



Community Development Department
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**CITY OF TUMWATER
HEARING EXAMINER STAFF REPORT
Hearing Date: February 25, 2026**

Project Name: Thurston Hindu Temple and Cultural Center – Site Plan Review and Conditional Use Permit

Case Numbers: TUM-25-1198, TUM-25-1522

Applicant: Anil Kumar
5112 Andrew St SE, Lacey, WA 98503

Type of Action Requested: The applicant is requesting approvals of Site Plan Review (TUM-25-1198), and Conditional Use Permit (TUM-25-1522) to establish a church within an existing 1,562 sq ft suite located in the building at 210 Tumwater Blvd. SW, Tumwater, WA 98512.

Project Location: 210 Tumwater Boulevard SW, Tumwater, WA 98512. The site is in a portion of the SE ¼ of the SE ¼, Section 3, T17N, R2W. Thurston County Tax Parcel No. 82701600300 (Exhibit 5).

Public Notification: Public notice for this February 25, 2026, hearing was mailed to property owners within 300 feet of the subject property, various agencies, and published in The Olympian on February 13, 2026, in conformance with Tumwater Municipal Code (TMC) 14.10.050 (Exhibit 7).

Staff Recommendation: Approval, subject to conditions identified at the end of the staff report.

Staff Planner: Sam Hunter, Associate Planner
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I. BACKGROUND INFORMATION

A. Application and Review Process:

The applicant participated in feasibility and preapplication meetings. The application for a Type III Site Plan Review and Conditional Use Permit was submitted on November 20, 2025. The application was deemed complete on December 15, 2025 (Exhibit 6). Under TMC 2.58.090, Conditional Use Permits fall under the purview of the Hearing Examiner.

B. Existing Conditions:

The structure at 210 Tumwater Boulevard SW is one of several buildings on the same property owned by the Port of Olympia. The site is just west of Capitol Boulevard SW and on the north side of Tumwater Boulevard SW. The subject building, along with the site and other buildings on the property, have been upgraded and brought up to code in the years 2012-2015. Improvements included new parking facilities, stormwater facilities, outdoor lighting, and building upgrades (both interior and exterior). A recent 2025 tenant improvement permit for building 210 split the larger 6,000 sq ft interior into three separate suites.

C. Project Description:

The project involves locating a church within Suite 108 (1,562 sq ft) in an existing 6,000 square foot building at 210 Tumwater Boulevard SW (Exhibits 3 & 4).

II. REGULATORY FRAMEWORK

The proposal is subject to the following policies and regulations:

A. Tumwater Comprehensive Plan:

The project site is in the New Market Neighborhood as designated by the Land Use Element of the City's Comprehensive Plan. The land use designation for the site is Town Center (TC) (Exhibit 5).

Section 6.C.6. Tumwater Town Center in the Land Use Element of the Comprehensive Plan states:

“The Tumwater Town Center land use designation is intended to provide for a mix of public and privately owned developments that will realize Tumwater's vision of a new city center. It is envisioned to include state and local government facilities; private commercial developments of office, retail, and service businesses; residential; educational; civic services; support facilities and services, such as childcare; and public assembly facilities and outdoor spaces.”

Section 7.G. New Market Neighborhood section of the Land Use Element of the Comprehensive Plan states:

“In the next 20 years, this neighborhood is expected to become a new downtown core with walkable streets, green belts, mixed use areas, and retail areas. The vision for the neighborhood includes creation of a downtown and community gathering place, a broad mix of uses, clustered development to create a critical mass for public transportation, and continuing responsiveness to regional goals for growth management and environmental protection.”

“Conditions in the neighborhood favor redevelopment, encouraging infill, and high-density residential development.”

“The Olympia Regional Airport has played an ever-increasing role in the development, or lack of development, in the neighborhood. The main runway routes aircraft directly over the south end of the neighborhood, either taking off or landing, depending on the wind conditions. As a result, the noise impacts and safety hazards have made the neighborhood less than ideal for residential use. The land use trend has been away from residential use, especially in the areas closest to the runway.”

