

FILE COPY



## COUNTY COMMISSIONERS

Carolina Mejia-Barahona  
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District Three

**COMMUNITY PLANNING &  
ECONOMIC DEVELOPMENT DEPARTMENT**

*Creating Solutions for Our Future*

Joshua Cummings, Director

**NOTICE OF LAND USE APPLICATION**

**Notice Mailed:** January 13, 2023  
**Project Number(s):** 2022106177 (22-116564 XI)  
**Project Name:** Irish Reasonable Use Exception  
**Project Address:** 7125 Libby Rd NE, Olympia WA  
**Parcel:** 12913140200  
**Applicant:** Alex Callender  
**Lead Planner:** Heather Tschaekofske, Associate Planner/Biologist, (360) 786-5553,  
[heather.tschaekofske@co.thurston.wa.us](mailto:heather.tschaekofske@co.thurston.wa.us)

**THE 20-DAY PUBLIC COMMENT PERIOD ENDS AT 4:00 PM ON FEBRUARY 2, 2023**

**Project Description:** The proposal is a Reasonable Use Exception request for permitting of future single family residence and associated appurtenances and associated restoration/mitigation within a reduced wetland buffer. The zoning is Rural Residential Resource One Dwelling Unit Per Five Acres (RRR 1/5) in unincorporated Thurston County.

**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, in order to become part of the written record. The first comment period ends at 4:00 pm on **February 2, 2023**. There will be other opportunities to comment throughout the life of the project, such as the public hearing with the 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 Notice of Public Hearing and notice of final decision, please submit a written request to the 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 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 on the second floor of Building #1, Thurston County Courthouse, 3000 Pacific Avenue SE, Suite 100, Olympia, Washington. For additional information, please contact Heather Tschaekofske at (360) 786-5553 or by e-mail at [heather.tschaekofske@co.thurston.wa.us](mailto:heather.tschaekofske@co.thurston.wa.us).

Y9 7 2023

### **Other Information About This Project**

Application Received: December 20, 2022  
Application Deemed Complete: January 13, 2023  
Project Permits/Approvals Required: Reasonable Use Exception

The applicant prepared the following project studies and/or environmental documents at the County's request: Reasonable Use Exception application, Master application, project description, wetland report, mitigation plan, and site plans.

Additional Information or Project Studies Requested by the County: to be determined

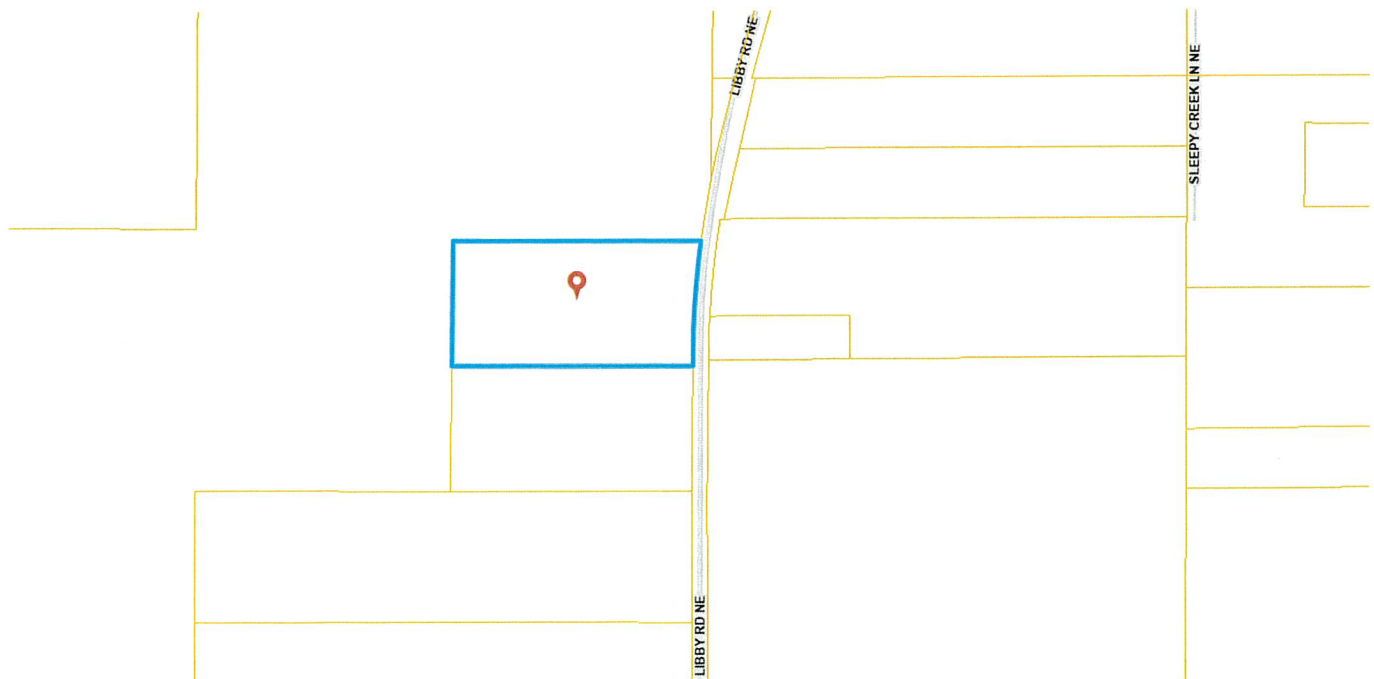
Permits Requested by the Applicant: Reasonable Use Exception permit.

