

**CITY OF OLYMPIA HEARING EXAMINER  
STAFF REPORT  
JUNE 22, 2026**

**Project Name/File No.:** Kaiser Woods Park, 23-3261

**Applicant:** Olympia Parks, Arts, and Recreation

**Authorized Representative:** Diane Utter

**Requested Action:** The applicant seeks approval of a Conditional Use Permit (CUP) to develop 71 acres into a public mountain biking park with 3.5 miles of trails, 2 pump tracks and skills stations, a restroom, parking lot, and associated infrastructure.

**Project Location:** 2549 Black Lake Blvd SW

**Zone:** Residential Low Impact (RLI)

**Comprehensive Plan Designation:** Low-Density Neighborhoods

**State Environmental Policy Act (SEPA):** The City A Determination of Non-Significance (DNS) was issued May 28, 2026. The appeal period ended June 18, 2026. No appeals were filed.

**Public Notification:** Public notification of this hearing was issued on May 28, 2026. Notice was mailed to property owners within 300 feet of the subject property, parties of record, and recognized neighborhood associations; posted onsite; and published in *The Olympian* newspaper on May 29, 2026, in conformance with OMC 18.78.020.

**Staff Recommendation:** Approve, subject to conditions.

**Staff Contact:** Casey Mauck, AICP, Associate Planner  
360.753.8048, [cmauck@ci.olympia.wa.us](mailto:cmauck@ci.olympia.wa.us)

## I. BACKGROUND INFORMATION

### A. Property Description and Context

This site includes 71 acres of park property and 6.5 acres of right-of-way in the City of Olympia, and 2.5 acres of property in the City of Tumwater. The site is located in southwest Olympia, south of Kaiser Rd and connecting to Black Lake Blvd to the east. The site makes up the southeast corner of Olympia City limits (Figure 1).

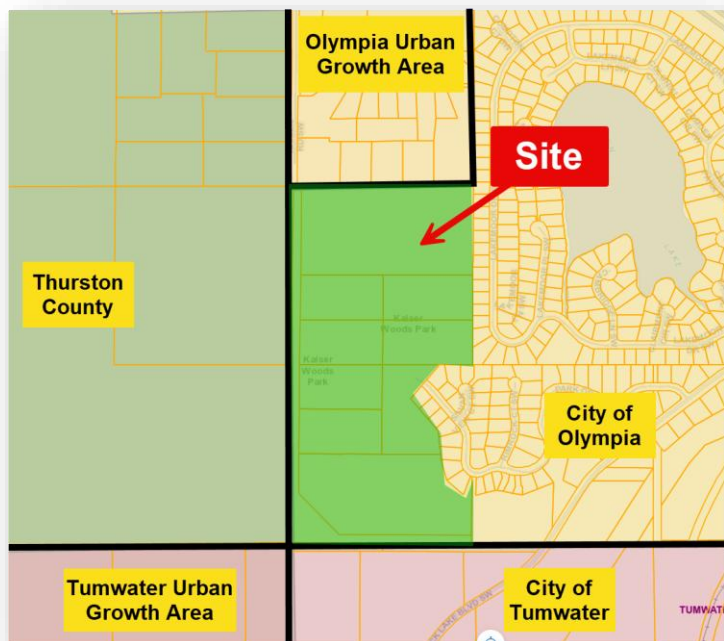


Figure 1. Map of project site in relation to surrounding jurisdictions.

The site is densely forested and generally slopes from west to east with three wetlands and three seasonal streams onsite. The site historically held two single-family homes that have been demolished and currently has a detached garage building. The site has been used as an informal park for several years.

Surrounding the property, there are residential uses to the north and east (Ken Lake, Westbrook Park), a church to the east, Manke timber to the west, and a concrete recycler to the south.

### B. Project Description

The project proposes:

- Development of 3.5 miles of new trails for mountain biking and/or hiking;
- Maintenance of 1.9 miles of existing, informal trails;
- Abandonment of 0.4 miles of existing, informal trails;
- Development of two bicycle pump tracks and skill stations;
- Development of a 25-space parking lot and restroom;
- Development of a paved access lane and utility connections from Black Lake Blvd to the site; and
- Frontage improvements on Black Lake Blvd.

