

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

Date: November 30, 2022

Prepared by: Leah Davis, Associate Planner

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

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

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

Location: Thurston County, Olympia Urban Growth Area

APN: N/A

Acres: N/A

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

BACKGROUND

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

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

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

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

CONSISTENCY WITH OTHER REGULATIONS, PLANS, AND POLICIES:

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

PUBLIC OUTREACH/PARTICIPATION:

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

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

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

PREVIOUS REVIEW:

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

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

SEPA:

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

PUBLIC COMMENT:

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

ATTACHMENT:

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