

THURSTON COUNTY COMMUNITY PLANNING

JOINT PUBLIC HEARING – NOVEMBER 30, 2022



Olympia Joint Plan Update

TODAY'S AGENDA

- Purpose
- Amendments through joint PC process
- Overview of UGA areas
- Mapping corrections
- Glenmore Village
- Public Hearing

PURPOSE OF THE JOINT PLAN

- Reflects current conditions and comprehensive plans
- Basis for future planning decisions by each jurisdiction
- Guides development in the Urban Growth Area as it transitions from rural- to urban-level development



PURPOSE OF THE JOINT PLAN

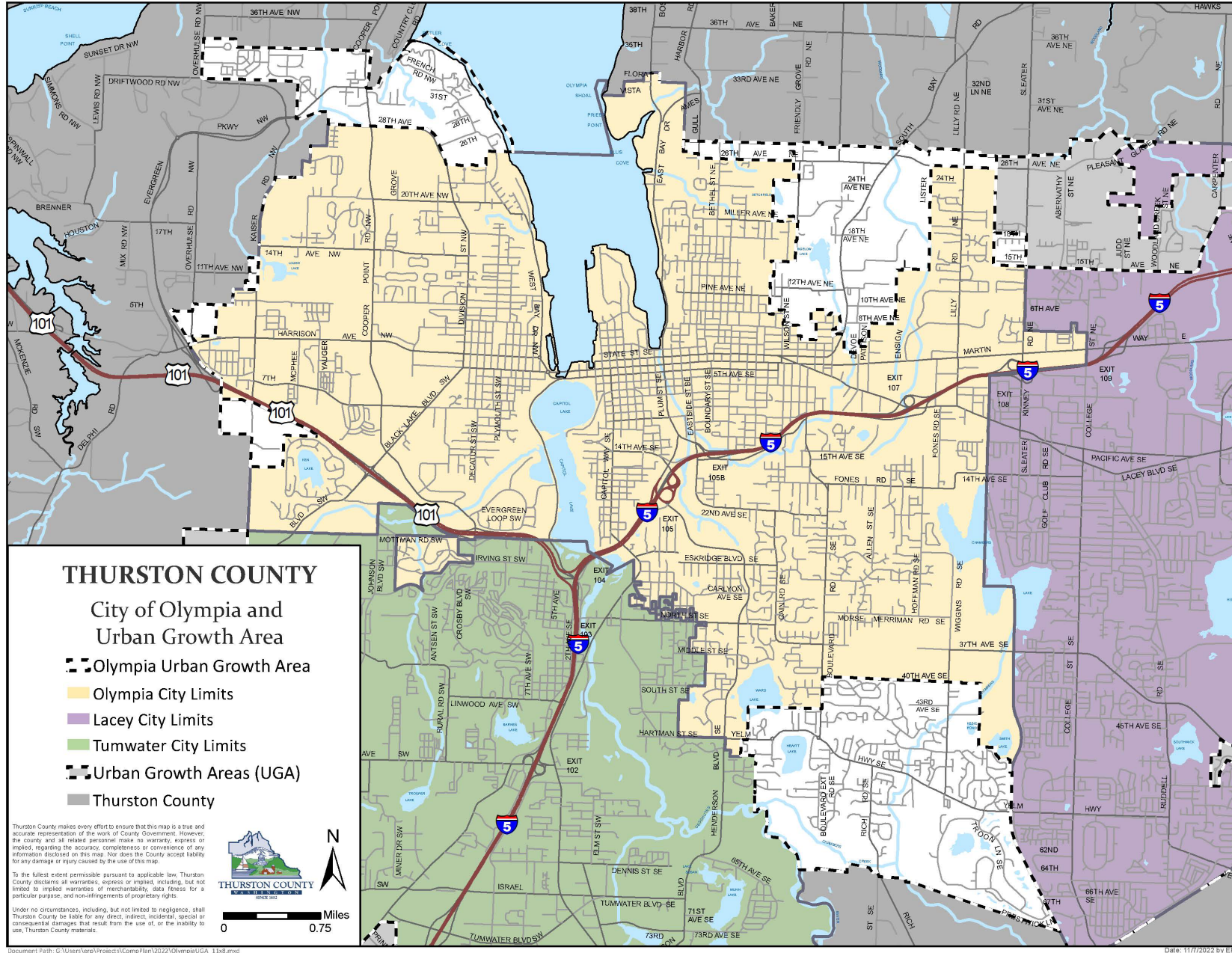
- Provides the policy framework for development regulations in the Urban Growth Area (Title 23 of Thurston County Code)
- Assembles Goals and Policies from all departments



