



Community Planning & Economic Development
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**Supplemental Application
 SPECIAL USE**

<p>STAFF USE ONLY</p> <div style="border: 1px solid black; padding: 10px; margin: 10px auto; width: 80%;"> <p align="center" style="font-size: 2em; opacity: 0.5;">L A R I T I L</p> <p>2021104634 21-110794 ZM Area: Site: 5300 BOULEVARD EXT RD SE OLY 50930001100 Sub Type: Other - Hearing Examiner</p> <p align="center" style="border: 1px solid black; padding: 5px;">BLUE INK ONLY</p> </div>	<p align="center">DATE STAMP</p> <p align="center" style="font-size: 1.2em;">THURSTON COUNTY RECEIVED</p> <p align="center" style="font-size: 1.5em;">SEP 01 2021</p> <p align="center">BUILDING DEVELOPMENT CENTER</p> <p>Intake by: _____</p>
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This application form cannot be submitted alone. In addition to this form, a complete application package includes:

Applicant Use	SUBMITTAL CHECKLIST	Staff Use Only
<input type="checkbox"/>	Master application.	<input type="checkbox"/>
<input type="checkbox"/>	Applicable Application fees.	<input type="checkbox"/>
<input type="checkbox"/>	Site plan. Refer to the applicable application checklist for the required number of map copies.	<input type="checkbox"/>
<input type="checkbox"/>	Application checklist.	<input type="checkbox"/>
<input type="checkbox"/>	Environmental Review (SEPA), if required.	<input type="checkbox"/>
<input type="checkbox"/>	Critical Area Administrative Review (required only if SEPA is not required and critical areas affect the property).	<input type="checkbox"/>
<input type="checkbox"/>	Special reports/plans (may include landscape plan, parking plan, engineered drainage plan, wetland delineation report, geotechnical report or other). <i>Submittal of special reports must include original paper documents and electronic .pdf files.</i>	<input type="checkbox"/>

ZONING JURISDICTION Rural County Lacey UGA Tumwater UGA Olympia UGA
 Zoning _____

TYPE OF APPLICATION (Check the applicable boxes)

Hearing Examiner Special Use – Name of Project Keith Keller

<input type="checkbox"/> Mine/Asphalt Plant 5 Year Review	<input type="checkbox"/> Mine/Asphalt Plant (new or expanded)	<input type="checkbox"/> Temporary Use
<input type="checkbox"/> Wireless Communication Facility	<input type="checkbox"/> Day Care Centers and Nursery Schools	<input type="checkbox"/> Extension of Time
<input type="checkbox"/> Public Facilities/School	<input type="checkbox"/> Expansion of a Nonconforming Use	<input type="checkbox"/> Kennel 11 + dogs
<input type="checkbox"/> Home Based Industry, Type of Use _____		
<input checked="" type="checkbox"/> Other (describe) <u>Large garage over 500 sq ft</u>		

Administrative Special Use – Name of Project _____

- Home Occupation, Type of Occupation _____
- Co-location of wireless facility
- Expansion of a Nonconforming Use (less than 5% in County, less than 25% in Olympia UGA)
- Extension of Time
- Temporary Use
- Other (describe) _____

UTILITIES:

Water Supply:

Existing: Single Family well Two party well Group B Well Public Water System
Name of public water system: city of olympia

Proposed: Single Family well Two Party well Group B Well Public Water System
Name of public water system: _____

Is water system located/proposed onsite? _____ If no, provide tax parcel number of property the water system is located or proposed on _____

Are there any off-site water supplies within 200 feet of the property? Yes No

How was this verified? _____

Sewage Disposal:

Existing: Single Family Septic System Community Septic System (Serves more than one home)
 Public Utility Name of Public Utility _____

Proposed: Single Family Septic Systems Community Septic System
 Public Utility Name of Public Utility _____

Are the test holes dug? Yes No If No, explain _____

Is sewage system located/proposed onsite? Select One If no, provide tax parcel number of property the system is located or proposed on _____

ACCESS:

Existing New Private Road Public Road

Name of road or street from which access is or will be gained Boulevard extension Rd

How many other parcels have access by this road? 0
(Include vacant Parcels)

CRITICAL AREAS:

Water on or within 300' of property: None Salt River/Creek Lake/Pond/Flood Zone Wetland Ditch

Name of water body: _____

Has the property ever flooded? No Do not know Yes, when? _____ (If yes, show area on site plan)

Slopes greater than 30%? Yes No

Are there other Critical Areas? (e.g. oak trees, eagle's nest, high ground water, etc.) Yes No

If yes, describe: _____

ADDITIONAL PROJECT INFORMATION

Questions 1 – 13 must be completed for all project proposals.

