



NOTICE OF LAND USE APPLICATION & PUBLIC MEETINGS

Notice Mailed: May 26, 2021
File Number: 21-1729
Project Name: Smith Lake Rezone
Project Address: 4900 Block of Normandy Drive SE
Applicant: James Peschek
 Blackbird Smith Lake LLC
 7195 Wagner Way Suite 202
 Gig Harbor, WA 98335
Lead Planner: Casey Schaufler
 360.753.8254
 E-mail: cschaufl@ci.olympia.wa.us

Neighborhood Meeting:
 June 17, 2021 at 5:30 p.m.
First Public Comment Period Ends:
 5:00 p.m. on June 23, 2021

Public Hearing:
 (not yet scheduled)

Project Description: The proposal requests to rezone three parcels from Residential 4-8 Units per Acre (R-4-8) to Residential – 4 Units per Acre (R-4).

Written Comment Period: We invite your comments and participation in review of this project. Comments and inquiries regarding this proposal should be directed to Casey Schaufler, Lead Planner, of the Olympia Community Planning & Development Department at the above address. Failure to submit timely comments may result in an assumption of “no comment.”

Neighborhood Meeting: This proposal will be the subject of an informational meeting for the neighborhood to be hosted by City staff <https://us02web.zoom.us/j/89843263553?pwd=RWJTbzhWRXVSdEJ2Qld0WkozdzJOZz09>, at **5:30 p.m., June 17, 2021**. Questions about both the proposal and the City’s review procedure will be welcomed.

Public Hearing: A public hearing is required as part of the review of this project; however, it has not yet been scheduled. Prior to the hearing the property will be posted and parties of record will receive additional notice once the hearing is scheduled.

Following the public hearing, the Examiner will make a recommendation to the City Council, who will make the final decision regarding this proposal. Please note that the City Council may not hold a public hearing.

If you require special accommodations to attend and/or participate in any of the above mentioned meetings, please contact Community Planning & Development Department by 10:00 a.m., 48 hours in advance of the date or earlier, if possible; phone: 360.753.8314; e-mail: cpdinfo@ci.olympia.wa.us. For hearing impaired, please contact us by dialing the Washington State Relay Service at 7-1-1 or 1.800.833.6384. The City of Olympia is committed to the non-discriminatory treatment of all persons in the delivery of services and resources.

Decision: Upon written request, you will be provided with a copy of the decision regarding this project. Anyone who does not agree with the decision will have an opportunity to file an appeal of the decision.

Other Information About This Project

Application Received: April 1, 2021
 Deemed Complete: April 6, 2021
 Project Permits/Approvals Required: Rezone & SEPA

The applicant prepared the following project studies and/or environmental documents at the City's request: Rezone Application, SEPA Checklist.

Government programs providing funds for this project: None

Please note that at this time, no determination of consistency with City or State plans, standards, or regulations has been made. At a minimum, this project is subject to the following: City of Olympia Comprehensive Plan, Olympia Municipal Code (OMC), Engineering Design and Development Standards (EDDS) and the Drainage Design and Erosion Control Manual for Olympia. This project must also conform to the State Environmental Policy Act (SEPA).

This notice has been provided to **agencies, neighborhood associations, and neighboring property owners**. Lists of specific parties notified are available upon request.