WORK SESSIONS






- October 11 and 25
 - Included more info TDR/PDR
 - Vision of UGA areas
- Updated economic/housing background

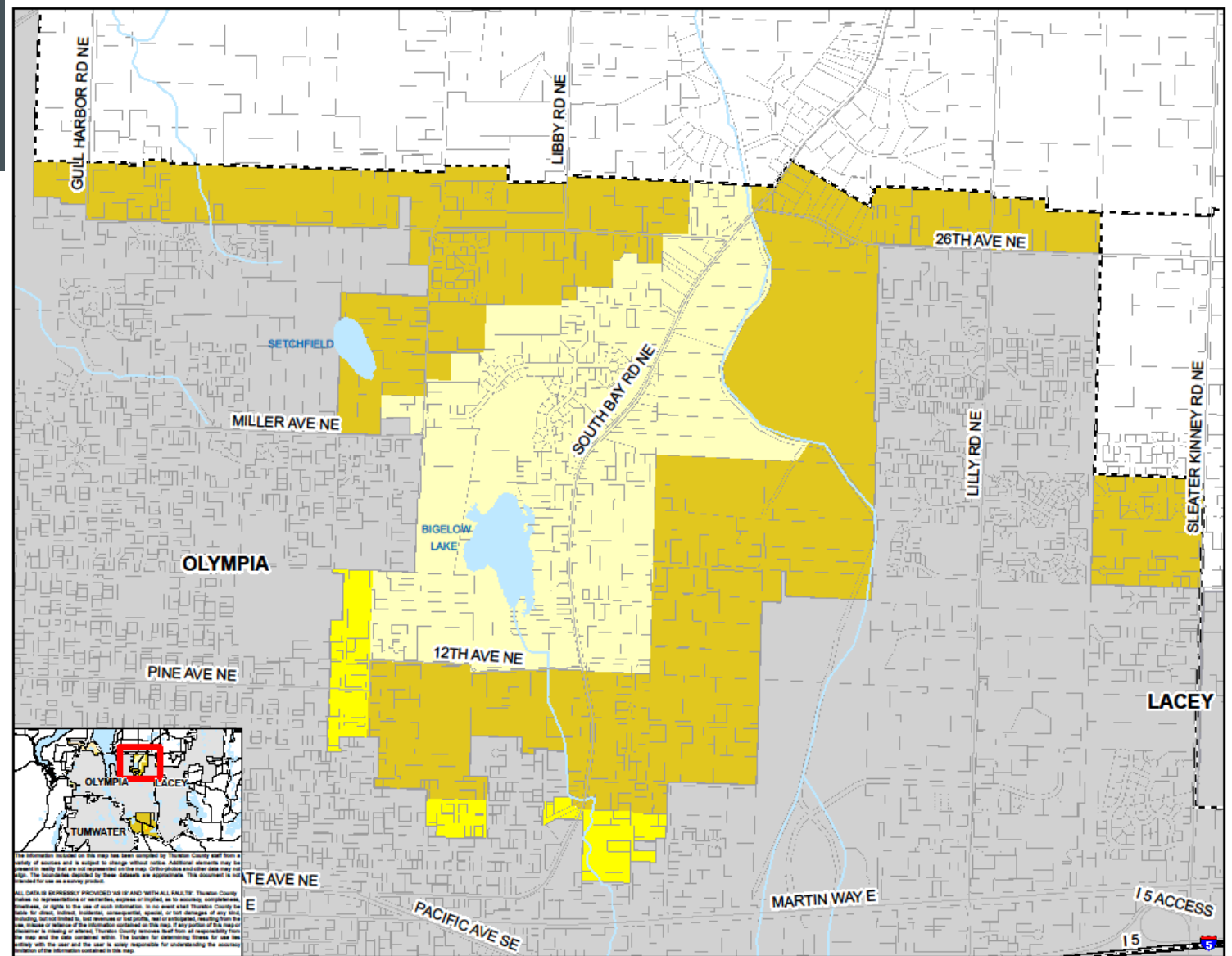




