

ORDINANCE NO. 15837

AN ORDINANCE IMPLEMENTING CHANGES TO THE THURSTON COUNTY COMPREHENSIVE PLAN; ESTABLISHING A MAJOR EDUCATIONAL INSTITUTION (MEI) ZONING DISTRICT, AMENDING THE THURSTON COUNTY CODE INCLUDING THE THURSTON COUNTY ZONING ORDINANCE (TITLE 20 TCC) BY ADDING NEW CHAPTER 20.64 TCC; AMENDING SECTION 20.03.040 TCC; AMENDING SECTION 20.37.015 TCC; AMENDING CHAPTER 20.54 TCC TABLE 1; AND FULFILLING THE REQUIREMENTS OF THE WASHINGTON STATE GROWTH MANAGEMENT ACT BY AMENDING THE OFFICIAL ZONING MAP FOR THURSTON COUNTY, SECTION 20.06.010 TCC, AND TO PROVIDE FOR OTHER MATTERS PROPERLY RELATED THERETO.

WHEREAS, Thurston County is required to plan under Chapter 36.70A RCW, the Growth Management Act (GMA), which contains fourteen goals that are intended to guide the development and adoption of comprehensive plans, which relate to urban growth, rural development, reduced sprawl, transportation, housing, economic development, property rights, permits, natural resource industries, open space and recreation, environment, citizen participation and coordination, public facilities and services, historic preservation, and shoreline management act goals and policies; and

WHEREAS, the GMA requires the comprehensive plan and development regulations to demonstrate and uphold the concepts of internal consistency, conformity, and concurrency; and

WHEREAS, the GMA also requires a process of early and continuous citizen participation for amending comprehensive plans and development regulations; and

WHEREAS, the development regulations, including the official zoning map, in Thurston County adopted under the GMA must be consistent with the Thurston County Comprehensive Plan Future Land Use Map and associated Joint Plans; and

WHEREAS, the Board of County Commissioners (Board) has made findings of fact relating to the amendments to the Thurston County Code (TCC) supporting said amendments which are set forth below for adoption.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THURSTON COUNTY, AS FOLLOWS:

SECTION 1. FINDINGS. For the purposes of effective land use planning, the Board of County Commissioners of Thurston County adopts the following legislative findings of fact for adopted amendments:

A. GENERAL FINDINGS

1. Thurston County is required to plan under Chapter 36.70A RCW, the Growth Management Act (GMA), and has performed professional review, public notice, and comment with respect to these amendments; and

2. The Thurston County Comprehensive Plan, as amended, collectively includes joint plans with the cities of Bucoda, Lacey, Olympia, Rainier, Tenino, Tumwater, Yelm, and other subarea plans, with chapters on land use, natural resource lands, housing, transportation, capital facilities, utilities, economic development, the natural environment, archeological and historic resources that govern development throughout unincorporated Thurston County and comply with GMA requirements for comprehensive plans; and

3. The development regulations in the Thurston County Zoning Ordinance (Title 20 TCC) apply to the unincorporated rural county as well as the unincorporated Urban Growth Areas (UGA) of Rainier, Yelm, Tenino and Grand Mound. The locations and boundaries of the zoning districts established in the Thurston County Zoning Ordinance are shown on the Official Zoning Map, Thurston County, Washington (Chapter 20.06 TCC); and

4. The GMA requires counties to adopt county wide planning policies to guide the adoption of comprehensive plans and associated development regulations. The principal purpose of these policies is to insure that the comprehensive plans and development regulations of counties and the cities within them are coordinated with each other; and

5. The amendments to the TCC, the Thurston County Zoning Ordinance, adopted by this ordinance were prepared, considered and adopted in compliance with county wide planning policies; and

6. The development regulation amendments adopted by this ordinance are consistent with and are intended to implement Comprehensive Plan amendments that were included on the 2017-2018 and 2018-2019 Comprehensive Plan Official Docket as required by Chapter 2.05 Thurston County Code (TCC), Growth Management Public Participation; and

7. The Board approved a Scope of Work for the Thurston County Comprehensive Plan Periodic Update on February 14, 2017 under Resolution 15436; and

8. The County uses several methods to ensure early and continuous public participation and open discussion in the review of proposed amendments including but not limited to direct mailing, email lists, internet information pages, and posted public notices; and

9. Two open houses were held in Spring of 2017, and a third online open house was held in June and July of 2019; and

10. More than fifty presentations were given to external community groups, including but not limited to Thurston Thrives Action Teams, Olympia Master Builders, Sierra Club, Agricultural Advisory Committee, Storm and Surface Water Advisory Board, Historic Commission, and South Thurston Economic Development Initiative; and

11. The amendments to the Thurston County Code adopted by this ordinance were the subject of a series of public hearings before the Thurston County Planning Commission and the Thurston County Board of County Commissioners (Board) and separate work sessions by each body as required by the GMA and the Thurston County Code; and

12. The Planning Commission held 17 public work sessions from May 2018 through August 2019 on the amendments contained in this ordinance, and each work session was advertised and open to the public, with public input opportunities available at each occasion; and

13. The Planning Commission held a duly noticed public hearing on July 10, 2019 for the amendments contained in this ordinance; and

