



March 24, 2025

Greetings:

**Subject: South Puget Sound Community College Master Plan  
File Number 24- 3809**

The enclosed decision of the Olympia Hearing Examiner hereby issued on the above date may be of interest to you. This is a final decision of the City of Olympia.

In general, any appeal of a final land use decision must be filed in court within twenty-one (21) days. See Revised Code of Washington, Chapter 36.70C, for more information relating to timeliness of any appeal and filing, service and other legal requirements applicable to such appeal. In particular, see RCW 36.70C.040.

Please contact the City of Olympia, Community Planning and Development Department, at 601 4<sup>th</sup> Avenue East or at PO Box 1967, Olympia, WA 98507-1967, by phone at 360-753-8314, or by email [cpdinfo@ci.olympia.wa.us](mailto:cpdinfo@ci.olympia.wa.us) if you have questions.

Sincerely,

Kenneth Haner  
Program Specialist  
Community Planning and Economic Development

Enclosure

BEFORE THE CITY OF OLYMPIA HEARINGS EXAMINER

IN RE:	)	HEARING NO. 24-3809
SOUTH PUGET SOUND COMMUNITY	)	FINDINGS OF FACT,
COLLEGE - CONDITIONAL USE	)	CONCLUSIONS OF LAW
PERMIT FOR IMPLEMENTATION OF	)	AND DECISION
UPDATED MASTER PLAN.	)	

**APPLICANT:** South Puget Sound Community College  
 2011 Mottman Road S.W.  
 Olympia, Washington 98512

**REPRESENTATIVES:** Matt Lane, Principal of McGranahan Architects  
  
 Tysha Tolefree, Vice President of Finance and Operations  
 South Puget Sound Community College

**SUMMARY OF REQUEST:**

A renewed Conditional Use Permit for operation of the College's main campus consistent with the College's most recent update to its Master Plan. Several specific campus improvements are included including a new 4-story student housing building to accommodate approximately 150 students; improvements to the existing sports field including the addition of artificial turf, bleachers, lighting and other accessory structures, a pedestrian bridge over Percival Creek along Dr. Nels Hansen Way; and renovations to existing buildings along with other minor improvements.

**LOCATION OF PROPOSAL:**

2011 Mottman Road S.W.

**SUMMARY OF DECISION:**

The permit application is **approved** subject to slightly revised conditions.

**BACKGROUND**

In 1984, South Puget Sound Community College, or SPSCC, (then known as Olympia Technical Community College) was granted a Conditional Use Permit by the City of Olympia to develop the College campus consistent with its Master Plan. The campus now encompasses 102.7 acres. Most of the campus is located in Olympia but a 6.8-acre parcel in the northeast corner of the campus, and an 8.3-acre parcel in the southwest corner, lie within Tumwater.

1 In 2009, the College's Conditional Use Permit was renewed consistent with the College's  
2 updated Master Plan. The College has been operating under this Conditional Use Permit since  
3 2009.

4 Various other project-specific Conditional Use Permits have been granted to the College,  
5 including permits in 2003 to construct a family educational center and, separately, a humanities  
6 building; in 2007 to construct a science building and accessory facilities; and in 2018 to expand  
7 the health and wellness center.

8 The College has recently updated its Master Plan and wishes to have the Master Plan  
9 recognized by the City in the form of an updated Conditional Use Permit. The updated Master  
10 Plan envisions a new 4-story residential housing building to accommodate up to 150 students;  
11 proposes significant improvements to the existing sports fields including acritical turf, bleachers,  
12 lighting and other accessory structures; calls for construction of a new pedestrian bridge over  
13 Percival Creek along Dr. Nels Hansen Way; and make various other improvements to existing  
14 buildings and facilities. All of these proposed improvements are located within the City of  
15 Olympia and do not affect the portions of the campus located within Tumwater.

16 Previous Conditional Use Permits approving the College's Master Plans were to last ten  
17 years, although each continued in effect for a longer period. The College asks that the updated  
18 Conditional Use Permit no longer have a ten-year limit but instead be allowed to continue until  
19 the College next updates its Master Plan. City Staff concurs with this request.

20 City Staff recommends approval of the requested Conditional Use Permit so that the  
21 College's new Master Plan is formally recognized and proposed campus improvements have  
22 Conditional Use approval. The College has no objection to the City's proposed conditions of  
23 permit approval. There has been no substantive public opposition to the requested Conditional  
24 Use Permit.

25

1 PUBLIC HEARING

2 The public hearing commenced at 5:30 p.m., on Monday, March 10, 2025. The hearing  
3 was a "hybrid" hearing consisting of both a remote hearing utilizing the Zoom platform along  
4 with the opportunity to appear in person in the Council Chambers in the City Hall. The City  
5 appeared through Paula Smith of Planning Staff. Ms. Smith was assisted by several other City  
6 Staff including Nicole Floyd, Senior Planner. The College appeared through Matt Lane of  
7 McGranahan Architects, along with Tysha Tolefree, Vice President of Operations. There were  
8 no members of the public present who wished to testify. Testimony was received from Ms.  
9 Smith and Ms. Floyd on behalf of the City and from Mr. Lane and Ms. Tolefree on behalf of the  
10 College. A verbatim recording was made of the public hearing and all testimony was taken  
11 under oath. Exhibits considered at the time of the hearing were the following:

- 12 1. SPSCC Staff Report  
13 2. SPSCC 2024 Campus Master Plan  
14 3. SEPA Determination 011525  
15 4. 2009 Hex Decision and Staff Report  
16 5. Notice of Application  
17 6. Informational Meeting Summary  
18 7. Public Comments  
19 8. Response to Eileen Webb Letter 080724  
20 9. Tumwater Planning Response 112024  
21 10. Tumwater Transportation Correspondence

22 The only additional exhibit admitted during the hearing was the City's PowerPoint  
23 presentation (Exhibit 11).

24 City Presentation. The hearing began with the testimony of Paula Smith, author of the  
25 Staff Report. Ms. Smith's testimony was relatively brief and relied heavily upon her earlier  
written report as well as the PowerPoint presentation. Ms. Smith's testimony was at times  
supplemented by Ms. Floyd.

Ms. Smith began by providing some historical context to the current conditional use  
request. The primary SPSCC campus consists of approximately 102 acres mostly within

1 Olympia but with some portions located in Tumwater. Additional satellite campuses are located  
2 in Tumwater, Lacey and elsewhere in Olympia. The current request for a Conditional Use  
3 Permit applies only to the main campus, and only to the Olympia portion of the main campus.

