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**COMMUNITY PLANNING &
ECONOMIC DEVELOPMENT DEPARTMENT**

Creating Solutions for Our Future

Joshua Cummings, Director

THURSTON COUNTY COMMUNITY PLANNING AND ECONOMIC DEVELOPMENT

LAND USE & ENVIRONMENTAL REVIEW STAFF REPORT

HEARING EXAMINER HEARING

April 25, 2023

Project Name: Deskins Grand Mound Preliminary Plat and Variance

Project Number(s): 2021106455

Applicant/Owner: Ryan Deskins
19810 Old Hwy 99 SW
Rochester, WA 98579

Representative: Cassie Fuller, Fuller Designs
1101 Kresky Ave
Centralia, WA 98532

Project Location: 6411 198th Ave SW, Rochester, WA 98579
Tax Parcel No: 51300100000

Legal Description: Section 11 Township 15 Range 3W
Abbreviated Legal: Section 11 Township 15 Range 3W Quarter NE SE Plat GRAND VALLEY FRUIT & GARDEN TRACTS SS-2043 LT 1 Document 008/100

Lead Planner: Lacy Garner, Associate Planner
(360) 790-7154, lacy.garner@co.thurston.wa.us

REQUEST

Approval of a Preliminary Plat to subdivide 1.62 acres into 7 single-family residential lots while retaining an existing single-family residence and building a private road for access. Also, approval of a Variance to reduce the required setback of the existing home from the proposed private road right-of-way and access easement.

PROJECT DESCRIPTION:

The applicant proposes to subdivide 1.62 acres into 7 single-family residential lots. The parcel currently contains one single-family residence on a water well and with a septic system. The proposal is to retain the existing residence on one lot, create 6 additional lots for new single-family residences, and to decommission the current well and septic system serving the existing residence to have all 7 lots on Grand Mound public water and sewer. The project proposes a private paved road for access to all proposed lots. The parcel is zoned Residential Three to Six Dwelling Units Per Acre (R 3-6/1) and is in the Grand Mound Urban Growth Area. The proposed name of the subdivision is *Deskins Grand Mound 198th*.

The applicants also request approval of a Variance from TCC 20.07.030, the minimum yards required for building setbacks, for the corner lot of the applicant's Preliminary Plat proposal. The public road facing corner lot contains the existing home which the applicants are proposing to retain while creating 6 new lots along a new private road that would provide access to all lots. The minimum yard setback requirement for the existing house to the proposed flanking ROW of the private road (inclusive of sidewalk) is 10'. Applicants are requesting a variance to reduce this setback 100% to 0', with a relative reduction of the proposed access easement around this house from 40' to 30'.

BACKGROUND

The proposed project is in Rochester in the Grand Mound Urban Growth Area. The parcel is approximately 1.62 acres in size and is zoned Residential Three to Six Dwelling Units Per Acre (R 3-6/1). The property is surrounded by single family properties in all directions – some that fit the current zoning of R 3-6/1 and others that remain on larger parcel sizes averaging approximately an acre per single-family residence. Other zoning bordering nearby are Rural Residential/Resource One Dwelling per Five Acres (RRR 1/5), Residential Four to Sixteen Dwelling Units per Acre (R 4-16/1), Arterial Commercial (AC), and Planned Industrial Park (PID). The property is accessed by 198th Way SW, which is a county managed road. The property is flat and covered in grass with several trees near property lines and contains an existing single-family residence and shed proposed to stay as one of the 7 lots.

