

FILE COPY



COUNTY COMMISSIONERS

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**COMMUNITY PLANNING &
ECONOMIC DEVELOPMENT DEPARTMENT**

Creating Solutions for Our Future

Joshua Cummings, Director

NOTICE OF LAND USE APPLICATION

Notice Mailed: April 5, 2023
Project Number(s): 2023101169 (23-103158 XI)
Project Name: NW Green Construction Reasonable Use Exception
Project Address: 13401 Marksman St SW, Olympia WA
Parcel: 13609120100
Applicant: NW Green Construction – Rebecca Meister
Lead Planner: Heather Tschaekofske, Associate Planner/Biologist, (360) 786-5553,
heather.tschaekofske@co.thurston.wa.us

THE 20-DAY PUBLIC COMMENT PERIOD ENDS AT 4:00 PM ON April 25, 2023

Project Description: The proposal is a Reasonable Use Exception request for permitting of future single family residence and associated appurtenances within designated prairie habitat. The zoning is Rural Residential Resource One Dwelling Unit Per Five Acres (RRR 1/5) in unincorporated 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 **April 25, 2023**. There will be other opportunities to comment throughout the life of the project, such as the 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 Notice of Public Hearing and notice of final decision, please submit a written request to the 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 decision for any aggrieved party.

Documents Available: Documents related to this application are available online at 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, 3000 Pacific Avenue SE, Suite 100, Olympia, Washington. For additional information, please contact Heather Tschaekofske at (360) 786-5553 or by e-mail at heather.tschaekofske@co.thurston.wa.us.

Other Information About This Project

Application Received: March 21, 2023

Application Deemed Complete: April 5, 2023

Project Permits/Approvals Required: Reasonable Use Exception

The applicant prepared the following project studies and/or environmental documents at the County's request: Reasonable Use Exception application, Master application, project description, critical area report, mitigation plan, and site plans.

Additional Information or Project Studies Requested by the County: to be determined

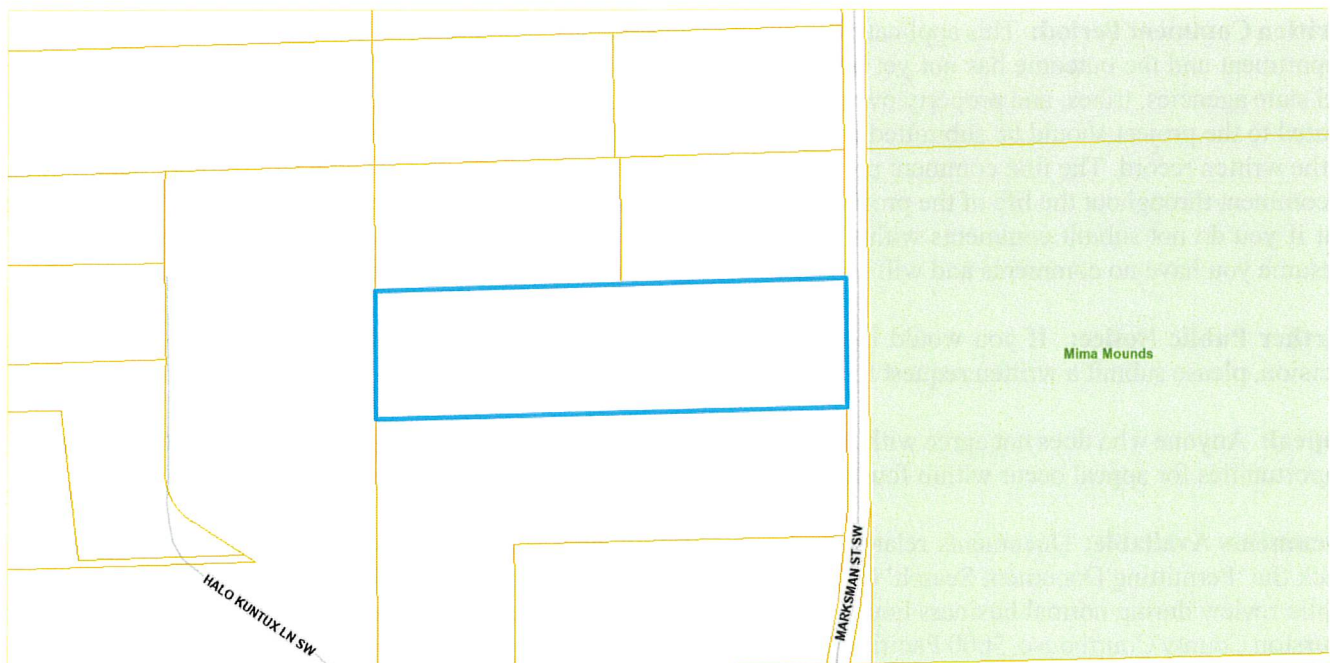
Permits Requested by the Applicant: Reasonable Use Exception permit.