The proposed site plan is included as Attachment 2.

## C. City Review Process

### Application Submittal

The applicant met with City staff to discuss the proposal in a pre-application conference in November 2020. The land use application was submitted and deemed complete on June 12, 2023. The City\* issued a Notice of Application on June 30, 2023 (Attachment 3). The City and the applicant co-hosted a project information meeting on July 12, 2023.

\*Note: When City staff is referenced in this report, the Department referenced is Community Planning and Economic Development (CPED). City Parks staff are the project applicant. City projects go through the same review process as private development applications, with a clear division between City reviewers in CPED and the applicant in Parks.

### Project Review

City staff in planning, building, engineering, fire, urban forestry and historic preservation (“Site Plan Review Committee”) reviewed the project for compliance with applicable codes, standards and ordinances. The following timeline shows the review process:

- **June 12, 2023:** Application deemed complete.
- **September 21, 2023:** After reviewing the initial submittal documents it was found that additional information and revisions were necessary. Substantive review comments were provided to the applicant.
- **November 27, 2024:** The applicant submitted revised plans and reports.
- **February 3, 2025:** Following second review, the City issued a second set of review comments for the applicant to address.
- **April 24, 2025:** The applicant submitted revised plans and reports.
- **June 9, 2025:** Following third review, the City issued a third set of review comments for the applicant to address.
- **April 2, 2026:** The applicant submitted revised plans and reports.
- **March 6, 2026:** The Site Plan Review Committee recommended approval of the project and a Notice of Public Hearing was issued (Attachment 4).

### Public Comment

Public comment was received during the public comment period following the Notice of Application (Attachment 5). Public comments were distributed to applicable Site Plan Review Committee members and the applicant. Neighbors in the area shared concerns about damage to critical areas, increased noise and disturbances from park activities, potential for unhoused community members to use the park and conversion of informal hiking trails to biking trails. The applicant provided a response to these comments (Attachment 6).

## II. APPLICABLE REGULATIONS & ANALYSIS

This section identifies specific local and state regulations that apply to the proposed project. Staff responses to these standards are noted in italics.

- A. Comprehensive Plan
- B. OMC Title 14 Environmental Policy
- C. OMC Title 16 Buildings and Construction
- D. OMC Title 18 Unified Development Code

- E. Engineering Design and Development Standards (EDDS) and Drainage Design and Erosion Control Manual (DDECM)
- F. Agency Comments

## A. Comprehensive Plan

The site is designated Low Density Neighborhoods in the Future Land Use Map of the Comprehensive Plan. This designation supports low-density housing and accommodates environmental sensitivities such as habitat and stormwater drainage. Relevant Comprehensive Plan policies include the following:

### Natural Environment

**GN1: Natural resources and processes are conserved and protected by Olympia’s planning, regulatory and management activities.**

- **PN1.1** Administer development regulations which protect environmentally sensitive areas, drainage basins and wellhead areas.
- **PN1.5** Preserve the existing topography on a portion of a new development site; integrate existing site contours into the project design and minimize the use of grading and other large-scale land disturbances.
- **PN1.7** Limit hillside development to site designs that incorporate and conform to the existing topography and minimize their effect on existing hydrology.
- **PN1.8** Limit the negative impacts of development on public lands and environmental resources and require full mitigation of impacts when they are unavoidable.
- **PN1.11** Design, build, and retrofit public projects using sustainable design and green building methods that require minimal maintenance and fit naturally into the surrounding environment.

**GN3: A healthy and diverse urban forest is protected, expanded, and valued for its contribution to the environment and community.**

- **PN3.3** Preserve existing mature, healthy and safe trees first to meet site design requirements on new development, redevelopment and city improvement projects.

**GN11: All members of the community can experience the natural environment through meaningful volunteer experiences, active recreation, and interactive learning opportunities.**

- **PN11.1** Ensure that all members of the community have access to a nearby natural space that gives them opportunities to see, touch and connect with the natural environment.
- **PN11.5** Foster a sense of place and community pride by carefully stewarding the trees, plants and wildlife unique to Puget Sound.

