



## 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:** January 26, 2024

**Project Number(s):** 2023103926 (SEQ#: 23-110179 XC & 23-110180 XA (SEPA))

**Project Name:** Steamboat Island Shellfish Operation

**Project Address:** 9625 Steamboat Island Road NW  
 Tax Parcel No: 39000000600

**Applicant/  
 Point Of Contact:** Steven and Heather Zimmerman  
 6308 Boardman Road NW  
 Olympia, WA 98502  
 Email: [steve@bluesky-nw.com](mailto:steve@bluesky-nw.com)

**Lead Planner:** Kraig Chalem, Senior Planner,  
 (360) 754-4034, [kraig.chalem@co.thurston.wa.us](mailto:kraig.chalem@co.thurston.wa.us)

**THE 30-DAY PUBLIC COMMENT PERIOD ENDS AT 4:00 PM ON FEBRUARY 26, 2024**

**Project Description:** The Applicant seeks approval of a Joint Aquatic Resource Application (JARPA) to commercially cultivate geoduck clams on private tidelands between -3.5 ft. to +0.5 ft. Mean Lower Low Water tidal elevations. The proposed project area is approximately .42 acres with about the same area as fallow. Access to the project area occurs by foot or by boat. No nursery structures exist on the project site and all geoduck seed is planted by hand.

**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, to become part of the written record. The first comment period ends at: 4:00 pm, February 26, 2024. 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 Thurston County 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 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, Thurston County Courthouse, 3000 Pacific Ave, Suite 100, Olympia, Washington. For additional information, please contact Kraig Chalem, at (360) 754-4034, or by e-mail at [kraig.chalem@co.thurston.wa.us](mailto:kraig.chalem@co.thurston.wa.us)

**Other Information About This Project**

Application Received: August 10, 2023

Application Deemed Complete: August 10, 2023

Permits Requested by the Applicant: Substantial Shoreline Development Permit

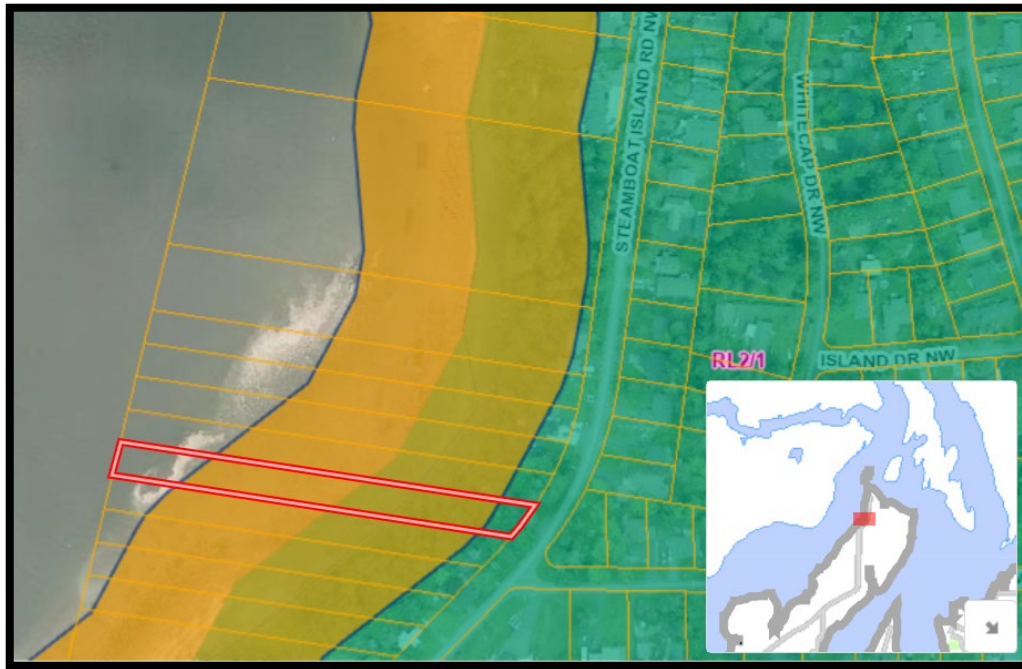
The applicant prepared the following project studies and/or environmental documents at the County's request: Master Application, Joint Aquatic Resource Protection Application, Site Plan.