Other permits that must be obtained, to the extent known by the County, include: Building permit, Septic 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, Zoning Ordinance (TCC 20), 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), HCP (TCC 17.40), Road Design Standards (TCC 15.05), Shoreline Master Program for Thurston County, and Platting & Subdivision Ordinance (TCC 18).

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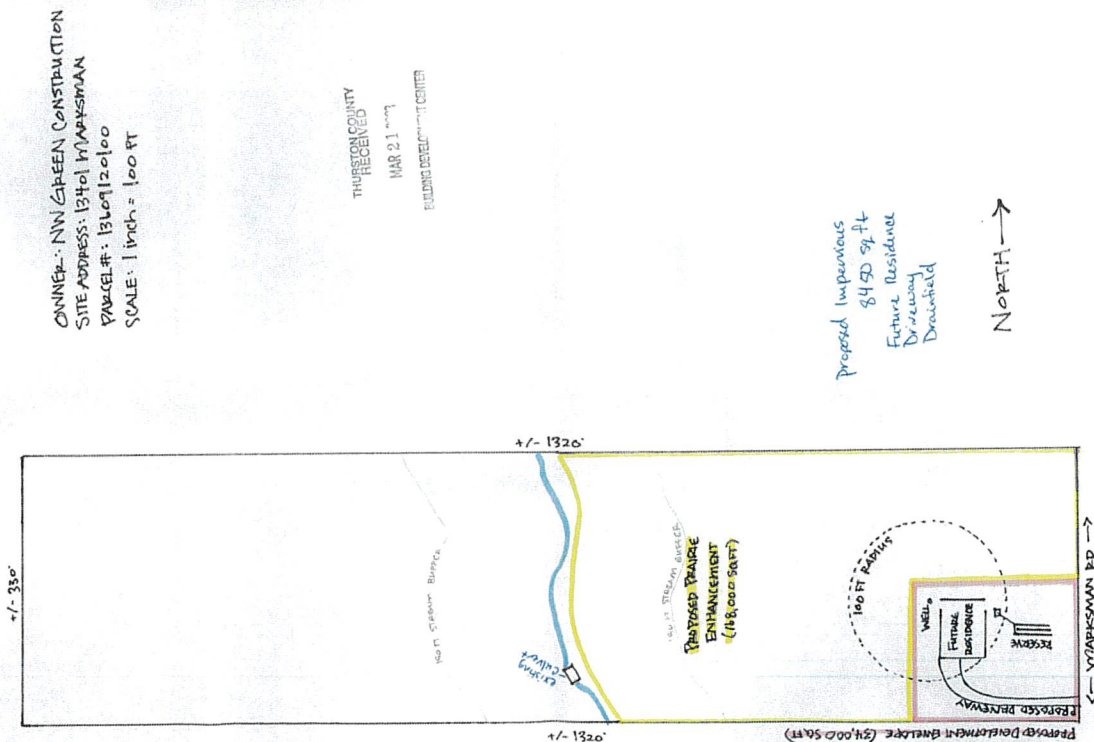
Vicinity Map



