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**COMMUNITY PLANNING &  
ECONOMIC DEVELOPMENT DEPARTMENT**

*Creating Solutions for Our Future*

Joshua Cummings, Director

**MEMORANDUM**

**TO:** Thurston County Planning Commission  
City of Olympia Planning Commission

**FROM:** Leah Davis, Associate Planner  
Maya Teeple, Senior Planner

**DATE:** October 11, 2022

**SUBJECT:** **Docket Item CPA-1, Olympia Joint Plan**

**Background**

The Olympia Joint Plan is Comprehensive Plan Docket Item CPA-1 and is priority 4 of 9 on the Comprehensive Plan Docket. The Joint Plan is a component of both the Thurston County and Olympia 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 amendments 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.

**Proposed Amendments**

***General Joint Plan Amendments***

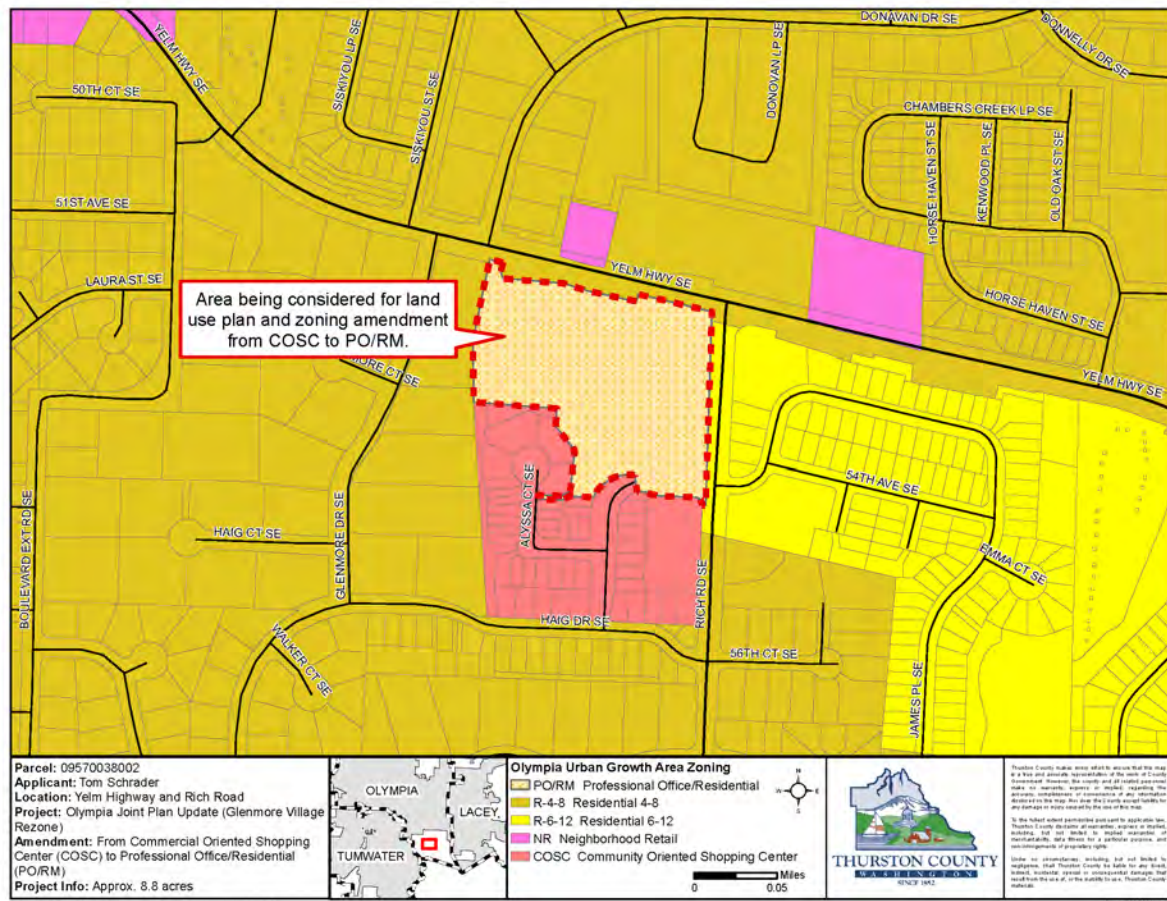
This draft will replace the existing draft of the Olympia Joint Plan. The Joint Plan has been updated to mirror the most recent Olympia Comprehensive Plan, with policy updates for consistency with other Thurston County plans, like the Comprehensive Plan, transportation plans and water plans. The draft has been completely reformatted from the previous version and includes updates to goals and policies for land use, transportation, parks and open space, economic development, and utilities. It also includes updated population growth projections and estimates of available lands for residential, commercial and industrial use based off of the Thurston Regional Planning Council's Buildable Lands Report.

