

THURSTON COUNTY
WASHINGTON
 SINCE 1852

Thurston County Developments Services

2000 Lakeridge Dr. SW
 Olympia, WA 98502
 (360)786-5490 / (360)754-2939 (Fax)
 Email: permit@co.thurston.wa.us
www.co.thurston.wa.us/permitting

**Application
 Quasi-Judicial Comprehensive Plan Amendment**

STAFF USE ONLY

Intake By: _____ Zoning: _____ Folder Sequence Number: _____ Project Number: _____ Fee Paid \$ _____ Receipt # _____	DATE STAMP
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Owner Information:

Name: Mark A. & Theresa L. Zorad
 Mailing Address P.O. Box 12119 City Olympia State WA Zip: 98508
 Phone #: 360-789-6412 Cell Phone #: 360-789-6412 Fax #: 360-534-0123
 E-mail Address: blinddepot1@comcast.com

Contact Person's Information:

Name: Theresa Zorad
 Mailing Address SAME City _____ State _____ Zip: _____
 Phone #: _____ Cell Phone #: _____ Fax #: _____
 E-mail Address: _____

Assessor Tax Parcel number(s):

12716330302

Submittal Information:

- Fee
- SEPA Checklist
- Rezone Application with required materials (*if applicable*)
- Legal Description (*for site-specific amendments*)
- Site Map* with natural and built features (such as streams, slopes, roads, fences, etc.), as well as adjacent properties and their current land uses.
- Site Map* with property boundaries, showing existing land use designation and existing zoning (*zoning needed only if proposing a zoning change*)
- Site Map* with property boundaries, showing proposed land use designation and zoning, if applicable.

**Maps may be no larger than 11" x 17" and must be reproducible in black-and-white*

Total Acres: 2.18

Is the Property within an Urban Growth Area: Yes No

Is the Property within the Nisqually or Rochester Sub-Area? : Yes No

Property Location: 3040-93rd Avenue SW, Olympia

Summary of Request:

Rezone property from SFL 4-7 to LI to allow for expansion of a business already on site, and to fit with character of the neighborhood, as the property is adjacent to parcels zoned LI to the east and south.

Amendments to Land Use Designations

Complete the following section for amendments to land use designations. Attach additional sheets as needed.

<p>A. Identify the land uses surrounding the property affected, and describe how the proposed change would affect those surrounding land uses.</p>	<p>The parcel to the east is zoned LI and contains a residence and business. The property to the south (opposite side of 93rd Ave. SW) is zoned LI and contains a residence, but has a commercial proposal that is currently being reviewed by Thurston County. The properties to the west and north are zoned SFL 4-7 and contain residences. The residential structures on our property would not be removed when our business is expanded, so the property would still appear residential in nature.</p>
<p>B. Explain why the existing land use designation is not appropriate.</p>	<p>This area is experiencing rapid growth. It is anticipated that the City of Tumwater will be extending water service along 93rd in front of our property at some point in the next few years. We are surrounded on two sides by parcels zoned Light Industrial, one of which already contains a business, and we would like to enjoy the same benefit.</p>
<p>C. How have conditions changed so that the proposed designation is more appropriate than the existing designation.</p>	<p>There is currently a home-based business on site, and we would like to open it up to the public. The current zoning does not allow for us to operate with customers and staff at the level that we want, but the LI zoning does. We could apply for a Special Use Permit to allow us to operate, but we would still be non-conforming (thus "Special Use"). If our zoning was changed to LI, we would be conforming in all aspects.</p>
<p>D. Explain why additional land of the designation proposed is needed in Thurston County, and why it is needed at the location proposed.</p>	<p>The Light Industrial zoning district within the Tumwater Urban Growth Area is rapidly growing. As mentioned above, it is anticipated that the City of Tumwater will be extending water service to this area at some point during the next few years. We would like to be able to live on the property where we have our business, just as our neighbors are. We already have a business on our property, and would like to expand it to have customers and more employees.</p>
<p>E. If the property is in the rural area (outside of an urban growth area), demonstrate, with appropriate data, how the property meets the designation criteria and policies and Chapter 2 – Land Use of the Comprehensive Plan.</p>	<p>This property is located in the Tumwater Urban Growth Area.</p>

Text Amendments

Most, but not necessarily all, text amendments are legislative changes; they can be processed only with the consent of the Thurston County Board of Commissioners. However, if a quasi-judicial text amendment is proposed, identify the chapter and page number of the text to be changed, and provide the exact wording changes proposed (attach separate sheets, if needed).