### Land Use and Urban Design

**GL3: Historic resources are a key element in the overall design and establishment of a sense of place in Olympia.**

- **PL3.7** Identify, protect and maintain historic trees and landscapes that have significance to the community or a neighborhood, including species or placement of trees and other plants.

**GL20: Development maintains and improves neighborhood character and livability.**

- **PL20.4** Support development and public improvements consistent with healthy and active lifestyles.

**Transportation**

**GT7: A network of regional and local trails enhances mobility for bicycles and pedestrians.**

**GT25: Bicycling is safe and inviting and many people use their bikes to both travel and stay active.**

- **PT25.9** Use education, encouragement and enforcement programs to improve the safety of and promote bicycling.

**Public Health, Arts, Parks and Recreation**

**GR1: Unique facilities, public art, events, and recreational programming encourage social interaction, foster community building and enhance the visual character and livability of Olympia.**

- **PR1.1** Continue to provide extraordinary parks and community programs that contribute to our high quality of life and attract tourism and private investment to Olympia.
- **PR1.3** Be responsive to emerging needs for programs, facilities and community events.

**GR2: The City leverages its investments in parks, arts and recreation programs and facilities.**

- **PR2.1** Seek non-profit organization and community member partnerships, sponsorships, grants and private donations for park and facility acquisition, development, operation, programming, and events.

**GR3: A sustainable park system meets community recreation needs and Level of Service standards.**

- **PR3.1** Provide parks in close proximity to all residents.
- **PR3.2** Ensure that Olympia's park system includes opportunities for community members to experience nature and solitude as a healthy escape from the fast pace of urban life.

**GR9: Olympians enjoy lifelong happiness and wellness.**

- **PR9.1** Provide opportunities that promote a mentally and physically active lifestyle and healthy food choices, including participation in local food production.

**GR10: Families recreate together.**

- **PR10.3** Work towards providing recreation programs that are affordable and available to all community members.
- **PR10.4** Provide parks and programs to serve people of all ages, and with many different abilities and interests.

- **PR10.6** Provide convenient, safe, active, outdoor recreation experiences suited for families.

Staff Finding

*The proposal includes a lower-impact land use and smaller development footprint than “traditional” residential buildings on an environmentally sensitive site. The site is located in an area with critical areas and sensitive drainage considerations. While the zone allows “traditional” developments like a subdivision of single-family homes here, instead this project proposes minimal vegetation removal and preservation and maintenance of a large, relatively intact site. The sloped topography of the site is appropriate for mountain biking and hiking with minimal grading. Historic, culturally modified trees onsite will be identified and protected. Finally, the careful planning of several mixed-use trails where safe and beginner and intermediate trails and skills areas, makes this park usable by community members of varying ages and ability levels. The proposal furthers the goals and policies of the Comprehensive Plan.*

**B. Environmental Policy, OMC Title 14**

The proposal is subject to State Environmental Policy Act (SEPA) review, which examines if the proposal would result in probable significant adverse environmental impacts.

Staff Finding

*As conditioned and in accordance with existing City and state regulations, the project is not expected to result in probable significant adverse environmental impacts. The City used the optional Determination of Nonsignificance (DNS) process allowed by WAC 197-11-355, issued a Notice of Application and Anticipated SEPA Determination on June 30, 2023 (Attachment 3) and issued a Notice of Public Hearing and SEPA Determination on May 28, 2026 (Attachment 4). No appeals were filed.*

**C. Buildings and Construction, OMC Title 16**

**Fire Code, OMC 16.32**

The project is subject to standards in OMC 16.32 regarding fire protection including access roadways.

Staff Finding

*The project includes an access roadway with adequate width for fire vehicles and hammerhead turnaround to support fire vehicle turnaround. The project complies with OMC 16.32.*

**Tree, Soil, and Native Vegetation Protection and Replacement, OMC 16.60**

The project is subject to standards in OMC 16.60 regarding tree densities and tree protection during construction.

