



Meeting Agenda

Land Use & Environment Committee

City Hall
601 4th Avenue E
Olympia, WA 98501

Information: 360.753.8244

Thursday, July 19, 2018

5:30 PM

Council Chambers

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. PUBLIC COMMENT

(Estimated Time: 0-15 Minutes)

During this portion of the meeting, citizens may address the Committee for up to three (3) minutes regarding the Committee's business meeting topics.

5. APPROVAL OF MINUTES

- 5.A** [18-0684](#) Approval of June 21, 2018 Land Use & Environment Committee Meeting Minutes

Attachments: [Minutes](#)

6. COMMITTEE BUSINESS

- 6.A** [18-0340](#) Alley and Right-of-Way Use

- 6.B** [18-0664](#) Annual Comprehensive Plan Amendments Briefing

Attachments: [Chapter 18 59](#)

[Black Lake Blvd/US Hwy 101 Application](#)

[Memorialize Downtown Views Application](#)

- 6.C** [18-0660](#) Review Thurston County Joint Plan Update

Attachments: [Link to County Comprehensive Plan Update](#)

7. REPORTS AND UPDATES

8. ADJOURNMENT

The City of Olympia is committed to the non-discriminatory treatment of all persons in employment and the delivery of services and resources. If you require accommodation for your attendance at the City Council Committee meeting, please contact the Council's Executive Assistant at 360.753.8244 at least 48 hours in advance of the meeting. For hearing impaired, please contact us by dialing the Washington State Relay Service at 7-1-1 or 1.800.833.6384.



Land Use & Environment Committee

Alley and Right-of-Way Use

Agenda Date: 7/19/2018
Agenda Item Number: 6.A
File Number: 18-0340

Type: information **Version:** 1 **Status:** In Committee

Title

Alley and Right-of-Way Use

Recommended Action

Committee Recommendation:

Not referred to a committee

City Manager Recommendation:

Receive information on alley and right-of-way use. Briefing only; No action requested at this time.

Report

Issue:

Whether to receive a briefing on the current approach to permitting private use of public alleys, sidewalks or other rights-of-way.

Staff Contact:

Rich Hoey, P.E., Public Works Director, 360.753.8495

Leonard Bauer, Deputy Director, Community Planning and Development, 360.753.8206

Presenter(s):

Rich Hoey, Public Works Director

Leonard Bauer, Deputy Director, CP&D

Background and Analysis:

Requests to use public right-of-way (ROW) for private commercial use have grown considerably in recent years, especially in downtown. Typically, these requests come from restaurants and bars that are interested in providing outdoor seating for patrons. In addition to the business benefit, the use of public right-of-way for these purposes typically adds to the vibrancy and safety of the downtown.

Given the limited space on City sidewalks, however, outdoor seating typically reduces available width for pedestrians. In some cases, this can create "pinch points" that make pedestrian accessibility challenging. This is an area of review in the City's permitting process.

The City also recently approved an ROW Use Agreement with Well 80 that allows for the private use of an alley adjacent to the restaurant/bar. City Council approved this use as a pilot project while the

City considers other potential uses of alleys downtown.

Since many of the businesses serve alcohol in these outdoor seating areas, the State Liquor and Cannabis Board (LCB) sets rules regarding physical separation of the alcohol serving area from public space. In response to LCB requirements, many businesses have placed permanent railings or other year-round barriers around their seating areas. This results in outdoor seating areas that sit vacant during a large portion of the year, unnecessarily affecting sidewalk width during those periods.

Staff has recently learned of regulatory changes from LCB that allow local jurisdictions to adopt regulations permitting outdoor alcohol seating without these types of physical barriers. Under the new regulations, the alcohol seating must be contiguous to the establishment's building, and demarcated by sidewalk markers of sufficient size and spacing. Staff is currently researching this approach in Seattle, Bellingham and Bothell.

During this background presentation to the Land Use and Environment Committee (LUEC), staff plans to cover the following:

- Comprehensive Plan and Downtown Strategy guidance.
- The City's current approach to permitting use of ROW, including one-time and annual charges to private entities.
- Current issues, challenges and opportunities (e.g., lack of design standards, minimum width for pedestrians, alcohol seating areas and use of barriers, tax implications, etc.).

Staff will then request initial feedback from LUEC on key policy questions and a proposed plan for public outreach. Staff plans to return to LUEC with specific policy recommendations at a later date.

Neighborhood/Community Interests (if known):

Policies governing use of right-of-way for outdoor seating will be of significant interest to downtown businesses, as well as owners of restaurants and bars in other areas of the city. Staff plans to consult the Olympia Downtown Alliance, the Parking and Business Improvement Area (PBIA), and other business groups in the development of policy recommendations.

Options:

Briefing only.

Financial Impact:

None at this time. Changes to permitting requirements could have financial implications for private businesses. Under certain conditions, the City must pay leasehold excise tax to the state for use of public right-of-way.

Attachments:

None



Land Use & Environment Committee

Annual Comprehensive Plan Amendments Briefing

Agenda Date: 7/19/2018
Agenda Item Number: 6.B
File Number: 18-0664

Type: information **Version:** 1 **Status:** In Committee

Title

Annual Comprehensive Plan Amendments Briefing

Recommended Action

Committee Recommendation:

Staff briefed the Planning Commission at its July 9, 2018, meeting.

City Manager Recommendation:

Receive information on the Annual Comprehensive Plan Amendments. Briefing only; No action requested.

Report

Issue:

Whether to discuss the Annual Comprehensive Plan Amendments.

Staff Contact:

Joyce Phillips, Senior Planner, Community Planning and Development, 360.570.3722

Presenter(s):

Joyce Phillips, Senior Planner, Community Planning and Development

Background and Analysis:

On February 27, 2018, the City Council completed screening of the preliminary comprehensive plan amendment applications received for 2018. Two proposals were approved for additional review and consideration, which becomes the final docket for the year. The proponents then had until April 6, 2018 to submit the formal applications.

The two proposals moving forward this year include:

- A proposal to redesignate and rezone approximately 1.54 acres of vacant land located on the corner of the Black Lake Blvd and US Hwy 101 interchange. The proposal consists of three parcels between Hwy 101 and the Olympic National Forest Supervisor's Office.
- A proposal to add an appendix to the Land Use and Urban Design chapter of the

Comprehensive Plan, which lists the views that were identified as being important in the Downtown Strategy.

A briefing before the Planning Commission happened on July 9, 2018. The public hearing before the Commission is tentatively scheduled for August 6, 2018.

Chapter 18.59 of the Olympia Municipal Code identifies the review criteria the city will use during the consideration of proposed amendments. These criteria are attached.

While city staff has yet to make any recommendation on the proposals, there have been no comments received since routing the project to state agencies, adjacent jurisdictions, Recognized Neighborhood Associations, and interested parties.

Neighborhood/Community Interests (if known):

None known to date. At least ten days prior to the Public Hearing a public notice will be published in The Olympian. A public notice will be mailed to all property owners within 300 feet of the Black Lake Blvd/US Hwy 101 Comprehensive Plan Amendment and Rezone site since it is specific to a certain location.

Options:

Information only.

Financial Impact:

Review and processing of the final docket of Comprehensive Plan Amendments is covered in the base budget and through application fees.

Attachments:

Chapter 18.59 OMC
Black Lake Blvd/US Hwy 101 Application
Memorialize Downtown Views Application

Chapter 18.59 OLYMPIA COMPREHENSIVE PLAN AMENDMENT PROCESS

18.59.000 Chapter Contents

Sections:

- [18.59.010](#) Plan amendment procedures.
- [18.59.020](#) Preliminary review and evaluation criteria.
- [18.59.030](#) Council approval of final docket.
- [18.59.040](#) Final review and evaluation.
- [18.59.050](#) Decision criteria for rezone requests.
- [18.59.055](#) Consistency between the zoning map and the future land use map.
- [18.59.060](#) Planning Commission and City Council review and adoption process.
- [18.59.070](#) Timing and exemptions.
- [18.59.080](#) Notification of comprehensive plan amendment process.

18.59.010 Plan Amendment Procedures

Individual and agency initiated proposals to amend the Olympia Comprehensive Plan shall be submitted to the Department on forms provided by the City. Proposals may be submitted at any time; however, to be considered in the same calendar year, they must be submitted by the deadline set by the City Council, unless otherwise specifically authorized by the City Council. All proposals shall be considered collectively once each year except in the case of an emergency as determined by the City Council (see Timing and Exemptions). The Comprehensive Plan Amendment calendar shall be approved by the City Council. No fee shall be charged at this proposal stage. The Department shall maintain a log or docket of all such proposals including a summary of the proposal, the principal proponent's name and address, the date on which the proposal was submitted, and its review status.

18.59.020 Preliminary review and evaluation criteria

A. Prior to City Council action, the Department shall conduct a preliminary review and evaluation of proposed amendments, including rezones, and assess the extent of review that would be required under the State Environmental Policy Act (SEPA). The preliminary review and evaluation shall also include any review by other departments deemed necessary by the Department, and except as provided in 18.58.080 shall be based on the following criteria:

1. Is the proposed amendment consistent with the county-wide planning policies, the Growth Management Act (GMA), other state or federal law, or the Washington Administrative Code?
2. Would the proposed amendment cause little or no adverse environmental impacts and, is the time required to analyze impacts available within the time frame of the standard annual review process?

3. Is sufficient analysis completed to determine any need for additional capital improvements and revenues to maintain level-of-service, and is the time required for this analysis available within the time frame for this annual review process?

4. Can the proposed amendment be considered now without conflicting with some other Comprehensive Plan established timeline?

5. Can the proposed amendment be acted on without significant other amendments or revisions not anticipated by the proponents and is the time required for processing those amendments or revisions available within the time frame of this annual review process?

6. If the proposed amendment was previously reviewed, ruled upon or rejected, has the applicant identified reasons to review the proposed amendment again?

B. If the Department determines that the answer to any of the above questions is no, it may recommend to the City Council that the proposed amendment or revision not be further processed in the current amendment review cycle. Upon direction from City Council, Department staff will inform those whose proposed amendments or revisions will not be considered because (a) impact analysis beyond the scope of the amendment process is needed; (b) the request does not meet preliminary criteria; or (c) likelihood of inclusion of the proposal in a department's work program. Proponents may resubmit proposals to the department at any time, subject to the timelines contained in this chapter.

18.59.030 Council approval of final docket

A. The Department shall compile a list giving the status of all proposed amendments, including rezones, and forward the list to the City Council. The City Council shall review all such proposals, determine which are appropriate and worthy of further review and consideration, and move those to the Planning Commission for review and public hearing. (See Preliminary Review and Evaluation Criteria.)

B. The list approved by the City Council shall be known as the final docket. The Department shall notify proponents of the items on the docket that will be moved to the Planning Commission for review. Proponents shall be required to submit an application and shall pay such fee as may be established by the City Council. Proponents of the proposals not moved to the Planning Commission shall also be notified of the Council's decision. Department and City initiated proposals are exempt from application fees. Information about the amendment process and the schedule shall be distributed with final application forms.

18.59.040 Final review and evaluation

A. The Department shall distribute the final docket of proposed amendments, including rezones, to any state or local agency which is required by law to receive notice of proposed amendments and revisions to the Comprehensive Plan and implementing development regulations within the time required. In addition, the Department shall distribute the final docket of proposed amendments to recognized neighborhood associations and other affected interests identified by the City Council. The Department shall include issues identified in amendment proposal analyses and conduct any review required by SEPA of the proposed amendments, including rezones, listed on the final docket.

B. The Department shall prepare a report including any recommendations on each proposed amendment, including rezones, on the final docket and forward the report to the Planning Commission. At a minimum the Planning Commission recommendation and the Council decision should address the following:

1. Does the proposed amendment or revision maintain consistency with other plan elements or development regulations? If not, are amendments or revisions to other plan elements or regulations necessary to maintain consistency with the current final docket that will be considered by the Planning Commission and the City Council?
2. Is the proposed amendment or rezone consistent with the goals of the Comprehensive Plan?
3. Is the proposed amendment or revision consistent with the county-wide planning policies?
4. Does the proposed amendment or rezone comply with the requirements of the GMA?

18.59.050 Decision criteria for rezone requests

The following criteria will be used to evaluate each rezone request. A zoning map amendment shall only be approved if the Council concludes that at minimum the proposal complies with subsections A through C. To be considered are whether:

- A. The rezone is consistent with either the Comprehensive Plan including the Plan's Future Land Use map as described in OMC [18.59.055](#) or with a concurrently approved amendment to the Plan.
- B. The rezone will maintain the public health, safety, or welfare.
- C. The rezone is consistent with other development regulations that implement the comprehensive plan.

D. The rezone will result in a district that is compatible with adjoining zoning districts; this may include providing a transition zone between potentially incompatible designations.

E. Public facilities and services existing and planned for the area are adequate and likely to be available to serve potential development allowed by the proposed zone.

18.59.055 Consistency between the zoning map and the future land use map

A. Although the Future Land Use map is not specific with regard to the edges of Land Use designations, the zoning map boundaries should not vary more than 200 feet from the land use designation shown on the Future Land Map.

B. Each Neighborhood Retail or Neighborhood Center district, if any, shall be no further than four blocks (approximately 1000 feet) from a Neighborhood Center location indicated on the Future Land Use Map or is at a location proposed pursuant to the Subarea Planning process described in the Comprehensive Plan.

