



## NOTICE OF LAND USE APPLICATION

**Notice Mailed:** October 13, 2023

**Project Number(s):** 2023103076 (23 107931 XI)

**Project Name:** Walterscheidt Reasonable Use Exception

**Project Address:** 7505 Little Stone Lane SW, Olympia, WA 98512  
Tax Parcel No. 13610130108

**Applicant/  
Point of Contact:** James Walterscheidt  
starion@comcast.net

**Lead Planner:** Sharon Lumbantobing, Senior Planner, 360-628-2756,  
[sharon.lumbantobing@co.thurston.wa.us](mailto:sharon.lumbantobing@co.thurston.wa.us)

### **THE 20-DAY PUBLIC COMMENT PERIOD ENDS AT 4:00 PM ON NOVEMBER 2, 2023**

**Project Description:** The Applicant requests approval of a Reasonable Use Exception to construct a 400 sq ft driveway and a 2,000 sq ft detached garage/shop with no living quarters, bathroom or plumbing, on a 1.36-acre parcel that has prairie habitat. The parcel is currently developed with a single-family residence, a septic and driveway, detached garage, and two storage sheds. The parcel is located in Rural Residential/Resource, One Dwelling Unit per 5 Acres (RRR 1/5 zone) in rural Thurston County.

**Written Comment Period:** This application is under review by the Community Planning & Economic Development Department and the outcome has not yet been determined. This Notice of Application is to allow appropriate local and state agencies, tribes, and property owners within 500 feet of the project site to provide comment. All comments related to the project should be submitted in writing to the Lead Planner at the email above, in order to become part of the written record. The first comment period ends at 4:00 pm on **November 2, 2023**. There will be other opportunities to comment throughout the life of the project, such as the State Environmental Protection Act (SEPA) determination and a public hearing with the hearing examiner. Please be aware that if you do not submit comments within this notice period, and consistent with RCW 36.70B, County staff will presume you have no comments and will proceed with review and may make project determinations accordingly.

**Further Public Notice:** If you would like to receive notice of the Environmental Determination, Notice of Public Hearing and notice of final decision, please submit a written request to Lead Planner.

**Appeal:** Anyone who does not agree with the final decision will have an opportunity to file an appeal of the decision. Opportunities for appeal occur within fourteen (14) days of the Hearing Examiner decision for any aggrieved party.

**Documents Available:** Documents related to this application are available online at [www.thurstoncountywa.gov](http://www.thurstoncountywa.gov). Click the 'Permitting Document Search' link, then enter the project number noted above. They are also available for public review during normal business hours at the Building Development Center on the second floor of Building #1,



Thurston County Courthouse, 2000 Lakeridge Drive SW, Olympia, Washington. For additional information, please contact Sharon Lumbantobing at 360-628-2756, or by e-mail at [sharon.lumbantobing@co.thurston.wa.us](mailto:sharon.lumbantobing@co.thurston.wa.us)

**Other Information About This Project**

Application Received: July 3, 2023

Application Deemed Complete: October 10, 2023

Permits Requested by the Applicant: Reasonable Use Exception

The applicant prepared the following project studies and/or environmental documents at the County's request: Master Application, Reasonable Use Exception Application, narrative, site plan, Wetland Delineation Report and Mitigation Plan

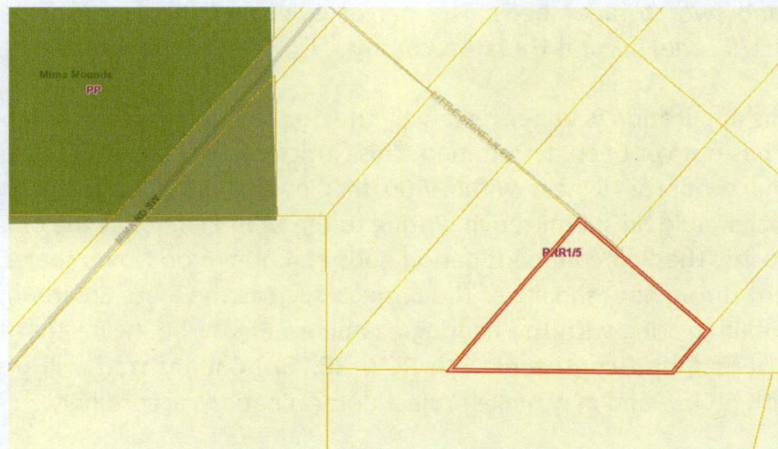
Additional Information or Project Studies Requested by the County: none at this time

Other permits that must be obtained, to the extent known by the County: building permit

**At this time, no determination of consistency with County development regulations has been made. At minimum, this project will be subject to the following plans and regulations:** Thurston County Comprehensive Plan, Critical Areas Ordinance (TCC 24), Stormwater Drainage Design and Erosion Control Manual (TCC 15.05), Uniform Building Code (TCC 14), State Environmental Policy Act (SEPA) Ordinance (TCC 17.09), Road Design Standards (TCC 15.05).