1. What are the hours of operation? N/A
2. What are the days of operation? N/A
 Monday Tuesday Wednesday Thursday Friday Saturday Sunday
3. What is the total number of employees engaged in the business on this site? N/A
4. What is the total number of employees who reside off the property? N/A
5. Does the owner/operator of the proposed business reside on the property where the business is located?
 Yes No
6. Are customers expected to visit the site? Yes No If no, skip to No. 8
7. What is the average number of vehicles visiting the site? per day N/A per week N/A
8. Are parking spaces being provided? Yes No If yes, how many _____
9. Will this proposal generate noise? Yes No If yes, describe below the noise that will be generated
10. Will there be any outside storage of materials or equipment? Yes No If yes, describe below in detail what will be stored outside
11. Are any vehicles involved in the business? Yes No If yes, list the type of vehicle and how many
12. Is a sign proposed? Yes No If yes, how many? _____ What is the square footage of each sign?
13. Is the use proposed within an accessory structure? Yes No If yes, what is the square footage of the accessory structure? _____

Questions 14 – 36 shall only be completed if they apply to the project proposal. Check the not applicable box for the sections that do not apply.

NON-RESIDENTIAL USES - Not Applicable

- 14. What is the gross square footage of existing non-residential buildings? _____
- 15. What is the gross square footage of proposed non-residential buildings? _____
- 16. What is the square footage of existing impervious area? _____ Impervious area means pavement (compacted gravel, asphalt and concrete), roofs, revetments, or any other man-made surface which substantially impedes the infiltration of precipitation.
- 17. What is the total square footage of impervious area after the finished project? _____

DAY CARE CENTER or NURSERY SCHOOL - Not Applicable

- 18. Are you proposing a Day Care Center or Nursery School? Yes No If no, proceed to question 22
- 19. What is the maximum number of students you are proposing? _____
- 20. What is the estimated maximum expected vehicular trips generated? _____
- 21. How are these vehicular trips distributed by mode and time of day? _____

NONCONFORMING USE - Not Applicable

- 22. Are you converting one nonconforming use to another or enlarging a nonconforming use over 5%? Yes No
If no, proceed to question 29

23. What is the present (or previous if not occupied) use of the structure? Explain below:

N/A

24. What date was the structure last in use for the above operation? _____

25. When was the structure first occupied by the present use or similar use? _____ If similar use, please describe

N/A

26. What provisions have been made to safeguard the adjoining properties against any detrimental effects that might result from establishing the proposed use? Explain below:

Fence

27. For conversions only, indicate why the design of the structure housing the existing nonconforming use precludes its use for any of the uses permitted in this zoning district. Explain below:

28. For conversions only, how will the proposed use be more compatible with the permitted uses of the zoning district than the existing use?

Community Club, Private Club, Fraternal Organization, Church, Nursing or Convalescent Homes, Public Utilities, Radio and Television Transmitting and Receiving Towers, Riding Stables, Riding Academies, Veterinary Clinics and Hospitals - Not Applicable

29. Are you proposing one of the uses listed above? Yes No If no, proceed to question 32.

30. What provisions have been made to make the development compatible with the appearance and character of the surrounding neighborhood? Explain below:

lap siding to match house, COMP ROOF

31. For wireless communication facilities – submit information that shows a need or demand for the facility in the proposed location and provide information on alternative locations considered. The information being submitted shall reference question 29.

HOME OCCUPATION - Not Applicable

32. Are you proposing a home occupation? Yes No If yes, answer the following questions.

33. Will there be exterior structural alternations of the primary residence in order to accommodate the home occupation? Yes No If yes, explain _____

34. What is the square footage of the total building area on the property that will be devoted to the home occupation? _____

35. Is the home occupation the type in which classes will be held or instruction given? Yes No If yes, explain _____

36. Will all activity related to the conduct of business be conducted within an enclosed structure? Yes No If no, explain _____

SPECIAL USE PERMIT SUPPLEMENTAL AND SITE PLAN REQUIREMENT CHECKLIST

Please complete the appropriate checklist:

The application shall contain and/or address the following requirements in a clear, accurate and intelligible form. Submit the appropriate checklist with your application. Check the box for each item addressed. Provide an explanation for any unchecked item.