GENERAL LAND USE APPLICATION

OFFICIAL USE ONLY

Case #: _____

Master File #: _____

Date: _____

Received By: _____

Project Planner: _____

Related Cases: _____

One or more of the following **Supplements** must be attached to this **General Land Use Application**:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Adjacent Property Owner List | <input type="checkbox"/> Large Lot Subdivision |
| <input type="checkbox"/> Annexation Notice of Intent | <input type="checkbox"/> Parking Variance |
| <input type="checkbox"/> Annexation Petition (with BRB Form) | <input type="checkbox"/> Preliminary Long Plat |
| <input type="checkbox"/> Binding Site Plan | <input type="checkbox"/> Preliminary PRD |
| <input type="checkbox"/> Boundary Line Adjustment (Lot Consolidation) | <input type="checkbox"/> Reasonable Use Exception (Critical Areas) |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> SEPA Checklist |
| <input type="checkbox"/> Design Review – Concept (Major) | <input type="checkbox"/> Shoreline Development Permit (JARPA Form) |
| <input type="checkbox"/> Design Review – Detail | <input type="checkbox"/> Short Plat |
| <input type="checkbox"/> Environmental Review (Critical Area) | <input type="checkbox"/> Tree Plan |
| <input type="checkbox"/> Final Long Plat | <input type="checkbox"/> Variance or Unusual Use (Zoning) |
| <input type="checkbox"/> Final PRD | <input checked="" type="checkbox"/> Other <u>Rezone or Code Text</u> |
| <input type="checkbox"/> Land Use Review (Site Plan) Supplement | <u>Amendment Supplement</u> |

Project Name: SMITH LAKE COVE

Project Address: 0000 45th AVE EAST, OLYMPIA, WA

Applicant: BLACKBIRD SMITH LAKE, LLC / JAMES BROWN

Mailing Address: 2212 GREEN ANNE AVE N #134, SEATTLE, WA 98109

Phone Number(s): 206 669 7099

E-mail Address: gojimbo@comcast.net

Owner (if other than applicant): _____

Mailing Address: _____

Phone Number(s): _____

Other Authorized Representative (if any): Jim Peschek, BASK ENTERPRISES, LLC

Mailing Address: 7195 Wagner Way, SUITE 202, GIG HARBOR, WA 98335

Phone Number(s): 253 405 0250

E-mail Address: jpeschek@basketenterprises.net

Project Description: Rezone of vacant land around Smith Lake
from R4-S to R-4

Size of Project Site: 50 acres

Assessor Tax Parcel Number(s): 11832130201, 11832130300, 11832240000

Section: 32 Township: 18 Range: 1W

Full Legal Description of Subject Property (attached):

Zoning: R-4-S

Shoreline Designation (if applicable): _____

Special Areas on or near Site (show areas on site plan):

- | | |
|--|--|
| <input type="checkbox"/> Creek or Stream (name): _____ | <input type="checkbox"/> Historic Site or Structure |
| <input checked="" type="checkbox"/> Lake or Pond (name): <u>Smith Lake</u> | <input type="checkbox"/> Flood Hazard Area (show on site plan) |
| <input checked="" type="checkbox"/> Swamp/Bog/Wetland | <input type="checkbox"/> None |
| <input type="checkbox"/> Steep Slopes/Draw/Gully/Ravine | |
| <input type="checkbox"/> Scenic Vistas | |

Water Supply (name of utility if applicable): _____

Existing: none currently

Proposed: tbd

Sewage Disposal (name of utility if applicable): none currently

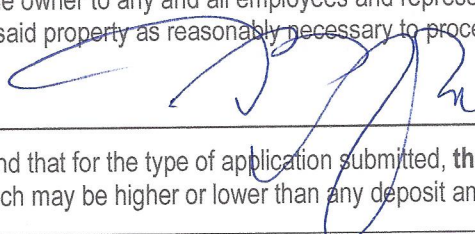
Existing: none currently

Proposed: tbd

Access (name of street(s) from which access will be gained): _____

I affirm that all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. I also affirm that I am the owner of the subject site or am duly authorized by the owner to act with respect to this application. Further, I grant permission from the owner to any and all employees and representatives of the City of Olympia and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application. I agree to pay all fees of the City that apply to this application.

Signature



Date

3-28-2021



Initials

I understand that for the type of application submitted, **the applicant is required to pay actual Hearing Examiner costs**, which may be higher or lower than any deposit amount. I hereby agree to pay any such costs.

Applicants are required to post the project site with a sign provided by the City within seven days of this application being deemed complete. Please contact City staff for more information.