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**Vicinity Map**

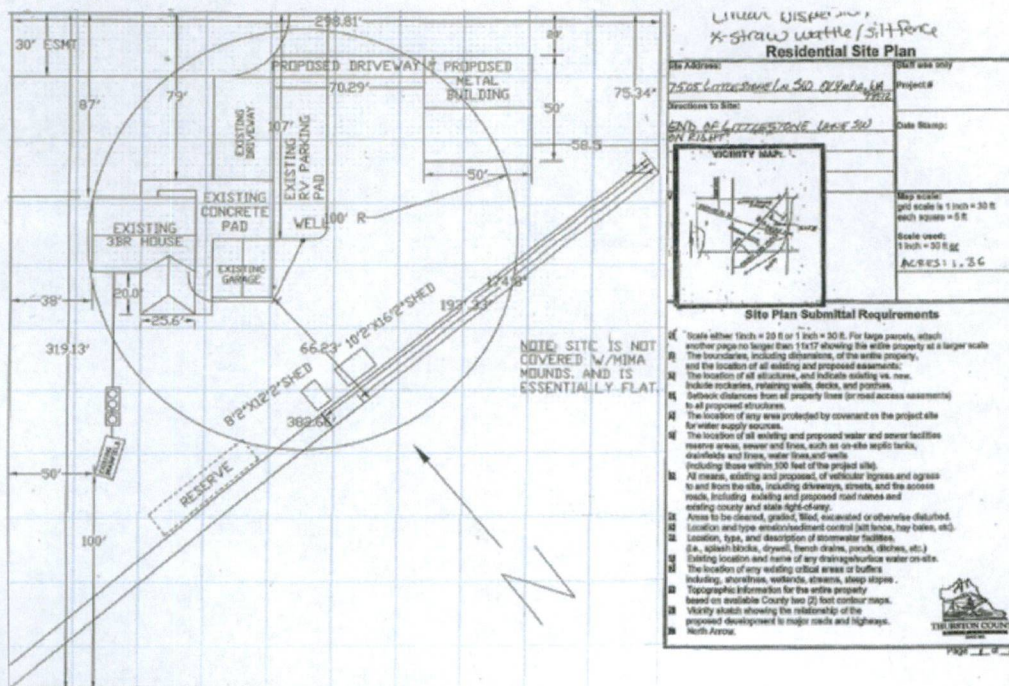




### Aerial Photo



### Proposed Site Plan





## Delicia Durden

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**From:** Delicia Durden  
**Sent:** Friday, October 13, 2023 1:13 PM  
**To:** robert.bright.3@us.af.mil; starion@comcast.net; Aaron Tormanen; Bobby May; Bright, Robert D CIV USARMY ID-READINESS (USA); Chehalis Tribe; Chehalis Tribe, Amy Loudermilk; DAHP; derekeking@gmail.com; DevRev\_Tech; DNR SEPA Center (mining); EH\_Land\_Use; Intercity Transit, Mike Burnham; Intercity Transit, Rob LaFontaine; Intercity Transit, Steve Swan; Jackie Wallner ORCAA (aaron.manley@orca.org); Jim Moyer; Michael Murphy; Nisqually Tribe, Annette Bullchild; Nisqually Tribe, Brad Beach; Nisqually Tribe, Joe Cushman; Puget Sound Energy, Amy Tousley; Rachael Soumis; Ryan Langan; Shannon Peterson; Sonja Cady; Squaxin Tribe, Eric Marbet; Squaxin Tribe, Melissa Puhn; szaniewski@squaxin.us; Squaxin Tribe, Scott Steltzner; Squaxin Tribe, Shaun Dinubilo; tcaddressing; The Olympian; Thurston 911 Communications, Jason Guthrie; John Weidenfeller; Kim Gubbe; Tim Rubert; WA Dept of Health; Warren Hendrickson, Port of Olympia; WDFW, Region 6 - South Sound; Williams Gas Pipeline, Clay Gustaves; WSDOT, Andy Larson; Zach Severs; Diana Ison, Ecology; Opal Smitherman (odav461@ECY.WA.GOV)  
**Cc:** Sharon Lumbantobing  
**Subject:** Notice of Application / 2023103076 - Walterscheidt / 7505 Little Stone Lane SW, Olympia  
**Attachments:** 2023103076 Notice of Application.pdf