Staff Finding

*The project includes removal of 90 trees, 62 of which are dead or diseased, on a site with approximately 24,000 trees. The Soil and Vegetation Plan (Attachment 7) include protection measures to ensure safe removal of the trees and protection of remaining trees. As conditioned, the project complies with OMC 16.60.*

**D. Unified Development Code, OMC Title 18**

**Residential Districts and Conditional Use Standards, OMC 18.04**

Community parks are conditional, not outright, permitted uses in the RLI zone when proposing more than ten vehicle parking spaces. The criteria for approval are listed in OMC 18.04.060.T and include: “the Decision Authority shall approve recreational facilities only if the proposed facility will not have a significant adverse effect on the immediate neighborhood.” OMC 18.04 also includes development standards such as setbacks and impervious surface coverage.

Staff Finding

*The proposal will not have significant adverse effects on the immediate neighborhood and meets all development standards for the RLI zone. The project has been designed with input from and consideration for the immediate neighborhoods. The project design includes a 150' buffer along the north and east property boundaries (the only boundaries adjoining residential properties) where only existing informal trails are being maintained, with the exception of one new connection to the Ken Lake neighborhood. Public comments expressed concern over a larger park drawing in new activity nearby but also expressed support for the informal trails already being used and a desire to be able to connect to those trails. The applicant also changed the original project concept which included off of Park Drive to instead connect to Black Lake Blvd after concern from neighbors. The project complies with OMC 18.04.*

**Historic Preservation, OMC 18.12**

Cultural resources shall be protected from damage during construction and all other development activities. Requests from consulting Tribes and/or the Department of Archaeology and Historic Preservation (DAHP) will be given substantial weight in decisions on land use approval and subsequent permit issuance. When projects receive state funding, cultural resource and historic preservation consultation occur at the state level as required by Governor's Executive Order 21-02

Staff Finding

*This project is receiving funding through Washington Recreation and Conservation Office and is subject to historic and cultural resource preservation requirements through the state. The City will require an Inadvertent Discovery Plan onsite during all ground-disturbing activities and will follow recommendations resulting from the 21-02 process. The applicant noted in their SEPA checklist (Attachment 8) that there are culturally modified trees onsite. These trees were also noted in an agency comment from the Nisqually Tribe (Attachment 9). As per 43 CFR 7.18[a][1]) of the Archaeological Resource Protection Act, Section 304 of the National Historic Preservation Act, and RCW 42.56.300 of the Washington State Public Records Act- Archaeological Sites, all information concerning the location, character and ownership of any cultural resource is exempt from public disclosure. The applicant will be required to go through the 21-02 process, have an Inadvertent Discovery Plan onsite during ground-disturbing activity, and have all areas proposed for ground disturbance surveyed for cultural materials and the entire project area surveyed for culturally modified trees. As conditioned, the project complies with OMC 18.12.*

**Critical Areas, OMC 18.32**

Critical areas in the City such as wetlands, streams, important habitats and their buffers are protected through OMC 18.32. Applicants must either avoid any impact to critical areas and buffers or show how the action can be minimized, rectified, reduced and compensated for.

**Wellhead Protection Areas**

The northwest corner of the site is located in the Allison Springs 10-year wellhead protection area. Wellhead protection measures include prohibiting uses which may leach waste and use of certain fertilizers. The project does not propose any activities in the wellhead protection area that pose a risk to groundwater.

**Streams**

There are three seasonal streams on the site, all of which were mapped by SCJ Alliance and verified onsite and reassessed by Psomas (Attachment 10). Type Ns streams without high mass wasting require a 150 ft buffer. The project does not propose any new trails in stream buffers however does propose maintaining a central trail crossing Streams 1 (north) and 3 (south). The northernmost stream crossing is an existing gravel paved access road historically used as a driveway for one of the single-family homes. The stream is conveyed beneath through a 20-inch culvert. The southernmost stream crossing also currently has an unpaved existing informal trail, though no culvert. The applicant evaluated three alternatives for this stream crossing: retaining the crossing, abandoning the existing trail and constructing a new trail parallel to the stream buffer

in the buffer and abandoning the existing trail and constructing a new trail longer to the east outside the stream buffer. When comparing the three alternatives, retaining the existing informal crossing was found to have less intense impacts on the stream functioning as substituting a significantly longer section of trail increases developed surface area on the site and may not effectively deter users from using the previous alignment.