Each complete **General Land Use Application** shall include each of the following:

1. Vicinity map depicting location of project with respect to nearby streets and other major features, and encompassing at least one (1) square mile, and not more than forty (40) square miles.
2. Unless exempt, an environmental checklist with typed and title-company certified list of property owners of record within 300 feet of the project site. (See Olympia Municipal Code (OMC) 14.04.060 and WAC 197-11-800 regarding exemptions.)
3. All supplemental attachments for each and every land use approval required by the City of Olympia for the proposed project.
4. A map to scale depicting all known or suspected critical areas on the site or within 300 feet of the site. (See Chapter 18.32 of the OMC.)
5. An Environmental Review Report if within 300 feet of any critical area (wetland, stream, landslide hazard area or other critical area. (See Chapter 18.32 of the OMC.)

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#) SMITH LAKE COVE
2. Name of applicant: [\[help\]](#) BLACKBIRD SMITH LAKE LLC
3. Address and phone number of applicant and contact person: [\[help\]](#) 2212 QUEEN ANNE AVE #134
SEATTLE, WA 98109
4. Date checklist prepared: [\[help\]](#) 3/27/2021

5. Agency requesting checklist: [help] City of Olympia
6. Proposed timing or schedule (including phasing, if applicable): [help] N/A
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [help] N/A
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [help] N/A
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [help] No.
10. List any government approvals or permits that will be needed for your proposal, if known. [help] ZONING CHANGE

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [help] REZONE PROPERTY (APPROX 49 ACRES) FROM R4-8 TO R-4.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [help] 0000 45th AVE SE
OLYMPIA, WA
SEE ATTACHED SITE PLAN & LEGAL DESCRIPTION

B. ENVIRONMENTAL ELEMENTS [help]

1. **Earth** [help]
- a. General description of the site: [help] 3 TAX PARCELS (11832130201, 11832130300, 11832240000) APPROX. 46 ACRES
- (circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____
- b. What is the steepest slope on the site (approximate percent slope)? [help] 20%
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [help] SANDY, clay, LOAM (Full Geotechnical ANALYSIS HAS NOT BEEN DONE)
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, No

describe. [\[help\]](#)

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#) N/A
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#) N/A
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#) N/A
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#) N/A

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#) N/A
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#) N/A
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#) N/A

3. Water [\[help\]](#)

a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)
YES, SMITH LAKE
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)
N/A
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#) N/A
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)
N/A

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

[help]

N/A

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [help]

N/A

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [help]

N/A

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [help]

N/A

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [help]

N/A

2) Could waste materials enter ground or surface waters? If so, generally describe. [help]

N/A

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [help]

N/A

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [help]

N/A

4. Plants [help]

a. Check the types of vegetation found on the site: [\[help\]](#)

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

N/A

c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

UNKNOWN N/A

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

N/A

e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

UNKNOWN N/A

5. Animals [\[help\]](#)

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#)

Examples include:

N/A

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

N/A

c. Is the site part of a migration route? If so, explain. [\[help\]](#)

UNKNOWN N/A

d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

N/A

e. List any invasive animal species known to be on or near the site. [\[help\]](#)

UNKNOWN N/A

6. **Energy and Natural Resources** [help]

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [help] N/A

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [help] N/A

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [help] N/A

7. **Environmental Health** [help]

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [help] No N/A

1) Describe any known or possible contamination at the site from present or past uses. [help] Unknown N/A

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [help] Unknown N/A

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [help] Unknown N/A

4) Describe special emergency services that might be required. [help] N/A

5) Proposed measures to reduce or control environmental health hazards, if any: [help] N/A

b. **Noise** [help]

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [help] N/A

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [help] N/A

3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#) N/A

8. Land and Shoreline Use [\[help\]](#)

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

THE CURRENT USE OF THE SITE IS VACANT LAND and Adjacent properties ARE LARGE LOT SINGLE FAMILY. Proposal will not affect CURRENT LAND USE.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#) No.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#) No.

c. Describe any structures on the site. [\[help\]](#) NONE

d. Will any structures be demolished? If so, what? [\[help\]](#) No.

e. What is the current zoning classification of the site? [\[help\]](#) R4-8

f. What is the current comprehensive plan designation of the site? [\[help\]](#) RESIDENTIAL

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

N/A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

YES, SMITH LAKE AND SURROUNDING WETLAND.