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 to12 Units per Acre (only when adjacent to similar or higher density zoning district)
Medium Density Neighborhoods	Residential Multifamily – 18 Units per Acre Residential Multifamily – 24 Units per Acre
Mixed Residential	Mixed Residential 7 – 13 Units per Acre Mixed Residential 10 – 18 Units per Acre
Neighborhood Centers	Neighborhood Retail Neighborhood Center District
Residential Mixed Use	Residential Mixed Use Urban Residential Urban Waterfront – Housing

FUTURE LAND USE MAP DESIGNATION	ZONING DISTRICT(S)
Planned Developments	Planned Unit Developments Neighborhood Village District Community-Oriented Shopping Center Urban Village District
Professional Office & Multi-family Housing	Professional Office / Residential Multi-family
Urban Corridor	High-Density Corridor – 1 High-Density Corridor – 2 High-Density Corridor – 3 (only within area designated High Density Neighborhood Overlay) High-Density Corridor – 4 General Commercial Commercial Services – High Density Manufactured Housing Park Mixed Residential 10 to 18 Units per Acre Residential Multifamily 18 Units per Acre Residential Multifamily 24 Units per Acre
Urban Waterfront	Urban Waterfront Urban Waterfront – Housing
Central Business District	Downtown Business
General Commerce	General Commercial Commercial Services – High Density
Auto Services	Auto Services
Medical Services	Medical Services
Light Industry	Light Industrial / Commercial
Industry	Industrial

18.59.060 Planning Commission and City Council review and adoption process

A. Following one or more public hearings the Planning Commission shall forward its written recommendation regarding each Comprehensive Plan amendment and any text amendments or rezones to the Council; provided that the Commission may forward any recommendation regarding a site-specific rezone to the Hearing Examiner without holding a public hearing.

B. The Council shall review the recommendations of the Planning Commission, may hold a public hearing, and shall decide whether to adopt, modify and adopt, reject or defer to a later date, each proposed amendment.

C. Each proponent shall be notified by mail of all public hearings and of the Council's final decision.

18.59.070 Timing and exemptions

A. The City will consider proposed amendments to the Comprehensive Plan only once each year, except when amendments are adopted as part of:

1. the adoption of a subarea plan;
2. the adoption or amendment of a shoreline master program under the procedures set forth in WAC [173-19](#);
3. the response to an existing emergency;
4. amendments necessitated by changes in state or federal laws;
5. the resolution of an appeal filed with the Growth Management Hearings Board or with a court; or
6. the amendment of a capital facilities element that occurs concurrently with the adoption or amendment of the city budget.

B. The Department will accept proposals for Comprehensive Plan amendments and revisions at any time; however, proposals or applications received after their established due dates will be considered in the next annual amendment review cycle. However, Olympia and Thurston County have adopted a joint plan that includes goals, policies and regulations that they will jointly administer in Olympia's urban growth area. Proposals and applications for urban growth area amendments, including rezones, applications must also meet County process requirements.

18.59.080 Notification of comprehensive plan amendment process

Notification will be provided - See UDC Chapter [18.78](#).



Final Comprehensive Plan Amendment



OFFICIAL USE ONLY

Case #: 18-1427

Master File #: _____

Date: _____

Received By: LR

Related Cases: 17-5445

Project Planner: Joyce

Please print or type and FILL OUT COMPLETELY (Electronic Submittal Required)

(Attach separate sheets if necessary)

In order to submit a Final Comprehensive Plan Amendment application, the preliminary Comprehensive Plan Amendment application must have been approved by the City Council through the screening process and advanced to the final docket for detailed review and further consideration.

Applications shall be submitted in person at City Hall or submitted via the City's online permit portal. Application fees are due at the time of application.

Project Name: Black Lake BLVD/US HWY 101

Project Address: wo BLVD SW LOT, 1803 BLACK LAKE BLVD SW SITE

Project Description: Dual Zoning (General Commercial (0.81 acres)/Professional Office/Residential (0.73 acres)) → Rezoned to single designation of General Commercial (1.54 total acres).

Size of Project Site: 1.54 acres

Assessor's Parcel Number(s): 12821310801, 12821310300, 12821310701

*Comp Plan Amend.
needed in order
to Rezone.*

NAME OF APPLICANT: James Richards

Mailing Address: 2617 115th Ave NW, Gig Harbor, WA 98335

Area Code and Phone #: 206.478.0103

E-mail Address: Bergenrichards@gmail.com

NAME OF OWNER(S): James Richards

Mailing Address: 2617 115th Ave NW, Gig Harbor, WA 98335

Area Code and Phone #: 206.478.0103

Email Address: Bergenrichards@gmail.com

NAME OF AUTHORIZED REPRESENTATIVE (if different from above) SCJ Alliance

Mailing Address: 8730 Tallon Lane NE, Suite 200, Lacey, WA 98516

Area Code and Phone #: 360.352.1465

E-mail Address: Hans.Shepherd@scjalliance.com

PROPERTY INFORMATION

Full Legal Description(s): 21-18-2W NE-SW BEG AT X WLY LN 100F WIDE BLACK LK BLVD / SWLY

Existing Comprehensive Plan Designation: Professional Office/Residential *Prof. Office & Multifamily Housing*
Proposed Comprehensive Plan Designation: ~~General Commercial~~ / Urban Corridor

Existing Zoning: Dual Zoning (General Commercial (0.81 acres)/Professional Office/Residential (0.73 acres)) *Multifamily*

Proposed Zoning: General Commercial (1.54 total acres)

Shoreline Designation (if applicable): N/A

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

- None
 - Creek or Stream (name): _____
 - Lake or Pond (name): _____
 - Swamp/Bog/Wetland
 - Scenic Vistas
 - Flood Hazard Area
 - Steep Slopes/Draw/Gully/Ravine
 - Historic Site or Structure
-

Water Supply (name of utility, if applicable):

Existing: _____
Proposed: City of Olympia

Sewage Disposal (name of utility, if applicable):

Existing: _____
Proposed: City of Olympia

Access (name of street):

Existing: Existing Private Road w/ signalized access to Black Lake Blvd SW (shown on site plan)
Proposed: _____

SECTION 2: Fill out this section if the proposal includes a Rezone or Text Amendment to the Olympia Municipal Code

- Rezone** **Text Amendment**

Current land use zone: Dual Zoning (General Commercial (0.81 acres)/Professional Office/Residential (0.73 acres))

Proposed zone: General Commercial

Answer the following questions (attach separate sheet):

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?

- It is the goal of this amendment to eliminate the dual zoning designations currently in place by reclassifying the remaining (PO/RM) 0.73 acres as General Commercial. In effect, this will improve the ability of all entities to better regulate and develop the site.
 - While the only map amendment requested is that of the City of Olympia 2017 Zoning Map, it may prove beneficial to consider the update of the City of Olympia Future Land Use Map as *current* Zoning Designations appear to fall near the edge of the 200 ft consistency buffer (OMC 18.59.050).
- The proposed zoning amendment is compatible with established distances from areas designated General Commerce and Urban Corridor within the 2016 City of Olympia Future Land Use map (OMC 18.59.050).

228'
jmy

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

- It is the goal of this amendment to eliminate the dual zoning designations currently in place by reclassifying the remaining 0.73 acres as General Commercial. In effect, this will better align the site with surrounding uses while providing a tiered buffer from adjacent High-Density Zoning/Uses, US 101, and residential developments south and west of the project site.
- Proposed future *General Commercial* development has the potential to improve multi-modal access to the area, define edges, and extend sightlines for all modes of travel.

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

- As this site currently has dual -zoning, the proposed amendment would effectively alleviate procedural and regulatory conflicts while reducing the barriers for future use.
- The proposed zoning designation is consistent with established development regulations as it would provide a tiered buffer from adjacent High-Density Zoning/Uses, US 101, and residential developments south and west of the project site.
 - GL6: Community beauty is combined with unique neighborhood identities. (PL6.1 and PL6.12)

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

- As this site currently has dual -zoning, it will simply shift the zoning district boundaries to the south and west edges of existing and adjacent parcels. This change would work to better define zones while maintaining the current balance already in place. As such, established compatibility would remain constant throughout this proposal.
 - All zones considered in this amendment are already in existence within adjoining districts.

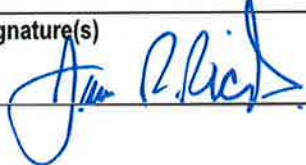
E. Please describe whether public facilities and services existing and planned for the area are now adequate, or likely to be available, to serve potential development allowed by the proposed zone.

- Public services and facilities are already in place and available to serve potential future development. Utilities have been extended to existing property lines while emergency services and public transit are established in the area.

SECTION 3: ADDITIONAL INFORMATION TO BE SUBMITTED - REQUIRED

- Maps showing the site and surrounding area
- Environmental Checklist, including Section D, Supplemental Sheet for Non-Project Actions. The checklist must be signed and dated in Section C.
- If the proposal includes a Rezone or Text Amendment to the Olympia Municipal Code, Section 2 of this application must be completed.
- Proposed text amendments, either for the Comprehensive Plan or Municipal Code, must be included in "bill format" with proposed additions shown in underlined text and proposed deletions shown in strikethrough text. Example: Proposed new text. ~~Proposed deleted text.~~
- Application Fees are due at the time of submittal.

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 /do not affirm that I am the owner of the subject site or am duly authorized by the owner to act with respect to this application (in the case of a rezone 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.

Print Name	Signature(s)	Date
James R. Richards		3/30/18

This form has been approved for use by the Olympia Community Planning and Development (CPD) Department.



Keith Stahley, Director,
Community Planning and Development

9/28/2017
Date



GENERAL LAND USE APPLICATION

OFFICIAL USE ONLY

Case #: _____

Master File #: _____

Date: _____

Received By: _____

Related Cases: _____

Project Planner: _____



One or more of the following **Supplements** must be attached to this **General Land Use Application** and submitted **electronically with the application**:

- | | |
|---|--|
| <input 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 | <input type="checkbox"/> Reasonable Use Exception (Critical Areas) |
| <input type="checkbox"/> Conditional Use Permit | <input checked="" 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"/> Soil and Vegetation 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>Comp Plan Amendment, Rezone</u> |
| <input type="checkbox"/> Land Use Review (Site Plan) Supplement | |

Project Name: Black Lake BLVD/US HWY 101

Project Address: 1807 BLACK LAKE BLVD SW LOT, 1803 BLACK LAKE BLVD SW SITE

Applicant: James Richards

Mailing Address: 2617 115th Ave NW, Gig Harbor, WA 98335

Phone Number(s): 206.478.0103

E-mail Address: Bergenrichards@gmail.com

Owner (if other than applicant): _____

Mailing Address: _____

Phone Number(s): _____

Other Authorized Representative (if any): SCJ Alliance

Mailing Address: 8730 Tallon Lane NE, Suite 200, Lacey, WA 98516

Phone Number(s): 360.352.1465

E-mail Address: Hans.Shepherd@scjalliance.com

Project Description: Dual Zoning (General Commercial (0.81 acres)/Professional Office/Residential (0.73 acres)) →

Rezoned to single designation of General Commercial (1.54 total acres).

Size of Project Site: 1.54 acres

Assessor Tax Parcel Number(s): 12821310801, 12821310300, 12821310701

*Comp. Plan Amendment
Required if property is to
be approved for Rezone.*

Section: 21

Township: 18

Range: 2W

Full Legal Description of Subject Property (attached):

21-18-2W NE-SW BEG AT X WLY LN 100F WIDE BLACK LK BLVD / SWLY

Zoning: Dual Zoning (General Commercial (0.81 acres)/Professional Office/Residential (0.73 acres) (PO/RM) *Multi family*

Shoreline Designation (if applicable): N/A

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

- Creek or Stream (name): _____
- Lake or Pond (name): _____
- Swamp/Bog/Wetland Historic Site or Structure
- Steep Slopes/Draw/Gully/Ravine Flood Hazard Area (show on site plan)
- Scenic Vistas None

Water Supply (name of utility if applicable): _____

Existing: _____

Proposed: City of Olympia

Sewage Disposal (name of utility if applicable): _____

Existing: _____

Proposed: City of Olympia

Access (name of street(s) from which access will be gained): Existing Private Road w/ signalized access to Black Lake Blvd SW (shown on site plan)

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 3/30/18

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

Applicants may be 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.



REZONE OR CODE TEXT AMENDMENT SUPPLEMENT

Olympia

OFFICIAL USE ONLY

Case #: _____

Master File #: _____

Date: _____

Received By: _____

Project Planner: _____

Related Cases: _____



Rezone

Text Amendment

Current land use zone: Dual Zoning (General Commercial (0.81 acres)/Professional Office/Residential (0.73 acres))

Proposed zone: General Commercial (1.54 total acres)

Answer the following questions (attach separate sheet):

- 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?
- It is the goal of this amendment to eliminate the dual zoning designations currently in place by reclassifying the remaining (PO/RM) 0.73 acres as General Commercial. In effect, this will improve the ability of all entities to better regulate and develop the site.
 - While the only map amendment requested is that of the City of Olympia 2017 Zoning Map, it may prove beneficial to consider the update of the City of Olympia Future Land Use Map as *current* Zoning Designations appear to fall near the edge of the 200 ft consistency buffer (OMC 18.59.050). *Property is approx. 228' from change in boundary*
 - The proposed zoning amendment is compatible with established distances from areas designated General Commerce and Urban Corridor within the 2016 City of Olympia Future Land Use map (OMC 18.59.050). *4-12-18 jmp*
- B. How would the proposed change in zoning maintain the public health, safety and welfare?
- It is the goal of this amendment to eliminate the dual zoning designations currently in place by reclassifying the remaining 0.73 acres as General Commercial. In effect, this will better align the site with surrounding uses while providing a tiered buffer from adjacent High-Density Zoning/Uses, US 101, and residential developments south and west of the project site.
 - Proposed future *General Commercial* development has the potential to improve multi-modal access to the area, define edges, and extend sightlines for all modes of travel.
- C. How is the proposed zoning consistent with other development regulations that implement the Comprehensive Plan?
- As this site currently has dual -zoning, the proposed amendment would effectively alleviate procedural and regulatory conflicts while reducing the barriers for future use.
 - The proposed zoning designation is consistent with established development regulations as it would provide a tiered buffer from adjacent High-Density Zoning/Uses, US 101, and residential developments south and west of the project site.
 - GL6: Community beauty is combined with unique neighborhood identities. (PL6.1 and PL6.12)
- D. How will the change in zoning result in a district that is compatible with adjoining zoning districts?
- As this site currently has dual -zoning, it will simply shift the zoning district boundaries to the south and west edges of existing and adjacent parcels. This change would work to better define zones while maintaining the current balance already in place. As such, established compatibility would remain constant throughout this proposal.
 - All zones considered in this amendment are already in existence within adjoining districts.
- 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.
- Public services and facilities are already in place and available to serve potential future development. Utilities have been extended to existing property lines while emergency services and public transit are established in the area.