***Land Use & Rezoning Amendment – Glenmore Village***

As part of the Olympia Joint Plan there is one proposed land use and rezoning change. This request is a citizen-initiated request that was included into the Olympia Joint Plan update by the Board of County Commissioners during docketing in 2018. The request is that parcel 09570038002 of approximately 8.83 acres located at Rich Rd. SE and Yelm Highway be rezoned from Community Oriented Shopping Center (COSC) to Professional Office/Multi-family Residential (PO/RM). To accommodate the citizen's request, a future land use change is also necessary to the Future Land Use Map within the joint plan (page 96) and would change from Planned Development to Professional Office and Multi-family Housing.

The parcel is currently undeveloped and is part of a master planned development (MPD), Glenmore Village. Both zoning districts allow for similar types of uses like residential, retail, office space, and more. The primary difference between the two zoning districts is that COSC requires a grocery store and open space as part of the development. This parcel is the only area zoned as COSC within the Urban Growth Area.

According to the Thurston County Code, TCC 23.57.080(G), there are no time limitations or extensions of a MPD approval. However, if in the opinion of the board of county commissioners, the MPD does not continue to serve the public use and interest or comply with the comprehensive plan or other applicable laws or plans, the board may initiate a rezone at any time.



## Affected Parties & Public Outreach

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

Community Planning held an open house for the proposed Glenmore Village land use amendment and rezone in the neighborhood on September 20, 2022. All residents of the neighborhood were notified. Common themes from residents were concerns over loss of open space, transportation related concerns, and concerns over 4-story multifamily buildings.

## Tentative Schedule

Community Planning proposes the following as the schedule (subject to change) for review of this item:

- October 26 – Joint Planning Commission work session, if needed
- November 30 – Public Hearing and possible recommendation

## **Attachments**

- Attachment A – Summary of Zoning Corrections in Olympia UGA
- Attachment B – Draft Olympia Joint Plan

## **ATTACHMENT A; MINOR ZONING CORRECTIONS AND MAP BOOK**

Thurston County Geodata conducts an annual review of the zoning layer to identify and address misalignments from the parcel layer that may warrant correction. Under TCC 20.06.020(3):

“Where district boundaries are indicated as approximately following the lines of lots or other parcels of record and the distance by scale shows the boundary to be not more than ten feet distant from the lot line, the lot line shall be deemed to be the district boundary.”

For misalignments in the zoning layer that are less than 10 feet from the parcel line and appear to have intended to follow that boundary, corrections are automatically made. Some misalignments in the zoning layer are beyond 10 feet but may still warrant correction. Areas beyond 10 feet are reviewed case by case.

There are several reasons that zoning misalignments may occur. The most common reason for zoning misalignment is a shift in the parcel fabric. The Assessor’s Office updates the parcel fabric regularly which can result to small adjustments from the zoning layer. Other reasons for misalignments can include:

- Boundary Line Adjustments, short plats, large lots, and subdivisions;
- Better mapping and aerial imagery;
- Updated land surveying.

