



Community Planning & Economic Development  
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**REVISED**

**Supplemental Application  
 REASONABLE USE EXCEPTION (RUE)**

STAFF USE ONLY	DATE STAMP
<p>2019100758 19-102076 XI Area:                      Site: 9020 BAIRD RD NE OLYMPIA                      11904130700                      Sub Type: Multiple Critical Area Issues</p>	<p align="center">THURSTON COUNTY                      RECEIVED                      JUN 11 2019                      DEVELOPMENT SERVICES</p> <p>Intake by: <u>LD</u></p>

This application cannot be submitted alone. In addition to this form, a complete package includes:

Applicant Use	SUBMITTAL CHECKLIST	Staff Use Only
<input checked="" type="checkbox"/>	Master application.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Applicable processing fees. <i>Refer to current fee schedules. Depending on the adopted fee structure, additional fees may occur if base hours/fees at intake are exhausted.</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	One site plan on 8.5" x 11" or 11" x 17" sheet, drawn to a standard engineer scale.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Supplement and site plan requirement checklist.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Special reports (may include wetland delineation, geotechnical report, mitigation plan, or other). <i>Submittal of special reports must include original paper documents and electronic .pdf files.</i>	<input type="checkbox"/>

**ON A SEPARATE SHEET**

**Provide a Thorough Description of the Proposed Project.** The project description must be legible and include everything existing and proposed on the property. Be specific as to the parcel size, the use and activities proposed to occur on-site, the type of critical area, and the specific allowance or reduction being requested.

A thorough description of the proposed project is provided in Section 1.2 of the December 2018 Habitat Management Plan prepared by Grette Associates and included with this application



Answer the following questions to the best of your knowledge. Provide more detail on a separate sheet if necessary.

1. Is there any reasonable use of your property that would be allowed other than the current proposal?  
 YES       NO      Explain:

The existing use of the property is a single-family residence. A change in landuse by the homeowner is not reasonable. The continued use of the property as a single-family residence is the only reasonable use of the property.

2. Is there any reasonable use of your property, other than your current proposal, that would have less impact on the critical area or buffer in question?       YES       NO      Explain:

The entirety of the site is within a wetland buffer, marine riparian buffer, and marine riparian management zone. Any use of the site requires work within these buffers. The proposed work takes place over existing impervious surfaces to the extent feasible. No disturbance of native vegetation is proposed. No change to the proposed work would result in less impact to the critical areas or buffers.

3. Would your proposed use result in any damage to nearby properties?       YES       NO      Explain :

The proposed project will not result in any damage to nearby properties.

4. Would the proposed use pose a threat to public health, safety, or welfare on or off the property?  
 YES       NO      Explain :

The proposed project will not pose a threat to public health, safety, or welfare on or off the property.

5. In what way would your proposal require alteration of critical areas or buffers? Explain:

The proposed work takes place over existing impervious surfaces to the extent feasible. No disturbance of native vegetation is proposed. The proposed work presents no impact to fish and wildlife resources, hydrological conditions, and geologic conditions. See the December 2018 Critical Areas Report and December 2018 Habitat Management Plan, both prepared by Grette Associates.

6. Is the proposed alteration of critical areas or buffers the minimum necessary in order to accommodate your proposal?       YES       NO      Explain:

The minimum amount of disturbance is proposed. The proposed alterations to impervious surfaces and existing vegetation are the minimum necessary to facilitate construction of the proposed improvements.

7. Describe how your proposed project will ensure no net loss of critical area functions and values.

The proposed work presents no negative impact to the onsite critical areas or buffers. A "No Net Loss Analysis" is provide in the December 2018 Habitat Management Plan prepared by Grette Associates and is included with this application.

8. Have you subdivided the property or adjusted its boundary since February 1, 1994?       YES       NO  
If yes, has the subdivision or boundary line adjustment resulted in the need for this RUE?       YES       NO

Explain: No subdivision or boundary adjustment has ocured since February 1, 1994.





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**REVISED**  
3/19/19

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 YES  NO Explain :

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Explain No subdivision or boundary adjustment has occurred since February 1, 1994.

THURSTON COUNTY  
RECEIVED

14 2019

DEVELOPMENT SERVICES



**REVISED**

**SITTS & HILL ENGINEERS, INC.** THURSTON COUNTY DEPARTMENT OF COMMUNITY PLANNING & ECONOMIC DEVELOPMENT SERVICES DIVISION

Professional Engineers and Planners  
4815 Center Street, Tacoma, WA 98409  
sittshill.com  
(253) 474-9449

BRENT K. LESLIE, P.E.  
KATHY A. HARGRAVE, P.E.  
LARRY G. LINDELL, P.E.  
MICHAEL A. McEVILLY, P.L.S.  
WESLEY J. JONES, P.E.

March 19, 2019

THURSTON COUNTY DEPARTMENT OF COMMUNITY PLANNING & ECONOMIC DEVELOPMENT  
DEVELOPMENT SERVICES DIVISION  
2000 Lakeridge Drive SW  
Olympia, WA 98502

TO: Ms. Leah Davis

SUBJECT: **REASONABLE USE EXCEPTION APPLICATION  
PROJECT NO. 2019100758, FOLDER SEQUENCE NO. 19 102076 XI  
TAX PARCEL NO. 11904130700  
SITE ADDRESS: 9020 BAIRD ROAD NE, OLYMPIA, WA 98516**

Dear Ms. Leah Davis:

The purpose of this letter is to address each of the eight review criterion for the requested Reasonable Use Exception for the proposed project at 9020 Baird Road NE. The criteria can be found in Section 24.45.030 of the Thurston County Code of Ordinances. Each review criterion is listed below followed by how the project meets the given criterion.