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

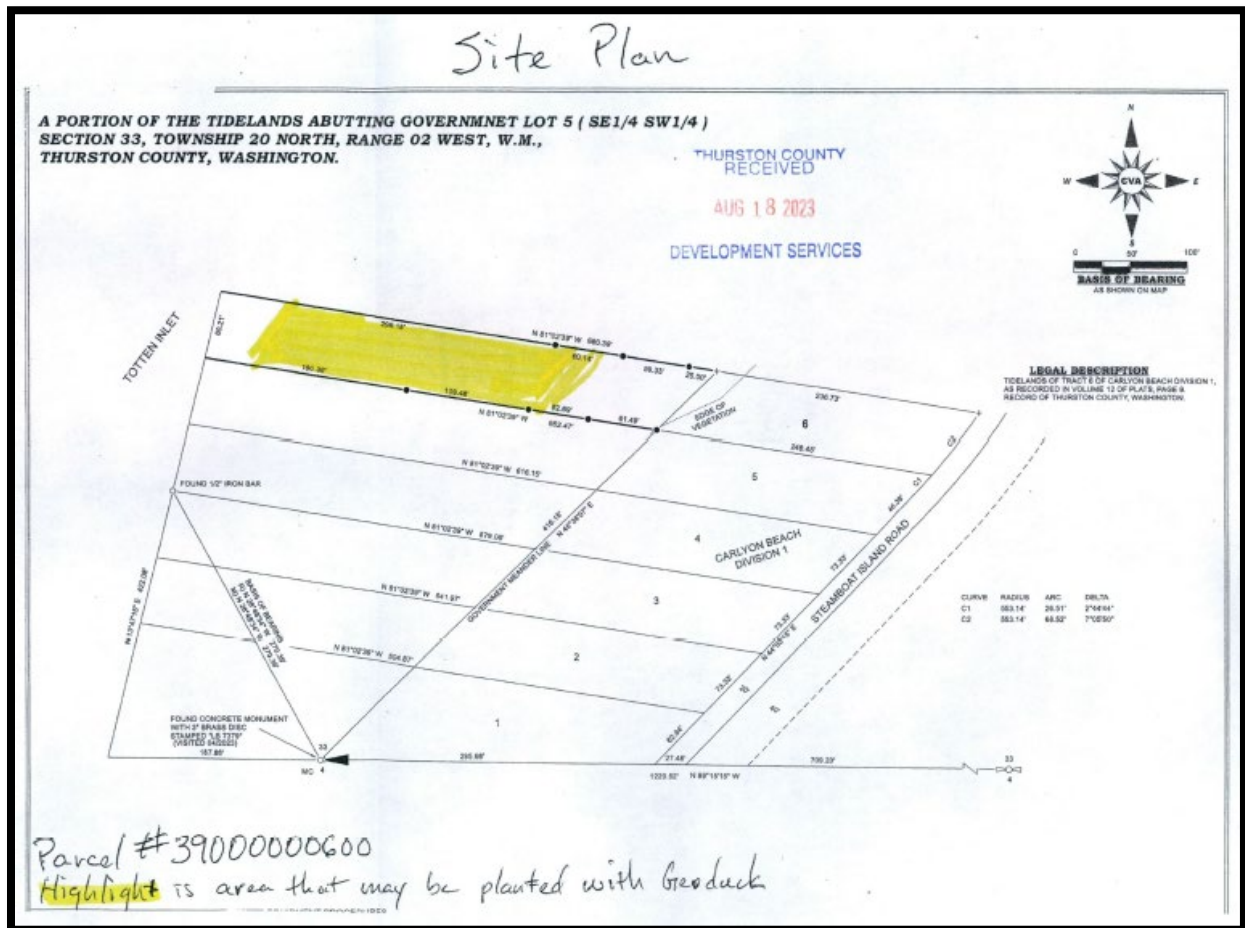
Other permits that must be obtained, to the extent known by the County: Hydraulic Project Approval (HPA) from the Washington Department of Fish and Wildlife.

**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), Shoreline Master Program (TCC 19), State Environmental Policy Act (SEPA) Ordinance (TCC 17.09).

## VICINITY MAP, ZONING & SHORELINE MASTER PROGRAM



## SITE PLAN



## 2022 AERIAL PHOTO