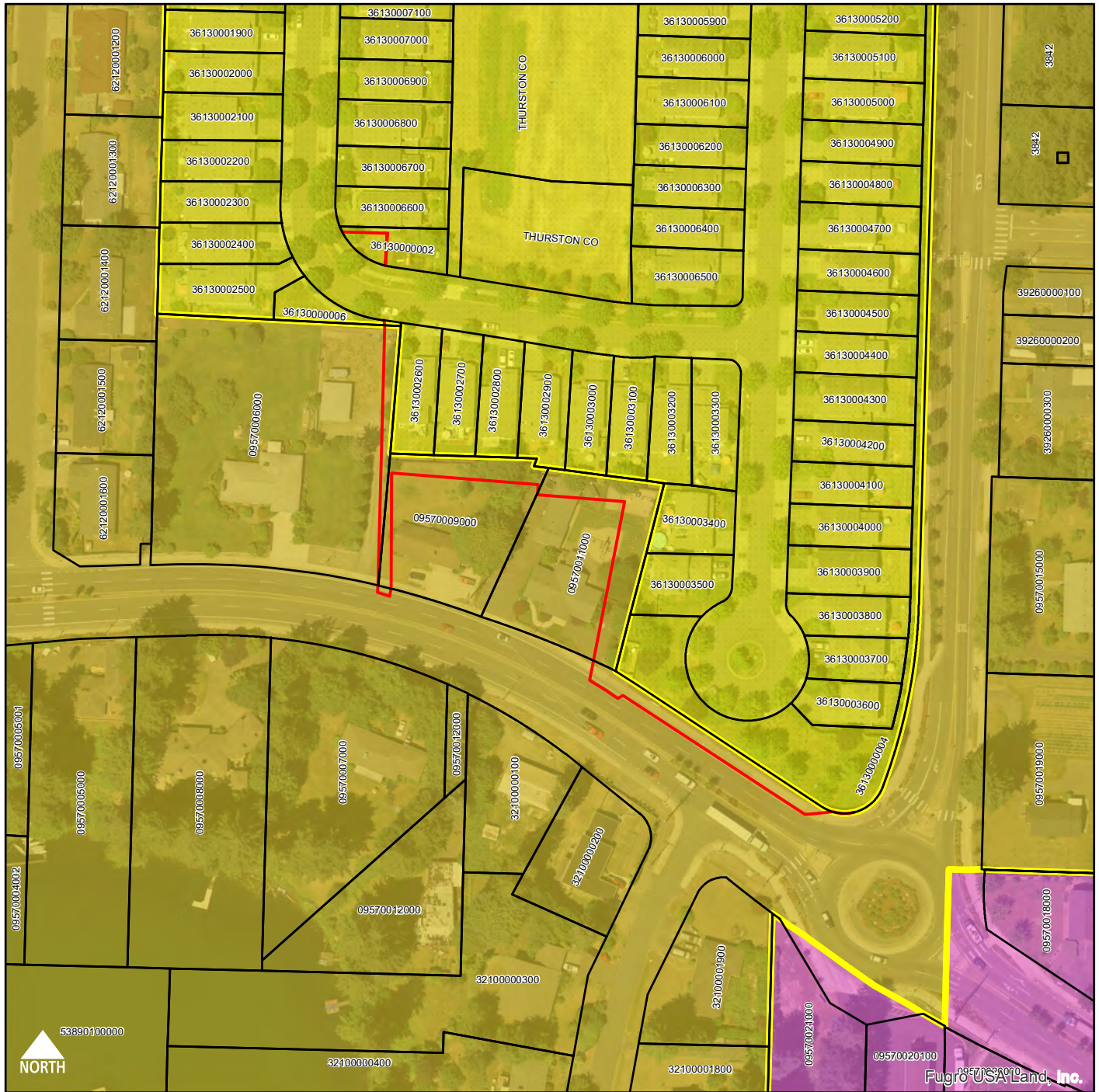
All parcels that have had small zoning corrections will be reflected in the Zoning and Future Land Use maps as part of the Comprehensive Plan Update. All corrected misalignments as described in this memorandum will be reflected in the Future Land Use map and the Zoning Map at the time which the Comprehensive Plan is adopted. These corrections may affect the Future Land Use Map and Official Zoning Map for Thurston County, WA, North County Urban Growth Areas.

