



Staff Use Only

# SPECIAL USE PERMIT

Page 1 of 9

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(B)

## 1. Application Submittal Checklist - All items listed are required at the time of application. Incomplete applications will not be accepted.

Required documents must be submitted as paper documents **AND** PDF files on a flash drive

- ☒ Master Application
- ☒ Application Fee. Refer to the current fee schedule. *Additional fees may occur if the base hours/fees are exhausted.*
- ☒ One (1) 11" x 17" site plan. If submitting full-size maps, include five (5) full size folded maps along with the one (1) reduced 11" x 17" Site Plan - See Site Plan Submittal Requirements on page 8
- ☒ Project Narrative- The narrative should specifically describe what is existing and proposed on the subject parcel including specific activities to occur on-site.
- ☒ Environmental Checklist (SEPA), if applicable
- ☐ Critical Area Determination, if applicable
- ☐ Landscape Plan, if applicable
- ☐ Stormwater Drainage Plan, if applicable
- ☐ Parking Plan, if applicable
- ☐ Special Reports if applicable. These may include wetland delineation, geotechnical report, mitigation plan, or others.

## 2. Project Description (Attach separate sheet if necessary):

See Exhibit A - Project Narrative, attached at the end of this document

## 3. Property Zoning: Zoning Designation: RRR1/5

- ☒ Rural County    ☐ Lacey UGA    ☐ Tumwater UGA    ☐ Olympia UGA    ☐ Grand Mound UGA

## 4. Project Type: Choose all that apply. Refer to Table 1 TCC 20.54.070 for a list of uses and standards



# SPECIAL USE PERMIT

Page 2 of 9

## Administrative

- |  |  |
|--|--|
| <input type="checkbox"/> Home Occupation   | <input type="checkbox"/> Commercial project                    |
| <input type="checkbox"/> Wireless Co-location  | <input type="checkbox"/> Hobby Kennel (4 to 10 dogs)           |
| <input type="checkbox"/> Family Daycare  | <input type="checkbox"/> Manufactured Home Park (2 to 4 units) |
| <input type="checkbox"/> Expansion of a Nonconforming Use (less than 5% in County, less than 25% in Olympia UGA) |  |
| <input type="checkbox"/> Extension of Time   |  |
| <input type="checkbox"/> Other:  |  |

## Hearing Examiner

- |  |  |
|--|--|
| <input type="checkbox"/> Home Based Industry   | <input type="checkbox"/> Commercial project                  |
| <input type="checkbox"/> Wireless Communication Facility   | <input type="checkbox"/> Kennel (11 or more dogs)            |
| <input type="checkbox"/> Mine/Asphalt Plant 5 year review  | <input type="checkbox"/> Mine/Asphalt Plant new or expansion |
| <input type="checkbox"/> Public Facilities (Park/ School/ Fire station)  | <input type="checkbox"/> Church                              |
| <input type="checkbox"/> Manufactured Home Park (5 or more units)  | <input type="checkbox"/> Daycare Center                      |
| <input type="checkbox"/> Riding stables/arenas/academies   |  |
| <input type="checkbox"/> Temporary Use per TCC 20.54.070 Includes properties rented or used for personal social events, such as wedding receptions, private parties or similar activities, more than four times during any one calendar year |  |
| <input type="checkbox"/> Expansion of a Nonconforming Use over 5% (over 25% in Olympia UGA)  |  |
| <input type="checkbox"/> Extension of Time   |  |
| <input checked="" type="checkbox"/> Other: Natural area preserve with intent to provide nature-based educational opportunities to kids.  |  |

5. **Access:** ☐ Existing ☒ New ☐ Private Road ☐ Public Road

Name of road or street from which access is or will be gained: Johnson Point Rd NE

How many other parcels have access by this road ? Include vacant parcels? 7

## 6. **Utilities**

### Water Supply:

Existing: ☐ Single Family Well ☐ Two Party Well ☐ Group B Well ☐ Group A Well

Name of public water system: Not Applicable-No Well Proposed

Proposed: ☐ Single Family Well ☐ Two Party Well ☐ Group B Well ☐ Group A Well

Name of public water system: Not Applicable- No Septic System Proposed

Is water system located/proposed onsite? ☐ Yes ☒ No



# SPECIAL USE PERMIT

Page 3 of 9

If no, tax parcel number of property the water system is or will be located: Project will not require water

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

The methods used to obtain this information must be documented, which may include communications with adjacent property owners and field verification. How was this information verified?

