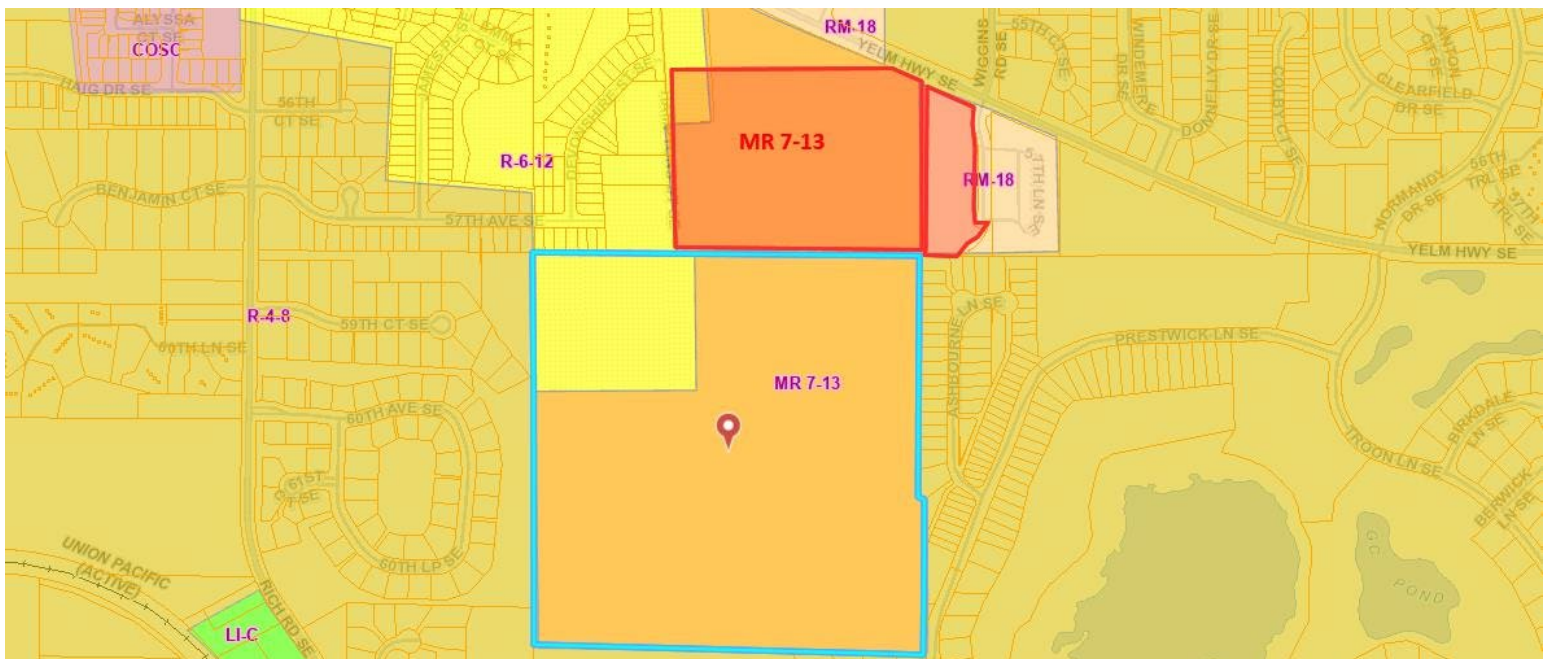
school. The fields will be shared by the City and the school district. The park would be constructed first in a phased manner as funds are available and with the proposed high school development in 10 – 20 years. The parcels involved and listed below are zoned MR 7-13, R 6-12 and RM 18 within the Olympia Urban Growth Area.

Note: As of this time the Olympia School District has withdrawn from the project. Due to grant timelines the project is moving forward as originally proposed. The site will only be used as a municipal park. The City will reapply with a revised site plan in the future. As a result the park will be more spread out over the site since there will no longer be a school as originally proposed. Revised, final plans are to come which will be reviewed through a subsequent Special Use Permit (SUP) or SUP amendment. Public notice of this new permit or permit amendment would be issued in the same manner as for this permit.

## BACKGROUND

The parcels involved and listed below are zoned MR 7-13, R 6-12 and RM 18 within the Olympia Urban Growth Area. The site has been used historically as a berry farm (Spooners Farm) and is a well-known location to many Thurston County residents for the annual berry farm stand and place to pick strawberries. The zoning of the site has changed several times over the past 30 years in order to allow higher density residential development. The City of Olympia purchased the property from the previous owners. The previous owners will live on site in their existing residence as long as they wish per their agreement with the City of Olympia. Most of the site has been used for commercial agriculture for many decades. As the site is mostly cleared of vegetation and has been tilled and leveled over time it is a relatively easy site to develop in terms of grading, though more detailed leveling will be needed for proposed sports fields and other amenities.