4 In 1984, or more than 40 years ago, the College was first granted a Conditional Use  
5 permit allowing the College to operate its campus consistent with its Master Plan. Over the next  
6 several decades the campus saw steady development. Several additional project-specific  
7 Conditional Use Permits were granted to allow construction of important new facilities and, in  
8 2009, a new Conditional Use Permit was granted to recognize an updated Master Plan. At least  
9 one additional project-specific Conditional Use Permit has since been granted for additional  
10 facilities but otherwise the College continues to operate under the 2009 Conditional Use Permit.

11 The 2009 Conditional Use Permit was to have lasted ten years, or until 2019, but it has  
12 instead continued in effect well past its intended termination date. The College has recently  
13 updated its Master Plan and now seeks the City's approval of that updated Plan by a new  
14 Conditional Use Permit.

15 The College's new Master Plan envisions four important improvements to the main  
16 campus in Olympia, all of which are expected to be constructed within the next two to three  
17 years: (1) a four-story building to provide student housing for approximately 150 students; (2)  
18 significant upgrades to the existing, unimproved sports fields located on campus, including  
19 artificial turf, bleachers, seating, concession stands, field house building and outdoor lighting; (3)  
20 a new pedestrian bridge across Percival Creek along Dr. Nels Hansen Way just south of Building  
21 No. 28; and (4) various other, smaller projects including renovations to existing buildings,  
22 exterior site improvements and/or modifications to sidewalks, pathways and landscaping. Again,  
23 all of these improvements are to take place within the portion of the main campus located within  
24 the City of Olympia.

25

1 The public has been kept notified of the application as it has proceeded and informational  
2 meetings have taken place to allow public input. Very few public comments have been received,  
3 mostly relating to traffic concerns in surrounding residential neighborhoods. The informational  
4 meetings and other public notices have not produced material public opposition to the  
5 application, or to any of the specific campus improvements proposed to be constructed during  
6 the next few years.

7 Ms. Smith quickly reviewed the project in relation to the City's Comprehensive Plan and  
8 confirmed that the project, as conditioned, is consistent with the City's Plan. She then briefly  
9 discussed the project's compliance with environmental regulations and noted that a SEPA  
10 Determination of Non-Significance (DNS) has been issued for all of the proposed projects within  
11 the new Master Plan and that there had been no significant response to the SEPA Determination  
12 and no appeals had been filed.

13 The project must comply with all requirements imposed on Essential Public Facilities in  
14 the R4-8 Residential District. Importantly, the allowed uses within the R4-8 zone expressly  
15 exclude "collegiate Greek system residences, dormitories and apartments". This prohibition  
16 would appear to disallow the College's proposed student housing facility. Ms. Smith explained  
17 why this is not the case as City Staff interprets this limitation as only applying to new facilities,  
18 and that it does not apply to the proposed student housing as it serves as a customary and  
19 ordinary use within the approved College campus and, therefore, is an accessory use to the  
20 existing, approved use as an Essential Public Facility. This interpretation has not been  
21 challenged. Ms. Smith acknowledged that this interpretation would only apply to a student  
22 housing project within the campus: a similar student housing project proposed outside the  
23 College campus but within the surrounding R4-8 zoning designation would be prohibited.

24 OMC 18.04.060.CC imposes several requirements specific to schools. These  
25 requirements also apply to colleges unless specifically excluded. Ms. Smith confirmed that all of

1 the school-specific requirements for site, size, buildings, screening, etc. will be met. Similarly,  
2 all development standards imposed by OMC 18.04.080 will be met. The same is true for all  
3 requirements for cultural resource protection.

4 Ms. Smith then turned to the City's requirements for protecting Critical Areas imposed  
5 under Chapter 18.37 OMC. Three of the projects proposed in the new Master Plan have some  
6 impact upon critical areas or their buffers:

7 ● The proposed pedestrian bridge crossing Percival Creek along Dr. Nels Hansen  
8 Way will involve work within the stream's buffer, although exact impacts are not yet known.  
9 Staff believe that the project will fall under Critical Areas exemptions, either OMC 18.32.420 or  
10 OMC 18.32.425.H. Project approval has been conditioned upon requiring critical area review  
11 advance of requested permitting for the bridge.

12 ● The proposed student housing facility is proposed to be located outside of any  
13 wetland buffers but is expected to be located close to at least one wetland buffer. Project  
14 approval has been conditioned upon constructing protective fencing along nearby wetland  
15 buffers together with wetland signage. Additionally, the project will likely require relocation of  
16 prior mitigation plantings that had been planted as part of an earlier stormwater pond project.  
17 Permit approval is conditioned on removing these plantings and reestablishing them within a  
18 degraded wetland buffer south of the sports field.

19 ● Existing sports fields are presently located within the buffer of wetlands. Staff  
20 notes that these sports fields were in place long before current critical area regulations were  
21 imposed and wetland buffers were adopted. The City regards the existing fields as legally  
22 established and nonconforming. Some of the affected wetland buffers also fall within the City of  
23 Tumwater and compliance with its critical areas is therefore required as well. The College has  
24 provided a Wetland Report as part of its Master Plan (Attachment 2, page 148) which concludes  
25 that the upgrades to the sports fields will not have any negative impacts to nearby wetlands,

1 while proposed mitigation measures will enhance and improve existing wetland buffers. Both  
2 the Olympia and Tumwater Planning Staffs concur that the existing sports fields should be  
3 allowed to be improved as requested subject to the required mitigation.

4 Ms. Smith next turned to the issue of on-campus parking. Although adequate parking is  
5 often a concern with any new campus development, the existing campus currently provides  
6 1,514 vehicle parking stalls. The College has undertaken a Parking Demand Scoping Analysis  
7 (page 215 of the Master Plan) which calculates current need for 908 parking stalls based upon a  
8 projected student population of 4,125 students in 2034. As a result, current parking is well in  
9 excess of the forecasted need. The proposed student housing project will require elimination of  
10 13 existing parking stalls but, at the same time, will result in fewer vehicle trips per day. Parking  
11 for the proposed student housing project will be provided at two nearby parking lots, Lots F and  
12 H. These lots will also provide parking for the use of the improved sports fields. The Traffic and  
13 Parking Demand Scoping Analysis also finds that if maximum attendance at a varsity game is  
14 combined with peak proposed student housing trips, 226 parking stalls will be needed to  
15 accommodate both uses. The report concludes that the available nearby parking can  
16 accommodate this need. In conclusion, the Master Plan finds that the College current parking is  
17 more than sufficient for both forecasted student needs as well as the improvements to the campus  
18 proposed in the new Master Plan. Staff also believes that adequate bicycle parking will be  
19 provided although exact bicycle parking details for both long- and short-term bicycle parking  
20 will be determined during later project review. The permit has been appropriately conditioned to  
21 ensure this.