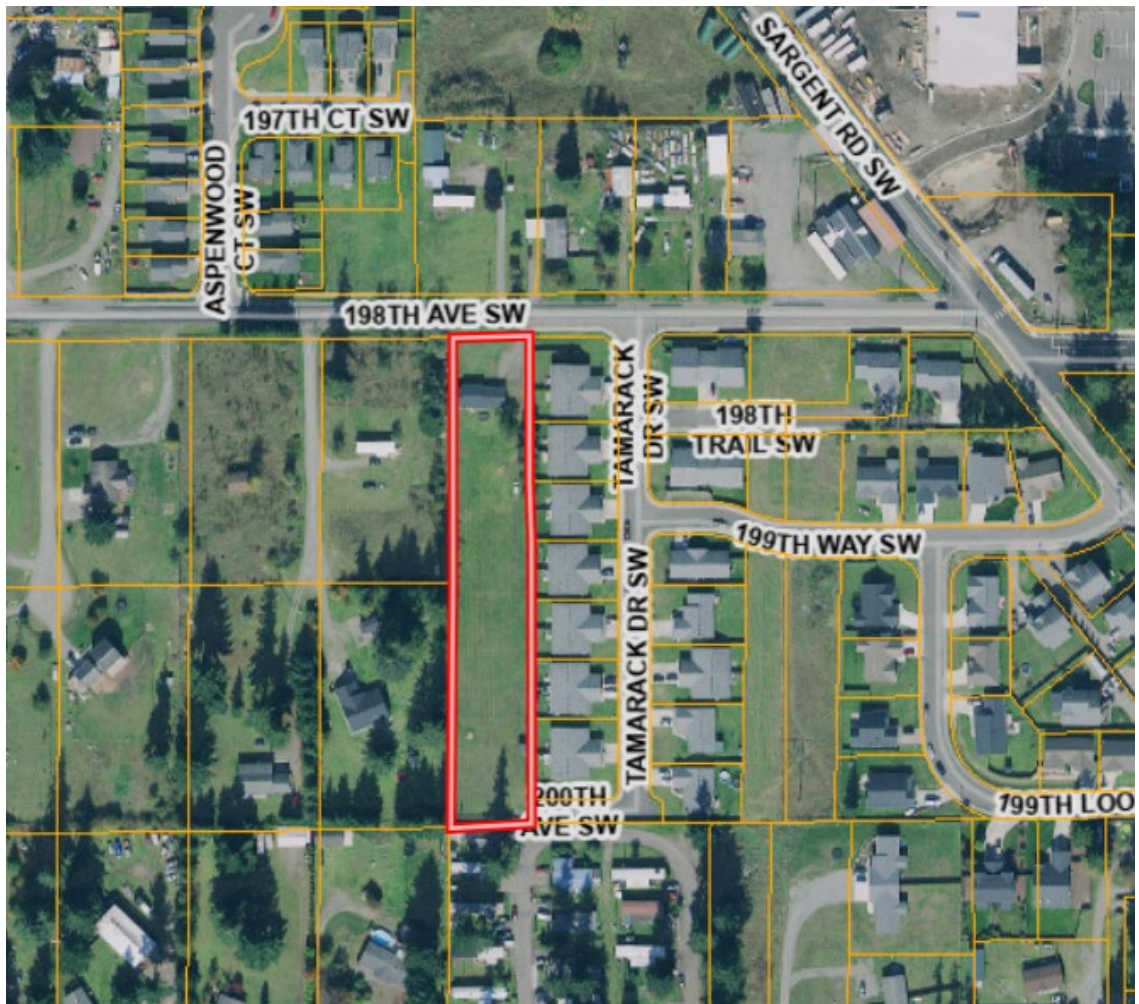
ENVIRONMENTAL EVALUATION

The application was reviewed pursuant to SEPA requirements. During the review process, the Nisqually and Squaxin Island Tribes requested a cultural resources survey to be completed as a condition of permitting and prior to development and building permit approval (Attachments n and m). The applicants had a Cultural Resource Assessment prepared by Bethany K. Mathews, Archaeologist & Principal of Antiquity Consulting, LLC dated April 10, 2022. This was forwarded to the Nisqually and Squaxin Island Tribe contacts to which they responded with acceptance and no further comments, respectively (Attachments o and p).

In response to the SEPA DNS, the Nisqually Tribe had no concerns at this time, but asked to be kept informed if there are any Inadvertent Discoveries of Archaeological Resources/Human Burials (Attachment y).

The project expects to remove the several trees on the property to build the private road and plant several new ones, though there is not an approved Landscaping Plan to date. The project proposes to bring in clean fill, as required. Water runoff (including stormwater) should not be an issue if the project adheres to the 60% maximum impervious surface area per lot, as required.

A Determination of Non-Significance (DNS) was issued on March 24, 2023 (Attachment x). This DNS was not appealed and became final on April 15, 2023.

Aerial photo (2019):**NOTIFICATION**

The Division of Land application was submitted to the Thurston County Community Planning and Economic Development Department on December 1, 2021 (Attachment b). A revision of the Master Application sheets changing the Point of Contact was later submitted on June 28, 2022 (Attachment bb).

Written Notice of Application for the Preliminary Plat subdivision was sent to all property owners within 300 feet, Tribes and other agency stakeholders on February 16, 2022 (Attachment c). The initial proposal at that time of notification was for a total of 8 lots, which was later reduced to 7 so the project could meet minimum lot size requirements.

The applicant applied for a Land Use Variance on September 14, 2022 (Attachment j), but this application was largely drafted for the Public Works Road Variance needed. A revised Land Use Variance application was submitted on October 20, 2022 (Attachment jj). The Variance Notice of Application was sent to all property owners within 300 feet, Tribes and other agency stakeholders on October 26, 2022 (attachment v).

Written notice of the public hearing was sent to all property owners within 300 feet of the site and notice was published in The Olympian on April 14, 2023 at least ten (10) days prior to the hearing (Attachment a).

CPED DEPARTMENT ANALYSIS

A. Density (TCC 20.15.050):

The applicant proposes to divide 1.62 acres into 7 single-family residential lots as depicted on the preliminary plat map (Attachment e). The Three to Six Dwelling Units per Acre (R 3-6/1) zoning designation is specific to the Grand Mound Urban Growth Area and has a minimum density of three dwelling units per acre and a maximum of six dwelling units per acre.

Staff comments: This proposal adheres to the density requirements of this zoning.

B. Design Standards (TCC 20.15.060):

The following standards are established as the minimum necessary to ensure that the purpose of this district is achieved and maintained as new lots are created and new buildings are constructed:

1. Minimum lot size:

- a. Five thousand square feet for single-family on public sewer

Staff comments: None of the lots are less than five thousand square feet.

2. Minimum lot width:

- a. Individual lot or conventional subdivision lot:

- i. Interior lot – seventy-five feet
- ii. Corner lot – one hundred feet

Staff comments: All interior lots are 75' wide and the corner lot is 165' wide.

3. (N/A)

4. Maximum building height – thirty-five feet

Staff comments: Applicants state they propose no buildings over twenty-five feet in height.

5. Minimum yard requirements:

- a. Residential structures: See **Section 20.07.030:**

- c. Single-family structures must be 20' from right-of-way of Collector/Local Roads (198th Ave SW), 10' from right-of-way of Private Roads, with 5' Side and Rear Yard requirements

See also **Section 20.07.050** – Reduction in yard requirements:

- 4. Minimum Setback. No portion of any structure over thirty inches above finished grade shall be closer than two feet from any property line.
- 7. Hearing Examiner Variance. Variances not allowed by administrative action in this section may be granted pursuant to Chapter 20.52.