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

N/A

j. Approximately how many people would the completed project displace? [\[help\]](#)

N/A

- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#) N/A
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#) N/A
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#) N/A

9. **Housing** [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#) N/A
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#) N/A
- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#) N/A

10. **Aesthetics** [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#) N/A
- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#) N/A
- b. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#) N/A

11. **Light and Glare** [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#) N/A
- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#) N/A
- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#) N/A

d. Proposed measures to reduce or control light and glare impacts, if any: [help] N/A

12. Recreation [help]

a. What designated and informal recreational opportunities are in the immediate vicinity? [help]

Avonlea Park, CHEHALIS - WESTERN TRAIL

b. Would the proposed project displace any existing recreational uses? If so, describe. [help]

No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [help]

N/A

13. Historic and cultural preservation [help]

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. [help]

UNKNOWN N/A

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [help]

UNKNOWN N/A

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [help]

N/A

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [help]

N/A

14. Transportation [help]

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [help]

Wiggins Rd SE.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [help]

No

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

N/A

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

N/A

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

N/A

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

N/A

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)

N/A

h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

N/A

15. Public Services [\[help\]](#)

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

IT WILL RESULT IN LESS NEED FOR PUBLIC SERVICES
DUE TO LOWER DENSITY REQUESTED

b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

LOWERING DENSITY BY REZONING FROM R-4-8 TO R4

16. Utilities [\[help\]](#)

a. Circle utilities currently available at the site: [\[help\]](#)

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

N/A

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

N/A

C. Signature [\[help\]](#)

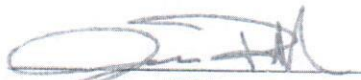
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee _____

Position and Agency/Organization _____

Date Submitted: _____


Jim PESCHEK

AUTHORIZED REPRESENTATIVE / BASK ENTERPRISES

3/27/2021

D. supplemental sheet for nonproject actions [\[help\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

N/A

Proposed measures to avoid or reduce such increases are:

N/A

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

N/A

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

N/A

3. How would the proposal be likely to deplete energy or natural resources?

N/A

Proposed measures to protect or conserve energy and natural resources are:

N/A

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

N/A

Proposed measures to protect such resources or to avoid or reduce impacts are:

N/A

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

N/A

Proposed measures to avoid or reduce shoreline and land use impacts are:

N/A

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

N/A

Proposed measures to reduce or respond to such demand(s) are:

N/A

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

NONE

LEGAL DESCRIPTION

SMITH LAKE COVE

11832130300

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 18 NORTH, RANGE 1 WEST W.M., LYING WESTERLY OF THE WESTERLY LINE OF A STRIP OF LAND CONVEYED TO WEYERHAUSER TIMBER BY DEED RECORDED IN VOLUME 124 OF DEEDS, PAGE 33 EXCEPT THE NORTH 330 FEET THEREOF; IN THURSTON COUNTY, WASHINGTON.

11832240000

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M.; IN THURSTON COUNTY, WASHINGTON

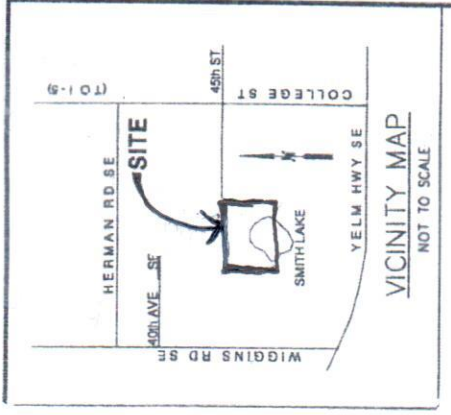
11832130201

THAT PORTION OF THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M., DESCRIBED AS FOLLOWS:

THE NORTH 330FT LYING WESTERLY OF A STRIP OF THE WESTERLY LINE OF A STRIP OF LAND CONVEYED TO WEYERHAUSER TIMBER COMPANY BY DEED RECORDED IN VOLUME 124 OF DEEDS, PAGE 99.

