



COUNTY COMMISSIONERS

Carolina Mejia-Barahona

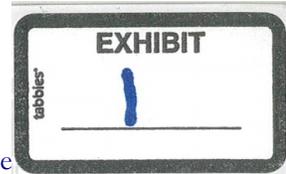
District One

Gary Edwards

District Two

Tye Menser

District Three



**COMMUNITY PLANNING &
ECONOMIC DEVELOPMENT DEPARTMENT**

Creating Solutions for Our Future

Joshua Cummings, Director

**THURSTON COUNTY COMMUNITY PLANNING & ECONOMIC DEVELOPMENT
DEPARTMENT STAFF REPORT**

PUBLIC HEARING

May 24, 2022

PROJECT NO: 2021104634

PROJECT SEQUENCE NO: 21 110794 ZM

REQUEST

The proposal is for a 2,000 square foot garage associated with an existing single-family residence.

GENERAL INFORMATION

- A. Project Applicant: Travis Brown
353 Gish Rd
Onalaska WA 98570
360 561-8634
Browns2525@gmail.com
- B. Applicant Representative: Same as Applicant
- C. Owner: Keith Keller
5300 Boulevard Ext. Rd SE
Olympia WA 98501
- D. Location: 5300 Boulevard Ext. Rd. SE, Olympia WA 98501

E. Legal Description: Section 31 Township 18 Range 1W Quarter SW SW Plat GLENMORE LT 11 Document 019/082; known as Tax Parcel No. 50930001100

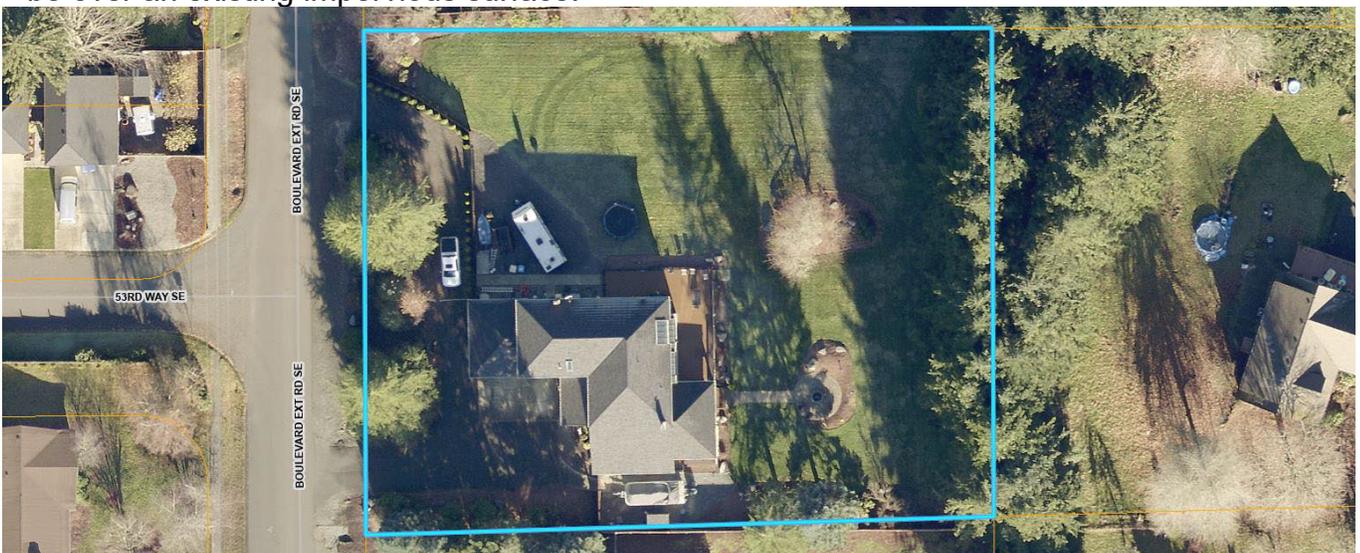
F. Land Area: 1.09 acres

PROJECT DESCRIPTION

This project proposes a 2,000 square foot garage associated with an existing single family residence. The garage would be used for residential storage of such things as recreational vehicles, boats, camping trailer and other items. There is a more detailed project description in the narrative (Attachment e).

BACKGROUND

The subject property is zoned R 4-8 in the Olympia Urban Growth Area (UGA). In the R 4-8 zoning district, garages over 800 square feet require a Special Use Permit per Thurston County Code, Title 23, Table 4.01 and TCC 23.04.060(2). The property is developed with a single-family residence which was built in 1987 per Assessor's records. The home includes an attached 858 square foot garage. The home with attached garage is located on the south side of the property and the proposed 2,000 square foot garage would be located in the northwest portion of the property adjacent to an existing driveway and parking area. A large portion of the proposed garage would be over an existing impervious surface.



