

COMPREHENSIVE PLAN and SEPA PROJECT NUMBER

Project Number 2012104798, Folder Number 12 116857 XA

Project Number 2012104820, Folder Number 12 116906 XA

DETERMINATION OF NONSIGNIFICANCE

Proponent: Thurston County Development Services
2000 Lakeridge Drive SW, Building #1
Olympia, WA 98502
Contact: Jeremy Davis (360) 754-3355 ext. 7010

Description of Proposal:

This SEPA review is for 2012 Thurston County Comprehensive Plan Land Use Amendments and associated development regulations and zoning amendments. This update is part of a schedule of periodic reviews required by the Growth Management Act. Because these proposed amendments are not associated with a specific development proposal, they are being reviewed as Non-project Actions, in accordance with the requirements of the State Environmental Policy Act (SEPA).

Following is a brief summary of the proposed amendments included with this SEPA determination.. If you would like a more detailed description of the proposed changes, please contact staff above or go to the web page at:

http://www.co.thurston.wa.us/PLANNING/comp_plan/comp_plan_home.htm

http://www.co.thurston.wa.us/PLANNING/subdivision/subdivision_home.htm

A. Olympia UGA resizing and Land Use Analysis-French Road/Butler Cove and Chambers Basin. Project Number 2012104798. Amendments may be made to the Thurston County Comprehensive Plan, Thurston County Zoning Code, Title 20, Thurston County Critical Areas Ordinance 17.15 and the official Zoning Map of Thurston County.
Projected development patterns shown on the Future Land Use Map 1-3 in the Comprehensive Plan for Olympia and the Olympia Urban Growth Area for the French Loop/Road, Butler Cover Study Area and the Chamber Basin are not likely to occur due to environmental and other constraints. The land use and zoning of these areas needs to be reanalyzed to see if the current designations are appropriate, and if not, the areas need to be re-designated and rezoned to a lower density. A higher density zoning is not being considered for this amendment. A joint City/County Planning Commission Public Hearing is scheduled for Oct 10, 2012

French Loop/Butler Cove: Sections 3,4,9,10/T18/2W. 376± acres are under consideration. Current zoning is Residential 4-8 Dwelling Units per Acre put in place in 1996 when the Olympia UGA was rezoned to urban densities.

Chambers Basin: Section 32/18/1W, 77± acres are under consideration. Current zoning is Residential 4-8 Dwelling Units per Acre put in place in 1996 when the Olympia UGA was rezoned to urban densities.

B. Long Term Agricultural Lands Designation Reconsideration Comprehensive Plan Amendment, Project Number 2012104820

Resolution No. 14180 adopted on December 29, 2008 that amended Chapter Three, Natural Resource Lands, of the Thurston County Comprehensive Plan, did not contain criteria that excluded agricultural lands designated as long-term commercially significant based on the depth of soils. In response to this, applicants were allowed to request reconsideration of their designation of Long Term Agriculture (LTA). The requests would change the land use and zoning designations from LTA to Rural Residential/Resources One Unit per Five Acres.

Location of Proposal: Thurston County
Section/Township/Range: N/A **Tax Parcel No.:** Multiple

Threshold Determination: The lead agency for this proposal has determined that it does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement is not required under RCW 43.21C.030(2)(C). This decision was made after review by the Lead Agency of a completed Environmental Checklist and other information on file with the Lead Agency. This information is available to the public on request.

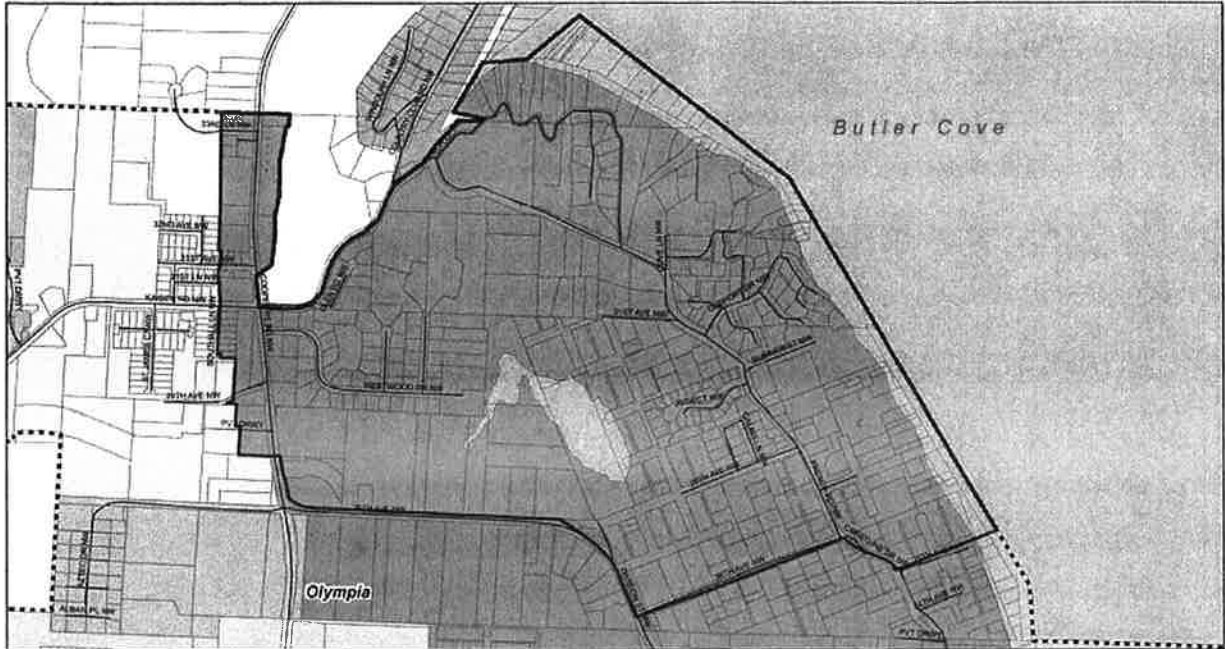
Jurisdiction: Thurston County
Lead Agency: Development Services
Responsible Official: Cliff Moore, Resource Stewardship Director

