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COMMUNITY PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

Joshua Cummings, Director

Creating Solutions for Our Future

Pre-Submission Conference Thurston County Community Planning and Economic Development Department Development Services Division

ALL PROPOSALS ARE SUBJECT TO FURTHER REVIEW THROUGH A FORMAL APPLICATION PROCESS AND SITE VISIT.

Date & Time of Conference: July 29, 2021, 1:00 pm

Project Number: 2021103438

Folder Sequence: 21-108070 VI

Parcel No.: 51300100000

Property Owner: Ryan Deskins

Applicant: Samantha San Souci/ Fuller Designs

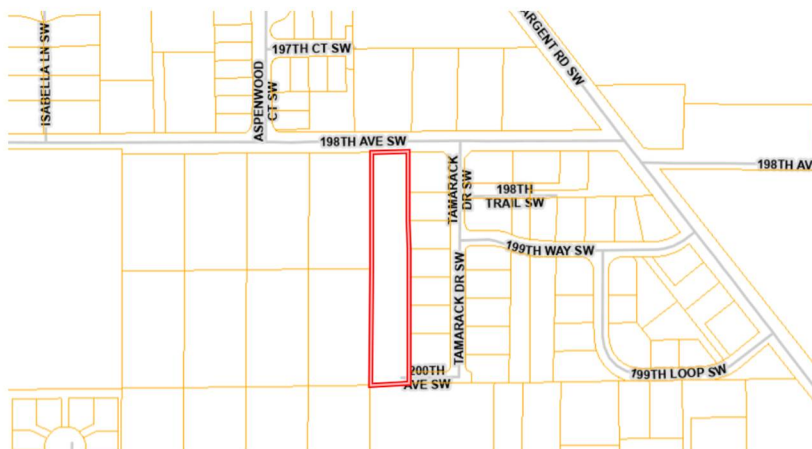
Zoning: Grand Mound Urban Growth Area – Residential Three to Six Dwelling Units Per Acre (R 3-6)

Acreage: Acreage: 1.62 (per Assessor records)

Staff Planner: Sharon Lumbantobing

Proposal: Subdivide a 1.62 acre parcel into 8 lots with 7 new single family dwellings and 1 existing single family dwelling.

Vicinity Map



Aerial Map 2018



Requires compliance with, but not limited to, the following regulations:

TCC 20.15 Zoning

TCC 18.10 Procedures

TCC 18.12 Preliminary Plat

18. 16 Final Plat

TCC 17.09 SEPA

Title 24 Critical Area Ordinance

The complete code is available online at <https://www.co.thurston.wa.us/permitting/codes/codes-home.html>

Zoning (TCC 20.15): The intent of this district is to preserve and establish peaceful low-density neighborhoods in which owner-occupied single-family structures are the dominant form of dwelling unit. This district is intended to provide **a minimum density of three units per acre and maximum of six units per acre** to promote the efficient use of land within the Grand Mound urban growth area. This district will allow infilling with a variety of housing types and at a relatively low urban density to maintain the existing character of the Grand Mound community.

Note: 1.62 acres is 70,567 square feet

Development Standards (Refer to TCC 20.15 for more details):

Density:

1. Minimum: three units per acre;
2. Maximum: six units per acre, except that any density greater than five dwelling units per acre shall be obtained only by purchase of transfer of development rights in accordance with Section 20.62.055.

Lot Size requirements:

1. Minimum lot size:

- a. Five thousand square feet for single-family on public sewer,**
Twelve thousand five hundred square feet for single-family with on-site septic system,
Fourteen thousand four hundred square feet for duplexes with on-site septic system,
- b. Cluster subdivision lot--four 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,**
- iii. Waterfront lot--sixty feet,
- iv. Cul-de-sac--thirty-five feet,
- v. Flag lot--twenty feet,

b. Cluster subdivision lot:

- i. Interior lot--twenty feet,
- ii. Corner lot--fifty feet,

Lot Coverage: Maximum for all buildings is 60% of total lot area.

Max. Structure Height: 35 feet

Setbacks:

- i. Front yard--twenty feet from right-of-way easement or property line and thirty feet from right-of-way easement or property line on arterials, except ten feet from right-of-way of a flanking street.
 - ii. Side yard--six feet; and ten feet for structures exceeding two units,
 - iii. Rear yard--ten feet,
- All other structures, see 20.07.030 (required minimum yards)

Note: The existing single-family dwelling will need to be development standards and setback requirements.