14. In formulating its recommendations, the Planning Commission considered public comments received through public hearings and the public process; and

15. The Board held a duly noticed public hearing on October 15, 2019 for the amendments contained in this ordinance; and

16. In formulating its decision, the Board considered comments received through public hearings and the public process; and

17. Pursuant to 36.70A.106, the State of Washington Department of Commerce was notified of the proposed change on July 18, 2019; and

18. The adoption must be processed in compliance with the requirements of the State Environmental Policy Act (SEPA); and

19. A SEPA Determination of Non-Significance was issued August 30, 2019 (SEPA No. 2019102519) under SEPA (Chapter 43.21C RCW) for the changes contained in this ordinance; and

20. This ordinance will amend the Thurston County Code, including the Thurston County Zoning Ordinance; and

21. The amendments contained in this ordinance will implement Resolution 15836; and

22. In formulating the development regulations adopted by this ordinance, the Board has considered the goals contained in the GMA. The Board has weighed the goals as they apply to the subject matter of this ordinance; and

23. The findings below and the record generated in the public hearing and review process and at the adoption of this ordinance show that the amendments are consistent with GMA goals; and

24. The Board believes adopting the amendments are necessary for the preservation of the public health, safety, and general welfare of Thurston County residents; and

25. The same findings of fact that support the comprehensive plan amendments contained in Resolution 15836 are also relevant to the specific amendments to the official zoning map contained in this ordinance, and are incorporated herein by this reference.

B. FINDINGS

THURSTON COUNTY ZONING ORDINANCE CHAPTER 20.64 TCC MAJOR EDUCATIONAL INSTITUTIONS

1. An Institutional land use designation exists within Chapter 2-Land Use of the Thurston County Comprehensive Plan; and

2. Minor changes have been made to the land use designation in Chapter 2-Land Use of the Thurston County Comprehensive Plan, as contained in Resolution 15836; and

3. The Thurston County Code does not contain a zoning district or standards for Major Educational Institutions (MEI); and

4. Amendments contained within this ordinance will create a zoning district for Major Educational Institutions in unincorporated Thurston County. The MEI will allow for uses consistent major with educational facilities, such as classroom buildings, dormitories, libraries, and more to be considered as permitted uses in the district; and

5. Amendments contained within this ordinance will eliminate the special use permit requirements for certain uses that are considered permitted within the new district, and remove some existing regulatory barriers; and

6. Major educational facilities provide important services to the local community, and the proposed amendments contained within this ordinance benefit the general welfare of Thurston County residents; and

7. The proposed amendments provide greater protection to neighboring residential districts through increased setbacks, building height transition requirements, and additional landscape screening requirements; and

8. The proposed amendments were developed in coordination with Thurston County Public Health, Development Services, and the City of Olympia; and

9. The proposed amendments are consistent with other sections of the Thurston County Code; and

10. The proposed amendments are consistent with the Thurston County Comprehensive Plan.

C. FINDINGS

THE EVERGREEN STATE COLLEGE ZONING MAP AMENDMENT

1. The applicant requested a site-specific Comprehensive Plan amendment on October 7, 2013 to change the land use and associated zoning of three parcels (12806410100, 12806410000, and 12807221100) approximately 999 acres; and

2. The property is generally located at 2700 Evergreen Parkway NW, west of and adjacent to the current Olympia urban growth area; and

3. The amendment includes a reassessment of land use and zoning of the property, and an amendment to change the land use and zoning designations from Rural Residential/Resource One Unit per Five Acres (RRR 1/5) (Title 20) to an Institutional designation; and

4. The amendment was included within the Scope of Work for the Thurston County Comprehensive Plan Periodic Update, adopted February 14, 2017 under Resolution 15436; and

5. The Board has found that it is appropriate to change the land use designation of the above described properties from their current land use designation, as implemented in Resolution 15836; and

6. Amendment to the current zoning designation establishes consistency between the current and future land use of the property and zoning designation; and

7. Amendment to the current zoning designation is necessary to allow for the continued and future construction of a college campus; and

8. The zoning amendment is accompanied with new zoning standards in Title 20 of the Thurston County Code, consistent with the findings in Section B of this ordinance; and

9. The parcels currently have water and sewer service provided by the City of Olympia under an agreement made during the initial planning of the college. Sewer capacities were initially designed to support a campus of 12,000 students. Current and anticipated enrollment is lower than designed capacity, therefore capacity issues are not anticipated; and

10. The parcels were found to show several environmental concerns, including prairie soils, steep slopes, wetlands, high groundwater hazard areas, and approximately 3,500 feet of shoreline which will be subject to further review with a site-specific critical areas review upon development application; and

11. An open house was held on October 9, 2018 on the land use amendment and associated rezoning of The Evergreen State College; and

12. Citizens within five-hundred feet of the land use and zoning amendment were notified of the open house by direct mail, and a notification was sent to the Thurston County Planning Department e-mail list on September 25 and October 8, 2018; and

13. Citizens within five-hundred feet of the site-specific land use and zoning amendment were notified of both the planning commission and board public hearings, pursuant to TCC 2.05.030(E)(5); and

14. The zoning for the above property on the Official Zoning Map Thurston County, Washington adopted under Title 20 TCC in the Thurston County Zoning Ordinance must be consistent with the designation on the Future Land Use Map L-1 as adopted by Thurston County in the Comprehensive Plan as required by the GMA (RCW 36.70A).