22 Ms. Smith then discussed City requirements for lighting and noise standards as found in  
23 Chapter 18.40 OMC. The Applicant has provided a Lighting Analysis (page 232 of the Master  
24 Plan) demonstrating that the improvements to the sports fields will not have any impact upon  
25 nearby residential neighborhoods. It is also believed that noise impacts will be minimal as the



1 closest nearby residential uses are at least 200 to 700 feet from the fields. Permit approval has  
2 been conditioned upon requiring the College to adopt policies and procedures to address and  
3 minimize any noise generated from the sports fields. It is expected that these policies will be  
4 similar to those imposed in the facilities at other schools in Olympia.

5 Ms. Smith next addressed the issue of whether the proposed projects included within the  
6 new Conditional Use Permit would require separate land use approval pursuant to OMC  
7 18.70.020, with Staff believing that the student housing and sports field projects would require  
8 land use approval as both are substantial revisions to the previously approved Master Plan.  
9 Although either project may be entitled to a waiver from land use review pursuant to OMC  
10 18.70.020, City Staff recommends that the student housing project, sports field improvements,  
11 and Percival Creek Bridge projects be required to submit an application for a Presubmission  
12 Conference in order to review their impacts upon critical areas, at which time Staff can  
13 determine if a land use waiver would be appropriate. The proposed Conditional Use Permit has  
14 been conditioned upon this. The projects may also be exempt from Design Review pursuant to  
15 OMC 18.100.060.B. The proposed conditions of permit approval allow Staff to further assess  
16 whether Design Review is required at the time of the Presubmission Conference.

17 Ms. Smith then turned to infrastructure issues, especially traffic. She noted that Applicant  
18 has provided a Traffic Memorandum demonstrating that the student housing project is likely to  
19 result in a net reduction of seven trips during the weekday PM period, and that the housing  
20 project is not expected to generate additional offsite traffic impacts. The improved sports fields  
21 are not expected to have any net new trip generation impacts as the usage will be similar to what  
22 currently occurs. In addition, most games and events will occur during evenings and weekends  
23 when other campus traffic is much lower. The Traffic Memorandum concludes that Levels of  
24 Service at all nearby intersections be at LOS D or better as required by City standards. As a  
25 result, the Applicant will not be required to prepare a Traffic Impact Analysis. This suggestion

1 was not fully agreed to by the City of Tumwater, leading to further discussions between the two  
2 Cities as to how to address traffic generated by the sports field. It was ultimately agreed that the  
3 Applicant will be required to conduct a Traffic Scoping Meeting and present a memo as to traffic  
4 impacts. Following this meeting and memo, the City will then determine if a Traffic Impact  
5 Analysis is necessary. The project has been conditioned on this requirement.

6 Ms. Smith concluded her testimony with a discussion as to how long the new Conditional  
7 Use Permit should be effective. The original 1984 permit, as well as the 2009 permit, were both  
8 intended to last ten years at which time a new permit would be issued, although both continued  
9 in effect for much longer periods. Both the Applicant and City Staff recommend that the 10-year  
10 limit be removed from the next Conditional Use Permit and that it instead remain in effect until a  
11 new Master Plan has been approved. This would still require separate Conditional Use Permits  
12 for any new major projects not recognized in the new Master Plan. The Staff's recommended  
13 conditions of permit approval reflect this change in the length of time the new Conditional Use  
14 Permit remains effective.

15 Ms. Smith concluded her testimony by confirming that City Staff recommends approval  
16 of a renewed Conditional Use Permit consistent with the College's new Master Plan subject to  
17 the conditions found at the conclusion of the Staff Report.

18 **Applicant's Presentation.** Following the City's presentation the Applicant appeared  
19 through its architect, Matt Lane. Mr. Lane confirmed that the Colleges does not oppose any of  
20 the conditions of permit approval suggested by City Staff. He also responded to concerns  
21 expressed by the Hearing Examiner that the proposed student housing may affect the  
22 surrounding residential neighborhood in a different way than the rest of the College by noting  
23 that the College has already begun an outreach program with the surrounding neighborhood to  
24 help ensure that the student housing is well received.

25

1 Following Mr. Lane's brief testimony the College appeared through Tysha Tolefree, Vice  
2 President of Operations. Ms. Tolefree confirmed that the College would like to get underway  
3 with soccer field improvements before the end of the year, with the student housing project to  
4 follow one or two years later subject to financing. Ms. Tolefree added that no other major  
5 improvements are currently envisioned for the Olympia campus and that the College does not  
6 have any applications before the State Board for either design or construction of major new  
7 facilities. As a result, the campus is expected to retain its current look and feel for many years to  
8 come with the exception of the new student housing, improved sports facilities and other  
9 miscellaneous improvements noted in the new Master Plan. The Applicant therefore  
10 recommends that the proposed new Conditional Use Permit be allowed to continue in effect until  
11 a new Master Plan is proposed.

12 Ms. Tolefree was asked by the Hearing Examiner whether the College had begun work  
13 on policies governing the use of the proposed student housing (noise, lighting, social gatherings,  
14 traffic) as its impact on nearby neighborhoods will be of a different type than current College  
15 operations. Ms. Tolefree responded that the College has not yet addressed such policies as the  
16 date of construction is still some time from now.

17 **Public Comment.** There were no members of the public present and no public comment  
18 was received. With the exception of some initial public comment during the early stages of this  
19 application there has been little or no public comment and no material opposition.

#### 20 **ANALYSIS**

21 To date, SPSCC has operated under Conditional Use Permits granted in 1984 and 2009  
22 which have regulated the College's steady development and maturity. During the same time the  
23 surrounding neighborhoods have also developed and matured. The net result is a handsome,  
24 well-developed college campus surrounded by well developed neighborhoods.

1 The College's student population has grown to more than 4,000 students, with more  
2 growth in student population expected. Nonetheless, the College's new Master Plan envisions a  
3 slower pace of growth and no new campus facilities for many years to come. While the new  
4 Master Plan proposes the introduction of student housing on campus, no other significant new  
5 facilities are proposed with the only other campus improvements being upgrades to the outdoor  
6 sports fields and a new pedestrian bridge. Importantly, the College is currently not applying to  
7 the State Board for either the design or construction of new facilities, meaning that any State  
8 funded project should be many years in the future.

9 It is in the context of this mature, stable campus that the College seeks a new Conditional  
10 Use Permit in recognition of its updated Master Plan. It is telling that there has been no public  
11 opposition, or even public comment, in response to the proposed new Conditional Use Permit. It  
12 is clear that a stable, comfortable relationship now exists between the College and its neighbors.  
13 The terms of a new Conditional Use Permit should take this into consideration.