Other permits that must be obtained, to the extent known by the County, include: Building permit, Septic permit.

**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, Zoning Ordinance (TCC 20), Critical Areas Ordinance (TCC 24), Stormwater Drainage Design and Erosion Control Manual (TCC 15.05), Uniform Building Code (TCC 14), State Environmental Policy Act (SEPA) Ordinance (TCC 17.09), Road Design Standards (TCC 15.05), Shoreline Master Program for Thurston County, and Platting & Subdivision Ordinance (TCC 18).

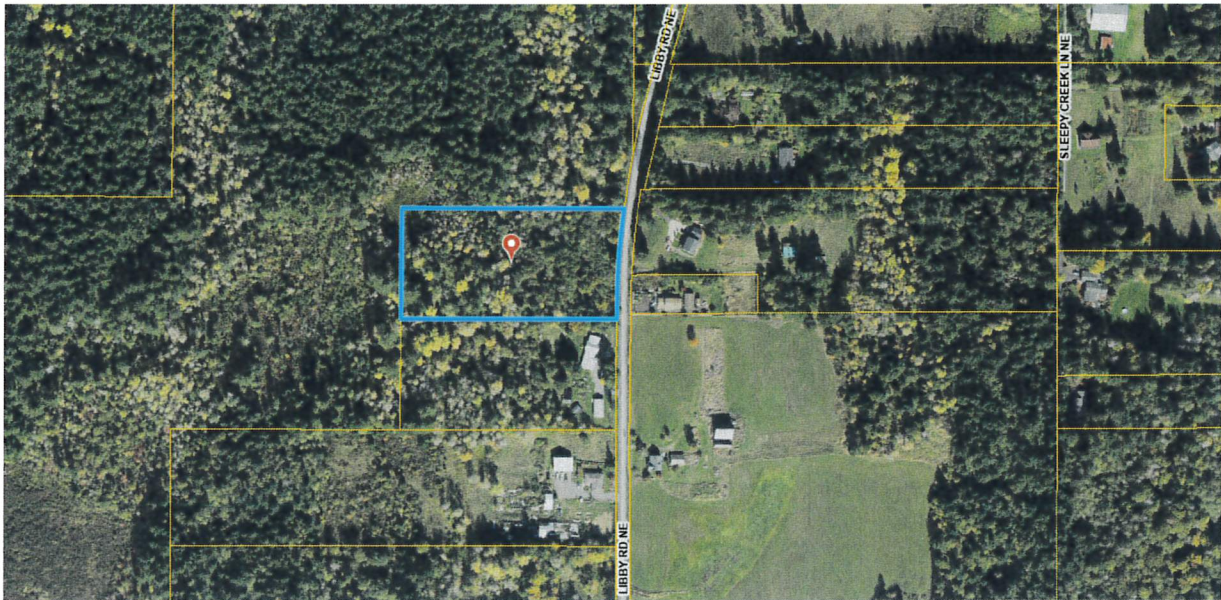
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### **Vicinity Map**