Open Space (TCC 20.32): None required for a conventional subdivision. However, if project is designed as a “cluster” subdivision then 20% open space is required [TCC 20.03.040(20)].

Signs and Lighting: Refer to TCC 20.40 for basic regulations.

Landscaping (TCC 20.45): A plan of the proposed landscaping and screening shall be provided, which may be incorporated into plans submitted for preliminary plat, site plan review or building permit review. Landscape plans shall be prepared by a licensed Landscape Architect, certified Professional Horticulturist, or certified Sustainable Landscape Professional, except that for land divisions of four or fewer lots, plans may be prepared by the applicant. Landscape plans are subject to approval by the reviewing authority. The intent is to provide screening between incompatible land uses to safeguard privacy and to protect the aesthetic assets of the community.

Title 24 - Critical Area Ordinance (CAO)

Critical Areas are subject to field verification and/or delineation by special report by a qualified professional at the applicant's expense. Applicable sections of Title 24 Critical Areas and subsequent adopted ordinances and regulations will apply to the critical areas on the property. Although a site visit may reveal additional information, current mapping indicates the following critical areas may impact the property: Gopher and Prairie Soils.

- **FISH AND WILDLIFE IMPORTANT HABITAT CONSERVATION AREAS: Gopher/Prairie Soils – TCC 24.25**

Compliance with all code provisions pertaining to **Fish & Wildlife Habitat Conservation Areas** is required (TCC 24.25). Thurston County Geodata currently maps soils that may contain Mazama pocket gopher occupancy, and prairie soils. On April 8, 2014, the U.S. Fish and Wildlife Service listed four subspecies of the Mazama Pocket Gopher under the Endangered Species Act. It is the responsibility of the landowner to be aware of any gopher listing under the federal Endangered Species Act and comply with applicable federal regulations. Approval of this and other County permits may be superseded by federal law. NO SOIL DISTURBING ACTIVITIES SHALL OCCUR PRIOR TO THIS REVIEW BEING COMPLETED. Man-made disturbances to the land surface prior to review may delay staff's ability to move forward with application review in a timely manner. Development proposals located within potential pocket gopher habitat areas and prairie soils are placed on hold until the County gopher and prairie review protocol is completed. **To accurately determine whether or not gophers are present, up to two site visits will be conducted during the gopher active period between June 1 and October 31 (prairie review season begins April 1);** however, applications for this review may have a submittal deadline before the review period end date. If multiple site visits are required, they will be conducted approximately 30 days apart. If a finding is made that pocket gopher occupies the site or protected prairie exists, you will need to meet the requirements of Title 24 Critical Area Ordinance and submit a complete Critical Area Determination application, along with the applicable fee. This may also include a species and habitat survey conducted by a trained biologist and the submission of a Habitat Management Plan or Habitat Conservation Plan with USFW. When the application is submitted, it does not guarantee review for these conditions will occur during the following review season.

You will need to submit your land use application before early-September 2021 in order to get on the gopher/prairie inspection schedule for 2021. Gopher inspections require two field inspections, the second one has to be at least 30 days after the first visit. Both have to happen before October 31. Prairie soils only require one inspection and have to take place between mid-April through mid-September, depending on weather. You may hire a private consultant to conduct the gopher/prairie inspections, but their work must be completed by the end of October and the county will need to approve their work.

An Other Administrative Action Application was submitted March 9, 2018 for Critical Area Review (gopher/prairie review) on this parcel – Project 2018101167. No finding of prairie conditions or gopher occupancy was made. If Oregon white oak trees exist adjacent to the property, tree protection standards will be applied. The results of the review are valid for three years from the date of decision issuance, which was August 2, 2018. It will expire on Aug 2, 2019. If the Division of Land application is submitted and deemed complete prior to the expiration of these findings, the decision will remain valid as long as the application remains valid, and for five years after recording.