14 With these observations in mind, the request for a new Conditional Use Permit raises  
15 three important questions:

- 16 1. Should a new permit have the same 10-year limit as the two previous Conditional  
17 Use Permits?
- 18 2. Is the proposed student housing an allowed use within the campuses R4-8 zoning  
19 district?
- 20 3. Should the proposed new projects, especially the proposed student housing  
21 project, be required to undergo additional public hearings?

22 **Length of the New Conditional Use Permit.** The 1984 Permit was issued when the  
23 College was young and just developing, while the 2009 follow-up Permit was issued while the  
24 College was in the midst of a dynamic growth phase. It is therefore understandable that the then  
25 Hearing Examiner placed a 10-year limit on each Permit to ensure that the College's planning

1 kept pace with its physical growth and with the growth of the surrounding neighborhoods. As  
2 noted above, the same is no longer true today: The pace of campus growth has slowed and the  
3 campus and surrounding neighborhoods have matured. The College and the City assert that on a  
4 10-year limit on a new Permit has no real purpose, and that the better limit on the Permit's term  
5 is the approval of a new Master Plan by the College. In the meantime, should any significant  
6 capital projects be proposed (other than the ones recognized in the recent Master Plan) they will  
7 need their own Conditional Use Permits. Collectively, this assures that any important new  
8 development will undergo public review. I agree with this approach and am therefore removing  
9 the 10-year limit on the new Conditional Use Permit, making it instead effective until a new  
10 Master Plan is proposed.

11 **Is Student Housing an Allowed Use?** All of the SPCCC campus within the City of  
12 Olympia has a zoning designation of R4-8. As earlier noted in the Public Hearing Section, City  
13 Staff recognizes that its zoning code expressly prohibits "student dormitories" in the R4-8 zone.  
14 On its face, then, the proposed student housing project appears to be prohibited by the City's  
15 zoning regulations.

16 City Staff finds to the contrary. Instead, Staff finds that a student housing project located  
17 within a college campus operating under an approved Conditional Use Permit is exempt from the  
18 prohibition on student dormitories, and that the proposed housing is instead a usual, customary  
19 and accessory use within the College's larger approved use as an Essential Public Facility. This  
20 issue is one of first impression and no analogous issues have come before the Hearing Examiner  
21 in Olympia. It therefore must be decided whether the City's interpretation of its own ordinance is  
22 correct. In doing so, it is important to remember that the City Council has directed the Hearing  
23 Examiner to grant deference to City Staff when it is interpreting its own ordinances.  
24 "Deference" does not equate to unquestioned acceptance of the City's interpretation but it does  
25 require acceptance if the City's interpretation is a reasonable one. I conclude that the City's

1 interpretation is reasonable and should therefore be accepted. Thus, a student housing project  
2 which would not be allowed in that portion of the R4-8 zoning district outside of the campus, is  
3 allowed within the campus as a usual, customary and accessory use.

4 **Additional Public Review of the Student Housing Project.** As proposed, approval of  
5 the requested Conditional Use Permit will eliminate a separate, future Conditional Use Permit for  
6 the student housing project. This results in there being no further public hearings before the  
7 housing project is allowed to get underway. I have some concerns about this result. Although the  
8 as-built campus has a good relationship with its surrounding neighborhoods, that relationship is  
9 based upon a long-established set of College operations, almost all of which occur during the  
10 daytime hours. The proposed student housing introduces an entirely different dynamic to the  
11 campuses operations - a dynamic that is almost exclusively occurring during the evening and  
12 nighttime hours. Although there has been no substantive concerns expressed by neighbors over  
13 this new dynamic, the reason for the lack of concern is not clear. While it may be that residential  
14 neighbors have no worries about student housing, it may also be that the project has not yet  
15 reached a definite-enough stage to get the public's attention. As mentioned during the public  
16 hearing, I have concerns over the housing project's "2:00 a.m. issues", that is, the way in which it  
17 might affect adjoining neighborhoods during nighttime hours as a result of traffic, noise, lighting,  
18 social gatherings, and public safety. Should some of the College's entrance/exit points be closed  
19 late at night to focus traffic to certain locations? Should campus lighting be increased for safety?  
20 - but in a manner which minimizes its impact upon neighbors? Should campus security be  
21 increased? A more careful review would likely raise additional questions about the project's  
22 interaction with surrounding neighborhoods. The College's administration acknowledges that it  
23 has not yet given careful consideration to these issues and has not begun to develop a set of  
24 policies for the operation of the housing facilities, as construction is likely a few years from now.

1 I fear that the lack of any real consideration about these issues to date, coupled with the lack of  
2 any future opportunity for public comment, may have unintended consequences.

3 I therefore conclude that the College should be required to present a set of proposed  
4 policies for the operation of the student housing facility at the Presubmission Conference. These  
5 policies should address issues such as noise, lighting, traffic, visitors, social gatherings, campus  
6 safety, etc. This requirement is similar to that imposed on the sports field improvements with  
7 respect to noise (Condition 7A.3). Staff can then review those policies, determine if they are  
8 suitable, and also determine whether any public input should be solicited.

9 Subject to this additional condition, I conclude that the proposed student housing project  
10 should not require a separate Conditional Use Permit.

11 In summary, I concur with with Staff that the new Conditional Use Permit should be  
12 granted subject to the conditions by Staff with the one exception that an additional requirement  
13 should be imposed on the student housing project requiring the College to submit proposed rules  
14 of operation at the time of the Presubmission Conference. Proposed Condition 7.B (first  
15 paragraph ) should therefore be revised as follows:

16 "B. Student Housing.

17 A Presubmission Conference should be requested by the applicant to  
18 obtain land use review process details of what plans and reports are  
19 needed and if a land use waiver could be given. The applicant shall  
20 present a proposed set of rules for the operation of the student housing  
21 facility at the Presubmission Conference. The proposed rules shall  
22 address, among other things, the regulation of noise, lighting, traffic,  
23 visitors, social gatherings and other potential impacts to the campus and to  
24 the surrounding neighborhood, especially the project's evening and  
25 nighttime impacts. Design Review applicability would also be reviewed  
by staff to determine if exceptions under OMC 18.100.070.B applies."

1 I also concur with Staff that the College's new Conditional Use Permit should not require  
2 a 10-year limit on its effectiveness and should instead remain effective until the campuses next  
3 Master Plan.