See figure 2 for stream, wetland and buffer locations.

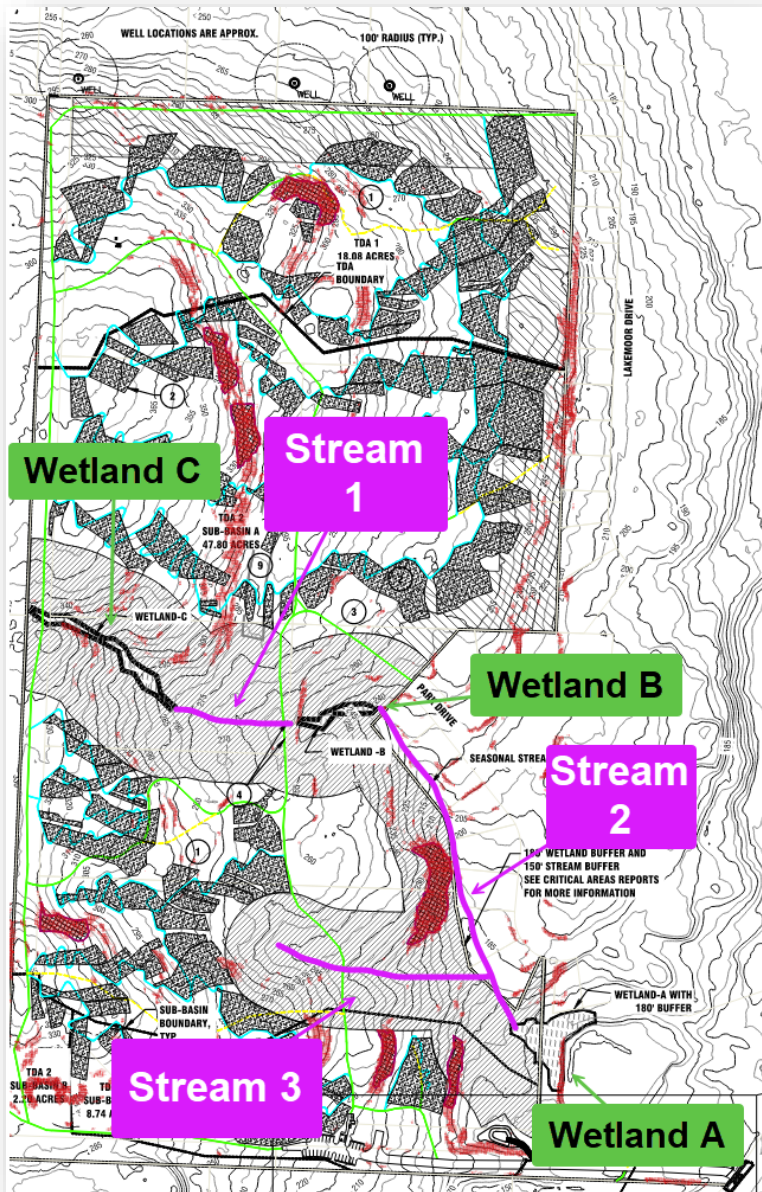


Figure 2. Project site with streams, wetlands, and buffers overlaid.

**Wetlands**

There are three wetlands on the site: Wetland C to the northeast, Wetland B to the west and Wetland A to the southeast (Figure 2). None of the wetlands have activity proposed inside of the wetland boundaries. The buffers are proposed to have impacts: Wetland A’s buffer includes a stormwater pond which proposes to use buffer averaging in the outer 25% to substitute higher-quality created buffer; Wetland B’s buffer includes maintenance and future use of an existing informal trail; and Wetland C’s buffer includes maintenance and

future use of an existing informal trail. Wetland B's buffer trail is essential to connect the northern and southern halves of the project site and utilizes the existing gravel accessway and culvert. Wetland C's buffer trail is located in an existing active utility corridor maintenance road. None of the trails are proposed to have permanent or temporary impacts to wetland buffers.