- **CRITICAL AQUIFER RECHARGE AREA:** The property is mapped with an Critical Aquifer Recharge Area 1 – extreme aquifer sensitivity and provides very rapid recharge with little protection. Subdivisions and residential development are permitted in Category I areas subject to Critical Area permit requirements. Applicable sections of TCC 24 shall apply as they pertain, i.e. hazardous materials, storm water, water resources and sewage systems, for example.
- **SEISMIC HAZARD AREAS:** This chapter applies to all properties in Thurston County. Seismic activity can be unpredictable and may exceed the scope of this title and other requirements of the Thurston County Code. Buildings shall be subject to the design requirements and review process in Title 14 TCC, Buildings and Construction. Subdivision of property in an area that has a liquefaction susceptibility rating of high may occur provided that a geological report is provided that identifies sufficient buildable area outside of the area that has a liquefaction susceptibility rating of high. The boundary of the area that has a liquefaction susceptibility rating of high shall be clearly shown on the map. New roads, bridges, and utilities shall only be allowed in an area that has a liquefaction susceptibility rating of high when there is no feasible alternative location. Geotechnical analysis and design shall be provided to ensure the roadway, bridge and utility structures and facilities will not be susceptible to damage from seismic-induced ground deformation. Proposals shall be designed consistent with other requirements in the Thurston County Code, including Title 13 TCC, Roads and Bridges, Title 14 TCC, Buildings and Construction, and other applicable regulations. Refer to https://library.municode.com/wa/thurston_county/codes/code_of_ordinances?nodeId=TIT24CRAR_CH24.16SEHAAR for more information.

A 2004 WA State liquefaction susceptibility map lists this property in a very low liquefaction susceptibility area.

TCC 17.09 State Environmental Protection Act (SEPA):

A SEPA (State Environmental Policy Act) review (Environmental Checklist) is required for all Large Lot Subdivisions of four or more parcels, or if the proposal includes more than 8,000 square feet of gross floor area, or more than 30 parking spaces, or grading greater than 500 cubic yards of material (i.e., soil, gravel, etc.) or construction within lands covered by water.

Subdivision Project Process: Preliminary Plat Application, review, submit changes, review, and preliminary approval. Final Plat Application, review, and record documents.

Preliminary Plat Project Process (TCC 18.12): Preliminary Plat Application and a SEPA/Environmental Checklist

Final Plat Requirements (TCC 18.16): Specific conditions will be developed based upon review of the Preliminary Plat Application. Refer to TCC 18.16 for specifics the final plat application requirements.

Timing: Type 3 Application, 28-day completeness & 120-day review clock. The review clock stops when additional information is requested. **NOTE:** Workload may affect the timeline.

Application Fees:

\$3095.00 Preliminary Plat Application

\$2385.00 Environmental Checklist

(fees are subject to change and the fee in place at the time of application will need to be paid)

Impact Fees: This application may be subject to impact fees for transportation, parks, schools.

Application submittal requirements:

- Master Application
- Division of Land Application
- Environmental Checklist – SEPA
- Site plan
- Critical Area Permit for gopher/prairie soils

Land Use Application Fees*

- Preliminary plat: \$7,421
- Final Plat: \$2,808 (plus recording fees)
- Environmental Checklist (SEPA): \$2,849
- Hearing Examiner Plat: \$2,000
- Critical Area Review permit (only if SEPA is not needed): \$1,212

**All fees are subject to change. The application fee covers an allotted allowance of base hours. An hourly rate will be charged should review of the project exceed the base hours.*

Materials Given to Property Owner and/or Representative:

Copy of Planning Notes from Pre-Submission Conference

DISCLAIMER: While Thurston County staff strives to be as complete as possible, the information presented at the presubmission conference is based solely on the general information submitted by the applicant. As such, an applicant should not rely on any disclosure or statement provided by County staff at the presubmission conference as it is preliminary to a formal application submission and review. Subsequent site visits, detailed review or code amendments may cause alteration of any or all of the information presented at the presubmission conference. This document contains information specific to the Development Services Division of the Thurston County Community Planning and Economic Development Department. Other local, state or federal regulations may apply.

DISCLAIMER FOR PROVIDED GEODATA MAPS OR INFORMATION: The data and information maintained by the Thurston GeoData Center and presented in the Thurston GeoData website are **NOT** mapped to survey specifications or accuracies.

THURSTON COUNTY WEBSITE ADDRESS: www.co.thurston.wa.us/permitting

Review County Codes at www.ordlink.com/codes/thurston

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