Name of Plan: _____

Chapter: _____ Page: _____ Section/Other _____

All Amendments

Note: Responses to the following section are required. Attach additional sheets as needed.

1. Explain why the change is needed. What issue or problem is resolved by the proposed change?

We currently have a business on the subject property that we would like to expand, which is not allowed in the SFL zoning district without obtaining a Special Use Permit. We could apply for a Special Use Permit to allow us to operate, but we would still be non-conforming (thus "Special Use"). If our zoning was changed to LI, we would be conforming in all aspects. It is anticipated that the City of Tumwater will be providing water along 93rd Ave. SW at some point in the next few years, which will likely increase the development pressures in this area. We want to continue to live on our property while we have our business here.

2. How would the proposed change serve the interests of not only the applicant, but the public as a whole?

This proposed change would allow for us to easily expand our business, which would allow for customers to visit the site. We specialize in blinds for home and business use, and are proposing to have a showroom on site where customers could look at blinds. Our experience has been that people want to view samples of window coverings before their new homes are constructed, and want to view all of our products at one location and see how our products operate. The current zoning does not allow for us to have customers visit the site without a Special Use Permit, but we would like to rezone our property so that we don't have to continue to seek Special Use Permits to continue to update our business as necessary to keep up with the changing demands of our customers.

4. **Explain how the proposed amendment is consistent with the policies of the Thurston County Comprehensive Plan, including any policies of an applicable joint plan or Subarea plan. (Be sure to review the Transportation Chapters.)**

The Thurston County Comprehensive Plan does not address the Tumwater Urban Growth Area. As such, the following citations are from the Tumwater/Thurston County Joint Plan:

Policy 5.4 (Page 3-15) states “Allow densities and mixes of uses that reduce the number and lengths of vehicle trips and increase the opportunity to use public transit and non-motorized modes of travel.” We will be living on this property while we have our business here. As such, we would have the luxury of not having to drive to work, thus reducing vehicular emissions. We are also located along 93rd Ave. SW, which could be a good place for Intercity Transit to provide service to as development increases in this area.

Policy 9.1 (Page 3-19) states that “Residential developments should be protected from excessive noise, odors, dirt, glare and other nuisances emanating from commercial and industrial uses.” We will be living on this property while we have our business here. We are anticipating a minimal increase in noise, odors, dirt, glare or other nuisances that may negatively impact our neighbors. We have existing vegetation on site that we will continue to maintain. We will provide additional vegetation to create a larger buffer to our neighbors as appropriate.

Policy 10.6 (Page 3-20) states that “Commercial and industrial structures, where practical, should be low profile and should provide landscaping including lawns, trees and shrubs.” As indicated above, we will be living on this property while we have our business here, and we will continue to maintain our existing landscaping and make any necessary improvements to conform with County codes relating to buffering between land use designations.

Policy 10.7 (Page 3-20) states that “Commerical and industrial land uses should be located close to arterial routes and freeway access and rail facilities.” Our property has immediate access to 93rd Avenue SW, and is less than a mile from the I-5/93rd Ave SW interchange.

Policy 10.9 (Page 3-21) states that “Buffering should be provided between lands designated Residential and Industrial...” As stated above, we will be living on this property while we have our business here, and we will continue to maintain our existing landscaping and make any necessary improvements to conform with County codes relating to buffering between land use designations.