A Rezone Or Code Text Amendment Application shall accompany a General Land Use Application and shall include: All required submittal materials, reports, plans, documents and applications shall be provided in electronic format (memory stick, USB drive, etc.).

1. The current zoning of the site.
2. The proposed zoning of the site.
3. Specific text amendments proposed in "bill-format." (See example.)
4. A statement justifying or explaining reasons for the amendment or rezone.
5. Reproducible maps (8½" x 17" or 11" x 17") to include a vicinity map with highlighted area to be rezoned and any nearby city limits, and a map showing physical features of the site such as lakes, ravines, streams, flood plains, railroad lines, public roads, and commercial agriculture lands.
6. A site plan of any associated project.
7. A site sketch 8½" x 11" or 11" x 17" (reproducible).
8. A typed and certified list, prepared by title company, of all property owners of record within 300 feet of the proposed rezone.
9. A copy of the Assessor's Map showing specific parcels proposed for rezone and the immediate vicinity.
10. An Environmental (SEPA) Checklist.

NOTE: Although applications may be submitted at any time, site specific rezone requests are only reviewed twice each year beginning on April 1 and October 1.

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.

This form has been approved for use by the Olympia Community Planning and Development (CPD) Department.



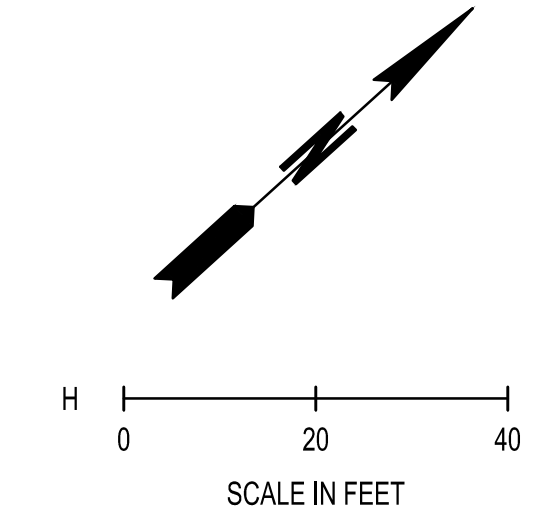
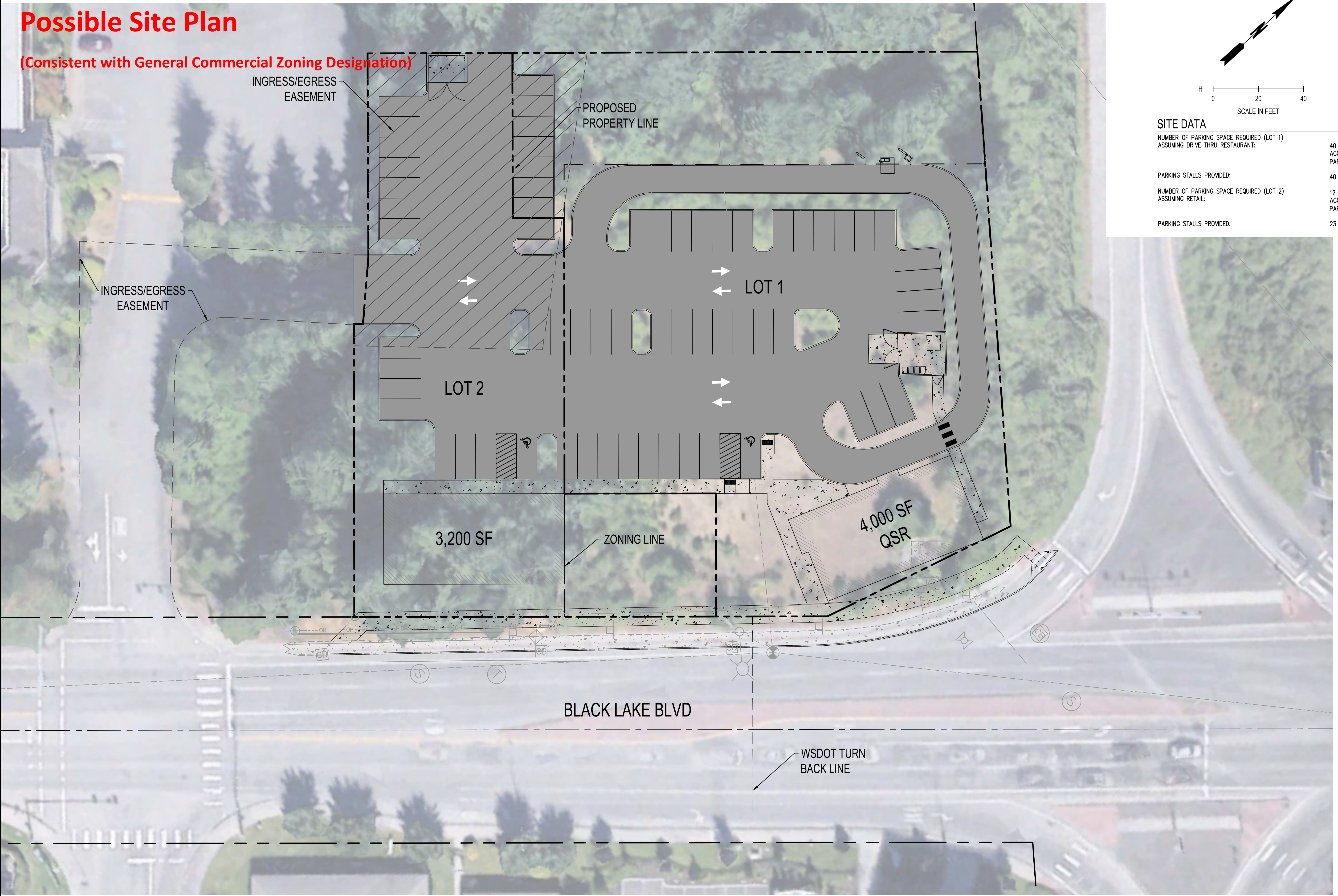
12/1/2016

Keith Stahley, Director,
Community Planning and Development

Date

Possible Site Plan

(Consistent with General Commercial Zoning Designation)



SITE DATA

NUMBER OF PARKING SPACE REQUIRED (LOT 1) ASSUMING DRIVE THRU RESTAURANT:	40 (INCLUDING ACCESSIBLE PARKING)
PARKING STALLS PROVIDED:	40 STALLS
NUMBER OF PARKING SPACE REQUIRED (LOT 2) ASSUMING RETAIL:	12 (INCLUDING ACCESSIBLE PARKING)
PARKING STALLS PROVIDED:	23 STALLS

REVISIONS	DATE	BY

SCJ ALLIANCE
CONSULTING SERVICES

8730 TALLOW LANE NE, SUITE 200, LACEY, WASHINGTON 98516
P: 360-352-1465 F: 360-352-1509
SCALLIANCE.COM

SHEET TITLE: **PRELIMINARY SITE LAYOUT**

PROJECT NAME: **COMMERCIAL SITE PLAN
1801 BLACK LAKE BLVD
OLYMPIA, WASHINGTON**

DESIGNER: _____

DRAWN BY: _____

APPROVED BY: _____

DATE: MARCH, 2017

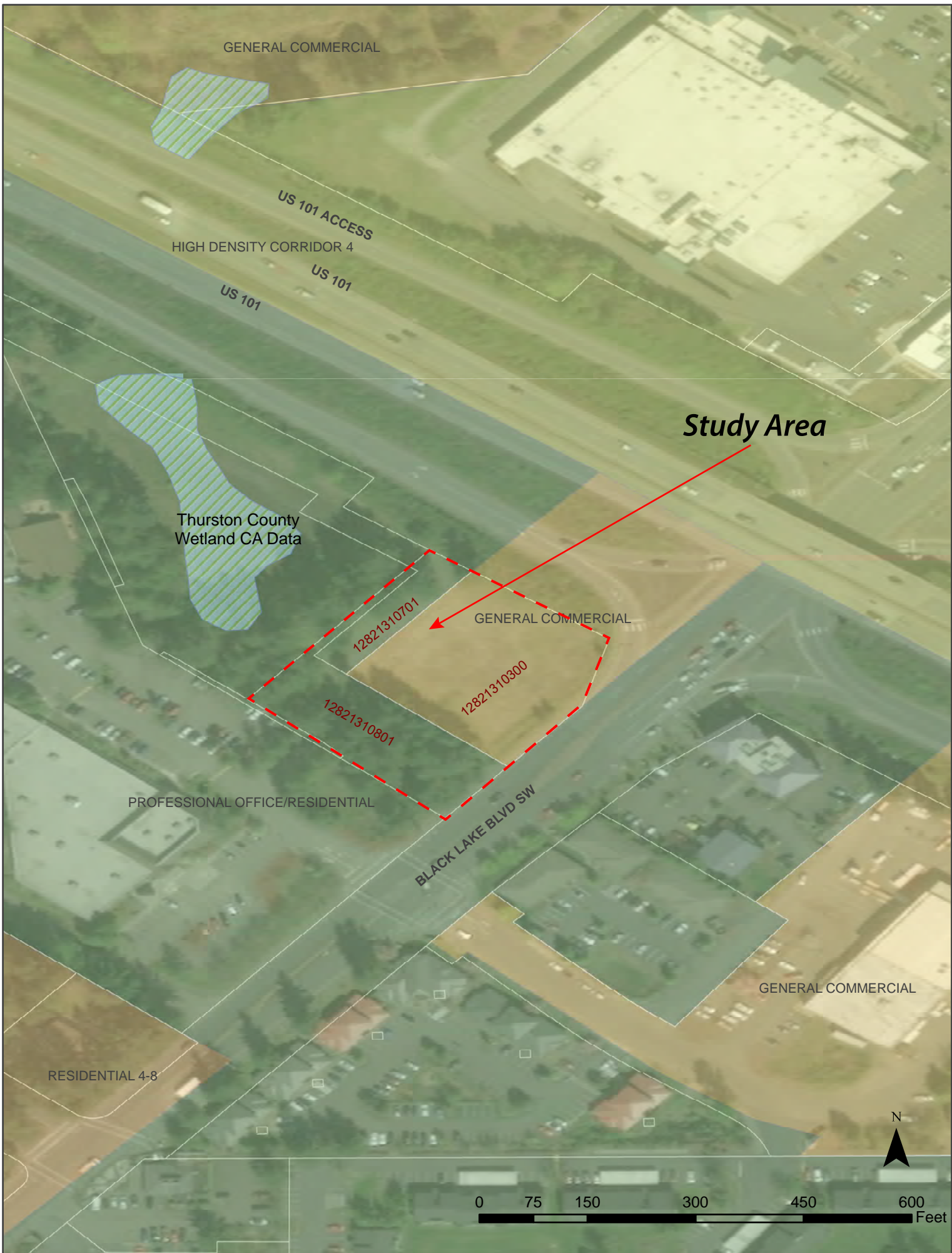
JOB No: 2402.01

DRAWING FILE No: SP-01.dwg

DRAWING No: **OPTION 1**

SHEET No: 1 OF 1

Jun 16, 2017, 3:06:55pm - User: tyrell.broadley
 R:\PRODUCTS\2402_HARBOR_FOODS_ILLC\240201_OLYMPIA_CARL'S_01\PHASE 10 - CONCEPTUAL SITE DESIGN\CADD\2402.01_SP-01_FINAL.DWG