D. FINDINGS

MINOR LAND USE AND ZONING CORRECTIONS

1. Thurston County Geodata annually conducts a review of the land use and zoning layer to identify and address misalignments from the parcel boundaries that warrant correction; and

2. Misalignments between land use, zoning, and parcel boundaries may occur when the parcel fabric is updated; and

3. Corrections of split land use and zoning designations were made on parcels to conform land use designation and zoning boundaries with current parcel boundaries, and to provide uniform land use and zoning across the property; and

4. All corrections of split zoning designations are displayed in the Official Zoning Map, Thurston County Washington contained in this ordinance; and

5. All corrections contained in this ordinance are implemented on map L-1 Future Land Use, adopted under Resolution 15836.

E. FINDINGS

MANUFACTURED HOUSING

1. The Growth Management Act requires a review of county policies and development regulations for consistency with RCW's regulating manufactured homes; and

2. A review of development regulations related to manufactured housing was included within the Scope of Work for the Thurston County Comprehensive Plan Periodic Update, adopted February 14, 2017 under Resolution 15436; and

3. Development regulations related to manufactured housing have been reviewed to ensure that manufactured housing is regulated for the purposes of siting in the same manner as site-built housing, pursuant to RCW 35.21.684, 35.63.160, 35A.21.312, and 36.01.225; and

4. The County has determined that no revisions are required at this time to ensure compliance with RCW 35.21.684, 35.63.160, 35A.21.312, and 36.01.225.

SECTION 2. THURSTON COUNTY ZONING ORDINANCE AMENDMENTS. In accordance with the provisions of this ordinance, the Thurston County Zoning Ordinance (Title 20) is hereby amended as shown in Attachment A to this Ordinance.

SECTION 3. THE EVERGREEN STATE COLLEGE ZONING MAP AMENDMENT. In accordance with the provisions of this ordinance, the Official Zoning Map, Thurston County Washington is hereby amended as shown in Attachment B to change the zoning from Rural Residential Resource One Unit per Five Acres (20.09A TCC) to Major Educational Institution (20.64 TCC).

SECTION 4. MINOR LAND USE AND ZONING CORRECTIONS. In accordance with the provisions of this ordinance, the Official Zoning Map, Thurston County Washington is hereby amended as shown in Attachment C to include reflected minor zoning corrections.

SECTION 5. MANUFACTURED HOUSING. The Board of County Commissioners declares that the code language found in Chapters 14.22, 14.26, 14.32, 14.33, 14.37, 14.38, 14.44 (Building and Construction, Chapter 20.31 (Mobile Home Park Standards and Regulations), Title 17 (Environment), and Title 24 (Critical Areas) of the Thurston County Code, as Amended, continue to comply with RCW 35.21.684, 35.63.160, 35A.21.312, and 36.01.225, and shall not require revisions at this time.

SECTION 6. SEVERABILITY. If any section, subsection, sentence, clause, phrase or other portion of this resolution or its application to any person is, for any reason, declared invalid, illegal or unconstitutional in whole or in part by any court or agency of competent jurisdiction, said decision shall not affect the validity of the remaining portions hereof.

SECTION 7. CORRECTIONS. Upon approval of the Prosecuting Attorney's Office, the Clerk of the Board is authorized to make any necessary corrections to any map, mapped boundary, section, subsection, sentence, clause, phrase or other portion of this resolution for scriveners or clerical errors, references, ordinance numbering, section/subsection numbers, and any reference thereto.

SECTION 8. EFFECTIVE DATE. This ordinance shall take effect immediately upon adoption.

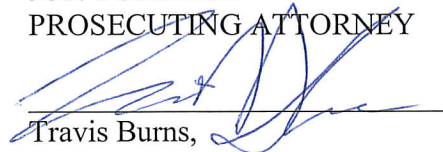
ADOPTED: November 12, 2019

ATTEST:


Clerk of the Board

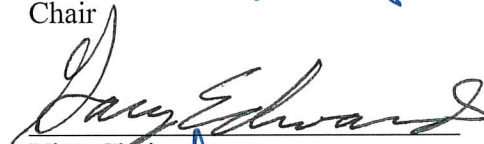
APPROVED AS TO FORM:

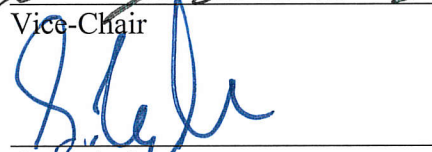
JON TUNHEIM
PROSECUTING ATTORNEY


Travis Burns,
Deputy Prosecuting Attorney

BOARD OF COUNTY COMMISSIONERS
Thurston County, Washington


Chair


Vice-Chair


Commissioner

ATTACHMENT – A: Thurston County Zoning Ordinance (Title 20)

Deleted Text: ~~Strikethrough~~ / Changes: Underlined / Unaffected Omitted Text: (...)