3040-93rd Ave. SW / TPN 12716330302

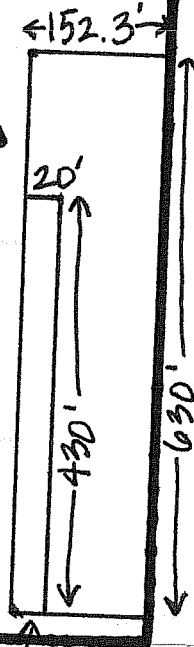
SFL
4-7

Subject
Property

LI

BLOMBERG ST SW

UNNAMED PVT DRWY



93RD AVE SW

EXISTING
EASEMENT
(20' X 430')

LI



0 284ft

Disclaimer: Thurston County makes every effort to ensure that this map is a true and accurate representation of the work of County government. However, the County and all related personnel make no warranty, expressed or implied, regarding the accuracy, completeness or convenience of any information disclosed on this map. Nor does the County accept liability for any damage or injury caused by the use of this map.

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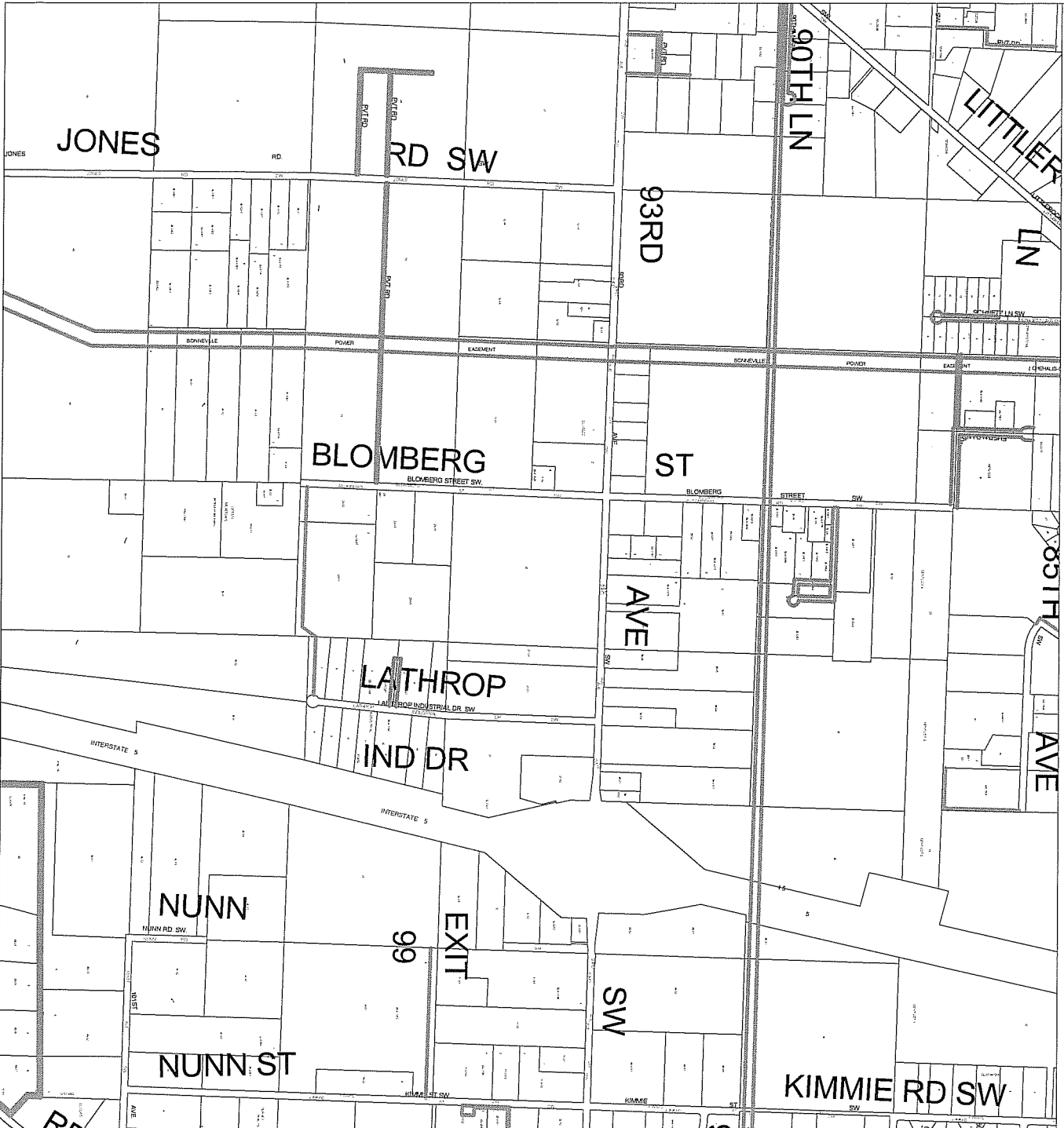
Thurston
GeoData
Center