GENERAL COMMERCIAL

US 101 ACCESS

HIGH DENSITY CORRIDOR 4

US 101

US 101

Study Area

Thurston County
Wetland CA Data

12821310701

GENERAL COMMERCIAL

12821310801

12821310300

PROFESSIONAL OFFICE/RESIDENTIAL

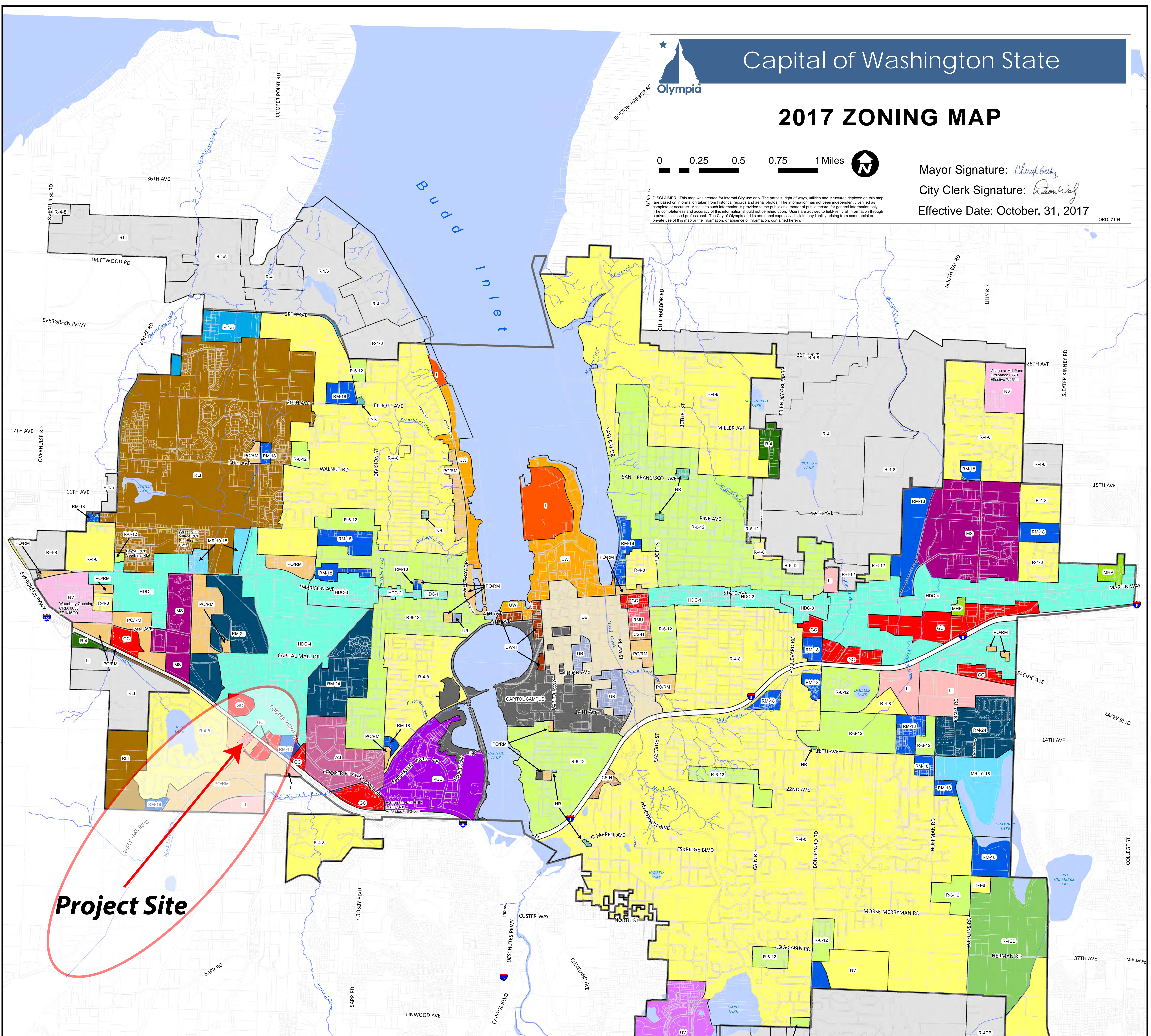
BLACK LAKE BLVD SW

GENERAL COMMERCIAL

RESIDENTIAL 4-8

N

0 75 150 300 450 600 Feet



Zoning Map Legend



















	Olympia City Limits		RESIDENTIAL 1 UNIT PER 5 ACRE
	Urban Growth Area		MIXED RESIDENTIAL 7-13 UNITS
	State Capitol Campus* <small>*The Washington State Capitol Committee alone has authority over land use for the State Capitol Campus.</small>		MIXED RESIDENTIAL 10-18 UNITS
Zone Name			RESIDENTIAL MULTIFAMILY 18 UNITS
	HIGH DENSITY CORRIDOR 1		RESIDENTIAL MULTIFAMILY 24 UNITS
	HIGH DENSITY CORRIDOR 2		SINGLE-FAMILY RESIDENTIAL (CHAMBERS BASIN)
	HIGH DENSITY CORRIDOR 3		SINGLE-FAMILY RESIDENTIAL 4
	HIGH DENSITY CORRIDOR 4		SINGLE-FAMILY RESIDENTIAL 4-8
	AUTO SERVICES		TWO FAMILY RESIDENTIAL 6-12
	COMMERCIAL SERVICE HIGH DENSITY		MANUFACTURED HOUSING PARK
	COMMUNITY ORIENTED SHOPPING CENTER		RESIDENTIAL LOW IMPACT
	DOWNTOWN BUSINESS		RESIDENTIAL MIXED USE
	GENERAL COMMERCIAL		PLANNED UNIT DEVELOPMENT
	INDUSTRIAL		NEIGHBORHOOD VILLAGE
	LIGHT INDUSTRIAL		URBAN RESIDENTIAL
	HIGH RISE MULTIFAMILY		URBAN VILLAGE
	MEDICAL SERVICE		URBAN WATERFRONT
	PROFESSIONAL OFFICE/RESIDENTIAL MULTIFAMILY		URBAN WATERFRONT HOUSING
	NEIGHBORHOOD RETAIL		

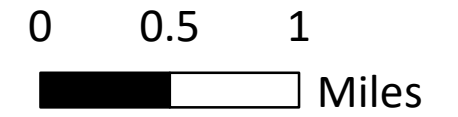
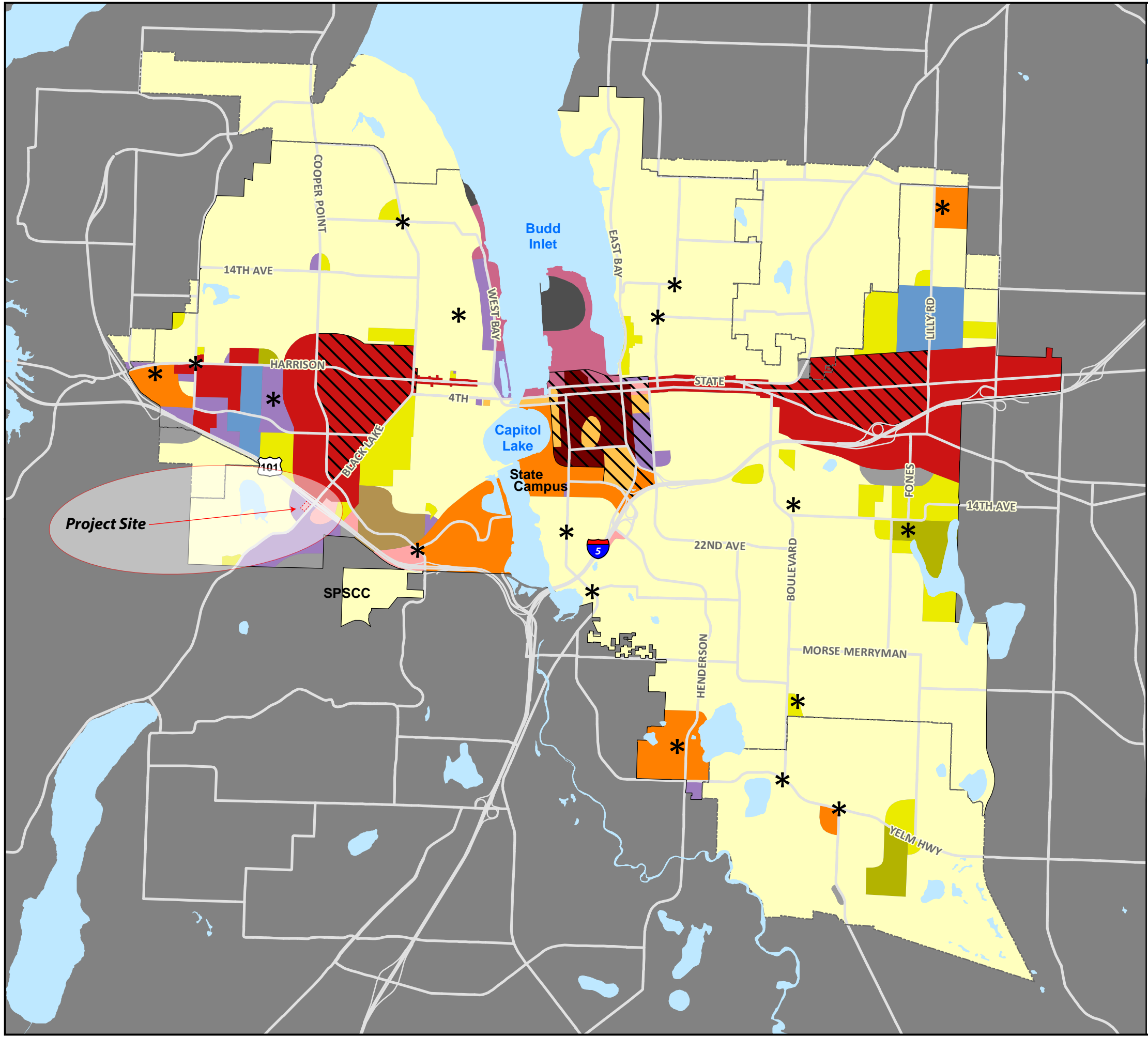
Future Land Use

Publication Date: 10/26/2016

Effective Date: 10/31/2016

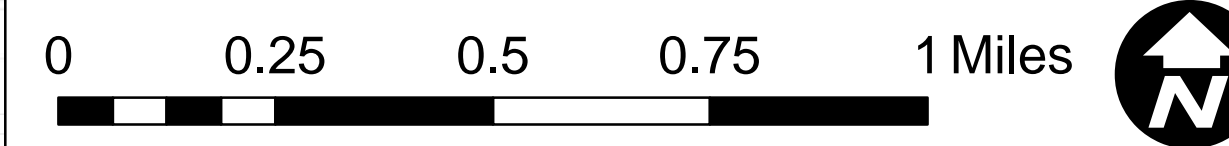
Ordinance #7104

-  High Density Neighborhoods Overlay
-  Low Density Neighborhoods
-  Medium Density Neighborhoods
-  Mixed Residential
-  Neighborhood Centers
-  Residential Mixed Use
-  Planned Developments
-  Professional Office & Multi-family Housing
-  Urban Corridor
-  Urban Waterfront
-  Central Business District
-  General Commerce
-  Auto Services
-  Medical Services
-  Light Industry
-  Industry
-  City Limits
-  Urban Growth Area



The City of Olympia and its personnel cannot assure the accuracy, completeness, reliability, or suitability of this information for any particular purpose. The parcels, right-of-ways, utilities and structures depicted hereon are based on record information and aerial photos only. It is recommended the recipient and/or user field verify all information prior to use. The use of this data for purposes other than those for which they were created may yield inaccurate or misleading results. The recipient may not assert any proprietary rights to this information. The City of Olympia and its personnel neither accept or assume liability or responsibility, whatsoever, for any activity involving this information with respect to lost profits, lost savings or any other consequential damages.

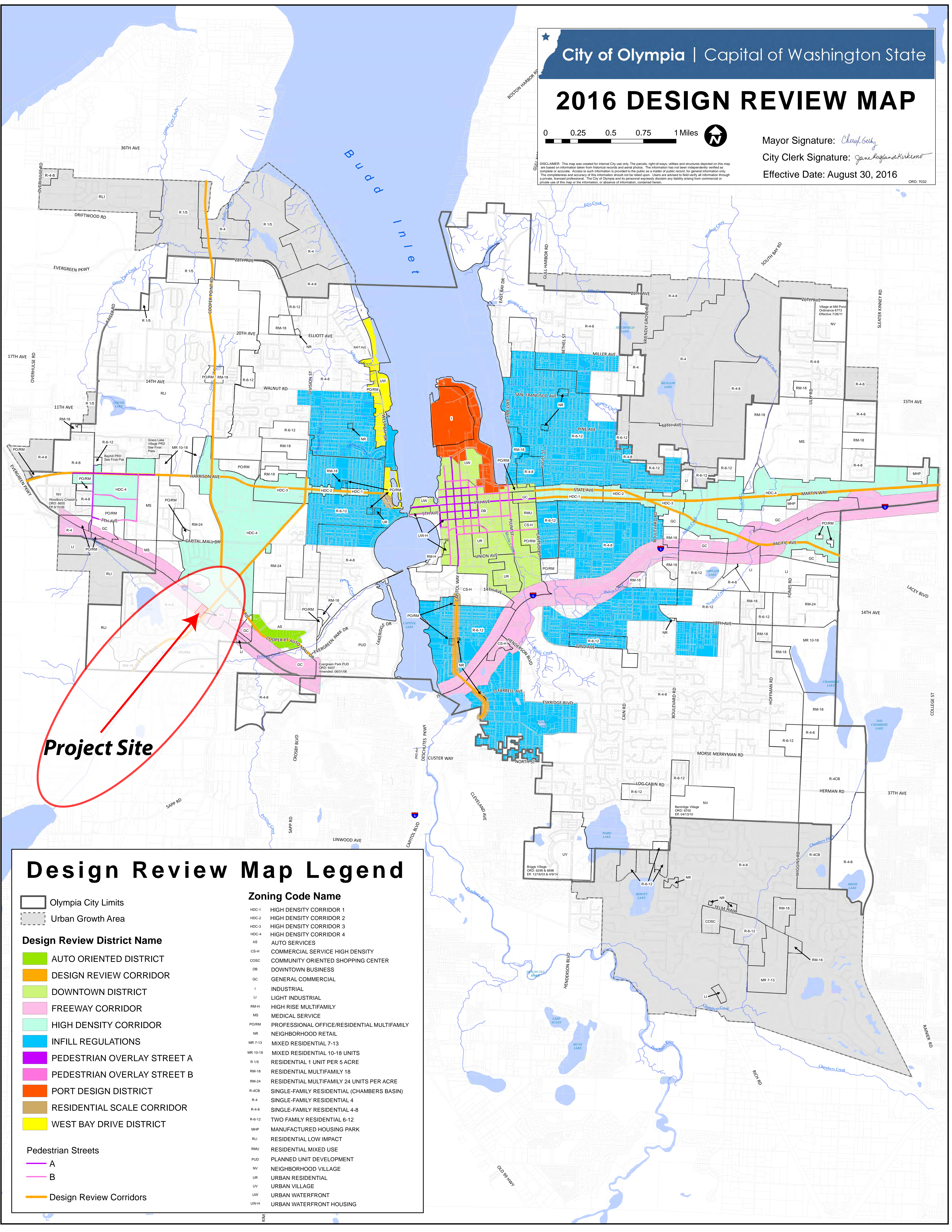
2016 DESIGN REVIEW MAP



Mayor Signature: *Christy Beck*
 City Clerk Signature: *Jane Kugler-Kirkemo*
 Effective Date: August 30, 2016

DISCLAIMER: This map was created for internal City use only. The parcels, right-of-ways, utilities and structures depicted on this map are based on information taken from historical records and aerial photos. The information has not been independently verified as complete or accurate. Access to such information is provided to the public as a matter of public record for general information only. The completeness and accuracy of this information should not be relied upon. Users are advised to verify all information through a private, licensed professional. The City of Olympia and its personnel expressly disclaim any liability arising from commercial or private use of this map or the information, or absence of information, contained herein.