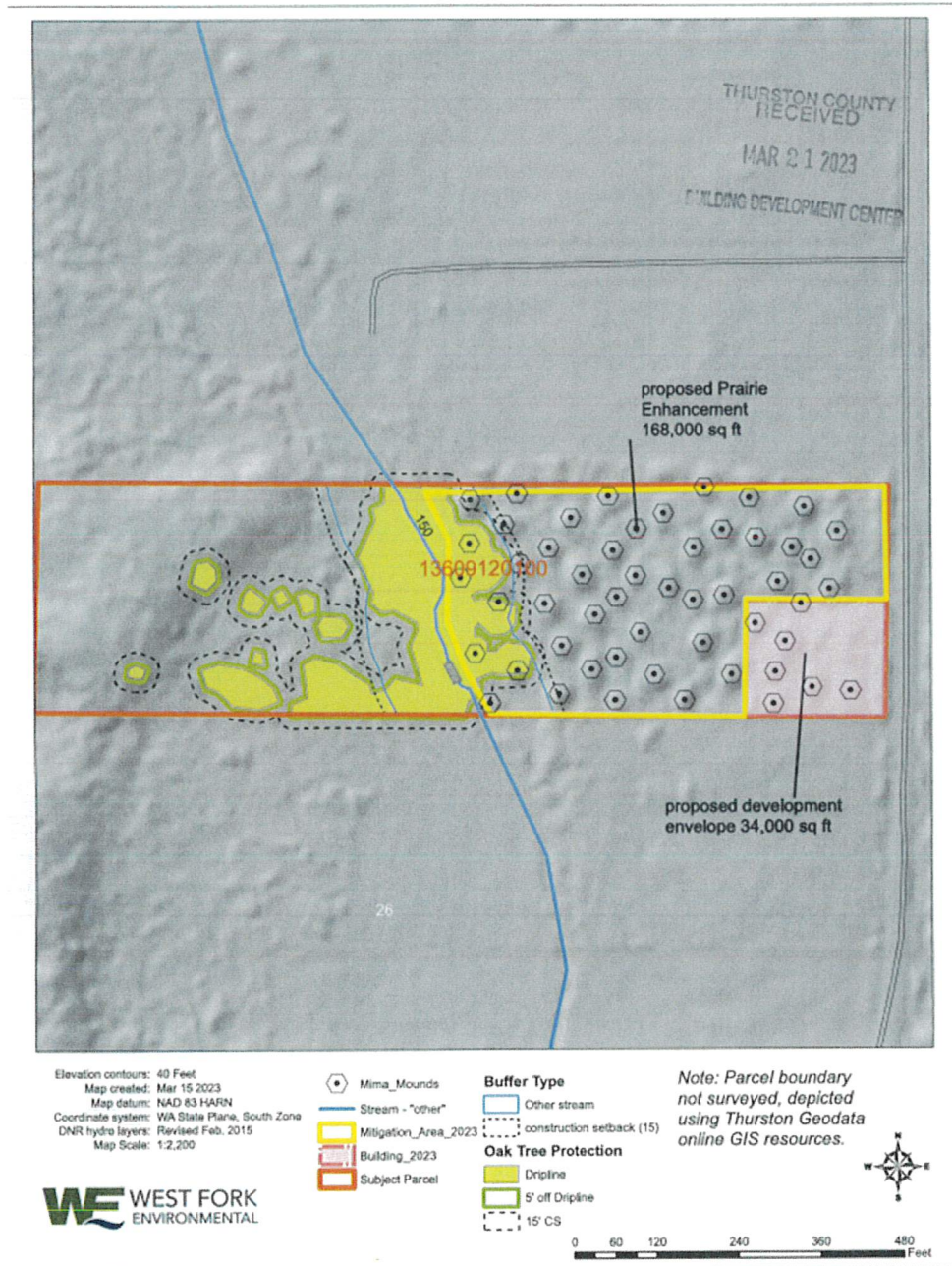
2020 Aerial Photo



Site Plan
(see next pages)