Staff comments: Lot 1 with the existing SFR does not adhere to these requirements. The project proposes less than 2' of setback from the private road right-of-way to the existing house, which places the existing house directly adjacent to the proposed sidewalk and road. The Preliminary Plat Map shows 1.86' of space between the sidewalk and the adjacent house (Attachment e, page 2), and the applicant's Variance application map calls out a reduction request to 0' (Attachment jj, page 6). Therefore, this proposal does not meet this Zoning Ordinance requirement. This item is the subject of the applicant's request for Hearing Examiner Variance for reduction of the flanking private road ROW setback from 10' to 0'. The other lots do meet the requirements.

6. Maximum Coverage by Hard Surfaces: Sixty percent or twenty-thousand square feet, whichever is less. See also **Chapter 20.07**.

Staff comments: Staff has requested impervious surface calculations (by lot) in each of the several rounds of review comments sent to the applicant beginning with Comment Matrix #1 sent 2/15/22 (Attachment z1, item 1.7.). Staff has yet to receive these, so is unable to determine if the project meets this Zoning Ordinance requirement. Applicants believe that the overall site calculations provided on page 75 of their Drainage and Erosion Control report (Attachment f) should suffice to prove they meet this requirement. Planning staff disagrees, as these calculations are for the overall site, not each individual lot – which is what this design regulation is for – and some of these calculations are no longer applicable to the project (i.e. calculations for a gravel road), which makes this data generally unreliable. The proper calculations must also be on the Preliminary Plat Map as opposed to referenced in the midst of a lengthy document that is not reviewed by the Planning Department. Staff is concerned about the lack of preliminary impervious surface calculations along with the lack of acknowledging required driveway/parking areas on the proposed lots. As a recommended condition of Preliminary Plat approval, staff requests that the applicant be required to show they can meet driveway/parking requirements and impervious surface limits on each lot for review and approval prior to Preliminary Plat approval by the hearing examiner.

7. (N/A)

C. Additional Standards (TCC 20.15.080):

1. Chapter 20.32, Open Space (N/A)

2. Chapter 20.34, Accessory Uses and Structures

20.34.30 – Limitations on accessory uses:

(4.) Corner lot structures and planting shall comply with Section 20.07.070 (Use limitations on corner lots).

Section 20.07.070:

1. On every corner lot within the triangle formed by the street lines of such lot and a line drawn between points on such lines which are thirty feet from the intersection thereof, there shall be no structure or planting of such nature and dimension as to obstruct lateral vision other than a post, column or trunk of a tree (but not branches or foliage), which is no greater than one foot in cross section or diameter. Such lateral vision shall be maintained between two horizontal planes, one of which is two and one-half feet, and the other ten feet above the centerline grade of existing streets and/or railroads. (See Appendix Figure 13.)
2. Since the purpose of this provision is to promote public safety by preserving

reasonable sight distances for vehicular traffic at street intersections, the public works director may vary the specific requirements in those instances where structures or plantings between the two horizontal planes do not in fact interfere with sight distances.

Staff comments: A landscaping plan was provided (Attachment k) that does not adhere to all of the required design guidelines, including corner lot planting requirements noted here. There are two corners of concern for visibility along the private road in which there are tree plantings proposed, which would not adhere to this regulation. A revised landscaping plan has been requested but not yet submitted. As a recommended condition of Preliminary Plat approval, the applicant will be required to submit a final landscape plan for review and approval prior to Preliminary Plat approval by the hearing examiner. The landscape plan will need to be in compliance with TCC 20.07.070 and 20.45. As proposed and conditioned, staff believes the proposed plat design could meet this requirement.

3. Chapter 20.37, Site Plan Review (N/A)

4. Chapter 20.40, Signs and Lighting (N/A)

5. Chapter 20.44, Parking and Loading

For single-family residential development, a minimum of two parking spaces is required per lot.

Staff comments: Proposed parking areas have been requested but not yet provided, hence, the requirements of this Chapter cannot be verified. Again, staff is concerned about the lack of preliminary impervious surface calculations along with required parking requirements on relatively small lots. As a recommended condition of Preliminary Plat approval, staff requests that the applicant be required to show they can meet parking requirements and impervious surface limits on each lot for review and approval prior to Preliminary Plat approval by the hearing examiner.

6. Chapter 20.45, Landscaping and Screening

20.45.020 – General requirements:

1. Landscape plans. Landscape plans shall be drawn to scale, including dimensions and distances, and clearly delineate:

(b.) The existing and proposed parking spaces, or other vehicular use area, access aisles, and driveways;

(c.) A narrative description and timeline detailing the site preparation, installation, and maintenance measures necessary for the long-term survival and health of the plants.

20.45.060 – Incompatible uses.

1. An incompatible use is defined as:

(b.) A proposed residential subdivision lot that is less than fifty percent of the square footage of an existing contiguous residential lot.

2. Applicability.

(c.) A variance to reduce the buffer width may be permitted pursuant to the applicable sections of TCC 20.07.050.

3. Screening between incompatible uses – Screening shall consist of a thirty foot wide

buffer containing the following:

- (a.) A vegetated buffer of predominantly native and drought tolerant species that will provide a vegetated buffer of predominantly native and drought tolerant species that will provide a very dense sight barrier and physical buffer to significantly separate conflicting uses and land use districts.
- (b.) Plant materials and ground cover shall be selected and maintained so that the 30-foot buffer will be fully vegetated within three years.
- (c.) A combination of trees, shrubs, earthen berms, and related plant materials or design features may be selected, provided that the resultant effect is sight- obscuring from adjoining properties. In addition, fences and walls may be incorporated into the landscaping buffer.
- (d.) A minimum of one tree per twenty-five linear feet shall be planted. Trees shall be a minimum one inch in caliper measured six inches above the base at the time of planting.
- (e.) Shrubs must be capable of growing to a minimum of five feet in height, within three years. Shrubs shall be planted on eight foot centers at minimum.
- (f.) Ground cover shall consist of bark, mulch, native grasses and/or native understory vegetation such as salal, Oregon grape, Sword fern, etc.