NORTHEAST UGA

Urban Growth Area Zoning

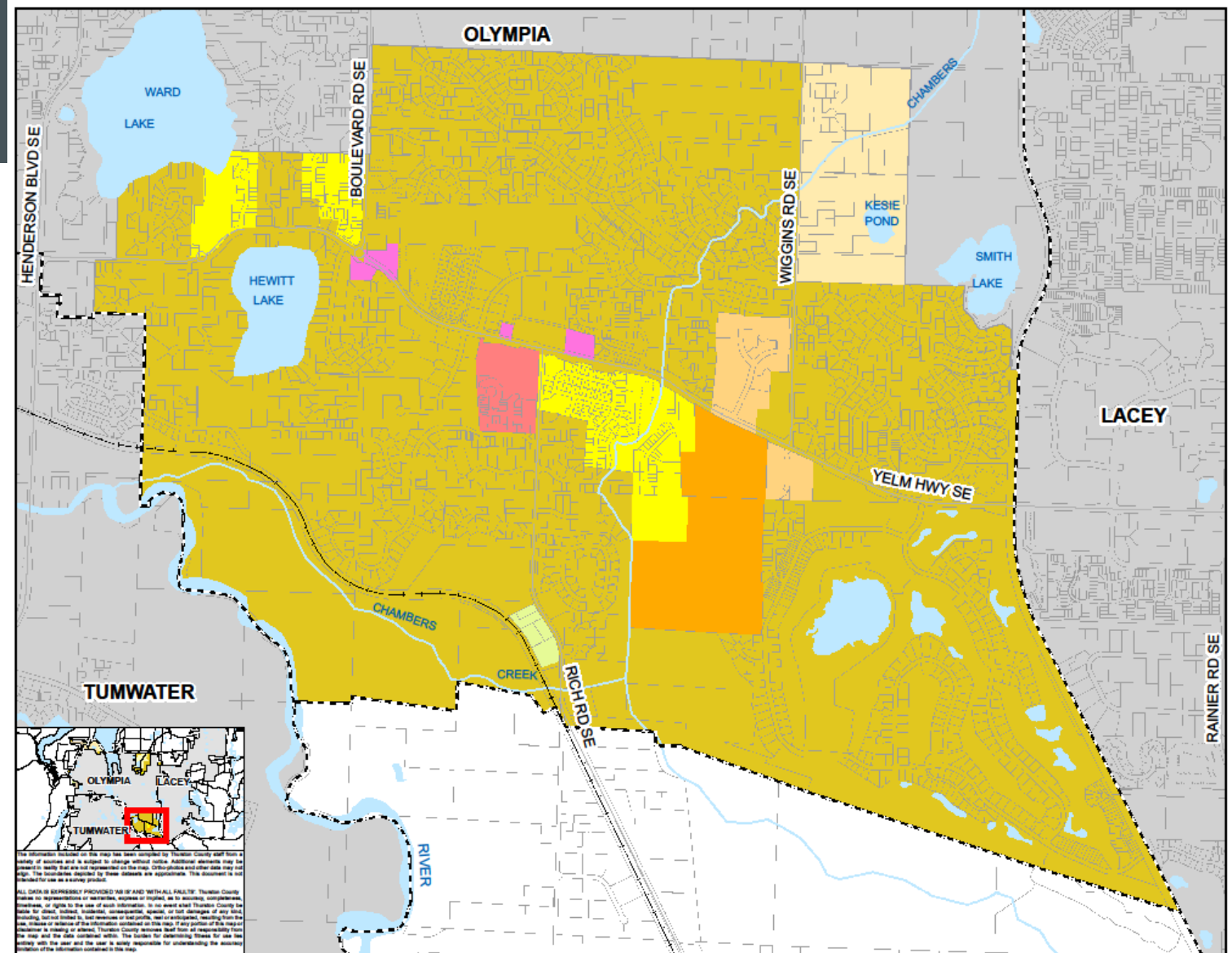
-  R-4 Residential 4
 R-4-8 Residential 4-8
 R-6-12 Residential 6-12
 Cities
 Rural County