4 Accordingly, I make the following:

5 **FINDINGS OF FACT**

6 1. The Applicant, South Puget Sound Community College ("SPSCC" or "College"),  
7 requests a new Conditional Use Permit, replacing its existing Permit issued in 2009. The  
8 proposed new Conditional Use Permit would adopt the College's recent Master Plan which, in  
9 turn, proposes four new projects or improvements to the campus: (1) a new 4-story residential  
10 housing building to accommodate approximately 150 students; (2) improvements to the existing  
11 sports fields including artificial turf, bleachers, lighting, and other accessory structures; (3) a  
12 pedestrian bridge crossing Percival Creek along Dr .Nels Hansen Way; and (4) various other,  
13 minor improvements to the building, pathways and landscaping. These proposed changes are set  
14 forth in detail at pages 36-38 of the revised Master Plan, Attachment 2 to the Staff Report.

15 2. Any Findings of Fact contained in the foregoing Background, Public Hearing or  
16 Analysis Sections are incorporated herein by reference and adopted by the Hearing Examiner as  
17 his Findings of Fact.

18 3. Any Findings of Fact contained in the Decision approving the previous  
19 Conditional Use Permit, Case No. 08-0095, are incorporated by reference except for any  
20 Findings in conflict with the Findings contained in this Decision.

21 4. The requested Conditional Use Permit applies to the College's main campus at  
22 2011 Mottman Road SW and, in particular, to that portion of the main campus located within the  
23 City of Olympia.

24 5. The majority of the College's 102-acre main campus is located within the City of  
25 Olympia, but small portions are located within the City of Tumwater as earlier noted in the



1 Background Section. The Conditional Use Permit applies to that portion of the campus located  
2 in Olympia.

3 6. The Olympia portion of the main campus has a zoning designation of Residential  
4 Single-Family (R4-8). The Tumwater portion of the main campus has a zoning designation of  
5 General Commercial (GC).

6 7. The College is an "Essential Public Facility" and requires a Conditional Use  
7 Permit in the R4-8 zoning district.

8 8. The College campus has a land use designation of Low Density Residential  
9 Neighborhood in Olympia's Comprehensive Plan.

10 9. The College campus is bounded by Mottman Road to the north, Crosby Blvd. to  
11 the east, Summerset Hill Drive to the south and residential and commercial developments to  
12 west. Surrounding neighborhoods are an eclectic mix of residential, commercial and industrial  
13 uses. All surrounding neighborhoods are well established.

14 Findings Relating to SEPA.

15 10. The City, as lead agency, issued a Notice of Anticipated SEPA Determination  
16 which was combined with the Notice of Application on July 3, 2024 (Attachment 3). The Notice  
17 allowed for a 14-day comment period.

18 11. After review of all public comments, the City issued a Determination of Non-  
19 Significance (DNS) for all proposed projects within the updated Master Plan (Attachment 3).

20 12. Notice of the SEPA Determination, including the 21-day appeal period notice,  
21 was issued February 5, 2025. No appeals were filed and the SEPA Determination is now final.

22 Findings Relating to Public Notice.

23 13. Notice of the Application, anticipated SEPA DNS Determination and Notice of  
24 Public Meeting was issued on July 3, 2024 (Attachment 5).

1 14. A virtual information meeting was conducted on July 22, 2024. A few members  
2 of the public were present and expressed concerns largely relating to increased traffic  
3 (Attachment 6).

4 15. Additional public comment was received from members of the public as well as  
5 several agencies, including the Thurston County Chamber of Commerce and the Thurston  
6 Economic Development Council (Attachment 7).

7 16. The Applicant responded to public comments through a letter dated August 7,  
8 2024 (Attachment 8). No further comments were received and there has been no additional  
9 public comment since.

10 17. Agency comments have been received from the Squaxin Tribe and from the  
11 Olympic Region Clean Air Agency (ORCAA). Tribal concerns have been addressed through a  
12 condition of permit approval requiring an Inadvertent Discovery Plan in place during any  
13 construction.

14 18. Notice of the hearing before the Hearing Examiner was issued on February 25,  
15 2025, to property owners within 300 feet and parties of record, posted on the site and published  
16 in The Olympian on February 28, 2025, in conformance with the OMC 18.78.020.

17 19. As noted in earlier Findings, there has been no additional public comment in  
18 response to the Notice of Hearing and there is no public opposition to the requested Permit.

19 Findings Relating to Consistency with the City's Comprehensive Plan

20 20. The Staff Report, at page 4, addresses the application's consistency with the  
21 Olympia Comprehensive Plan. Staff finds that the project, as conditioned, is consistent with the  
22 goals and policies of the Comprehensive Plan and, in particular, is consistent with Goal GL1 and  
23 Policy PL161; Goal 15 and Policy 15.6; Goal GL20 and Policy PL20.1; and Goal GE6 and  
24 Policy PE6.7. The Hearing Examiner concurs.

1 Findings Relating to Compliance with the Requirements for Residential Districts,

2 Chapter 18.04 OMC.

3 21. As noted earlier, the College's campus within the City of Olympia is entirely  
4 within the R4-8 residential district.

5 22. Pursuant to OMC 18.04.040 and Table 4.01, student dormitories and apartments  
6 are not permitted in the R4-8 zoning district.

7 23. The College's updated Master Plan proposes for the construction of a 4-story  
8 student housing project to provide housing for up to approximately 150 students.

9 24. City Staff finds that the prohibition on student dormitories and apartments does  
10 not apply to the College campus, as the College is an approved Essential Public Facility and the  
11 proposed student housing is a usual and customary activity within the approved use, and serves  
12 as an accessory use to the College's approved use. Thus, while a similar facility would not be  
13 allowed off-campus within the R4-8 zoning district, it is allowed within the campus as an  
14 accessory use. The Hearing Examiner concurs

15 25. Pursuant to OMC 18.04.060.CC, all schools, including colleges, located within  
16 residential zoning districts must satisfy various requirements for site and size, outdoor play area,  
17 building size, screening, use of portable classrooms and building expansion. The Staff Report,  
18 commencing at page 5, analyzes the project with respect to each of these requirements and finds  
19 that the project, as conditioned, satisfies all applicable requirements for schools as imposed by  
20 OMC 18.04.060.CC.

21 26. The project must also satisfy the development standards set forth in OMC  
22 18.04.080 with respect to maximum building size, impervious coverage, maximum hard surface,  
23 building height and setbacks. The Staff Report examines these requirements at page 6 and finds  
24 that the project, as conditioned, complies with these requirements or will be confirmed to comply  
25 at time of building permit issuance.

1 Findings Relating to Cultural Resource Protection.

2 27. Pursuant to OMC 18.12.140, cultural resources shall be protected from damage  
3 during construction and other development.