## Zoning Map



In terms of nearby development and features, the site is located on the south side of Yelm Highway and is bounded by relatively high-density housing developments to the east and west. The southern portion of the site contains extensive wetlands and little development aside from the southeastern corner of the property. Many or most of the public comments received were from residents of these developments or homeowners associations concerned about the project. Very few residents appeared to be in favor of the project. Buffers and setbacks proposed exceed those required by code though some neighbors would prefer larger and more extensive buffers and fencing. This is discussed further in the public comments section of the staff report. The three zoning districts within the bounds of the property permit parks and schools through a Special Use Permit (SUP).

### **NOTIFICATION**

Written notice of the public hearing was sent to all property owners within 300 feet of the site and to others who had requested notice on February 26, 2024. Notice of the public hearing was published in The Olympian on March 1, 2024, at least ten (10) days prior to the hearing. The site was also posted with a hearing notice by at least March 1, 2024. A Notice of Application was mailed to property owners within 300 feet of the site on March 15, 2023 when the proposal was for a Master Planned Development. Fairly early into the review the request was changed to a Special Use Permit and an additional Notice of Application was sent out informing neighbors and others of the change (Attachments k).

### **CRITICAL AREAS (Title 24)**

There are critical areas on and or near the site. The property is mapped with prairie and pocket gopher soils as well as wetlands. No additional critical areas were identified. Although the project as currently proposed has some minor impacts on the wetlands, the future design without the school will have little or no impact on wetlands or buffers. Any possible future impacts to wetlands or other critical areas will be reviewed through future phases of review. The project will need to pay Thurston County Habitat Conservation Plan mitigation fees for all areas to be developed and/or disturbed. This will be at least \$1M in HCP mitigation.

Cultural Resources – A Cultural Resource Survey was done for the property and sent to DAHP and the Squaxin and Nisqually Tribes for review. This document is not permitted for public review due to the sensitive nature of historic / cultural features.

### **ANALYSIS**

#### **A. Zoning (Title 23)**

The parcels involved are zoned MR 7-13, R 6-12 and RM 18 within the Olympia Urban Growth Area.

The purposes of the above zoning districts are:

### **23.04.020 Purposes. (Subsection B.)**

5. Residential Six to Twelve Units per Acre (R 6-12). To accommodate single-family houses, duplexes and townhouses, at densities between six and twelve units per acre, in locations with frequent mass transit service (existing or planned). This includes areas along or near (e.g., within one-fourth mile) arterial and major collector streets;
6. Mixed Residential Seven to Thirteen Units per Acre (MR 7-13). To accommodate a compatible mixture of houses, duplexes, townhouses, and apartments in integrated developments with densities averaging between seven and thirteen units per acre; to provide a broad range of housing opportunities; to provide a variety of housing types and styles; and to provide for development with a density and configuration that facilitates effective and efficient mass transit service. This district generally consists of parcels along arterial or collector streets of sufficient size to enable development of a variety of housing types;
8. Residential Multifamily Eighteen Units per Acre (RM-18). To accommodate predominantly multifamily housing, at an average maximum density of eighteen units per acre, along or near (e.g., one-fourth mile) arterial or major collector streets where such development can be arranged and designed to be compatible with adjoining uses; to provide for development with a density and configuration that facilitates effective and efficient mass transit service; and to enable provision of affordable housing.

### **B. Special Use (23.48)**

#### **Table 4.01 Permitted and Special Uses**

Per this table public parks and schools are Special Uses in all residential zones. Specific criteria for review are below:

#### **23.48.030 General standards.**

In addition to the specific standards set forth in this chapter with regard to particular special uses, all uses authorized as special uses shall meet the following standards:

- A.Plans, Regulations, Laws. The proposed use at the specified location shall comply with the Olympia Joint Plan, and all applicable federal, state, regional and Thurston County laws or plans.

**Staff comments:** Based on our review the project complies with the above plans and laws.

- B.Underlying Zoning District. The proposed use shall comply with the general purposes and intent of the applicable zoning district regulations and subarea plans. Open space, lot, setback and bulk requirements shall be less than that specified for the

zoning district in which the proposed use is located unless specifically provided otherwise in this chapter.

**Staff comments:** The project will meet these requirements through review of the individual construction and building permits. As proposed the project appears to meet these requirements.

- C. Location. No application for a special use shall be approved unless a specific finding is made that the proposed special use is appropriate in the location for which it is proposed. This finding shall be based on the following criteria:

1. Impact. The proposed use shall not result in substantial or undue adverse effects on adjacent property, neighborhood character, natural environment, traffic conditions, parking, public property or facilities, or other matters affecting the public health, safety and welfare. However, if the proposed use is a public facility or utility deemed to be of overriding public benefit, and if measures are taken and conditions imposed to mitigate adverse effects to the extent reasonably possible, the permit may be granted even though such adverse effects may occur.