Staff comments: As mentioned for Section 20.07.070 above, a revised Landscape Plan has been repeatedly requested (Attachments z1-z8) that addresses this section of code and the Vision Clearance Triangle noted above, and this plan has yet to be received. This Landscaping and Screening section of code was noted as applicable to this project as early as the Presubmission Conference notes reviewed and provided to the applicant on July 29, 2021 (Attachment z11). Staff believes the project will have difficulty meeting the 30' buffer requirement of the Incompatible Uses Section (20.45.060), and they should also request a Hearing Examiner Variance to reduce or alter this requirement in some way if so.

As a recommended condition of Preliminary Plat approval, the applicant will be required to submit a final landscape plan for Planning staff review and approval prior to Preliminary Plat approval by the hearing examiner, and all approved incompatible use buffer requirements must be approved as completed and in place prior to Final Plat recording. The landscape plan will need to be in compliance with TCC 20.07.070 and 20.45. As proposed and conditioned, staff believes the proposed plat design could meet these requirements.

D. Variance (TCC 18.12.170):

- A. Any subdivider may make application to the hearing examiner for a variance from the development standards where it appears there exist extraordinary conditions such as topography, access, location, shape, size, drainage or other physical features of the site or other adjacent development. Such application shall accompany the proposed division.
- B. Hearing Examiner Action. The hearing examiner shall consider the proposed division and the variance simultaneously at a public hearing. If the hearing examiner finds unusual hardship or extraordinary difficulties, the minimum requirements of this chapter may be modified to mitigate the hardship; provided, that the public use and interest is protected, the granting of the variance will not confer a special privilege to subject property that is denied other

lands in the same district, the development is in keeping with the general spirit and intent of these regulations, the variance would not have the effect of nullifying the intent and purpose of the Zoning Ordinance, the comprehensive plan, or this title, and the extraordinary conditions do not result from the actions of the applicant.

Staff comments: N/A. Hearing Examiner determination.

E. Variances (TCC 20.52):

20.52.010 Variances - General:

The hearing examiner shall have the authority to grant a variance from the requirements of this title, after considering the matter at a public hearing duly called, giving notice to adjoining property owners as provided in this chapter.

20.52.020 Findings – Variances:

Before any variance can be granted, the hearing examiner shall make findings of fact setting forth and showing that the following circumstances exist:

1. That the granting of the proposed variance will not result in the allowance of a use which is not classified as a permitted or special use in the district wherein the use would be located;
2. That special conditions and circumstances exist which are peculiar to the land, such as size, shape, topography or location, not applicable to other lands in the same district and that literal interpretation of the provisions of this title would deprive the property owner of rights commonly enjoyed by other properties similarly situated in the same district under the terms of this title;
3. That the special conditions and circumstances are not the result of the actions of the applicant;
4. That granting of the variance requested will not confer a special privilege to the property that is denied other lands in the same district;
5. That the granting of the variance will not be materially detrimental to the public welfare or injurious to other land or improvements in the vicinity and district in which the property is situated;
6. That the reasons set forth in the application justify the granting of the variance, and that the variance, if granted, would be the minimum variance that will make possible the reasonable use of the land;
7. That the granting of the variance will be in harmony with the general purpose and intent of this title and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Staff comments: N/A. Hearing Examiner determination.

F. Critical Areas Ordinance (TCC 24):

There are two types of Habitat Conservation Areas mapped on site that are regulated per Thurston County Code (TCC) Title 24, Critical Areas: gopher soils and prairie soils. A Mazama Pocket Gopher
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(Thomomys Mazama) and Thurston County Regulated Prairie Absence Report Critical Areas Report was completed by Alexander Callender of Land Services Northwest in Olympia and provided by the applicants on December 1, 2021 (Attachment b1). Thurston County staff reviewed and accepted this analysis on the lack of protected gophers and prairie plants on the site.

This site is mapped within a Critical Aquifer Recharge Area Category I, extreme aquifer sensitivity.

Staff comments: Staff believes that no mitigating measures are required at this time if the project adheres to impervious surface limits, planting requirements and if preliminary plat is approved as conditioned by the hearing examiner.

G. Review Agency Comments:

Thurston County Public Health and Social Services Department recommended approval subject to the requirements in their letter (Attachment t) and in accordance with the Thurston County Sanitary Code.

Thurston County Public Works Department Development Review recommended approval with conditions (Attachment u).

Thurston County Public Works Water Resources provided comments (Attachment q) and preliminary approval (Attachment r).

Thurston County Addressing provided addressing assignments (Attachment z) and the following comments:

- 198th AVE SW has 45' of r/w (30' south of centerline- adjacent to project and 15' north of centerline)
- Tamarack DR SW has 40' of r/w (21' on east of centerline & 19' west of centerline)
- 200th AVE SW has 30' of r/w (15' on each side of centerline)

The Nisqually and the Squaxin Island Tribes submitted comment letters requesting cultural resource surveys (Attachments m and n, respectively) and they provided follow up acceptance/no comment on the cultural resource survey provided (Attachments o and p, respectively).

The Washington State Department of Ecology provided standard comments on March 8, 2022 (Attachment s).

E. Urban Utilities:

The development has been approved by Thurston County Public Works Water Resources staff to utilize Thurston County (Grand Mound) water and sewage services.

F. School Impacts

The project is located within the Rochester School District. In order to approve the subdivision, a finding must be made that there are adequate school facilities to accommodate the students generated by the subdivision. The closest schools are Grand Mound Elementary School, Rochester Primary Elementary, Rochester Middle School and Rochester High School.