ORD: 7032



Design Review Map Legend

- Olympia City Limits
- Urban Growth Area

Design Review District Name

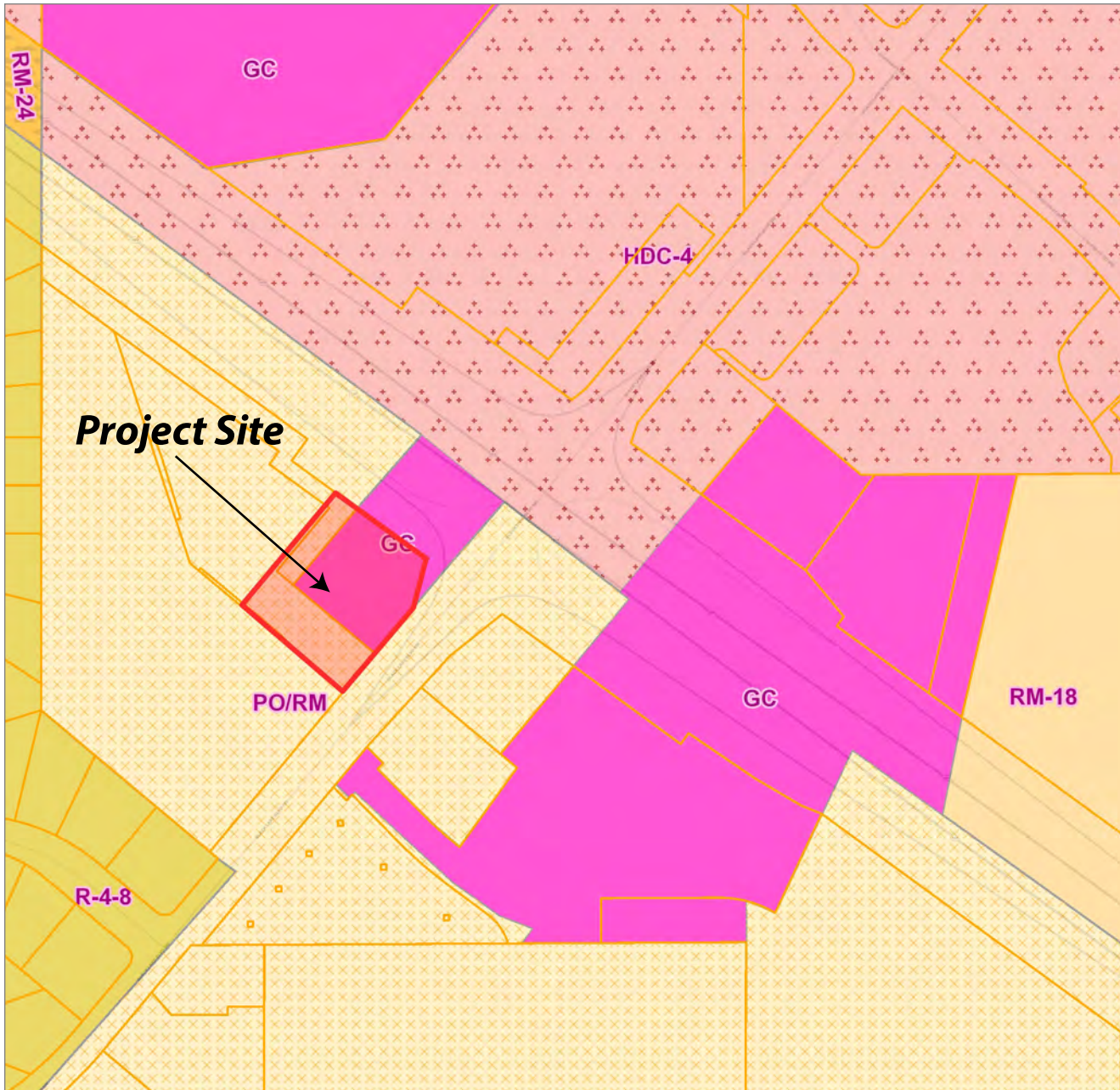
- AUTO ORIENTED DISTRICT
- DESIGN REVIEW CORRIDOR
- DOWNTOWN DISTRICT
- FREEWAY CORRIDOR
- HIGH DENSITY CORRIDOR
- INFILL REGULATIONS
- PEDESTRIAN OVERLAY STREET A
- PEDESTRIAN OVERLAY STREET B
- PORT DESIGN DISTRICT
- RESIDENTIAL SCALE CORRIDOR
- WEST BAY DRIVE DISTRICT

Pedestrian Streets

- A
- B
- Design Review Corridors

Zoning Code Name

- HDC-1 HIGH DENSITY CORRIDOR 1
- HDC-2 HIGH DENSITY CORRIDOR 2
- HDC-3 HIGH DENSITY CORRIDOR 3
- HDC-4 HIGH DENSITY CORRIDOR 4
- AS AUTO SERVICES
- CS-H COMMERCIAL SERVICE HIGH DENSITY
- COSC COMMUNITY ORIENTED SHOPPING CENTER
- DB DOWNTOWN BUSINESS
- GC GENERAL COMMERCIAL
- I INDUSTRIAL
- LI LIGHT INDUSTRIAL
- RM-H HIGH RISE MULTIFAMILY
- MS MEDICAL SERVICE
- PO/RM PROFESSIONAL OFFICE/RESIDENTIAL MULTIFAMILY
- NR NEIGHBORHOOD RETAIL
- MR 7-13 MIXED RESIDENTIAL 7-13
- MR 10-18 MIXED RESIDENTIAL 10-18 UNITS
- R 1/5 RESIDENTIAL 1 UNIT PER 5 ACRE
- RM-18 RESIDENTIAL MULTIFAMILY 18
- RM-24 RESIDENTIAL MULTIFAMILY 24 UNITS PER ACRE
- R-4CB SINGLE-FAMILY RESIDENTIAL (CHAMBERS BASIN)
- R-4 SINGLE-FAMILY RESIDENTIAL 4
- R-4-8 SINGLE-FAMILY RESIDENTIAL 4-8
- R-6-12 TWO FAMILY RESIDENTIAL 6-12
- MHP MANUFACTURED HOUSING PARK
- RLI RESIDENTIAL LOW IMPACT
- RMU RESIDENTIAL MIXED USE
- PUD PLANNED UNIT DEVELOPMENT
- NV NEIGHBORHOOD VILLAGE
- UR URBAN RESIDENTIAL
- UV URBAN VILLAGE
- UW URBAN WATERFRONT
- UW-H URBAN WATERFRONT HOUSING

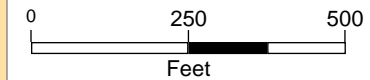


Zoning

Legend

- Parcel Boundaries
- Zoning**
- AC - Arterial Commercial
- AG - Agriculture
- AQUATC - Aquatic
- ARI & ARI2 - Airport Related Industry
- AS - Auto Services
- BD - Breweru
- BP - Business Park
- C - Cemetery
- C-1 - Commercial
- C-2 - Heavy Commercial
- C-3 - Large Lot Commercial
- C-3 - Special-Use Commercial
- CBC & CBC2 - Capitol Boulevard Community
- CBD - Central Business District
- CBD 4 - Central Business District 4
- CBD 5 - Central Business District 5
- CBD 6 - Central Business District 6
- CBD 7 - Central Business District 7
- CC - Core Commercial
- CC/CS-H - Capitol Campus/Commercial Service High
- CCD - Community Commercial
- CD - Commercial Development
- COM - Commercial
- COSC - Commercial Oriented Shopping Center

Scale 1: 5,364



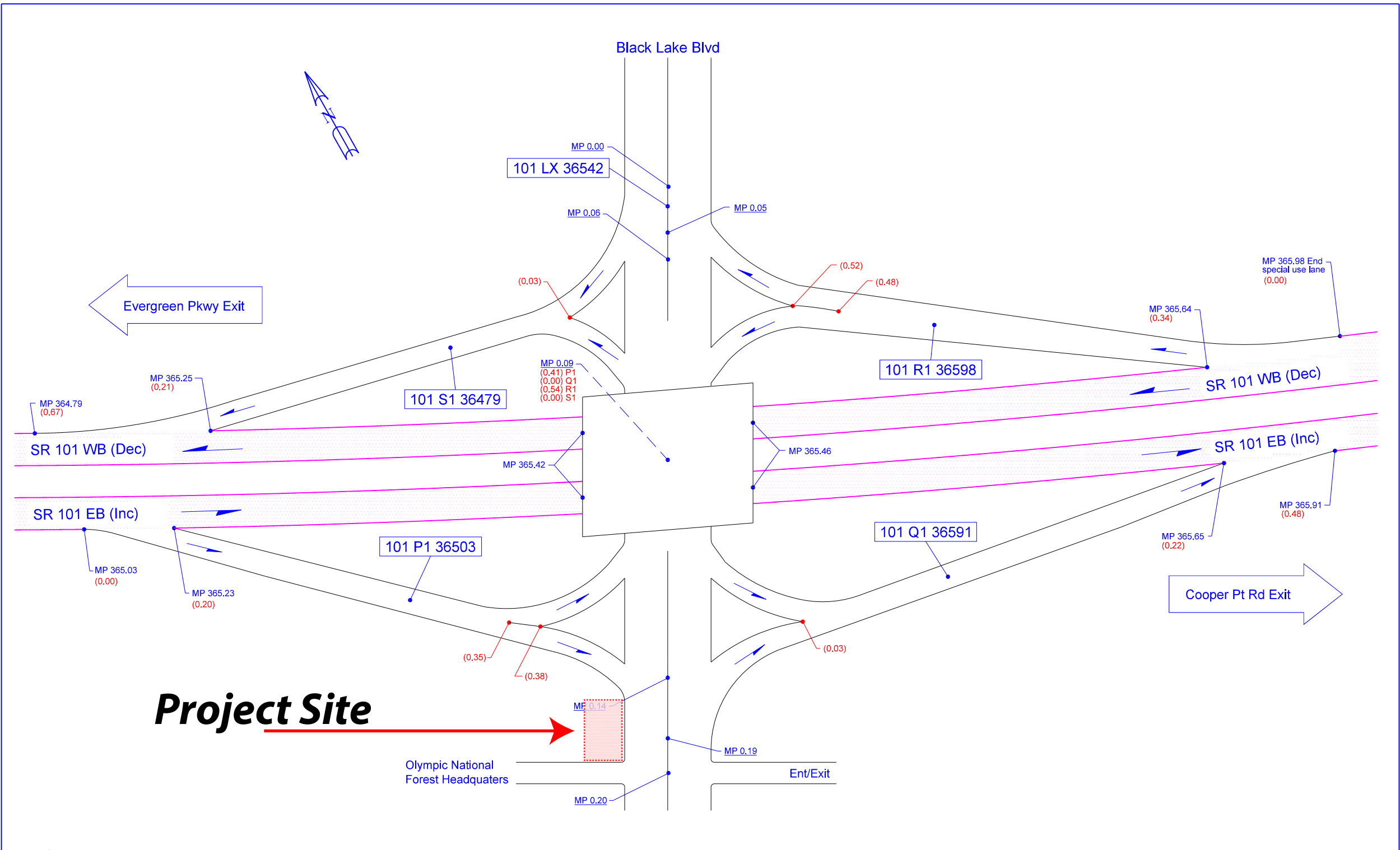
Map Created Using GeoData Public Website

Published: 4/3/2018

Note:



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Project Site

Olympic National Forest Headquarters

SEPA ENVIRONMENTAL 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: [\[help\]](#)

Comprehensive Plan Future Land Use Map Amendment and Rezone

4-12-18
jmp

2. Name of applicant: [\[help\]](#)

James Richards, JSRK, LLC

3. Address and phone number of applicant and contact person: [\[help\]](#)

2617 115th Avenue NW, Gig Harbor, WA 98335 – 206.478.0103

4. Date checklist prepared: [\[help\]](#)

April 3, 2018

5. Agency requesting checklist: [\[help\]](#)

City of Olympia

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

City Council consideration is expected in 2018 / 2019

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

With the approval of a rezone, the site could develop as a use consistent with general commercial

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

Washington State Department of Ecology has certified this site as No Further Action (NFA) dated 11/13/2013. The site was previously used by a gas station.

9. List Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

None known

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

The Comprehensive Plan Future Land Use Map Amendment and amendment to the existing land use map must be approved by Olympia City Council. zoning

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

The current proposal is to amend the Comprehensive Plan Future Land Use Map and the existing zoning map. The future land use map amendment includes changing the land use at 1801 Black Lake Boulevard, and the property immediately northwest and the property immediately west, from Professional Office and Multi-family Housing (PO/RM) to General Commerce (GC). The existing zoning map amendment includes changing the existing zoning for the property immediately northwest and west of 1801 Black Lake Boulevard from Professional Office and Residential (PO/RM) to General Commercial.