Well log data

## **Sewage Disposal:**

Existing: ☐ Individual Septic System ☐ Community Septic System

☐ Public Utility Name of Public Utility none

Proposed: ☐ Individual Septic System ☐ Community Septic System

☐ Public Utility Name of Public Utility none

Are the test pits dug? ☐ Yes ☐ No If No, explain

Is sewage system located/proposed onsite? ☐ Yes ☒ No

If no, Tax parcel number of property the system is located or will be located: Project will not require

a septic system - no permanent restroom facilities are proposed.

## **7. Critical Areas on or within 300' of the property**

☐ None ☒ Shoreline ☐ River/Creek ☐ Lake/Pond ☒ Wetland ☒ Ditch ☐ High Ground Water

☐ Important Habitat/ Species ☒ Oak trees ☐ Mima Mounds

Name of water body: Henderson Inlet

Has the property ever flooded? ☐ No ☒ Do not know ☐ Yes, when? \_\_\_\_\_ (Include area on site plan)

Slopes greater than 40%? ☐ Yes ☒ No

Are there other Critical Areas? (e.g. eagle's nest, etc.): Oak trees exist on the lower portions of the property

## **8. Project Information: Provide as much detail as possible. Attach a separate sheet if necessary.**

a. What are the hours of operation? 8:00 AM - Dusk

b. What are the days of operation? 7 days/week

c. What is the total number of employees engaged in the business?

Up to 10

d. Does the owner/operator of the proposed business reside on the property where the business is located? ☐ Yes ☒ No





## SPECIAL USE PERMIT

Page 4 of 9

- e. Are customers expected to visit the site? ☐ No ☒ Yes. 15 per day 105 per week
- f. Are parking spaces being provided? ☐ No ☒ Yes. How many 26
- g. Will this proposal generate noise? ☒ No ☐ Yes. Please describe.
- h. Will there be any outside storage of materials or equipment? ☐ No ☒ Yes. Please describe  
Possibly - storage of small (10 cubic yards +/-) quantities of crushed rock for trails surfacing replenishment and/or mulch for maintenance and soil erosion prevention. No equipment will be stored outside.
- i. Will there be hazardous materials associated with the use? ☒ No ☐ Yes  
If yes, please provide a hazardous materials handling, storage, and spill response plan. The plan should describe how materials will be stored and handled so that any leaks or spills will not contaminate ground or surface water.
- j. Are any vehicles involved in the business? ☐ No ☒ Yes List the type of vehicle and how many.  
Two to three small vehicles (pick-up trucks and gator type) will be used for maintenance and general clean-up.
- k. Is a sign proposed? ☐ No ☒ Yes. How many and what type (wall sign, monument sign, other)?  
One 30 square foot non-illuminated monument sign facing Johnson Point Road will identify the property.
- l. Is the use proposed within an accessory structure? ☐ No ☒ Yes. Hub pavilion & sanican enclosure = 1340 sf  
What is the square footage of the accessory structure? \_\_\_\_\_
- m. Gross square footage: Existing buildings 0 sq. ft. Proposed buildings: 1,340 sq. ft.



# SPECIAL USE PERMIT

Page 5 of 9

n. Square footage of existing impervious area: 0 sq. ft. Proposed: 43,340 sq. ft.

(Impervious area means pavement, compacted gravel, asphalt, concrete, roofs, revetments, or any other man-made surface which substantially impedes the infiltration of precipitation.)

o. Gross square footage of the total finished project? 4,711,449 sq. ft.

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

Distance, existing vegetation massing, and limited hours of use make this project a great neighbor.

9. **Additional information:** For the specific projects noted below, check the box and answer the questions in that section.

## ☐ DAY CARE CENTER or NURSERY SCHOOL

1. What is the maximum number of students you are proposing? \_\_\_\_\_
2. What is the estimated maximum expected vehicular trips generated? \_\_\_\_\_
3. How are these vehicular trips distributed by type/mode and time of day? \_\_\_\_\_

## ☐ KENNEL

1. Where will the dogs be housed? (also show the location on your site plan)
2. What is the type and height of existing and proposed fencing? (also show the location on your site plan)
3. How will dog waste be handled on the site and properly disposed of off-site?