**Staff comments:** The project is of overriding public benefit and if conditioned as proposed will not result in substantial or undue adverse effects. Other uses of the property, most likely a high-density subdivision with many hundreds of residential lots would likely have much more significant impact on the land and on the surrounding community. A park does not have the same constant use, traffic and other environmental impacts that a high-density subdivision would have. During wet weather, the site would not likely see significant use whereas a subdivision would be a constant impact regardless of weather, school schedules or other factors.

2. Services. The use will be adequately served by and will not impose an undue burden on any of the improvements, facilities, utilities or services existing or planned to serve the area.

**Staff comments:** Municipal sewer and water will serve the site. The project will need to meet the Thurston County Stormwater Manual so erosion and other stormwater impacts should be minimal. The site will be served by the Lacey Fire Dict. A park in general would have much less use of emergency services as compared with a large, high density residential subdivision.

#### **23.48.040 Additional conditions.**

The hearing examiner or director, as applicable, may impose additional conditions on a particular use if it is deemed necessary for the protection of the surrounding properties, the neighborhood or the general welfare of the public. The conditions may:

- A. Increase requirements in the standards, criteria or policies established by this title;

**Staff comments:** Conditions are recommended to address project impacts. In some cases, such as buffering, the project as proposed well exceeds minimum requirements even for incompatible uses as it may apply. In terms of impacts, only residential or commercial use could be more impactful. In contrast, this proposal offers many acres of open space that would not exist with a subdivision or any other type of development. At most, a residential subdivision would need to include 10 percent open space, which in this case may largely be wetlands which are already protected critical areas. The park offers significantly greater open space.

- B. The hearing examiner or director, as applicable, may impose additional conditions on a particular use if it is deemed necessary for the protection of the surrounding properties, the neighborhood or the general welfare of the public. The conditions may:

**Staff comments:** As stated above, conditions are recommended by staff to address environmental impacts, including those that are intended to protect surrounding properties.

- C. Require structural features or equipment essential to serve the same purpose set forth in subsection B above;

**Staff comment:** Municipal sewer and water will service the site and stormwater features necessary to meet the requirements of the Thurston County Stormwater Manual will be constructed. Landscaping buffers are also required and as proposed meet or exceed minimum standards. Traffic calming features have also been requested by Thurston County Public Works.

- D. Impose conditions similar to those set forth in subsections B and C above to assure that a proposed use will be equivalent to permitted uses in the same zone with respect to avoiding nuisance generating features in matters of noise, odors, air pollution, wastes, vibration, traffic, physical hazards and similar matters;

**Staff comment:** As stated above, conditions are proposed to address impacts. The proposed use does not have many of the above issues. Noise may be the largest issue, although not a significant issue. Noise at the site needs to meet minimum noise standards. No noise study has been done as far as staff is aware.

- E. Ensure that the proposed use is compatible with respect to the particular use on the particular site and with other existing and potential uses in the neighborhood;

**Staff comment:** Conditions are recommended to address neighborhood impacts. The project site will be well buffered from adjacent uses, including residential uses.

- F. Assure compliance with the Olympia UGA Design Guidelines, Chapter 23.20.

**Staff comment:** Physical structures will need to meet Olympia UGA Design Guidelines. This will be done with each individual building and construction permit as applicable. Thurston County will determine applicability with each individual portion of the project.



**C. Environmental Review**

The proposed Special Use Permit was reviewed for compliance with the Thurston County Critical Areas Ordinance (Title 24). Prairie and pocket gopher soils are present on site. Mitigation fees will be paid for impacts to pocket gopher habitat. These fees will be paid prior to approval of any grading / construction permits. A SEPA Mitigated Determination of Nonsignificance was issued December 22, 2023 and became final on January 12, 2024 (Attachment o).

**D. Landscaping (Chapter 23.36):**

This chapter of the zoning ordinance establishes minimum requirements for landscaping and screening when needed between non-residential and residential land uses to safeguard privacy and protect the aesthetic assets of the community. Based on staff's review of the proposed landscaping (Attachment i – current proposal, and j – draft future design) the proposal meets all minimum standards for non-residential development, TCC 23.36.160 – commercial landscaping requirements and TCC 23.36.180 - Parking lot landscape and screening. The project also meets TCC 23.36.190 - Incompatible uses.

**E. Commenting Agencies**

The Environmental Health Section of the Public Health and Social Services Department reviewed the project for compliance with health codes. The Environmental Health comment letter recommends conditions of approval (Attachment a1).