I. Thurston County Code Chapter 20.03 TCC (Structure, Interpretations and Definitions) Section 20.03.040 TCC (Definitions) shall be amended to read as follows:

...

35.3 "Development Footprint" is the total land area of a project site covered by buildings, streets, parking areas, and other typically impervious surfaces constructed as part of the project.

...

35.9 "Dormitory" means a residential structure intended principally for sleeping accommodations where such building is related to an educational or public institution.

...

II. Thurston County Code Chapter 20.37 TCC (Site Plan Review) Section 20.37.015 TCC (Applicability) is hereby amended to read as follows:

...

2. This chapter applies within the following zoning districts:

- a. Residential—3-6 dwelling units per acre (Chapter 20.15);
- b. Residential—4-16 dwelling units per acre (Chapter 20.21A);
- c. Neighborhood convenience (Chapter 20.22);
- d. Rural commercial center (Chapter 20.24);
- e. Arterial commercial (Chapter 20.25);
- f. Highway commercial (Chapter 20.26);
- g. Planned industrial park (Chapter 20.27);
- h. Light industrial (Chapter 20.28);
- i. Rural resource industrial (Chapter 20.29);
- j. Major Educational Institution (Chapter 20.64).

...

III. Thurston County Code Chapter 20.54 TCC (Special Use), Table 1 (Special Uses-Distribution in County Zoning Districts) is hereby amended to read as follows:

Sections:

...

Table 1

Special Uses—Distribution in County Zoning Districts

USE		R 1 / 2 0	R 1 / 1 0	R R 1 / 5	R R 1 / 5	U R 1 / 5	R L 1 / 2	R L 1 / 1	R L 2 / 1	R 3 — 6 / 1	R 4 — 1 6 / 1	L I	R R I	P I	N C	R C C	A C	H C	S L 1	M G S A 2	L T A	N A	L T F	P P	M R	A O D	M E I	
1.	Academic schools*	X	X	X	X	X	X	X	X	X	X									X								
1.5.	Agritourism (see 20.08G TCC)																										X	
2.	Airfields and landing strips*	A / X	A / X	A / X	A / X		A / X																					
3.	Animal/bone black, rendering, bone distillations											X																
3.1	Asphalt production (outside of a gravel mine)**			X								X	X													X		
3.1	Asphalt production (with a gravel mine)		X	X	X							X	X													X		

15.	Home-based industry	X	X	X	X	X	X	X	X									X	X	X					
16.	Home occupations	A	A	A	A	A	A	A	A	A	A							A	A	A	A				
17.	Hospitals								X	X					X	X									<u>X</u>
17.5	Jails*			X	X						X		X		X	X									
18.	Junk yards			X	X		X				X	X			X										
18.5	Juvenile detention facilities*			X	X						X		X		X										
19.	Kennels—11 + dogs	X	X	X	X		X	X										X							
20.	Major energy trans./generators*	X	X	X	X	X	X	X	X	X	X				X	X	X		X		X		X		
21.	Mineral extraction	X	X	X	X		X	X			X	X			X						X		X		
21.3	Mobile or manufactured home parks (two—four mobile/manufactured homes per lot)			A	A		A	A	A	A	A					A									
21.6	Mobile or manufactured home parks (five or more mobile/manufactured homes)			X	X		X	X	X	X	X					X									
22.	Neighborhood convenience commercial			X	X	X	X	X	X		X														
23.	Nonprofit handicapped workshop	X	X	X	X	X	X	X	X	X	X														
23.5	Nonresidential use in rural	X	X	X	X	X	X																		

36.	Rifle/pistol/archery ranges	X	X	X	X		X	X										X						
37.	Sawmills, lumber/planing mills, molding plants										X									X				
38.	Sawmills—large																			X				
39.	Sawmills—temporary on-site	X	X	X	X	X	X	X											X					<u>X</u>
39.5	Secure Community Transition Facilities*	X	X	X	X						X	X	X		X	X				X		X		<u>X</u>
40.	Slaughterhouses										X													
41.	Solid waste disposal facilities*	X	X	X	X		X	X	X		X	X												
41.5	Temporary uses	A / X	A / X	A / X	A / X	A / X	A / X	A / X	A / X	A / X	A / X	A / X	A / X	A / X	A / X	A / X	A / X	A / X	A / X					<u>A / X</u>
42.	Travel trailer parks/commercial campgrounds	X	X	X	X		X																	
43.	Veterinary clinics	X	X	X	X	X	X	X		X														<u>X</u>
44.3	Wireless communication facilities (WCFs)—attached or co-located	A / X	A / X	A / X	A / X	A / X	A / X	A / X		A / X		A / X	A / X	A / X	A / X	A / X	A / X	A / X	A / X			A / X		<u>A / X</u>
44.4	WCFs/antenna support structures-remote freestanding*																			A / X		A / X		

44. 6	(WCFs)/antenn a support structures- freestanding*	X	X	X	X	X	X	X		X		X	X	X	X	X	X		X	X	X	X			X	<u>X</u>
45.	Work release*	X	X	X								X														

...