Staff Response and Recommended Finding:

The goals stated in the Comprehensive Plan encourage the development of community gathering spaces, infill development, and encourage less residential uses adjacent to the Olympia Regional Airport which is consistent with the proposed development.

This proposal is to change the use to locate a church within an existing building/suite. Impacts to surrounding properties should be minimal as the site is already developed with state offices on the parcel to the north, the Olympia Regional Airport across Tumwater Blvd to the South, and vacant and undeveloped property zoned Town Center to the east and west.

Staff finds that the project is consistent with the Comprehensive Land Use Plan with the proposed conditions.

B. City of Tumwater Economic Development Plan:

Building off the goals and policies in the adopted Strategic Plan, the City adopted the Economic Development Plan to further define the City’s vision related to economic development. Goal 7 of the plan (pg. 88) discusses the Town Center:

“The existing office buildings in the area, many of which house State agencies, will serve as a foundation for efforts to advance the Tumwater Town Center project, whether the established mixed-use vision remains or is modified. This Plan calls for treating these offices as an economic development asset to be retained and expanded upon through the attraction of complementary businesses.”

Staff Response and Recommended Finding:

The building in which the church is proposed to locate, along with several other buildings in the immediate vicinity were all previously used as State office buildings. After the State agencies vacated the buildings, the Port of Olympia invested heavily into the structures and

the site. The work improved the aesthetics and functions of the buildings and site, and several new businesses have moved into these structures. These include a pizza place, day care, karate studio, church, yoga studio, fitness studio, event center, and retail.

Staff finds that the proposed project is consistent with the goals and policies of the Economic Development Plan.

C. Tumwater Transportation Plan:

The Transportation Plan includes language speaking to regional consistency and coordination to address both motorized and non-motorized transportation links and corridor. The plan includes goals and policies for connected streets, to design and construct multimodal, context-sensitive, complete streets and roads, to ensure pedestrian connections, and to meet peak Level of Service (LOS) standards:

Staff Response and Recommended Finding:

Transportation Concurrency was assessed for the overall site with the original development. The proposed use does not exceed the number of trips generated by the original use (offices) and therefore meets the Transportation Concurrency exemption criteria under TMC 15.48.050.

Staff finds that the project is consistent with the Tumwater Transportation Plan.

D. Hearing Examiner, TMC 2.58 and TMC 14.12:

The Hearing Examiner has authority to review Conditional Use Permits (TMC 2.58.090 and TMC 14.12.020.D.4).

Staff Response and Recommended Finding:

Conditional use permits require a public hearing and decision by the Tumwater Hearing Examiner. When separate land use permit applications are consolidated under TMC 14.16.040(B), the final decision and appeal shall be rendered by the highest authority designated for any part of the consolidated applications.

Staff finds that the Conditional Use and Site Plan review should be reviewed by the Hearing Examiner.

E. Public Notice, TMC 14.10 and TMC 14.18:

TMC Chapter 14.10 requires the City to provide public notification of certain application types by issuing a Notice of Application (TMC 14.10.050) and a Notice of Open Record Hearing (TMC 14.18.040).

Staff Response and Recommended Finding:

The applications were deemed complete on December 15, 2025. The Notice of Application was mailed to property owners within 300 feet of the subject property and affected agencies, posted on-site, and published in the Olympian on December 26, 2025 (Exhibit 6).

Comments were received by the Confederated Tribes of the Chehalis Reservation, the Squaxin

Island Tribe, and ORCAA stating that they have no concerns with the proposed project (Exhibit 6).

Public notice for the February 25, 2026, public hearing was mailed to property owners within 300 feet of the subject property and affected agencies, posted on-site, and published in the Olympian on February 13, 2026, in conformance with TMC 14.10.050 (Exhibit 7).