The Thurston County Public Works Department reviewed the project and approved it with conditions per their memo (Attachment b1 and Attachment c1).

At the time of writing this staff report, formal comments had not been received from the Squaxin Tribe. The cultural resource report was sent / resent to the Squaxin Island and Nisqually tribe on Feb. 26, 2024. We are currently waiting on comments which will possibly come after publication of the staff report and attachments.

Comments were received from the WA Dept. of Ecology (Ecology) [Attachments f1 and g1]. Their comments involved solid waste, toxics and stormwater. The project site appears to be large enough to require a stormwater permit from Ecology. In terms of toxics, there are no known toxics on the site but if any are discovered during construction testing would be required. A comment letter from Ecology was received which discussed demolition of structures and related toxics. ORCAA will require testing for asbestos which should address these issues. ORCAA provided their own comments regarding the need to test for asbestos for any structure demolition (Attachments h1 and k1).



**F. Public Comment**

Public comments were received from neighboring property owners and homeowners associations including the Hamptons HOA (Attachments o1, v1 and x1). Comments were generally focused on landscaping, screening, fencing, parking and traffic. In terms of traffic, this was looked at by Thurston County Public Works who have recommended conditions regarding traffic impacts. A Traffic Impact Study (Attachments r an s) were also reviewed and accepted by Thurston County Public Works. Some traffic comments were fairly general and difficult to respond to. Staff discussed roads and traffic with TC Public Works staff who indicated all roads involved with the project are public and a new public road will be constructed in conjunction with the project. There are comments regarding the parking plan and negative impacts it would have to adjacent neighbors. If a high-density housing development were proposed, there would be significantly more impacts in relation to traffic, parking, noise, air pollution from cars etc. This would be the most likely alternate use for the project site aside from a park and is also an approved primary use. Through purchase of the subject property by the City of Olympia and proposed use as a park, the site will have significantly more open space than there would be for a large high density subdivision. Structures / homes would be located as close as 20 feet from external property lines. This would be a significantly bigger impact on views and aesthetics. Roads are public and parking on public streets is allowed generally speaking unless the City were to address this issue with no parking signs in areas where on street parking may be substantially problematic. Parking issues are discussed by the applicant in a response to Joan Cullen re: the Hamptons HOA (Attachment t1).

Mr. Grayson (Attachments b2) had some suggestions about fencing and buffering. Comments regarding setbacks and buffers are noted. However, the project meets or exceeds landscaping buffer and setback requirements. It appears that buffers and setbacks are adequate as proposed. A comment from Indian Summer HOA (Attachment d2) was also received and appears to be the same document that Mr. Grayson provided except with a different heading. These comments relate to fencing and landscaping primarily. The proposed design meets or exceeds City of Olympia UGA landscaping and buffering requirements. Mr. Grayson provided complaints about poor customer service at the CPED office. These issues would have been resolved by making an appointment with the project planner or other review staff.

Comments from the Hamptons HOA were received (Attachment o1, v1 and x1). There were comments about outreach from the City. Since that comment there has been an additional public meeting with the City of Olympia about the project on February 22, 2024. The school is mentioned and as there will be no school no real response is needed.

The number of parking spaces and impacts from parking were also mentioned. It is unclear how parking spaces at the park would impact adjacent residential areas. The number of parking spaces is not a significant driver of park use. They are simply an amenity for those visiting the park and there are minimum parking standards per the

Olympia Urban Growth Area. There would be significantly less impervious surface coverage for a park as opposed to a large, high density subdivision. Parking won't be installed all at once but in phases along with the rest of the park as it is built out and City of Olympia UGA parking standards will need to be met as the park is developed in phases as funding is available. It is not possible to give the Hamptons HOA specifics regarding phasing as it really does depend on funding. A specific schedule for future development of the park is not possible.

In terms of roads and traffic, all roads being used to access the proposed park are public streets. A new public street will also be constructed and all streets will need to meet minimum City of Olympia street requirements. A traffic impact analysis (Attachments r and 2) was provided and reviewed and accepted by Thurston County Public Works. If there are comments and/or questions regarding streets at the hearing, Thurston County Public Works staff will be available to answer questions. The City of Olympia's consultants will also be available to answer questions related to streets and traffic.

Regarding parking, those numbers will be changing as the school won't be a part of the future plan. Regardless, the number of stalls will meet City of Olympia UGA parking requirements as the project is conditioned and as the park is developed.

Orion Albro provided comments regarding traffic, parking and fencing (Attachment l1) Some suggestions were provided which can be considered by the City of Olympia as they finalize their designs.

Paul McLurg provided comments (Attachment w1). These comments related to a request for a berm, fencing and better landscape screening in general. Although the comments indicate an understanding of the cost of the requested fencing but still requesting it. The City may want to review these comments and consider them as they continue to revise the site plan now that the school district has pulled out of the project.