Date of Issue: October 9, 2012
Comment Deadline: October 23, 2012
Appeal Deadline: October 30, 2012


Cynthia Wilson, Environmental Review Officer

This Determination of Nonsignificance (DNS) is issued under 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date of issue. No permits may be issued, and the applicant shall not begin work until after the comment and any appeal periods have expired and any other necessary permits are issued. If conditions are added, deleted, or modified during the 14-day review period, a modified DNS will be issued. Otherwise, this DNS will become final after the expiration of the comment deadline and appeal period, if applicable.

APPEALS: Threshold determinations may be appealed pursuant to TCC 1709.160 if: (1) a written notice of appeal, meeting the requirements of TCC 17.09.160(4), and the appropriate appeal fee is received by the Thurston County Development Services Department within seven calendar days of the last day of the comment period; and (2) the person filing the appeal meets the requirements of TCC 17.09.160(2).



**Subdivision Moratorium
Zoning
French Loop/Butler Cove Area**



Olympia UGA Zoning

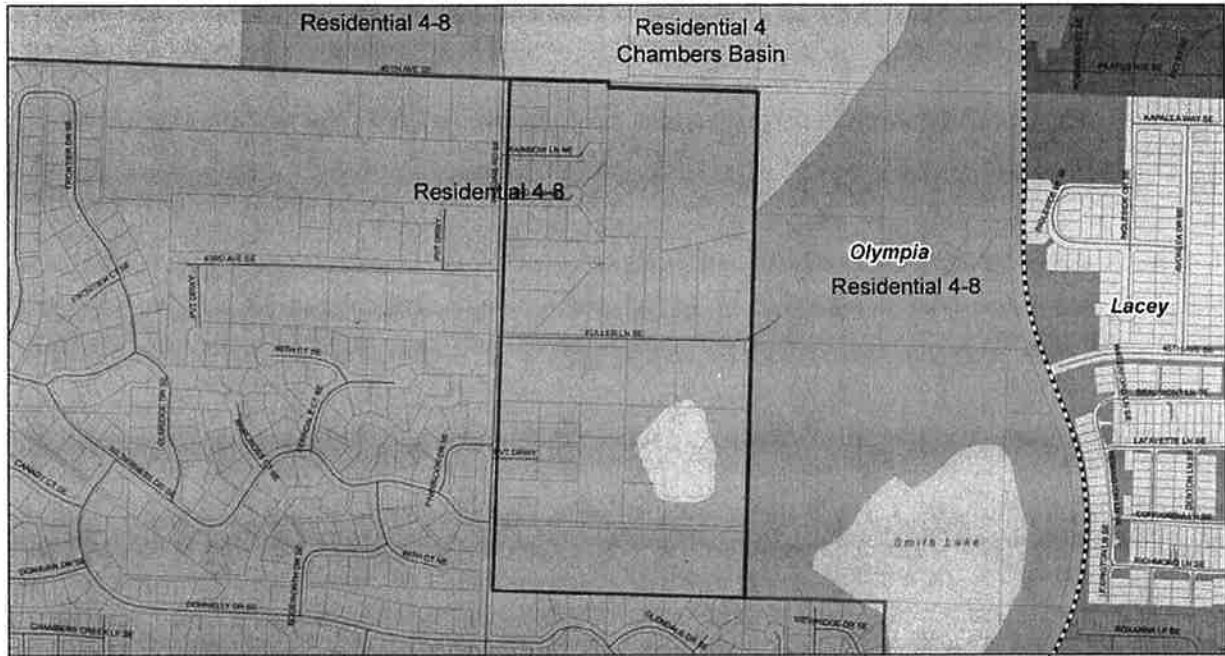
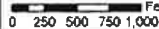
- R-1E - Residential 1E
- RL-2.4 - Residential Low-density 2.4
- R-4 - Residential 4
- R-8.5 - Residential 8.5

County Zoning

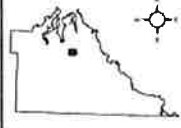
- RM-15 - Rural Residential Resource 15
- RL-15 - Residential Low-density 15
- City
- UGA Boundary
- Municipal Boundary



Thurston County, created in 1917, is a public body that has the honor and privilege of representing the people of Thurston County. The County is a political subdivision of the State of Washington, and its powers are derived from the Constitution and the laws of the State. The County is committed to providing the highest quality of services to its citizens and to promoting the economic development of the County. The County is also committed to protecting the environment and to promoting the health, safety, and general welfare of its citizens.



**Subdivision Moratorium
Zoning
South Olympia Area**



Zoning

- RT - Residential Town
- CR-10 - Single-Family Residential 10
- CR-12 - Single-Family Residential 12
- CR-15 - Single-Family Residential 15
- CR-20 - Single-Family Residential 20
- CR-25 - Single-Family Residential 25
- CR-30 - Single-Family Residential 30
- CR-35 - Single-Family Residential 35
- CR-40 - Single-Family Residential 40
- CR-45 - Single-Family Residential 45
- CR-50 - Single-Family Residential 50
- CR-55 - Single-Family Residential 55
- CR-60 - Single-Family Residential 60
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- CR-985 - Single-Family Residential 985
- CR-990 - Single-Family Residential 990
- CR-995 - Single-Family Residential 995
- CR-1000 - Single-Family Residential 1000



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