Upon notification of the proposed development, Rochester School District did not respond with concern
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on available school capacity but did request the current school impact fees be paid as part of building permit issuance (Attachment z9). Per Thurston County Impact Fee Ordinance (TCC Title 25), impact fees will be required to be paid per the Thurston County impact fee schedule in place at the time when final building approvals are requested.

The internal private road within the plat will provide a sidewalk, which would provide safe passage for the children to a potential bus waiting area.

G. Local Ordinances

With appropriate conditions, the proposed subdivision will conform to the requirements of the Zoning Ordinance and Platting and Subdivision Ordinance only if the Variance application is approved. Aside from the Variance request, the subdivision is consistent with the Thurston County Comprehensive Plan for Land Use in Urban Growth Areas & Subareas and the Grand Mound Subarea Plan as proposed and conditioned.

H. Findings

TCC 18.12.090 requires that findings be made in order to approve a preliminary plat. Those findings are as follows:

1. Appropriate provisions must be made for the public health, safety and general welfare for open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary waste, parks and recreation, playgrounds, schools and school grounds and considering all other relevant facts including sidewalks and other planning features that assure safe walking conditions for students that only walk to and from school; and
2. Whether the public use and interest will be served by the platting of such subdivision and dedication.

Staff comments: Public Works requirements will ensure that appropriate provisions are made for streets and stormwater facilities for this plat. The plat must comply with the Health Code, thereby assuring adequate provision for domestic water supply and sanitary waste disposal. The project will extend Grand Mound sanitary sewer and water to serve the lots. Transit service is available and school children could be bussed to Rochester school sites if within designated distance requirements. Impact fees will ensure that adequate school facilities are available. With the recommended conditions and approved requirements prior to final Preliminary Plat approval, and outside of the Variance for setback reduction request, all other findings can be made for the public health safety and general welfare and the proposed plat can be in compliance with RCW 58.17.110.

DEPARTMENT RECOMMENDATION

If the Hearing Examiner grants approval of the Preliminary Plat, then based on the above analysis, the Community Planning and Economic Development Department recommends the Preliminary Plat approval be subject to the following conditions and notes:

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Washington State Department of Ecology related conditions:

1. **SOLID WASTE MANAGEMENT: Derek Rockett (360) 407-6287**
All grading and filling of land must utilize only clean fill. All other materials may be considered solid waste and permit approval may be required from the local jurisdictional health department prior to filling. All removed debris resulting from this project must be disposed of at an approved site. Contact the local jurisdictional health department for proper management of these materials.
2. **TOXICS CLEANUP: Thomas Middleton (360) 407-7263**
If contamination is suspected, discovered, or occurs during the proposed SEPA action, testing of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily apparent, or is revealed by testing, Ecology must be notified. Contact the Environmental Report Tracking System Coordinator for the Southwest Regional Office (SWRO) at (360) 407-6300. For assistance and information about subsequent cleanup and to identify the type of testing that will be required, contact Thomas Middleton with the SWRO, Toxics Cleanup Program at (360) 407-7263.
3. **WATER QUALITY/WATERSHED RESOURCES UNIT: Evan Wood (360) 407-7320**
Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or stormdrains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants. Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action.
4. **Construction Stormwater General Permit:**
The following construction activities require coverage under the Construction Stormwater General Permit:
 1. Clearing, grading and/or excavation that results in the disturbance of one or more acres and discharges stormwater to surface waters of the State; and
 2. Clearing, grading and/or excavation on sites smaller than one acre that are part of a larger common plan of development or sale, if the common plan of development or sale will ultimately disturb one acre or more and discharge stormwater to surface waters of the State.
 - a) This includes forest practices (including, but not limited to, class IV conversions) that are part of a construction activity that will result in the disturbance of one or more acres, and discharge to surface waters of the State; and
 3. Any size construction activity discharging stormwater to waters of the State that Ecology:
 - a) Determines to be a significant contributor of pollutants to waters of the State of Washington.
 - b) Reasonably expects to cause a violation of any water quality standard.

If there are known soil/ground water contaminants present on-site, additional information (including, but not limited to: temporary erosion and sediment control plans; stormwater pollution prevention plan; list of known contaminants with concentrations and depths found; a site map depicting the sample location(s); and additional studies/reports regarding contaminant(s)) will be required to be submitted. For

additional information on contaminated construction sites, please contact Carol Serdar at Carol.Serdar@ecy.wa.gov, or by phone at (360) 742-9751.

Additionally, sites that discharge to segments of waterbodies listed as impaired by the State of Washington under Section 303(d) of the Clean Water Act for turbidity, fine sediment, high pH, or phosphorous, or to waterbodies covered by a TMDL may need to meet additional sampling and record keeping requirements. See condition S8 of the Construction Stormwater General Permit for a description of these requirements. To see if your site discharges to a TMDL or 303(d)-listed waterbody, use Ecology's Water Quality Atlas at: <https://fortress.wa.gov/ecy/waterqualityatlas/StartPage.aspx>.

The applicant may apply online or obtain an application from Ecology's website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/> - Application. Construction site operators must apply for a permit at least 60 days prior to discharging stormwater from construction activities and must submit it on or before the date of the first public notice.

Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

Public Works Department – Development Review related conditions:

ROADS

5. The proposed roadway in concept and design shall conform to the Road Standards.
6. A construction permit shall be acquired from the Thurston County Public Works – Development Review Section prior to any construction.
7. Frontage improvements meeting the Thurston County Road Standards shall be installed across the entire frontage of the parcel along 198th Avenue SW prior to final. The frontage improvements shall include but are not limited to pavement widening, grind and overlay to centerline, curb and gutter, planter strip, illumination and sidewalk.