4 28. As noted earlier, the Squaxin Tribe has recommended that an Inadvertent  
5 Discovery Plan be imposed on all development activity.

6 29. Staff confirms that resource maps suggest a moderate to high likelihood of  
7 encountering cultural artifacts during development. The City agrees to consult with interested  
8 tribes and the Department of Archaeology and Historic Preservation (DAHP) during permit  
9 review, and an Inadvertent Discovery Plan will be required for all projects involving excavation  
10 of soil.

11 Findings Relating to Compliance with Critical Areas Requirements, Chapter 18.32 and  
12 18.37 OMC.

13 30. As noted elsewhere, the updated Master Plan proposes three projects to be located  
14 in or near Critical Areas or their buffers:

15 (1) The proposed pedestrian bridge crossing over Percival Creek along Dr. Nels  
16 Hansen Way is likely to have development occurring within the creek's 200-foot stream  
17 buffer.

18 (2) The proposed student housing project is located adjacent to identified wetland  
19 buffers but is not expected to directly impact those buffers,

20 (3) The existing sports fields proposed to be improved are located within an existing  
21 wetland buffer.

22 31. It is has not yet been determined whether the proposed pedestrian bridge crossing  
23 Percival Creek along Dr. Nels Hansen Way will impact the 200-foot stream buffer. Staff finds  
24 that the project is likely to be exempt from buffer protection pursuant to either OMC 18.32.420  
25 or OMC 18.32.425.H as either an improvement to an existing improved right-of-way or as a

1 road/street expansion to an existing corridor. Project approval has therefore been conditioned  
2 upon allowing Staff to undertake Critical Area review well in advance of any actual permitting.

3 32. The proposed student housing is anticipated to be located near the 140-foot buffer  
4 associated with a nearby wetland as shown on page 146 of the College's Master Plan  
5 (Attachment 2).

6 33. Although not directly affecting this wetland buffer, the College's wetland  
7 biologist finds that student housing activities could impact the buffer unless it is protected from  
8 encroachment. The City therefore recommends that, as a condition of project approval, the  
9 College will comply with the project biologist's recommendations and provide fencing and  
10 signage as needed to prevent encroachment.

11 34. The proposed location of the student housing building will impact previous  
12 mitigation plantings that had been installed in mitigation of an earlier stormwater pond project.  
13 Project approval has therefore been conditioned on requiring that these mitigation plantings be  
14 reestablished in degraded wetland buffer areas located south of the existing sports fields.

15 35. All replanting must be consistent with the requirements of OMC 18.32.136.

16 36. As noted elsewhere, the updated Master Plan proposes significant improvements  
17 to the existing sports fields including the addition of artificial turf, bleacher seating, concession  
18 stands, a field house building and outdoor lighting. The existing sports fields have been located  
19 in the same location and predate the City's wetlands and other Critical Areas regulations.

20 37. The existing sports fields are located within the buffer of an adjoining wetland as  
21 calculated by current wetland regulations.

22 38. The affected wetland buffers lie partially within the City of Olympia and partially  
23 within the City of Tumwater.

24 39. The City of Olympia finds that the existing sports fields are a legally established  
25 nonconforming use and are allowed to continue in use pursuant to OMC 18.37.070. In

1 particular, City Staff finds that the existing sports fields were in use prior to June 20, 2005, and  
2 therefore predate the effective date of Chapter 18.32 OMC.

3 40. The City of Tumwater finds that, as the sports fields have been in use since at  
4 least 1990 pursuant to historical aerial photos, they are an existing legal nonconforming use  
5 pursuant to TMC 16.28.290 as they are uses that were legally existing or approved prior to the  
6 passage of Chapter 16.28 TMC effective August 20, 1991, subject, however, to the requirement  
7 that the allowed use shall not be expanded, changed, enlarged or altered in any way that  
8 increases its nonconformity. Tumwater Staff finds that the proposed improvements to the sports  
9 fields do not increase their nonconformity.

10 41. As a result, both Olympia and Tumwater concur that the existing sports fields are  
11 an existing use and are allowed to remain consistent with each City's regulations on  
12 nonconforming uses.

13 42. An issue has arisen as to whether the proposed conversion of the fields to artificial  
14 turf is an allowed improvement within the wetland buffer. In response, the College has obtained  
15 a wetland report as part of its updated Master Plan (page 148 of Attachment 2) which concludes  
16 that the artificial turf will have no negative impact to wetlands, and that proposed mitigation  
17 measures will enhance and improve existing degraded wetland buffers, thus increasing wetland  
18 functions. Both Cities concur with these Findings subject to the requirement that permanent  
19 fencing and signage be installed at the edge of the improvements to the field adjacent to the  
20 wetlands to protect against any further encroachment.

21 Findings Relating to Parking.

22 43. The current Conditional Use Permit for the College, as well as the original 1984  
23 Conditional Use Permit, imposed a parking requirement of 0.22 parking spaces per student  
24 (based upon headcount, not FTE). This requirement was to be reevaluated every ten years to  
25 ensure that available parking is consistent with the student population.

1           44.     The College has provided a Traffic and Parking Demand Scoping Analysis  
2 prepared by SCJ Alliance (page 215 of Attachment 2). This analysis finds that 0.22 parking stalls  
3 per headcount continues to serve as an appropriate ratio for College parking.

4           45.     The projected headcount for the Olympia campus for in-person students during  
5 the 2034-2035 school year is projected to be 4,125.

6           46.     Applying the 0.22 stall per headcount ratio to forecasted student population, the  
7 College has a current need for 908 parking stalls to support its projected population growth.

8           47.     There are 1,514 vehicle parking stalls currently found on the campus. The  
9 number of current parking stalls therefore significantly exceeds the projected need for parking.

10          48.     The proposed student housing project will eliminate 13 parking stalls. This minor  
11 reduction in the available parking will not affect the College's compliance with its parking needs.

12          49.     There are two existing parking lots located in close proximity to the proposed  
13 student housing (Lots F and H). Collectively, these lots provide 648 parking stalls.

14          50.     The parking analysis referenced above finds that the maximum possible  
15 attendance at a varsity game at the nearby sports fields, coupled with parking needed for the  
16 student housing project, would total 226 needed parking stalls for this combined occurrence.  
17 Nearby Lot F and H have more than sufficient parking stalls for this occurrence

18          51.     College administration officials believe that the growing reliance on virtual  
19 teaching, coupled with increased attendance at the College's satellite campuses, will likely  
20 decrease the future need for parking at the main campus. As a result, College officials believe  
21 that the campus currently has sufficient parking for all existing and projected College activities.