## ☐ NONCONFORMING USE

1. Are you converting one nonconforming use to another or enlarging a nonconforming use over 5%?  
☐ Yes ☒ No
2. What is the present (or previous if not occupied) use of the structure?



## SPECIAL USE PERMIT

Page 6 of 9

3. What date was the structure last in use for the above operation? N/A
4. When was the structure first occupied by the present use or similar use? If similar use, please describe
5. For conversions only, explain why the design of the structure housing the existing nonconforming use precludes its use for any of the uses permitted in this zoning district.
6. For conversions only, how will the proposed use be more compatible with the permitted uses of the zoning district than the existing use?

### ☐ HOME OCCUPATION/ HOME BASED INDUSTRY

1. Will there be exterior structural alternations of the primary residence in order to accommodate the home occupation? ☐ No ☐ Yes. Please describe.
2. What is the square footage of the total building area on the property that will be devoted to the home occupation/home based industry?
3. Will all activity related to the conduct of business be conducted within an enclosed structure?  
☐ Yes ☐ No If no, please describe.
4. Will classes be held or instruction given?  
☐ No ☐ Yes. Please describe.





# SPECIAL USE PERMIT

Page 7 of 9

☐ **WIRELESS CO-LOCATION** : In addition to the requirements in [Section 20.60.030](#), the following information shall be submitted as part of the application for all WCFs and other antenna support structures. Refer to TCC 20.33.050 for more details.

1. **Landowner signature:** If the applicant is not the landowner, the landowner(s) shall be considered co-applicant(s) and shall sign the application. If any applicant is a corporation, trust, association, or other organized group or legal entity, it shall provide the date of such creation, and, if a foreign corporation, a copy of the certificate of authority filed with the state of Washington, Secretary of State's Office.
2. **Affidavit to dismantle:** An affidavit signed by the applicant, landowner (co-applicant), and the antenna support structure owners, if different, indicating that they agree to dismantle and remove the WCF/antenna support structure and restore the site to its approximate original condition within one hundred and eighty days following receipt of a letter from the county indicating that the facility is deemed abandoned or in violation of this chapter, consistent with Section 20.33.110.
3. **Noise statement:** Documentation that the WCF/facility, including any back-up power generators, will not cause noise or pollution exceeding the limits established by state law.
4. **FCC Licenses:** If the applicant is also the WCF provider, proof that the applicant is licensed by the FCC, or not required to be licensed. If the applicant is not the WCF provider, proof of lease agreements with a FCC licensed WCF provider if such provider is required to be licensed by the FCC.
5. **RF Documentation:** Technical documentation signed by a radio frequency engineer licensed in the state of Washington, as necessary to demonstrate the proposed facility's compliance with FCC guidelines/standards for radiofrequency electromagnetic field strength. The county may require additional information as necessary for a third party reviewer to determine compliance with the provisions of this chapter, as provided for in Section 20.33.060.
6. **Structural Documentation** that the antennas and support structure are safe and the surrounding areas will not be negatively affected by antenna/support structure failure, falling ice, or other debris.
7. **Color statement:** The proposed color(s) of the facility including antennas and exposed conduit.
8. **Emergency Contact:** In addition to the information requested on the application, the applicant shall submit the legal name, address or principal place of business, and phone number of the person to be contacted in the event an emergency involves the WCF/antenna support structure. (This person should be available on a twenty-four-hour basis and authorized to act on behalf of the applicant regarding an emergency situation. The applicant shall be responsible for keeping such information current); and the contact person for each WCF/communication provider that proposes installation of facilities at the site



# SPECIAL USE PERMIT

Page 8 of 9

## 10. Site Plan Submittal Requirements **See Figures 1-4 at then end of this document**

- Site plan shall be legible and drawn to a standard engineer scale.
- Example scales include 1" = 30' or 1" = 100'
- All applicable items noted below shall be addressed on the site plan.