### Please see the attached Notice of Application for:

**Project:** 2023103076 (Reasonable Use Exception)  
**Located at:** 7505 Little Stone Lane SW, Olympia  
**Lead Project Planner:** Sharon Lumbantobing, Senior Planner  
[sharon.lumbantobing@co.thurston.wa.us](mailto:sharon.lumbantobing@co.thurston.wa.us) / 360-628-2756

**Description:** The Applicant requests approval of a Reasonable Use Exception to construct a 400 sq ft driveway and a 2,000 sq ft detached garage/shop with no living quarters, bathroom or plumbing, on a 1.36-acre parcel that has prairie habitat. The parcel is currently developed with a single-family residence, a septic and driveway, detached garage, and two storage sheds. The parcel is located in Rural Residential/Resource, One Dwelling Unit per 5 Acres (RRR 1/5 zone) in rural Thurston County.

**Comment period ends at 4:00 pm on November 2, 2023**

### APPLICATION SUBMITTALS CAN BE VIEWED ONLINE:

1. Follow this link: <https://weblink.co.thurston.wa.us/dspublic>
2. You can search by putting in **Project** number 2023103076

Delicia Durden | Administrative Assistant  
Thurston County Community Planning & Economic Development  
3000 Pacific Avenue SE, Suite 100, Olympia, Washington 98501



Adjacent Property Owners  
2023103076 – Walterscheidt  
October 12, 2023  
500' mail radius

SNEVA, JOHN G & RITA I  
7611 LITTLE STONE LN SW  
OLYMPIA, WA 98512

SCHMELING, RICK A & RACHEL L  
PO BOX 1912  
SHELTON, WA 98584-5023

**WALTERSCHEIDT, JAMES & LOIS**  
**7505 LITTLESTONE LN SW**  
**OLYMPIA, WA 98512**

MAYFIELD, DIANE  
7636 LITTLESTONE LN SW  
OLYMPIA, WA 98512

PARSONS, RONALD M & TERESA M  
7610 LITTLE STONE LN SW  
OLYMPIA, WA 98512

HARTMAN, JESSICA  
7534 LITTLE STONE LN SW  
OLYMPIA, WA 98512

BUTLER, DAVID C  
7506 LITTLE STONE LN SW  
OLYMPIA, WA 98512

STAPLETON, DAVID L  
5427 108TH AVE NE  
KIRKLAND, WA 98033

RIORDAN, MICHAEL T  
7505 CELESTA LN SW  
OLYMPIA, WA 98512

WA DEPT NATURAL RESOURCES  
ATTN STATE LANDS DIVISION  
PO BOX 47016  
OLYMPIA, WA 98504-7016

ROBERTSON, VIRGINIA L  
PO BOX 236  
LITTLEROCK, WA 98556

JEAN-MARIA LANGLEY 2010 REVOCABLE  
TRUST  
13220 S 202ND E AVE  
BROKEN ARROW, OK 74014

HOLLANDER, BRIAN W  
PO BOX 271  
LITTLEROCK, WA 98556-0271

BRADY, KATHERINE C  
7630 BORDEAUX RD SW  
OLYMPIA, WA 98512

MATZEN REV TRUST 11-12-14  
GREGORY F MATZEN & JUDITH M MATZEN  
TRUSTEES  
7623 BORDEAUX RD SW  
OLYMPIA, WA 98512

ANDERSON, TAWNIA L & JAMES E  
7525 BORDEAUX RD SW  
OLYMPIA, WA 98512

WHITE, ROBERT B & JULIET R  
PO BOX 15124  
TUMWATER, WA 98511-5124

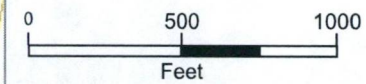


2023103076

**Legend**

Parcel Boundaries

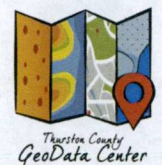
Scale 1: 10,738



Author: Delicia Durden

Published: 10/12/2023

Note: 500' mail radius



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