### **Landslide Hazard Areas**

The site has many steep slopes and several Landslide Hazard Areas (LHAs). The proposal includes abandonment of one existing, informal trail in a LHA and a slight overlap between the stormwater infiltration pond and a LHA. Stormwater facilities are allowed in the outer half of a LHA buffer at the toe of slope if mitigation sequencing (OMC 18.32.135) and criteria in OMC 18.332.620 have been met. The applicant has prepared a narrative describing how the pond design meets these criteria (Attachment 11).

### Staff Finding

*OMC 18.32.112 allows the Hearing Examiner to grant relief from critical area regulations when the following criteria are met:*

- *There is no other practical alternative to the proposed development with less impact on the critical areas;*
- *The application of this Chapter would unreasonably restrict the ability to provide utility services to the public;*
- *The proposal does not pose an unreasonable threat to the public health, safety, or welfare on or off the development proposal site;*
- *The proposal attempts to protect and mitigate impacts to the critical area functions and values consistent with the best available science; and*
- *The proposal is consistent with other applicable regulations and standards.*

*Staff found that all criteria were met for the stream crossings, wetland buffer encroachments and stormwater pond location. Using the existing, informal trails in these locations has the least impact to critical areas as relocating them would either cause greater impacts to the areas from larger development footprints or restrict the site from being used. There are no unreasonable threats to health, safety, or welfare and the critical areas are expected to experience minimal functional impacts from the development.*

*The applicant has shown compliance with wetland buffer averaging requirements in OMC 18.32.535.F to allow the stormwater pond to be located in the Wetland A's buffer.*

*The applicant has also met the mitigation sequencing requirements to allow the stormwater pond to be located in a Landslide Hazard Area.*

*The project is conditioned to require the mitigation and monitoring recommended by the Psomas report to ensure unintended impacts do not occur (Attachment 10). As conditioned, the project complies with OMC 18.32.*

### **Landscaping, OMC 18.36**

The proposal must provide landscaping in accordance with OMC 18.36 including parking lot landscaping. Requirements include using primarily native or non-native and drought-tolerant species and achieving 80% coverage in all planting areas in three years.

### Staff Finding

*At a conceptual level, the landscaping plan shows adequate space in planting areas to meet all requirements of OMC 18.36 (Attachment 12). The engineering permit application will require a landscaping plan showing compliance with OMC 18.36 including proposed species and locations of groundcover, shrubs and trees in the parking lot. The proposal complies with OMC 18.36.*

**Vehicle and Bicycle Parking Standards, OMC 18.38**

Parks do not have a set required amount of vehicular parking and instead rely on applicants to determine vehicular parking need. Bicycle parking is required, with the amount depending on how many vehicular stalls are provided.

**Staff Finding**

*The applicant submitted a Parking Narrative analyzing nearby trail/bicycle parks in Washington and expected trip generation from Olympia Public Works (Attachment 13). This analysis found that most parks average 3.25 vehicular stalls per mile of trail with at least 20 parking stalls provided. The proposal matches these recommendations by providing 25 stalls, including accessible stall. This requires five covered bicycle racks which are shown on the site plan. The parking lot is partially located in underlying City of Olympia right-of-way for a future Kaiser Rd to Black Lake Blvd connecting street. It is unclear when this street connection may go in. The applicant has agreed that if the road is development and the parking lot must be removed, a minimum of 20 stalls will be installed elsewhere on the site. As conditioned, the proposal meets OMC 18.38 parking requirements.*

**Hearing Examiner Authority, OMC 18.70 & 18.82**

The proposal requires a conditional use permit. Conditional use permits subject to SEPA are processed as type III permits under the authority of the Hearing Examiner.

**E. Engineering Design and Development Standards (EDDS) and Drainage Design and Erosion Control Manual (DDECM)**

The preliminary civil plan set was reviewed for compliance with the EDDS related to transportation, drinking water, wastewater and solid waste (Attachment 14). The preliminary drainage report was reviewed for compliance with the DDECM for stormwater (Attachment 15).