TRAFFIC CONTROL DEVICES

8. All traffic control devices shall be designed, located, manufactured, and installed in accordance with the Road Standards, Manual of Uniform Traffic Control Devices and applicable WSDOT Standards & Specifications. A sign and striping plan shall be incorporated into the construction drawings for the project. Please contact Thurston County Public Works – Development Review Section Staff to obtain the most current Thurston County guidelines.
9. County forces may remove any traffic control device constructed within the County right-of-way not approved by this division and any liability incurred by the County due to non-conformance by the applicant shall be transferred to the applicant.

DRAINAGE

10. The storm water management system shall conform to the Drainage Design & Erosion Control Manual.
11. All drainage facilities outside of the County right-of-way shall remain private and be maintained by the developer, owner and/or the property owners association.

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12. Storm water runoff shall be controlled through all phases of the project by facilities designed to control the quality and quantity of discharges and shall not alter nor impact any existing drainage or other properties.
13. Because proper landscaping is vital to the performance of the stormwater system, the Landscape Plan (if required) shall be signed/sealed by a WA licensed civil engineer (preferably the engineer who designed the stormwater system).

UTILITIES

14. The proposed water and sewer system shall be designed in accordance with the standards and specification of the respective utility purveyor. All water and sewer plans are subject to review and acceptance by the respective utility purveyor.
15. Proposed utility work within the Thurston County Right of Way shall conform to the Road Standards and Chapter 13.56 Thurston County Code. These standards do not address specific city design requirements but rather only items such as restoration of the County right of way and traffic control.
 - a. Placement of utilities within the County right of way will require a Franchise Agreement with Thurston County pursuant to Title 13.56 TCC. This agreement shall be executed with Thurston County prior to final approval.
 - b. Please note all utilities placed parallel to and within the pavement structure are required to rebuild a minimum of half the road, to include grinding and replacement of a minimum of 0.17' of asphalt concrete pavement.

RIGHT-OF-WAY & SURVEY

16. Permanent survey control needs to be placed to establish all public street centerlines, intersections, angle points, curves, subdivision boundaries and other points of control.
17. Permanent survey control monuments shall be installed in accordance with the standards provided by the Thurston County Public Works – Survey Division. The Survey Division can be reached at 360-867-2378.

GENERAL CONDITIONS

18. No work shall take place until a construction permit has been issued by Thurston County Public Works – Development Review Section.
19. The proposed grading or site work shall conform to Appendix J of the International Building Code, Title 14.37 of the Thurston County Code and Drainage Design & Erosion Control Manual.
20. When all construction/improvements have been completed, contact the Thurston County Public Works – Development Review Section for a final inspection.
21. This approval does not relieve the Applicant from compliance with all other local, state and/or federal approvals, permits, and/or laws necessary to conduct the development activity for which this permit is issued. Any additional permits and/or approvals shall be the responsibility of the Applicant. One permit that may be required is a Construction Stormwater Permit from the Washington State Department of Ecology. Information on when a permit is required and the application can be found at:

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<http://www.ecy.wa.gov/programs/wq/stormwater/construction/permit.html>. Any additional permits and/or approvals shall be the responsibility of the Applicant.

PROJECT SPECIFIC CONDITIONS

22. Once the planning department has issued the official preliminary approval, submit two complete full size sets of construction drawings, the final drainage and erosion control report and all applicable checklists along with an electronic copy to Thurston County Public Works – Development Review Section for review and acceptance.
23. PRIOR to construction, the applicant shall:
- Pay outstanding construction review and inspection fees*
 - Receive an erosion and sediment control permit
 - Have the erosion and sediment control inspected and accepted
 - Receive a construction permit
 - Schedule a pre-construction conference with county staff.

* The current fee schedule can be found online at Thurston County Permit Assistance Center webpage or contact Ruthie Padilla with the Thurston County Public Works – Development Review Section by phone at (360) 867-2046 or by e-mail at padillr@co.thurston.wa.us.

GENERAL INFORMATION

FINAL REVIEW

24. Prior to receiving final approval from this department, the following items shall be required:
- Completion of all roads and drainage facilities.
 - Final inspection and completion of all punch list items.
 - Record drawings submitted for review and acceptance. The record drawings shall include street names and block numbers approved by Addressing Official.
 - Receive and accept Engineer's Construction Inspection Report Form (Appendix I-C, Volume I of the Drainage Design and Erosion Control Manual).
 - Receive and accept Maintenance Agreement Form (Appendix I-E, Volume I of the Drainage Design and Erosion Control Manual).
 - Execute an agreement with financial security for the maintenance and operation of the right-of-way improvements in accordance with Thurston County Code 18.24.010.
 - Execute an agreement with financial security for the maintenance and operation of the drainage facilities in accordance with Thurston County Code 15.05.040.
 - Approve the Final Plat Map.
 - Property owners articles of incorporation and covenants in accordance with Volume I, Section 2.4.11 of the Drainage Design and Erosion Control Manual.
 - Completion of required frontage improvements.
 - Completion of required signing and striping.
 - Payment of any required permitting fees.