IV. Thurston County Code Title 20 TCC (Zoning) is hereby amended to add a new Chapter 20.64 TCC to read as follows:

Chapters:

Chapter 20.64 - MAJOR EDUCATIONAL INSTITUTION (MEI)

Sections:

20.64.010 - Purposes.

The purposes of this chapter are to regulate Thurston County's major educational institutions in order to:

1. Provide a zoning district for major colleges, universities, and educational facilities;
2. Encourage the concentration of educational facilities and development on existing campuses that are planned, designed, and managed in a way that minimizes impact on adjacent areas;
3. Provide for the social needs of the community as those needs relate to public services, open space and institutions whether publicly or privately sponsored;
4. Ensure that the expansion of institutional uses does not significantly affect the quality of life in adjacent residential areas; and
5. Provide and protect parks, open space and other natural, physical assets of the community to improve the aesthetic and functional features of the community.

20.64.020 - Permitted uses.

Subject to the provisions of this title, the permitted uses within this district include:

1. Colleges and universities, and uses supporting these facilities including:
 - a. Academic buildings and lecture halls;
 - b. Student and faculty housing and dormitories;
 - c. Wellness centers, medical facilities and pharmacies;
 - d. Retail and food services, including general, grocery, convenience, bank, book, and drug stores;
 - e. Marine facilities such as docks, boat launch, boat houses, and other shoreline facilities;
 - f. Athletic facilities and stadiums;
 - g. Program-related agricultural buildings, farmer's markets and farm stands;
 - h. Retreat facilities;
 - i. Theaters, public art facilities, libraries, community meeting, and recreation halls;
 - j. Licensed child care homes and day care centers; and
 - k. Parks, trails, greenbelts, and open spaces used for passive or active recreation.
2. Infrastructure in support of the above listed uses, including but not limited to internal roads and streets, access driveways, communications, and utilities.
3. Similar or related uses as are typical on residential and non-residential higher education campuses. Criteria for determination of similarity or relatedness, are as follows:
 - a. Uses similar to, or related to, those listed in Section 20.64.020 are permitted upon a finding of the department that a particular unlisted use does not conflict with the intent of this chapter or the policies of the Comprehensive Plan;
 - b. The criteria for such finding of similarity shall include but not be limited to the following:
 - i. The proposed use is appropriate in this area;
 - ii. The development standards for permitted uses can be met by the proposed use;
 - iii. The public need is served by the proposed use.

- c. Appeals of this determination may be made to the hearing examiner pursuant to Section 20.60.060 (Appeal procedures), or a request submitted to the board of county commissioners for consideration of a text amendment.

20.64.25 - Accessory Uses.

Accessory uses:

Subject to the provision of this title, the following accessory uses are permitted in this district:

1. Fire district facilities;
2. Law enforcement facilities; and
3. Storage and maintenance facilities.

20.64.030 - Special uses.

See Chapter 20.54 for special uses permitted in this district.

20.64.035 - Review process.

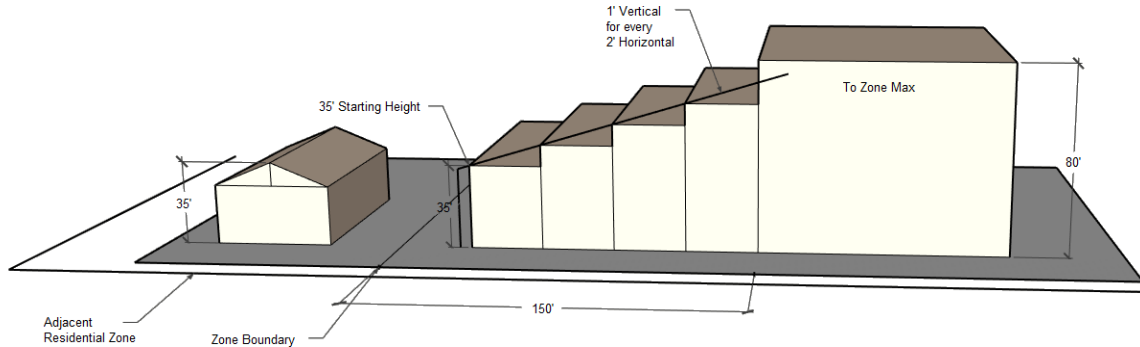
The developer shall submit a site plan in accordance with the requirements in Chapter 20.37.

20.64.040 - Design standards.

Site development plans shall conform with the following standards:

1. Minimum Lot Dimensions:
 - a. Area – 40 acres,
 - b. Width – 200 feet;
2. Minimum Yards Measured from Property Line:
 - a. Front – ten feet from right-of-way easement or property line, except twenty feet from right-of-way easement line or property line on arterials,
 - b. Side:

