

THURSTON COUNTY COMMUNITY PLANNING

PLANNING COMMISSION – SEPTEMBER 15, 2021



Places of Worship Development Code Amendment

RECAP OF LAST MEETING

- Meeting on August 4, 2021
 - Reviewed proposal
 - Reviewed current code language and proposed amendment (single option presented)
 - Reviewed consistency with other plans and regulations
 - Reviewed feedback from the City of Olympia
- Requested Follow-Up from Planning Commission
 - Bring back option that considers limiting size and scale of dormitories permitted with places of worship
 - Research how sewer, septic, water, and traffic may impact the size and scale
 - Request additional feedback from the City of Olympia

APPLICANT'S PROPERTY & THE REST OF THE OLY UGA

- Applicant's property is located in Northeast Olympia Urban Growth Area (UGA)
- Approximately 500 feet from the closest city of Olympia boundary
- Sewer and water provided by City of Olympia

- Other properties could apply under the proposed regulations, and have different circumstances
 - Could range from adjacent to, up to 1.5 miles from the City of Olympia boundary
 - Could have water or sewer, or rely on septic and private well or a community water system
 - Quick search of the word "church" – about 75% fall in City of Olympia; remaining 25% in Olympia UGA

WATER

- Areas may be served by City of Olympia water, rely on a community water system, or use a private well
- Developers can extend to City's water system if available
- Extensions must conform to requirements, including Public Works, Dept of Health, City of Olympia Water System Plan, and Olympia Fire Department requirements
- For properties on wells, Thurston County assesses capacity as part of the demonstration of water availability required under Thurston County Sanitary Code, Article III

SEWER

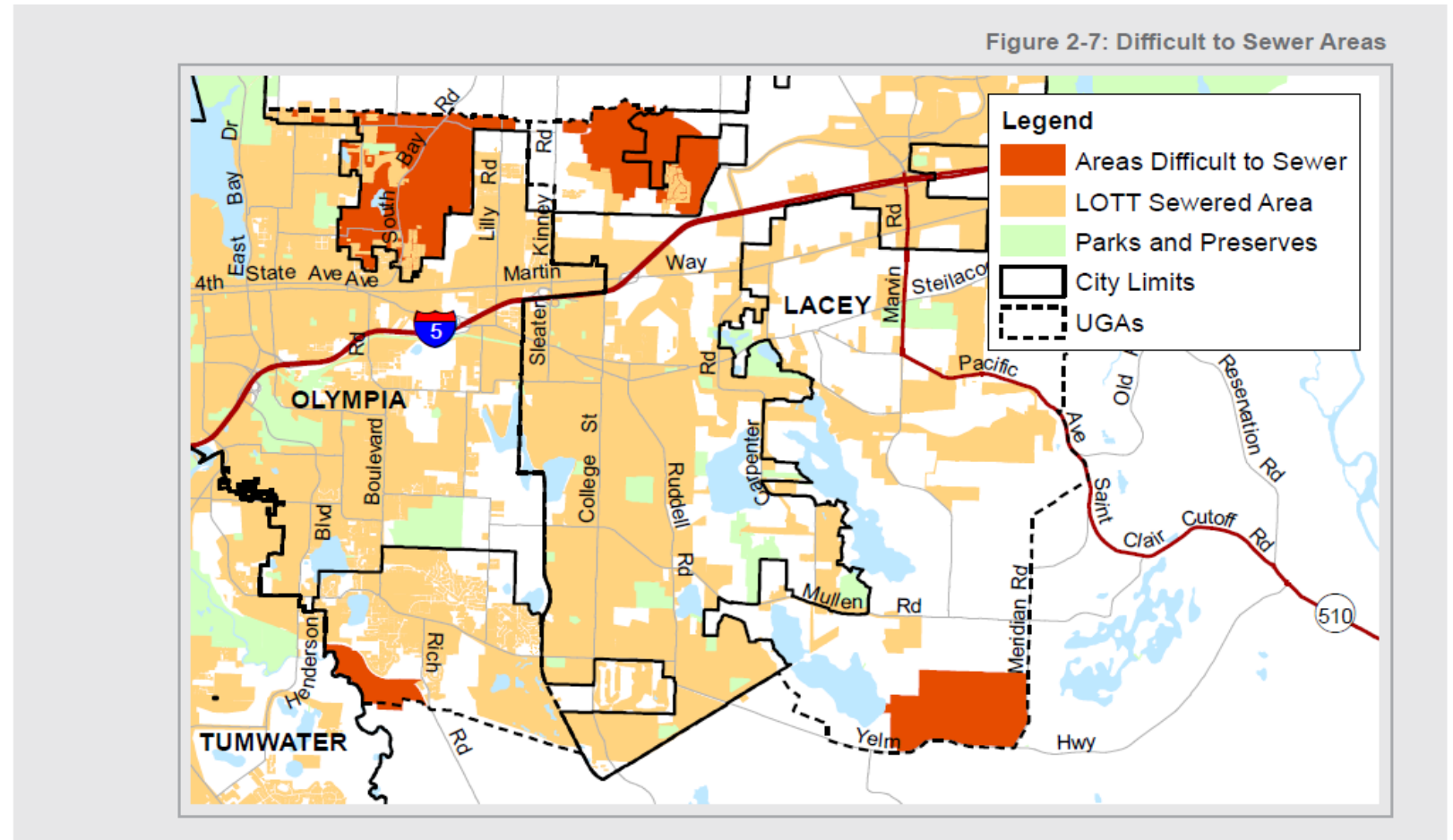
- Areas may have sewer or use septic system
- Landowners may have the option to convert to sewer, depending on environmental conditions and whether or not they are adjacent to an eligible to connect to a public sewer line
- Septic systems have minimum land requirements dependent on soil type and water supply type