Applicant	Site Plan Checklist	Staff
<input checked="" type="checkbox"/>	a. North arrow, site address, tax parcel number and map scale used	
<input checked="" type="checkbox"/>	b. All property line boundaries and dimensions. Property owner is responsible for knowing their property line locations and flagging them onsite if requested.	
<input checked="" type="checkbox"/>	c. All existing and proposed structures	
<input checked="" type="checkbox"/>	d. Setback distances from all property lines (or road easements) to all existing and proposed buildings	
<input checked="" type="checkbox"/>	e. All means, existing vehicular and pedestrian ingress and egress to and from the site, such as driveways, streets and fire access roads, including existing road names and existing county and state right-of-way.	
<input checked="" type="checkbox"/>	f. All easements encroaching onto the property (for example: utility, road, railroad, etc)	
<input checked="" type="checkbox"/>	g. Location of all existing and proposed utilities such as septic tanks, drainfields, reserve drainfield areas, sewer lines, water lines, wells, and springs.	
<input checked="" type="checkbox"/>	h. The location of all existing off-site water supplies within 200 feet of the project site with their associated sanitary control radii (100' for wells & 200' for springs).	
<input checked="" type="checkbox"/>	i. The location of any area protected by covenant on the project site for water sources.	
<input checked="" type="checkbox"/>	j. Location of any critical areas and buffers (example: wetlands, ponds, streams, steep slopes, seasonal drainages, marine bluffs, flood plain, high groundwater, oaks, special habitat, etc)	
<input checked="" type="checkbox"/>	k. Location of existing and proposed parking and outside storage areas	
<input checked="" type="checkbox"/>	l. The location of all loading spaces, including but not limited to, loading platforms and loading docks.	
<input checked="" type="checkbox"/>	m. The location of all existing and proposed signage.	
<input checked="" type="checkbox"/>	n. Areas to be cleared, graded, filled, excavated or otherwise disturbed. Include a written estimate of both cut and fill quantities in cubic yards.	
<input checked="" type="checkbox"/>	o. Proposed stormwater drainage facilities type and location	
<input checked="" type="checkbox"/>	p. All existing vegetation to remain and proposed landscaping, including location and type	
<input checked="" type="checkbox"/>	q. Topographic information for the entire property based on available County two (2) foot contour maps. This information may be provided on a separate map	





## SPECIAL USE PERMIT

Page 9 of 9

<input checked="" type="checkbox"/>	r. Vicinity Map at a scale of not less than three (3) 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	
<input type="checkbox"/>	s. For projects where new or altered on-site septic systems are proposed, soil test pits shall be dug in the proposed location of the on-site septic system as described in Article IV, Section 10.3. The soil test pit locations shall be shown on the site plan and clearly staked and labeled on the site, with the route properly flagged. In some instances, the applicant may be required to retain the services of an on-site septic system designer or professional engineer to conduct further analysis of soil and site conditions.	

The project site must be identified in the field by posting an identification sign visible from the access road. The sign and flagging are provided by Thurston County to the applicant at the time of application.

Additional information may be necessary to make a determination. This could include full delineation and analysis of critical areas by a qualified professional at the applicant's expense.

## **EXHIBIT A**

### **Inspiring Kids Preserve Project Narrative**

Capitol Land Trust (CLT) is a 501(c)3 nonprofit whose mission is to further collaborative and strategic conservation of southwest Washington's essential natural areas and working lands. Since 1987, our partners and supporters have helped us conserve over 6,000 acres and 15 miles of Puget Sound shoreline. We seek not only to conserve land but also to connect people to place, to each other, and to the natural world.

We had all these goals in mind when acquiring the Inspiring Kids Preserve (IKP), a 108-acre natural area on the eastern shore of Henderson Inlet. The preserve protects many natural resources including small freshwater streams and the surrounding riparian hardwood forest, a large tract of saltmarsh, second and third-growth coniferous forest, freshwater wetlands, and over one mile of Puget Sound shoreline. CLT has invested heavily in restoring the ecological integrity of this property by removing derelict structures, old farming equipment and vehicles, fences, and acres of Himalayan blackberry and by planting native trees and shrubs.

While this restoration work continues, our long-term vision for the property is to involve the community in our conservation efforts and enhance their feeling of connection to the lands we conserve by providing a system of nature trails designed to give visitors a deeper understanding of natural systems in western Washington. We believe this preserve can be a great resource to our community by providing educational opportunities to students of all ages, space for community organizations to implement their programming, and a place for people of all ages to find refuge from the stresses of daily life and be inspired by witnessing the transformation of the land over time.