22          52.     City Staff concurs with the College's analysis and finds that the campus' current  
23 parking is sufficient for all current and anticipated activities. The Hearing Examiner concurs.

1            Findings Relating to Compliance with Property Development and Protection Standards,  
2 Including Lighting and Noise, Chapter 18.40 OMC.

3            53. Pursuant to OMC 18.40.060, all display and flood lighting shall be constructed  
4 and used so as to not unduly illuminate the surrounding properties and not create a traffic hazard.

5            54. The Applicant has provided the City with a Lighting Analysis (page 232 of  
6 Attachment 2) to demonstrate how the lighting for the sports field improvements will affect  
7 surrounding properties. The Lighting Analysis concludes that the proposed improvements to the  
8 sports fields will result in nearly zero lighting reaching adjoining neighborhoods, and that the  
9 only nearby properties potentially affected by the field's lighting will be the campuses adjoining  
10 parking lots to the east and west.

11           55. The project must also comply with the noise standards found in OMC 18.40.080.  
12 City Staff acknowledges that the improved fields are likely to increase the use of the fields and  
13 therefore generate more noise than historical uses.

14           56. As noted in the Staff Report at page 10, the nearest residential properties range  
15 from 200 feet to 700 feet from the fields. The updated Master Plan does not identify what  
16 policies and procedures will be imposed to ensure that noise standards are met. City Staff has  
17 therefore conditioned permit approval upon the College adopting policies and procedures  
18 addressing noise generated from the sports fields consistent with the noise regulations (proposed  
19 Condition No 7.A.3).

20           Findings Relating to Future Land Use Approval.

21           57. The Staff Report, beginning at page 10, discusses whether the projects identified  
22 in the updated Master Plan (student housing, improved sports fields, pedestrian bridge, etc.), will  
23 require land use review pursuant to OMC 18.70.020. Staff finds that the proposed projects are  
24 likely to require land use review as substantial revisions to existing site plans.



1           58.     Staff further finds that the proposed projects may be entitled to a waiver from land  
2 use review but Staff recommends against any such waiver, noting that it is uncertain when the  
3 proposed improvements to the campus found in the updated Master Plan will be undertaken. As  
4 a result, City Staff recommends that the permit should be conditioned upon requiring the College  
5 to submit an application for a Presubmission Conference for: (1) the student housing project; (2)  
6 improvements to the sports fields; and (3) the Percival Creek pedestrian crossing. Staff finds that  
7 this will allow a more detailed review of each project at time of application. This review may  
8 lead to a determination that a land use waiver is appropriate. Staff has therefore conditioned  
9 permit approval on this requirement. The Hearing Examiner concurs with Staff's Findings and  
10 also concurs with the proposed condition.

11           59.     As noted in the Analysis Section, the Hearing Examiner also finds that the  
12 College should be required to submit a draft set of policies for the operation of the student  
13 housing project as part of its application for a Presubmission Conference. The language for this  
14 additional condition is found in the Analysis Section.

15           Findings Relating to the Length of the Conditional Use Permit.

16           60.     As noted earlier, the previous Conditional Use Permits for the main campus were  
17 effective for 10 years. Projects recognized within the approved Master Plans and constructed  
18 within the allowed 10 years were not required to obtain a separate Conditional Use Permit.

19           61.     Staff recommends, and the College concurs, that the new Conditional Use Permit  
20 should no longer be limited to a 10-year period and should remain in effect until a new Master  
21 Plan is approved. The Hearing Examiner concurs.

22           62.     New capital projects or substantial revisions to existing facilities not recognized  
23 in the updated Master Plan will continue to require their own Conditional Use Permit.

1           Findings Relating to Design Review.

2           63.     Projects having a building area greater than 5,000 square feet and requiring a  
3 Conditional Use Permit within a residential zone must also undergo Design Review by the  
4 Design Review Board. OMC 18.100.060.

5           64.     It is not yet known whether the student housing project will involve a building  
6 greater than 5,000 square feet. It is therefore unknown whether that project will require Design  
7 Review by the Design Review Board.

8           65.     Staff finds that the student housing project may fall under an exception to Design  
9 Review pursuant to OMC 18.100.060.B. Staff therefore recommends that the project be  
10 conditioned upon a later assessment of Design Review requirements for the student housing  
11 project at the time of its Presubmission Conference. The Hearing Examiner concurs. This  
12 requirement has been included in the conditions of project approval.

13           Findings Relating to Engineering Requirements, Including Traffic.

14           66.     The Staff Report, commencing at page 12, undertakes an analysis of how the  
15 updated Master Plan will provide for water, sewer, storm drainage, solid waste, and traffic. Staff  
16 finds that the project, as conditioned, makes adequate provision for water and sewer, storm  
17 drainage and solid waste.

18           67.     The Applicant has provided the City with a Traffic Memorandum (page 84 of  
19 Attachment 2) providing an analysis of traffic impacts resulting from the proposed student  
20 housing project and sports field improvements.

21           68.     The Traffic Memorandum finds, and City Staff concurs, that the student housing  
22 project will result in a net reduction of 7 trips per weekday PM period. At the same time, traffic  
23 generated by the student housing project is not likely to generate additional offsite traffic  
24 impacts.

1           69.     The Memorandum funds, and Staff concurs, that the improved sports fields are  
2 not expected to have any new net trip generation impacts over what currently occurs, noting that  
3 athletic events are likely to occur on weekday evenings and weekends when traffic volumes are  
4 much lower.

5           70.     Staff finds that an athletic event could generate up to 150 trips but that these trips  
6 would be during lower volume off-peak times and, further, would be distributed among several  
7 points of ingress and egress throughout the campus, with no College entrance having greater than  
8 50 trips. As a result, Staff finds that events at the improved sports fields are not likely to create  
9 any significant traffic impact and will not impair Levels of Service.

10          71.     The City of Tumwater has some remaining concerns over traffic generated by the  
11 improved sports fields. Their concerns led to a meeting between the two Cities' staff wherein it  
12 was agreed that the College would be required to conduct a traffic scoping meeting with  
13 Olympia (with Tumwater staff included) before submitting an application for the development of  
14 the athletic field improvements. The required Traffic Memo will need to identify all of the  
15 requirements set out in the City's EDDS. The City will then decide if a Traffic Impact Analysis  
16 (TIA) is required. This requirement is included as a condition of Conditional Use Permit  
17 approval.

18           Finding Relating to Tree Preservation and Tree Density, Chapter 16.60 OMC.

19          72.     Pursuant to OMC 16.60.080, any new development resulting in site disturbing  
20 activities must provide for a minimum of 30 tree units per acre.