SOUTHEAST UGA

Urban Growth Area Zoning

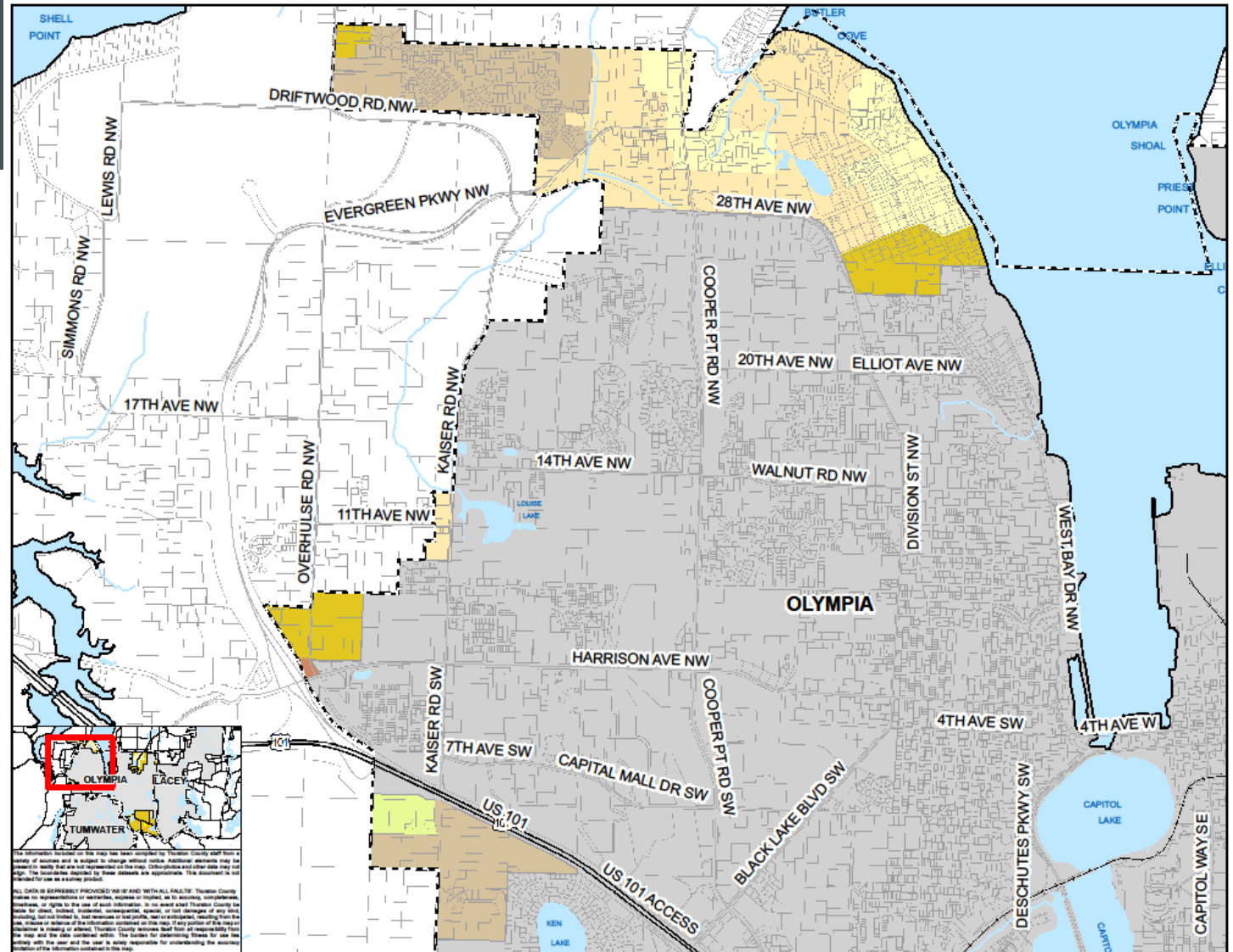
- LI-C Light Industrial Commercial
- R 1-5 Residential 1/5
- R-4-8 Residential 4-8
- R-6-12 Residential 6-12
- RM-18 Residential Multifamily 18
- MR-7-13 Mixed Residential 7-13
- NR Neighborhood Retail
- COSC Community Oriented Shopping Center
- Cities
- Rural County