Local schools are seeking a place dedicated to hands-on learning for Science, Technology, Engineering, Art, and Math. IKP is close to many area schools, has a wide variety of habitats, and is a living showcase for how humans interact with the natural world: from Native American use of the land to homesteading, forestry management to habitat enhancement.

We also plan to make this preserve available to other organizations in the area to support their programming. Our community is rich in groups trying to improve the quality of life of everyone who lives here. We believe we can help them leverage their programs and the engagement of their constituents, through service projects that will have a restorative effect for all involved. We hope that after visiting the preserve, people will return many times with their families to explore, re-connect, and be rejuvenated.

To make this a welcoming place for all, we need infrastructure that provides safe access to the site and complements the natural features of the land while protecting its conservation values.

Visitors will enter the preserve from a new driveway on Johnson Point Road that provides adequate sight distance to safely enter and exit. General public parking will be near the road to enable easy surveillance of the parking area while school buses will have access beyond the gate to the Hub of the preserve. This Hub will include an area for buses to park and turn around, as well as port-a-potties, an open-air pavilion, storage space, interpretive signs, and additional parking. The open-air pavilion will be used to gather students before they walk the trails further into the preserve for activities and will be utilized by CLT and other community organizations for meetings and workshops.

Once at the Hub, visitors can access the 2-mile natural-surface trail system that will include resting benches, natural play areas, learning spaces, and wildlife viewing areas. The trail system highlights the



## **EXHIBIT A (CONTINUED)**

incredible features at IKP where visitors can experience the essence of Puget Sound and the Northwest.

Some sections of the trail will be designed to accommodate groups, while other sections will provide more of a wilderness experience for individuals. In both cases, trails will be designed to provide a journey while telling a conservation story.

An ADA-accessible loop trail will head north from the preserve Hub so that people with disabilities or those not able to travel farther than a short distance can still enjoy the benefits of spending time at IKP. This trail will be supplemented with navigation features like guide ropes or an audio tour. The loop highlights an 80-year old second-growth forest and a 25-year old third-growth forest, as well as an outstanding wetland. To minimize disturbance, the trail avoids crossing wetlands and will be an adequate width to allow people to pass each other without stepping off the trail.

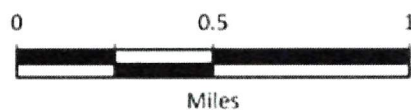
Conservation is incredibly important for our way of life. Not only does it maintain the long-term ecological health of Thurston County, it benefits our physical and mental well-being. Overall, this plan provides access to these benefits while avoiding sensitive habitats, leaving large tracts of land untouched to protect wildlife habitat, and preserving the shoreline. While we initially envisioned this to be a place primarily serving children, we're confident it will become a place that inspires the kid in all of us.

### **Land use permit, critical areas and impacts by parcel number:**

<b>Parcel #</b>	<b>Project Impact</b>	<b>Applicable Land Use Appl.</b>	<b>Proposed Activity/ Construction</b>	<b>Critical Areas on parcel</b>	<b>Planned Critical Areas impact</b>
11928230100	Yes	RUE & SUP	ADA trail (gravel)	Wetlands, wetland buffers, intermittent stream	ADA trail will be within buffers of Wetland A, B, & C
11928220800	None	N/A	None	Wetlands, wetland buffers, intermittent stream	None
11929110500	None	N/A	None	Marine shoreline, wetlands, wetland buffers, intermittent stream	None
11929140000	None	N/A	None	Wetlands, wetland buffers, intermittent stream	None
11928230200	Yes	RUE & SUP	Entrance/ parking, shelter & ADA trail (gravel)	Wetlands, wetland buffers, intermittent stream Marine shoreline, wetlands, wetland buffers	Wetlands M & P will be partially filled and trees removed for entrance/ parking; Fill in Wetland F buffer; Entrance/ parking and ADA trail within Wetland C buffer; natural surface trail within Wetlands F & G buffer
11929440200	None	N/A	None	Wetlands, wetland buffers	None
11928320500	None	N/A	None	Wetlands, wetland buffers	None
11928320000	None	N/A	None	None	None

