



REASONABLE USE EXCEPTION

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Staff Use Only

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OCT 03 2023

2023104664 23-112423 XI Area:
Site: 654 SANDRA LEE CT SE OLYMPIA
65120000400
Sub Type: Multiple Critical Area Issues

Date Stamp/Staff Initials

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

- ☒ Master Application
- ☒ Application Fee. Refer to the current fee schedule. *Additional fees may occur if the base hours/fees are exhausted.*
- ☒ One Site Plan - See Site Plan Submittal Requirements on page 4
- ☒ Project Narrative- The narrative should include what is existing and proposed on the subject parcel. Be specific regarding all uses and activities to occur on-site, the critical areas and the specific allowance or reduction requested.
- ☒ Special Reports if applicable. These may include wetland delineation, geotechnical report, mitigation plan, topographic survey or others. All special reports must be submitted as paper documents **and** PDF files on a flash drive

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

In order to provide proper facilities for the homeowner and a caretaker, a 706 sq ft addition to an existing single family residence within the Nisqually hillside overlay district is proposed.

3. Provide answers to the following questions: (Attach separate sheets if necessary)

Pursuant to Thurston County Code 24.45.030, **all** of the following review criteria listed below are used by the Hearing Examiner to approve, or approve with conditions, the reasonable use exception. For each statement, explain how the project will meet the stated criteria. It is the applicant's responsibility to provide complete responses.

a. No other reasonable use of the property as a whole is permitted by this title.

Per municipal code section 24.15.021 - Nisqually hillside overlay district - Standards.

Subsection A. "Residential development within this overlay district is prohibited". Due to the entire lot existing within the Nisqually hillside overlay district, there is no area within the parcel that falls outside of the standards defined in the municipal code stated above, and therefore no other reasonable use of the property is permitted.

b. No reasonable use with less impact on the critical area or buffer is possible. At minimum, the alternatives reviewed shall include a change in use, reduction in the size of the use, a change in the timing of the activity, and/or a revision in the project design



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The proposed addition has been located on the property to be the furthest away from the slope while still attached to the existing residence and not blocking access or encroaching on the septic drainfield. The size of the addition is minimal to accommodate the needs of the homeowner. No other potential locations for the addition exist on the lot with less impact than the location selected.

c. The requested use or activity will not result in any damage to other property and will not threaten the public health, safety or welfare on or off the development proposal site or increase public safety risks on or off the subject property.

A Geotechnical Engineer was hired to evaluate the current and historical slope stability within the vicinity of the proposed construction and recommend a buffer/setback that would eliminate any potential impact on slope stability. It is their professional opinion that a 50ft setback is appropriate and the proposed addition location appears suitable. With slope stability maintained, the proposed development will not result in any damage to other property and will not threaten the public health, safety, or welfare on or off the development proposal site, or increase public safety risks.

d. The proposed reasonable use is limited to the minimum encroachment into the critical area and/or buffer necessary to prevent the denial of all reasonable use of the property

The size and location of the proposed addition was taken into consideration through the design phase to accommodate the facilities and accessibility required for the homeowner while minimizing the footprint and impact on the property.

e. The proposed reasonable use shall result in minimal alteration of the critical area including but not limited to impacts on vegetation, fish and wildlife resources, hydrological conditions, and geologic conditions

Minimal alteration of critical area is achieved through the location of the addition being furthest from the slope possible, minimal size, and following additional recommendations of the Geotechnical Engineer's report.



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f. A proposal for a reasonable use exception shall ensure no net loss of critical area functions and values. The proposal shall include a mitigation plan consistent with this title and best available science. Mitigation measures shall address unavoidable impacts and shall occur on-site first, or if necessary, off-site.

Mitigation shall be accomplished through the recommendations of the Geotechnical Engineer. Specifically the 50' setback from top of slope, drainage controls for stormwater runoff, and erosion controls. Please refer to the Geotechnical Report.

g. The reasonable use shall not result in the unmitigated adverse impacts to species of concern. No species of concern have been identified on site. A portion of the addition is on "less preferred" gopher indicator soils and will be mitigated through the Habitat Conservation Plan.

h. The location and scale of existing development on surrounding properties shall not be the sole basis for granting or determining a reasonable use exception.

While the existing house and existing properties nearby are all within the Nisqually Hillside Overlay District and some have existed there for over 55 years, the primary focus of evaluating whether the proposed addition is reasonable was through an investigation by a Geotechnical Engineer to determine the underlying stability of the property and the impact an addition would have in the proposed location.

Has the property been subdivided or boundary lines adjusted since February 1, 1994? ☐ YES ☒ NO

If Yes, has the subdivision or boundary line adjustment resulted in the need for this RUE? ☐ YES ☐ NO



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4. Site Plan Submittal Requirements

- Site plan shall be legible and drawn to a standard engineer scale on 11" X 17" or 8 ½" x 11" sheet.
- Example scales include 1" = 30' or 1" = 100'
- Aerial photographs are not accepted as site plans.
- 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"/>
<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"/>
<input checked="" type="checkbox"/>	c. All existing and proposed structures	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	d. Setback distance measurements from all property lines (or road access 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"/>
<input checked="" type="checkbox"/>	f. All easements encroaching onto the property (for example: utility, road, railroad, etc)	<input checked="" type="checkbox"/>
<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"/>
<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"/>
<input checked="" type="checkbox"/>	i. Square footage of existing and proposed impervious surfaces	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	j. Location of any critical areas and buffers (example: wetlands, shorelines, ponds, streams, steep slopes, seasonal drainages, marine bluffs, flood plain, high groundwater, oaks, special habitat, etc)	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	k. Topographic information 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.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	l. All existing vegetation to remain and all proposed landscaping including location and type	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	m. 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 checked="" type="checkbox"/>

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.