- i. Interior – ten feet,
 - ii. Abutting residentially developed or zoned property – 80 feet,
 - iii. Street (flanking) – ten feet,
 - c. Rear:
 - i. Twenty-five feet,
 - ii. Abutting residentially zoned or developed property – 100 feet,
 - d. Exception: Two adjoining lots which have a common side lot line which are developed concurrently may be developed with zero side yards on the common side lot line, provided that the opposite side yard is not less than thirty feet if it is an interior side yard or not less than forty feet if it is a street side yard;
- 3. Maximum hard surface coverage for new development in this district is as follows (also see Chapter 20.07):
 - a. Within the Green Cove Creek Drainage Basin:
 - i. Lots two and one-half acres or greater: Ten percent.
 - ii. Lots less than two and one-half acres: Sixty percent or ten thousand square feet, whichever is less.
 - b. For all other new construction: seventy-five percent;
- 4. Maximum Building Height:
 - a. Building heights shall not exceed eighty feet, except for structures exempted from this height requirement pursuant to Section 20.07.080.
 - b. For buildings within one-hundred fifty feet of any residentially developed or zoned property, building heights shall start at thirty-five feet at the property line. Additional building height may be added at a ratio of 1 to 2 (one foot of additional building height for every two feet of additional horizontal distance from the closest property line shared with a residential zone or development). The building height transition requirement ends one hundred fifty (150) feet from the residential zone/development. Beyond the transition the maximum building height allowed in zone applies. This applies to all uses except for structures exempted from this height requirement pursuant to Section 20.07.080;



5. All landscaping shall be provided in accordance with Chapter 20.45. In addition:

- a. A minimum ten-foot wide landscaped strip shall be provided adjacent to all street frontages.
- b. A minimum twenty-five foot landscaped buffer shall be provided adjacent to all residential uses or residential zoned properties. This buffer is intended to create physical buffer and a very dense sight barrier that may be less than one hundred percent sight-obscuring. The department may require additional landscaping buffers based upon individual site conditions.
 - i. Vegetative landscaping shall consist of evergreen trees or a combination of approximately sixty percent evergreen and forty percent deciduous trees, tall shrubs, and ground cover. Retention and salvage of existing native vegetation and trees is preferred over removal and replacement of vegetation.
 - ii. In required landscaping areas, the applicant shall retain significant trees which do not constitute a safety hazard. This includes trees over sixty feet in height and sixteen inches in diameter measured twenty-four inches above grade.
 - iii. A combination of trees, shrubs, earthen berms, and related plant materials or design features may be selected, provided that the resultant is sight-obscuring from adjoining properties. In addition, fences and walls may be incorporated into the landscaping buffer.
 - iv. A variance to reduce the buffer may be permitted pursuant to Section 20.07.050.
- c. Landscaping along any bicycle or pedestrian pathways, including those which connect to adjacent residential areas, should use Crime Prevention

through Environmental Design (CPTED) principles to promote safety and visibility.

- i. Landscaping and fencing shall avoid configurations that create dangerous hiding spaces and minimize views.

4. Dedication of Common Open Space: Each planned campus development shall dedicate an acreage equivalent to at least ten percent of the development footprint for common open space for the use of its students and faculty. The following standards shall apply:

- a. Land dedicated for open space should be usable for either (i) greenbelts that serve as a buffer between land uses, using existing native vegetation or replacement vegetation; (ii) active recreational activities; (iii) passive recreational activities such as hiking; or (iv) protecting environmentally sensitive areas such as wetlands.
- b. The proposed open space shall be within reasonable walking distance of campus residences or parking areas.
- c. Common open space areas may contain complimentary structures, such as a picnic table, gazebo or maintenance equipment shed. Stormwater facilities may be allowed by the county as part of dedicated open space subject to the criteria in TCC 20.32.070.
- d. The area proposed for common open space shall be identified on an administrative site plan, pursuant to Section 20.37.

20.64.050 - Performance Standards.

Every property within the Major Educational Institution (MEI) district shall conform to the following minimum performance standards:

1. Nuisances. No use, activity, or equipment shall be permitted which creates a nuisance or is offensive, objectionable, or hazardous by reason of creation of odors, noise, sound, vibrations, dust, dirt, smoke, or other pollutants, noxious, toxic, or corrosive fumes or gases, radiation, explosion or fire hazard, or by reason of the generation, disposal, or storage of hazardous or dangerous wastes or materials.
2. Parking areas and facilities, trash and refuse storage areas, ventilating mechanisms, and other noise-generating or odor-generating equipment, fixtures or facilities shall be located so as to minimize noise and odor impacts on the surrounding area.
3. Maintenance. The owner, lessee or user shall be responsible for maintaining an orderly appearance of all properties and shall be responsible for the care and maintenance of all installed landscaped areas and any natural growth retained on the

site. All required yards, parking areas, storage area, operation yards, and other open uses on the site shall be maintained at all times in a neat and orderly manner, appropriate for the district.

4. Loading and parking areas shall be provided in a manner that reduces parking demand on streets in surrounding areas and minimizes traffic congestion in the area. Parking areas should be centrally located to support academic facilities uses supporting that facility. Parking and loading areas shall be provided in accordance with Section 20.44 and identified on an administrative site plan, pursuant to Section 20.37.
 - a. For uses which require an associated parking lot adjacent to the building footprint, such as a day care facility, parking and loading requirements are reviewed with the associated building permit and subject to the requirements under Section 20.44. Parking space requirements shall be determined by using the required spaces of the associated use and may not be counted towards the overall parking requirements of the educational institution.

