



**Building Development Center**  
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[www.thurstoncountybdc.com](http://www.thurstoncountybdc.com)  
*Creating Solutions for Our Future*

## MASTER APPLICATION

This application must accompany a project specific supplemental application.

STAFF USE ONLY		DATE STAMP
NOTI IN BL	2023103576 23-109246 XI Area: Site: 12910 118TH AVE SE RAINIER 21734240101 Sub Type: Multiple Critical Area Issues	THURSTON COUNTY RECEIVED  JUL 31 2023  BUILDING DEVELOPMENT CENTER
	Gopher Soils <input type="checkbox"/> YES <input type="checkbox"/> NO Prairie Soils <input type="checkbox"/> YES <input type="checkbox"/> NO	Intake By: _____

PROJECT DESCRIPTION RUE Application

### PROPERTY INFORMATION

- Tax Parcel Number(s) 21734240101 ; \_\_\_\_\_
- Subdivision Name \_\_\_\_\_ Lot # \_\_\_\_\_
- Property Address 12910 118th Ave SE City Rainier Zip Code 98576
- Directions to Property (from Thurston County Courthouse)  
From 507 coming from Rainier, take R on Market Road, Market turns into 118th, house is on the right

### PROPERTY ACCESS

- Property Access ☒ Existing ☐ Proposed
- Access Type ☒ Private Driveway ☐ Shared Driveway ☐ Private Road ☐ Public Road
- 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

- Water Supply ☒ Existing ☐ Proposed
- Water Supply Type ☒ Single Family ☐ Two Party Well ☐ Group A ☐ Group B  
 WATER SYSTEM NAME \_\_\_\_\_
- Waste Water Sewage Disposal ☒ Existing ☐ Proposed
- 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](http://www.thurstoncountybdc.com))

Property Owner Name <u>Cale Halpin</u>			
Mailing Address <u>12910 118<sup>th</sup> Ave SE</u>	City <u>Rainier</u>	State <u>WA</u>	Zip Code <u>98576</u>
Phone <u>(360) 581-1563</u>	Cell ( )	Fax ( )	
EMAIL <u>halpinca@rainier.wednet.edu</u>			
Communication from staff provided by Email? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
Property Owner Signature* <u>Cale Halpin</u>		Date <u>6-26-23</u>	

### APPLICANT

Applicant Name <u>Cale Halpin</u>			
Mailing Address <u>12910 118<sup>th</sup> Ave SE</u>	City <u>Rainier</u>	State <u>WA</u>	Zip Code <u>98576</u>
Phone <u>(360) 581-1563</u>	Cell ( )	Fax ( )	
EMAIL <u>halpinca@rainier.wednet.edu</u>			
Communication from staff provided by Email? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
Signature* <u>Cale Halpin</u>		Date <u>6-26-23</u>	

### POINT OF CONTACT (Person receiving all County correspondence)

Name <u>Cale Halpin</u>			
Mailing Address <u>12910 118<sup>th</sup> Ave SE</u>	City <u>Rainier</u>	State <u>WA</u>	Zip Code <u>98576</u>
Phone <u>(360) 581-1563</u>	Cell ( )	Fax ( )	
EMAIL <u>halpinca@rainier.wednet.edu</u>			
Communication from staff provided by Email? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
Signature* <u>Cale Halpin</u>		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.



# REASONABLE USE EXCEPTION

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Staff Use Only

2023103576 23-109246 XI Area:  
Site: 12910 118TH AVE SE RAINIER  
21734240101  
Sub Type: Multiple Critical Area Issues

THURSTON COUNTY  
RECEIVED

JUL 31 2023

BUILDING DEVELOPMENT CENTER  
Date Stamp/Staff Initials

## 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):

- Building a pole building with a 48' x 60' footprint
- Graded approximately 400 cubic yards of material in order to create footprint
- Proposed new driveway on Eagle View Lane to avoid pullout onto 118th Ave
- Removed trees before grading including an apple tree, a patch of white poplar, a patch of black locust and one Oregon white oak tree.
- There is an existing 1,428 sq. ft. home on the property built in 1942

## 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.

The 5 acre property is only a homesite.

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





## REASONABLE USE EXCEPTION

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- The area graded was slightly more than what was minimally necessary. Soil was disturbed within 4 feet of an oak tree drip edge and could have been avoided. A retaining wall is being built at the cost of about 1,000 dollars (irregular stone Lowes, 3.48 per stone) and soil is being returned to achieve original grade.
- An Oregon white oak was removed along with other trees. The oak tree was within the footprint of the proposed pole building.
- Current driveway is proposed to be removed and returned to natural habitat.

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.

- Removal of the trees, building of pole building and grading new proposed driveway will not threaten or damage other property or anyone's safety.
- Proposed driveway will result in less public risk as it will remove driveway from 118th Ave.

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 removal of trees was done within the footprint of the proposed building. The grading was limited to the shop area and proposed driveway which is adjacent to the already existing gravel parking area. The existing driveway will be removed and replanted with trees.

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

- Although there was impact on vegetation, the grass and plants are already growing back and soil is being returned to within 4' of the oak drip edge. Natural grasses, weeds, and wildflowers will be allowed to grow up to the edge of proposed building on two sides.
- There are no wetlands or fish on the property.
- Wildlife will still have plenty of room to roam and vegetation/fruit to eat on the property.
- Water will continue to drain into the same areas as before the project.
- Geological conditions around the project area have not changed.



## REASONABLE USE EXCEPTION

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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.

- In order to ensure no net loss of critical area functions and values the existing driveway will be removed and returned to native habitat.

- In order to mitigate the cutting down of the Oregon white oak tree, the applicant will do the following.

- At the site visit the county official noticed some small white oak trees near the driveway, along 118th ave. This driveway will be removed and thus remove an impervious surface from near these young oak trees.

- Applicant will plant 10 Oregon white oak seedlings on the property and care for them.

- Applicant will continue to protect and weed around existing native trees on property.

- Applicant will restart a tree giveaway program at school. From 2009 to 2014 at Lackamas

g. The reasonable use shall not result in the unmitigated adverse impacts to species of concern. There was an Oregon white oak tree removed. The tree was within the 60' by 48' footprint of the proposed pole building.

The drip edge of an Oregon white oak was disturbed. There is a retaining wall being built at the cost of about one thousand dollars and soil is being returned to original grade.

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

N/A

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



# REASONABLE USE EXCEPTION

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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 1/2" 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 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.