TABLE VII
Minimum Land Area Requirement
Single-Family Residence or Unit Volume of Sewage

Type of Water Supply	Soil Type (defined by section 10 and Table V)					
	1	2	3	4	5	6
Public	0.5 acre	12,500 sq. ft.	15,000 sq. ft.	18,000 sq. ft.	20,000 sq. ft.	22,000 sq. ft.
Individual, on or to each lot	1 acre	1 acre	1 acre	1 acre	2 acres	2 acres

SEWER

- Some areas in the Olympia UGA are considered “difficult to sewer” due to environmental conditions, or because the areas are separated from existing service by neighborhoods on septic
- Image from 2021 Buildable Lands Report

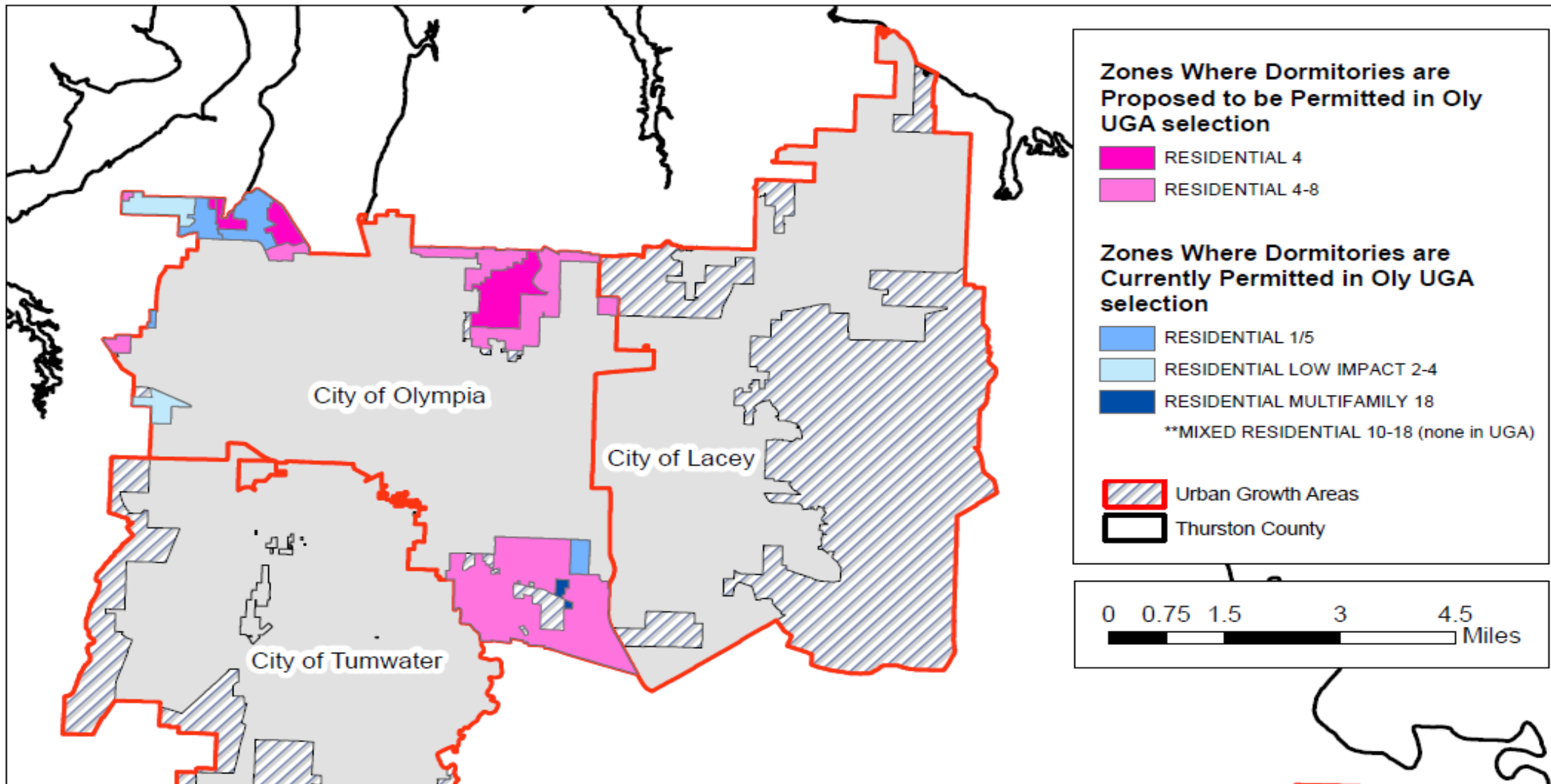


TRAFFIC

- Traffic is reviewed at two different stages – land use permits and building permits.
- For Land Use review:
 - Traffic reviewed to see if it will impact county road system
 - Could trigger the need for offsite improvements or fees to mitigate offsite issues
 - Level of submittals required based on estimated traffic to be generated or if the County has any known intersections experiencing issues that may be affected by the proposal
- For Building Permits:
 - Traffic impact fees are assessed; Single family homes have a flat fee and other buildings assess at \$5.24/sq. ft.

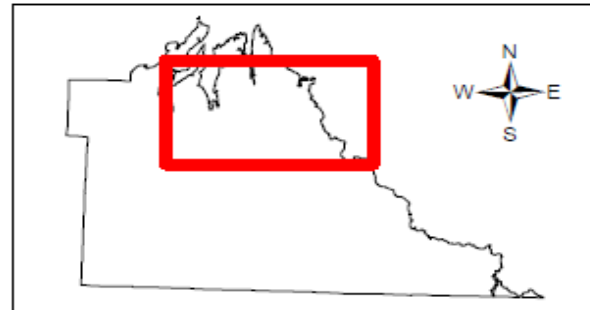
PROPOSED CODE OPTIONS - REVISED

- **Option 1 (same as 8-4-21 meeting):** Expand zones where dormitories are permitted to the R-4 and R 4-8 zoning districts only in conjunction with a place of worship, through a special use permit.
- **Option 2 (New Option):** Expand zones where dormitories are permitted to the R-4 and R 4-8 zoning districts only in conjunction with a place of worship, through a special use permit. Two criteria are presented in the draft code to limit the size/scale of dormitories in conjunction with places of worship:
 - First requires dormitories with places of worship be accessory to the principal onsite place of worship
 - Second limits size based on square footage (5,500 sq. ft.) and room/bed numbers (10 rooms/20 beds)
- **Option 3 (New Option):** Adds guest houses and single-room occupancies under associated uses for places of worship. Does not expand zones for dormitories. This likely won't meet the applicant's desired end goal but could serve as a less impactful alternative.



Zones Allowing for Dormitories within the Olympian UGA (Title 22)

Created by MBT 08/12/2021