IN THURSTON COUNTY, WASHINGTON

Smith Lake Cove

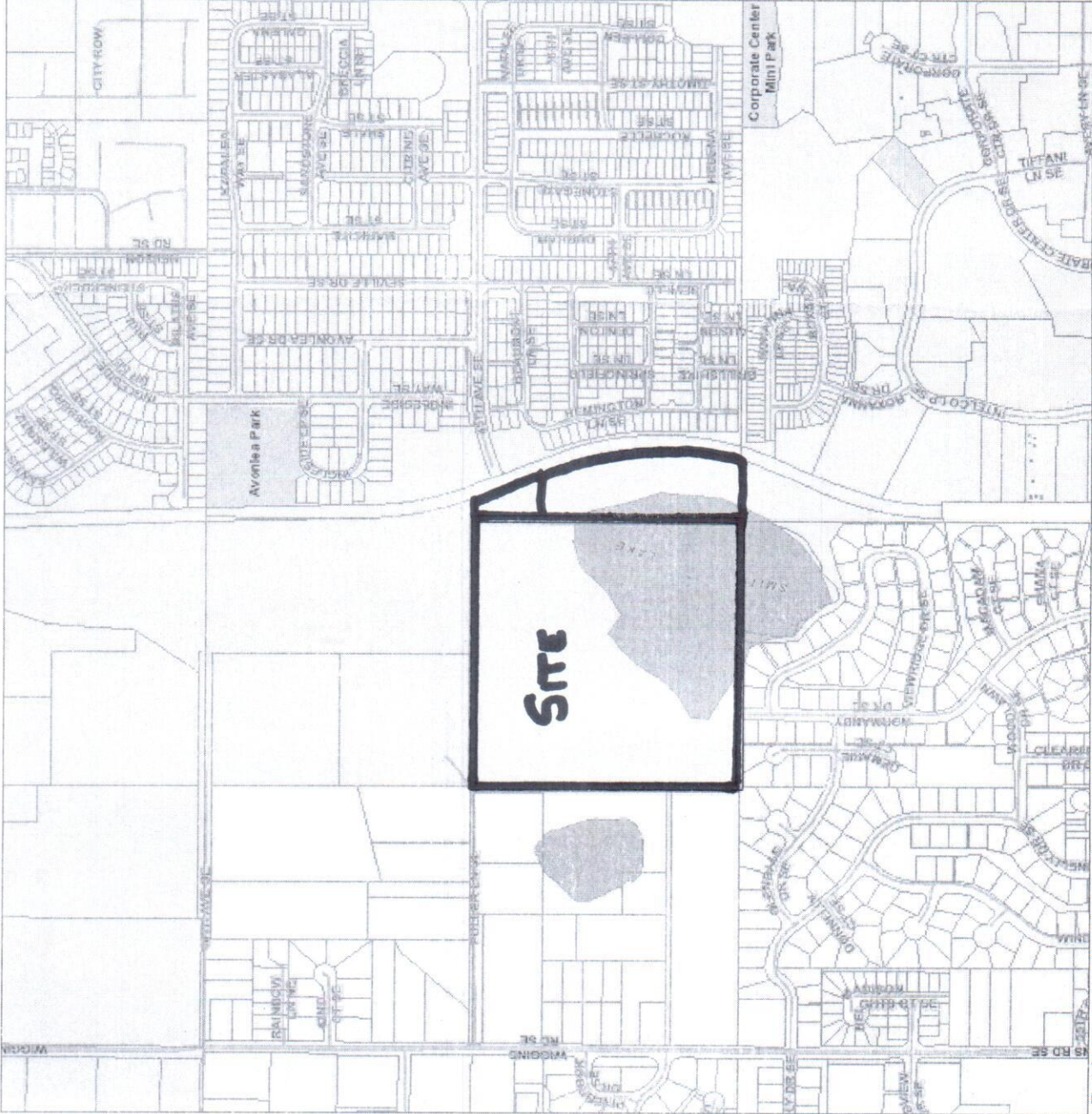
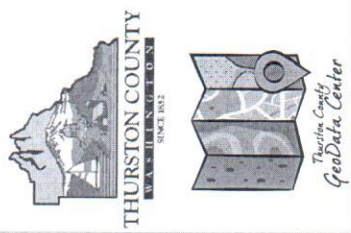


Scale 1: 14,171



Map Created Using GeoData Public Website

Note:



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Rezone Application for Smith Lake Cove

A. How is the proposed zoning consistent with the Comprehensive Plan including the Plan's Future Land Use map as described in OMC 18.59.055? If not consistent, what concurrent amendment of the Plan has been proposed, if any?