(Note: bathroom, septic, well, viewing platforms and storage shed have been removed from project)

G:\Projects\1444\012\010\011\F01VicMap.mxd 3/3/2020 NAD 1983 StatePlane Washington South FIPS 4602 Feet



Data Source: Esri 2012



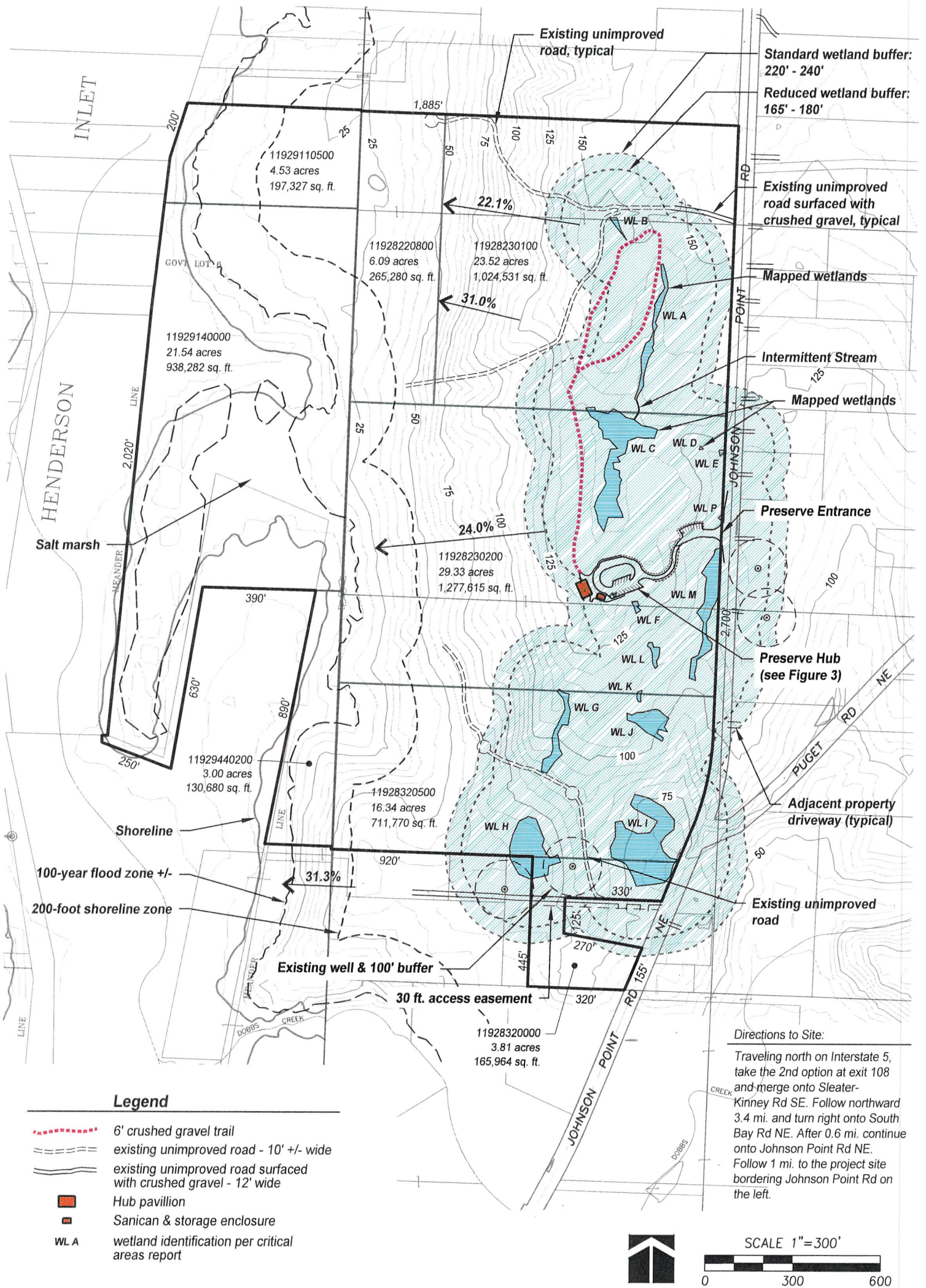