A. No other reasonable use of the property as a whole is permitted by this title; and

***Sitts & Hill Engineers Response: Site zoning is rural residential/resource 1du/5acre. This zoning designation is focused on agriculture, forest practices, and residential use. The project property has been developed as a single-family residence since the early 1990's. The project does not propose a change in land use for the property. Any other use of the property is not reasonable.***

B. No reasonable use with less impact on the critical area or buffer is possible. At a minimum, the alternatives reviewed shall include a change in use, reduction in the size of the use, a change in the timing of the activity, a revision in the project design. This may include a variance for yard and setback standards required pursuant to Titles 20, 21, 22, and 23 TCC; and

***Sitts & Hill Engineers Response: As discussed above, a change in land use is not reasonable. The entire property is located within the boundaries of a wetland buffer, a marine riparian buffer, and a marine riparian management zone. The purpose of the proposed work is to expand the single-family residence, so a reduction in the size of use is not feasible. A Critical Areas Report and a Habitat Management Plan (both dated December 2018) have been prepared by Grette Associates for the proposed project, and these reports indicate that the project presents no negative impact to the critical areas or buffers. These reports have been included with the original submittal of the RUE application to Thurston County.***

C. The requested use or activity will not result in any damage to other property and will not threaten the public health, safety or welfare on or off the development proposal site, or increase public safety risks on or off the subject property; and

**Sitts & Hill Engineers Response:** *All proposed work is located on the subject property. No off-site areas will be disturbed or negatively affected by the construction of the proposed project by the project.*

- D. The proposed reasonable use is limited to the minimum encroachment into the critical area and/or buffer necessary to prevent the denial of all reasonable use of the property; and

**Sitts & Hill Engineers Response:** *Since the entire property is located within critical area buffers, and the proposed improvements to the primary residence will be constructed as a second story addition or over existing impervious surfaces, the encroachment of improvements into the buffers cannot be minimized. The existing office/sanctuary and detached garage were constructed with the minimum required footprint.*

- E. The proposed reasonable use shall result in minimal alteration of the critical area including but not limited to impacts on vegetation, fish and wildlife resources, hydrological conditions, and geologic conditions; and

**Sitts & Hill Engineers Response:** *The proposed work takes place over existing impervious surfaces to the extent feasible. No native vegetation will be disturbed. The project will result in no impact to fish and wildlife resources, hydrological conditions, or geologic conditions. Again, please refer to the Critical Areas Report and the Habitat Management Plan prepared by Grette Associates for further information.*

- F. A proposal for a reasonable use exception shall ensure no net loss of critical area functions and values. The proposal shall include a mitigation plan consistent with this title and best available science. Mitigation measures shall address unavoidable impacts and shall occur on-site first, or if necessary, off-site; and

**Sitts & Hill Engineers Response:** *A “No Net Loss Analysis” and mitigation plan are included in the Habitat Management Plan (December 2018) prepared by Grette Associates. This document indicates no negative impact to the on-site critical areas or their buffers.*

- G. The reasonable use shall not result in the unmitigated adverse impacts to species of concern; and

**Sitts & Hill Engineers Response:** *The Habitat Management Plan (December 2018) prepared by Grette Associates indicates no adverse impact to any wildlife species.*

- H. The location and scale of existing development on surrounding properties shall not be the sole basis for granting or determining a reasonable use exception.

**Sitts & Hill Engineers Response:** *We believe the basis of this reasonable use exception is the existing use of the site as a single-family residence and the lack of any adverse impact to the on-site critical areas or their buffers.*

Please feel free to contact our office with any additional questions or comments regarding this project.

Sincerely,



Victor Schlonga, E.I.T.  
Civil Design Engineer

Reviewed by



Kathy Hargrave, P.E., LEED AP  
Principal




03/19/19



## Supplemental Application

# Joint Aquatic Resources Permit Application (JARPA)

	DATE STAMP
<p>2019100758 19-102080 XC Area: Site: 9020 BAIRD RD NE OLYMPIA 11904130700 Sub Type: Beach Stairs</p>	
<p>2019100758 19-102079 XK Area: Site: 9020 BAIRD RD NE OLYMPIA 11904130700 Sub Type: Residential</p>	
<p>JS R</p>	<p>Intake by: <u>JM</u></p>

**This application cannot be submitted alone. In addition to this form, a complete package includes:**

Applicant Use	SUBMITTAL CHECKLIST	Staff Use Only
<input checked="" type="checkbox"/>	Master application.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Washington State JARPA form.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Applicable processing fees. <i>Refer to current fee schedules. Depending on the adopted fee structure, additional fees may occur if base hours/fees at intake are exhausted.</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Site plan.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Supplemental and site plan requirements, see attached checklist.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Environmental Checklist (SEPA), if required.	<input type="checkbox"/>

To streamline the environmental permitting process, multiple regulatory agencies (Federal, State and Local) joined forces to create one application that people can use to apply for more than one permit at a time. When you make application at the local level, the application will be sent to the appropriate federal and state agencies.

***It is very important to read the JARPA application carefully and answer all questions in a clear, accurate and intelligible form. You may attach a separate sheet if necessary. If attaching a separate sheet, the sheet shall be labeled and correspond with the question number.***