The proposed zoning is consistent with the Comprehensive Plan and future land use map. The change from R4-8 to R4 would be consistent with the surrounding properties and the more rural, less urban neighborhood. The proposed zoning of R4 meets with the City's and County's belief that the area around the Chambers basin is an environmentally sensitive area. By rezoning the property from a high intensity use to a lower, less intensive use will be consistent with that belief.

B. How would the proposed change in zoning maintain public health, safety and welfare?

The area around the chambers basin has historical issues with high ground water and environmentally sensitive areas. Creating less density in these areas creates less storm water runoff and more open area for ground water infiltration. Protection of wetland corridors and open space allows for wildlife and public enjoyment. Less density creates less traffic on the roads, less noise for existing neighbors, less demand on police, emergency vehicles and schools. Overall the proposed rezone from R4-8 to R4 will create a net positive benefit for public health safety, and welfare.

C. How is the proposed zoning consistent with other development regulations that implement the Comprehensive Plan.

The proposed zoning will be consistent with all development regulations. The proposed zoning will allow for a future residential development that is more consist with the existing neighborhood and environmental constraints. Based on the current comprehensive plan and policies a rezone of the 3 parcels will be consistent with environmental and ground water protection in the Chambers basin.

D. How will the change in zoning result in a district that is compatible with adjoining zoning districts?

The proposed zoning is compatible with the adjoining districts and the neighboring properties. The current zoning on the property is an outlier in the area and does not fit in the existing neighborhood. The area around the Chambers ditch has been studied and it was recommended by Amy Buckler, Associate Planner, that properties in this area south of the Chambers ditch be zoned R4. The proposed rezoning application is for 3 parcels south of the Chambers ditch. We agree with this recommendation.

“the recommendation is to apply zoning within the subject site that is consistent with the City’s adjacent zoning. That is to apply R4-CB to the areas north of the Ditch and R4 south of the Ditch. Both are lower density than what currently exists, and are intended to accommodate residential development in areas sensitive to stormwater runoff in a manner that avoids stormwater related problems.” South Olympia and Chambers City Staff Recommendation, Olympia Planning Commission Oct 22nd, 2012. (Attached)

E. Please describe whether public facilities and services existing and planned for the area are now adequate, or likely to be available, to serve potential development allowed by the proposed zone.

The application is for a zoning change that proposes less density than the current zoning allows. Public facilities and services are currently available and adequate for a future residential project, with the exception of sewer. Several factors have changed that affects the sewer system from coming down Wiggins road anytime in the future. The City of Olympia purchased LVA Woods a 300 acre proposed development and changed the land use designation to Park. This change along with the recent removal of Log Cabin Extension Road, which was to serve as the connector road to the valley has been removed from the City’s future project list. These changes effectively eliminate any chance that sewer will get to Wiggins Road. However, even if sewer were available, the property is best suited for the proposed zoning of R-4 given the groundwater concerns and environmental constraints. Future discussions will be worked through with City staff as to the best path forward for wastewater. That could include on-site septic systems, community drainfield area (to be connected to a sewer in the future when it becomes available), or some combination of wastewater best practice, that is agreed by the City of Olympia, Thurston County Health Department and Blackbird Smith Lake LLC.

REZONE OR CODE TEXT AMMENDMENT SUPPLEMENT

Smith Lake Cove

Contact: Jim Peschek, Jim Brown

- A. How is the proposed Zoning consistent with the Comprehensive Plan including the Plan’s Future Land Use map as described in OMC 18.59.055? If not consistent, what concurrent amendment of the Plan has been proposed, if any?

