



Building Development Center
 3000 Pacific Ave SE, Suite 100 Olympia, WA 98501
 (360)786-5490 / (360)754-2939 (Fax)
 TDD Line (360) 754-2933
 Email: permit@co.thurston.wa.us
www.thurstoncountybdc.com
Creating Solutions for Our Future

MASTER APPLICATION

This application must accompany a project specific supplemental application.

STAFF USE ONLY	DATE STAMP
NOTE IN BL. 2023105144 23-114058 RB Area: Site: 7038 BOSTON HARBOR RD NE OLY 35904501700 Sub Type: Roadway Vacations	
Gopher Soils <input type="checkbox"/> YES <input type="checkbox"/> NO Prairie Soils <input type="checkbox"/> YES <input type="checkbox"/> NO	Intake By: <u>pm</u>

PROJECT DESCRIPTION REQUEST TO VACATE RIGHT OF WAY (ALLEY) BETWEEN PORTIONS OF PARCEL

PROPERTY INFORMATION

1. Tax Parcel Number(s) 35904501700 ; _____
2. Subdivision Name BOSTON HARBOR DIVISION 1 Lot # LOTS 17-24
3. Property Address 7038 BOSTON HARBOR RD NE City OLYMPIA Zip Code 98506
4. Directions to Property (from Thurston County Courthouse)
BOSTON HARBOR RD TO STATE ON EAST SIDE JUST NORTH OF BURROCK PARK.

PROPERTY ACCESS

5. Property Access ☐ Existing ☒ Proposed
6. Access Type ☒ Private Driveway ☐ Shared Driveway ☐ Private Road ☐ Public Road
7. Property Access Issues (locked gate, gate code, dogs or other animals) ☒ No ☐ Yes
 Point of contact will be contacted for gate code prior to site visit. Gate codes written on this form are public information. Property owner is responsible for providing gate code and securing animals prior to site visit.

WATER/SEPTIC

8. Water Supply ☐ Existing ☐ Proposed N/A
9. Water Supply Type ☐ Single Family ☐ Two Party Well ☐ Group A ☐ Group B
 WATER SYSTEM NAME _____
10. Waste Water Sewage Disposal ☐ Existing ☐ Proposed
11. Sewage Disposal System Type ☐ Individual Septic System ☐ Community System ☐ Sewer
 NAME OF PUBLIC SYSTEM _____

BILLING OF INVOICES

The fee charged at the time of application covers base hours listed on the fee schedule. When base hours by a Department are used, a monthly billing invoice is generated at the hourly rate listed on the fee schedule. Should review of the project exceed the base hours allotted, billing invoices shall be mailed to: ☒ Owner ☐ Applicant ☐ Point of Contact

PROPERTY OWNER (additional property owner sheet can be obtained online at www.thurstoncountybdc.com)

Property Owner Name <u>Eric Russeu</u>			
Mailing Address <u>5015 N. 26TH ST</u>	City <u>TALOMA</u>	State <u>WA</u>	Zip Code <u>98107</u>
Phone (<u>360</u>) <u>789 3607</u>	Cell ()	Fax ()	
EMAIL <u>Eric@RUSSEUANDASSOCIATES.NET</u>			
Communication from staff provided by Email? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
Property Owner Signature* <u>[Signature]</u>		Date <u>11.2.23</u>	

APPLICANT

Applicant Name <u>SAME AS OWNER</u>			
Mailing Address	City	State	Zip Code
Phone ()	Cell ()	Fax ()	
EMAIL			
Communication from staff provided by Email? <input type="checkbox"/> YES <input type="checkbox"/> NO			
Signature*		Date	

POINT OF CONTACT (Person receiving all County correspondence)

Name			
Mailing Address	City	State	Zip Code
Phone ()	Cell ()	Fax ()	
EMAIL			
Communication from staff provided by Email? <input type="checkbox"/> YES <input type="checkbox"/> NO			
Signature*		Date	

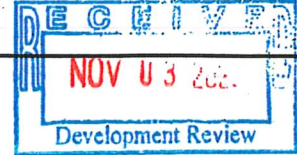
*DISCLAIMER

Application is hereby made for a permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in the application package and that to the best of my knowledge and belief, such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made or forwarded, the right to enter the above-described location to inspect the proposed, in-progress or completed work. I agree to start work only after all necessary permits/approvals have been received.