WEST UGA

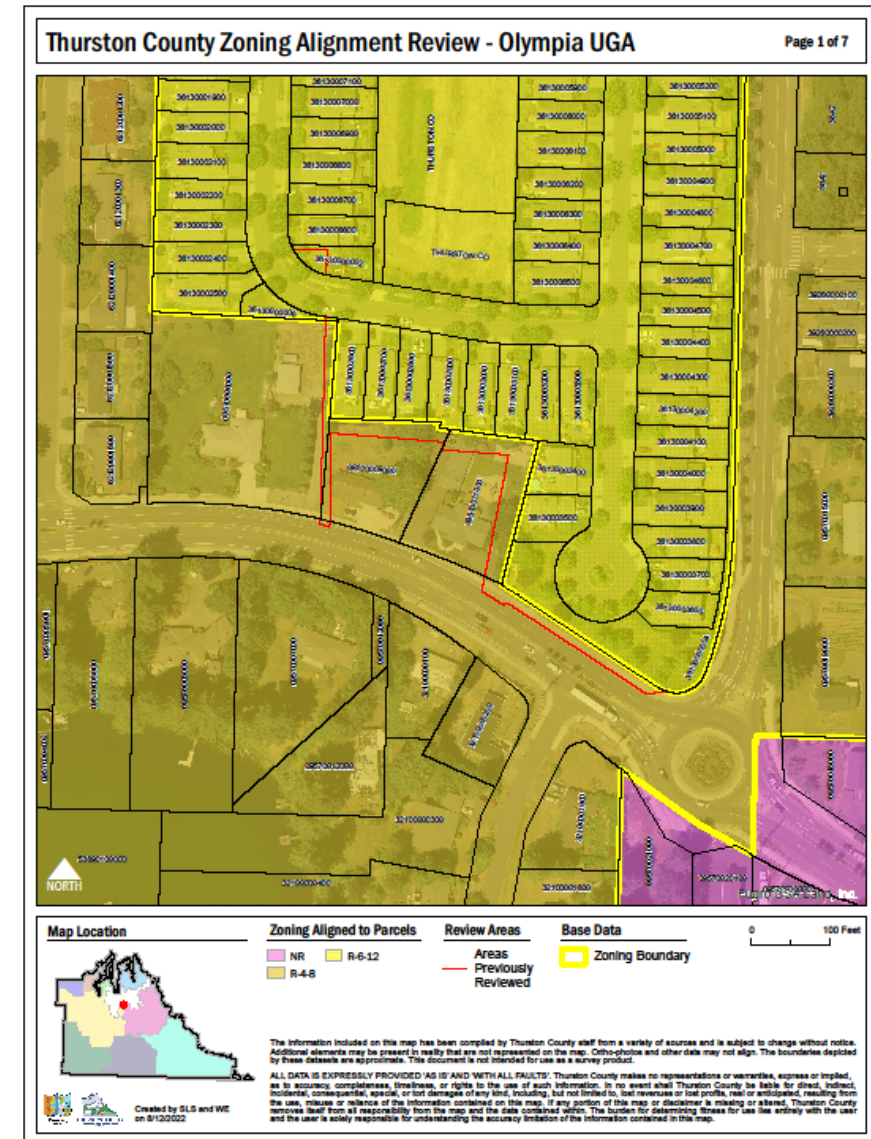
Urban Growth Area Zoning

- LI-C Light Industrial Commercial
- R 1-5 Residential 1/5
- RLI 2-4 Residential Low Impact 2-4
- R-4 Residential 4
- R-4-8 Residential 4-8
- NV Neighborhood Village
- Cities
- Rural County