LANDAU  
ASSOCIATES

Inspiring Kids Preserve  
Olympia, Washington

Vicinity Map

Figure  
1





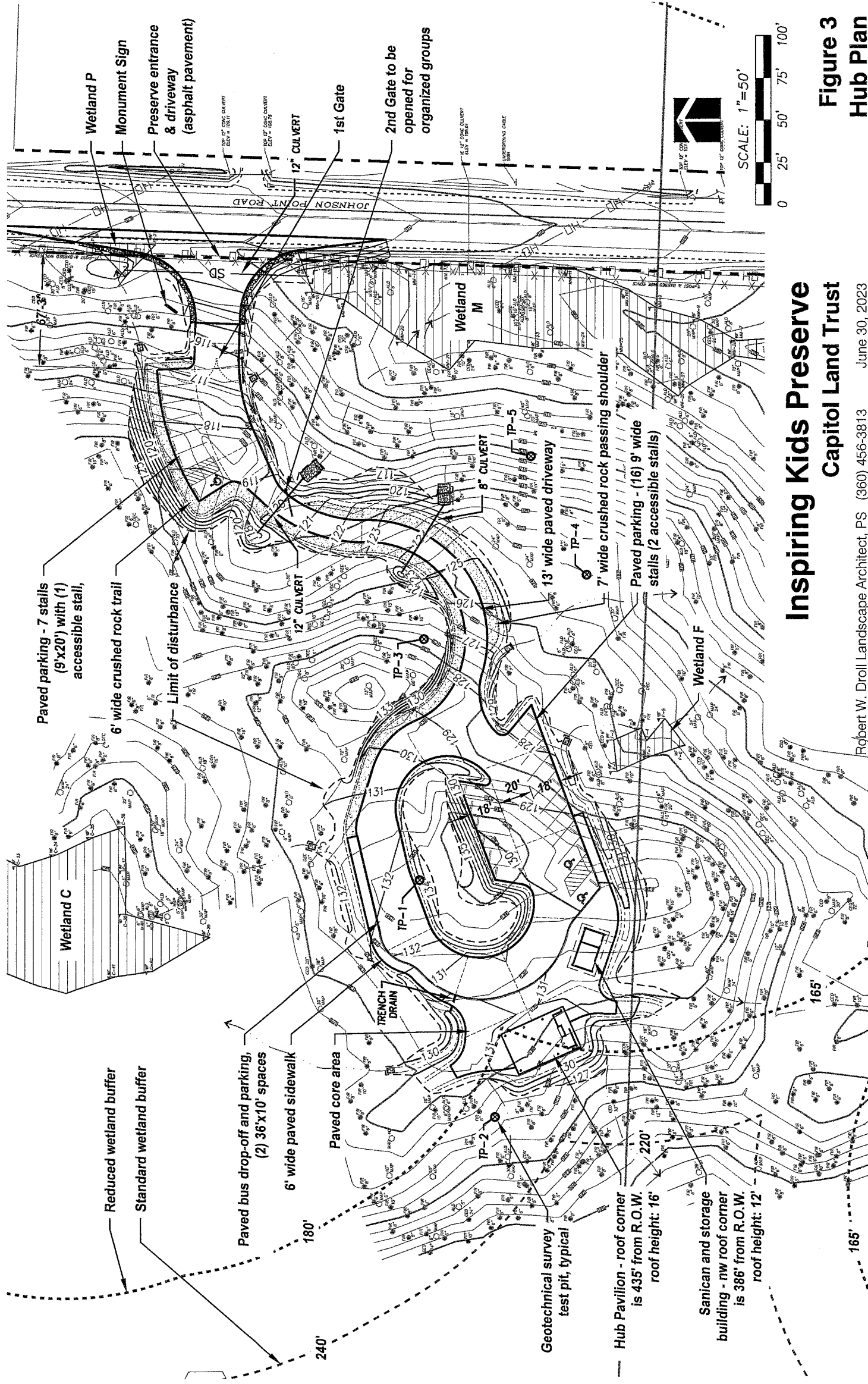
# Inspiring Kids Preserve

## Capitol Land Trust

Robert W. Droll Landscape Architect, PS (360) 456-3813