NOTIFICATION

Written notice of the public hearing was sent to all property owners within 300 feet of the site and to others who had requested notice on May 4, 2022. Notice of the public hearing was published in The Olympian on May 13, 2022 at least ten (10) days prior to

the hearing. A Notice of Application was mailed to property owners within 300 feet of the site on October 22, 2021 (Attachment g).

ENVIRONMENTAL DETERMINATION

Single-family residential development and accessory structures are categorically exempt from SEPA review per Thurston County Code (TCC 17.09.055.B) and WAC 197-11-800 Categorical Exemptions.

CRITICAL AREAS

The critical areas found on-site are Pocket gopher soils and prairie soils. The area was screened for Pocket gopher mounds in the summer of 2020 and no mounds were detected. Prairie habitat was also not detected. There are no other critical areas that effect the site.

ANALYSIS

A. Zoning (Title 23)

The subject property is zoned Residential 4-8 (R 4-8). TCC Title 23, Table 4.01 and TCC 23.04.060(2) indicate that “large garages” over 800 square feet are permitted through a Special Use Permit.

B. Special Use (23.48)

23.48.030 General standards.

In addition to the specific standards set forth in this chapter with regard to particular special uses, all uses authorized as special uses shall meet the following standards:

A. Plans, Regulations, Laws. The proposed use at the specified location shall comply with the Olympia Joint Plan, and all applicable federal, state, regional and Thurston County laws or plans.

Staff comments: Large garages, i.e. those over 800 square feet are permitted in the Olympia Urban Growth Area with a Special Use Permit (TCC 23.04.060(2)). The proposal complies with the Olympia Joint Plan and all other requirements.

B. Underlying Zoning District. The proposed use shall comply with the general purposes and intent of the applicable zoning district regulations and subarea plans. Open space, lot, setback and bulk requirements shall be less than that specified for the zoning district in which the proposed use is located unless specifically provided otherwise in this chapter.

Staff comments: The proposal complies with the general purposes and intent of the applicable zoning district regulation etc. Staff reviewed the project and found the proposal to be consistent with the general purposes for residential districts as laid out in TCC 23.04.020 Purposes. Additionally, the proposal is consistent with the specific purposes of the R 4-8 zoning district which are as follows:

“23.04.020 B. 4. Residential Four to Eight Units per Acre (R 4-8). To accommodate single-family houses and townhouses at densities ranging from a minimum of four units per acre to a maximum of eight units per acre; to allow sufficient residential density to facilitate effective mass transit service; and to help maintain the character of established neighborhoods;”

Staff believe the project to be consistent with the above standards. The proposal won't have any substantive impact on the established neighborhood. There are other similarly sized garages in the area.

- C. Location. No application for a special use shall be approved unless a specific finding is made that the proposed special use is appropriate in the location for which it is proposed. This finding shall be based on the following criteria:
1. Impact. The proposed use shall not result in substantial or undue adverse effects on adjacent property, neighborhood character, natural environment, traffic conditions, parking, public property or facilities, or other matters affecting the public health, safety and welfare. However, if the proposed use is a public facility or utility deemed to be of overriding public benefit, and if measures are taken and conditions imposed to mitigate adverse effects to the extent reasonably possible, the permit may be granted even though such adverse effects may occur.

Staff comments: The proposal will not have a substantive impact to adjacent properties or neighborhood character, natural environment or any of the other listed standards. The proposed garage will be painted to match the residence as conditioned and as stated earlier, there are other similarly sized garages in the area.

2. Services. The use will be adequately served by and will not impose an undue burden on any of the improvements, facilities, utilities or services existing or planned to serve the area.

Staff comments: The proposal will not have any impact on the above services. The garage will be used for storage and to get the owners belongings which are currently out in the weather under cover and protected from the elements.

23.48.040 Additional conditions.

The hearing examiner or director, as applicable, may impose additional conditions on a particular use if it is deemed necessary for the protection of the surrounding properties, the neighborhood or the general welfare of the public. The conditions may:

- A. Increase requirements in the standards, criteria or policies established by this title;
- B. Stipulate an exact location as a means of minimizing hazards to life, limb, property, traffic, or of erosion and landslides;
- C. Require structural features or equipment essential to serve the same purpose set forth in subsection B above;
- D. Impose conditions similar to those set forth in subsections B and C above to assure that a proposed use will be equivalent to permitted uses in the same zone with respect to avoiding nuisance generating features in matters of noise, odors, air pollution, wastes, vibration, traffic, physical hazards and similar matters;
- E. Ensure that the proposed use is compatible with respect to the particular use on the particular site and with other existing and potential uses in the neighborhood;
- F. Assure compliance with the Olympia UGA Design Guidelines, Chapter 23.20.