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2404 Heritage Court SW, 3rd Floor
Olympia, WA 98502-6031

LEGEND

- Major Roads
- Roads
- Streams
- Contours
- Wetlands
- Wetland Buffers
- Flood Zones
- Water Bodies
- Zoning
- Cities
- Parcels

THURSTON GEODATA CENTER



SUMMARY TABLE

ZORAD, MARK A & THERESA I	
MAILING ADDRESS:	
3040 93RD AVE SW	
OLYMPIA, WA 98512	
USA	
SITE ADDRESS:	
3040 93RD AVE SW	
OLYMPIA, WA 98512	
PARCEL#:	12716330302
SECTION:	S16172W
CONTAMINATION SITE:	NO
HISTORIC SITE:	NO
FEMA PANEL:	280
ZONING:	SFL
WETLAND:	NO
WETLAND BUFFER:	NO
HAZARDOUS SLOPES:	NO
WELHEAD PROTECTION:	NO
DNR RARE PLANTS:	NO
WATER SERVICE AREA:	TUMWATER CITY OF
STREAM BUFFER:	NO
SHORELINE BUFFER:	NO
GREEN COVE BASIN:	NO
SALMON CREEK BASIN:	YES
FEMA 100YR FLOOD ZONE:	NO
FLOOD OF 1996:	NO
HGW HAZARD:	NO
LIMITED GROUNDWATER:	NONE
OAK STANDS:	NO
DEV REV INSPECTOR:	HOPE
WEED CONTAINMENT:	NO
BUILDING INSPECTOR:	JAY
HYRIC SOILS:	NO
CAROLYN LANDSLIDE:	NO
NITRATES:	NO
MINERAL LANDS BUFFER:	NO
LTP 500FT BUFFER:	NO
LTA 500FT BUFFER:	NO
SHORELINE MASTER PLAN:	NONE
JURSDICTION:	TUMUGA
SCHOOL DISTRICT:	NA
FIRE DISTRICT:	LITTLEBROCK
PLANNING ZONE:	6



Not to Scale
 Tue Nov 13 13:58:56 2007
 All Locations are Approximate. Therefore, this map is to be used as an illustration only. All data represented may change without notice!