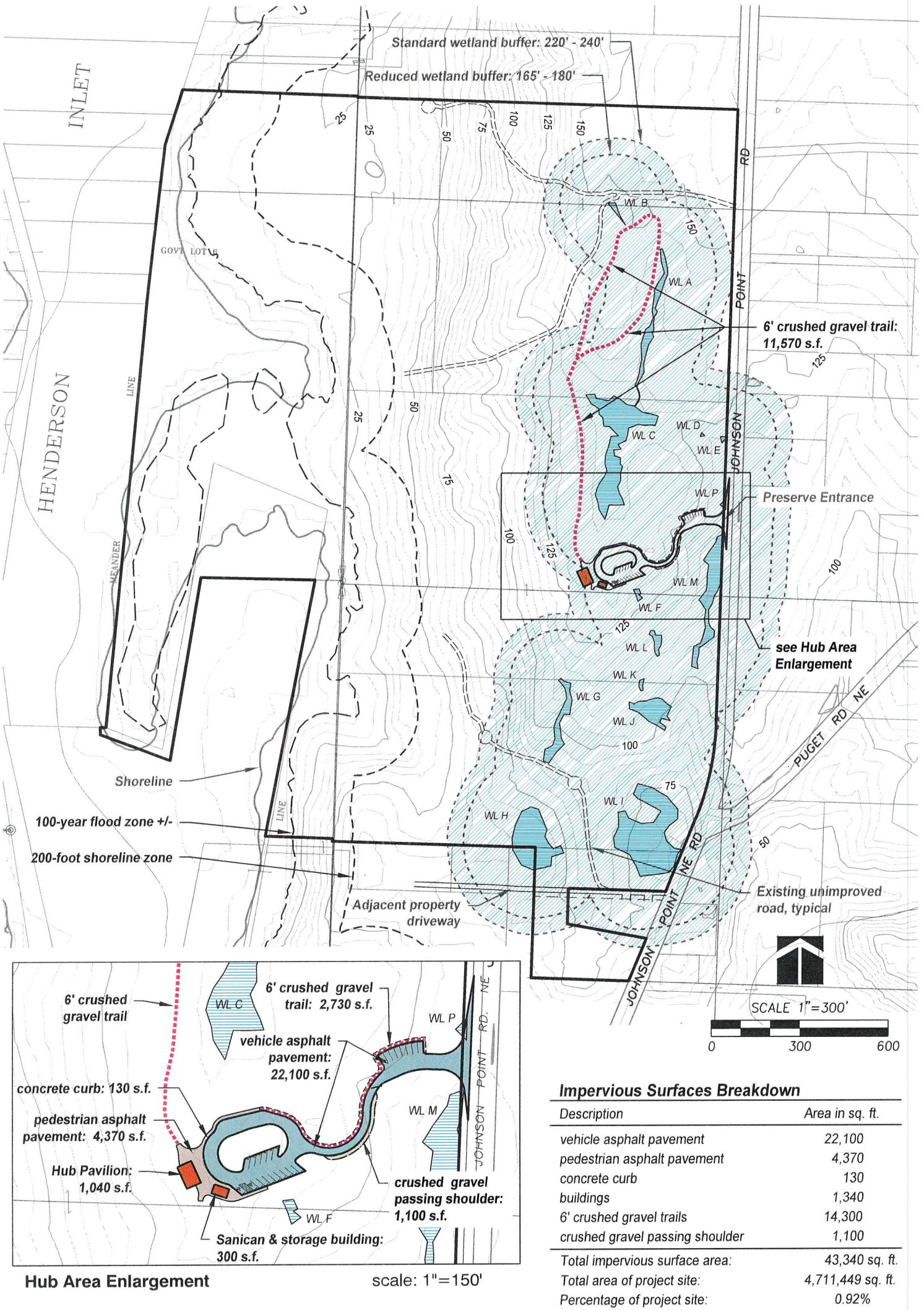
April 6, 2023

**Figure 2**  
**Project Map**



### Figure 3 Hub Plan





# Inspiring Kids Preserve

## Capitol Land Trust

Robert W. Droll Landscape Architect, PS (360) 456-3813 April 6, 2023

Figure 4  
Impervious Surfaces Map