There were some other comments that don't fall into the above categories. There were several comments related to use of artificial turf and possible health impacts (Esther Grace Kronnenberg – Attachment n1). Harry Branch (Attachment q1) and Madeline Bishop (Attachment m1) also discussed potential health impacts from artificial turf. Staff has no response to these particular comment. It is up to the City to determine what type of surfacing is most practical and proper for the intended uses of play fields

There was a comment letter from Cheri Peterson essentially condemning the public school system (Attachment z1). These comments are no longer applicable as there will be no school in reality. Her husband JW Peterson had comments about schools which are no longer relevant as the school district has withdrawn from the project. His other comments regarding the park and suggested amenities are noted (Attachment y1). There are many other uses other than play fields proposed. Perhaps the City will

consider amenities designed for the older members of the community.

Jolaine Swanda's comments were forwarded via email by Leslie Hammaker (Attachment p1). Ms. Swanda's comments were largely regarding the school which will not be part of this project. Traffic was her other primary concern. All streets used to access the proposed park are public streets rather than private. Roads need to meet City of Olympia Street standards and Thurston County Public Works in conjunction with the City has determined that the project as proposed will meet these standards.

In terms of phasing, it is difficult to define the phases perfectly as future construction is dependent on available funding which is an unknown. However, as the park is built out the phases will need to meet applicable standards and permit conditions, including parking, landscaping and other improvements including utilities. Construction on site will occur in multiple phases, so it will be somewhat gradually built out over the next 10 – 20 years depending on funding. The ultimate impacts will not exist until the park is built out. Unexpected issues that may arise during construction of future phases will be addressed at that time.

Many of the public comments were received prior to the Olympia School District pulling out of the project. Since that time a revised draft site plan has been developed. With the school and related parking removed, there is more room for the park to spread out creating significantly more open space and fewer parking areas. Both of these things would seem to help address many of the comments. Overall, without the school the use will be much less intense, less parking, less impervious surface and much more green space.

**G. Determination of consistency**

As proposed and conditioned, the project appears to be consistent with the Thurston County Comprehensive Plan, City of Olympia joint plan and all other applicable policies and ordinances.

**DEPARTMENT RECOMMENDATION**

If the examiner finds that the criteria for approval of the proposed City of Olympia Park and Olympia School District 1,400 student school are satisfied, Staff recommends the following conditions to ensure compliance with applicable development standards and regulations:

**Public Works Conditions:**

**ROADS**

1. The proposed roadway in concept and design shall conform to the Road Standards and the City of Olympia standards and development guidelines.

1. A construction permit shall be acquired from the Thurston County Public Works – Development Review Section prior to any construction.

#### TRAFFIC CONTROL DEVICES

2. All traffic control devices shall be designed, located, manufactured, and installed in accordance with the Road Standards, Manual of Uniform Traffic Control Devices and applicable WSDOT Standards & Specifications. A sign and striping plan shall be incorporated into the construction drawings for the project. Please contact Thurston County Public Works – Development Review Section Staff to obtain the most current Thurston County guidelines.
3. County forces may remove any traffic control device constructed within the County right-of-way not approved by this division and any liability incurred by the County due to non-conformance by the applicant shall be transferred to the applicant.

#### DRAINAGE

4. The storm water management system shall conform to the Drainage Design & Erosion Control Manual.
5. All drainage facilities outside of the County right-of-way shall remain private and be maintained by the developer, owner and/or the property owners association.
6. Storm water runoff shall be controlled through all phases of the project by facilities designed to control the quality and quantity of discharges and shall not alter nor impact any existing drainage or other properties.

#### UTILITIES

7. The proposed water and sewer system shall be designed in accordance with the standards and specification of the respective utility purveyor. All water and sewer plans are subject to review and acceptance by the respective utility purveyor.
8. Proposed utility work within the Thurston County Right of Way shall conform to the Road Standards and Chapter 13.56 Thurston County Code. These standards do not address specific utility design requirements but rather only items such as restoration of the County right of way and traffic control.
  - a. Placement of utilities within the County right of way will require a Franchise Agreement with Thurston County pursuant to Title 13.56 TCC. This agreement shall be executed with Thurston County prior to final approval.
  - b. Please note all utilities placed parallel to and within the pavement structure are required to rebuild a minimum of half the road, to include grinding and replacement of a minimum of 0.20' of asphalt concrete pavement.

### **RIGHT-OF-WAY & SURVEY**

9. Permanent survey control needs to be placed to establish all public street centerlines, intersections, angle points, curves, subdivision boundaries and other points of control.
10. Permanent survey control monuments shall be installed in accordance with the standards provided by the Thurston County Public Works – Survey Division. The Survey Division can be reached at 754-4580.