SUPPLEMENTAL APPLICATION

**REQUEST TO
VACATE
RIGHT-OF-WAY**

2023105144 23-114058 RB Area:
Site: 7038 BOSTON HARBOR RD NE OLY
35904501700
Sub Type: Roadway Vacations



PLEASE NOTE: ALL APPLICATIONS AND SITE PLANS MUST BE COMPLETED IN BLACK OR BLUE INK ONLY

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

- ☒ Master Application
- ☒ Site Plan (see checklist below)
- ☒ Justification Letter (see below)
- ☒ Applicable processing fees. *Refer to current fee schedules. Additional fees may occur if base hours/fees at intake are exhausted.*

Site Plan Checklist:

- ☒ A north arrow, date and site address
- ☒ Map of parcel(s)
- ☒ Road names
- ☒ Proposed area to be vacated

Justification Letter

This letter shall describe the reason for the request and briefly explain how the vacation would be a benefit to the public.

SEE ATTACHED LETTER

Failure to provide complete information may result in a delay of the review process or the rejection of your application.



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Attachment 'b' 3



RUSSELL & ASSOCIATES
LAND USE CONSULTING

November 2, 2023

Thurston County Public Works
9605 Tilley Road South
Olympia, Washington 98512

RE: Justification for request to vacate right of way, 7038 Boston Harbor Road, Thurston County parcel #35904501700

Dear Public Works staff:

This letter provides justification for the above referenced right of way vacation request located in the northern portion of Thurston County, Washington. The subject parcel is part of the Boston Harbor Division One plat that was created in the early 1900's. The plat created a number of small lots, served by street rights of way, as well as alleyways that bisect each block of lots. I have recently purchased this parcel (owned as of November 1, 2023) and am requesting vacation of the alleyway that bisects my parcel. RCW 36.87 and Thurston County Code 13.36 stipulate the regulations and conditions under which a vacation can be requested and granted. Based on the below described factors, I believe that this request is consistent with both the applicable RCW and Thurston County Code.

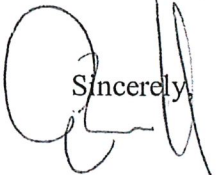
The above referenced parcel is made up of eight of the original lots of the plat (Lots 17-24, Block 45). The eight lots are divided in half by an existing 16 foot wide alleyway that bisects the lots in a generally east-west orientation. The alleyways within this block are not used by any of the existing owners as a throughfare; in fact the same alleyway that bisects other ownerships immediately to the west has actually been built across with buildings and other development. Further, the alleyway that bisects the subject parcel is located at the end of the block; no adjacent landowners would be landlocked by vacation of the subject right of way.

Thurston County has determined that the eight subject lots of the original plat constitute a single tax parcel. However, since the alleyway bisects the parcel in half (and the parcel overall is relatively small at 0.55 acres in size), it greatly limits the usability of the parcel as a whole. The parcel does not abut any bodies of fresh or salt water; in fact no critical areas are present on the parcel or alleyway area. To my knowledge, there are no utility easements on the parcel or within

the alleyway. I do not feel that the public would be adversely affected by vacation of this area, as it is wholly located within the bounds of the subject parcel, and would not deny or affect access to any surrounding private properties.

Operation of law stipulates that the land reverts to the underlying fee owner, which in this case would be myself as the owner of the subject parcel from which the alleyway would have been originally created.

I understand that Thurston County has the authority to deny or grant this request, based on the applicable criteria. I also understand that this process requires a public hearing with a final decision rendered by a hearing examiner. Should you have any questions, please feel free to call me at (360) 789-3607 or email at eric@russellandassociates.net.


Sincerely,
Eric Russell