F. State Environmental Policy Act – TMC 16.04:

Pursuant to WAC 197-11-800 and TMC 16.04.055 a project may be exempt from SEPA if it meets the flexible thresholds for categorical exemptions.

Staff Response and Recommended Finding:

The land use decision for the project is a change in use within an existing structure and does not include any expansions to the structure or parking. The project is exempt under WAC 197-11-800(6)(b) as the land use the authorized activities will be conducted within an existing building or facility qualifying for exemption under WAC 197-11-800(1) and (2); and the activities will not change the character of the building or facility in a way that would remove it from an exempt class.

G. Transportation Concurrency:

A project may be exempt from the concurrency test if it meets the criteria under TMC 15.48.050.

Staff Response and Recommended Finding:

Transportation Concurrency was assessed for the overall site with the original development. The proposed use does not exceed the number of trips generated by the original use (offices) and therefore meets the Transportation Concurrency exemption criteria under TMC 15.48.050.

H. Tumwater Zoning Code – TMC Title 18:

1. Town Center (TC) Zone District TMC 18.23 and Aquifer Protection Overlay (AQP) zone district TMC 18.39.

Staff Response and Recommended Finding:

The parcel is located in the Town Center (TC) zone district (Exhibit 5). TMC 18.23 lists churches as a conditional use in the Town Center (TC) zone district.

The intent of the aquifer protection (AQP) overlay zone district is to identify, classify, and protect vulnerable and/or critical aquifer recharge areas within the city and urban growth area.

Churches are permitted as a conditional use in the TC zone district, and not a restricted land use in the aquifer protection (AQP) overlay zone district.

2. Environmental Standards TMC 18.40 – Exterior Illumination:

Staff Response and Recommended Finding:

Artificial light sources are regulated under TMC 18.40.035, which requires exterior site lighting to be directed downward and fully shielded.

Lighting for the building was reviewed and approved as part of the tenant improvement permit TUM-24-0716.

Lighting installed meets the requirements of TMC 18.40.

3. Signs TMC - 18.44:

Staff Response and Recommended Finding:

Signage is regulated by TMC Chapter 18.44, with specific regulation for the Town Center TC zone district. Signs require separate permits.

4. Parking - TMC 18.50:

Staff Response and Recommended Finding:

Minimum parking requirements for churches are 6.0 spaces per 1,000 sq ft of assembly area where seats or pews are not provided. The portion of the building proposed to be used for the Church is 1,562 square feet and will require 10 parking stalls.

Existing parking on-site provides 236 parking spaces for the overall development. The applicant has provided documentation demonstrating that the proposed use will not adversely affect on-site parking (Exhibit 8).

5. Conditional Use Permit- TMC 18.56:

TMC 18.56.035 outlines general criteria to be considered when reviewing a proposal categorized as a conditional use in the zoning ordinance. These criteria are as follows:

1. The proposed use shall be in keeping with the goals and policies of the Tumwater comprehensive plan, including subarea plans, and applicable ordinances.
2. The proposed use shall not be materially detrimental to the public health or welfare, the environment, or injurious to the property or improvements near the proposed use or in the zone district in which the subject property is situated. The following shall be considered in making a decision on a conditional use permit:
 - a. The generation of noise, noxious or offensive odors or emissions, light, glare, traffic, surface water or groundwater pollution, electronic interference, impacts to environmentally sensitive areas or protected species, impacts to historic or cultural resources, or other impacts or nuisances that may be injurious to the public health or welfare or to property or improvements in the vicinity of the proposed use or in the district in which the subject property is situated;
 - b. Availability of public services, which may be necessary or desirable for the

- support of the proposed use. These may include, but shall not be limited to, availability of utilities, transportation systems, education, police and fire facilities, and social and health services; and
- c. The adequacy of landscaping and screening consistent with TMC Chapter 18.47, yard setbacks, open spaces, or other development characteristics necessary to mitigate the impact of the proposed use upon neighboring properties;
 3. The proposed use shall meet or exceed the performance standards that are required in the zone district it will occupy, and;
 4. Any additional minimum conditions identified for a particular type of proposed use in TMC 18.56.100 through TMC 18.56.350.

