



COUNTY COMMISSIONERS

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**COMMUNITY PLANNING &
ECONOMIC DEVELOPMENT DEPARTMENT**

Creating Solutions for Our Future

Joshua Cummings, Director

MEMORANDUM

TO: Thurston County Planning Commission
FROM: Maya Teeple, Associate Planner
DATE: May 1, 2019
SUBJECT: Comprehensive Plan Update: Minor Zoning Corrections

Overview & Purpose

Thurston County Geodata annually conducts a 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.”

Now and in the past, 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.

Corrected Minor Zoning Misalignments

Tier 1 – Under 10 feet

There were 5,088 parcels that touch or intersect areas with small zoning corrections due to identified misalignments between parcel boundaries and the corresponding zoning boundary (in effect as of April 2019) that were less than 10 feet. These misalignments have been corrected and are reflected in the Future Land Use map before the Planning Commission as part of the Comprehensive Plan Update. Many adjustments were less than a foot away from the parcel line. This does not include changes made within the city boundaries of the City of Olympia, City of Lacey, or the City of Tumwater.

Tier 2 – 10 to 20 feet, conforms with parcel line

There were 120 parcels that touch or intersect areas with small zoning corrections due to identified misalignments between parcel boundaries and the corresponding zoning boundary (in effect as of April 2019) that were greater than 10 feet and less than 20 feet. Adjustments were only made where the zoning boundary ran parallel to the parcel, and it was clear that the parcel line was the intended boundary. Please see Attachment D for a Map Book of these changes. This does not include changes made within the city boundaries of the City of Olympia, City of Lacey, or the City of Tumwater.

Tier 3 – More than 10 feet, may not conform with parcel line

The final category of changes are misalignments where the zoning boundary does not run parallel to the parcel boundary or is not easily apparent in why there is a misalignment. These required further staff review for each identified area. Initially there were 60 misalignments identified in this category for review. Thurston County Community Planning staff reviewed each incident needing review in coordination with Geodata. As a result, a total of 8/60 misalignments in this category were corrected, resulting in small zoning corrections that touch or intersect 23 parcels. This does not include changes made within the city boundaries of the City of Olympia, City of Lacey, or the City of Tumwater. Please see Attachment E for the Map Book of these changes. Changes in this category were made for areas with smaller shifts (10 to 50 feet) that appeared to be due to parcel fabric changes.

Summary

A total of 5,231 parcels have had small zoning corrections and will be reflected in the Zoning and Future Land Use maps as part of the Comprehensive Plan Update.

Decision Points

No decision needed. All corrected misalignments as described in this memorandum will be reflected in the Future Land Use map (L-1) before the Planning Commission, and the Zoning Map at the time which the Comprehensive Plan is adopted.

Attachments

Attachment A – Parcels where zoning was adjusted, less than 10 feet (Tier 1)

Attachment B – Parcels where zoning was adjusted, 10 to 20 feet (Tier 2)

Attachment C – Parcels where zoning was adjusted, more than 10 feet (Tier 3)

Attachment D – Map Book of Tier 2 Changes

Attachment E – Map Book of Tier 3 Changes

ATTACHMENT A: ZONING ADJUSTED LESS THAN 10 FEET (TIER 1)

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74560001300	74902700100	75380000700	76250000300	77120217400	78640100700	79570001000
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74590000000	74902900900	75590001100	77000600200	77120219000	78730001800	80140003300
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74620001300	74902901800	76100001100	77100201300	77200000600	78740004300	80470001000
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74620003100	74903200100	76100001300	77100201700	77200001600	78770200000	80470002000
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74620003400	74903200500	76100001401	77100202200	77200002000	78800200900	80470002200

*Thurston County Planning Commission, May 1, 2019
 Comprehensive Plan Update – Minor Zoning Corrections*

80470002300	81640013800	84890000600
80470002400	81640013900	84890000700
80470002500	81640014000	84890000800
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80470003600	81640018900	85760000400
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80470003800	81640200000	85760000600
80470003900	81640300000	85760000700
80470100001	81640400000	85760000800
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80530007000	82180100000	91018200000
80530007100	82780001100	91018300000
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81640013000	84070006300	
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81640013400	84880000100	
81640013500	84880000300	
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ATTACHMENT B: ZONING ADJUSTED 10 TO 20 FEET (TIER 2)

3961	11823420200	21714330000	39630200003	51680002900	76100003800
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09410003001	11920340103	21931120000	40630003300	58210100000	80470001800
09410003002	11923230000	21931240000	40630003400	59600201003	80470100002
09410010000	13508420100	22603230000	40630003500	65740000032	80470200000
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09570033001	13522430000	22629430200	40630003900	72100002200	83750022100
09570038002	13707000000	22629440100	50900000900	72100002300	83750022200
11602210104	13718000000	23628330000	50900001100	72100002400	93006500000
11614330100	13733000000	23628330100	50930000400	72100002600	93009700000
11615110100	13733100000	23632300000	50930000500	72100002700	
11615420300	13734320000	23632310000	51120000003	72100002801	
11705300000	13734330000	23633000000	51680000002	72100002900	
11706410100	14712000000	23633220000	51680002600	72100003000	
11706420100	14713000000	35330001200	51680002700	72100003100	
11735100000	21714110512	35330003300	51680002800	73102600300	

ATTACHMENT C: ZONING ADJUSTED MORE THAN 10 FEET (TIER 3)

09370005001
09370015002
09370015004
09570025000
13514410500
13603112602
13621120000
13934110605
13934120100
13934210000
42201000600
48204800300
50550003900
50550004000
50550004100
50550004200
50550004300
50550004400
50550004500
50550004600
50550004700
50550004800
50550005000