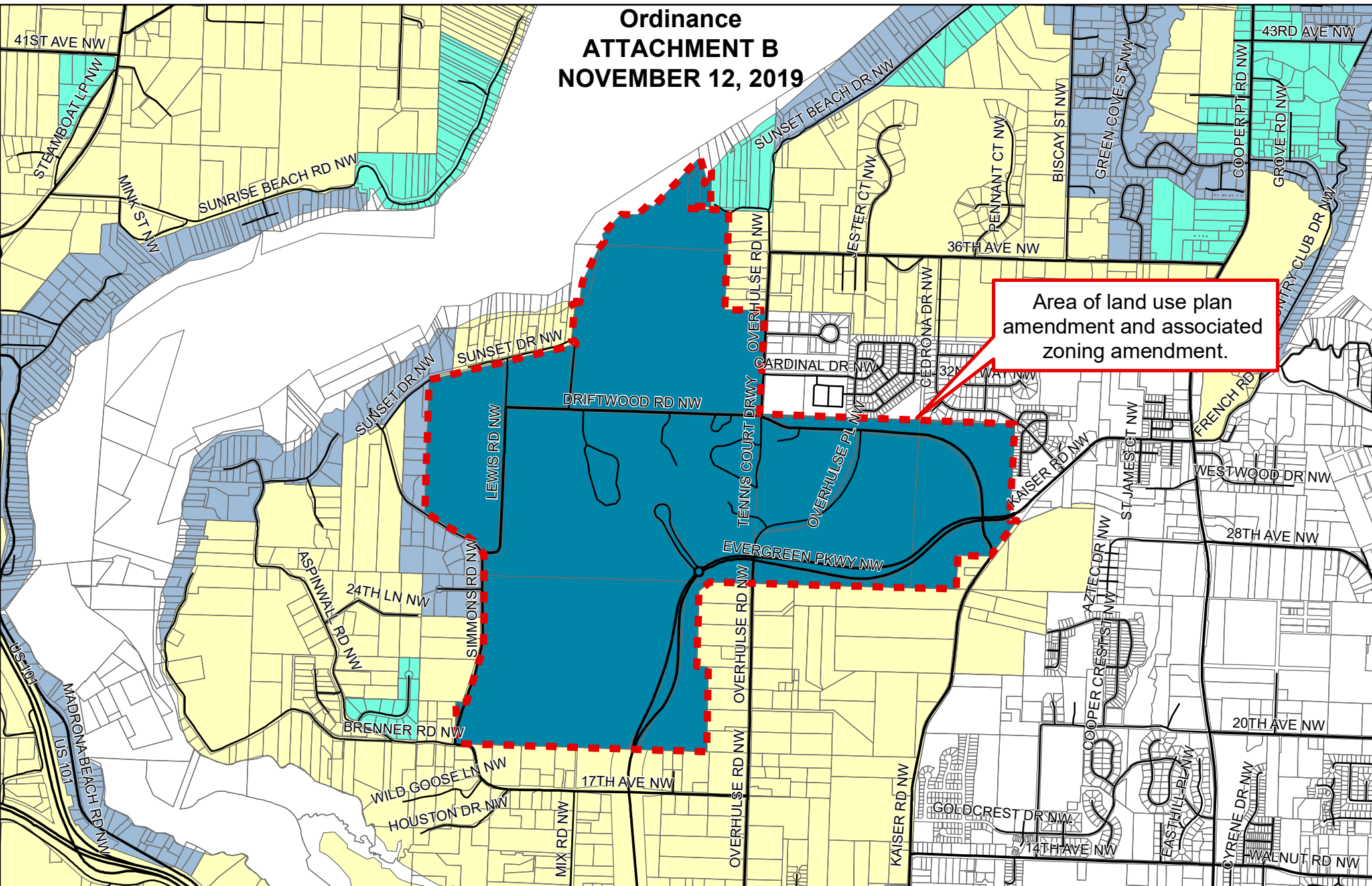
20.64.060 - Additional regulations.

Refer to the following chapters for provisions which may qualify or supplement the regulations presented above:

1. Chapter 20.07, Lot, Yard, Use and Structure Regulations;
2. Chapter 20.34, Accessory Uses and Structures;
3. Chapter 20.37, Site Plan Review;
4. Chapter 20.40, Signs and Lighting;
5. Chapter 20.44, Parking and Loading;
6. Chapter 20.45, Landscaping and Screening;
7. Chapter 20.60, Violations and Enforcement;
8. Articles III and IV of the Thurston County Sanitary Code;
9. Chapter 13.56, Thurston County Rights-of-Way
10. Chapter 15.05, Thurston County Drainage Design and Erosion Control Manual;
11. Chapter 17.15, Thurston County Agricultural Activities Critical Areas Ordinance;
12. Title 19, Shoreline Master Program;
13. Title 24, Thurston County Critical Areas Ordinance.

Ordinance ATTACHMENT B NOVEMBER 12, 2019

Area of land use plan amendment and associated zoning amendment.