### **TRAFFIC**

11. Payment of the off-site traffic mitigation required in the 12/22/23 Mitigated Determination of Non-significance is required prior to final approval in accordance with Section 2.13 of the Thurston County Road Standards. Timing of such payments to the other jurisdictions may be altered upon agreement with respective jurisdiction and Thurston County.
12. Per Thurston County Resolution 14820, traffic impact fees shall be paid prior to issuing any building permits associated with this project.

### **GENERAL CONDITIONS**

13. No work shall take place until a construction permit has been issued by Thurston County Public Works – Development Review Section.
14. Development within the City of Olympia urban growth boundary, requiring review by both Thurston County and the corresponding city jurisdiction, shall be designed to the more stringent standards of the two jurisdictions.
15. The proposed grading or site work shall conform to Appendix J of the International Building Code, Title 14.37 of the Thurston County Code and Drainage Design & Erosion Control Manual.
16. When all construction/improvements have been completed, contact the Thurston County Public Works – Development Review Section at 360-867-2051 for a final inspection.
17. This approval does not relieve the Applicant from compliance with all other local, state and/or federal approvals, permits, and/or laws necessary to conduct the development activity for which this permit is issued. Any additional permits and/or approvals shall be the responsibility of the Applicant. One permit that may be required is a Construction Stormwater Permit from the Washington State Department of Ecology.

Information on when a permit is required, and the application can be found at:  
<http://www.ecy.wa.gov/programs/wq/stormwater/construction/permit.html>. Any  
additional permits and/or approvals shall be the responsibility of the Applicant.

### **PROJECT SPECIFIC CONDITIONS**

18. Once the planning department has issued the official approval, submit two complete full-size sets of construction drawings, the final drainage and erosion control report and all applicable checklists along with an electronic copy to Thurston County Public Works – Development Review Section for review and acceptance.
19. PRIOR to construction, the applicant shall:
  - a. Pay outstanding construction review and inspection fees\*
  - b. Receive erosion and sediment control permit
  - c. Have the erosion and sediment control inspected and accepted
  - d. Receive a construction permit
  - e. Schedule a pre-construction conference with county staff.

\* The current fee schedule can be found online at <http://www.co.thurston.wa.us/permitting/fees/fees-home.html> or contact Ruthie Padilla with the Thurston County Public Works – Development Review Section by phone at 360-867-2050, or by e-mail at [ruthie.moyer@co.thurston.wa.us](mailto:ruthie.moyer@co.thurston.wa.us).

### **GENERAL INFORMATION**

#### **FINAL REVIEW**

20. Prior to receiving final approval from this department, the following items shall be required:
  - a. Completion of all roads and drainage facilities.
  - b. Final inspection and completion of all punch list items.
  - c. Record drawings submitted for review and acceptance. The record drawings shall include street names and block numbers approved by Addressing Official.
  - d. Receive and accept Engineer's Construction Inspection Report Form (Appendix I-C, Volume I of the Drainage Design and Erosion Control Manual).
  - e. Receive and accept Maintenance Agreement Form (Appendix I-E, Volume I of the Drainage Design and Erosion Control Manual).
  - f. Completion of required frontage improvements.
  - g. Completion of required signing and striping.
  - h. Payment of any required permitting fees.
  - i. Complete the right-of-way dedication process.

Public Health and Social Services Department Conditions:

21. The applicant must prepare a non-public restrictive covenant for the existing off-site well on Parcel 09330004000 encroaching on the site. The covenant must be submitted to Environmental Health for review prior to being recorded with the Thurston County Auditor's Office.
22. As the property is located within City of Olympia's water service area, the applicant must obtain a no objection letter from City of Olympia to drill the proposed irrigation well onsite. The irrigation well must be relocated at minimum 100 feet from any stormwater infiltration. The applicant must prepare a non-public declaration of covenant for the proposed well. The covenant must be submitted to Environmental Health for review prior to being recorded with the Thurston County Auditor's Office.
23. The existing wells must be decommissioned by a licensed well driller per Washington State Department of Ecology standards. Copies of the decommissioning reports must be submitted to Environmental Health.
24. The four existing septic systems must be properly abandoned per Article IV of the Thurston County Sanitary Code. Abandonment permits are required and copies of all abandonment documentation from a certified septic system pumper must be provided.
25. Confirmation of final water and sewer construction approval from the City of Olympia must be submitted to Environmental Health.
26. Prior to release of the building permit for the sprayground water recreation facility, the plans and specifications must be reviewed and approved by the Washington State Department of Health Water Recreation Program. More information, including a Water Recreation Facility Construction Permit, may be obtained by contacting the Washington State Department of Health Water Recreation Program at 360-236-3330 or by visiting their website at <http://www.doh.wa.gov/CommunityandEnvironment/WaterRecreation/RegulatedFacilities/DesignerandBuilder>.
27. Prior to final occupancy approval of the water recreation facility, a pre-opening construction inspection must be satisfactorily completed by the Food & Environmental Services Section (FESS). The applicant must contact FESS at 360-867-2667 to schedule an inspection.
28. Prior to release of the school building permit, a School Facility Plan Review Application must be submitted to the Food & Environmental Services Section for review and approval. An application may be obtained at <http://www.co.thurston.wa.us/health/ehle/schools.html> or by calling 360-867-2667.