### **PARCELS WITH ZONING CORRECTIONS:**

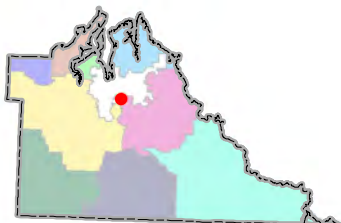
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## Thurston County Zoning Alignment Review - Olympia UGA






### Map Location



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on 8/12/2022

### Zoning Aligned to Parcels

 NR
  R-6-12  
 R-4-8

## Review Areas

— Areas Previously Reviewed

### Base Data

 Zoning Boundary

0 100 Feet

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey photo.

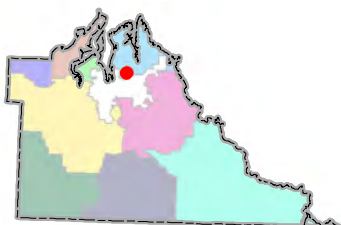
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## Thurston County Zoning Alignment Review - Olympia UGA



### Map Location



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on 8/12/2022


### Zoning Aligned to Parcels


 R-4  R-4-8

## Review Areas

— Areas Previously Reviewed

### Base Data

 Zoning Boundary

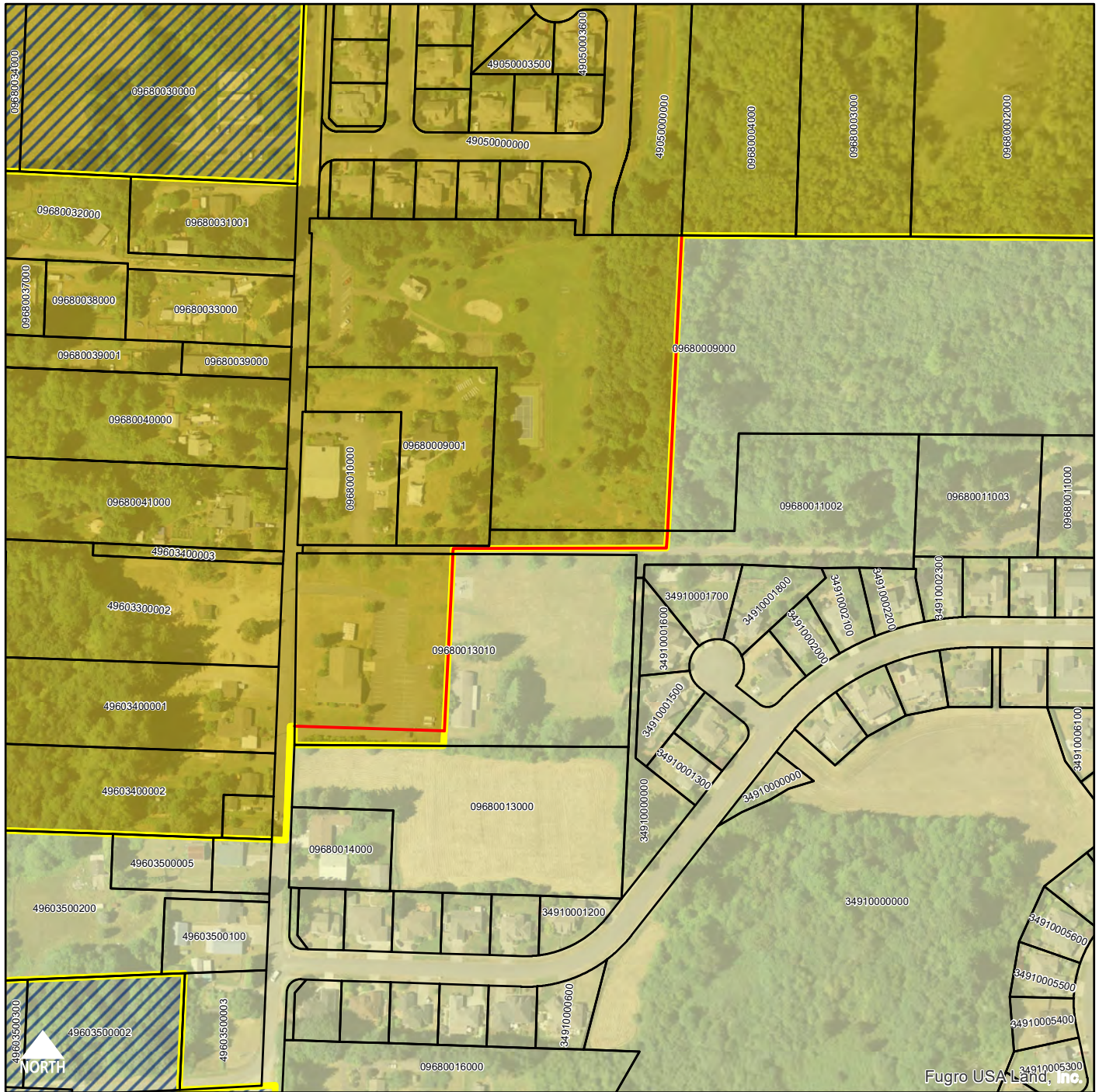
 Cities

0 200 Feet

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## Map Location



## Zoning Aligned to Parcels

R-4 R-4-8

## Review Areas

Areas  
Previously  
Reviewed

## Base Data

Zoning Boundary  
Cities

0 200 Feet

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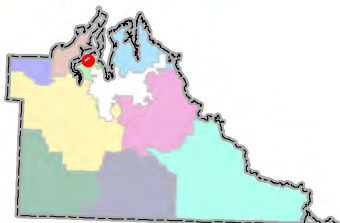
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## Thurston County Zoning Alignment Review - Olympia UGA



### Map Location



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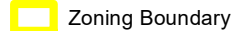
## Zoning Aligned to Parcels