**Transportation, EDDS Chapter 4**

Streets and alleys must be designed and constructed in conformance with EDDS Chapter 4. Requirements include bringing the street frontage up to current requirements past a trigger threshold and maintaining appropriate vehicle access requirements.

**Staff Finding**

*The project's connection to Black Lake Blvd is located in the City of Tumwater and subject to City of Tumwater engineering permit approval and frontage improvement requirements. The City routed the revised project plans to the City of Tumwater and received conceptual approval of the plans. The proposal will be conditioned to require a Tumwater engineering permit approval prior to Olympia engineering permit issuance. As conditioned, the proposal will comply with EDDS Chapter 4.*

**Water, EDDS Chapter 6**

The developer must install water facilities in accordance with the provisions of Chapter 6 of the EDDS.

**Staff Finding**

*The City has capacity for this proposal's water needs. The project will provide a service line to the restroom and project site. The proposed water design complies with EDDS Chapter 6.*

**Sewer, EDDS Chapter 7**

The developer must install sewer facilities in accordance with the provisions of Chapter 7 of the EDDS.

**Staff Finding**

*Community parks are not required to provide restrooms. The applicant has opted to propose a restroom that uses a holding tank toilet. The holding tank toilet will be permitted by Thurston County. A condition has been added to ensure the toilet is properly permitted. As conditioned, the proposal complies with EDDS Chapter 7.*

#### **Solid Waste, EDDS Chapter 8**

City Waste Resources provides for collection and disposal of all solid waste, recyclables and organics.

#### **Staff Finding**

*Existing City parks manage solid waste internally where Parks staff service containers and bring them to more central locations for Waste Resources pickup. The project proposes to handle solid waste in a similar manner. The proposal complies with EDDS Chapter 8.*

#### **Storm Drainage, EDDS Chapter 5**

The developer must provide for the treatment, storage and disposal of surface drainage through a storm drainage system designed to the current Drainage Design and Erosion Control Manual for Olympia (DDECM) and Chapter 5 of the EDDS. A preliminary drainage report is provided with the land use application and is then refined at the time of civil engineering permit.

#### **Staff Finding**

*The proposed stormwater system described in the Preliminary Drainage Report complies with the provisions of the 2022 Drainage Design and Erosion Control Manual (Attachment 15). The applicant will be required to obtain an easement or maintenance agreement with Puget Sound Energy (PSE) for maintenance of the existing culverts on PSE property that are proposed to be used. As conditioned, the proposal complies with EDDS Chapter 5.*

#### **F. Agency Comments**

Agency comments can be viewed in Attachment 9.

#### **City of Tumwater**

The City of Tumwater was routed the initial application and subsequent resubmittals as the project lies partially in Tumwater City limits.

#### **Staff Finding**

*The City of Tumwater commented with general site plan and engineering comments that influenced slight plan changes, such as parking lot landscaping. Tumwater has reviewed the most recent project plans and has not noted any site-changing requirements. The project must apply for and receive Tumwater engineering permit approval prior to Olympia engineering permit issuance.*

#### **Nisqually Tribe**

Interested Tribes are routed Notice of Applications to ensure potential historic or cultural resources are identified and protected.

#### **Staff Finding**

*Following receipt of the Notice of Application, the Nisqually Tribe commented with a request for a cultural resources report with a survey of the entire project area for culturally modified trees and areas proposed for ground disturbance to be surveyed for the existence of cultural materials. The project is receiving state funding and must complete required historic and cultural resource preservation consultation in the process outlined in Governor's Order 21-02. The project is conditioned to require the requested survey with engineering permit application and complete the state consultation process prior to engineering permit application. The City may require additional historic and cultural resource protection work as a result of the*

*state process and/or cultural resources survey. As conditioned, the project satisfies comments from the Nisqually Tribe around cultural resources.*

### **Department of Ecology**

Anticipated SEPA determinations are routed to the Department of Ecology for review and comment.