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. [\[help\]](#)

The sites included in the future land use map amendment are 1801 Black Lake Boulevard, Tumwater, WA 98512, parcel number 12821310300, legal description 21-18-2W NE-SW BEG AT X WLY LN 100F WIDE BLACK LK BLVD / SWLY, Parcel number 12821310701, legal description is Section 21 Township 18 Range 2W Quarter SE NW & NE SW Survey AFN 4538543 TR C SEG'D FROM 12821310700 PER REAL ESTATE CONTRACT AFN 4516138 and Parcel number 12821310801, legal description Section 21 Township 18 Range 2W Quarter SE NW & NE SW Survey AFN 4538543 TR B SEG'D FROM 12821310800 PER REAL ESTATE CONTRACT AFN 4516138

The sites included in the current zoning map amendment are parcel number 12821310701, legal

The applicant has a pending short plat in review to reconfigure the property from three lots in to two lots. Short Plat # 17-5042. 4-12-18 jmp

The Future Land Use Map designation sought is "Urban Corridor" 4-12-18 jmp

description is Section 21 Township 18 Range 2W Quarter SE NW & NE SW Survey AFN 4538543 TR C SEG'D FROM 12821310700 PER REAL ESTATE CONTRACT AFN 4516138. And Parcel number 12821310801, legal description Section 21 Township 18 Range 2W Quarter SE NW & NE SW Survey AFN 4538543 TR B SEG'D FROM 12821310800 PER REAL ESTATE CONTRACT AFN 4516138

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth [\[help\]](#)

- a. General description of the site: [\[help\]](#)

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

- b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

According to Thurston County Geodata, the parcels included in this proposal have 3 to 15% slopes.

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

According to Thurston County Geodata, the soil type found on the parcels included in this proposal is alderwood gravelly sandy loam

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

Not applicable to this non-project action, unstable soils will be evaluated as part of site-specific project review.

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

Not applicable to this non-project action, grading and filling quantities will be evaluated as part of site-specific project review

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

Not applicable to this non-project action, potential erosion impacts will be evaluated as part of site-specific project review

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

Not applicable to this non-project action, impervious surfaces will be evaluated as part of site-specific project review

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

Not applicable, this proposal is a non-project action. Specific measures to reduce or control erosion will be identified during site-specific project review

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. [\[help\]](#)

Not applicable to this non-project action, emissions impacts will be evaluated as part of site-specific project review

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

Not applicable to this non-project action, off-site emission sources will be evaluated as part of site-specific project review

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

Not applicable, this proposal is a non-project action. Specific measures to reduce or control emissions will be identified during site-specific project review

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, according to Thurston County Geodata there is a wetland located approximately 70 feet northwest of this proposal.

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

Not applicable to this non-project action, this will be evaluated as part of site-specific project review

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

Not applicable to this non-project action, this will be evaluated as part of site-specific project review

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

Not applicable to this non-project action, surface water withdrawals and diversions will be evaluated as part of site-specific project review

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

No, according to FEMA flood map this proposal is within zone x – area of minimal flood hazard.

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

Not applicable to this non-project action, the potential of any discharge of waste materials to surface waters will be evaluated as part of site-specific project review

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. [\[help\]](#)

Not applicable to this non-project action

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

Not applicable to this non-project action, the potential discharge of waste material will be evaluated as part of site-specific project review

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. [\[help\]](#)

Not applicable to this non-project action, runoff impacts will be evaluated as part of site-specific project review

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

Not applicable to this non-project action, this will be evaluated as part of site-specific project review

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

Not applicable to this non-project action, drainage pattern impacts will be evaluated as part of site-specific project review

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

Not applicable, this proposal is a non-project action. Specific measures to reduce or control surface, ground and runoff water will be identified during site-specific project review

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? [\[help\]](#)

Not applicable, this proposal is a non-project action. The amount of vegetation to be removed or altered will be identified during site-specific project review

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

According to US Fish & Wildlife service Environmental Conservation Online System (ECOS) there are no known threatened or endangered species on or near the site.

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

Not applicable to this non-project action, landscaping plans will be included as part of site-specific project review

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

During a site visit, Scotch broom was identified on site.

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:

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. [\[help\]](#)

According to Washington Department of Fish and Wildlife Priority Habitats and Species Report (PHS data) there are no federal or state listed species on or near the site.

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

Migration routes may exist near the site, Washington is within the Pacific Flyway route

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

Not applicable, this proposal is a non-project action. Specific measures to preserve or enhance wildlife will be identified during site-specific project review

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

None known. Washington State Recreation and Conservation Office Washington Invasive Species Council, Washington Invasive Species Education sites were used to assess invasive animal species.

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. [\[help\]](#)

No energy is needed for this non-project action. Energy needs and consumption will be evaluated as part of site-specific project review and will comply with city and state regulations

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

Not applicable to this non-project action, impacts on solar energy will be evaluated as part of site-specific project review

- 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: [\[help\]](#)

Not applicable, this proposal is a non-project action. Specific features for energy conservation will be identified during site-specific project review

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. [\[help\]](#)

There are no health hazards as a result of this non-project action. Health hazards will be evaluated as part of site-specific project review

- 1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)

This site was previously used by a gas station. A voluntary cleanup program took place and Washington State Department of Ecology certified the site as NFA – No Further Action dated 11/13/2013

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

Not applicable, this proposal is a non-project action. Existing hazardous conditions will be identified during site-specific project review

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

Not applicable, this will be identified as part of site-specific project review

- 4) Describe special emergency services that might be required. [\[help\]](#)

Not applicable, this will be identified as part of site-specific project review

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

Not applicable, this proposal is a non-project action. Specific measures to reduce or control environmental health hazards will be identified during site-specific project review

b. Noise [\[help\]](#)

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

In the vicinity of the parcels included in this proposal, traffic noise from US 101 and Black Lake Boulevard exist, and noise created from existing businesses and residences occur, none of which affect this non-project action.

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

Not applicable to this non-project action, types and levels of noise created by development will be evaluated as part of site-specific project review and will comply with city regulations.

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

Not applicable, this proposal is a non-project action. Specific measures to reduce or control noise impacts will be identified during site-specific project review

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 parcels included in this proposal are currently undeveloped. The properties to the north and west are primarily single family residential. Immediately west of the proposal site is the Olympic National Forest Headquarters. The properties to the south and east are general commercial and or professional office.

- 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, the proposal site has not been used as working farmlands in the past.

- 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, this proposal will ^{not} affect working farm or forest lands

4-12-18 jmp

- c. Describe any structures on the site. [\[help\]](#)

There are no structures on site

- d. Will any structures be demolished? If so, what? [\[help\]](#)

No structures will be demolished

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

The current zoning map shows the area within this proposal to be General Commercial and Professional Office and Residential **Multifamily**.

4-12-18 jmp

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

The current comprehensive plan designation of the site is Professional Office and Multi-family Housing (PO/RM)

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

Not applicable

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

There is a wetland identified by Thurston County on the property northwest of the project site. The parcels included in the proposal are within the wetland buffer.

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

None – this proposal is a non-project action

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

None – this proposal is a non-project action

- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

Not applicable, this proposal is a non-project action. Specific measures to avoid or reduce displacement impacts will be identified during site-specific project review

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

This proposal includes amending the current zoning map and future land use map. Changing the zoning from professional office/residential to general commercial will be compatible with the existing office and commercial uses in the vicinity of the proposed zoning change. Future development on this site will comply with the amended zoning maps and will comply with all regulations applicable as identified during site-specific project review.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

Not applicable, this proposal is a non-project action.

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

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

No impacts to housing, no measures needed.

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? [\[help\]](#)

Not applicable, this will be identified as part of site-specific project review

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

Not applicable, this will be identified as part of site-specific project review

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

Not applicable, this proposal is a non-project action. Specific measures to reduce or control aesthetic impacts will be identified during site-specific project review

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

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

Not applicable to this non-project action, light and glare impacts will be evaluated as part of site-specific project review

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

Not applicable to this non-project action, light and glare impacts will be evaluated as part of site-specific project review

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

Light is currently produced from the existing office and commercial uses, and traffic lighting and vehicles along US 101 and Black Lake Boulevard. Existing light and glare will be evaluated for potential effects on future development as part of site-specific project review.

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

Not applicable, this proposal is a non-project action. Specific measures to reduce or control light and glare impacts will be identified during site-specific project review

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

Yauger Park is located approximately ½ mile northeast of the proposal site.

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No, this proposal would not displace any existing recreational uses, the site is currently zoned for commercial and office use and is being proposed to become all commercial. This site is not planned for recreational use.

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

Proposed measures to reduce or control impacts on recreation including recreation opportunities will be identified during site-specific project review.

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. [\[help\]](#)

According to WISAARD there are no buildings, structures or sites in the immediate vicinity of the proposal site that are listed on or eligible for listing on national or state registers.

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

According to WISAARD predictive model for environmental factors with archaeological resource results, it shows the sites covered in this proposal as a low risk. When the site is developed, it will be evaluated for potential impacts to cultural resources as part of site-specific project review.

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

Washington Information System for Architectural and Archaeological Records Data (WISAARD) was assessed in April 2018 to identify cultural and historic resources on or near the site

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

Not applicable, this proposal is a non-project action. Specific measures to avoid or minimize cultural resource impacts will be identified during site-specific project review. When the project is developed, it will comply with City of Olympia code regarding inadvertent discoveries of cultural resources.

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. [\[help\]](#)

Black Lake Boulevard currently provides access to the site. There is no change in access as part of this proposal, this is a non-project action, proposed access will be evaluated as part of site-specific project review.

- b. 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? [\[help\]](#)

Yes, Intercity Transit serves this area with route 42 and has a stop along Black Lake Boulevard approximately 500 feet west of the proposal site.

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

Not applicable to this non-project action, parking will be addressed as part of site-specific project review

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

The need for roadway improvements will be evaluated when the site is developed as part of site-specific project review

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

This proposal is not in the immediate vicinity of water, rail or air transportation.

- 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? [\[help\]](#)

Not applicable to this non-project action, this will be evaluated as part of site-specific project review

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

No, this proposal will not interfere with or be affected by the movement of agriculture and forest products.

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

Specific measures to reduce or control transportation impacts will be identified during site-specific project review

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. [\[help\]](#)

This proposal will not result in an increased need for public services. When the site is developed impacts to public services will be evaluated as part of site-specific project review.

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

Specific measures to reduce or control impacts to public services will be identified during site-specific project review

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

- a. Circle utilities currently available at the site: [\[help\]](#)
electricity, natural gas, **water**, **refuse service**, **telephone**, **sanitary sewer**, septic system, other _____
- 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. [\[help\]](#)

Utilities will be identified when the site is developed

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: Jacqueline Taylor
 Name of signee Jacqueline Taylor
 Position and Agency/Organization Planner / SCT Alliance
 Date Submitted: 4/6/2018

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?

This proposal, which consist of future land use map and existing zoning map amendments, is not expected to increase discharge to water, emissions to air or release toxic substances. The proposal is changing the zoning from professional office/residential to general commercial which are similar uses.

future land use designation from professional office and multifamily housing to urban corridor and then to change..

Proposed measures to avoid or reduce such increases are:

Development that would occur do to the change in zoning, would comply with all City regulations regarding development in a commercial district. When the site is developed, impacts to air, noise, hazardous materials etc. will be evaluated during site-specific project review and will comply with all applicable regulations.

*4-12-18
jmy*

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

This proposal is not likely to affect plants and animals. The site is currently zoned and planned for future development and is in a heavily developed area which is not suitable for animal habitat. When the site is developed, a landscaping plan may be provided and reviewed as part of site-specific project review, which may help preserve existing plants on site as well as provide for new native vegetation.

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

When the site is developed, a landscaping plan may be provided and reviewed as part of site-specific project review, which may help preserve existing plants on site as well as provide for new native vegetation. Animals are not expected to be impacted as a result of developing the site, however, this will be evaluated as part of site-specific project review.

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

This proposal is not likely to deplete energy or natural resources. The site is currently zoned and planned for future development and is in a heavily developed area where adequate energy resources are available.

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

When the site is developed, specific energy conservation measures will be identified impacts to natural resources will be addressed during permitting processes.

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?

This proposal is not likely to affect environmentally sensitive areas. The site is currently zoned and planned for future development. When the site is developed, potential impacts will be addressed during permitting processes.

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

Project specific impacts would be addressed by following standard mitigation procedures, beginning with avoidance, then minimization of impacts to critical areas. If there are unavoidable impacts because of development, then mitigation will be required.

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?

The proposal includes changing the zoning from professional office/residential to general commercial which are similar uses and are compatible with the existing office and commercial uses in the vicinity of the site. The zoning amendment will comply the City's comprehensive plan, the site is currently zoned and planned for future development.

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

When the site is developed, it will be an allowable use as identified under general commercial land uses. The project will be evaluated for compatibility with surrounding land uses as part of permitting processes.

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

The proposed zoning change is not expected to increase demands on transportation or public services, the site is in an area planned for future development where public services are currently provided. When the site is developed, it will be evaluated for such as part of site-specific project review.

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

When the site is developed, specific measures to address potential impacts will be identified during permitting processes.

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

The proposal will still comply with all regulations.



Final Comprehensive Plan Amendment

OFFICIAL USE ONLY

Case #: _____ Master File #: _____ Date: _____

Received By: _____ Related Cases: _____ Project Planner: _____

Please print or type and FILL OUT COMPLETELY (Electronic Submittal Required)

(Attach separate sheets if necessary)

In order to submit a Final Comprehensive Plan Amendment application, the preliminary Comprehensive Plan Amendment application must have been approved by the City Council through the screening process and advanced to the final docket for detailed review and further consideration.

Applications shall be submitted in person at City Hall or submitted via the City's online permit portal. Application fees are due at the time of application.

Project Name: Memorialize Downtown Views

Project Address: N/A, text amendment

Project Description: Add a list of important downtown views to the appendix of the Comprehensive Plan Land Use chapter.