## Review Areas

— Areas Previously Reviewed

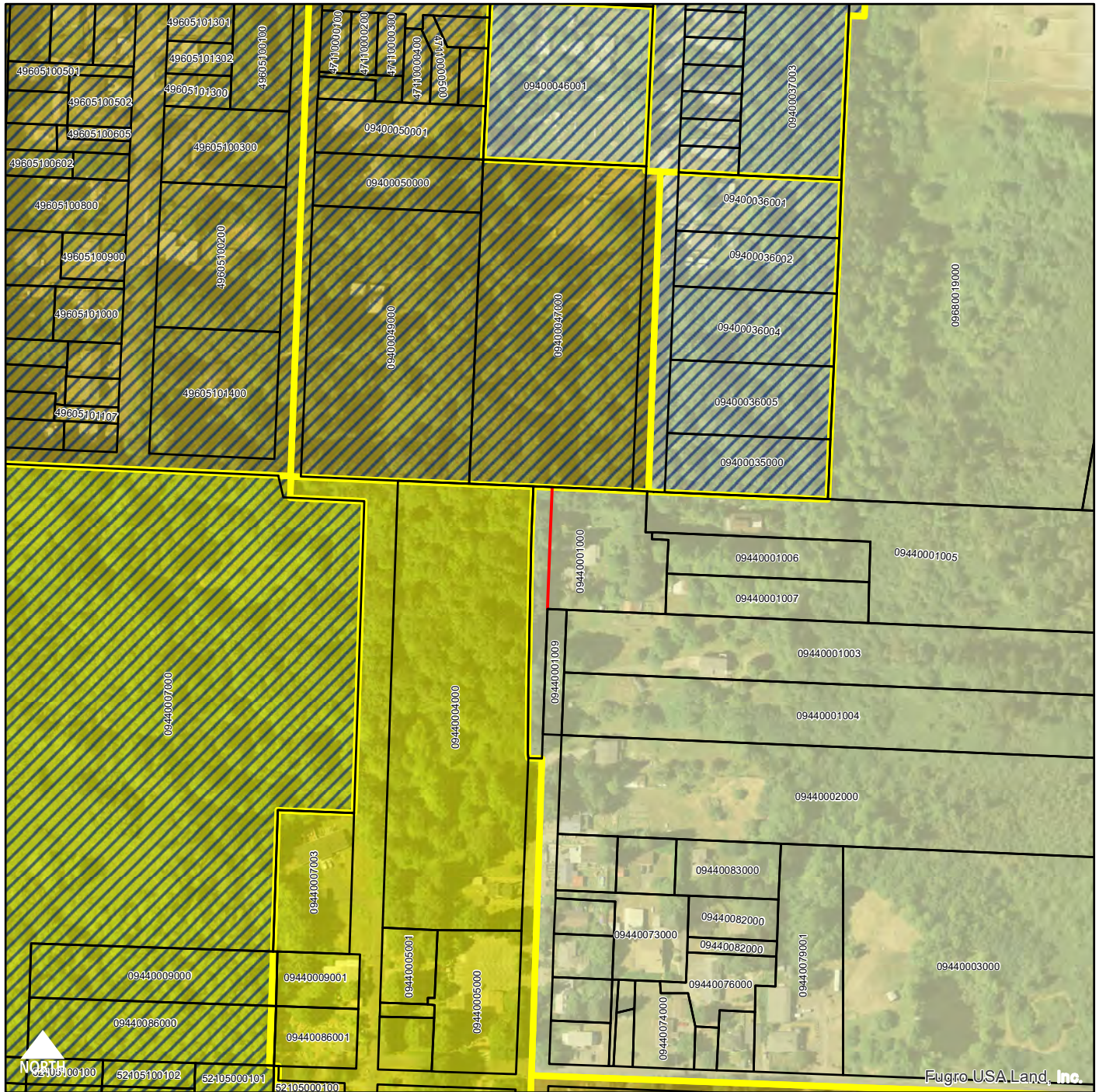
## Base Data



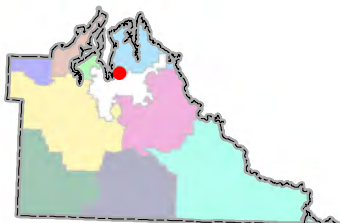
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## Map Location



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## Zoning Aligned to Parcels