### **Staff Finding**

*Ecology commented with several standard conditions regarding fill, ground contamination and erosion control. None of the comments are site-changing.*

## **III. CONCLUSION & RECOMMENDATION**

Pursuant to OMC 18.70.050, the Director finds that the project, as conditioned, meets all applicable codes and standards and recommends approval of the Conditional Use Permit subject to the following conditions:

1. Development shall be substantially similar to site plan C0.2 dated March 31, 2026, as modified by the conditions of approval herein and as modified by the Hearing Examiner.
2. The engineering permit shall comply with the Engineering Design and Development Standards (EDDS) and the Drainage Design and Erosion Control Manual (DDECM) in effect at the time of application submittal. The following shall be addressed as part of the engineering permit application:
  - a. The civil engineering plan set is to clearly show and delineate elements within Tumwater jurisdiction. Prior to City of Olympia civil engineering permit issuance, the applicant will need to provide approved plans with formal written approval from the City of Tumwater. The applicant is responsible for submitting the appropriate permits with City of Tumwater for review and approval.
  - b. Trees removed on the site shall comply with the recommendations of the Soil and Vegetation Report including cutting Western red cedars as close to the ground as possible for bark collection and cutting all other trees to 10' ft or less in height to provide wildlife habitat.
  - c. Include all recommended tree protection standards of the Soil and Vegetation Report in civil plans.
  - d. Cultural resource and historic preservation consultation must be executed per Governor's Order 21-02 and Section 106 of the National Historic Preservation Act. The project must demonstrate compliance with recommended mitigation measures from the Cultural Resource consultant, interested Tribes and other reviewing agencies as part of these processes. A memo documenting the reviews and recommended mitigation measures and how the project complies must be submitted with the engineering permit application.
  - e. An Inadvertent Discovery Plan must be submitted with the engineering permit application and kept onsite during all ground-disturbing activity.
  - f. The Cultural Resources Survey Report must be submitted with the engineering permit application and uploaded to the Department of Archaeology and Historic Preservation's archaeology database WISAARD.
  - g. The applicant must obtain an easement or maintenance agreement to use pipes for pond discharge. This must be provided prior to the issuance of the City of Olympia civil engineering permit.

3. The proposed holding tank toilet for the restroom will be permitted by Thurston County Environmental Health.
4. At least twenty parking stalls are required for park use. If the parking lot is removed in the future, these spaces must be provided elsewhere onsite or in adjacent ROW.
5. Existing trails within critical areas and buffers must be monitored biannually for 3 years, once in the spring and once in the fall. Follow the protocol included in the Psomas report and submit results to the Department. If monitoring results show significant increases in unvegetated tread width or depth, or ongoing sediment issues affecting downstream water quality, additional mitigation may be required.
6. Any noxious weeds found onsite shall be removed and disposed of per Thurston County Noxious Weed Board protocol.

**Submitted by:** Casey Mauck, AICP, Associate Planner, on behalf of the Director of Community Planning & Economic Development and the Site Plan Review Committee  
360.753.8048, [cmauck@ci.olympia.wa.us](mailto:cmauck@ci.olympia.wa.us)

**Attachments:**

- Attachment 1 - Staff Report
- Attachment 2 - Revised Site Plan v5
- Attachment 3 - Notice of Application, Public Meeting, and Anticipated SEPA Determination
- Attachment 4 - Notice of Public Hearing and SEPA Determination
- Attachment 5 - Public Comments received as of June 4, 2026
- Attachment 6 - Applicant Response to Public Comments
- Attachment 7 - Revised Soil and Vegetation Plan v4
- Attachment 8 - Revised SEPA Checklist v4
- Attachment 9 - Agency Comments
- Attachment 10 - Psomas Revised Critical Areas Report & Mitigation Plan v2
- Attachment 11 - Landslide Hazard Area Mitigation Sequencing Memo
- Attachment 12 - Revised Landscape Plan v5
- Attachment 13 - Parking Narrative
- Attachment 14 - Revised Civil Plans v5
- Attachment 15 - Revised Drainage Report v4
- Attachment 16 - Revised GeoEngineers Geotechnical Consultation v2
- Attachment 17 - Soils Map
- Attachment 18 - Sage Geotechnical Report
- Attachment 19 - Krazan Geotechnical Report
- Attachment 20 - Hope Community Church Parking Letter