21          73.     The projects proposed in the updated Master Plan are expected to result in the  
22 removal of some trees. The new Conditional Use Permit has been conditioned on a requirement  
23 that any new building or addition, or any other site disturbance, will require a Level II Soil and  
24 Vegetation Plan undertaken pursuant to the City's Forestry Manual to ensure that the  
25 requirements of OMC 16.60.080 will be met.



1           9.       As conditioned, the project satisfies all requirements imposed on Essential Public  
2 Facilities in the R4-8 zoning district.

3           10.       As conditioned, the project satisfies all requirements for schools as imposed by  
4 OMC 18.04.060.CC.

5           11.       As conditioned the project satisfies all development standards set forth in OMC  
6 18.04.080.

7           12.       As conditioned, the project satisfies all requirements for cultural resource  
8 protection. OMC 18.12.140.

9           13.       As conditioned, the project satisfies all requirements for the protection of Critical  
10 Arears and their buffers pursuant to Chapter 18.32 and Chapter 18.37 OMC.

11           14.       The existing sports fields were established prior to 1990 and qualify as existing  
12 legal nonconforming structures pursuant to OMC 18.37.070 and TMC 16.28.290.

13           15.       As conditioned, the project satisfies all parking requirements set forth in Chapter  
14 18.38 OMC.

15           16.       Future parking needs for the College shall continue to be measured at 0.22  
16 parking space per student (as measured by headcount, not FTE).

17           17.       As conditioned, the project satisfies all property development and protection  
18 standards, including those for lighting and noise, pursuant to Chapter 18.40 OMC.

19           18.       As conditioned, the project satisfies all requirements for land use approval as  
20 imposed by OMC 18.70.020.

21           19.       As conditioned, the project satisfies all requirements for Design Review pursuant  
22 to OMC 18.100.060.



1           4.       **Building Height.** A maximum 60' building height is allowed for buildings that  
2 are located at least 100' setback from adjacent residentially zoned property line per OMC  
3 18.04.080.I.4.

4           5.       **Civil Engineering Plans.** The applicant shall submit a final Civil Engineering  
5 application for any water and sewer, storm drainage report, solid waste, any pedestrian pathway  
6 projects, a Level 2 Soils and Vegetation Plan (if applicable) shown in the Master Plan that  
7 require permitting for such. General facility charges will be assessed at time of review. An  
8 Inadvertent Discovery Plan will be required for all projects that involve excavation of soil.  
9 Drainage Design Report shall be subject to the adopted code in place at time of application. All  
10 construction plans shall provide impervious and hard surface coverage totals when applicable.  
11 Also see condition 7.

12           6.       **Landscaping Buffer/fencing.** The existing 30-foot vegetation landscaping buffer  
13 surrounding the college per the screening requirements for residential adjacent properties shall be  
14 maintained as well as the north and south property line fencing that abuts the residential  
15 subdivision on the west side of Percival Creek (Per 2008 Hearing conditions).

16           7.       **Project Specific Conditions.** The following are conditions that shall be met  
17 based on the specific projects within the Master Plan:

18           A.       Sport Field Improvements

- 19                   1.       A Presubmission Conference should be requested by the applicant  
20 to obtain land use review process details of what plans and reports  
21 are needed. A determination as to if the project could receive a  
22 land use waiver could be decided at that time.
- 23                   2.       For permitting submittal, the applicant shall also provide the  
24 following for planning staff to review: Detailed site plan, detailed  
25 construction drawings of the turf field, final landscaping plans,  
mitigation planting plans, all construction plans to provide  
building, impervious and hard surface coverage totals and details  
showing all wetland protection measures and permanent fencing  
and signage being provided.
3.       The College shall provide proposed policies and procedures  
measures they propose to adopt that address noise generated  
activities at the field and how they plan to limit those events and  
meet WAC Chapter 173-60 to have on file with the City.

1 B. Student Housing

2 A Presubmission Conference should be requested by the applicant  
3 to obtain land use review process details of what plans and reports  
4 are needed and if a land use waiver could be given. The applicant  
5 shall present a proposed set of rules for the operation of the student  
6 housing facility at the Presubmission Conference. The proposed  
7 rules shall address, among other things, the regulation of noise,  
8 lighting, traffic, visitors, social gatherings and other potential  
9 impacts to the campus and to the surrounding neighborhood,  
10 especially the project's evening and nighttime impacts. Design  
11 Review applicability would also be reviewed by staff to determine  
12 if exceptions under OMC 18.100.070.B applies.

13 For permitting the applicant shall also provide the following for planning  
14 staff to review: Detailed site plan, detailed construction drawings with  
15 building elevations, final landscaping plans, mitigation planting plans, all  
16 construction plans to provide building, impervious and hard surface  
17 coverage totals and details showing all wetland protection measures and  
18 permanent fencing and signage being provided. Provide on the  
19 construction plans of the proposed locations and bicycle rack types for the  
20 long- and short-term bicycle parking facilities showing compliance to  
21 OMC 18.38. 220.C.

22 C. Pedestrian Bridge Crossing

23 A Presubmission Conference should be requested by the applicant along  
24 with providing detailed pedestrian bridge construction plans well in  
25 advance of the proposed project for determination of critical area review  
and process.

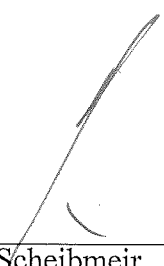
26 D. Miscellaneous Interior Renovations, including pathway and sidewalk

27 Apply for the appropriate construction permitting and provide an  
28 applicable asbestos report with ORCAA as needed for any demolition  
29 projects. For projects that change any impervious or hard surface  
30 coverage, provide existing and proposed totals with the percentage of  
31 coverages shall be placed on all plans sets. If any tree removal is proposed  
32 with any exterior site improvements, then a Level 2 Soil and Vegetation  
33 Plan would be required. Any soil excavation will require an Inadvertent  
34 Discovery Plan.



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DATED this 21 day of March, 2025.

  
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Mark C. Scheibmeir  
City of Olympia Hearing Examiner

1 **RECONSIDERATION/APPEAL**

2 This is a final decision of the City. Any party may file a Motion for Reconsideration  
3 within 10 days of service of this decision in accordance with OMC 18.75.060. Appeals shall be  
4 made to Superior Court pursuant to provisions of Chapter 36.70C RCW. The filing of a Motion  
5 for Reconsideration is not a prerequisite for seeking judicial review. If a Motion for  
6 Reconsideration is filed, the time for filing an appeal shall not commence until disposition of the  
7 Motion.  
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