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

## Review Areas

- Areas
- Previously
- Reviewed

## Base Data

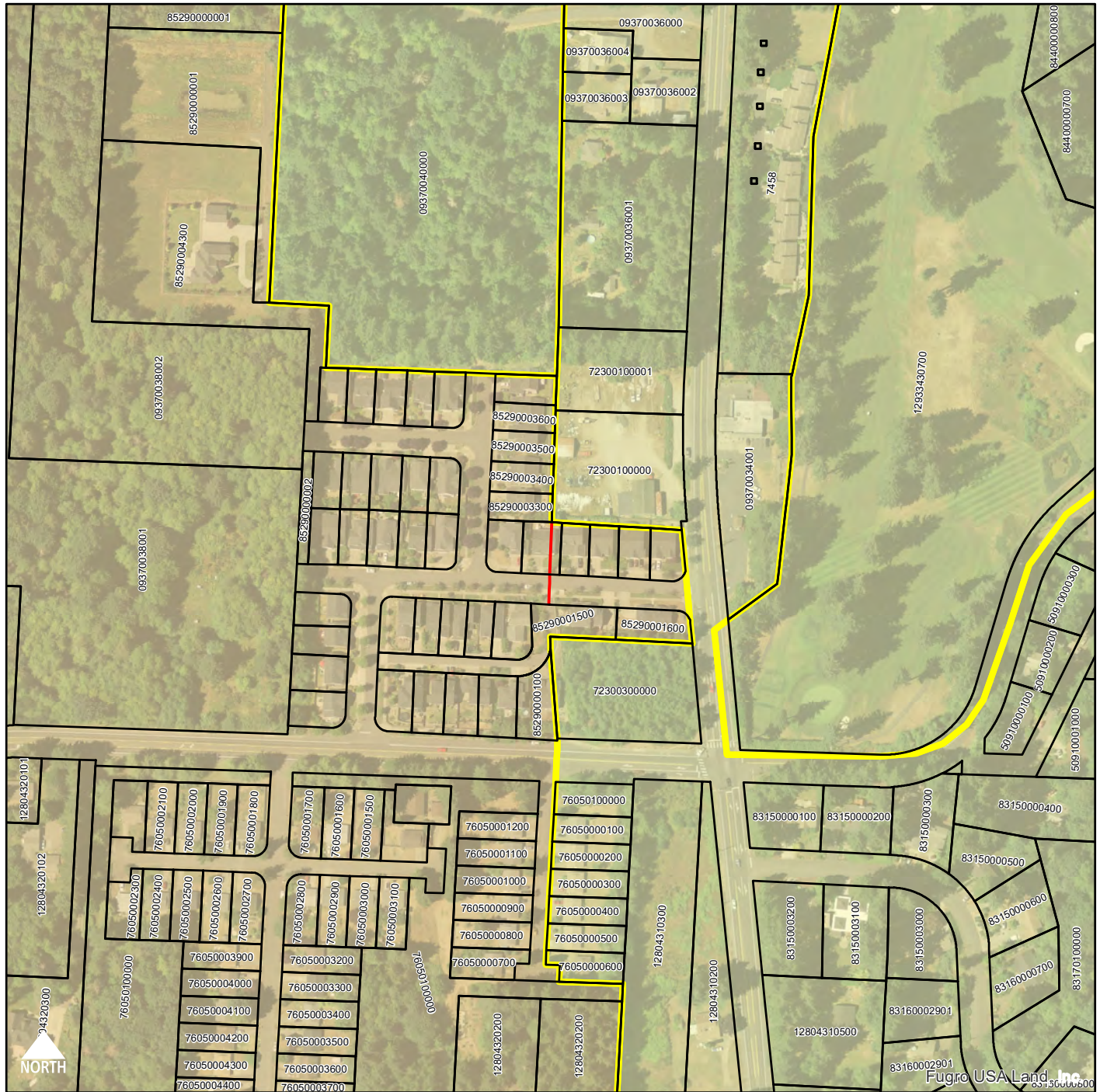
- Zoning Boundary
- Cities

0 200 Feet

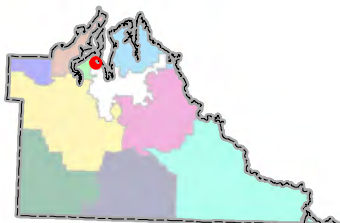
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## Map Location



## Zoning Aligned to Parcels

- R 1/5
- RRR 1/5
- R-4

## Review Areas

- Areas
- Previously Reviewed

## Base Data

- Zoning Boundary

0 200 Feet

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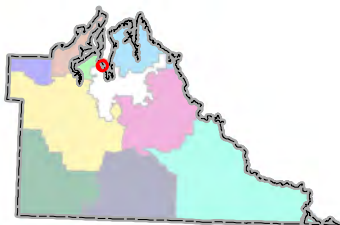


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## Map Location



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## Zoning Aligned to Parcels

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

## Review Areas

- Areas
- Previously Reviewed

## Base Data

- Zoning Boundary
- Cities

0 200 Feet

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