Staff comments: The above is noted. The Hearing Examiner may apply additional conditions in addition to those recommended by staff.

C. Environmental Review

As stated above, the development is categorically exempt from SEPA review and the site was evaluated for critical areas, including pocket gopher soils. No pocket gopher mounds were found on site and there will not be any impact on other critical areas or their buffers.

D. Commenting Agencies

The Environmental Health Section of the Public Health and Social Services Department reviewed the project for compliance with health codes. The Environmental Health comment letter recommends conditions of approval (Attachment k).

The Thurston County Public Works Department reviewed the project and approved it without comments.

Comments were also received from the Nisqually Tribe (Attachment j), and Squaxin Tribe (Attachment i). No significant concerns were raised by the tribe. A comment and "preliminary approval" letter was received from the City of Olympia (Attachment h).

Although the City does not have a role in the approval of the project they recommended one condition with regards to connection to City sewer. The requested condition is listed in the proposed project conditions at the end of the staff report.

F. Public Comment

A letter was received from a neighbor, Maureen Rawlings (Attachment I). She had concerns that the project was commercial in nature which it is not. Staff spoke with Maureen and she was relieved to learn that the project is residential in nature and not commercial. She also had concerns about the overall Olympia UGA which do not pertain to this particular project. No trees or native vegetation will be impacted by the project.

G. Determination of consistency

As proposed and conditioned, the project is consistent with the Thurston County Comprehensive Plan and all other applicable policies and ordinances.

DEPARTMENT RECOMMENDATION

If the examiner finds that the criteria for approval are satisfied, Staff recommends the following conditions to ensure compliance with applicable development standards and regulations:

Public Health and Social Services Department Conditions:

1. Prior to final building occupancy approval, the existing septic system must be inspected, and pumped if needed, by a Thurston County certified pumper.
2. There shall be no parking over the top of the existing septic system drainfield.
3. The waterline and sewage transport line proposed under the gravel drive must be properly encased to prevent damage from vehicular traffic.
4. The proposed garage must be located at least 10 feet from the existing septic system drainfield.
5. The property will be required to connect to City of Olympia sanitary sewer upon failure of the existing on-site septic system.

Community Planning and Economic Development Conditions:

6. The paint color and roofing material of the proposed garage shall match that of the associated single-family residence.
7. Per comments from the City of Olympia (Attachment h) "If the applicant wishes to abandon the existing septic system, there is a city-owned STEP main located in Boulevard Extension Rd that the property could connect to via appropriate permitting with the City of Olympia."
8. Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or storm drains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are pollutants.

Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington and is subject to enforcement action.

9. All grading and filling of land must utilize only clean fill.
10. In the case of inadvertent discovery of archaeological resources or human burial, the applicant and/or contractor must immediately stop work and contact the Washington Department of Archaeology and Historic Preservation at (360)586-3067.
11. A Construction Stormwater Permit from the Washington State Department of Ecology may be required. Information about the permit and the application can be found at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/permit.html>. It is the applicant's responsibility to obtain this permit if required.
12. All development shall be in substantial compliance with the approved site plan. Any expansion or alteration of this use will require approval of a new or amended special use permit. Community Planning and Economic Development will determine if any proposed amendment is substantial enough to require hearing Examiner approval.

NOTE: Affected property owners may request a change in valuation for property tax purposes.

Scott McCormick
Associate Planner

LIST OF EXHIBITS

EXHIBIT 1 Community Planning and Economic Development Staff Report including the following attachments:

- Attachment a Notice of Public Hearing
- Attachment b Zoning map
- Attachment c Master Application, submitted Sept. 1, 2021
- Attachment d Special Use Permit Application, submitted Sept. 1, 2021
- Attachment e Narrative summary dated December 2, 2021
- Attachment f Site plan received March 10, 2022
- Attachment g Notice of Application, dated October 22, 2021 with adjacent property owners list dated October 20, 2021
- Attachment h Letter from the City of Olympia dated September 30, 2021
- Attachment i Email from the Squaxin Tribe dated September 20, 2021
- Attachment j Letter from the Nisqually Tribe dated September 20, 2021
- Attachment k Email Memo from Dawn Peebles, Environmental Health, dated March 3, 2022
- Attachment l Comment email from Maureen Rawlings dated October 28, 2021