Size of Project Site: N/A

Assessor's Parcel Number(s): N/A

NAME OF APPLICANT: City of Olympia, Community Planning & Development, c/o Amy Buckler, Downtown Programs Manager

Mailing Address: 601 4th Ave E, Olympia WA 98502

Area Code and Phone #: (360) 570-5847

E-mail Address: abuckler@ci.olympia.wa.us

NAME OF OWNER(S): N/A

Mailing Address: _____

Area Code and Phone #: _____

Email Address: _____

NAME OF AUTHORIZED REPRESENTATIVE (if different from above) _____

Mailing Address: _____

Area Code and Phone #: _____

E-mail Address: _____

PROPERTY INFORMATION N/A

Full Legal Description(s): _____

Existing Comprehensive Plan Designation: _____
Proposed Comprehensive Plan Designation: _____

Existing Zoning: _____
Proposed Zoning: _____

Shoreline Designation (if applicable): _____

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

- None
 - Creek or Stream (name): _____
 - Lake or Pond (name): _____
 - Swamp/Bog/Wetland
 - Scenic Vistas
 - Flood Hazard Area
 - Steep Slopes/Draw/Gully/Ravine
 - Historic Site or Structure
-

Water Supply (name of utility, if applicable):

Existing: _____
Proposed: _____

Sewage Disposal (name of utility, if applicable):

Existing: _____
Proposed: _____

Access (name of street):

Existing: _____
Proposed: _____

SECTION 2: Fill out this section if the proposal includes a Rezone or Text Amendment to the Olympia Municipal Code – N/A - this is a text amendment to the Comprehensive Plan

- Rezone** **Text Amendment**

Current land use zone: N/A
Proposed zone: N/A

Answer the following questions (attach separate sheet):

- 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?
- B. How would the proposed change in zoning maintain the public health, safety and welfare?
- C. How is the proposed zoning consistent with other development regulations that implement the Comprehensive Plan?
- D. How will the change in zoning result in a district that is compatible with adjoining zoning districts?
- 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.

A Rezone Or Code Text Amendment Application shall include:

- 1. Specific text amendments proposed in "bill-format." (See example.) [See attached](#)
- 4. A statement justifying or explaining reasons for the amendment or rezone. [See attached](#)
- 5. Reproducible maps (8½" x 17" or 11" x 17") to include a vicinity map with highlighted area to be rezoned and any nearby city limits, and a map showing physical features of the site such as lakes, ravines, streams, flood plains, railroad lines, public roads, and commercial agriculture lands.
- 6. A site plan of any associated project.
- 7. A site sketch 8½" x 11" or 11" x 17" (reproducible).
- 8. A typed and certified list, prepared by title company, of all property owners of record within 300 feet of the proposed rezone. Certification may be done on a cover sheet included with the list. The certification should include, at minimum: 1) the name of the title company, 2) the date the mailing list was prepared, 3) the name and signature of the person who prepared it, 4) the total number of records, and 5) a map showing the properties of the property data obtained. Submit the list on a flash drive or memory stick in Excel worksheet format. The list shall include the following for each property: 1) Property owner's complete mailing address; 2) Property complete mailing address (Situs Address); 3) Tax parcel number(s) for each property. The cover sheet and list shall be submitted to the city in electronic format and hard copy.
- 9. A copy of the Assessor's Map showing specific parcels proposed for rezone and the immediate vicinity.

SECTION 3: ADDITIONAL INFORMATION TO BE SUBMITTED - REQUIRED

- Maps showing the site and surrounding area **N/A**
 - Environmental Checklist, including Section D, Supplemental Sheet for Non-Project Actions. The checklist must be signed and dated in Section C.
 - If the proposal includes a Rezone or Text Amendment to the Olympia Municipal Code, Section 2 of this application must be completed. **N/A**
 - Proposed text amendments, either for the Comprehensive Plan or Municipal Code, must be included in "bill format" with proposed additions shown in underlined text and proposed deletions shown in strikethrough text. Example: Proposed new text. ~~Proposed deleted text.~~
 - Application Fees are due at the time of submittal. **N/A**
-

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 /do not affirm that I am the owner of the subject site or am duly authorized by the owner to act with respect to this application (in the case of a rezone 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.

Print Name	Signature(s)	Date
Amy BUCKLER	Amy Buckler	4/5/18

Sample of Bill Formatting

1. Fence height is measured to the top of the fence, excluding posts. Point of ground measurement shall be the high point of the adjacent final grade. ~~the average grade five (5) feet on either side of the fence.~~
2. Fences, walls, and hedges are permitted within all yard areas provided that regardless of yard requirements, no closed gate, garage door, bollard or other feature shall obstruct a driveway or other motor vehicle private ingress within twenty (2) feet of a street right-of-way nor they do not obstruct automobile views exiting driveways and alleys (see clear vision triangle). This 20-foot requirement is not applicable within the downtown exempt parking area as illustrated at Figure 38-2. Additional exceptions may be granted in accordance with OMC 18.38.220(A)(2).
3. ~~Solid fences or walls higher than two (2) feet within the front yard area are prohibited; this does not include hedges.~~ Front yard fences, of common areas, such as tree, open space, park, and stormwater tracts, must be a minimum of fifty (50) twenty-five (25) percent unobstructed, i.e., must provide for visibility through the fence. See Figure 40-2.

This form has been approved for use by the Olympia Community Planning and Development (CPD) Department.



Keith Stahley, Director,
Community Planning and Development

9/28/2017
Date

Memorialize Downtown Views – Final Comprehensive Plan Application

4. A statement justifying or explaining reasons for the amendment or rezone.

The proposed amendment is consistent with and implements Comprehensive Plan goal #8 in the Land Use chapter and associated policies. These policies direct the City to use digital simulation software to identify important landmark views and observation points. The City completed this for downtown views as part of the public process for the Downtown Strategy.

The proposal is to memorialize the important views identified as part of that public process in the Comprehensive Plan. The purpose is to ensure consideration of existing views from these areas as part of the long-range planning process and when changes to land use regulations are proposed.

The following section to be added to the Land Use Chapter of the Comprehensive Plan, after “Appendix A” and before “For More Information”

Appendix B – Important Downtown Views

In accordance with Land Use Goal #8 and associated policies, as part of the Downtown Strategy (adopted April 2017), the City conducted a public process to identify important downtown views. Existing views within the following locations were identified.

	Public Observation Area FROM	Landmark View To
1	4th Ave Bridge to	Capitol Lake
2	"	Olympic Mountains
3	"	Mt. Rainier
4	"	Capitol Dome
5	"	Budd Inlet
6	Capitol Way & 11th	Budd Inlet (looking north)
7	Capitol Way & Talcott Ave	Capitol Lake
8	Capitol Way & Amanda Smith Way	Capitol Lake
9	Chestnut & 4th	Budd Inlet (looking north)
10	Deschutes Parkway	Budd Inlet
11	"	Capitol Lake
12	"	Capitol Dome
13	East Bay Dr. Lookout (ROW about 400’ from intersection of Olympia Ave and East Bay Dr.)	Budd Inlet
14	"	Olympic Mountains
15	East Bay Dr. Overlook (pocket park about 2,200’ from intersection of East Bay Dr. and State Ave.)	Capitol Dome
	Henry & State Street	Capitol Dome (looks through downtown)
16	Madison Scenic Park	Capitol Dome
17	"	Black Hills
18	Northpoint	Budd Inlet
19	"	Olympic Mountains
20	Park of the Seven Oars	Mt. Rainier
21	Percival Landing	Capitol Dome

22	"	Olympic Mountains
23	"	Budd Inlet
24	Port Plaza	Capitol Dome
25	Priest Point Park	Capitol Dome
26	Puget Sound Navigation Channel	Capitol Dome
27	"	Mt. Rainier
28	Quince & Bigelow (Park)	Capitol Dome
29	Simmons St	Capitol Dome
30	"	Capitol Lake
31	State Capitol Campus Promontory	Budd Inlet
32	West Bay Park Rotary Circle	Mt. Rainier
33	"	Budd Inlet
34	"	Capitol Dome



Environmental Checklist (SEPA) Cover Form

OFFICIAL USE ONLY

Case #: 18-1429
Received By: [Signature]

Master File #: _____
Project Planner: _____

Date Received: _____
Related Cases: _____

Agency application to be attached to this:

State Environmental Policy Act- Environmental Checklist

For electronic versions, go to: <http://www.ecy.wa.gov/programs/sea/sepa/forms.htm>

Applicant: City of Olympia **Phone:** 360-753-8314

Mailing Address: 601- 4th Ave E **City:** Olympia **St:** WA **Zip:** 98501

Email Address: abuckler@ci.olympia.wa.us

Project Name: Annual Comprehensive Plan Amendment for Memorialize Downtown Views

Tax Parcel No.: Multiple

Project Address: Citywide

Section/Township/Range: Multiple sections of Townships 17 and 18 N, Ranges 1 and 2 W

Total Acres: Approximately 10 square miles

Zoning: Multiple **Shoreline Designation:** Multiple **Water Body (if any):** Multiple

Initial Permit Type(s): City Council adoption of Comprehensive Plan Amendment

List of all supplemental reports accompanying this application:

REQUIRED CHECKLIST ATTACHMENTS

- Title company-certified list of adjacent property owners within 300 feet. N/A
- All fees, including supplemental review fees. N/A
- Reproducible site plans and vicinity map (11"x17" or smaller). N/A
- Five copies of all supplemental reports. N/A

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

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.

Amy Buckler
Print Name

[Signature]
Signature

6-4-18
Date

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: [\[help\]](#)

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:

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: [\[help\]](#)

Memorialize Downtown Views comprehensive plan amendment

2. Name of applicant: [\[help\]](#)

City of Olympia

3. Address and phone number of applicant and contact person: [\[help\]](#)

601 - 4th Avenue E, Olympia, WA 98501, 360-753-8314

Representative: Amy Buckler
Downtown Programs Manager
Community Planning & Development
360-570-5847

4. Date checklist prepared: [\[help\]](#)

June 1, 2018

5. Agency requesting checklist: [\[help\]](#)

City of Olympia

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

City Council adoption December 2018

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

A future action will be for the City to conduct a views analysis for areas outside of downtown, which may result in additional important views to be added this list we are memorializing in the Comprehensive Plan.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

The Comprehensive Plan was reviewed under the State Environmental Policy Act before it was adopted. The Plan calls for a views analysis using 3-D software. This analysis was conducted as part of the Downtown Strategy, and the reports were adopted as part of the Downtown Strategy appendix.

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.

The City Council will consider an amendment to the City of Olympia's Municipal Code related to downtown view protection. The proposed change is also the result of the Downtown Strategy views analysis.

10. List any government approvals or permits that will be needed for your proposal, if known.

No additional approvals needed

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]

The proposed amendment is consistent with and implements Comprehensive Plan goal #8 in the Land Use chapter and associated policies. These policies direct the City to use digital simulation software to identify important landmark views and observation points. The City completed this for downtown views as part of the public process for the Downtown Strategy.

The proposal is to memorialize the existing important views identified as part of that public process in the Comprehensive Plan. The purpose is to ensure consideration of existing views from these areas as part of the long-range planning process and when changes to land use regulations are proposed.

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]

The Comprehensive Plan has applicability citywide. This amendment will memorialize important existing downtown related views.

The general area analyzed for views during the Downtown Strategy was downtown, bounded by the isthmus on the west, Port peninsula on the north, Plum Street on the east, and Capitol Campus on the south. The analysis took into consideration observation points located within the downtown area, or relatively close to downtown where one has to look through downtown to see the important view. A map is attached showing the general area with some of the observation points marked.

B. ENVIRONMENTAL ELEMENTS [help]

1. Earth

- a. General description of the site [\[help\]](#) (circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____.

Portions of the City are flat, rolling, hilly, and/or contain steep slopes.

- b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

This is a non-project action that would apply within Olympia city limits.

Slopes vary throughout the City between 0% to greater than 40%.

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

There are a number of soil types throughout Olympia. As an urbanized area, Olympia and much of its native soil has been altered by filling, grading and other activity.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

Olympia is known to be located in an active seismic area, as is the entire Puget Sound region. The City's landslide hazard areas are designated as environmentally critical areas and are largely mapped. Unstable soils and surfaces occur primarily in two contexts within the affected geographic area. The first context includes steep slopes and landslide-prone areas, where a combination of shallow groundwater and glacial sediments deposited in layers with variable permeability increases the risk of landslides. The second context includes areas of fill or alluvial soils where loose, less cohesive soil materials below the water table may lead to the potential for liquefaction during earthquakes.

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

The proposed non-project action does not include any construction or development that would require filling or grading. Olympia's grading regulations prescribe requirements for fill material (including limitations on the type of material allowed as fill, and prohibition of use of solid waste, hazardous waste or hazardous material as fill). Potential impacts of future, specific development proposals will be addressed through regulations and/or project-specific environmental review as appropriate.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

The proposed non-project action does not include any construction, development, or use that would cause erosion.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

The proposed non-project action does not include any construction or development that would convert pervious to impervious surfaces or create new impervious surfaces.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

The proposed non-project action does not involve construction activity and contains no proposed measures related to reducing or controlling erosion or other impacts at any specific location.

2. Air

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

The proposed non-project action does not include any construction or development that would directly produce emissions.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

The proposed non-project action does not include any construction or development that would be affected by emissions or odors.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

None.

3. Water

- a. Surface Water: [\[help\]](#)

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

Not directly applicable, however Olympia has eight major streams, several lakes and wetlands, and is situated at the southern extent of Puget Sound.

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

Not applicable.

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

Not applicable

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

Not applicable

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

Not applicable.

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

Not applicable

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. [\[help\]](#)

Not applicable

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

Not applicable

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. [\[help\]](#)

Not applicable

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

Not applicable

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

Not applicable

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

Not applicable.

4. **Plants** [help]

a. Check the types of vegetation found on the site: [help]

Not applicable.

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]

Not applicable

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

The proposed non-project action does not include any construction or development that would impact any listed threatened or endangered species.

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

Not applicable

e. List all noxious weeds and invasive species known to be on or near the site.

Not applicable. For a list of Noxious Weeds currently present in Thurston County, Washington, visit: <http://www.co.thurston.wa.us/tcweeds/weed-list.htm>

5. **Animals**

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. Examples include: [help]

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

mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other:

Not applicable

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

Not applicable

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

Not applicable

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

Not applicable

- e. List any invasive animal species known to be on or near the site.