THURSTON GEODATA CENTER



SUMMARY TABLE

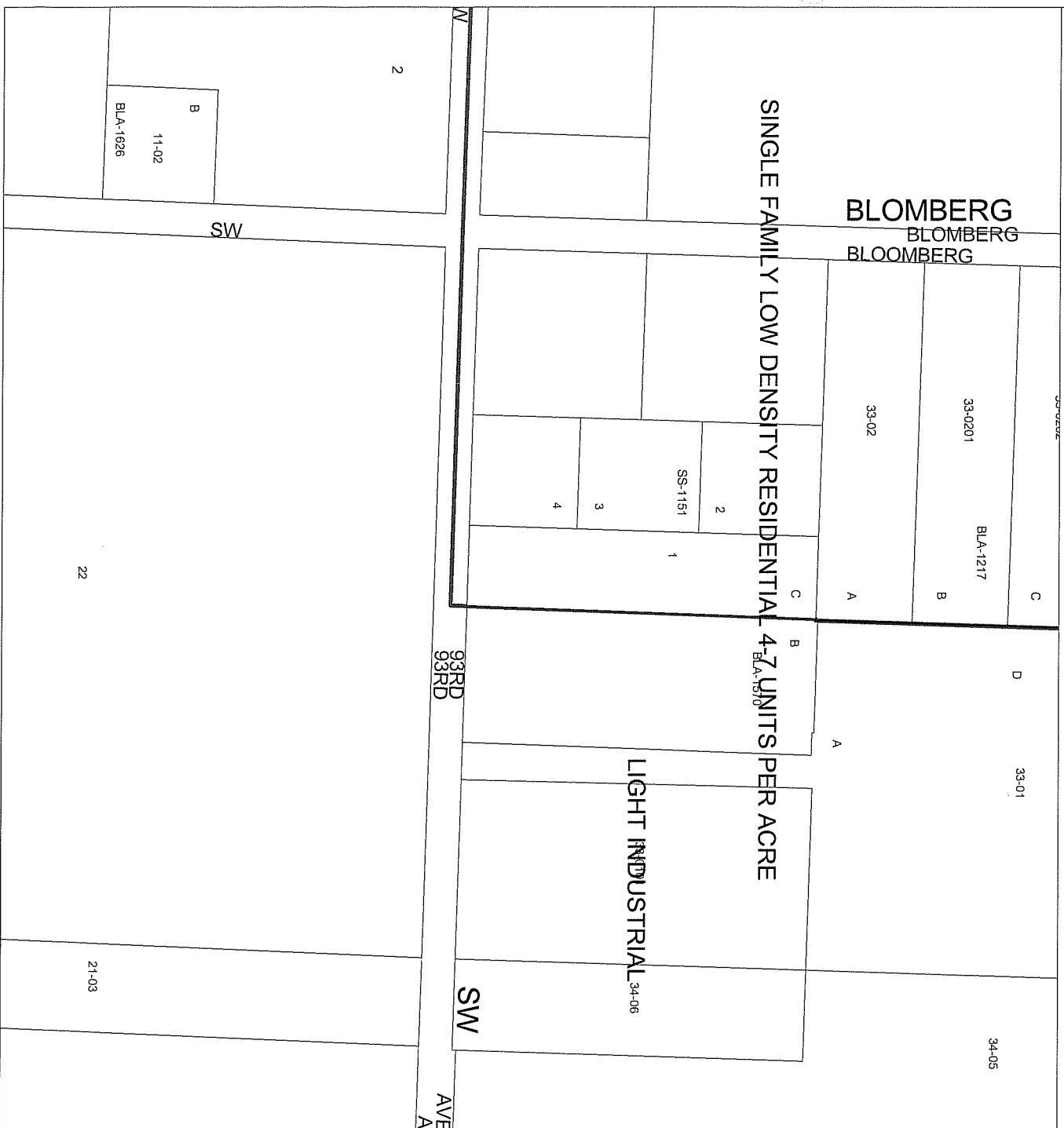
ZORAD, MARK A & THERESA L	
MAILING ADDRESS:	
3040 93RD AVE SW	
OLYMPIA, WA 98512	
USA	
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3040 93RD AVE SW	
OLYMPIA, WA 98512	
PARCEL#:	12716330302
SECTION:	616172W
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FEMA PANEL:	280
ZONING:	SFL
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WETLAND BUFFER:	NO
HAZARDOUS SLOPES:	NO
WELLHEAD PROTECTION:	NO
DNR RARE PLANTS:	NO
WATER SERVICE AREA:	TOMWATER CITY OF
STREAM BUFFER:	NO
SHORELINE BUFFER:	NO
GREEN COVE BASIN:	NO
SALMON CREEK BASIN:	YES
FEMA 100YR FLOOD ZONE:	NO
FLOOD OF 1996:	NO
HGW HAZARD:	NO
LIMITED GROUNDWATER:	NONE
OAK STANDS:	NO
DEV REV INSPECTOR:	HOPF
WEED CONTAINMENT:	NO
BUILDING INSPECTOR:	JAY
HYDRIC SOILS:	NO
CAROLYN LANDSLIDE:	NO
NITRATES:	NO
MINERAL LANDS BUFFER:	NO
LTP 500FT BUFFER:	NO
LTA 500FT BUFFER:	NO
SHORELINE MASTER PLAN:	NONE
JURSDICTION:	TUMUGA
SCHOOL DISTRICT:	NA
FIRE DISTRICT:	LITTLE ROCK
PLANNING ZONE:	6