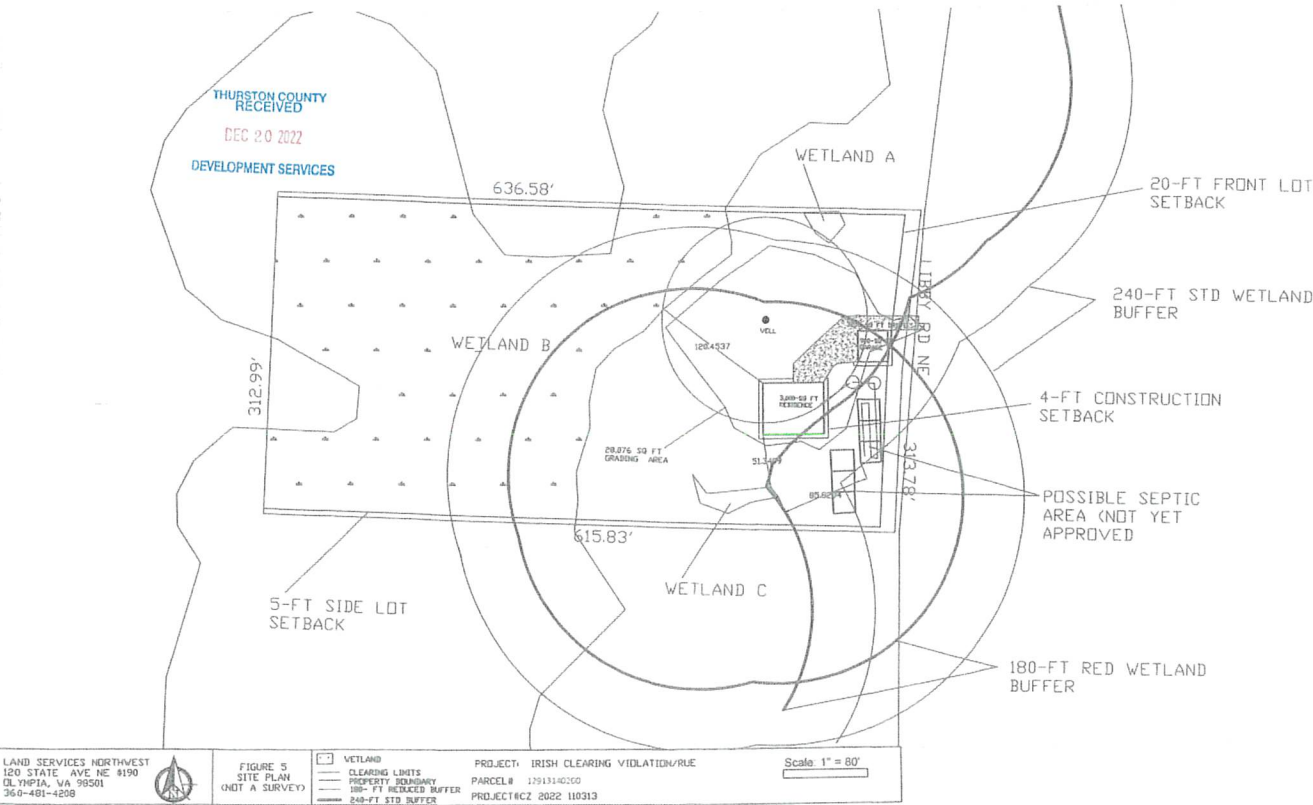




2019 Aerial Photo



Site Plan





## Delicia Durden

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**From:** Delicia Durden  
**Sent:** Friday, January 13, 2023 1:34 PM  
**To:** trevorirish@comcast.net; landservicesnw@gmail.com; Bright, Robert D CIV USARMY ID-READINESS (USA); US Army Corp of Engineers, Matt Bennett; robert.bright.3@us.af.mil; Aaron Tormanen; Bobby May; Chehalis Tribe; Chehalis Tribe, Amy Loudermilk; Chris Edmark; DAHP; derekeking@gmail.com; DevRev\_Tech; DNR SEPA Center (mining); EH\_Land\_Use; Intercity Transit, Mike Burnham; Intercity Transit, Rob LaFontaine; Intercity Transit, Steve Swan; Jackie Wallner ORCAA (aaron.manley@orca.org); Jim Moyer; Kelli Root; Michael Murphy; Nisqually Tribe, Annette Bullchild; Nisqually Tribe, Brad Beach; Nisqually Tribe, Joe Cushman; Puget Sound Energy, Amy Tousley; Ryan Langan; Shannon Peterson; Sonja Cady; Squaxin Tribe, Eric Marbet; Squaxin Tribe, Melissa Puhn; szaniewski@squaxin.us; Squaxin Tribe, Scott Steltzner; Squaxin Tribe, Shaun Dinubilo; tcaddressing; The Olympian; Thurston 911 Communications, Jason Guthrie; John Weidenfeller; Kim Gubbe; Tim Rubert; TRPC, Michael Ambrogio; WA Dept of Health; WDFW, Region 6 - South Sound; Williams Gas Pipeline, Clay Gustaves; WSDOT, Andy Larson; Zach Severs; Eva Barber (evba461@ECY.WA.GOV); Opal Smitherman (odav461@ECY.WA.GOV); sasm461@ECY.WA.GOV  
**Cc:** Heather Tschaekofske  
**Subject:** Notice of Application / 2022106177 - Irish / 7125 Libby Road NE, Olympia  
**Attachments:** 2022106177 Notice of Application.pdf

### Please see the attached Notice of Application for:

**Project:** 2022106177 (Reasonable Use Exception)  
**Located at:** 7125 Libby Road NE, Olympia  
**Lead Project Planner:** Heather Tschaekofske, Associate Planner  
[heather.tschaekofske@co.thurston.wa.us](mailto:heather.tschaekofske@co.thurston.wa.us) / 360-786-5553

**Description:** The proposal is a Reasonable Use Exception request for permitting of future single family residence and associated appurtenances and associated restoration/mitigation within a reduced wetland buffer. The zoning is Rural Residential Resource One Dwelling Unit Per Five Acres (RRR 1/5) in unincorporated Thurston County.

**Comment period ends at 4:00 pm on February 2, 2023**

### APPLICATION SUBMITTALS CAN BE VIEWED ONLINE:

1. Follow this link: <https://weblink.co.thurston.wa.us/dspublic>
2. You can search by putting in **Project** number 2022106177

**Delicia Durden** | Administrative Assistant

Thurston County Community Planning & Economic Development  
3000 Pacific Avenue SE, Suite 100, Olympia, Washington 98501



Adjacent Property Owners  
2022106177 – Irish  
January 12, 2023  
500' mail radius