Not applicable

6. Energy and natural resources

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

Not directly applicable, however electric, natural gas, wood, and solar energy sources are currently present in the City.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

Not applicable

- 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: [\[help\]](#)

Not applicable

7. Environmental health

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

Not applicable

- 1) Describe any known or possible contamination at the site from present or past uses.

Not applicable

- 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.

Not applicable

- 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.

Not applicable

- 4) Describe special emergency services that might be required.

None

- 5) Proposed measures to reduce or control environmental health hazards, if any:

Not applicable

b. Noise

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

Not applicable

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

Not applicable

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

Not applicable

8. Land and shoreline use

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

This is a non-project action that applies to land within Olympia city limits. Olympia is a medium sized city, characterized by urban land uses. Individual projects that may be subject to the provisions of this proposal may be located anywhere in the city. More

specific information on land and shoreline use will be determined during the design, environmental review, and permitting of individual projects.

- 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? [\[help\]](#)

Not applicable

- 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:

Not applicable

- c. Describe any structures on the site. [\[help\]](#)

Not applicable

- d. Will any structures be demolished? If so, what? [\[help\]](#)

Not applicable

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

Multiple zoning districts are present in the City for Residential, Commercial, and Industrial land uses.

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

Multiple comprehensive plan designations are present in the City, including for Residential, Commercial, and Industrial land uses.

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

Multiple shoreline designations are present in the City, including Aquatic, Marine Recreation, Natural, Port Marine Industrial, Shoreline Residential, Urban Conservancy, Urban Intensity, and Waterfront Recreation.

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

There are multiple environmental critical areas present in the City. The proposed non-project action would apply throughout the City of Olympia.

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

Not applicable

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

Not applicable

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

Not applicable

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

The proposal helps to implement Comprehensive Plan goal #8 and associated policies, along with Olympia's Downtown Strategy.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

Not applicable

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

Not applicable

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

Not applicable

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

Not applicable

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

Not applicable

b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

This is a non-project action to memorialize a list of views identified as important during the Downtown Strategy. No specific policy or action related to these views is included in this specific proposal.

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

Not applicable

11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

Not applicable

b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

Not applicable

c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

Not applicable

d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

Not applicable

12. Recreation

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

There are multiple recreational opportunities throughout the city, including parks and open spaces, the waterfront, and nearby forests.

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

Not applicable

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

Not applicable

13. Historic and cultural preservation

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 located on or near the site? If so, specifically describe. [\[help\]](#)

Multiple city-wide. Inventories have been completed by the City for some areas and are included in City databases.

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

Not applicable

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

Not applicable

- 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.

Additional review and studies will be conducted as required by city code, state and federal law, for land use regulations that may affect these views.

14. **Transportation**

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

This is a non-project action. The City has a network of urban streets from low volume residential streets up to major arterials. Interstate 5 and Highway 101 also run through the City.

- 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? [\[help\]](#)

Intercity Transit is the primary transit provider in the City of Olympia. Other service providers (e.g. Mason County Transit, Grays Harbor Transit) provide service to the City as well.

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

Not applicable

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

Not applicable

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

Not applicable

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? [\[help\]](#)

Not applicable

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.

Not applicable

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

Additional review and studies will be conducted as required by city code, state and federal law, for each project in CFP.

15. Public services

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. [\[help\]](#)

Not applicable

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

Not applicable

16. Utilities

a. Circle or **bold** utilities currently available at the site: **electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system**, other _____. [\[help\]](#)

Not applicable

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. [\[help\]](#)

Not applicable

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: Amy Buckler

Position and Agency/Organization: Amy Buckler, Downtown Programs Manager, Community Planning and Development Department

Date Submitted: June 1, 2018

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?

This non-project action to add a textual list of views to the Comp Plan will not result in direct, indirect or cumulative impacts related to air emissions; production, storage, or release of toxic or hazardous substances; or production of noise. Potential impacts of future, specific view regulation proposals or development proposals will be addressed respectively through separate non-project or project-specific environmental review.

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?

This non-project action to add a textual list of views to the Comprehensive Plan will not result in direct, indirect or cumulative impacts related to plants, animals, fish or marine life.

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?

This non-project action to add a textual list of views to the Comprehensive Plan will not result in depletion of energy or natural resources. Fossil fuels continue to be used by Olympia as an energy source for construction, maintenance and operation.

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?

This non-project action to add a textual list of views to the Comprehensive Plan will not adversely affect environmentally sensitive areas. The proposal adds a list of existing views identified as important by the public into the Comprehensive Plan. Some of the views are located in Parks, such as Park of the Seven Oars or West Bay Park, and provide an important cultural element in sense of place. The effect of the proposal is that when the City considers any future changes that would affect these existing views, the public interest in these views will be taken into account.

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

A separate action with a separate SEPA process is underway to amend the development regulations in order to preserve existing views that are not already preserved under existing regulations.

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?

This non-project action to add a textual list of views to the Comprehensive Plan will not adversely affect land and shoreline. The proposal adds a list of existing views identified as important by the public into the Comprehensive Plan. Some of the views are located along the shoreline in places already approved for public access, such as at West Bay Park or Percival Landing, and the views are part of the attraction to gathering in these public places.

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

Observation points along the shoreline have previously been established as public gathering places.

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

No substantial increases anticipated.

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

N/A

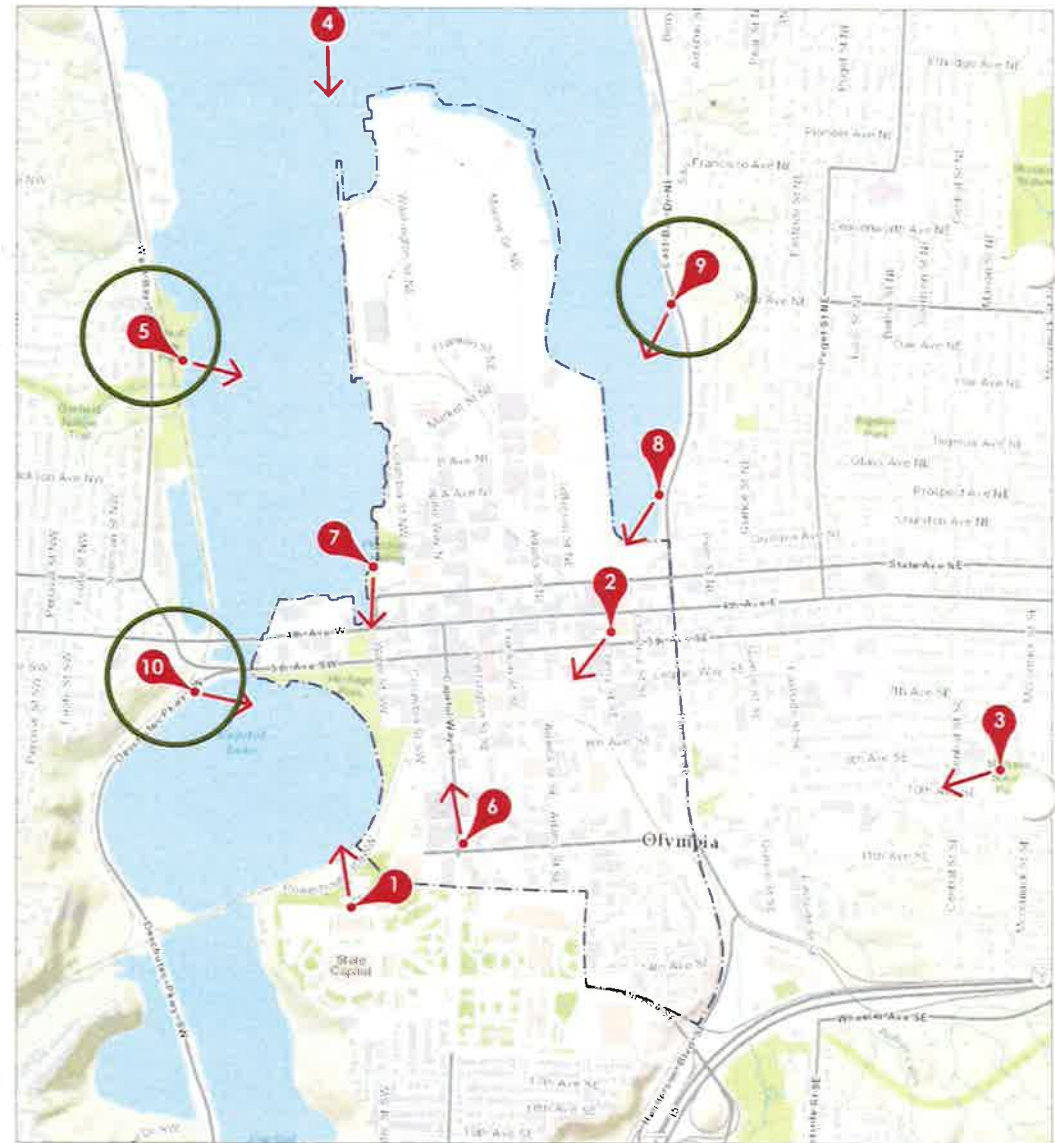
7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

No conflicts known.

Views selected for analysis

Public Observation Point		Landmark View
FROM		TO
1	State Capitol Campus Promontory	Budd Inlet
2	Cherry Street	Capitol Dome
3	Madison Scenic Park	Capitol Dome, Black Hills
4	Puget Sound Navigation Channel	Capitol Dome and/or Mt. Rainier
5*	West Bay Park Lookout	Mt. Rainier
6	Capitol Way & Union Ave	Olympic Mountains
7	Percival Landing	Capitol Dome
8	East Bay LOOKOUT	Capitol Dome
9*	East Bay OVERLOOK	Capitol Dome
10*	Deschutes Parkway	Mt. Rainier

* View protection steps recommended



→ View direction



Land Use & Environment Committee

Review Thurston County Joint Plan Update

Agenda Date: 7/19/2018
Agenda Item Number: 6.C
File Number: 18-0660

Type: discussion **Version:** 1 **Status:** In Committee

Title

Review Thurston County Joint Plan Update

Recommended Action

Committee Recommendation:

Not referred to a committee.

City Manager Recommendation:

Receive an update on the Thurston County Joint Plan and discuss. Provide staff direction and guidance. No action requested.

Report

Issue:

Whether to discuss the progress of adopting an updated Thurston County Joint Plan.

Staff Contact:

Joyce Phillips, Senior Planner, Community Planning and Development, 360.570.3722

Presenter(s):

Leonard Bauer, Deputy Director, Community Planning and Development
Joyce Phillips, Senior Planner, Community Planning and Development

Background and Analysis:

Thurston County and Olympia have a long history of cooperative planning, especially as it relates to the unincorporated portions of the City's Urban Growth Area (UGA). Thurston County and the cities within its borders have developed Countywide Planning Policies under the Growth Management Act that encourage and support coordinated planning. A Memorandum of Understanding was reached to identify roles and responsibilities to carry out the coordinated planning.

The County maintains land-use authority and permitting responsibilities in the UGA. The intent is that the zoning and development standards in these areas will be the same or nearly the same as that of the City of Olympia.

The last time the County and City adopted a Joint Plan, it was accomplished by the County identifying which of the City's goals and policies it was adopting for the UGA. These goals and

policies were identified by inclusion of an asterisk next to the goal or policy in the City's plan.

The City had an extensive Comprehensive Plan update process with much input from the public. This led to the adoption of the City's new plan in 2014. The Plan is more integrated and contains much context for the goals and policies in its narrative. Therefore, when city staff submitted a new proposed Joint Plan in May 2017, it was much more robust than the existing Joint Plan. Essentially, the city staff submitted the City's Comprehensive Plan with text that was specific to a city action or a city program removed.

Thurston County staff provided comments back to the City in April 2018. City staff provided a response in June that requested to retain much of the language the County staff had proposed to strike. In some cases, we suggested modifying the goal or policy language so the County's role would be to support the City's efforts to accomplish the goal or policy. We've offered to meet with County staff once they have had the opportunity to review our response, in order to discuss areas where we may not be in full agreement regarding language to be removed.

Ultimately, it will be the decision of the Board of County Commissioners as to what is in the final adopted Joint Plan.

We have begun conversations with County staff about how to best coordinate a joint public outreach and opportunities for public comment. This includes looking into opportunities for a joint meeting or public hearing before the Thurston County and City of Olympia Planning Commissions. Such an effort may begin this fall.

Neighborhood/Community Interests (if known):

The Joint Plan is likely to be of interest to many Olympia and Thurston County residents, especially those living within the Urban Growth Areas.

Options:

1. Provide direction to city staff on the development and adoption of the Joint Plan.
2. Provide direction to city staff on the joint public participation components of the Joint Plan.
3. Provide direction to city staff on the joint public participation components of the Joint Plan and its development and adoption through Thurston County.

Financial Impact:

Development and staff coordination of the new Joint Plan is included in the Department's base budget.

Attachments:

[Link to Thurston County Comprehensive Plan Update webpage](#)



Long Range Planning

Resource Stewardship Department



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Thurston County Comprehensive Plan

Planning Links

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The Comprehensive Plan describes the community's long-term vision for unincorporated Thurston County. It contains goals and policies that guide zoning and development regulations, and addresses the state's Growth Management Act requirements to plan for future growth, conserve natural resources, and preserve places of historic and cultural significance.

PLAN UPDATE

An update of the Comprehensive Plan is now underway. Go to the [Plan Update web page](#) for:

- Upcoming meeting dates
- How to participate
- Project Documents
- Related Updates

CURRENT PLAN

[Comprehensive Plan](#) (Rural Thurston County)

JOINT PLANS - Bucoda, Lacey, Olympia, Rainier, Tenino, Tumwater and Yelm

SUBAREA PLANS - [Nisqually Valley](#), [Rochester](#), [Grand Mound](#)

PROPOSE A CHANGE

Propose an amendment to the plan at any time. Learn [how to propose a change](#).

[2017/2018 Comprehensive Plan Amendments](#)

See [past amendments](#).

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