* See attached page for minimum bound
 & oak tree locations



Delicia Durden

From: Delicia Durden
Sent: Wednesday, April 5, 2023 2:51 PM
To: rebecca@nwgreenhomes.net; robert.bright.3@us.af.mil; US Army Corp of Engineers, Brandon Clinton; US Army Corp of Engineers, Matt Bennett; Aaron Tormanen; Bobby May; Bright, Robert D CIV USARMY ID-READINESS (USA); Chehalis Tribe; Chehalis Tribe, Amy Loudermilk; Chris Edmark; 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; TRPC, Michael Ambrogio; WA Dept of Health; WDFW, Region 6 - South Sound; Williams Gas Pipeline, Clay Gustaves; WSDOT, Andy Larson; Zach Severs; Eva Barber (evba461@ECY.WA.GOV); Opal Smitherman (odav461@ECY.WA.GOV); sasm461@ECY.WA.GOV
Cc: Heather Tschaekofske
Subject: Notice of Application / 2023101169 - NW Green Construction
Attachments: 2023101169 Notice of Application.pdf

Please see the attached Notice of Application for:

Project: 2023101169 (Reasonable Use Exception)
Located at: 13401 Marksman Street SW, Olympia
Lead Project Planner: Heather Tschaekofske, Associate Planner
heather.tschaekofske@co.thurston.wa.us / 360-786-5553

Description: The proposal is a Reasonable Use Exception request for permitting of future single-family residence and associated appurtenances within designated prairie habitat. The zoning is Rural Residential Resource One Dwelling Unit Per Five Acres (RRR 1/5) in unincorporated Thurston County.

Comment period ends at 4:00 pm on April 25, 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** 2023101169

Delicia Durden | Administrative Assistant

Thurston County Community Planning & Economic Development
3000 Pacific Avenue SE, Suite 100, Olympia, Washington 98501

Phone (360) 867-2110 | **Fax** (360) 754-2939 | **TDD** (800) 833-6388

delicia.durden@co.thurston.wa.us | www.thurstoncountybdc.com

Adjacent Property Owners
2023101169 – NW Green Construction
April 3, 2023
500' mail radius

PONTI, GREGORY & GLORIA
13229 MARKSMAN ST SW
OLYMPIA, WA 98512

BAKER, TAMARA A
13233 MARKSMAN ST SW
OLYMPIA, WA 98512

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

NW GREEN CONSTRUCTION INC
ATTN: REBECCA MEISTER
261 HAMILTON RD
CHEHALIS, WA 98532

MATHEWS, PAMELA L
PO BOX 381
LITTLEROCK, WA 98556

FOWE, STEVEN R
13329 MARKSMAN ST SW
OLYMPIA, WA 98512

HOPKINS, BILL R
13325 MARKSMAN ST SW
OLYMPIA, WA 98512

HICKMAN, ALEXANDER & MARSHA
13441 MARKSMAN ST SW
OLYMPIA, WA 98512

FISHER, TERRY D & LISA A
13441 HALO KUNTUX LN SW
OLYMPIA, WA 98512-5944

PAVLICEK, NIKI L
PO BOX 388
LITTLEROCK, WA 98556

LUFKIN, CHAUNCEY F & ELIZABETH
19 COUNTRY CLUB DR SW
TACOMA, WA 98498

RIGGS, DAVID F & CHRISTI M
13241 MARKSMAN ST SW
OLYMPIA, WA 98512

FOREST

CAPITOL

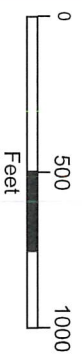
BONDEAUX RD SW

Mima Mounds

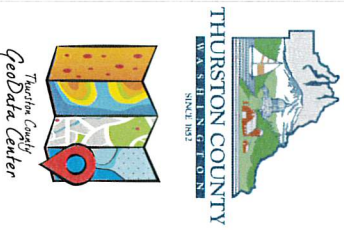
2023101169

Legend
□ Parcel Boundaries

Scale 1 : 10,738



Author: Delicia Durden
Published: 4/3/2023
Note: 500' mail radius



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