Applicant Use	ADMINISTRATIVE SPECIAL USE PERMIT CHECKLIST	Staff Use Only
<input type="checkbox"/>	1. The project site must be identified in the field by posting an identification sign visible from the access road and by flagging the property corners and the center of the driveway/road access location. The purpose of the sign is for project identification rather than public notification. The sign and flagging are provided by Thurston County and can be obtained at the Building Development Center.	<input type="checkbox"/>
<input type="checkbox"/>	2. A narrative summary of all uses and activities proposed on-site, including types of residential and/or non-residential uses.	<input type="checkbox"/>
<input type="checkbox"/>	3. Twelve (12) 11" x 17" or 8 1/2" X 11" copies of the map. The map shall be drawn to a standard engineer scale and include the following:	<input type="checkbox"/>
<input type="checkbox"/>	a. The property boundaries and property boundary dimensions of the entire property.	<input type="checkbox"/>
<input type="checkbox"/>	b. The location and height of all existing and proposed structures, including, but not limited to, mobile homes, houses, sheds, garages, barns, fences, culverts, bridges, storage tanks, retaining walls, decks and porches.	<input type="checkbox"/>
<input type="checkbox"/>	c. Setback distances from all property lines (or road easements) to all existing and proposed buildings.	<input type="checkbox"/>
<input type="checkbox"/>	d. The location of all existing and proposed wells, septic tanks, drainfields, reserve areas.	<input type="checkbox"/>
<input type="checkbox"/>	e. All means, existing and proposed, vehicular and pedestrian ingress and egress to and from the site, including driveways, streets, fire access roads, including existing and proposed road names and existing county and state right of way.	<input type="checkbox"/>
<input type="checkbox"/>	f. Identify areas to be cleared, graded, filled, excavated or otherwise disturbed.	<input type="checkbox"/>
<input type="checkbox"/>	g. The location of any existing critical areas or buffers affecting the site, both on-site and on adjacent properties, including but not limited to shorelines, wetlands, streams, flood zones, steep slopes, high groundwater and special habitats.	<input type="checkbox"/>
<input type="checkbox"/>	h. Topographic information for the entire property based on available County two (2) foot contour maps.	<input type="checkbox"/>
<input type="checkbox"/>	i. The location and size of all parking and outside storage areas.	<input type="checkbox"/>
<input type="checkbox"/>	j. If proposing a kennel, the location of where the dogs will be housed and the type and height of existing and proposed fencing.	<input type="checkbox"/>
<input type="checkbox"/>	k. All existing vegetation proposed to remain onsite and all proposed landscaping, including location, type and height.	<input type="checkbox"/>
<input type="checkbox"/>	l. Vicinity sketch showing the relationship of the proposed development to major roads and highways.	<input type="checkbox"/>
<input type="checkbox"/>	m. Directions to the site.	<input type="checkbox"/>
<input type="checkbox"/>	n. A north arrow, map scale, datum, date, site address and directions to the site.	<input type="checkbox"/>

The application shall contain and/or address the following requirements in a clear, accurate and intelligible form. Submit the appropriate checklist with your application. Check the box for each item addressed. Provide an explanation for any unchecked item.