29. Prior to final building occupancy approval of the school, a pre-opening inspection must be satisfactorily completed by the Food and Environmental Services Section (FESS). The applicant will need to contact FESS at 360-867-2667 to schedule an inspection.

Community Planning and Economic Development Conditions:

30. Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or storm drains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are pollutants.
31. Landscaping shall be completed prior to final building permit approval unless a financial surety in the amount of 125% the cost of landscaping materials and installation is submitted to CPED prior to final building permit approval. Landscaping may be phased to correspond with other phased site work, building permits, construction permits and other necessary land use approvals.
32. In the case of inadvertent discovery of archaeological resources or human burial, the applicant and/or contractor must immediately stop work and contact the Washington Department of Archaeology and Historic Preservation at (360)586-3067, Thurston County CPED and local tribes including the Nisqually and Squaxin Tribes.
33. Future parking shall meet City of Olympia UGA parking requirements as the project is constructed.
34. Structures to be demolished shall meet ORCAA requirements for testing for toxics such as asbestos.
35. Future development of the site shall meet all conditions of the SEPA Mitigated Determination of Nonsignificant which became final on January 12, 2024 (Attachment o).
36. If contamination is suspected, discovered, or occurs during the project activities, testing of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily apparent, or is revealed by sampling, the Department of Ecology must be notified per the WA Dept. of Ecology letter dated April 4, 2023 (Attachment g1).
37. A Construction Stormwater Permit from the Washington State Department of Ecology may be required. Information about the permit and the application can be found at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/permit.html>. It is the applicant's responsibility to obtain this permit if required.
38. All development shall be in substantial compliance with the approved site plan. Any expansion or alteration this use will require approval of a new or amended special use

permit. Community Planning and Economic Development will determine if any proposed amendment is substantial enough to require hearing Examiner approval.

39. Thurston County Habitat Conservation Plan mitigation fees shall be paid prior to site development or soil disturbance.
40. All conditions contained in the letter from the City of Olympia dated November 2, 2023 and revised December 20, 2023 (Attachment d1) shall be met.

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Scott McCormick  
Associate Planner

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**LIST OF EXHIBITS**

**EXHIBIT 1 Community Planning and Economic Development Staff Report including the following attachments:**

Attachment a	Notice of Public Hearing
Attachment b	Zoning map
Attachment c	Master Application, submitted March 3, 2023
Attachment d	Special Use Permit Application, submitted May 22, 2023 – revised from original Master Planned Development application
Attachment e	Division of Land Application (original Master Planned Development application) No longer valid but may contain useful information
Attachment f	Email from applicant – Laura Keehan with the City of Olympia dated February 27, 2024 clarifying project
Attachment g	Original project narrative as is currently being reviewed dated February 17, 2023
Attachment h	Email from applicant – Laura Keehan with the City of Olympia (meeting agenda) dated May 3, 2023
Attachment i	Original site plan for park and school received March 6, 2023
Attachment j	Revised draft site plan for future site design without the school (future site plan) dated February 2, 2024
Attachment k	Revised Notice of Application explaining that the project changed from a Master Planned Development to a Special Use Permit dated May 26, 2023
Attachment l	Original Notice of Application for Master Planned Development dated March 15, 2023
Attachment m	Original project description dated February 17, 2023
Attachment n	Certificate of Water Availability (COWA) received March 3, 2023
Attachment o	SEPA Mitigated Determination of Nonsignificance issued on December 22, 2023