Staff response to these general criteria are as follows:

1. *Staff has reviewed all applicable elements of the City's Comprehensive Plan and finds no inconsistency between the proposed project and the goals and policies outlined in the Plan.*
2. *There are no apparent adverse impacts that will be caused as a result of the project related to noise, odors, light, glare, traffic, electrical interference, critical areas, sensitive species, ground and surface water or historic and cultural resources.*

Adequate water and sewer facilities are available to service the project (Exhibit 11).

3. *The site is already developed and contains existing landscaping and screening. The project does not include any changes to the existing landscaping. Landscaping and screening meet the requirements of TMC 18.47.*

The project is consistent with all applicable performance standards outlined in the Town Center zone district.

4. *See responses below.*

Under TMC 18.56.120 the following specific conditions shall be met to approve the requested Conditional Use Permit:

“Churches” Minimum Conditions.

1. Site must be on or within three hundred feet of an arterial or the intersection of two or more collectors;
2. Plans showing the site layout and the design of the buildings shall be submitted for approval to the hearing examiner. These plans shall demonstrate that the proposed development will be compatible with the appearance and character of the surrounding neighborhood, and that such development will not be unduly

detrimental to surrounding property;

3. Twenty-five-foot setback on front, side, and rear yards, and any additions to an existing structure shall not encroach upon any required yard;
4. Church-sponsored uses located apart from the main building, such as residences, schools, auditoriums, convents, preschool facilities, or other uses similar in nature, shall be considered separate uses and subject to the applicable provisions of this title.

Staff response to these specific criteria are as follows:

1. *The site is located on Tumwater Boulevard which is an arterial.*
2. *No changes to the site layout or the exterior design of the buildings are proposed. Site layout and building plans were submitted for City review in 2012-2015 when the building and property was upgraded in regards to landscaping, stormwater, parking, and lighting. The building located at 210 Tumwater Blvd was upgraded in regard to the façade and exterior lighting in 2025-2026. The development is compatible with the appearance and character of the surrounding neighborhood and will not be unduly detrimental to surrounding property.*
3. *As proposed, the project meets the minimum zoning setbacks outlined in the Town Center zone district as well as the setback requirements of the conditional use (Exhibit 3).*
4. *The church is the only proposed use. No other church sponsored uses located apart from the main building are proposed.*

As conditioned below, and with the approval of a Conditional Use Permit, Staff finds that the project is consistent with the Tumwater Zoning Code (TMC Title 18).

III. RECOMMENDATION

Pursuant to TMC 2.58.110, staff recommends approval of the Site Plan Review, Conditional Use requests described herein with the following conditions:

1. Any signage shall be permitted under separate permits.
2. The maximum number of people allowed to occupy the 1,562 square foot tenant space at any time will be 49. Placards stating “Maximum Occupancy 49” are to be posted in the building on main door of the tenant space.

Submitted on behalf of the Community Development Department by:

Staff Contact: Sam Hunter, Associate Planner
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Report Issue Date: February 13, 2026

List of Exhibits:

- Exhibit 1 Staff Report dated February 13, 2026
- Exhibit 2 Conditional Use Application dated 11-14-2025
- Exhibit 3 Site Plan dated 11-14-2025
- Exhibit 4 Proposed Floor Plan 11-14-2025
- Exhibit 5 Zoning and Vicinity Map
- Exhibit 6 Notice of Application with Comments 12-26-2025
- Exhibit 7 Notice of Public Hearing 02-13-2026
- Exhibit 8 Parking Analysis 11-14-2025
- Exhibit 9 Public Notice Certifications
- Exhibit 10 Maximum Occupancy Letter 11-14-2025
- Exhibit 11 Water & Sewer Availability 12-15-2025