Applicant Use	HEARING EXAMINER SPECIAL USE PERMIT CHECKLIST	Staff Use Only
<input type="checkbox"/>	1. The project site must be identified in the field by posting an identification sign visible from the access road and by flagging the property corners and the center of the driveway/road access location. The purpose of the sign is for project identification rather than public notification. The sign and flagging are provided by Thurston County and can be obtained at the Building Development Center.	<input type="checkbox"/>
<input type="checkbox"/>	2. A narrative summary of all uses and activities proposed on-site, including types of residential uses.	<input type="checkbox"/>
<input type="checkbox"/>	3. Twelve (12) folded full size maps and one (1) 11" x 17" reduced copy of the map (scale of not less than two hundred feet to the inch using a standard interval of engineer scale), which shall include or show the following: If submitting special reports, a minimum of three (3) copies of each report shall be submitted. If the report is bound submit one (1) unbound copy.	<input type="checkbox"/>
<input type="checkbox"/>	a. The location and height of all existing and proposed structures, including, but not limited to, mobile homes, houses, sheds, garages, barns, fences, culverts, bridges, storage tanks, signs, exterior lighting, retaining walls, decks and porches.	<input type="checkbox"/>
<input type="checkbox"/>	b. The boundaries, including dimensions of the property.	<input type="checkbox"/>
<input type="checkbox"/>	c. Setback distance measurements from all property lines (or road easements) to all existing and proposed buildings. For mobile home parks, show location and size of all mobile home pads with dimensions of each yard and all proposed lighting.	<input type="checkbox"/>
<input type="checkbox"/>	d. All areas, if any, to be preserved as buffers or to be dedicated to a public, private or community use or for open space.	<input type="checkbox"/>
<input type="checkbox"/>	e. The location of all existing and proposed easements.	<input type="checkbox"/>
<input type="checkbox"/>	f. The location of any area protected by covenant on the project site for water supply sources.	<input type="checkbox"/>
<input type="checkbox"/>	g. Existing location and name of drainage/surface water on-site.	<input type="checkbox"/>
<input type="checkbox"/>	h. Proposed stormwater drainage facilities type and location.	<input type="checkbox"/>
<input type="checkbox"/>	i. All means, existing and proposed, vehicular and pedestrian ingress and egress to and from the site, including disabled parking and access provisions, and the size and location of sidewalks (within urban areas), driveways, streets, internal circulation roads, fire access roads, including existing and proposed road names and existing county and state highways.	<input type="checkbox"/>
<input type="checkbox"/>	j. Existing adjacent/neighbor accesses to public road.	<input type="checkbox"/>
<input type="checkbox"/>	k. The location and size of all parking and outside storage areas.	<input type="checkbox"/>
<input type="checkbox"/>	l. Vicinity sketch showing the relationship of the proposed development to major roads and highways.	<input type="checkbox"/>
<input type="checkbox"/>	m. Vicinity sketch showing the relationship of the proposed development to major roads and highways.	<input type="checkbox"/>
<input type="checkbox"/>	n. The location of all loading spaces, including but not limited to, loading platforms and loading docks.	<input type="checkbox"/>
<input type="checkbox"/>	o. A north arrow, map scale, datum, date, site address and directions to the site.	<input type="checkbox"/>
<input type="checkbox"/>	p. All existing vegetation proposed to remain and all proposed landscaping, including location and type.	<input type="checkbox"/>

Applicant Use	HEARING EXAMINER SPECIAL USE PERMIT CHECKLIST	Staff Use Only
<input type="checkbox"/>	q. The location of any critical areas or buffers affecting the site, both on-site and on adjacent properties, including but not limited to shorelines, wetlands, streams, flood zones, steep slopes, high groundwater and special habitats. Off-site information obtained from available county mapping is sufficient.	<input type="checkbox"/>
<input type="checkbox"/>	r. Vicinity sketch, at a scale of not less than three inches to the mile, indicating the boundary lines and names of adjacent developments, streets and boundary lines of adjacent parcels, and the relationship of the proposed development to major roads and highways, schools, parks, shopping centers and similar facilities. This sketch may be placed on the preliminary map/site plan or on a separate sheet.	<input type="checkbox"/>
<input type="checkbox"/>	4. Topographic map showing two-foot contours for the entire subject parcel or parcels and a minimum of fifty feet into adjacent parcels, based on available County information. Contours may be placed on the site plan or on a separate map of the same scale. The topographic information may be generalized to the smallest, even-numbered, contour interval that is legible in areas of steep slopes where two-foot contour lines would otherwise be illegible to read.	<input type="checkbox"/>
<input type="checkbox"/>	5. Written estimate of trips to and from the site daily for the proposed use. Specifically list trucks and other traffic.	<input type="checkbox"/>
<input type="checkbox"/>	6. Description of proposed grading, including a written estimate of both cut and fill quantities in cubic yards and a map showing the location of cut and fill areas.	<input type="checkbox"/>
<input type="checkbox"/>	7. The number of square feet covered by each existing and proposed building, total square feet in graveled, paved or covered surfaces, whether covered by buildings, driveways, parking lots or any other structure, and the total number of square feet in the entire subject parcel or parcels.	<input type="checkbox"/>
<input type="checkbox"/>	8. For projects where new or altered onsite sewage systems are proposed, soil test pits shall be dug in the proposed location of the on-site sewage system as prescribed in Article IV, Section 11.2.2, Sanitary Code. The soil test pit location shall be shown on the site plan. In some instances, the applicant may be required to retain the services of an on-site sewage system designer as defined in Article IV, Sanitary Code, to conduct further analysis of soil and site conditions.	<input type="checkbox"/>