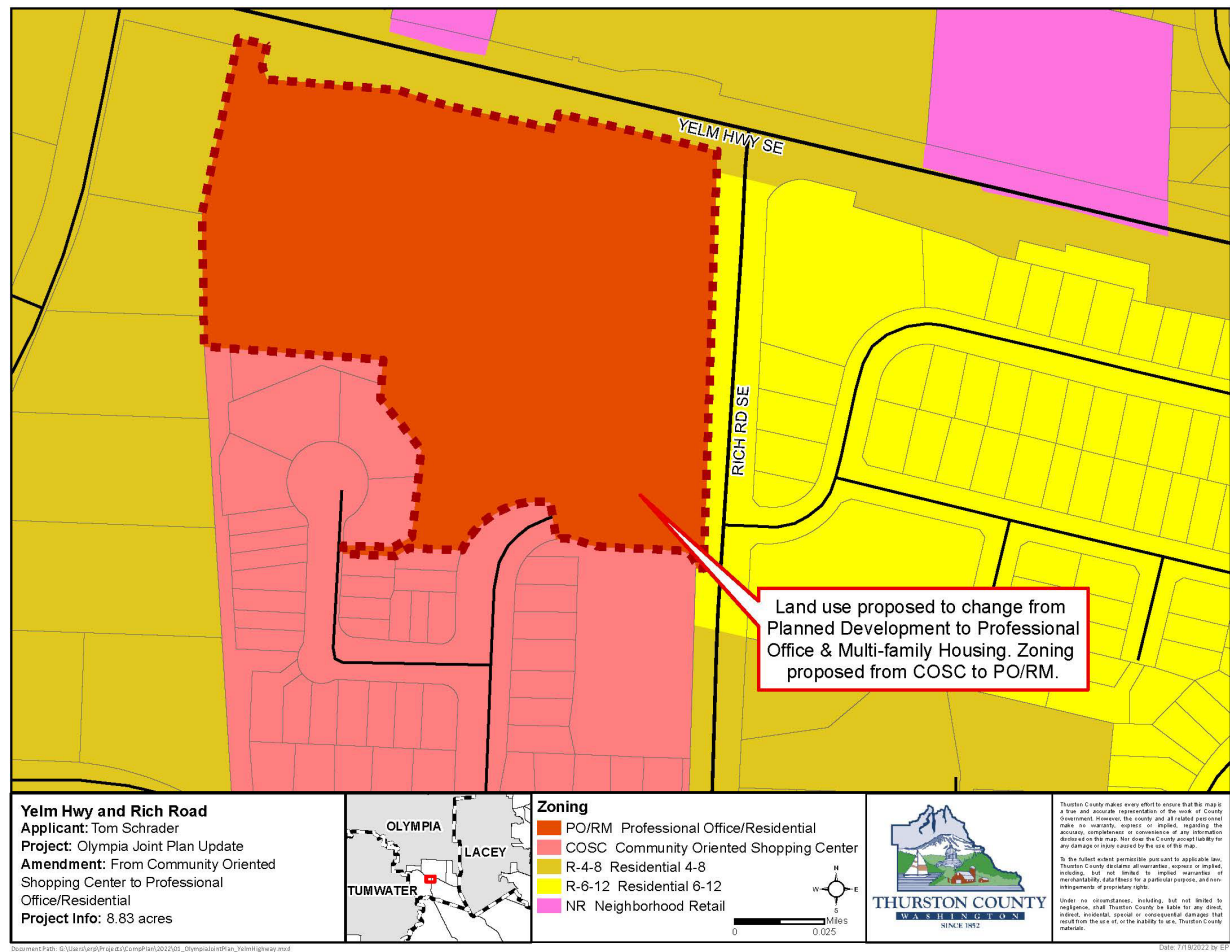


MAPPING CORRECTIONS

- Annual review by GeoData
- Aligns zoning and parcel boundaries
- Seven locations in Olympia Urban Growth Area
- Informational only (no decisions needed)
- May create small changes in Future Land Use Map acreage



GLENMORE VILLAGE OPTIONS



GLENMORE VILLAGE ALTERNATIVE: CODE AMENDMENT

Comments	Tracking	IS	Changes	Compare
Group homes with seven or more clients	S	S	S	23.04.060(11), 23.04.060(23)
Manufactured homes	P	P	P	23.04.060(15)
Nursing/convalescent homes	P	P	P	23.04.060(19)
Retirement homes	P	P	P	
Residences above commercial uses	P	P	P	
Single-family residences	P	R	R	
Townhouses	P	P	P	23.64
Offices				
Banks	P	P	P	23.05.060A
Offices—Business	P	P	P	
Offices—Government	P	P	P	
Offices—Medical	P	P	P	
Veterinary offices and clinics	S	S	S	
Retail Trade				
Apparel and accessory stores	P	P	P	
Building materials, garden supplies, and farm supplies	P	P	P	
Food stores	R	R	P	
General merchandise stores	P	P	P	
Grocery stores	P	P	R PR	23.05.060C

Table 5.01 (Cont.)

NOTICING

- Website updated – November 9, 2022
- Legal notice The Olympian - November 9, 2022
- Webmailer - November 9, 2022
- Email to Glenmore Village residents – November 9, 2022
- Press Release - November 21, 2022

PUBLIC COMMENTS RECEIVED

- As of November 30 4:00 pm – XX comments received

PUBLIC HEARING

- Hold public hearing, work session to follow

NEXT STEPS

- Joint Planning Commission recommendation
- City Council review and recommendation
- BoCC considers PC & City Council recommendations
- BoCC public hearing
- BoCC takes action on Joint Plan update

DRAFT MOTION

If no further questions or discussion, the Planning Commission may make a recommendation.

- Move to recommend adoption of the Olympia Joint Plan, an element of the Thurston County Comprehensive Plan.
- AND**
- Further move to recommend approval of amendments to the Thurston County Code, Chapter 23.05 'Residential Districts' to remove the grocery store requirement from the Community-Oriented Shopping Center zoning district.
- OR**
- Further move to recommend approval of a land use and zoning amendment for parcel 09570038002 from Planned Development to Multi-family Residential with an associated zoning change from Community Oriented Shopping Center to Professional Office/Residential Multi-family.

QUESTIONS?

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