SHOBLUM, THOMAS J  
7311 LIBBY RD NE  
OLYMPIA, WA 98506

ACKROYD, ROBERT W & AMY S  
7230 LIBBY RD NE  
OLYMPIA, WA 98506

GUSTAFSON, CHRISTY L & DAVID L  
7220 LIBBY RD NE  
OLYMPIA, WA 98506-9617

CONNOR, STEPHEN M  
6315 GULL HARBOR DR NE  
OLYMPIA, WA 98506

HARRIS, JESSE O & JENNIE E  
7148 LIBBY RD NE  
OLYMPIA, WA 98506

MACDONALD, ELAINE L  
7048 LIBBY RD NE  
OLYMPIA, WA 98506

WALKER, LINDA & HARLAN  
7120 LIBBY RD NE  
OLYMPIA, WA 98506

BAYFIELD RESOURCES CO  
6315 GULL HARBOR DR NE  
OLYMPIA, WA 98506

REID, JOHN L  
7117 LIBBY RD NE  
OLYMPIA, WA 98506

**IRISH, TREVOR J  
4402 HENDERSON BLVD SE 101  
OLYMPIA, WA 98501**

BROWN, DENNIS F  
7025 LIBBY RD NE  
OLYMPIA, WA 98506

HENDERSON, SARAH & DYLAN  
7310 LIBBY RD NE  
OLYMPIA, WA 98506

**ALEX CALLENDER  
LAND SERVICES NORTHWEST LLC  
120 STATE AVENUE NE, PMB #190  
OLYMPIA, WA 98501**

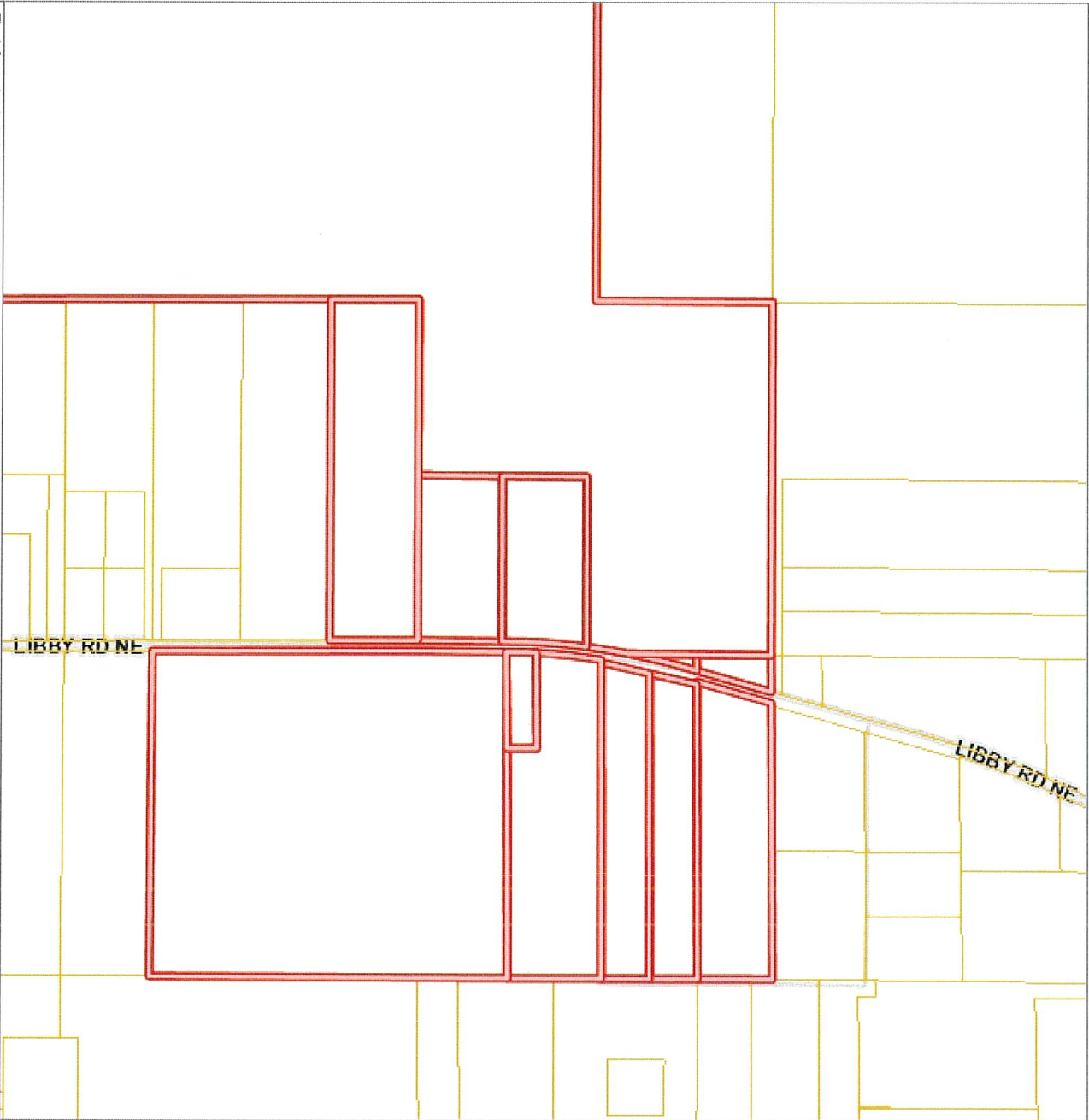




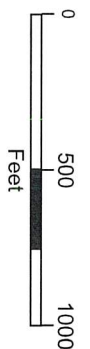
2022106177

Legend

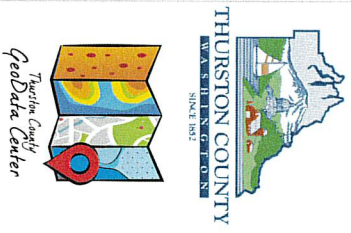
☐ Parcel Boundaries



Scale 1: 10,738



Author: Delicia Durden  
Published: 1/12/2023  
Note: 500' mail radius



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