The proposed zoning change is consistent with the FUTURE LAND USE MAP DESIGNATION in that it remains in the Low Density Neighborhood category. The amount of viable developable land is impacted by newly adopted wetlands setbacks, low water table in some areas, limited road access and infrastructure “moats” that create barriers to services required for higher density development.

OMC 18.59.055

C. Districts on the zoning map shall correspond to categories of the Future Land Use Map in accordance with the following table and be consistent with the purposes of each designation. Only those districts listed below are deemed to be consistent with the corresponding Future Land Use map designation, provided that zoning districts in locations enacted prior to January 1, 2015, may remain.

FUTURE LAND USE MAP DESIGNATION	ZONING DISTRICT(S)
Low Density Neighborhoods	Residential – 1 Unit per 5 Acres Residential Low Impact Residential – 4 Units per Acre Residential – 4 to 8 Units per Acre Residential – 6 to 12 Units per Acre (only when adjacent to similar or higher density zoning district)

- B. How would the proposed change in zoning maintain the public health, safety and welfare?

With its mix of established, low density neighborhoods, berry farms, a major recreational hiking and biking trail, a county interpretive park on Smith Lake, small horse ranches and pastures, Southeast Olympia prides itself on its “rurban” character – a rural section within an urban area – and the homeowners like that just fine. It is underserved by urban infrastructure and complicated by the 100-year old Chamber’s Ditch. Many homes are on wells and septic system, communities and serviced by community septic systems surface water is collected and dispersed by ditches.

Our proposed rezone and development would provide the following health, safety, welfare – and environmental -- benefits to SE Olympia. This development would:

- Provide a low density buffer along the recreational corridor Great Western Trail.
- Utilize a modern retention pond to deter seasonal flooding and return water to the aquifer.
- Implement a gradual neighborhood transition between higher density neighborhoods to the south and east and the 5-acre homestead type communities to the West and North.
- Preserve habitat areas for flora and fauna.
- Preserve a dense woodland buffer along a major recreational trail.
- Be a deterrent to homeless encampments on vacant properties.

C. How is the proposed zoning consistent with other development regulations that implement the Comprehensive Plan?

The proposed zoning implements the same Future Land Use Map as the comprehensive plan.

D. How will the change in zoning result in a district that is compatible with adjoining zoning districts?

The proposed area has much in common with the adjoining properties to the North and the West zoned R-1/5 (CD). Proximity to the Chamber Ditch makes flooding and surface water major issues. Proximity to Smith Lake and a natural pond to the West make wetlands setbacks, high water tables a priority.

Issues that the property has in common with the adjoining properties to the North and West (zone R 1/5 (CD):

- Periodic flooding (100 ys)
- High groundwater review areas
- Wetlands review areas



The map above illustrates how the land around Smith Lake is even more vulnerable to water issues than its neighbors to the West and North. And, with the new state setback guidelines for wetlands, there may be even less buildable land than the map currently indicates. We have a wetlands biologist conducting research now.

- E. Please describe whether public facilities and services existing and planned for the area are now adequate, or likely to be available, to serve potential development allowed by the proposed zone.

The proposed zoning request lowers the underlying density requirements. It is unknown what services will be required as no project is being designed or proposed until the rezone has been approved.

South Olympia and Chambers City Staff Recommendation

Olympia Planning Commission (OPC) Deliberation Date:	October 22, 2012
OPC and Thurston County Planning Commission Joint Public Hearing Date:	October 10, 2012
OPC Briefing Date:	September 17, 2012
Prepared by:	Amy Buckler, Associate Planner
Proponents:	Thurston County
Proposal Description:	Reconsideration of Urban Growth Area Boundary and Zoning for the South Olympia/Chambers Study Area.
State Environmental Policy Act (SEPA) Determination:	Thurston County, the lead SEPA agency for this proposal, issued a Determination of Non-Significance (DNS) on October 9, 2012 (Attach. 7)
City Staff Recommendation¹:	<ul style="list-style-type: none">• Re-designate the area north of Chambers Ditch from Residential 4-8 Units per Acre (R 4-8) to Residential 4 - Chambers Basin (R-4CB.)• Re-designate the area south of Chambers Ditch from Residential 4-8 Units per Acre (R 4-8) to Residential 4 units per acre.• Keep the entire area within the Urban Growth Area (UGA)
County Staff Recommendation:	Not Available. County staff will issue their recommendation to the Thurston County Commissioners in early November.