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THURSTON GEODATA CENTER

SUMMARY TABLE



ZORAD, MARK A & THERESA I
 MAILING ADDRESS:
 3040 93RD AVE SW
 OLYMPIA, WA 98512
 USA

SITE ADDRESS:
 3040 93RD AVE SW
 OLYMPIA, WA 98512
 PARCEL#: 12715330302
 SECTION: S16172W

CONTAMINATION SITE:
 HISTORIC SITE: NO
 FEMA PANEL: S16172W

ZONING:
 WETLAND: NO
 WETLAND BUFFER: NO
 HAZARDOUS SLOPES: NO
 WELHEAD PROTECTION: NO
 DNR RARE PLANTS: NO
 WATER SERVICE AREA: TUMWATER CITY OF
 STREAM BUFFER: NO

SHORELINE BUFFER: NO
 GREEN COVE BASIN: NO
 SALMON CREEK BASIN: YES
 FEMA 100YR FLOOD ZONE: NO
 FLOOD OF 1996: NO
 HGW HAZARD: NO
 LIMITED GROUNDWATER: NONE
 OAK STANDS: NO

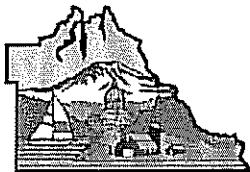
DEV REV INSPECTOR: HOFF
 WEED CONTAINMENT: NO
 BUILDING INSPECTOR: JAY
 HYDRIC SOILS: NO
 CAROLYN LANDSLIDE: NO

NITRATES: NO
 MINERAL LANDS BUFFER: NO
 LTP 500FT BUFFER: NO
 LTA 500FT BUFFER: NO
 SHORELINE MASTER PLAN: NONE

JURSDICTION: TUMUGA
 SCHOOL DISTRICT: NA
 FIRE DISTRICT: LITTLE ROCK
 PLANNING ZONE: 6



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WASHINGTON
 SINCE 1852

Thurston County Developments Services

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 Olympia, WA 98502
 (360)786-5490 / (360)754-2939 (Fax)
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**Application
 Quasi-Judicial Rezone**

(Associated with a Comprehensive Plan Amendment)

STAFF USE ONLY	
Intake By: <u><i>[Signature]</i></u> Zoning: <u>SFL</u>	THURSTON COUNTY RECEIVED NOV 13 2007 DEVELOPMENT SERVICES
Folder Sequence Number: <u>07114933XD</u>	
Project Number: <u>2007104686</u>	

Owner Name(s): Mark A. & Theresa L. Zorad

Parcel number(s): 12716330302

Explain why the property is not usable as presently zoned (please be specific):

There is currently a home-based business on site, and we would like to open it up to the public. The only way to make this work is to have the property rezoned to Light Industrial, which would allow for this type of use. This zoning already surrounds our property to the east and south.

Current Zoning: <u>Single-Family Low Density (SFL 4-7)</u>	Proposed Zoning: <u>Light Industrial (LI)</u>
Current use(s): <u>Residential</u>	Proposed use(s): <u>Commerical & industrial uses as allowed within LI areas</u>

Map Required:
 Attach a black and white map, no larger than 11" x 17", showing the current zoning for the property as well as for adjacent properties. Include street names and north arrow. Add property dimensions and the location of any easements.

Owner Signature(s):
 I (We), the undersigned, do hereby affirm and certify, under penalty of perjury, that I am (we are) the owner(s) or owner(s) under contract of the described property, and the above statements are in all respects true and correct on my (our) information as to those matters.

<u><i>Theresa Zorad</i></u> Signed	<u>11-11-07</u> Date
<u><i>[Signature]</i></u> Signed	<u>11-11-07</u> Date
_____ Signed	_____ Date

[Handwritten mark]