25. The final plat map shall note or delineate the following:

Required Plat Notes

- a. "ATTENTION": Thurston County has no responsibility to build, improve, maintain or otherwise service private roads, alleys or driveways within or providing access to property described in this plat. The building, maintenance, repair, improvement, operation or servicing of the storm water facilities outside the county rights of way are the responsibility of the property owner(s).
- b. Increased storm water runoff from the road(s), building, driveway and parking areas shall be retained on site and shall not be directed to roadway ditches adjacent to 198th Avenue SW.
- c. Thurston County has no responsibility to control road runoff that flows down driveways that are constructed below road grade. Homeowners are responsible for grading their access point and adjacent property to manage any runoff from the roadway.
- d. If seasonal drainage crosses subject property, no filling or disruption of the natural flow shall be permitted.
- e. Private roads are required to remain open at all times for emergency and public service vehicle use. Any future improvements (gates, fencing, etc.) that would not allow for "open" access will need to be approved by all applicable departments of Thurston County.
- f. The owner and/or Homeowners Association shall be responsible to operate and maintain the streetlights until such time the property is annexed to the city.
- g. Per Thurston County Resolution 14820, impact fees shall be paid prior to issuing any building permits associated with this project.
- h. This plat is subject to the RESIDENTIAL AGREEMENT TO MAINTAIN STORMWATER FACILITIES AND TO IMPLEMENT A POLLUTION CONTROL PLAN", as recorded under Auditor's File No. _____.
- i. Easements are hereby granted for the installation, inspection, and maintenance of utilities and drainage facilities as delineated on the plat for subdivision _____ including unrestricted access for Thurston County staff to any and all storm water system features for the purpose of routine inspections and/or performing maintenance, repair and/or retrofit as may become necessary. No encroachment will be placed within the easements shown on the plat which may damage or interfere with the installation, inspection, and maintenance of utilities. Maintenance and expense thereof of the utilities and drainage facilities shall be the responsibility of the Property Owners' Association as established by covenant recorded under Auditor's file number _____.
- j. The property described herein is required to accommodate storm water runoff from frontage improvements to 198th Avenue SW and all natural tributary areas abutting said property.
- k. Maintenance of the landscaping, trees, sidewalk, planter strips and roadside drainage and stormwater facilities such as ditches, swales and ponds within the public right of way is the sole responsibility of the (property owners) or (homeowners association) within this subdivision. Thurston County has no responsibility to maintain or service said landscaping, trees, sidewalk, planter strips or roadside stormwater facilities and the property owner(s) adjacent to the Right of Way shall be responsible for maintaining the planter strip and street trees (weeding, pruning, irrigating, mowing, etc.) in a healthy and growing manner in perpetuity.

Delineate on the Plat

- l. Provide language on the plat describing the drainage design requirements for all projected hard surfaces and lawn/landscape areas within individual building lots (drywell design/sizing, storm drain connection points, incorporated into pond design, etc.).
- m. Please clearly label all public and private roads.

Public Works Department – Water Resources related conditions:

- 26. This project is subject to general facilities charges (GFCs), plan review fees, and inspection fees. All applicable fees must be paid prior to receiving services. See attached fee estimate for itemized costs. Actual fees will be determined at the time the permit application is made.
- 27. The GFCs will be assessed based on the scheduled rate for eight single family residences. Each lot will be assessed one equivalent residential unit (ERU).
- 28. There is an 8-inch watermain along the northern boundary of the current parcel. There is also a vacuum sewer collection line along the northern boundary of the current parcel. Any existing infrastructure on the property must be brought up to current standards.
- 29. An 8-inch watermain extends south from 198th Avenue SW and down Tamarack Drive SW, before turning to the west along 200th Avenue SW. The proposal to loop this 8-inch watermain along the private road, before connecting to the watermain along 198th Avenue SW, seems acceptable.
- 30. Applicant must submit an Application for Utilities Service with the building permit application for each of the eight lots. A copy of the Application for Utilities Service is provided as an attachment.
- 31. Applicant must submit an Application to Establish Utilities Account with their building permit application for each of the single-family residences before service begins. A copy of the Application to Establish Utilities Account is provided as an attachment.
- 32. Applicant must submit an Engineered Water and Sewer Plan that includes all items listed in the Engineered Plan Standard Items Checklist. A copy of the Engineered Plan Standard Items Checklist is provided as an attachment.
- 33. All proposed plans, construction methods, and construction materials must conform to the Thurston County Water and Sewer Development Standards. A copy of the current Water and Sewer Development Standards can be found on the Public Works' Website (<https://www.co.thurston.wa.us/publicworks/delectus.html>). Please update all water and sewer details in the site plans to be consistent with the current Development Standards.
- 34. A cleanout shall be installed on all side sewers at the property line and near each of the residences.
- 35. The existing well must be decommissioned following the standards established by the Washington State Department of Ecology.

36. A Bill of Sale must be submitted and accepted by the Public Works Director for any improvements to be owned and maintained by Thurston County. These improvements include meter boxes, buffer tanks, water mains, and sewer mains.
37. Utility easements must be granted to Thurston County for the water and sewer mains extending along the proposed private road. Easements shall be granted to Thurston County in accordance with Section 2.130 of the Development Standards for Water and Sewer Systems.

Public Health and Social Services Department related conditions:

38. The existing well located on the project site must be decommissioned by a licensed well driller per Washington State Department of Ecology standards prior to final plat approval. A copy of the decommissioning report (well log) must be submitted to Environmental Health.
39. The existing on-site septic system must be properly abandoned per Article IV of the Thurston County Sanitary Code prior to final plat approval. An abandonment permit is required and copies of all abandonment documentation from a certified septic system pumper must be provided.
40. A finalized version of the Integrated Pest Management Plan (IPMP) with the requested revisions and current project description and map must be submitted to Environmental Health with the method of distribution to future homeowners identified. This is typically done by incorporating a copy of the accepted IPMP into the subdivision CC&Rs. Other methods may be allowed provided they assure future property owners will receive a copy of the IPMP at the time of sale.
41. Grand Mound water and sewer utilities must be extended through the subdivision prior to final plat approval.