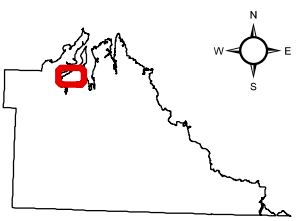


Land Use and Associated Zoning Amendment The Evergreen State College

Amendment: From Rural Residential Resource One Unit per Five Acres (RRR1/5, 20.09A TCC) to Major Educational Institution (MEI, 20.64 TCC)

Project Info: +/- 999 acres

Map created 10/1/2019 by mbt



- MEI
Major Educational Institution
- RL 1/1
Residential LAMIRD - 1 Unit Per 1 Acre
- RL 1/2
Residential LAMIRD - 1 Unit Per 2 Acres
- RRR 1/5
Rural Residential/Resource - 1 Unit Per 5 Acres

0 0.5 Miles



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ATTACHMENT C

Thurston County, WA Official Zoning Map

ADOPTED: NOVEMBER 12, 2019

OFFICIAL ZONING MAP THURSTON COUNTY, WASHINGTON

RESIDENTIAL

- R 1/20
Rural 1 Unit Per 20 Acres
- R 1/10
Rural 1 Unit Per 10 Acres
- UR 1/5
Urban Reserve 1 Unit Per 5 Acres
- RL 1/1
Residential LAMIRD - 1 Unit Per 1 Acre
- RL 1/2
Residential LAMIRD - 1 Unit Per 2 Acres
- RL 2/1
Residential LAMIRD - 2 Units Per 1 Acre
- RRR 1/5
Rural Residential/Resource - 1 Unit Per 5 Acres
- RR 1/5
Rural Residential - 1 Unit Per 5 Acres
- MGSA
McAllister Geologically Sensitive Area
- R 3-6/1
Residential - 3-6 Units Per 1 Acre
- R 4-16/1
Residential - 4-16 Units Per 1 Acre

REFERENCE

- Historic Register Site
- Urban Growth Area Boundaries
- Rochester Subarea Boundary
- City/Town Limits
- Indian Reservation Boundaries
- County Trails
- For these areas, refer to the North County UGA Zoning Map

COMMERCIAL

- RCC
Rural Commercial Center
- NC
Neighborhood Convenience Commercial
- AC
Arterial Commercial
- HC
Highway Commercial

INDUSTRIAL

- RRI
Rural Resource Industrial
- PI
Planned Industrial Park
- LI
Light Industrial

NATURAL RESOURCES

- NA
Nisqually Agriculture
- LTA
Long-Term Agriculture
- LTF
Long-Term Forestry
- PP
Public Parks, Trails & Preserves

OTHER

- MEI
Major Educational Institution
- MR
Military Reservation

ORDINANCE	DATE
ORDINANCE NO. 6708	SEPTEMBER 1, 1980
ORDINANCE NO. 7096	NOVEMBER 10, 1981
ORDINANCE NO. 9316	NOVEMBER 6, 1989
ORDINANCE NO. 9526	JULY 31, 1990
ORDINANCE NO. 9527	JULY 31, 1990
ORDINANCE NO. 10398	AUGUST 16, 1993
ORDINANCE NO. 10607	APRIL 11, 1994
ORDINANCE NO. 10860	MARCH 6, 1995
ORDINANCE NO. 10893	APRIL 17, 1995
ORDINANCE NO. 11024	OCTOBER 30, 1995
ORDINANCE NO. 11032	OCTOBER 30, 1995
ORDINANCE NO. 11220	JUNE 24, 1996
ORDINANCE NO. 11237	JULY 15, 1996
ORDINANCE NO. 11274	AUGUST 26, 1996
ORDINANCE NO. 11323	DECEMBER 23, 1996
ORDINANCE NO. 11590	DECEMBER 15, 1997
ORDINANCE NO. 11867	DECEMBER 21, 1998
ORDINANCE NO. 11928	MAY 10, 1999
ORDINANCE NO. 12109	DECEMBER 20, 1999
ORDINANCE NO. 12357	NOVEMBER 13, 2000
ORDINANCE NO. 12577	AUGUST 27, 2001
ORDINANCE NO. 12789	JULY 8, 2002
ORDINANCE NO. 13040	NOVEMBER 10, 2003
ORDINANCE NO. 13235	NOVEMBER 22, 2004
ORDINANCE NO. 13834	JUNE 18, 2007 (LAMIRD)
ORDINANCE NO. 13884	AUGUST 27, 2007 (RURAL REZONE)
ORDINANCE NO. 14035	MARCH 3, 2008
ORDINANCE NO. 14181	DECEMBER 29, 2008
ORDINANCE NO. 14255	JULY 15, 2009
ORDINANCE NO. 14402	SEPTEMBER 7, 2010
ORDINANCE NO. 14846	JANUARY 8, 2013
ORDINANCE NO. 15020	MAY 20, 2014
ORDINANCE NO. 15722	DECEMBER 11, 2018
ORDINANCE NO. 15837	NOVEMBER 12, 2019

Parcel-specific Urban Growth Area Boundaries and Zoning maps are available for public review at the Thurston County Building Development Center, Building #1, Thurston County Courthouse Complex, 4000 Highway 101, Olympia, WA 98501. Maps produced by Thurston County Community Planning & Economic Development and Thurston Geodata Center.

MAP PRODUCED BY: THURSTON GEODATA CENTER



0 5 Miles

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