¹ See end of document for Joint Plan Land Use Designation definitions and the City's Residential Development standards table. The City's standards are included for reference. Development is subject to the applicable jurisdictions standards. The City and County adopt consistent (but not identical) standards for areas in the unincorporated UGA.

Background and Analysis: Thurston County is the primary agency responsible for analysis of this proposal (See Attachment 5.) As part of the joint planning process, City staff provides a recommendation to the Olympia Planning Commission and City Council regarding the proposed joint plan amendment and pre-zoning in the UGA. The following is supplemental to the County's staff report.

Consistency with the Comprehensive Plan: The Plan indicates the city's population growth needs to be accommodated in a sustainable manner while maintaining environmental quality. Growth and development should be directed to areas with the capacity to absorb development where facilities can cost effectively be provided. Environmental constraints should be taken into consideration when making land use decisions. Excerpts from the Joint Comprehensive Plan for Olympia and Thurston County are on page 38 of the County staff report.

Rational for Staff Recommendation: The R4-CB zoning is applied to an area northeast of the subject site which is also part of the Chambers Lake drainage basin (See Olympia Zoning Map, Attachment 2.) As similar circumstances exist within the subject area, City staff found R4-CB may also be appropriate for the area of the subject site north of Chambers Ditch.

The R4-CB zoning designation was developed following a technical and policy evaluation of the interrelated groundwater and stormwater problems within a portion of Chambers Basin and the related implications for future land use development. The evaluation was conducted during a moratorium on development that began in April 2006 due to concerns about impacts of further residential development in the area. The study was contained to the 530 acre area depicted on the Chambers Basin Moratorium Map (Attachment 4.) The evaluation did not specifically include the subject area.

A copy of the Chambers Basin Moratorium Report is Attachment 3. Although not inclusive of the subject site, it is referred because it is the most current study available to the City addressing issues within Chambers Basin. The area studied has many of the same issues as the subject area (i.e., high ground water, relatively flat topography, poor drainage.)

The R4-CB zoning is a modified version of the existing Residential 4 units per acre zoning (R4); it is designed for high groundwater areas and applies stormwater design standards for meeting full stormwater dispersion. Managing stormwater by full dispersion techniques involves spreading runoff over a wide area and allowing it to gradually infiltrate into surface soils. This method takes advantage of the soil moisture capacity of any soil remaining above the groundwater level. Full dispersion attempts to maximize groundwater recharge, while decreasing or eliminating runoff, and greatly reducing the concentration of runoff at any one location.

In 2008, the City applied the R4-CB zoning district to the area north of the Chambers Ditch within the previous moratorium. The City applied Residential 4 to 8 units per acre (R 4-8) to the area south of the Ditch, where topographic and soil conditions allow for better infiltration. At

the time, the City recognized it lacked information to draw a more specific line of divide between the two zones, but given what was known reasoned it was the best choice available.

Lacking further information, the recommendation is to apply zoning within the subject site that is consistent with the City's adjacent zoning. That is to apply R4-CB to the areas north of the Ditch, and R4 south of the ditch. Both are lower density than what currently exists, and are intended to accommodate residential development in areas sensitive to stormwater runoff in a manner and density that avoids stormwater related problems.

Other land use designations/zoning considered:

Residential Low Impact 2-4 units per acre (RLI). This is a zoning designation that was created to be applied to the Green Cove Basin to address water quality and other issues. The RLI was not designed for flat, ditched areas; whereas the R4-CB is geared toward conditions more specific to Chambers Basin.

Planning Commission Options: The Commission may decide to recommend:

1. The City staff recommendation outlined on page 1; or
2. Any of the options listed in the County preliminary staff report; or
3. No change; or
4. Another recommendation as developed by the Commission.