Development Services related conditions:

42. Provide impervious surface calculations and minimum driveway coverage per lot to ensure project meets parking requirements and impervious surface limits per TCC 20.15.060, 20.07.090, and 20.44 for review and approval prior to Preliminary Plat Approval by the hearing examiner.
43. Street addresses, lot size and dimensions for each lot shall be shown on the final map with approved plat name verified with Thurston County Assessor's office.
44. The final design of this subdivision and future development of lots shall conform with all minimum standards of the Zoning Ordinance (i.e. lot size, lot dimension, setbacks, etc.) and the Platting and Subdivision Ordinance in conjunction with any conditions set by the hearing examiner as part of the determination on the Variance application.
45. Prior to Preliminary Plat approval, the applicant shall provide required driveway/parking areas on the map and impervious surface calculations for each lot per Thurston County Zoning Ordinance (Title 20). This information shall be submitted to Thurston County Community Planning and Economic Development Department for review and approval prior to Preliminary Plat approval by the hearing examiner.
46. Prior to Preliminary Plat approval, the applicant shall submit a final landscape plan. The landscape plan

shall be submitted to Thurston County Community Planning and Economic Development Department for review and approval. All landscaping shall be in compliance with the Thurston County Zoning Ordinance (Title 20) and the Thurston County Subdivision Ordinance (Title 18). Any conditions, improvements or maintenance requirements associated with the landscaping plan shall be shown on the final plat map.

47. Prior to submitting a Final Plat application, all required on-site and off-site road, utility, and landscaping construction shall be completed and approved (only minor improvements remaining to be installed may be bonded as provided for in TCC 18.24).
48. All development on the site shall be in substantial compliance with the approved plat. Any alteration of this site plan will require approval of a new or amended plat. The Planning and Environmental Section will determine if any proposed amendment is substantial enough to require Hearing Examiner approval.
49. The final plat map shall note or delineate the following Development Services notes:
 - A. This subdivision was reviewed and approved through provisions of the Residential – Three to Six Dwelling Units Per Acre (R3-6/1) District within the Grand Mound UGA (TCC 20.15).
 - B. This plat was reviewed through Thurston County Project Number 2021106455, Folder numbers 21-114883, 21-114884 and 21-112339.
 - C. The Applicant and subsequent property owners must comply with all requirements of state and/or federal law to avoid disturbance and alteration of artifacts, remains, or other cultural resources on site during development. In the event of inadvertent disturbance or alteration, the Applicant must immediately stop work and contact the Tribe and the State Department of Archaeology and Historic Preservation.
 - D. Future development shall be subject to impact fees pursuant to Title 25 and the most current impact fee schedule prior to building permit issuance.



Lacy Garner
Associate Planner

LIST OF EXHIBITS

EXHIBIT 1 Community Planning & Economic Development Department, Land Use & Environmental Review Section Staff Report including the following attachments:

- Attachment a Notice of Public Hearing
- Attachment b Master and Division of Land Applications, submitted December 1, 2021
- Attachment b1 Mazama Pocket Gopher & Prairie Report, drafted August 25, 2021
- Attachment b2 Parcel Map Check Report
- Attachment bb Deskins Preliminary Plat Master Application revised June 23, 2022
- Attachment c Preliminary Plat Notice of Application, mailed February 16, 2022
- Attachment d Bulk submittals cover sheet, submitted June 29, 2022
- Attachment e Latest Preliminary Plat Maps, submitted June 29, 2022
- Attachment f Drainage and Erosion Control Report, dated May 11, 2022
- Attachment g Integrated Pest Management Plan, dated August 6, 2021
- Attachment g1 Soil Management Plan, submitted June 29, 2022
- Attachment h Geotechnical Report, dated June 23, 2022
- Attachment i Surrounding Wellhead Exhibit, submitted June 29, 2022
- Attachment j Original Variance Application, submitted September 14, 2022
- Attachment jj Revised Variance Application with Map, submitted October 20, 2022
- Attachment k Landscape Plan, dated June 8, 2022
- Attachment l Public Works Roads Variance Request, submitted June 28, 2022
- Attachment m Nisqually Tribe memo, dated December 16, 2021
- Attachment n Squaxin Island Tribe email, dated December 17, 2021
- Attachment o Nisqually Tribe response memo, dated November 9, 2022
- Attachment p Squaxin Island Tribe response email, dated March 21, 2023
- Attachment q Public Works Water Resources notes, dated March 8, 2022
- Attachment r Public Works Water Resources confirmation, dated September 6, 2022
- Attachment s WA Dept of Ecology comments, dated March 8, 2022

Attachment t	Environmental Health memo, dated November 21, 2022
Attachment u	Public Works Development Review memo, Dated November 17, 2022
Attachment v	Variance Notice of Application, mailed October 26, 2022
Attachment w	Intentionally left blank
Attachment x	SEPA DNS, issued March 24, 2023
Attachment y	Nisqually Tribe DNS memo, dated March 27, 2023
Attachment z	Thurston County Addressing Assignments
Attachment z1	Comment Matrix 1, sent February 15, 2022
Attachment z2	Applicant Response to Comment Matrix 1, dated June 28, 2022
Attachment z3	Comment Matrix 2, sent March 9, 2022
Attachment z4	Comment Matrix 3, sent August 30, 2022
Attachment z5	Comment Matrix 3.1, sent August 31, 2022
Attachment z6	Communications with Applicant, dated August 30-31, 2022
Attachment z7	Applicant Response to Comment Matrix 3.1, dated September 1, 2022
Attachment z8	Comment Matrix 4, sent October 27, 2022
Attachment z9	Communications with Applicant, dated Jan – March 2023
Attachment z10	Comment Matrix 4 reminder email, sent April 3, 2023
Attachment z11	Presubmission Conference Planning notes, sent July 29, 2021