Attachment p	SEPA Checklist received March 3, 2023
Attachment q	Adjacent property owners list dated March 10, 2023 used for all notices and SEPA
Attachment r	Yelm Highway Community Park & Future School, Traffic Impact Analysis (TIA) by Heath & Assoc. dated February 21, 2023 and received March 3, 2023
Attachment s	Yelm Highway Community Park & Future School, Traffic Impact Analysis (TIA) Appendix, Intersection Count Sheets by Heath & Assoc. received March 3, 2023
Attachment t	Yelm Community Park Prairie Inspection Report by Shannon & Wilson dated July 21, 2023
Attachment u	Yelm Highway Community Park and Future School Critical Areas Report by Shannon & Wilson dated September 14, 2023
Attachment v	Wetland data sheets by Shannon & Wilson dated November 6, 2022
Attachment w	Yelm Hwy Community Park and Future School Mazama Pocket Gopher Study by Shannon & Wilson received March 3, 2023
Attachment x	Integrated Pest Management Plan by the City of Olympia received March 3, 2023
Attachment y	Preliminary Geotechnical Engineering Evaluation by Shannon & Wilson received March 3, 2023
Attachment z	Email from Dawn Peebles with TC Environment Health to Scott McCormick, TC CPED dated August 11, 2023 indicating no change to their approval
Attachment a1	Approval memo from Dawn Peebles with TC Environment Health dated December 13, 2023
Attachment b1	Approval memo from Arthur Saint, P.E. with TC Public Works dated February 22, 2024
Attachment c1	SEPA recommendation from Arthur Saint, P.E. with TC Public Works dated December 14, 2023

Attachment d1	Letter from City of Olympia. Revised (most recent) project comments and conditions from the City of Olympia dated December 20, 2023
Attachment e1	Letter from City of Olympia. City of Olympia comments and conditions updated June 5, 2023
Attachment f1	Comments from the WA Dept. of Ecology dated June 15, 2023
Attachment g1	Comments from the WA Dept. of Ecology dated April 4, 2023
Attachment h1	Comment email from ORCAA regarding need for asbestos survey for structures to be demolished dated March 21, 2023
Attachment i1	Comment email from the Squaxin Tribe dated March 22, 2023 indicating no concerns
Attachment j1	Email from Scott McCormick, Assoc. Planner with CPED to CPED Director, Joshua Cummings and Planning Mgr. Brett Bures dated May 3, 2023
Attachment k1	Email from Lauren Whybrew with ORCAA stating that an asbestos survey is needed prior to demolish structures dated May 31, 23
Attachment l1	Email from Orion Albro to Scott McCormick, Assoc. Planner, CPED dated January 4, 2024
Attachment m1	Email from Madeline Bishop to Scott McCormick, Assoc. Planner, CPED dated January 3, 2024
Attachment n1	Email from Esther Grace Kronenberg to Scott McCormick, Assoc. Planner, CPED dated January 3, 2024
Attachment o1	Letter from Hamptons Homeowner Assoc and Joan Cullen to Scott McCormick, Assoc. Planner, CPED dated January 5, 2024
Attachment p1	Email from Leslie Hammaker to <a href="mailto:swandajj@aol.com">swandajj@aol.com</a> with multiple cc's including to Scott McCormick, Assoc. Planner, CPED dated January 3, 2024
Attachment q1	Email from Harry Branch to Scott McCormick, Assoc. Planner, CPED dated January 3, 2024
Attachment r1	Letter from the Olympia School District to Cheri Peterson dated July 5, 2023 with Mrs. Peterson's comments March 31, 2023

Attachment s1	Email from Laura Keehan, applicant with the City of Olympia Park and Arts Dept. responding to comments from Jason Selwitz with Mr. Selwitzs comments attached
Attachment t1	Email from Laura Keehan, applicant with the City of Olympia Park and Arts Dept. responding to comments from Joan Cullen dated June 29, 2023
Attachment u1	Email from Laura Keehan, applicant with the City of Olympia Park and Arts Dept. responding to comments from Guy Grayson dated June 29, 2023
Attachment v1	Comment letter from the Hamptons Homeowners Association to Scott McCormick, Assoc. Planner, TC CPED dated June 14, 2023 regarding a revised Notice of Application dated May 26, 2023
Attachment w1	Email from Paul Maclurg to Scott McCormick, Assoc. Planner, TC CPED dated May 31, 2023
Attachment x1	Letter from Hamptons Homeowners Association to Scott McCormick, Assoc. Planner, TC CPED dated April 4, 2023
Attachment y1	Letter from JW Peterson to Scott McCormick, Assoc. Planner, TC CPED dated March 31, 2023
Attachment z1	Letter from Cheri Peterson to Scott McCormick, Assoc. Planner, TC CPED dated March 31, 2023
Attachment a2	Email from Paul Maclurg to Scott McCormick, Assoc. Planner, TC CPED dated May 31, 2023
Attachment b2	Letter from Guy Grayson to Scott McCormick, Assoc. Planner, TC CPED dated March 21, 2023
Attachment c2	Email from Joshua Cummings, CPED Director to Scott McCormick, Assoc. Planner, and Brett Bures, Planning Mgr. TC CPED dated April 4, 2023 with Document from Guy Grayson & Nancy Watkins
Attachment d2	Document from Indian Summer Home Owners Association (undated)
Attachment e2	Letter from Mike & Jan Zenk to Scott McCormick, Assoc. Planner, TC CPED (undated)