Thurston County makes every effort to ensure that this map is a true and accurate representation of the work of County Government. However, the county and all related personnel make no warranty, express or implied, regarding the accuracy, completeness or convenience of any information disclosed on this map. Nor does the County accept liability for any damage or injury caused by the use of this map.

To the fullest extent permissible pursuant to applicable law, Thurston County disclaims all warranties, express or implied, including, but not limited to implied warranties of merchantability, data fitness for a particular purpose, and non-infringements of proprietary rights.

Under no circumstances, including, but not limited to negligence, shall Thurston County be liable for any direct, indirect, incidental, special or consequential damages that result from the use of, or the inability to use, Thurston County materials.

ADDITIONAL FEEDBACK – CITY OF OLYMPIA

- After further discussion with the City of Olympia, the City expressed support for option 2 (expand dormitories to additional zones, while including a regulation to limit size). City requested that the County considers the following in the code language:
 - Make a clear connection to an onsite worship facility to avoid situations where a property is owned by a church, but does not have any other affiliated uses other than the residential element
 - Consider wording that indicates the dorm must be accessory in size, scale, and function to the principal use
 - Occupant limitations and size limitations are a good approach to limiting size and scale of dorm
 - Could consider language requiring dorm to be accessory/ancillary, over having a set size limitation – this might address a broader range of future possibilities
 - Consider treating religious facilities and non-profits similarly

NEXT STEPS

- If no further questions, the Planning Commission may schedule a public hearing:
 - Move to set a public hearing on Development Code Docket Item CR-5, the Places of Worship development code amendment, for Wednesday November 3, 2021 at 7 PM or as soon thereafter as the matter may be heard.
- Which options would the Planning Commission like to move forward to public hearing?

QUESTIONS?

Project Contact:

Maya Teeple, Senior Planner

Maya.Teeple@co.thurston.wa.us

(360) 545-2593